

**SUBJECT:** A report and recommendation on a proposed zone change from Manufacturing General (MG) to Residential Multi-family (RM-0.7) at 4575 Eastern Avenue in Linwood.

**GENERAL INFORMATION:**

Location: 4575 Eastern Avenue, Cincinnati OH, 45226

Petitioner: Danny McKelvey, CIG Communities, Inc.

Petitioner's Address: 525 Vine Street, #1605, Cincinnati, OH 45202

Property Owner: David Bastos, CIG Communities, Inc.

Owner's Address: 525 Vine Street, #1605, Cincinnati, OH 45202

**ATTACHMENTS:**

- Exhibit A – Location Map
- Exhibit B – Site Photo
- Exhibit C – Zone Change Application
- Exhibit D – Zone Change Plat
- Exhibit E – Legal Description
- Exhibit F – Proposed Development Renderings & Site Plan
- Exhibit G – Coordinated Site Review (CSR) Letter CPRE230048
- Exhibit H – Linwood Community Council Letter of Support
- Exhibit I – Public Comment

**BACKGROUND:**

The petitioner, Danny McKelvey, on behalf of CIG Communities, is requesting a zone change at 4575 Eastern Avenue in Linwood from Manufacturing General (MG) to Residential Multi-family (RM-0.7). The subject property is currently an abandoned industrial site that contains some structures dating back to the late 1800s. The 7.28 acre site was most recently occupied by Wine Celler Innovations, which closed a few years ago. The applicant wishes to change the zoning to facilitate the construction of an adaptive reuse apartment complex with new construction, which is planned to have 271 residential units and 417 total parking spaces.

A small portion of the site is located within a Hillside Overlay District, but no part of the site is within a Local Historic District or Urban Design Overlay District. The complex as proposed will need to have a consolidated lot and some variances related to setbacks and driveway widths. The applicant has been made aware that these requests would need to be requested of the Zoning Hearing Examiner.

**ADJACENT LAND USE AND ZONING:**

The property is currently zoned Manufacturing General (MG). The adjacent zoning and land uses are as follows (also see Exhibit A):

**North:**

Zoning: Commercial Community Auto-oriented (CC-A) and Manufacturing General (MG)

Use: Commercial buildings, single-family homes, and a manufacturing building.

**South:**

Zoning: Residential Mixed (RMX) and Manufacturing General (MG)  
Use: Single-family homes and a manufacturing site.

**East:**

Zoning: Manufacturing General (MG)  
Use: Manufacturing site.

**West:**

Zoning: Residential Mixed (RMX) and Commercial Community Auto-oriented (CC-A)  
Use: Single-family homes and commercial businesses, including two restaurants.

**PROPOSED DEVELOPMENT:**

The applicant intends to construct an adaptive reuse apartment complex with 271 residential units, onsite amenities, and 417 parking spaces located mostly in parking garages. The complex will preserve some parts of the existing structures, including the historic stone clock tower and one of the warehouse buildings. The southernmost building (Building 1) will be reused, with 185 parking spots on the first two levels and 44 apartments on the upper two levels. In the middle of the site will be Building 2, which will mostly be new construction of 134 apartments, but will reuse the clocktower as a library and a brick building for a leasing office and amenity space. On the north end of the site will be Building 3, which will be a new construction 4-story building with 93 apartments around a 232-space garage. The site will include amenities such as a pool, dog park, and pickleball courts. The applicant also intends to hold a percentage of units as affordable for people making 80%-100% of Area Median Income (AMI). Renderings and the site plan for proposed development are shown in Exhibit F.

**COORDINATED SITE REVIEW:**

The proposed project was reviewed by City departments through the Coordinated Site Review process. No departments had major concerns about the proposed project, except to ensure utility coordination. The Department of City Planning and Engagement – Zoning Division has specific comments related to variances needed, and the Department of Buildings and Inspections noted that the building is in a FEMA Flood Hazard Zone, which means it requires a Flood Plain Development Permit. DOTE had no opposition to the zone change, but requested a Traffic Impact Study, which the applicant then provided. All department comments are included in Exhibit G and note that the applicant originally intended to subdivide the property but subsequently decided not to, making any comments related to subdivision not applicable at this time.

**PUBLIC COMMENT AND NOTIFICATION:**

A virtual Public Staff Conference was held on Wednesday, November 29, 2023 to discuss the proposed zone change. Staff from the Department of City Planning and Engagement and the applicant team were present, and eleven members of the public were in attendance. Five members of the public voiced opposition, two were in support, and the rest did not state a position. Members of the public in opposition were concerned about the loss of jobs and lack of commercial space, that the project would skew the neighborhood to be full of renters instead of homeowners, that new residents would not be safe since Eastern Avenue is not bikeable or walkable, that this building is not appropriate on an alternate truck route, and that the development won't work because they believed that other area apartment complexes were not full, among other concerns. Project proponents stated that this project, and associated investments, would help to bring much needed traffic calming to a very dangerous section of Eastern Avenue, and that residents are desperately needed in the area to support local businesses, which have had a lot of trouble recovering after the COVID-19 pandemic.

The applicant met with the Linwood Community Council on October 30<sup>th</sup>, 2023. The Community Council

voted in favor of the project and provided a letter of support, which is shown in Exhibit H. In addition, nine emails from seven residents were received, with three residents in support, two against, and two asking questions or expressing potential concerns about parking. Some of the residents who sent emails also spoke at the staff conference, and all email correspondence is shown in Exhibit I.

Notice of the Public Staff Conference, as well as the January 5, 2024 City Planning Commission meeting, was sent to all property owners within 400 feet of the property, the Linwood Community Council and the Columbia Tusculum Community Council.

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati (2012)* and the goal to “provide a full spectrum of housing options and improve housing quality and affordability” (p. 164), in the strategy to “to provide quality healthy housing for all income levels” (p. 165) and the focus area to “improve the quality and number of moderate to high-income rental and homeowner units” (p. 165). This project is also consistent within the Sustain Initiative Area, and the goal to “Preserve our natural and built environment” (p. 193) in the strategy to “Preserve our built history” (p. 197). The project is proposing to provide new rental housing on a former industrial site, while also preserving key historic aspects of the existing buildings and holding some units as affordable, which aligns it to *Plan Cincinnati*.

#### *Linwood Neighborhood Strategy (2002)*

The proposed zone change is consistent with the *Linwood Neighborhood Strategy (2002)* in the goal to “enhance and preserve existing community assets” (p. 12), the objective to “preserve architecturally and historically significant structures” (p. 12) and the strategy to “seek adaptive reuse of Linwood School and all large vacant buildings” (p. 12). It is also consistent with the goal to “increase homeownership for mixed incomes and encourage infill and rehabilitation opportunities”, the objective to “preserve the character of the neighborhood”, and the strategy to “identify and market parcels suitable for building. Target sites for infill and appropriate larger developments” (p. 14). The project will preserve valuable architectural history, and as well has convert an existing large abandoned industrial site into housing.

### **ANALYSIS**

While there are no RM-0.7 zoning districts adjacent to the subject property, a zone change to a higher density residential use for this project is appropriate. Although this site is currently zoned for manufacturing, there are multiple other residential districts adjacent to the site. The neighborhood has many residential homes, and so changing the zoning to a residential district is not incompatible with the surrounding uses. Additionally, there are major nearby recreational amenities that would be attractive and beneficial to new residents, amenities which include Otto Armleder Memorial Park, Lunken Playfield, Reeves Golf Course, Alms Park, Ault Park, and the newly extended Little Miami Scenic Trail/Ohio River Trail.

Also, Linwood contains a variety of businesses, including two directly adjacent to the site, that would benefit from additional customers. Multiple people at the Public Staff Conference, including an adjacent businessowner, said that the Linwood business district was struggling due to the aftereffects of the pandemic and specifically called out for the need of new residents. Adding 271 units of housing will help to increase the customer base and the vitality of the business district.

Finally, large industrial sites can be challenging to redevelop due to complicated required environmental remediation, and the sheer size of the project. These industrial parcels often sit vacant for years waiting for a new tenant or use. The proposed development to reuse existing buildings is a context-sensitive and thoughtful approach that preserves Linwood's important history, while also providing needed housing. This method of historic preservation and housing creation is very much in line with *Plan Cincinnati* and the *Linwood Neighborhood Strategy*.

### **CONCLUSION**

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is similar in intensity to the surrounding area zoning.
2. The proposed use is consistent with Plan Cincinnati's Live and Sustain Initiative Areas, as well as the Linwood Neighborhood Strategy.
3. The proposed use will benefit the neighborhood's local businesses, provide needed housing, as well as preserve parts of old industrial buildings.

### **RECOMMENDATION:**

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

**APPROVE** the proposed zone change from Manufacturing General (MG) to Residential Multi-family (RM-0.7) at 4575 Eastern Avenue in Linwood.

