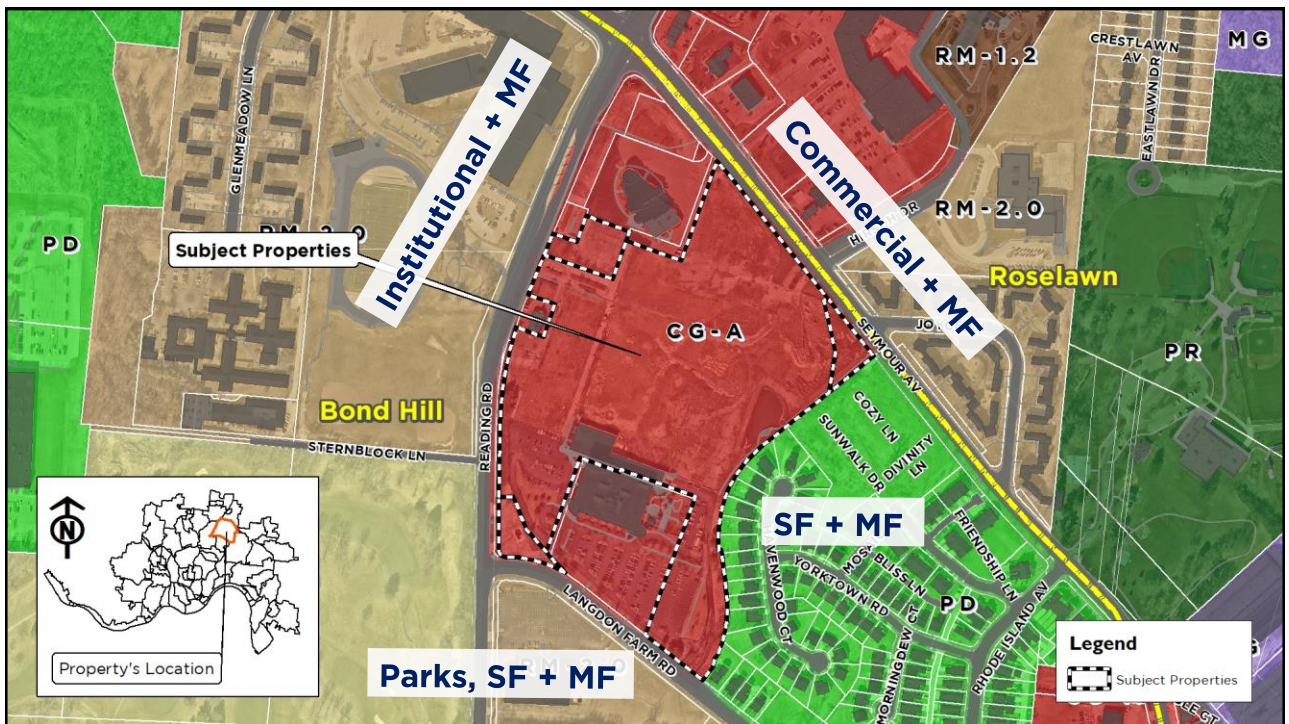


PROPOSED ZONE CHANGE FROM CG-A TO PLANNED DEVELOPMENT IN BOND HILL

Equitable Growth and Housing | February 14, 2023

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Background

1956 - 1970s
 Swifton Center Opens & thriving shopping district

Mid 1970s - 1990s
 business decline

1990s - 2010s
 efforts to redevelop site

2013
 • Port demo's buildings;
 • Agreement with KEAN Ventures to develop site

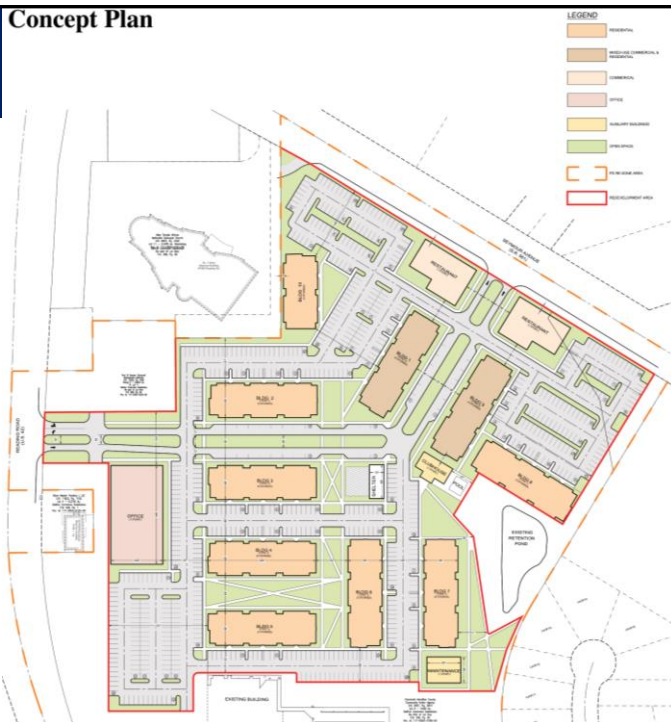
2022
 KEAN Ventures pursuing zone change to PD



