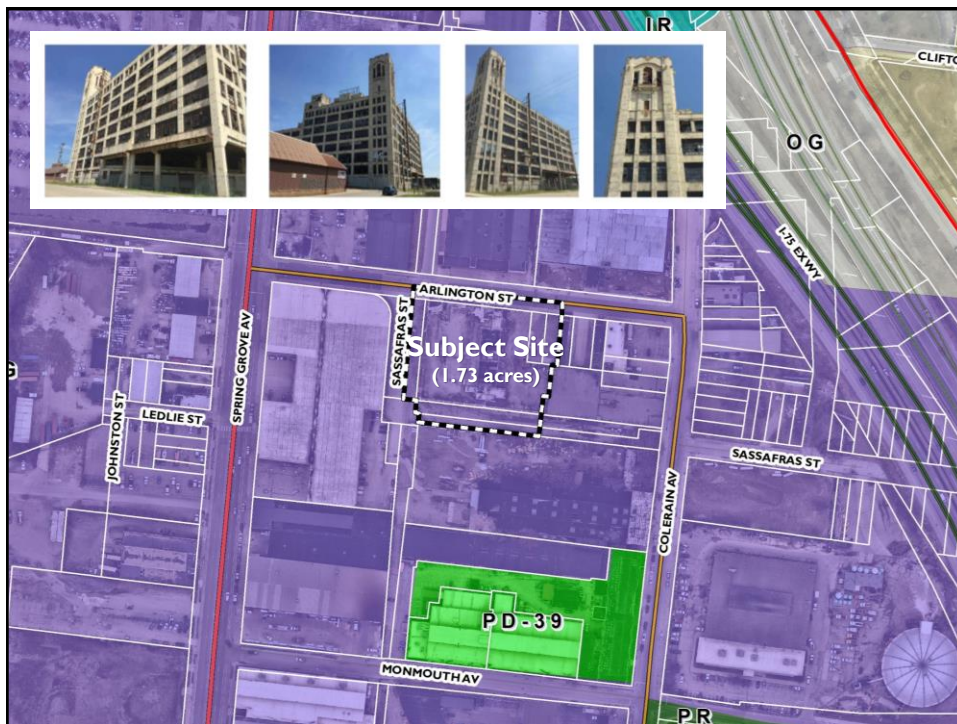


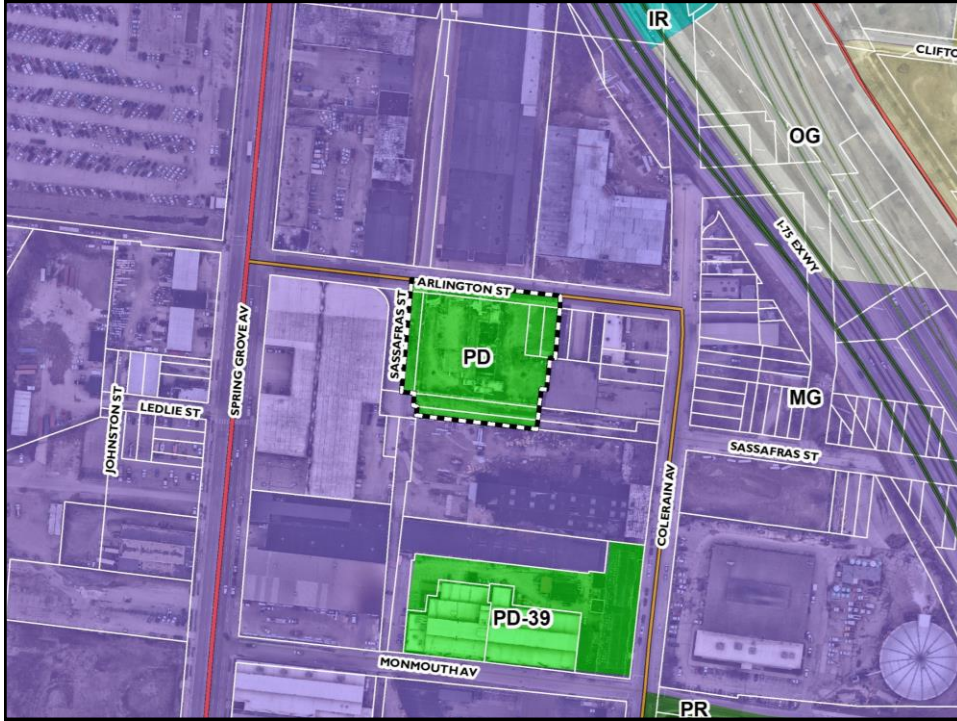
# Proposed Zone Change and Concept Plan for 1333 Arlington Street in Camp Washington

