



three
oaks

Major Amendment to PD
Equitable Growth and Housing
October 22, 2024

OVERVIEW – THREE OAKS

- Redevelopment of a 30-acre former environmentally contaminated industrial/manufacturing facility that was a vacant eyesore when purchased by Neyer Properties in 2018.
- We partnered with the City of Cincinnati to redevelop this important project signing a Development Agreement with the City in 2021.

OVERVIEW – THREE OAKS

- The goal was to develop a walkable, urban community with:
 - 350 – 400 market-rate residential apartment units
 - 150 – 200 units of senior housing and
 - 106 single-family homes
 - 605-705 total residential units
- The goal today is to develop:
 - 393 market-rate residential apartment units
 - 150-208 units of senior housing
 - 79 single-family homes
 - 30 car condos
 - 622-680 total residential units and 30 car condos

THREE OAKS - BEFORE



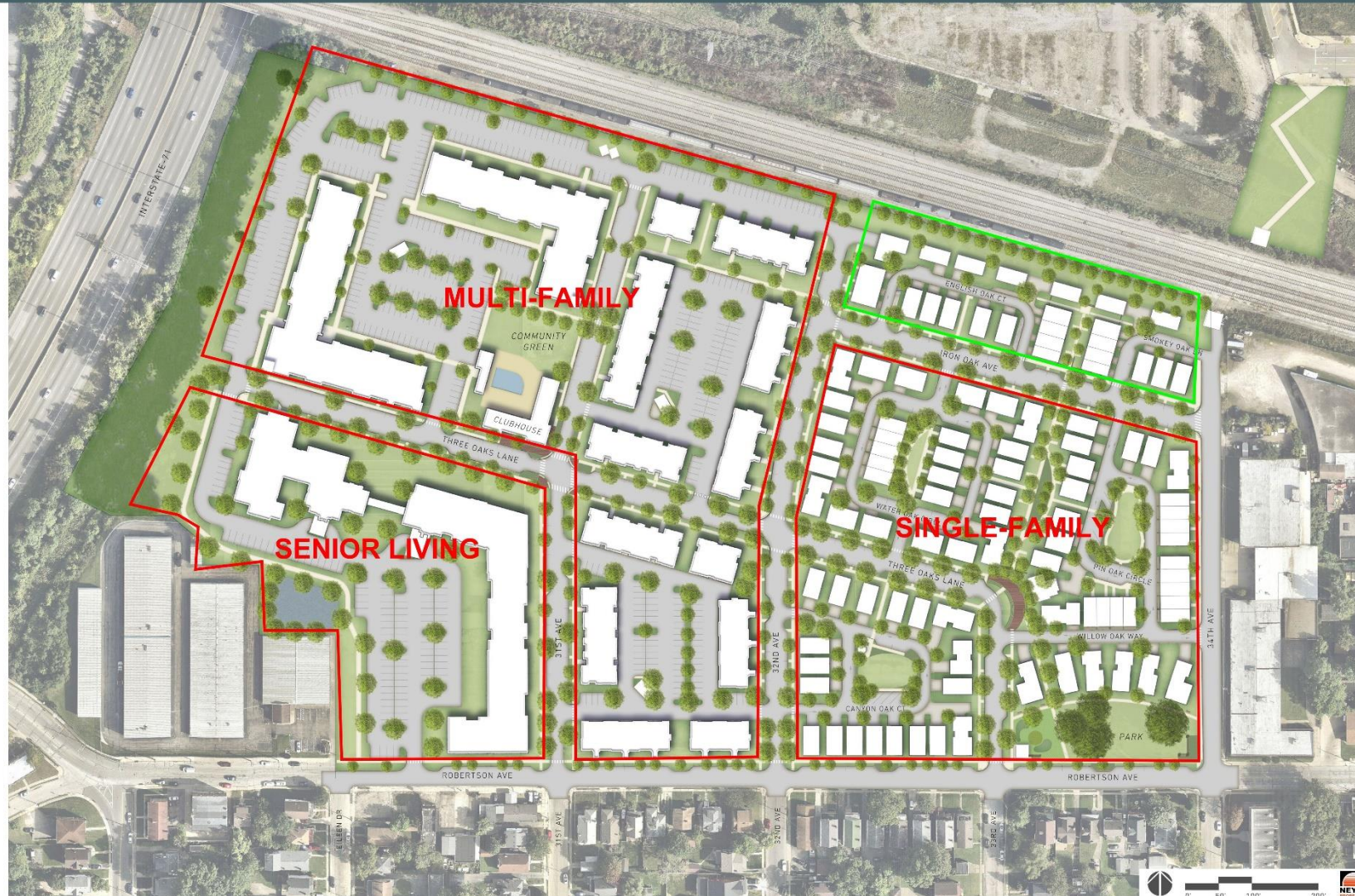
THREE OAKS - BEFORE



APPROVED PLAN

SITE PLAN

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oaks



SF Homes: 106
MF Units: 393
Senior Living: 200

PROPOSED SITE PLAN

SITE PLAN

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oaks



Car Condo area consists of approx. 2 acres, representing only 6% of total site.