Respectfully submitted:



Andrew Halt, AICP, PE (PA), City Planner  
Department of City Planning and Engagement

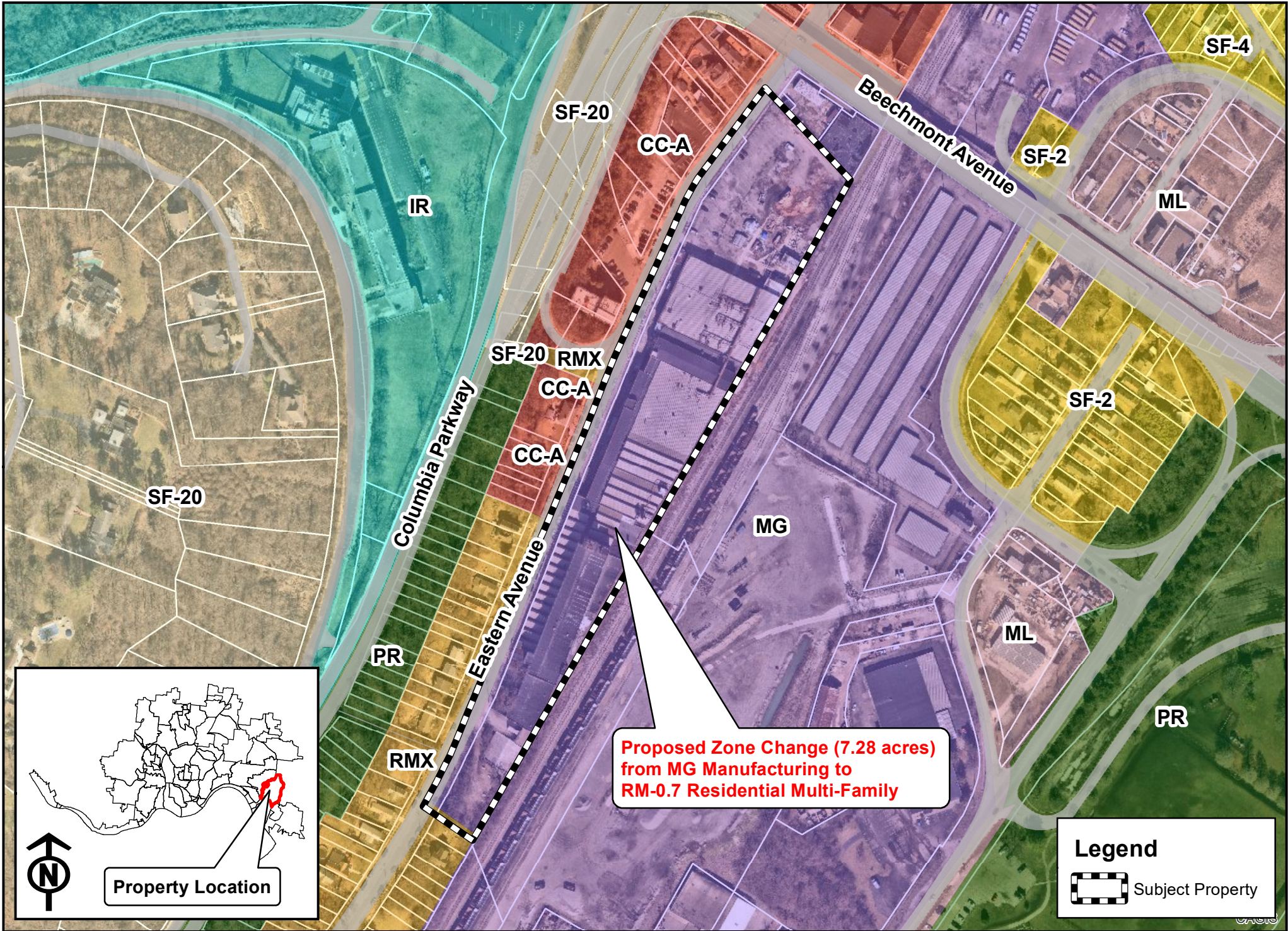
Approved:




Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement



# Proposed Zone Change at 4575 Eastern Avenue in Linwood



**Legend**

 Subject Property







City of Cincinnati Planning Department  
Two Centennial Plaza  
805 Central Avenue  
Cincinnati, Ohio 45202

To Whom it May Concern:

CIG Communities is pleased to submit a rezoning application for 4575 Eastern Avenue. We request this change to allow for this large property in the Linwood neighborhood to be returned to productive use and provide much needed housing in the area.

The following information is a description of our proposed project:

- A zone district change from Manufacturing General (MG) to Residential Multifamily 0.7 (RM-0.7) to allow for the development of a 271 rental-apartment-home community. The development will see the adaptive reuse of a manufacturing facility with portions dating back to 1898, and the construction of two new wood-framed apartment buildings.
- Building 1, the adaptive reuse building located on the south side of the site, will include 185 parking spaces across the first two levels and 44 apartment homes on its upper levels. The building and its parking garage will be connected to Building 2 via a skybridge.
- Building 2, which sits in the middle of the site, will be a primarily new construction building while also adapting two existing structures on site. The structures are a 4-story stone clocktower and a 12,000 square foot brick structure, both constructed circa 1898. Our leasing office and the bulk of our amenities will be housed in the brick structure and the clock tower will become a library space for residents to use. Building 2 will have 134 apartment homes.
- Located at the north end of the property will be Building 3, a 4-story wrap apartment building containing 93 apartment homes "wrapping" around a 232-space garage.
- Onsite amenities will include a clubhouse, pool, golf simulator, library, grilling station, bark park, pickleball courts, etc.
- The development will be mixed income, with a percentage of units held affordable to persons making 80-100% of Area Median Income (AMI).

We request that the City of Cincinnati Planning Commission approve our request for the zone district change of this property from MG to RM-0.7 to allow for this community to be built.

Please see the site plan and architectural renderings attached.

Sincerely,  
CIG Communities

A handwritten signature in black ink that reads "Danny McKeivey". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Danny McKeivey  
Development Manager

**PETITION FOR CHANGE OF ZONING OF PROPERTY  
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/27/2023

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the MG Zone District to the RM-0.7 Zone District.

Location of Property (Street Address): 4575 Eastern Avenue

Area Contained in Property (Excluding Streets): 6.24 acres

Present Use of Property: Abandoned manufacturing facility

Proposed Use of Property & Reason for Change: \_\_\_\_\_

Multifamily residences. Zone change needed to facilitate a major conversion of this disused property.

Property Owner's Signature: 

Name Typed: David Bastos

Address: 525 Vine Street, Cincinnati, OH 45202 Phone: 513-246-1980

Agent Signature: Danny McKelvey

Name Typed: Danny McKelvey

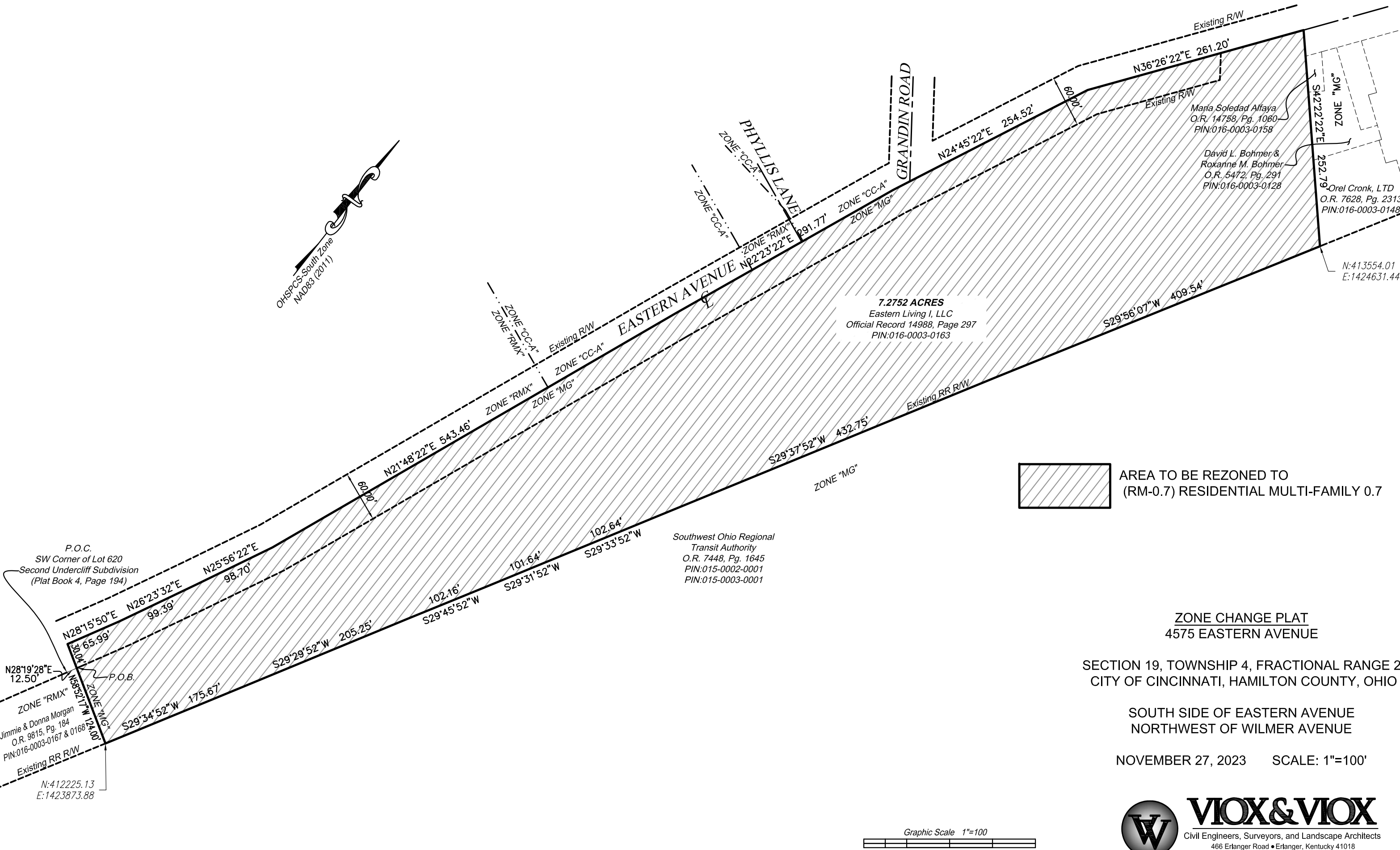
Address: 525 Vine Street, #1605, Cincinnati, OH 45202 Phone: 937-405-5857