Economic Growth & Zoning Committee  
February 2, 2021

1




2



3

## Background 4

- Crosley Renaissance (TWG Development and Core Redevelopment) owns all parcels of the site (Crosley Radio Building)
- Proposed Zone Change and Concept Plan to allow multi-family residential with a “light” commercial component
- Crosley Renaissance to apply for LIHTC for project
  - Application requires appropriate zoning district to be effective



4

# Requirements for Planned Development

5

## §1429-05: Basic Requirements

- ✓ Minimum Area
- ✓ Ownership
- ✓ Multiple Buildings on a Lot
- ✓ Historic Landmark District
- ✓ Hillside Overlay District
- ✓ Urban Design Overlay District

## §1429-09: Concept Plan

- ✓ Plan Elements
- ✓ Ownership
- ✓ Schedule
- ✓ Preliminary Reviews
- ✓ Density and Open Space



5

# Proposed Concept Plan

6

**Subject Site (1.73 acres)**

**NOTES**

**LEGEND**

**KEY NOTES**

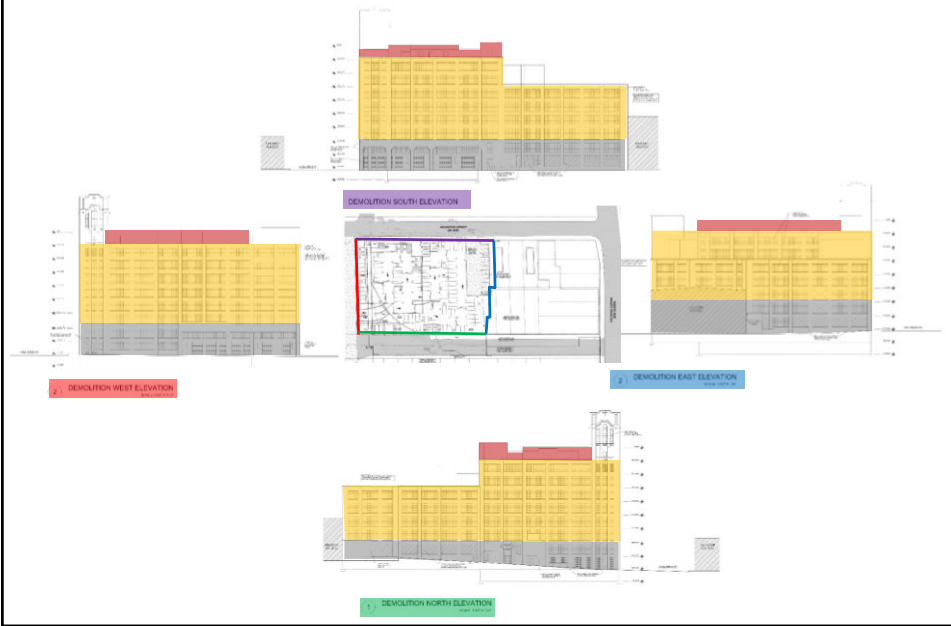
**FIRST FLOOR SITE LAYOUT**

**811**

6

# Proposed Concept Plan

7



7

# Basic Requirements for Planned Development

8

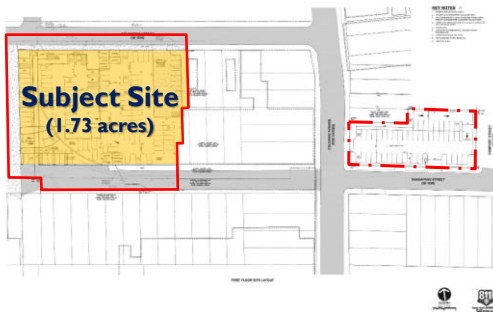
## § 1429-05: Basic Requirements

### ✓ Minimum Area

Council may approve a PD District that contains less than the minimum acreage required for an area on an affirmative recommendation of the City Planning Commission, finding that special site characteristics exist and the proposed land uses justify development of the property as a PD



