

EUCLID + CORRY DEVELOPMENT

REVITALIZING UNDERUTILIZED PROPERTIES,
PROVIDING QUALITY STUDENT HOUSING

EQUITABLE GROWTH & HOUSING
MARCH 11, 2025

Euclid + Corry: Addressing Critical Housing Shortage with PD Rezoning Request

- **Addressing a Critical Housing Shortage:**

- Prime, walkable, transient-oriented location near the University of Cincinnati (.25 miles from UC, 4 bus stops, free UC Bearcat Transportation System along site).
- Existing site: Underutilized properties (defunct office, inefficient single-family home converted student rentals).
- Proposed PD zoning better aligns with the surrounding context and allows for revitalization.

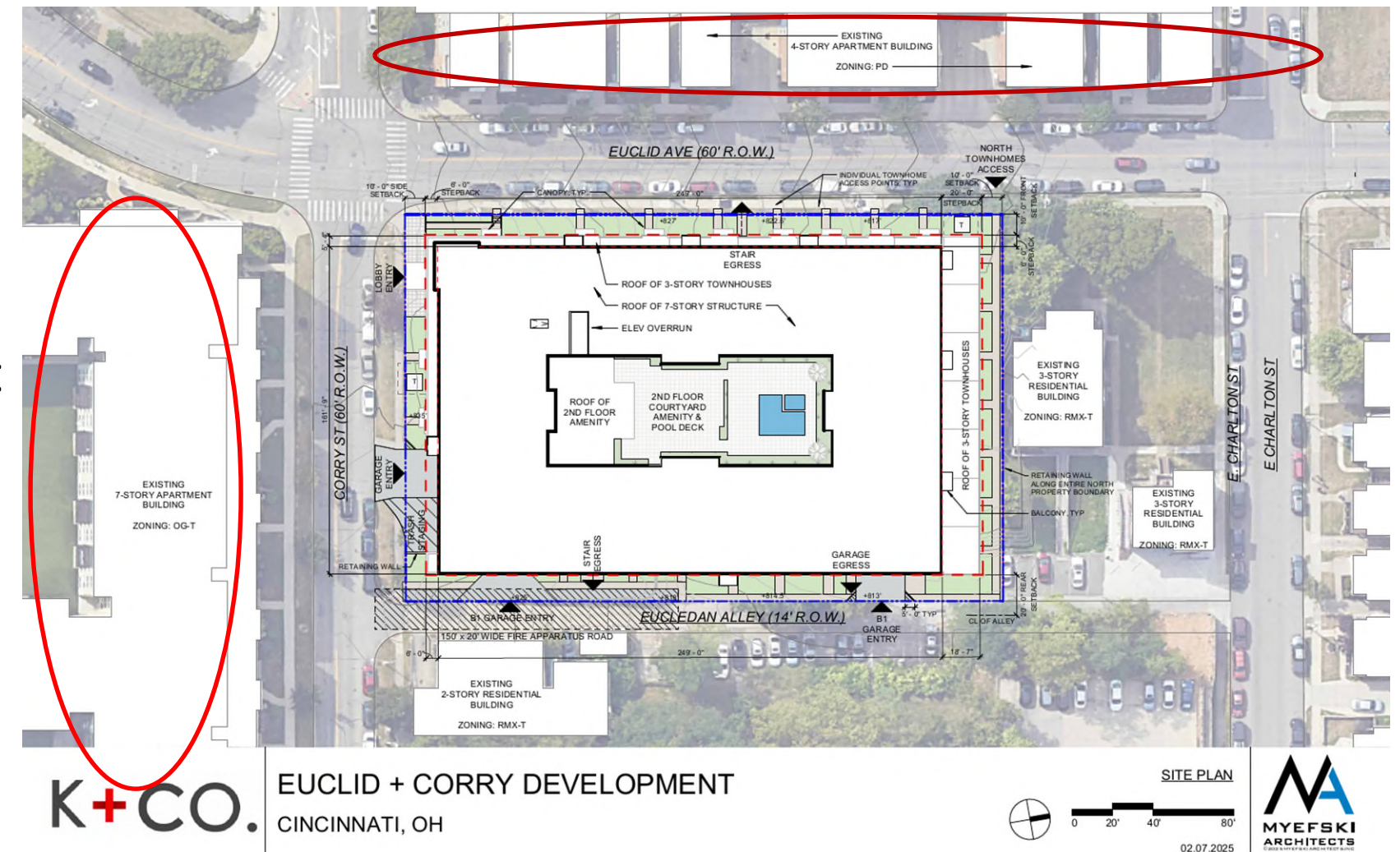
- **Current Zoning:**

- 2608 Euclid Ave: OG-T (Office General-Transit)
- 2612, 2614, 2620, 2622 Euclid Ave: RMX-T (Residential Mixed Use)

- **Proposed Zoning:** Planned Development (PD)

- **Alignment with Surroundings (Zoning and Neighborhood Context):**

- North: Multi-family and single-family homes
- West: Dense student housing development (PD zoning)
- South: 7-story student housing development (OG-T zoning)



***Euclid + Corry*: Meets All Cincinnati Zoning Code (CZC) & City Council Requirements for PD Approval (CZC §1429-05, §1429-09, & §1429-11)**

- **Meets PD Concept Plan + Development Program Statement Requirements (CZC §1429-09):**
 - Plan Elements: Survey, land use details, site features
 - Ownership: Proof of control, ownership list
 - Schedule: Project timeline (Aug. 2025 groundbreaking; Aug. 2026 completed construction)
 - Preliminary Reviews: CSR process, collaboration with City departments
 - Density and Open Space: Calculations provided
 - Other Information: Readiness to provide additional information
- **Meets City Council Considerations for Approval (CZC §1429-11):**
 - Alignment with Plan Cincinnati & Corryville Plans & Compatible with Surrounding Development (CZC §1429-11(a)(1))
 - Superior Urban Design Enhancement (CZC §1429-11(a)(2))
 - Compensating Benefits (CZC §1429-11(a)(3))
 - Adequate Provisions (CZC §1429-11(a)(4))
 - Council has duty to consider the recommendation of City Planning Commission in same manner as proposal to amend zone map (CZC §1429-11(b)(unanimous approval by City Planning Commission on Feb. 7, 2025))