Proposed Development

- 16 Buildings
 - 2 Mixed-use (C + R)
 - 8 Residential
 - 2 Commercial
 - 1 Office
 - 3 Amenities
- 250-450 units
- 5,000 -15,000 sf commercial
 - 15,000-60,000 sf office/restaurant (future phases)
- 400-750 parking spaces (1 sp/unit & CG-A parking standards)
- Residential amenities: pool, clubhouse, fitness room, theater room, and business center

Concept Plan





5



6



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Planned Developments

§ 1429-05. Basic Requirements

- a) Minimum Area
- b) Ownership
- c) Multiple Buildings on a Lot
- d) Historic Landmarks and Districts
- e) Hillside Overlay Districts
- f) Urban Design Overlay District

§ 1429-09. Concept Plan and Development Program Statement

- a) Plan Elements
- b) Ownership
- c) Schedule
- d) Preliminary Reviews
- e) Density and Open Space
- f) Other Information

8

Planned Developments

§ 1429-05. Basic Requirements

- a) **Minimum Area - 2 acres | 27.32 acres**
- b) **Ownership - under contract with Port**
- c) **Multiple Buildings on a Lot - 16**
- d) **Historic Landmarks and Districts - n/a**
- e) **Hillside Overlay Districts - n/a**
- f) **Urban Design Overlay District - n/a**

§ 1429-09. Concept Plan and Development Program Statement

- a) **Plan Elements - sufficient**
- b) **Ownership - under contract with Port**
- c) **Schedule - Q1 2023 to Q3 2026**
- d) **Preliminary Reviews - no objections**
- e) **Density and Open Space - 20% min**
- f) **Other Information - n/a**

Public Comment

Applicant Engagement

- Bond Hill Community Council
 - Presented to BHCC at October 21st Meeting
 - Conditional Letter of Support
- Allen Temple AME Church
- Villages at Daybreak Homeowners Association
- Community Action Agency
- adjacent property owners
- City Departments

Staff Conference

- October 18, 2022 via Zoom
 - 8 attendees
- Notice to property owners within 400-feet, BHCC, RCC, ROCURC
- Overall support, some concern of potential property tax increase
- One letter of opposition

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal 3: "Provide a full spectrum of housing options, and improve housing quality and affordability"

Bond Hill + Roselawn Plan (2019)

- Midpointe Crossing - Key Business District Opportunity
- Business Goal
 - "Revitalize Reading Road corridor"
- Housing Goal
 - "Increase homeownership and diversity of housing options"

City Planning Commission Action

- 1) The PD concept plan and development program statement are **consistent with applicable plans** and policies and is **compatible with surrounding development**; - **consistent plans and surrounding development**
- 2) The PD concept plan and development program statement enhance the **potential for superior urban design in comparison with the development under the base district** regulations that would apply if the plan were not approved; - **dense, mixed-use main street**
- 3) Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD concept plan and development program statement; and - **revitalization of vacant site (former mall)**
- 4) The PD concept plan and development program statement includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, traffic circulation, building design and building location. - **adequately included**

Conclusion

- Will reactivate vacant and underutilized properties
- Adds 250-450 apartments + up to 75,000 sq ft of commercial and office to the neighborhood
- High parking range for medium- and moderately high density (24-32 du/acre), but appropriate due to quasi suburban/urban context
- Consistent with *Plan Cincinnati* (2012) and other plans
- The applicant team has engaged the community and plans to enter into a Community Benefits Agreement with the BHCC

Recommendation

The City Planning Commission recommends that City Council take the following action:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted.
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in the report; and
3. **APPROVE** the proposed zone change from CG-A to PD, including a Concept Plan and Development Program Statement, at 7030 Reading Road in Bond Hill.