APPROVED PLAN



APPROVED PLAN – SINGLE FAMILY



APPROVED PLAN – MULTI FAMILY



APPROVED PLAN – MULTI FAMILY



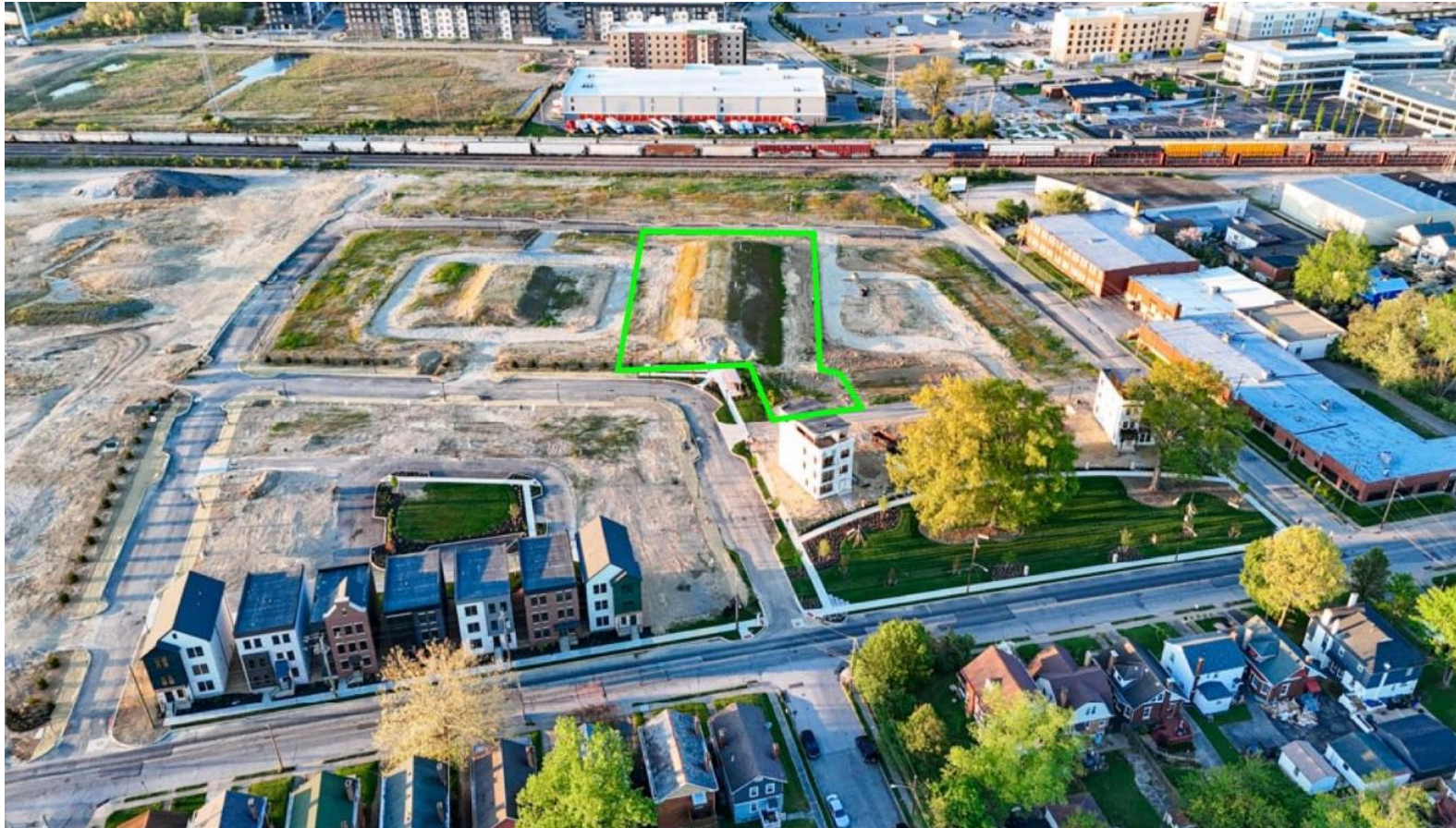
THREE OAKS - TODAY



THREE OAKS - TODAY



THREE OAKS - TOMORROW



- Foundry Park at Three Oaks is the site of the Home Builders' Association of Cincinnati 2025 Homearama.
- The region's premier home show will bring additional high-end, custom homes with a goal of 40,000 attendees.
- This will be a great opportunity to showcase Three Oaks, the Oakley Neighborhood, and the overall City of Cincinnati.

WHY CAR CONDOS



- As a former industrial property, the Three Oaks site is directly adjacent to a CSX rail yard which is about 100' wide and contains 5 separate parallel rail tracks.
- While we were aware of this from the beginning, to get 106 residential homes, the plan included homes to be constructed within 30' of the rail yard.