Euclid + Corry: Alignment with Plan Cincinnati & Corryville Neighborhood Plans (CZC §1429-11(a)(1))

- **Project Vision:**
 - Revitalize underutilized/aging properties.
 - Create critically needed safe, quality student housing, respecting Corryville’s character.
 - Enhance quality of life (amenities, vibrant spaces).
 - Promote sustainable, walkable urban living.
 - Alignment with Plan Cincinnati, Corryville Neighborhood Plans, & Connected Communities.
- **Plan Cincinnati Alignment:**
 - “Provide a full spectrum of housing options and improve housing quality and affordability.” (p. 164)
 - “Provide quality healthy housing for all income levels.” (p. 164)
 - “Focus revitalization on existing centers of activity.” (p. 86)
 - “Assemble...underutilized properties for development and expansion” and consider “[a]ccess to public transportation” and “proximity to residential populations” “to pinpoint the locations with the highest likelihood of success” (p. 119)
 - “Target investment to geographic areas where there is already economic activity.” (p. 102)
- **Corryville Plans Alignment (2016 University Impact Area Solutions Study and 2005 University Urban Renewal Plan):**
 - “As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the ***safety and conditions of renters living in what were once single-family homes that have been carved up*** into multiple dwelling units and bedrooms” and that “may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations.” (p. 17)
 - “Guide new development to be in ***harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***” (p. 43)
 - “Improve the neighborhood experience by addressing ***quality of life issues such as...safety...and blight.***” (pp. 15, 43)

***Euclid + Corry*: Community Engagement & Design: Shaping Corryville**

(CZC §1429-11(a)(2)&(3))

- **Superior Urban Design Enhancement & Compensating Benefits (CZC §1429-11(a)(2)&(3))**
 - Reduced building height and density (balancing student/housing needs with neighborhood character)
 - Integrated townhomes and inviting streetscape (enhancing pedestrian experience)
 - Complementary materials (brick and stone accents)
 - Increased vehicle parking (increased from ~173 spaces to ~214 spaces) (1.19 spaces per unit with ~180 units)
 - Increased bike parking (increased from ~182 spaces to ~203 spaces)
 - Pool, fitness center
 - Co-working/study spaces
 - Sustainable design
- **Extensive Community Engagement/Responsiveness:**
 - 10+ meetings & presentations since June 2023, including:
 - 6 with Corryville Community Council & Leaders (June 30, 2023; Aug. 2, 2023; Aug. 8, 2023; Aug. 30, 2024; Nov. 12, 2024; Nov., 20, 2024)
 - 2 with Mt. Auburn Community Council (Jan. 13, 2025; Jan. 21, 2025)
 - City Public Staff Conference (Jan. 7, 2025)
 - Meeting with Dan Schimberg/Uptown Properties (Jan. 10, 2025)
 - Door-to-door resident outreach (Aug. 7, 2023, Aug. 14, 2024, Aug. 19, 2024, Nov. 4-8, 2024; Week of Nov. 11, 2024)
 - Feedback incorporated: reduced building height, incorporated townhomes, complementary materials, revised Concept Plan & Development Program Statement (increased parking per Jan. 7, 2025 conference and Jan. 10, 2025 meeting with Dan Schimberg/Uptown Properties)
 - Community Engagement Summary (Exhibit H)
 - Corryville Community Council Letter of Support (Exhibit I)
 - 127 Community Letters of Support (Exhibit I)

Euclid + Corry: A Valuable Addition to Corryville

- Meets critical student housing needs (modern, safe, quality units alleviating pressure on Corryville)
- Enhances neighborhood fabric (revitalizing underutilized properties)
- Supports City/Corryville Plans (alignment with key goals)
- Community-backed (Corryville Community Council Letter of Support, resident input)
- Responsive to community feedback (reduced building height, incorporated townhomes, complementary materials, and increased vehicle and bike parking)
- Respectfully request support for rezoning

QUESTIONS?



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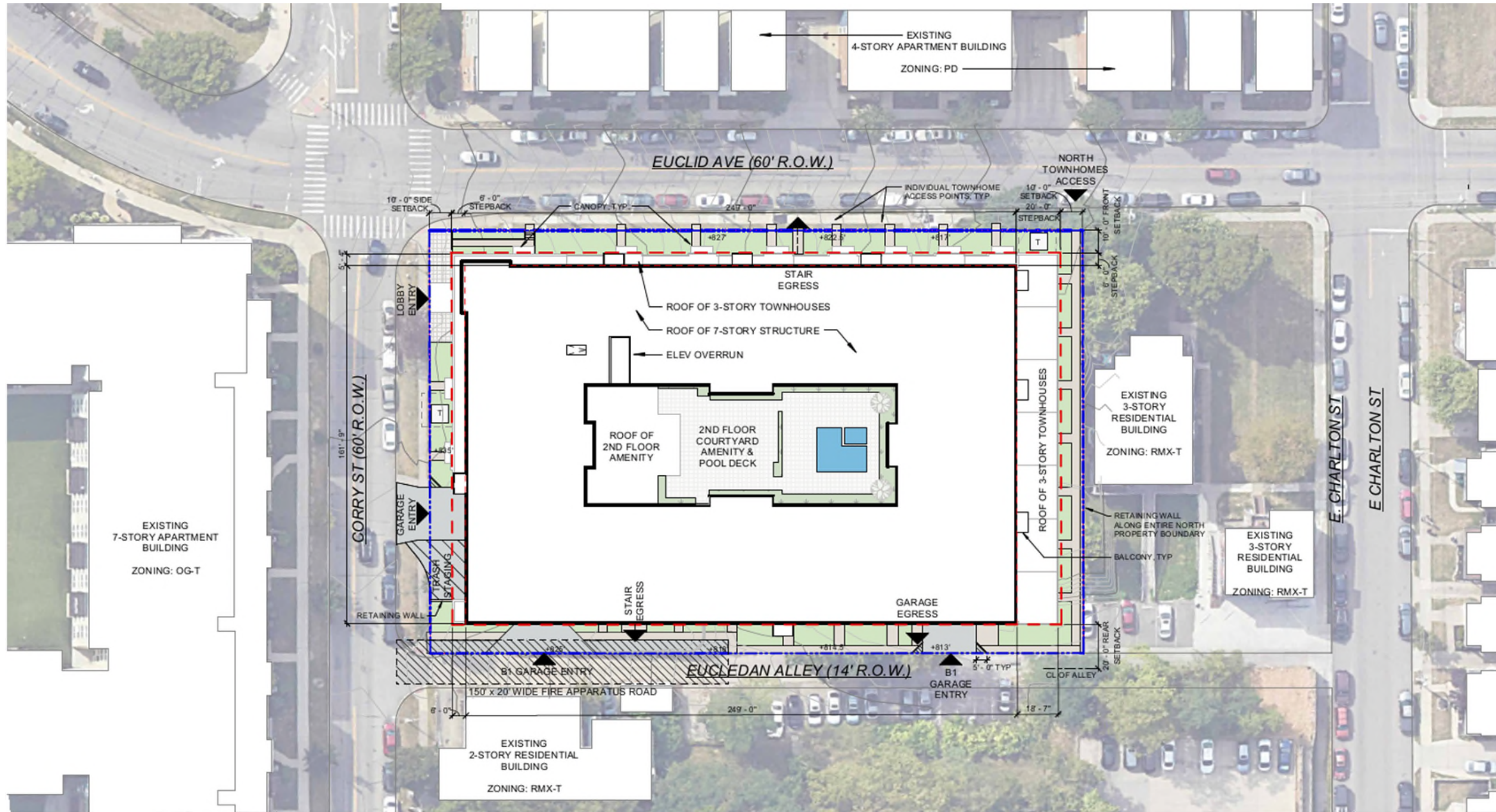