Please Check if the Following Items are Attached

Application Fee  \_\_\_\_\_

Copies of Plat  \_\_\_\_\_

Copies of Metes and Bounds  \_\_\_\_\_



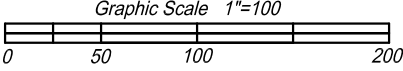
 AREA TO BE REZONED TO (RM-0.7) RESIDENTIAL MULTI-FAMILY 0.7

**ZONE CHANGE PLAT**  
4575 EASTERN AVENUE

SECTION 19, TOWNSHIP 4, FRACTIONAL RANGE 2  
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

SOUTH SIDE OF EASTERN AVENUE  
NORTHWEST OF WILMER AVENUE

NOVEMBER 27, 2023 SCALE: 1"=100'



**VIOX & VIOX**  
Civil Engineers, Surveyors, and Landscape Architects  
466 Erlanger Road • Erlanger, Kentucky 41018  
602 Lila Avenue • Milford, Ohio 45150  
Ph Erlanger (859)727-3293 • Ph Milford (513)576-1000 • www.vioxinc.com

P.O.C.  
SW Corner of Lot 620  
Second Undercliff Subdivision  
(Plat Book 4, Page 194)

Southwest Ohio Regional  
Transit Authority  
O.R. 7448, Pg. 1645  
PIN:015-0002-0001  
PIN:015-0003-0001

N28°19'28"E  
12.50'  
P.O.B.  
Jimmie & Donna Morgan  
O.R. 9815, Pg. 184  
PIN:016-0003-0167 & 0168  
Existing RR R/W  
N:412225.13  
E:1423873.88

María Soledad Alfaya  
O.R. 14758, Pg. 1060  
PIN:016-0003-0158  
David L. Bohmer &  
Roxanne M. Bohmer  
O.R. 5472, Pg. 291  
PIN:016-0003-0128

Orel Cronk, LTD  
O.R. 7628, Pg. 2313  
PIN:016-0003-0148

N:413554.01  
E:1424631.44





# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 602 Lila Avenue  
Erlanger, Kentucky 41018 | Milford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000  
Fax: 859.727.8452

[www.vioxinc.com](http://www.vioxinc.com)

December 19, 2023

## DESCRIPTION OF 7.2752 ACRES

Situated in Section 19, Town 4, Fractional Range 2, Miami Purchase, Columbia Township, City of Cincinnati, Hamilton County, Ohio and is more particularly described as follows:

All bearings referred to herein are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

**COMMENCING**, at a point in the easterly right-of-way line of Eastern Avenue, 30.00 feet as measured perpendicular to the centerline, said point also being the southwesterly corner of Lot 620 of the Second Undercliff Subdivision (Plat Book 4, Page 194);

**THENCE**, with said right-of-way line N28°19'28"E 12.50 feet to an existing 5/8" iron pin at the common corner of Eastern Living I, LLC (Official Record 14988, Page 297) and Jimmie & Donna Morgan (Official Record 9815, Page 184), being the **POINT OF BEGINNING**;

**THENCE**, leaving said right-of-way line N58°52'17"W 30.04 feet to a point in the centerline of Eastern Avenue;

**THENCE**, with the centerline of Eastern Avenue for the following seven (7) courses:

1. N28°15'50"E 65.99 feet to a point;
2. N26°23'32"E 99.39 feet to a point;
3. N25°56'22"E 98.70 feet to a point;
4. N21°48'22"E 543.46 feet to a point;
5. N22°23'22"E 291.77 feet to a point;
6. N24°45'22"E 254.52 feet to a point;
7. N36°26'22"E 261.20 feet to a point;

**THENCE**, leaving said centerline and with the common line of Eastern Living I, LLC, Maria Soledad Alfaya (Official Record 14758, Page 1060), David Bohmer & Roxanne M. Bohmer (Official Record 5472, Page 291), and Orel Cronk, LTD (Official Record 7628, Page 2313) S42°22'22"E, passing a MAG nail & washer (set) at 30.00 feet, a total distance of 252.79 feet to a point in a common line with Southwest Ohio Regional Transit Authority (Official Record 7448, Page 1645), an iron pin (set) bears S42°22'22"E 5.00 feet;

**THENCE**, with the common line of Eastern Living I, LLC and Southwest Ohio Regional Transit Authority for the following seven (7) courses:

1. S29°56'07"W 409.54 feet to an iron pin (set);
2. S29°37'52"W 432.75 feet to an iron pin (set);
3. S29°33'52"W 102.64 feet to an iron pin (set);
4. S29°31'52"W 101.64 feet to an iron pin (set);

5. S29°45'52"W 102.16 feet to an iron pin (set);
6. S29°29'52"W 205.25 feet to an iron pin (set);
7. S29°34'52"W 175.67 feet to an existing 5/8" iron pin at the common corner of Eastern Living I, LLC, and Morgan;

***THENCE***, with the common line of Eastern Living I, LLC and Morgan N58°52'17"W 93.96 feet to the ***POINT OF BEGINNING CONTAINING 7.2752 ACRES*** and being subject to all right-of-ways and easements of record;

This description was prepared from a new survey made by Ryan M. Hartig, PS 8765, for Viox & Viox, Inc., November 15, 2022.











THE  
*Lofts*  
ON EASTERN AVENUE



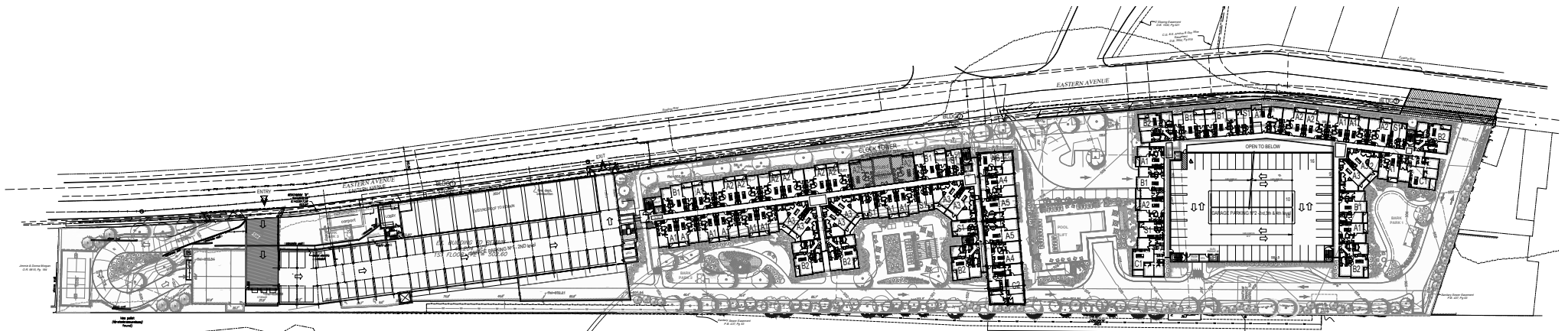






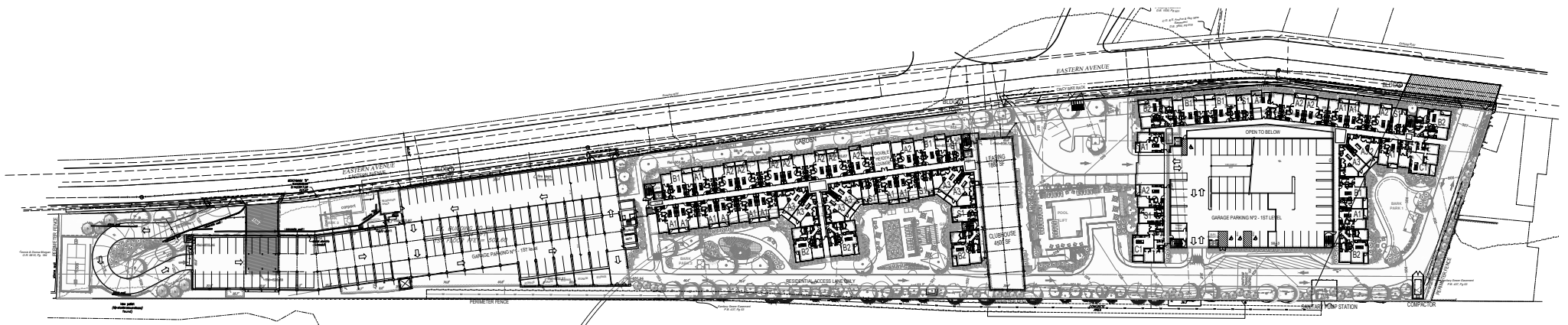






2ND FLOOR - BLDG N°1

3RD FLOOR - BLDG 2 & BLDG 3



FIRST FLOOR



EASTERN AVENUE ELEVATIONS

SCALE: 1" = 50' - 0" (24"x36" SHEET)



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CIG Communities

ARCHITECTURAL SITEPLAN

October 20, 2023

**4575 Eastern Avenue**

Cincinnati, OH  
HPA# 23029

A201

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September 7, 2023

Mr. Danny McKelvey  
CIG Communities  
525 Vine Street  
Cincinnati, Ohio 45202

Re: 4575 Eastern Avenue | CIG Communities (D) – **(CPRE230048)** Final Recommendations

Dear Mr. McKelvey,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **4575 Eastern Avenue** in the Community of Linwood. It is my understanding that you are proposing a residential development at a site of existing structures dating back to 1898. Work will include demolition and rehabilitation of the overall structure for parking and residential units. New construction will include a pre-cast garage with wrap apartments at the northern portion of the site, and a freestanding apartment building which will absorb and utilize the stone clocktower currently present on site. The estimated unit count is 271. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Teams conference call meeting** with you on **September 12, 2023 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