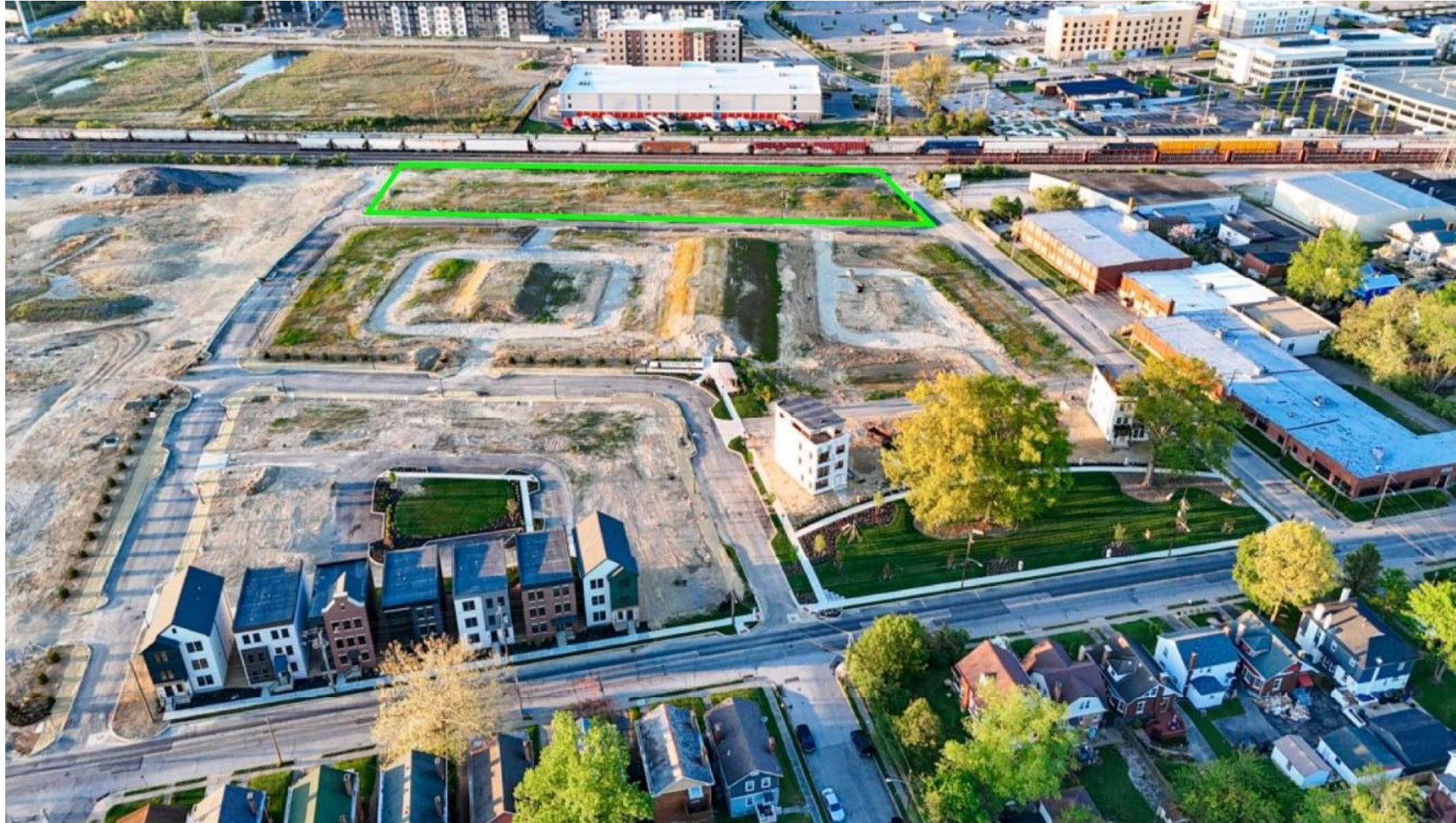
WHY CAR CONDOS

- The rail yard remains very active daily.
- Selling high value homes directly adjacent to the rail yard is not feasible today and will not make a quality single family living experience.
- We have re-imagined the plan for this small portion of the single-family residential property to include the 30 car condos which will act as an excellent buffer from the rail yard putting the next nearest home more than 200' away.
- The car condos will provide a visual and auditory buffer to the rail yard and will be an amenity to these buyers; including the Homearama Homes which are coming in 2025.

COMMUNITY ENGAGEMENT

- The community has been fully supportive since the initial community engagement meetings in 2019.
- The project addresses the community's concerns that the site would continue to be a manufacturing use.
- The approved concept plan aligns with the Oakley 2019 Master Plan and satisfies the community's desire for more residential.
- We have presented the current proposed car condo plan to the Oakley Community Council and received full support along with a letter of support.