LOCATION PLAN

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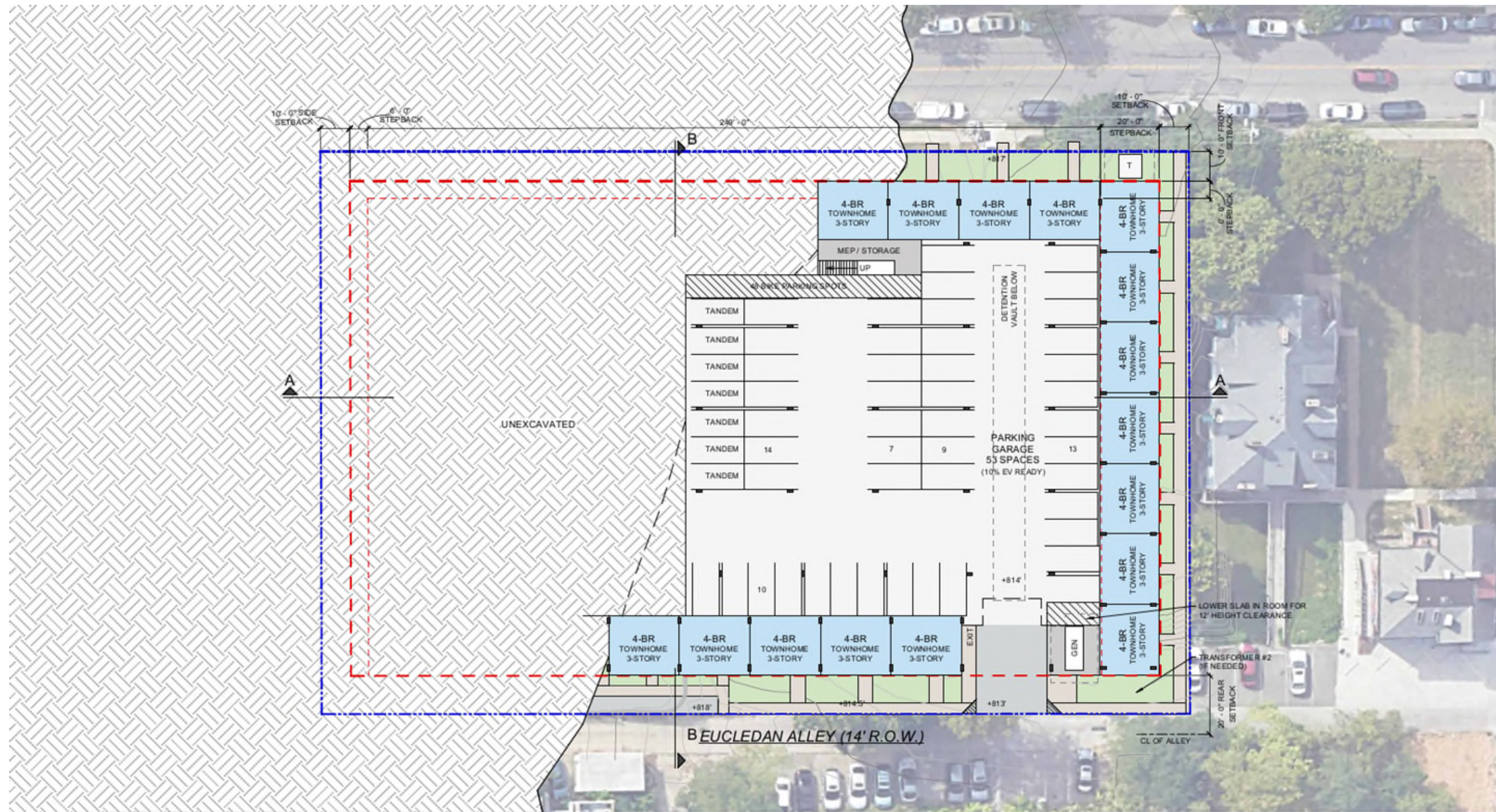
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SITE PLAN



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0 15' 30' 60'