- Ownership
- Multiple Buildings on a Lot
- Historic Landmark District
- Hillside Overlay District
- Urban Design Overlay District



**1.7305-acres**  
**1429-05(a) relief for .2695-acres**

8

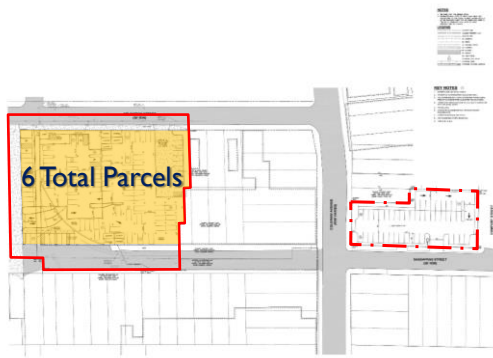


## Basic Requirements for Planned Development

9

### § 1429-05: Basic Requirements

- ✓ Minimum Area
- ✓ **Ownership**
  - 6 parcels all under ownership of Crosley Renaissance, LLC to be consolidated
- Multiple Buildings on a Lot
- Historic Landmark District
- Hillside Overlay District
- Urban Design Overlay District



**1.7305-acres**  
**1429-05(a) relief for .2695-acres**

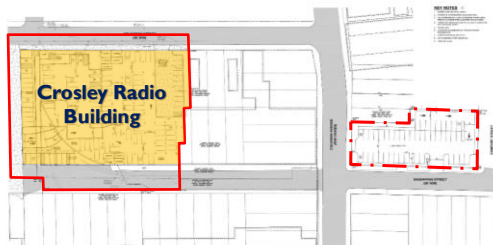
9

## Basic Requirements for Planned Development

10

### § 1429-05: Basic Requirements

- ✓ Minimum Area
- ✓ Ownership
- ✓ **Multiple Buildings on a Lot**
  - One single-building
- Historic Landmark District
- Hillside Overlay District
- Urban Design Overlay District



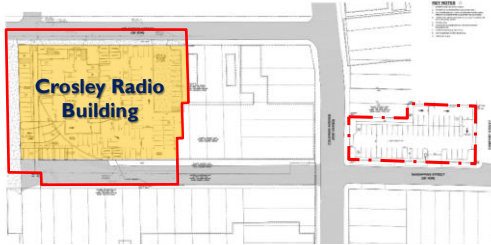
10

## Basic Requirements for Planned Development

11

### § 1429-05: Basic Requirements

- ✓ Minimum Area
- ✓ Ownership
- ✓ Multiple Buildings on a Lot
- ✓ **Historic Landmark District**
  - Not a local landmark or district
  - National Register Historic Landmark – Tax Credit Eligible
- Hillside Overlay District
- Urban Design Overlay District



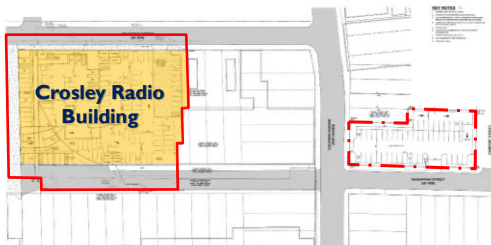
11

## Basic Requirements for Planned Development

12

### § 1429-05: Basic Requirements

- ✓ Minimum Area
- ✓ Ownership
- ✓ Multiple Buildings on a Lot
- ✓ Historic Landmark District
- ✓ **Hillside Overlay District**
  - N/A
- Urban Design Overlay District



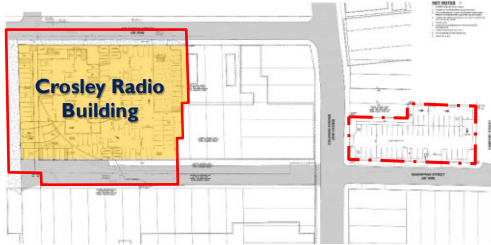
12

# Basic Requirements for Planned Development

13

## § 1429-05: Basic Requirements

- ✓ Minimum Area
- ✓ Ownership
- ✓ Multiple Buildings on a Lot
- ✓ Historic Landmark District
- ✓ Hillside Overlay District
- ✓ **Urban Design Overlay District**
- N/A



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# § 1429-09 Concept Plan – Plan Elements