### **City Planning & Engagement – Planning Division**

#### **Immediate Requirements to move the project forward:**

1. Submit all plat consolidations to Hamilton County and not the City of Cincinnati.
2. Subdivisions are submitted to and reviewed by the City, and then recorded with Hamilton County.
3. For more information, see this Parcel/Lot Consolidation FAQ:  
<https://www.cincinnati-oh.gov/buildings/building-permit-forms-applications/application-forms/all-forms-handouts-checklists-alphabetical-list/lot-consolidation-handout/>
4. Since this project is in the Hillside Overlay District, it is considered a Major Subdivision.
5. The Major Subdivision application and the Zone Change application to change the zoning to RM-0.7 can be submitted/processed simultaneously, as long the property boundaries are identical. In addition, any relief from the Zoning Code can be requested during the Major Subdivision process.
6. The process is as follows:
  - o Submit consolidation plat to Hamilton County
  - o Once consolidation is recorded, submit for a Major Subdivision and Zone Change with the City of Cincinnati.
  - o Application for Subdivision: <https://www.cincinnati-oh.gov/planning/subdivisions-and-lot-splits/>
  - o Application for Zone Change: <https://www.cincinnati-oh.gov/planning/zoning-administration/>

- Hold a meeting with Planning Staff before application submission to ensure everything is included in the application and to discuss timeline details (Contact Andrew Halt at information below)
- Hold public staff conference(s)
- Go to City Planning Commission for the Zone Change and Major Subdivision.
- If approved by the City Planning Commission, it will go to City Council for the Zone Change.
- Zone Changes take approximately 8-12 weeks, and Major Subdivisions 4-6 weeks. However, please note that applying for the Major Subdivision and Zone Change simultaneously is not a guarantee of approval for either application. Since Zone Changes are a legislative process that is approved by the City Council, there is a potential risk of denial.

**Requirements to obtain permits:**

- None

**Recommendations:**

1. It is strongly advised that the applicant continues to engage with the Linwood Community Council and adjacent property owners regarding the proposed project.
2. Contact information for community councils can be found here: <https://bit.ly/CommunityCouncilContacts>.

**Contact:**

- **Andrew Halt** | City Planning | 513-352-4854 | [andrew.halt@cincinnati-oh.gov](mailto:andrew.halt@cincinnati-oh.gov)

**City Planning & Engagement – Zoning Division**

**Immediate Requirements to move the project forward:**

1. **The applicant will need to request a zone change from the City Planning Commission to allow for a change from MG to RM-0.7. Zoning Comments are based on a zone change to RM 0.7.**
2. If the applicant wants to propose splitting the lot into three separate parcels, one for each building, this will also require subdivision review by City Planning Staff. A complete zoning analysis of side setbacks, density, and parking cannot be completed without proposed parcel lines. This zoning analysis is based on all three buildings being located on one lot. With the proposed pool and skybridge, Zoning recommends seeking relief from 1400-23 for Multiple Principal Structures on a lot rather than subdividing.
3. Please indicate the boundaries of the Hillside Overlay District on the Site Plan. A full Hillside Review will occur for all work within the Hillside Overlay District boundary, and the application requirements in 1433-15 of the zoning code will need to be met to complete a full hillside review of the portion of the work within the Hillside Overlay District Boundaries.
4. Building Height is measured from the established grade in the front of the lot or the average natural grade at the building line, if higher. Measurement using either as the basis should be provided. Based on a height indicated of 45'5", building 2 and 3 would be required to have a rear yard setback of 27 ft. and side yard setbacks are a minimum of 2 ft. and cumulative of 9 ft. A rear setback variance of 8.82 ft. is required.

5. The placement of the pool within the side yard requires a variance from 1421-01 for the location of an accessory residential structure in the side yard.
6. Per 1425-35(a) access drives are permitted with a maximum width of 20 feet unless the City Engineer requires a wider driveway. A variance of 6 ft. is required for a maximum driveway width of 26 ft.

**Requirements to obtain permits:**

1. A refuse storage area is noted in the southeast corner. Please provide more details to demonstrate compliance with 1421-35 including what the enclosure will look like, and the height.
2. Per 1421-39, all exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.

**Recommendations:**

1. Work with Zoning Staff on resolving the subdivision proposal and hillside review to finalize the zoning analysis.

**Contact:**

- **Kate Meehan** | ZPE | 513-352-2441 | [kathleen.meehan@cincinnati-oh.gov](mailto:kathleen.meehan@cincinnati-oh.gov)

**Metropolitan Sewer District (MSD)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. Detention will be reviewed by Jeff Chen at [jeff.chen@cincinnati-oh.gov](mailto:jeff.chen@cincinnati-oh.gov) or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
2. An approved site utility plan will be required for building to receive approved permit.
3. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at [http://www.msdbg.org/customer\\_care/development\\_services/index.html](http://www.msdbg.org/customer_care/development_services/index.html) Email questions to [MSDAvailability@cincinnati-oh.gov](mailto:MSDAvailability@cincinnati-oh.gov)
4. Any relocation of an existing sewer will need to be designed in accordance with current regulations and will require an Ohio EPA Permit To Install.
  - a. A quick look at this sewer suggests that it may not be serving any purpose, but I'm not sure on that yet. If this is the case, you can abandon it on your property. There may also be an option to use it for your stormwater in lieu of the Eastern Ave combined sewer, but there are complications there that need to be examined before I can say that with confidence.
5. On sheet C500 there is a note (Key Note #4) that directs that the sanitary pump station will be upgraded or replaced to meet the required GPD flows. It also states that the pump station will be private.
6. MSD will require that the entire sewer system from head end manhole # 42205020 to and including receiving manhole # 42212054 will be private. Any upgrades or changes to the system will be done to MSD standards and will require permits."



**Recommendations**

- None

**Contact:**

- **Jim Wood** | MSD | 513-352-4311 | [jim.wood@cincinnati-oh.gov](mailto:jim.wood@cincinnati-oh.gov)

**Stormwater Management Utility (SMU)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. Detention
  - If detention is required by MSD, provide SMU with a copy of the follow items: approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
  - Calculations for storm water conveyance system, major storm calculations / flood routing.
3. Utility Plan
  - Label all pipes materials.
  - In the public R/W, pipes to be DIP or RCP.
  - Show Top & Invert elevations for all Appurtenances.
  - Show slopes for all pipes.
  - Show downspouts ties to the sewer system. Add note "All downspouts to tie to the sewer system".
  - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
  - Tie into Curb inlets are NOT PERMITTED, on Crown St cannot tie one curb inlet to another.
4. Grading Plan
  - Grading must show existing and proposed contours
  - Impervious surfaces are NOT permitted to drain towards adjacent properties.
  - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
  - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
6. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
  - State Plane Coordinates (N,E) for all MH's and Catch Basins.
  - Inverts and Top elevations for all MHs and Catch Basins.
  - Slopes, sizes, and materials for all storm lines.

**Recommendation:**

- None

**Contact:**

- **Kevin Gold** | SMU | 513-222-3643 | [kevin.gold@cincinnati-oh.gov](mailto:kevin.gold@cincinnati-oh.gov)

**Water Works**

**Immediate Requirements to move the project forward:**

1. The owner/developer will be required to perform upgrades to the public water system and the related service branches currently serving this property. Specifically, an unmetered private fire line owned by the property currently exists within the right of way that requires modification and elimination. This work was started in 2016 but Water Works has no record of this work being completed. Before any building permits are issued, the required public water system upgrades must be completed. This work includes an approved Preliminary Application, approved construction drawings, approved contractor bond and letter of intent and be fully constructed and in service.
  - a. To initiate this work, Owner/developer's engineer will need to submit for a Greater Cincinnati Water Works Preliminary Application. Contact Phil Young at 513-591-6567 or Phillip.Young@gcww.cincinnati-oh.gov
2. At the owner/developer expense a flow test will need to be conducted at the fire hydrant nearest to the proposed water service branch connection with a fire protection company and/or sprinkling company.
  - a. Contact our dispatch office to schedule a flow test 513-591-7909 or 513-591-7910.
  - b. Email results to Richard.Roell@gcww.cincinnati-oh.gov

**Requirements to obtain permits:**

1. GCWW standards require the proposed dual service meters to be placed in an outside setting in a pit and box with a backflow preventer in a heated structure on the property side.
2. If GCWW determines that the meters and backflow preventers cannot be in an outside setting. An inside setting must be immediately inside the point of entry of the buildings in a mechanical room with no bends before the meter setting and backflow preventers.
3. Greater Cincinnati Water Works (GCWW) will require a stamped and recorded consolidated plat before any building permits are approved or water service branch(es) sold. Each parcel will be required to have its own water service branch.
4. Before any building permits are approved, the owner/developer will be required to complete all public water main improvements as defined as conditions of the approved preliminary application. This generally includes the completion of approved plans, all submittals including environmental report, easement plat, contractor bond, letter of intent, and complete construction/abandonment of the public water main installed and in service.
5. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size
4575 Eastern Av.	H-312309	8"	DC4297	5/8"
4551 Eastern Av.	H-64712	5/8" - FOD ** Not useable; Lead on public and private side		
4575 Eastern Av.	H-121122	2"	122226	2"
4575 Eastern Av.	H-58227	6"	DC4189	5/8"
4575 Eastern Av.	H-64410	2"	098220	2" *Lead on private side
4575 Eastern Av.	H-73945	8"	Unmetered Fire	
4575 Eastern Av.	Unknown	8"	Private Fire Line	

\*\* FOD - this inactive branch cannot be repurchased.

\* Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing public side of water service line (H-64410) at this site is a

Lead Service lines. In accordance with CMC Chapter 401 Division M, water service line should be replaced with copper service line if it is to remain.

6. The owner/Developer is advised that the Topographic Survey provided does not accurately reflect the water system. Not all services to the site are shown. The private fire line located in the right of way owned by the Owner/Developer is not shown either.
7. Water Works desires a plan depicting proposed water service to the site so that a comprehensive plan may be developed to address the existing infrastructure on the site and proposed service to the development.
8. In addition to the private fire line, the unmetered fire service branch (H-73945) must be brought up to today's standards, if it is to remain in service. This will require the piping arrangement, backflow prevention device, and the meter to be placed in a new pit/setting that will need to be constructed according to Water Works Standard Drawings. The certified licensed fire protection company must contact Field Services (Ben McQueary 513-591-7835) for further directions. This will be required to be shown on any building permit drawings for correction or elimination. Work must be completed prior to the issuance of the Certificate of Occupancy.
9. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
10. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at [Phillip.Young@gcww.cincinnati-oh.gov](mailto:Phillip.Young@gcww.cincinnati-oh.gov). Alternatively, this may be included with the installation of any large branches, if applicable.

**Recommendations:**

1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.
3. For water main upgrade/abandonment questions, please contact Phil Young, Water Works, 513-591-6567, [Phillip.Young@gcww.cincinnati-oh.gov](mailto:Phillip.Young@gcww.cincinnati-oh.gov),

**Contact:**

- **Rick Roell** | WaterWorks | 513-591-7858 | [richard.roell@gcww.cincinnati-oh.gov](mailto:richard.roell@gcww.cincinnati-oh.gov)

**Fire Department**

**Immediate Requirements to move the project forward:**

1. The minimum fire flow requirement for this project is 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

**Requirements to obtain Permits:**

1. Your site plan will need to show that there are at least two readily accessible fire hydrants within 400' from all parts of the structures.
2. Fire Department Connections are to be within 50' of a fire hydrant.

3. Hydrants and FDC placement is not to block fire apparatus access to the structures.
4. Emergency Responder Radio Coverage is required for any buildings over 20,000 square feet.
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
6. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.
7. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
8. The weight of our apparatus is as follows:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22'2"	9' 2"	18,500			34'/41'

**9. Recommendations:**

- None

**Contact:**

- **Robert Hart** | Fire Dept. | 513-357-7597 | [robert.hart@cincinnati-oh.gov](mailto:robert.hart@cincinnati-oh.gov)

**Office of Environment and Sustainability (OES)**

**Immediate Requirements to move forward with project:**

- None

**Requirements to obtain permits:**

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. This project appears to be requesting funding incentives from the City. Depending on the incentive, this project may require environmental approval from OES.
3. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

**Recommendations:**

1. The following recommendation is based on State of Ohio requirements:
  - a. Due to the anticipated age of the existing site structures, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to demolition or renovation.

2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
  - a. This property has had a long industrial history and is a suspected brownfields site. The development should environmentally evaluate the site for residential land use suitability.
  - b. The project site is mapped within a flood hazard zone. Site development precautions should be taken for riparian and flash flooding concerns.
  - c. The development design should consider the locally increasing storm intensities and its detrimental effects on hillside stability. A City resilience goal is to have no increase in storm damage remediation costs.
  - d. The development goal should be to earn at a minimum the LEED Certified rating level.
  - e. Rooftop solar should be considered in the design as a renewable energy source.
  - f. Site parking should include charging stations for electric vehicles.
  - g. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
  - h. The use of trees in the landscape design should be included to enhance urban forestry.
  - i. The use of pervious surfaces should be maximized to the extent practical in the design.

**Contact:**

- **Amanda Testerman** | OES | 513-352-5310 | [amanda.testerman@cincinnati-oh.gov](mailto:amanda.testerman@cincinnati-oh.gov)

**Parks Department (Urban Forestry)**

**Immediate Requirements to move the project forward:**

- None.

**Requirements to obtain permits:**

1. Urban Forestry has no issues or concerns with anything in ROW but encourages tree planting as much as possible on private property to increase the tree canopy of the neighborhood.

**Recommendations:**

- None

**Contact:**

- **Marianne Prue** | Urban Forestry | 513-861-9070 | [marianne.prue@cincinnati-oh.gov](mailto:marianne.prue@cincinnati-oh.gov)

**Department of Transportation & Engineering (DOTE)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. Traffic Impact Study is required. DOTE will provide additional comments once that is complete.
2. The right of way is to be 10' from the curb the length of the project property. The sidewalk is to be 10' wide or 5' wide with a 5' tree lawn.
3. The far west driveway(s) either need to be combined or separated further.
4. The far east driveway needs to be 24' wide.

5. No foundations are to be located in the right of way. Must be completely on private property.
6. The 'horseshoe' parking lot still needs to be addressed.
  - a. One way in, one way out? Turn it into a parking lot (not drive through)?
  - b. Line up the exit driveway with the street across Eastern.
7. Use City standard driveway aprons.
8. Remove any unused driveway aprons/dropped curb and replace them to meet City standards.
9. Maintain pedestrian access during construction. See the Traffic Management Plan Guidelines on the DOTE website: <https://www.cincinnati-oh.gov/dote/permits-licenses/>
10. All work in the public right-of-way will require a separate DOTE permit.
11. Assigned addresses will be: 4575 Eastern Avenue (Bldg #1), 4625 Eastern Avenue (Bldg #2), and 4715 Eastern Avenue (Bldg #3). Per Ohio Fire Code and the City Municipal Code, each building must have the address numbers posted and clearly visible from the road. Contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov) with questions.

**Recommendations:**

- None

**Contact:**

- **Morgan Kolks** | DOTE | 513-335-7322 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

**Buildings & Inspections – Buildings**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. The building appears to be in the FEMA Flood Hazard. As such a flood Plain Development permit is required.
2. The building shall be equipped with a fire sprinkler system.
3. Special Inspections will be required for this project.

**Recommendations:**

- None

**Contact:**

- **Art Dahlberg** | B&I | 513-352-2424 | [art.dahlberg@cincinnati-oh.gov](mailto:art.dahlberg@cincinnati-oh.gov)

**Law Department**

**Immediate Requirements to move the project forward:**

1. No comment at this time.

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Charles Martinez** | Law | 513-352-3359 | [charles.martinez@cincinnati-oh.gov](mailto:charles.martinez@cincinnati-oh.gov)

**Department of Community & Economic Development (DCED)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. None.

**Recommendations:**

- None

**Contact:**

- **Taylor German** | DCED | 513-352-4546 | [taylor.german@cincinnati-oh.gov](mailto:taylor.german@cincinnati-oh.gov)

**Health Department**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. No need for Health to review project as proposed.

**Recommendations:**

- None

**Contact:**

- **Trisha Blake** | Health Dept. | 513-352-2447 | [trisha.blake@cincinnati-oh.gov](mailto:trisha.blake@cincinnati-oh.gov)

**Police Department**

**Immediate Requirements to move the project forward:**

- None currently.

**Requirements to obtain permits:**

- No comments.

**Recommendations:**

- None

**Contact:**

- **Katalin Howard** | Police Dept. | 513-352-3298 | [katalin.howard@cincinnati-oh.gov](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)

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FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**



Sincerely,

  
\_\_\_\_\_  
Art Dahlberg,  
Director of Buildings and Inspections Department  
& CSPRO Committee Chair

  
\_\_\_\_\_  
Rodney D. Ringer,  
Development Manager

AD:RDR:hs



Board  
Anthony Russo - President  
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Marlene Wagner - Treasurer



Trustees  
Jane Butschie  
Todd Newcomb  
Bonnie Lichtenberg  
Tom Salamon  
Michelle Sallee

October 31<sup>st</sup>, 2023

City of Cincinnati  
801 Plum Street,  
Cincinnati, OH 45202

CIG Communities has contacted the Linwood Community Council and presented a proposal for the property of 4575 Eastern Avenue.

On behalf of the Linwood Community Council, I am writing to you to express our support for the application to rezone the property from MG to RM-0.7. At a meeting of the general community on October 30<sup>th</sup>, 2023, we voted in favor of the requested zone change and tax abatement. The vote was held with stipulation that CIG would continue to work with the neighborhood to improve pedestrian safety and walkability throughout Linwood.

The details of the proposal are as follows:

- A zone change from Manufacturing General (MG) to Residential Multi-Family 0.7 (RM-0.7) to allow for the construction of a 271-unit apartment complex with 422 structured parking spaces.
- A 100% CRA tax abatement for 15 years, with a PILOT agreement made with Cincinnati Public Schools and a 7.5% Voluntary Tax Increment Contribution Agreement (VTICA).
- 16 units held affordable at 80% AMI for 15 years, and 15 units held affordable at 100% AMI for 15 years.

CIG Communities has agreed to work with Linwood Community Council to find solutions to traffic and pedestrian safety solutions throughout the neighborhood, especially issues that may be created due to this development.

Sincerely,  
Anthony J. Russo

*Anthony J. Russo*  
*President Linwood Community Council*

**Halt, Andrew**

---

**From:** Wayne, Richard S. <rswayne@strausstroy.com>  
**Sent:** Friday, November 17, 2023 10:53 AM  
**To:** Halt, Andrew  
**Subject:** [External Email] CIG Communities Proposed Eastern Ave Development

You don't often get email from rswayne@strausstroy.com. [Learn why this is important](#)

**External Email Communication**

Mr. Andrew Halt  
Department of City Planning  
Cincinnati, OH

Mr. Halt,

I am an owner of property on Eastern Avenue in the Linwood District and am writing to express my support for the multi-family development being proposed by CIG Communities at 4575 Eastern Avenue in the Linwood District of Cincinnati. I support the development which proposes to bring new rental properties to the east side of Cincinnati. The east side of the city is in need of additional rentals and the project will clean up a blighted property on Eastern Avenue. It is my understanding that the plan proposes to retain part of the existing building and I believe that is a nice feature to incorporate into the project. I hope that you will support the project and the approval of the zoning change being requested by CIG for the property.