LEVEL B2 PLAN

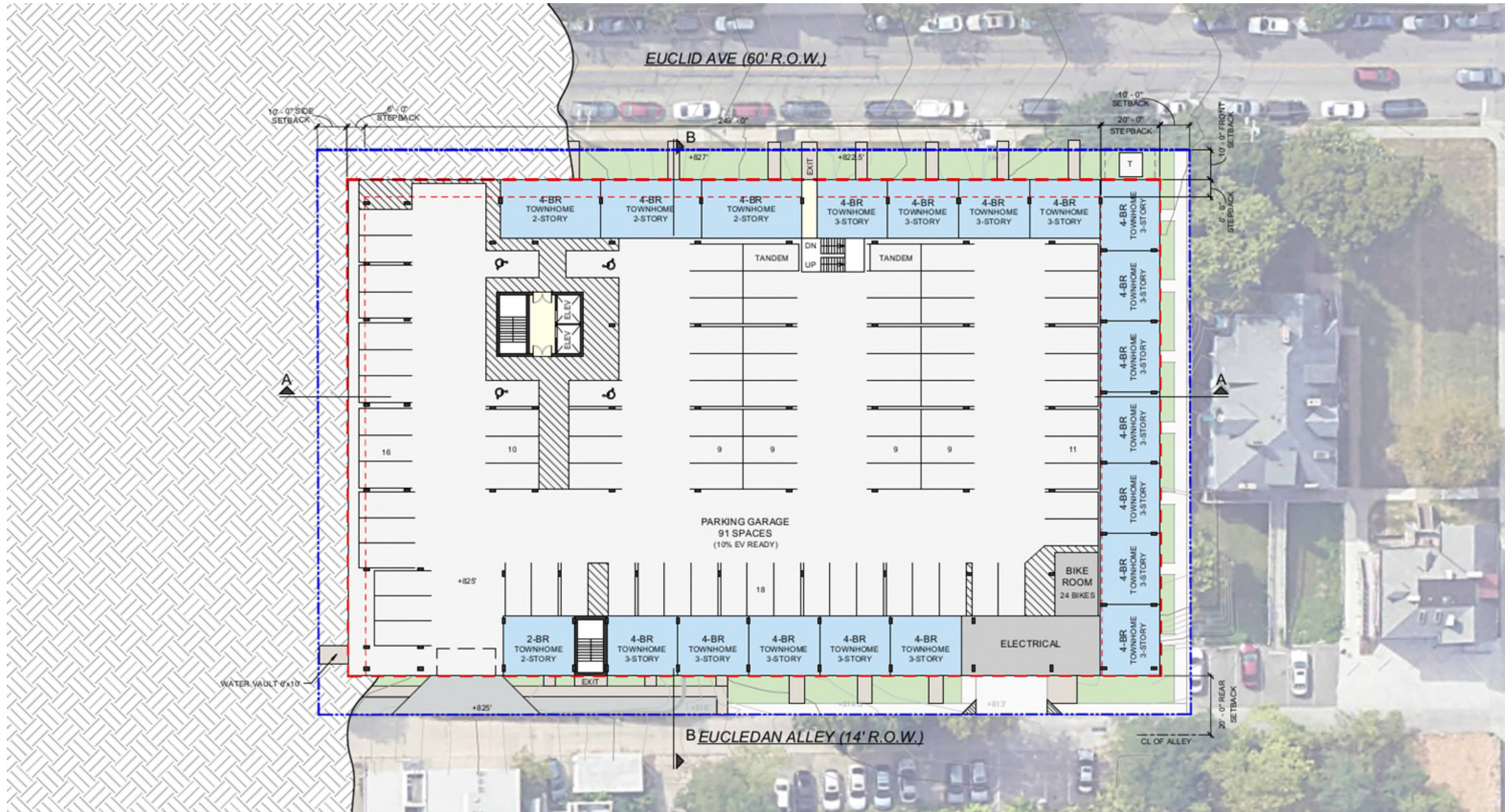
1" = 30'-0"

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LEVEL B1 PLAN

1" = 30'-0"