PROPOSED CAR CONDOS



PROPOSED SITE PLAN

SITE PLAN

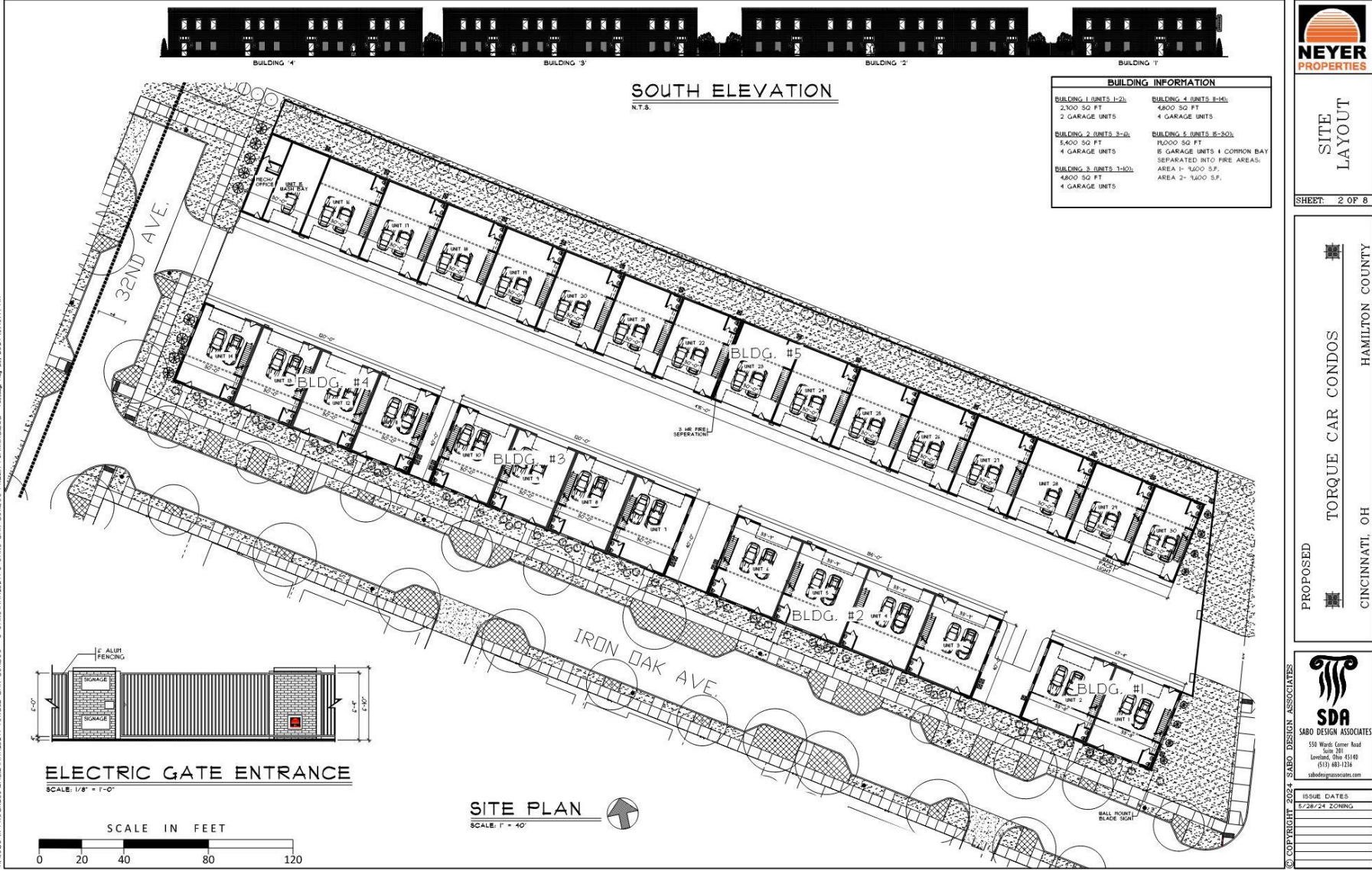
three
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Car Condos: 30 units
SF Homes: 79
MF Units: 393
Senior Living: 200