14



### Building **175-220 dwelling units**

- Floor 1** Parking & Leasing Office
- Floor 2** Parking
- Floor 3 – 8** Multi-Family Residential
- Floor 9** Amenities and "Light" Commercial Use

### Parking **0.75 – 1.5/unit**

- On Site Approximately 140
- Off-Site (Colerain & Sassafras Lot) Approximately 46

### Rights-of-Way and Circulation

- 1<sup>st</sup> Floor Parking Access Sassafras Street
- 2<sup>nd</sup> Floor Parking Access Arlington Street

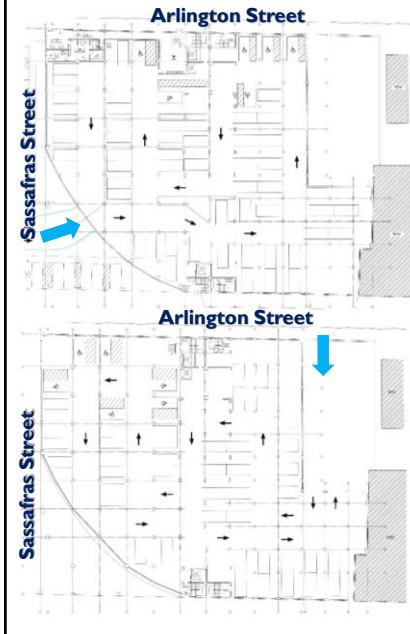
### Amenities/Open Space

- Community Space 9<sup>th</sup> Floor

14

## § 1429-09 Concept Plan – Plan Elements

15



### Building 175-220 dwelling units

Floor 1	Parking & Leasing Office
Floor 2	Parking
Floor 3 – 8	Multi-Family Residential
Floor 9	Amenities and “Light” Commercial Use

### Parking 0.75 – 1.5/unit

On Site	Approximately 140
Off-Site (Colerain & Sassafra Lot)	Approximately 46

### Rights-of-Way and Circulation

1 <sup>st</sup> Floor Parking Access	Sassafra Street
2 <sup>nd</sup> Floor Parking Access	Arlington Street

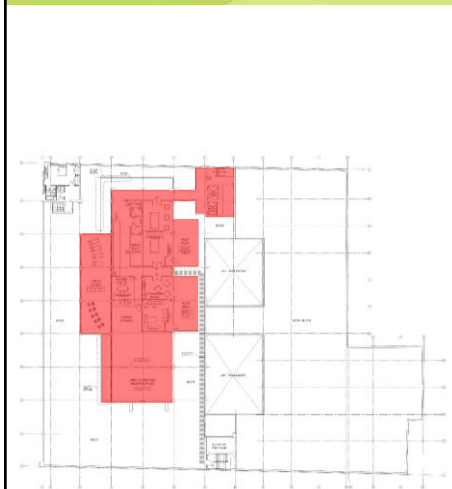
### Amenities/Open Space

Community Space	9 <sup>th</sup> Floor
-----------------	-----------------------

15

## § 1429-09 Concept Plan – Plan Elements

16



### Building 175-220 dwelling units

Floor 1	Parking & Leasing Office
Floor 2	Parking
Floor 3 – 8	Multi-Family Residential
Floor 9	Amenities and “Light” Commercial Use

### Parking 0.75 – 1.5/unit

On Site	Approximately 140
Off-Site (Colerain & Sassafra Lot)	Approximately 46

### Rights-of-Way and Circulation

1 <sup>st</sup> Floor Parking Access	Sassafra Street
2 <sup>nd</sup> Floor Parking Access	Arlington Street

### Amenities/Open Space

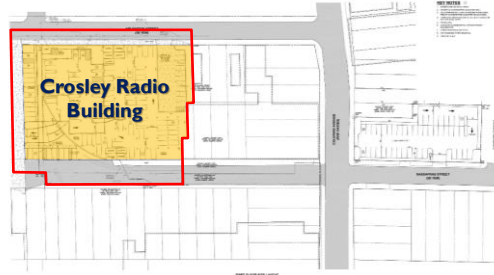
Community Space	9 <sup>th</sup> Floor
-----------------	-----------------------