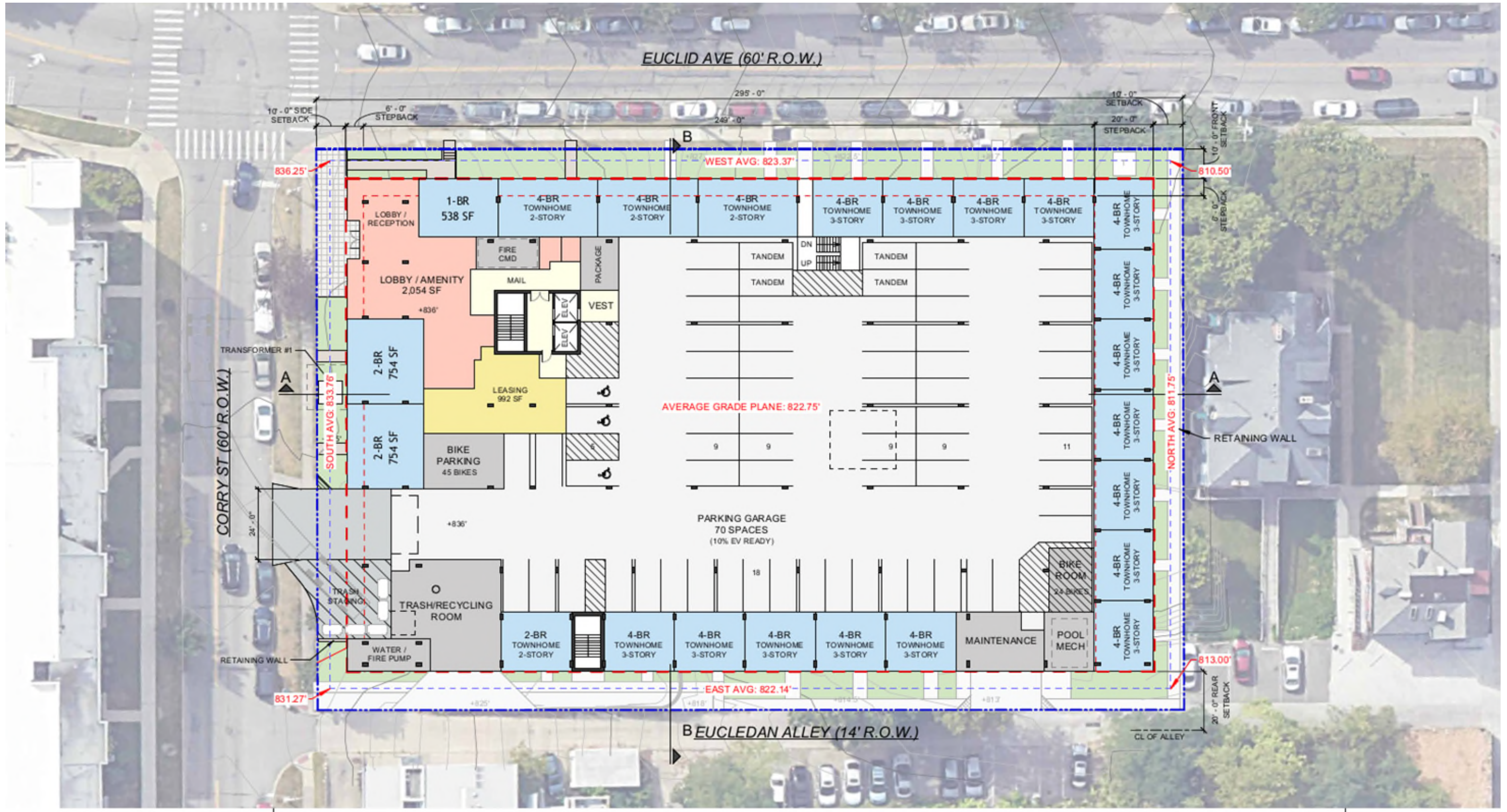


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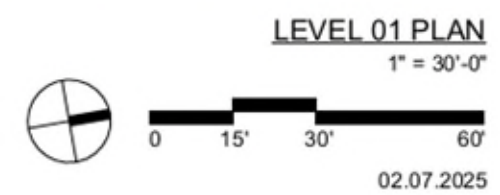
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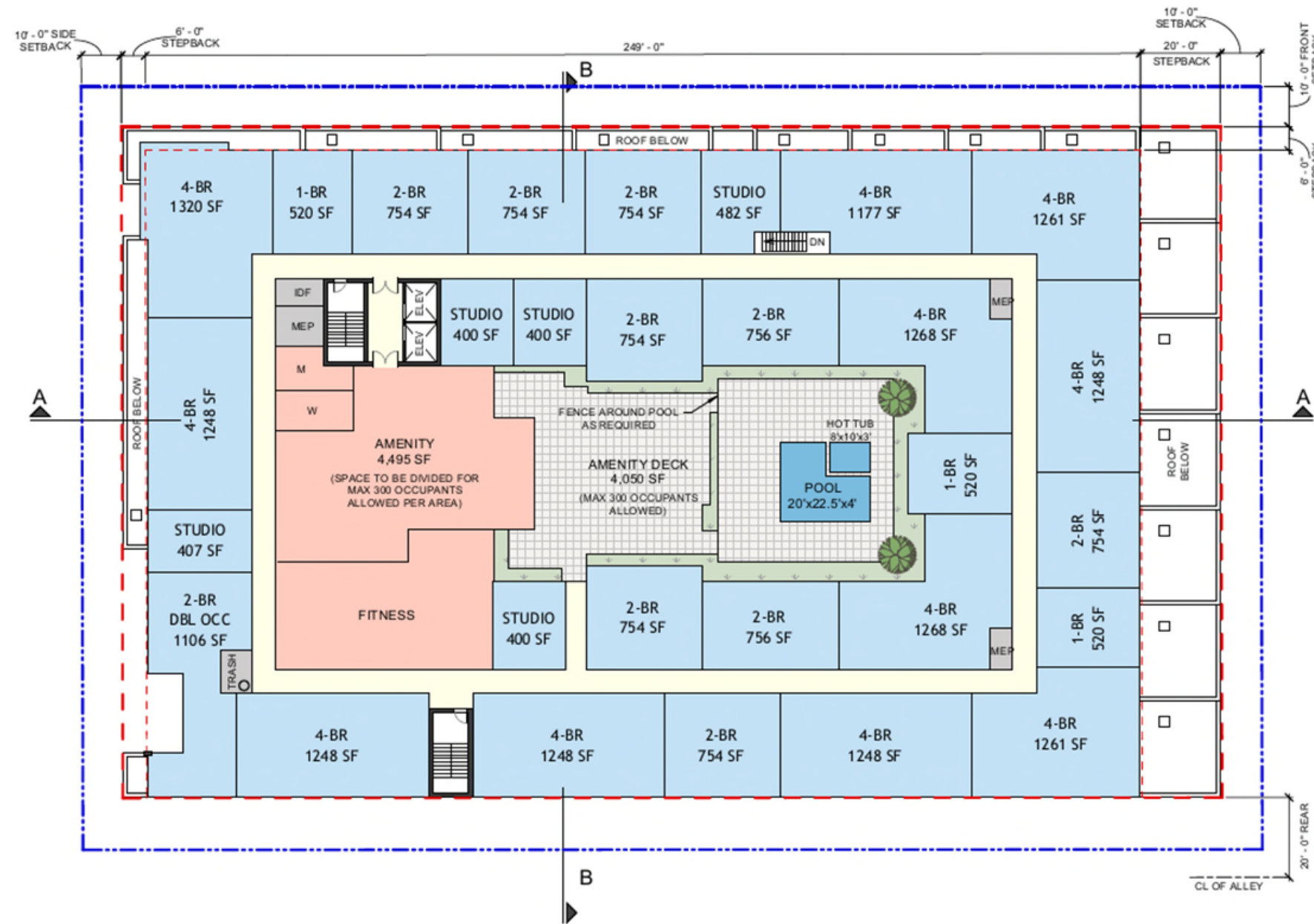


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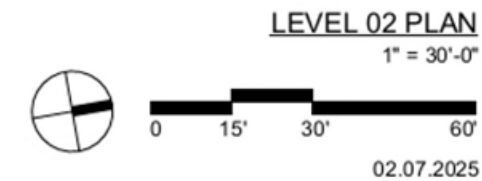