Over 1,000 new residents
at full build-out

CAR CONDOS SITE PLAN



SITE LAYOUT

SHEET: 2 OF 8

PROPOSED TORQUE CAR CONDOS
HAMILTON COUNTY
CINCINNATI, OH



ISSUE DATES
5/28/24 ZONING



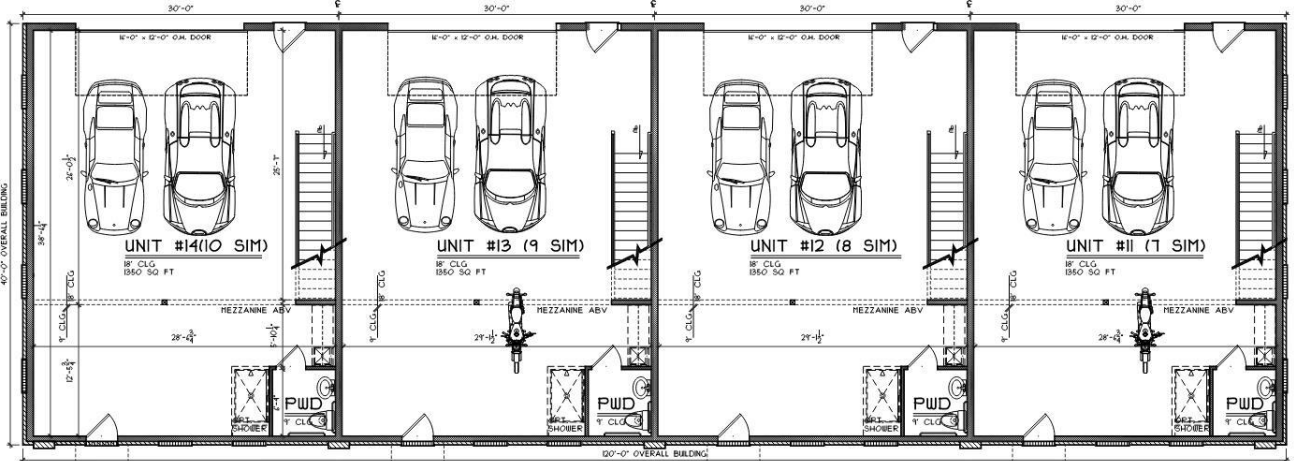
CAR CONDOS RENDERING



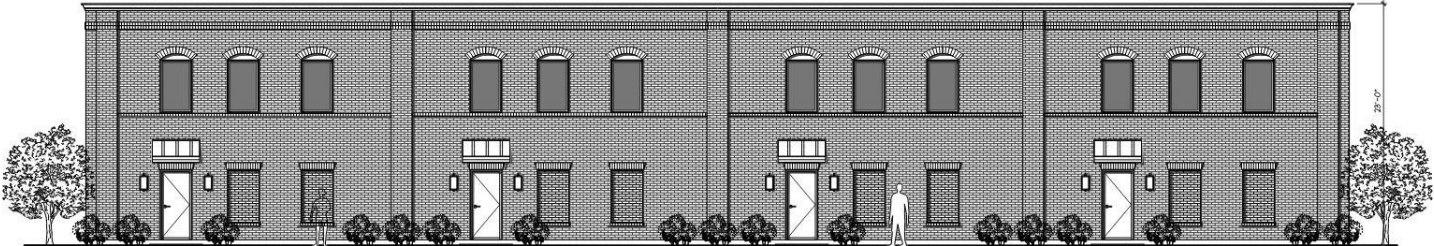
CAR CONDOS ELEVATION AND FLOOR PLAN



NORTH ELEVATION
SCALE: 3/32" = 1'-0" BUILDING '4' (3 SIM)



BUILDING '314' PLAN
SCALE: 3/32" = 1'-0" 4,800 SQ. FT.



SOUTH ELEVATION
SCALE: 3/32" = 1'-0" BUILDING '4' (3 SIM)

HOURS IN PROGRESS: 2024 TORQUE CAR CONDOS - 3 DAKES XXXX23214 3 DAKES CAR CONDOS-PRELIM-PLANNING TUESDAY, MAY 28, 2024 10:40:41 AM



ELEVATIONS
BUILDING 3&4

SHEET 4 OF 8

PROPOSED
TORQUE CAR CONDOS
CINCINNATI, OH
HAMILTON COUNTY



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ISSUE DATES
5/28/24 ZONING



CAR CONDOS PRELIMINARY MATERIALS CONCEPT

PRE-FAB METAL AWNING-BLACK

COPING-BLACK

SAMPLE CORNICE

HARDIE SIDING-BLACK

BRICK- ALLENDALE HILL

GARAGE DOOR-BLACK

BLACK CASEMENT WINDOW ARCH TRIM

STEEL METAL ENTRY DOOR - BLACK

NEYER PROPERTIES MATERIALS SHEET: 8 OF 8

PROPOSED TORQUE CAR CONDOS CINCINNATI, OH HAMILTON COUNTY

SDA SDA DESIGN ASSOCIATES SDA DESIGN ASSOCIATES 550 Ward Center Road Suite 301 Loveland, Ohio 45140 (513) 483-1234 sda@sdadesignassociates.com

ISSUE DATES 5/28/24 ZONING

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Thank You!