Thanks,  
Rick Wayne  
Eastern Avenue Property Owner

**Richard S. Wayne** | Shareholder  
Federal Reserve Building | 150 E. 4th Street, 4th Floor  
Cincinnati, OH 45202-4018  
TEL: 513.621.2120 | DIRECT: 513.629.9472  
[www.strausstroy.com](http://www.strausstroy.com) | [rswayne@strausstroy.com](mailto:rswayne@strausstroy.com)

**STRAUSS TROY**  
 attorneys at law



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## Halt, Andrew

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**From:** John Heekin <jheekin@transformancerealty.com>  
**Sent:** Sunday, November 19, 2023 12:54 PM  
**To:** Halt, Andrew  
**Subject:** [External Email] 4575 Eastern Ave

You don't often get email from jheekin@transformancerealty.com. [Learn why this is important](#)

### External Email Communication

Hello Andrew,

I wanted to take a moment to indicate my support for the project at 4575 Eastern Ave being developed by CIG properties. It is such a dynamic and exciting change to area and project that can create a focal point for Linwood which has been divided by Columbia Parkway, Beechmont Levee railroads and flood plain. The key assets of the community are its parks, active biking paths and walking paths. It also has the Lunken playfield that hosts picnic, golf ,tennis, pickle ball, baseball, softball, and football and has been a mainstay of the area for most of the century. It has added Armeleder park in the 20 years ago and this area is where Cincinnati plays. My great grandfather was the last Mayor of Linwood before it was incorporated in 1896 into the city and my family has a pretty substantial legacy in the area for over 135 years and it has been neglected as a community. It is an intermodal area but not a connected community.

This a very exciting project and that preserves the useable assets of the site and removes the blight. This is an wonderful change that will add new residents to the neighborhood. I further believe the city should support the project with improving connectivity to Wilmer and paving and improving the Lunken Playfield streets and parking areas. The largest real estate projects in the area are self storage lots and those are not community builders. Please take the opportunity created by the project to work on the connectivity of the neighborhood because it is a major point of connectivity to the hiking and biking trails of Cincinnati and Southwest Ohio and I can't wait to see it get started.

John J Heekin  
President  
Transformance Realty  
5065 Shattuc Avenue  
Cincinnati, Ohio 45208  
513-404-1834  
Jheekin@transformancerealty.com

## Halt, Andrew

---

**From:** Carl Goertemoeller <cgoertem@gmail.com>  
**Sent:** Wednesday, November 22, 2023 8:16 AM  
**To:** Halt, Andrew  
**Cc:** Fusaro Gregg  
**Subject:** [External Email] 4575 Eastern Avenue

You don't often get email from cgoertem@gmail.com. [Learn why this is important](#)

### External Email Communication

Andrew, I am writing to fully support the CIG project planned for 4575 Eastern Ave.

They will be keeping about a third of the existing building and building two new apartment structures for a total of 268 units. Approximately 10% of these units will be set aside as “affordable” units. The project will have a full amenity package and covered parking and will get rid of the current blight from this site, creating a vibrant new community that will bring vitality to the Linwood neighborhood.

CIG is a best in class multi family developer and has recently completed a number of new projects in greater Cincinnati. I have full confidence in their ability to do the same for the Linwood neighborhood. Thanks Andrew.

Carl Goertemoeller  
5085 Shattuc Avenue  
Linwood, OH 45208

Sent from my iPhone

## Halt, Andrew

---

**From:** Sandra Freyler <sandrafreyler@icloud.com>  
**Sent:** Saturday, November 25, 2023 2:51 PM  
**To:** Halt, Andrew  
**Subject:** [External Email] Zone Change

[You don't often get email from sandrafreyler@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Good Afternoon Mr. Halt,

My name is Sandra Freyler and I am a resident and received the letter in the mail about the zone change. I live across the street from the Wine Innovation building (4580 Eastern).

Unfortunately, I will not be able to join the zoom meeting.

I would like to stress my concern about the street parking. Many of us do not have driveways and hope that the street parking will not be an issue.

If you have any questions please do not hesitate to contact me.

Thank you,  
Sandra Freyler

513-310-4596  
4580 Eastern Ave.  
Cincinnati, OH 45226

## Halt, Andrew

---

**From:** Claire Valle <clairevalle@icloud.com>  
**Sent:** Sunday, November 26, 2023 6:17 PM  
**To:** Halt, Andrew  
**Subject:** [External Email] 4575 Eastern Ave Proposal

[You don't often get email from clairevalle@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

External Email Communication

Hello Andrew,

I am a tenant who lives directly across from the old Wine Cellar building.

Please consider my family's and neighbor's concerns regarding the proposed RM-0.7 at 4575 Eastern Ave:

- Parking - there is a concern that our street parking will be affected by the construction and future residents.
- Noise - there are concerns about the noise of construction (as we work from home often). And wondering what to expect with potential construction noise.

We would very much be interested in how these concerns would be addressed if this proposal were to move forward.

Thank you for your consideration.

Claire

513-909-5032

## Halt, Andrew

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**From:** Elizabeth Goodman <edehne@gmail.com>  
**Sent:** Wednesday, November 29, 2023 7:52 PM  
**To:** Halt, Andrew  
**Subject:** [External Email] Follow-up for 4575 Eastern  
**Attachments:** 4575 Eastern Ave.pdf

You don't often get email from edehne@gmail.com. [Learn why this is important](#)

### External Email Communication

Dear Andrew,

Thanks for a great meeting this evening. Apologies for going over time with my comments today. I attached a PDF of PowerPoint of the slides I prepared for the meeting for the consideration of the Planning Department.

Just a few more comments for the record:

The communication from the Community Council was less than effective. One of the members told me today that there were only 2 residents present at CC meetings for the presentations by the developer. The vote to support this project by the CC won 3-2.

As for street calming with speed humps. I found a helpful document from the Institute of Traffic Engineers. [Link here](#)

**"Arterial streets are used for mobility purposes and are typically used by through vehicles (on longer trips) at higher speeds. On arterial streets, such as highways and major urban streets, speed humps are typically considered impractical because these roadways are meant to serve a mobility purpose. Collector roadways typically link arterials to the local roadway system. They normally experience moderate to low speeds. Typically, speed humps are not automatically recommended for collector streets but may be allowed in some jurisdictions. The decision to implement a speed hump on a collector street is usually made on a case by case basis after an engineering study of the roadway."**

Finally, the building has a lot of potential to create more space for local businesses to use, parking for the current neighborhood restaurants, and the developer still has the opportunity to make efficient use of a historic building that needs some care, which is always a plus. As it stands, the construction will create a single use building that only benefits paying renters and the developer and nothing value added to the neighborhood.

It would be ideal if the unit number is decreased in favor for mixed use. Especialaly since there are multiple large new apartment construction units on the market in the area.

Thanks again and have a great day!

Sincerely,  
Elizabeth Goodman  
Linwood Resident



4575 Eastern Ave

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Linwood, OH





# Neighborhood Strategy p.7 - 2002

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**“In conjunction with the City’s economic developers, the [Linwood CC] desires to retain and recruit businesses that provide desirable employment opportunities.”**

# Neighborhood Strategy p. 13 Goals & Objectives

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## **Goal 4**

Attract responsible, neighborhood-oriented commercial development that will also serve as destination points to attract "through-traffic"

### **Objectives**

- Promote Linwood as a recreation destination point with accessory commercial uses
- Promote compatible mix of development
- Retain existing businesses that serve Linwood through job creation or by drawing visitors
- Improve communication between residents and businesses

# Neighborhood Strategies p. 13

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## Strategies

- Initiate a market feasibility study to determine the market for commercial development
- Market available land for commercial development (see map, Appendix B)
- Promote commercial development that is aesthetically compatible with the urban environment and assist with their future needs (*"good neighbor businesses"*)
- Maintain neighborhood business district zoning on Eastern Avenue in vicinity of Linwood Avenue
- Assist potential business with available City resources such as small business loans, tax increment financing, tax abatement
- Create a LCC task force to set up communications with commercial representatives or work with an existing community development corporation

# Linwood Community Council Letter - 2022

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**“In April 2021, the [LCC] voted against a proposed planned development to place a rental apartment complex...in an ML zoned area. The City Planning Commission did not approve that project. The project would have offered “market rate” rental properties, thereby skewing the population of Linwood toward a majority of renters vs. residents.”**

# Route 50/Eastern Ave- Alt Truck Route

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Placing a Red Bike station at this location could be an issue. This location should not be marketed as walkable/bikeable/safe for pedestrians. There is a reason this area is largely ML/MG zoning.

- Heavy large truck traffic, narrow sidewalks and streets. Speed bumps may not be workable for these vehicles.
  - Especially if people are traveling towards the city, Eastern narrows significantly through the East End.
  - See reports below
    - **Cincinnati defense attorney killed cycling in East End hit-skip (2020)**
      - <https://www.fox19.com/2020/11/01/cincinnati-defense-attorney-killed-cycling-east-end-hit-skip/>
    - **Cyclist taken to hospital after being hit by car in Linwood (2022)**
      - <https://www.wlwt.com/article/police-shut-down-section-of-eastern-avenue-after-reports-of-bicyclist-struck/39705017>
- See also Eastern Corridor Project: <https://easterncorridor.org/wp-content/uploads/2018/02/Eastern-Corridor-Linwood-Eastern-Avenue-Interchange-Focus-Area-Needs-Analysis-Summary.pdf>
  - Public comments about traffic calming, bike paths, pedestrian walkways needed throughout the area. This can be done without having to build more apartments.