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ARCHITECTS
CREATING THE IDEAL ENVIRONMENT



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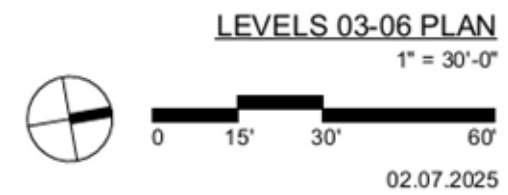
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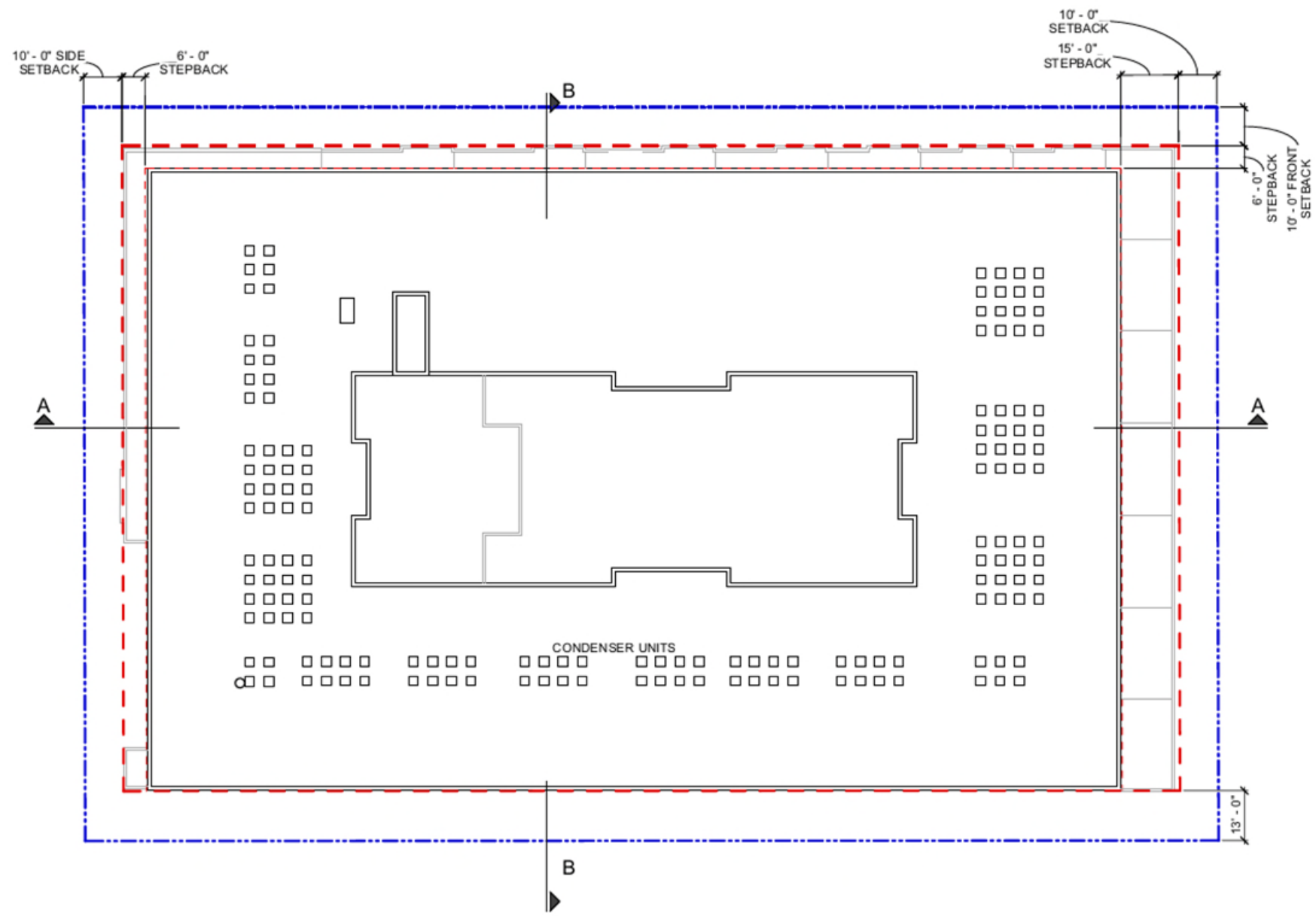