16



## §1429-09 Concept Plan – Density and Open Space

17



### Site Density

Dwelling Units	175 – 220
Site Acreage	1.562 acres
	112-160 units/acre

### Open Space

Total Area	68,040.72 sq. ft.
Largest Building Footprint	44,043.00 sq. ft.
Remainder/Open Space	23,997.72 sq. ft.
	35%

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## §1429-09 Concept Plan – Schedule

18

<b>January 15, 2021</b>	<b>City Planning Commission</b>
<b>February 2021</b>	<b>Economic Growth &amp; Zoning Committee</b>
	<b>City Council</b>
<b>February 11, 2021</b>	<b>9% and 4% LIHTC Application Due</b>
<b>May 2021</b>	<b>9% and 4% LIHTC Awarded</b>
<b>September 2021</b>	<b>State and Federal Historic Applications</b>
<b>March 2022</b>	<b>State and Federal Historic Awards</b>
<b>TBD</b>	<b>Estimated City of Cincinnati HOME Award</b>
<b>TBD</b>	<b>Estimated Federal Home Loan Bank Award</b>
<b>October 2022</b>	<b>Closing</b>
	<b>Construction Begins</b>
<b>July 2024</b>	<b>Construction Completion</b>

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## §1429-09 Concept Plan – Preliminary Reviews

19

**Advisory Team Meeting**

December 8, 2020

**Client Meeting**

December 15, 2020

All City Departments are comfortable with the Zone Change and Concept Plan

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- Comments from MSD, SMU, OES, and DOTE to be addressed prior to permitting
- Comments outlined in CPRE200105 Letter (Exhibit H)

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## Review and Public Comment

20

**11.11.2020**      **Camp Washington Letter**

**12.10.2020**      **Public Staff Conference**

16 community members, petitioner team, and City Staff

**12.29.2020**      **Mailing Notification for CPC**

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- General support of project
- Question related to existing easement
- Questions related to the financing of the project
- Questions related to location of commercial uses

20

**Live Initiative Area**

**Goal:** Provide a full spectrum of housing options, and improve housing quality and affordability (page 164)

**Strategy:** Provide quality healthy housing for all income levels (page 165)



**Conversion from Industrial to Other Uses**

Crosley Radio Building (page 24)

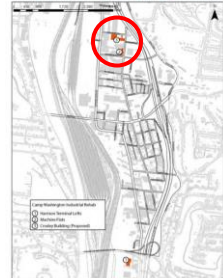
Identified as reuse as affordable units for artists

**Land Use Recommendations**

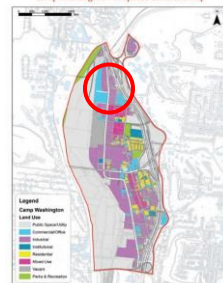
“Addition of mixed use and office uses along Colerain Avenue north of Bates” (page 40)

Land Use Plan Recommendation (page 41)

Camp Washington - Industrial Building Conversions



Camp Washington - Proposed Land Use Map



## City Planning Commission Action (§1429-11)

23

- ✓ 1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with 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 and would apply if the plan were not approved;*
- ✓ 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;*
- ✓ 4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian and traffic circulation, building design and location.*



23

## Analysis

24

- Planned Development (PD) is appropriate zoning for site and proposed development
- Will reactivate and remediate a vacant and underutilized site into a residential multi-family development
- Planned Development allows for coordinated development
- Will not negatively impact the existing character of the surrounding area
- Petitioner has engaged with Camp Washington Community Council which has resulted in support of project
- Consistent with *Plan Cincinnati* and *Made in Camp*



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## Findings

25

It is the opinion of staff of the Department of City Planning that the Concept Plan and Development Program Statement is in compliance with the requirements of a PD District §1429-05 and §1429-11(a) *City Planning Commission Action*.

The proposal is consistent with the purpose of the Planned Development District Regulations.



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## Recommendation

26

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

**ACCEPT** the Concept Plan and Development Statement as submitted and;

**ADOPT** the Department of City Planning Findings (detailed on page 9 of the staff report) and;

**APPROVE** the proposed zone change at 1333 Arlington Street from Manufacturing General (MG) to Planned Development including the Concept Plan and Development Program Statement in Camp Washington.

**APPROVE** the proposed Planned Development (PD) district that contains less than two-acres per Section 1429-05 (a) of the Cincinnati Zoning Code as the subject site and building are existing, and the proposed reuse of the building and site are appropriate for a PD.



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