# Questions

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## Was a parking study completed?

- The Brew River parking lot will be used? How will this affect parking for local businesses and residents? Already a lot of street parking used for The Turf Club.
- A traffic study was apparently conducted. Could the results/data be shared with residents?

## How many units does the developer estimate needing to be filled to make it financially viable?

- Most new apartment construction in this area is not full. The new construction by the developer in Kenwood is also not full.
  - See Skytop, The Red (Madison Ave and Ridge), Ila Hyde Park

## Has the developer considered more diverse mixed use? Mentioned loss of business. This could be a good opportunity to bring a space online for that.

- Amenities will apparently be made available for renters only. Why not create a fitness center, community meeting space, business rental space that is available to the entire community?
- What about fixing it up to rent to another light manufacturing company? More businesses in the area would be great to see.

## Halt, Andrew

---

**From:** Carl Goertemoeller <cgoertem@gmail.com>  
**Sent:** Thursday, November 30, 2023 4:06 PM  
**To:** Halt, Andrew  
**Subject:** [External Email] Rezoning: 4575 Eastern Avenue

You don't often get email from cgoertem@gmail.com. [Learn why this is important](#)

### External Email Communication

Andrew, thanks for the forum yesterday to discuss the above rezoning. I know you have my letter of record but I wanted to add some additional comments based on what I heard yesterday.

Residential is the highest and best reuse for the property in question. People may think they want light manufacturing and "more businesses" but that's not realistic in this situation. That building is going to be of little use to someone else thinking of a manufacturing or business use.

I was candidly surprised CIG is planning on keeping in place some elements of the building. Given it would be much more cost effective for CIC to simply tear it down, it's a solid give on their part to maintain some of the history here (similar to what PLK did at Factory 52).

I'm always amused with those who suddenly fancy themselves as market research experts in multi-family (or any other asset class). I wanted to ask those who felt it was too many units, what is the correct number? The correct number is what CIG is planning to build. They're the ones that do this for a living across Cincinnati and the eastern United States. In addition to doing their extensive research, they likely have a lender looking over their shoulder who is not going to lend on what they deem to be an overbuilt project.

The only way to generate additional businesses in this area is to bring the residents. It was clear from Tom Kunkemoeller that Turf Club would welcome (and needs) new foot traffic.

Thanks again Andrew. This is the right reuse for this eyesore and would be a terrific add to the area.

Carl Goertemoeller  
5085 Shattuc Ave

## Halt, Andrew

---

**From:** Elizabeth Goodman <edehne@gmail.com>  
**Sent:** Thursday, November 30, 2023 6:37 AM  
**To:** Halt, Andrew; Cincinnati City Planning; Kearney, Jan-Michele; info@cincinnatiport.org; Danny McKelvey  
**Subject:** [External Email] Cincinnati Port Manufacturing Site Alternative: 4575 Eastern Ave.  
**Attachments:** Cincinnati Port manufacturing strategy for ex-Formica site - Cincinnati Business Courier.pdf

Some people who received this message don't often get email from edehne@gmail.com. [Learn why this is important](#)

### External Email Communication

Greetings! Attached is a Cincinnati Business Courier article from yesterday regarding the Ports plan for a manufacturing site in the Lincoln Heights and Evendale area.

My name is Elizabeth and I am a Linwood resident. Linwood is working with the developer CiG Communities regarding a building they just acquired at 4575 Eastern Ave. The site was a former factory and is currently zoned MG.

It is around 7.5 acres, so not as large as the Port parcel, but if the City is looking to entice manufacturing to the area, perhaps this would be a more economical and mutually beneficial project that the developer and the Port could work on together. This is easily accessible from Eastern Ave which is the alt truck route for US 50 (Columbia Pkwy) and is also on a currently working rail line. There is a quarry fill station directly across from the property so train cars already stop there.

[Here is a link to some information about the property.](#) I have a CiG Communities rep copied on this email as well who would be able to provide more information.

I know this is being discussed very soon, so thank you in advance for your consideration and time.

Sincerely,  
Elizabeth Goodman  
Linwood Resident



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From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2023/11/29/cincinnati-port-formica-manufacturing.html>

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Commercial Real Estate

## Cincinnati Port unveils strategy to land manufacturer at 50-acre site in northern Hamilton County




Image: Port of Greater Cincinnati Development Authority

Melissa Johnson is senior vice president of industrial development at the Port of Greater Cincinnati Development Authority.

COURTESY PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY



By [Chris Wetterich](#) – Staff reporter and columnist, Cincinnati Business Courier  
Nov 29, 2023

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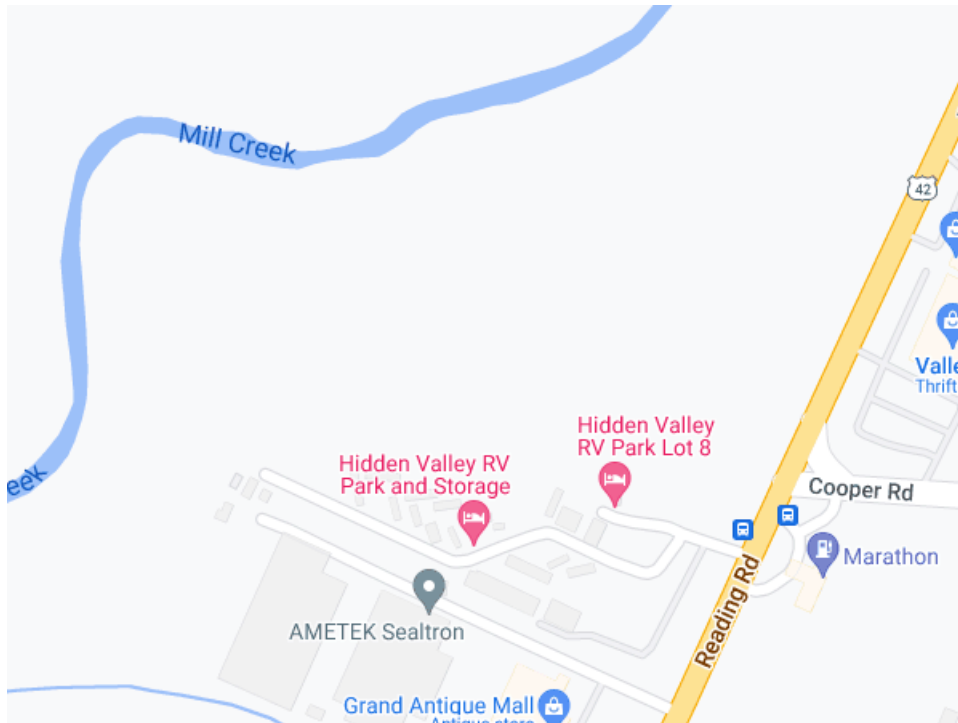


The Port of Greater Cincinnati Development Authority owns a major site in the northern part of Hamilton County that could be a great property for an advanced manufacturer.

The problem?

You can't actually drive into the nearly 50-acre tract adjacent to Formica's Evendale plant and northwest of the intersection of Reading and Cooper roads. Much of the site is in Evendale, with a portion in Reading.

The Port has an \$8.45 million plan to open up access to the site, which it acquired from Formica and General Electric, and it hopes Hamilton County commissioners will kick in \$750,000 to get it started at their Thursday, Nov. 30 meeting.



The money would be used for concept, design and development of intersection improvements at Reading and Cooper roads and construction of an entry road into the site and bridge over the Mill Creek.

The Port estimates a 315,000-square-foot building could be constructed at the site, bringing 300 jobs, a \$25 million capital investment and nearly \$20 million in payroll. The Port acquired the site in 2020 and 2021 for \$2.75 million using its patient capital notes, a program that provides an opportunity for companies or individuals to invest in the region's growth with the return on investment coming through job creation, blight removal and increasing tax revenue.

The Port hopes to round out the budget with funds from a state site inventory program, the Ohio-Kentucky-Indiana Regional Council of Governments, the Ohio Department of Transportation and the U.S. Economic Development Administration.

“This is a part of the Port’s strategy to acquire and identify large tracts of land to attract advanced manufacturing and job creation back to Hamilton County,” said Melissa Johnson, the Port’s senior vice president of industrial development. “The challenge here is that the property is inaccessible.”

The property is close to three communities with high poverty rates: Lincoln Heights (64.4%), Reading (17.5%) and Lockland (28.4%).

Commissioners are expected to vote Nov. 30 on funding for the project, which comes from \$2 million the county budgeted for site readiness.

It’s “so important to allow these kinds of opportunities to move forward,” said Commissioner Denise Driehaus, who noted economic development officials in the region often have to say no to major industrial projects because the sites are not available. “We can say yes. So often we have to say no because we don’t have a site that’s ready.”

Commissioner Alicia Reece said she wanted to make sure Evendale and the other communities buy into the project.

“I don’t want it to be a takeover. I don’t want the Port inviting themselves. I like it better when the people have invited the Port,” Reece said. “What I’m looking for is the partnership.”

She also expressed skepticism about the potential jobs.

“Jobs for who? That’s my question with these projects,” Reece said. “Are these jobs people in Reading can do? Are these specialized jobs that you’d have to go get \$50,000 in debt to get a degree to go and apply for the job? Where do they live? Do they come in and then they’re out in West Chester? That doesn’t help us.”

Johnson said the Port views the project as a partnership between it and the communities nearby.

“We echo that sentiment,” Johnson said.