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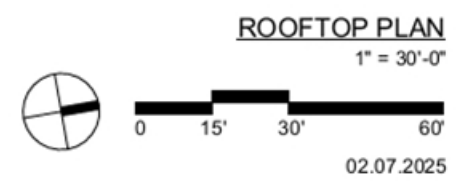
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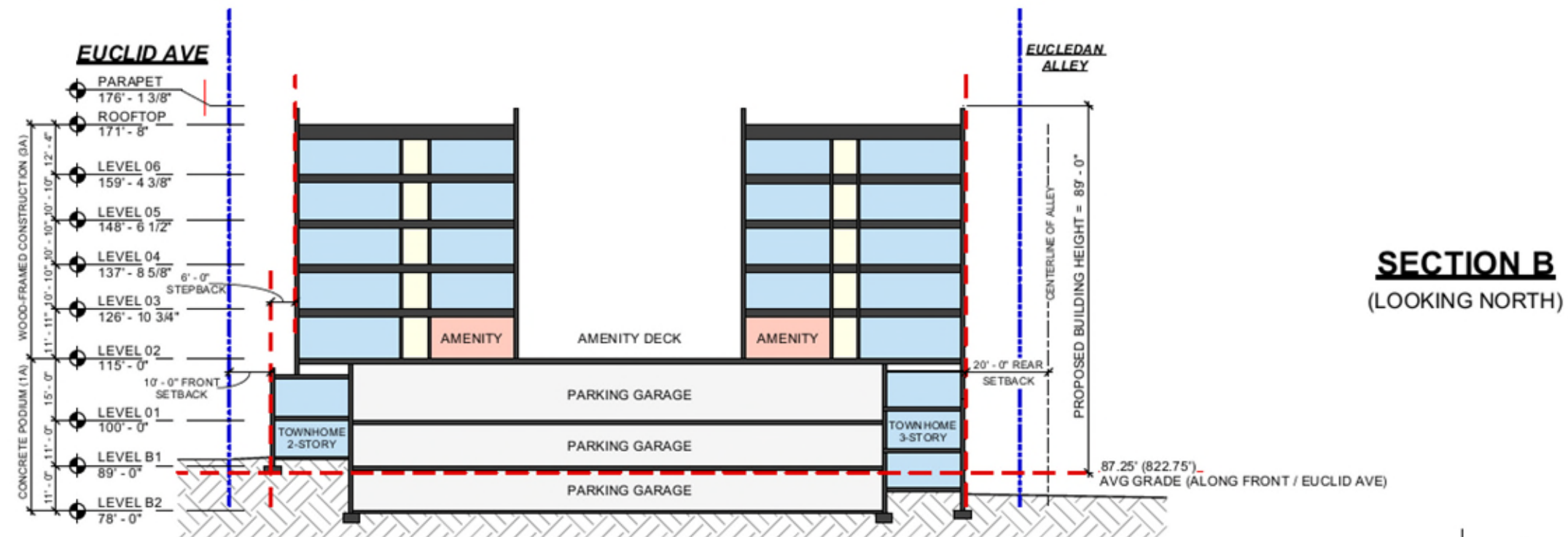
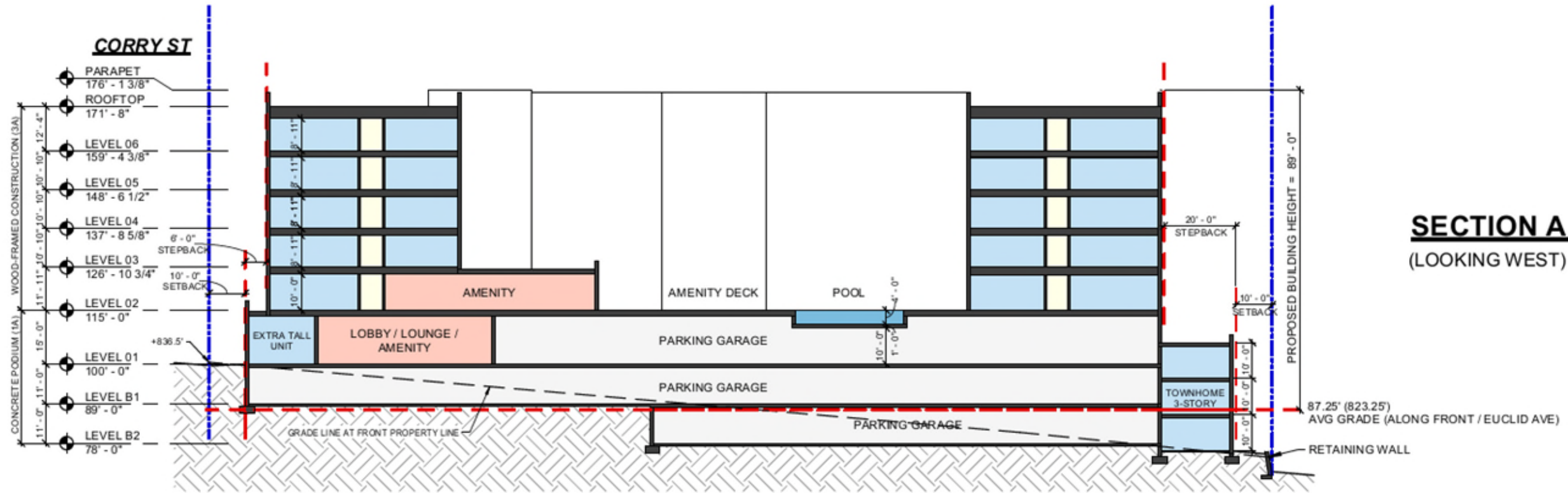




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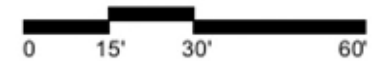


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BUILDING SECTIONS

1" = 30'-0"



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WEST ELEVATION ALONG EUCLID AVE



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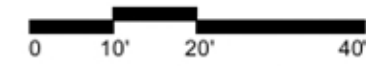




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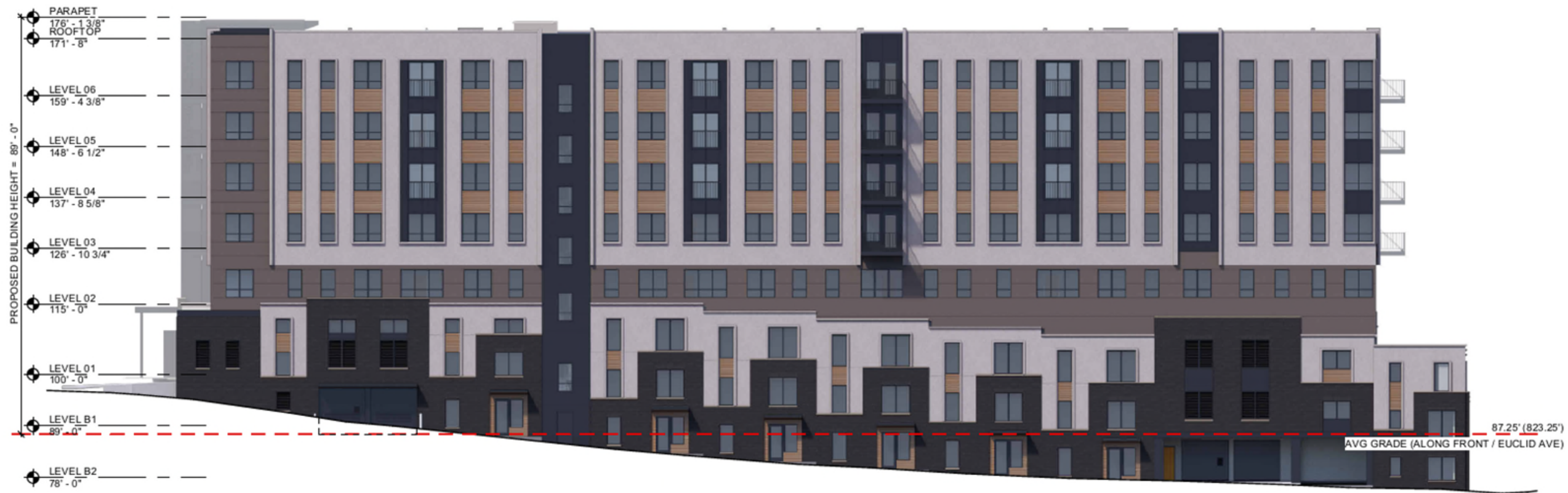
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SOUTH ELEVATION ALONG CORRY ST