## Halt, Andrew

---

**From:** Bonnie Lichtenberg Levine <blichtenberglevine@gmail.com>  
**Sent:** Friday, December 1, 2023 12:37 PM  
**To:** Halt, Andrew  
**Subject:** [External Email] 4575 Eastern Ave proposed zoning change

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### External Email Communication

Dear Andrew,

As a resident of Linwood, and member of Linwood Community Council, I am offering my views on this proposed development.

The Leblonde property is an opportunity for Linwood to seek an investor that would be interested in restoring and preserving the old factory (as opposed to demolishing the majority of the existing structures) for use in employing, and offering business opportunities for the surrounding community. The property has been used for many years for just such purpose. Given the character of the historic Leblonde factory, and of the community of Linwood, I believe that a high density, high-end apartment complex is not in the best interest of our community.

Our community, as well as the city at large, needs opportunities for employment, and truly affordable housing. A complex such as proposed not only offers far less benefits needed for this community, but would also dramatically change the character of our community.

Additionally, there is much concern regarding the stress it would put on the surrounding community. Concerns regarding the dramatically increased traffic, increased stress on the community infrastructure, and the disruption and release of environmental hazards in the digging required for such a project.

Sincerely,  
Bonnie Levine  
3624 Heekin Ave, 45208

## Halt, Andrew

---

**From:** andrew.halt@cincinnati-oh.gov  
**To:** Cincinnati City Planning  
**Subject:** RE: [External Email] Proposed Zone Change for 4575 Eastern Ave, Friday, Jan 5th.

---

**From:** Bonnie Lichtenberg Levine <[blichtenberglevine@gmail.com](mailto:blichtenberglevine@gmail.com)>  
**Sent:** Tuesday, January 2, 2024 11:10 PM  
**To:** Cincinnati City Planning <[planning@cincinnati-oh.gov](mailto:planning@cincinnati-oh.gov)>  
**Subject:** [External Email] Proposed Zone Change for 4575 Eastern Ave, Friday, Jan 5th.

You don't often get email from [blichtenberglevine@gmail.com](mailto:blichtenberglevine@gmail.com). [Learn why this is important](#)

### External Email Communication

I am unable to attend the Planning Commission meeting, however I would like the following letter to be officially noted as my statement regarding the proposed zone change:

To Whom it may Concern,

Regarding property 4575 Eastern Ave, Linwood, proposed zone change request from MG to RM.7

As a resident of Linwood, and member/trustee of Linwood Community Council, I am requesting that the Planning Commission take a look at this proposed high-density, high-end, 271 unit development and consider different, more beneficial opportunities for the Historic Leblonde Factory.

The Leblonde property is an opportunity for Linwood to seek an investor that would be interested in restoring and preserving the old factory (as opposed to demolishing the majority of the existing structures) for use in employing, and offering business opportunities for the surrounding community. The property has been used for many years for just such purpose. Given the character of the historic Leblonde factory, and of the community of Linwood, I believe that a high-density, high-end apartment complex is not in the best interest of our community.

Our community, as well as the city at large, needs opportunities for employment, and truly affordable housing. A complex such as proposed not only offers far less benefits needed for our community, but would also dramatically change the character of Linwood.

Additionally, and importantly, there is much neighborhood concern regarding the stress it would put on the surrounding community. As traffic is already an issue on Eastern Ave and Heekin Ave, there especially is concern regarding the added negative impact of the dramatically increased traffic such a high-density development would create. There are also concerns of increased stress on the community infrastructure, and of the disruption and release of environmental hazards in the digging required for such a project.

If there is any way the Planning Commission can look into opportunities other than high-density (271 units/417 parking spaces), high-end apartments for this piece of property it would be greatly appreciated by many of us in Linwood.

Sincerely,  
Bonnie Levine  
3624 Heekin Ave, 45208

4517 EASTERN AVE LLC  
3590 E GALBRAITH RD  
CINCINNATI OH 45236

4540 EASTERN AVENUE LLC  
3832 KELLOGG AVE  
CINCINNATI OH 45226

579 BLAIR LLC  
5535 COLERAIN AVE  
C/O RAW PROPERTY MANAGEMENT  
CINCINNATI OH 45239

AL TAGLIO KITCHEN LLC  
4720 EASTERN AVE  
CINCINNATI OH 45226

ALFAYA SOLEDAD MARIA  
960 PINEWELL DR  
CINCINNATI OH 45255

AMSDOLL STORAGE VENTURES V LLC  
20445 EMERALD PKY  
STE 400  
CLEVELAND OH 44135

BARNETT MONTE CARLOS  
1956 KINNEY AVE  
CINCINNATI OH 45207

BIG CLOUDY PROPERTIES LLC  
4618 EASTERN AVE  
CINCINNATI OH 45226

BOHMER DAVID L & ROXANNE M  
1417 MAYLAND DR  
CINCINNATI OH 45230-2714

BRAMMER-BARRETT JENNIFER TR &  
DENISE L SCHLACHTER TR  
7101 DUNN ST  
CINCINNATI OH 45230

CAMBRON RONALD  
4510 TEALTOWN RD  
BATAVIA OH 45103

CHAPLINE HALEY  
4530 EASTERN AVE  
CINCINNATI OH 45226

DUKE ENERGY OHIO INC C/O TAX  
DEPARTMENT  
550 TRYON ST  
P O BOX 1321  
CHARLOTTE NC 28201  
EASTERN LIVING I LLC  
525 VINE ST  
SUITE 1605  
CINCINNATI OH 45202

EASTERN AVENUE LLC  
4777 EASTERN AVE  
CINCINNATI OH 45226

EASTERN AVENUE PROPERTIES LLC  
176 POPLAR RIDGE RD  
PITTSBURGH PA 15235

EASTERN LIVING II LLC  
525 VINE ST  
SUITE 1605  
CINCINNATI OH 45202

EASTERN RENTALS LLC  
4242 AIRPORT RD  
SUITE 4G  
CINCINNATI OH 45226

FIELDS AMY MARIE & JIMMIE DELL  
MORGAN JR  
4532 EASTERN AVE  
CINCINNATI OH 45226

FREYLER SANDRA N & JOSHUA A  
WILLIAMS  
4580 EASTERN AVE  
CINCINNATI OH 45226

GEISE LOGAN W  
6668 KENNEDY AVE  
CINCINNATI OH 45213

GMB PROPERTIES LLC  
P O BOX 6117  
CINCINNATI OH 45206

GP GROUP PROPERTIES LLC  
1035 VIXEN DR  
CINCINNATI OH 45245

GRAY RANDALL T TR  
239 BRETTON DR  
CINCINNATI OH 45244

GRIES JOHN B & DOROTHY J  
505 S STATE ROUTE 741  
LEBANON OH 45036

HAGOPIAN GARY & JOANN G  
1009 CATAWBA VALLEY  
CINCINNATI OH 45226

HEADLANDS ASSET MANAGEMENT  
FUND III SERIES E LP  
1401 LOS GAMOS DR  
SAN RAFAEL CA 94903

INDIANA & OHIO RAILWAY  
5300 BROKEN SOUND BLVD  
BOCA RATON FL 33487

KAM INVESTING LLC  
660 LUKEN PARK DR  
CINCINNATI OH 45226

MORGAN JIMMIE & DONNA  
4543 EASTERN AVE  
CINCINNATI OH 45226

OREL CRONK LTD  
3711 BEECHMONT CT  
CINCINNATI OH 45226

PATTON MARGARET M  
3742 BEECHMONT CT  
CINCINNATI OH 45226-2314

PETERS DAVID & DIXIE  
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CINCINNATI OH 45226

PRICE LANE HOLDING CORP  
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EAST ELMHURST NY 11370

REMLEY DARRIN L  
4756 EASTERN AVE  
CINCINNATI OH 45226

RIVER PARK PROPERTIES LLC  
50 N THIRD ST  
HEATH OH 43056

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DOERGER-ROBERTS  
1029 CATAWBA VALLEY DR  
CINCINNATI OH 45226

SAMMONS KERN  
3311 LITTLE DRY RUN RD  
CINCINNATI OH 45244

SAMMONS KERN FEE  
1149 HERSCHEL AVE  
CINCINNATI OH 45208

SCHRIMPER ALBERT F  
4627 COLUMBIA PW  
CINCINNATI OH 45226

SNYDER WILLIAM J & BRENDA G  
3636 ARCHER AVE  
CINCINNATI OH 45208

SOUTHWEST OHIO REGIONAL TRANSIT  
AUTHORITY  
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SUITE 2000  
CINCINNATI OH 45202-1122

SOUTHWEST OHIO REGIONAL TRANSIT  
AUTHORITY  
602 MAIN ST  
SUITE 1100  
CINCINNATI OH 45202

STAACK LLC  
940 LINCOLN RD  
STE 201  
MIAMI BEACH FL 33139

STATE OF OHIO  
505 S STATE ROUTE 741  
LEBANON OH 45036

TERRY CARTER RENTAL LLC  
6537 KENTUCKYVIEW DR  
CINCINNATI OH 45230

THE GP GROUP PROPERTIES LLC  
1035 VIXEN DR  
CINCINNATI OH 45245

TUCKER LANE  
4314 JOAN PL  
CINCINNATI OH 45227

UNITED STATES OF AMERICA  
HAUCK RD  
CINCINNATI OH 45241

WEAVER JOHN A & JOYCE L  
4600 EASTERN AVE  
CINCINNATI OH 45226-1808

LINWOOD COMMUNITY COUNCIL  
P.O. BOX 9374  
CINCINNATI OH 45209

COLUMBIA TUSCULUM COMMUNITY  
COUNCIL  
P.O. BOX 68075  
CINCINNATI OH 45206