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EAST ELEVATION ALONG ALLEY



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NORTH ELEVATION



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PROPOSED PROJECT

CORRY ST

101 EAST CORRY

CONTEXT ELEVATION ALONG EUCLID AVE

SCALE: 1" = 30'-0"

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CONTEXT STREET ELEVATIONS



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EXTERIOR VIEW FROM SOUTHWEST

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Development Summary										
Floor	Floor Height	Floor Elev.	Residential	Amenity	Leasing/ Office	Circulation	Vertical Conveyance	Mech / Storage*	Parking Garage*	Total Gross Area
All areas in square feet										
Level B2	11.00	-22.00	7,626			0	133	266	17,262	25,287
Level B1	11.00	-11.00	10,115			184	989	1,497	33,165	45,950
Level 1	15.00	0.00	12,091	2,827	992	381	977	3,388	24,333	44,989
Level 2	11.92	15.00	24,787	4,449		4,200	790	421		34,647
Level 3	10.83	26.92	27,685			4,067	674	397		32,823
Level 4	10.83	37.75	27,685			4,067	674	397		32,823
Level 5	10.83	48.58	27,685			4,067	674	397		32,823
Level 6	12.33	59.42	27,685			4,067	674	397		32,823
Roof		71.75								

*FAR Gross Area excludes parking garage, storage, mechanical and common recreation areas

FAR Gross Area	165,359				21,033	5,585				191,977
Total Building Gross Area	165,359	7,276	992	21,033	5,585	7,160			74,760	282,165

FAR Calculations*	
Site Area**	56,415
Proposed FAR Gross Area	191,977
Proposed FAR	340%

*Site area estimated per GIS

Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	203

Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	214

Target Area	Unit Matrix								Beds / Floor
	Studio	1-BR	2-BR	2-BR D.O.	4-BR	4-BR TH	2-BR TH	Total	
Level B2						16		16	64
Level B1						3	1	4	14
Level 1		1	2					3	5
Level 2	5	3	9	1	11			29	74
Level 3	4	5	10		13			32	81
Level 4	4	5	10		13			32	81
Level 5	4	5	10		13			32	81
Level 6	4	5	10		13			32	81

Total Units	21	24	51	1	63	19	1	180
Unit Mix	11.7%	13.3%	28.3%	0.6%	35.0%	10.6%	0.6%	100%

Total Bedrooms								
Total Beds	21	24	102	4	252	76	2	481
Total Baths	21	24	102	2	252	76	2	479
Bed Mix	4.4%	5.0%	21.2%	0.8%	52.4%	15.8%		100%
Target Mix	4%	5%	23%		67%			100%

338 rentable sf / bed (excludes townhomes)



EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

PD ZONING SUMMARY

SITE AREA	56,415 sf (1.30 ac)
BUILDING HEIGHT *	89' - 95'
FRONT SETBACK (EUCLID AVE)	10'
FRONT STEP-BACK	6' (90%) / 4' (10%)
SIDE SETBACK (CORY ST)	10'
SOUTH SIDE STEP-BACK	6' (85%) / 4' (15%)
SIDE SETBACK (NORTH)	10'
NORTH SIDE STEP-BACK	20'
REAR SETBACK (ALLEY) **	20'
UNIT COUNT	170 - 185
BED COUNT	460 - 500
VEHICLE PARKING	205 - 225
BIKE PARKING ***	180 - 215
OPEN SPACE	10,600 - 11,500 sf
COMMON OPEN SPACE	4,500 - 10,000 sf
PRIVATE OPEN SPACE	500 - 2,500 sf

*MEASURED FROM AVERAGE GRADE ALONG FRONT PROPERTY LINE TO TOP OF PARAPET. EXCLUDES STAIR & ELEVATOR OVERRUNS

**MEASURED FROM CENTERLINE OF ALLEY

*** TOTAL WITHIN COMMON BIKE ROOM & WITHIN PRIVATE UNITS

SETBACK & STEPBACK EXCEPTIONS

1. DECORATIVE AND UNIT ENTRANCE CANOPIES & SUPPORTS ALLOWED UP TO 3' PROJECTION INTO SETBACKS
2. MAIN BUILDING ENTRANCE CANOPY & SUPPORTS ALLOWED UP TO 10' PROJECTION INTO SETBACK
3. BALCONIES ALLOWED UP TO 6' PROJECTION INTO SETBACKS OR STEP-BACKS
4. ARCHITECTURAL ORNAMENT ALLOWED 1' PROJECTION INTO SETBACKS OR STEP-BACKS

PARKING COMPARISON

VEHICLE PARKING	ORIGINAL	
	Vehicle Parking Calcs	
	None Required	
Level B2		24
Level B1		92
Level 1		57
Total Provided		173

VEHICLE PARKING	CURRENT	
	Vehicle Parking Calcs	
	None Required	
Level B2		53
Level B1		91
Level 1		70
Total Provided		214

BICYCLE PARKING	ORIGINAL	
	Bicycle Parking	
	Required	
1 / 20 vehicles (zoning):		9
1 / unit (LEED):		177
Provided		
Ground Floor		120
Level B1		0
Level B2		0
In Unit:		62
Total Provided:		182

BICYCLE PARKING	CURRENT	
	Bicycle Parking	
	Required	
1 / 20 vehicles (zoning):		11
1 / unit (LEED):		180
Provided		
Ground Floor		69
Level B1		24
Level B2		48
In Unit:		62
Total Provided:		203

DEVELOPMENT SUMMARY

02.07.2025

