

### Agenda - Final-revised

### Equitable Growth & Housing

Tuesday, February 13, 2024	1:00 PM	Council Chambers, Room 300
	Councilmember, Seth Walsh	
	Councilmember, Scotty Johnson	
	Councilmember, Victoria Parks	
	Vice Mayor, Jan-Michele Kearney	
	Councilmember, Anna Albi	
	Councilmember, Mark Jeffreys	
	Councilmember, Meeka Owens	
	Vice Chairperson, Reggie Harris	
	Chairperson, Jeff Cramerding	

**PUBLIC HEARING** 

ROLL CALL

### PRESENTATIONS

### Proposed Zone Change at 4575 Eastern Ave in Linwood

### Andrew Halt, City Planner

#### Proposed Zone Change to PD at 3925 & 3927 Old Ludlow Ave in Northside

#### **Emily Burns, City Planner**

### **Quick Strike Acquisition & Program Support**

#### Rosa Christophel, Executive Director

#### AGENDA

### START OF PUBLIC HEARING

1. 202400287 ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 1/24/2024, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, "Manufacturing General," zoning district to the RM-0.7, "Residential Multi-family," zoning district to facilitate the development of approximately 271 apartment units. (Subject to the <u>Temporary Prohibition List</u> <<u>https://www.cincinnati-oh.gov/law/ethics/city-business></u>)

<u>Sponsors:</u> City Manager

### Attachments: Transmittal Ordinance Attachment A Attachment B Legislative Record CPC Memo to Clerk

2. <u>202400462</u> **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 2/13/2024, regarding a zone change located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, "Manufacturing General," zoning district to the RM-0.7, "Residential Multi-family," zoning district to facilitate the development of approximately 271 apartment units.

Sponsors: City Manager

Attachments: Transmittal

Presentation

3. 202400384 ORDINANCE (EMERGENCY) submitted by Sheryl M. M. Long, City Manager, on 2/13/2024, AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by the Ludlow Viaduct to the west, Old Ludlow Avenue to the east, and the William P. Dooley Bypass to the south in the Northside neighborhood from the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts to Planned Development District No. 100, "Northside Gateway." (Subject to the <u>Temporary Prohibition List</u> <a href="https://www.cincinnati-oh.gov/law/ethics/city-business">https://www.cincinnati-oh.gov/law/ethics/city-business</a>)

<u>Sponsors:</u> City Manager

Attachments: Transmittal

Ordinance

Attachment A

<u>Attachment B</u>

Attachment C

<u>Attachment D</u>

Legislative Record

CPC Memo to Clerk

**4.** <u>202400463</u> **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 2/13/2024, regarding the Proposed Zone Change to Planned Developed located at 3925 and 3927 Old Ludlow Avenue in the Northside neighborhood.

<u>Sponsors:</u> City Manager

Attachments: Transmittal

**Presentation** 

#### END OF PUBLIC HEARING

5. <u>202400509</u> **PRESENTATION**, submitted by Councilmember Cramerding, from Rosa

Christophel, Executive Director, and Michael Cappel, President of the Homebase Board, regarding Homebase.

<u>Sponsors:</u> Cramerding

Attachments: HomeBaseCincinnati 2-13-2024

ADJOURNMENT



January 24, 2024

То:	Mayor and Members of City Council	202400287
From:	Sheryl M. M. Long, City Manager	
Subject:	Ordinance for the Rezoning of 4575 Eastern Avenue in Linwood.	

Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, "Manufacturing General," zoning district to the RM-0.7, "Residential Multi-family," zoning district to facilitate the development of approximately 271 apartment units.

The City Planning Commission recommended approval of the designation at its January 5, 2024, meeting.

#### Summary:

The petitioner, CIG Communities, requests a zone change for the property located at 4575 Eastern Avenue in the Linwood. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Residential Multi-family (RM-0.7). The property currently consists of an abandoned manufacturing facility and is 7.28 acres in size. The surrounding properties include manufacturing businesses, multi-family and single-family residences, and restaurants.

This proposed zone change will allow the applicant to construct an adaptive reuse apartment complex with new construction, which is planned to have approximately 271 residential units and 417 total off-street parking spaces.

The City Planning Commission recommended the following on January 5, 2024, to City Council:

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

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

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, "Manufacturing General," zoning district to the RM 0.7, "Residential Multi-family," zoning district to facilitate the development of approximately 271 apartment units.

WHEREAS, CIG Communities, LLC, an Ohio limited liability company ("Petitioner"), has petitioned to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood ("Property") from the MG, "Manufacturing General," zoning district to the RM 0.7, "Residential Multi-family," zoning district; and

WHEREAS, the Petitioner proposes the conversion of portions of existing industrial structures on the Property into 44 apartment units and the construction of two new four-story multi-family apartment buildings containing an additional 227 apartment units and approximately 471 off-street parking spaces; and

WHEREAS, a zone change is necessary to enable the adaptive reuse of the Property into multi-family housing because the current MG, "Manufacturing General," zoning district in which the Property is located does not permit the construction of apartment buildings; and

WHEREAS, the proposed zone change from the MG, "Manufacturing General," zoning district to the RM 0.7, "Residential Multi-family," zoning district would allow for the Property to be developed and operated in a manner that is consistent with the adjacent RMX, "Residential Multi-family," zoning district abutting the Property to the south and east; and

WHEREAS, the proposed zone change is consistent with Plan Cincinnati (2012), including the goal "to provide a full spectrum of housing options and improve housing quality and affordability" as described on page 164; and

WHEREAS, the proposed zone change is further consistent with the Linwood Neighborhood Strategy (2002), including the goal "to [e]nhance and preserve existing community assets" through the strategy to "[s]eek adaptive reuse of all large vacant buildings" as described on page 12; and

WHEREAS, at its regularly scheduled meeting on January 5, 2024, the City Planning Commission determined that the proposed zone change is in the interest of the public's health, safety, morals, and general welfare, and it recommended rezoning the Property from the MG, "Manufacturing General," zoning district to the RM 0.7, "Residential Multi-family," zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the MG, "Manufacturing General," zoning district to the RM 0.7, "Residential Multi-family," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 4575 Eastern Avenue in the Linwood neighborhood, shown on the map attached hereto as Attachment A and incorporated by reference, and being more particularly described on the legal description contained in Attachment B attached hereto and incorporated herein by reference, is hereby amended from the MG, "Manufacturing General," zoning district to the RM 0.7, "Residential Multi-family," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed:\_\_\_\_\_, 2024

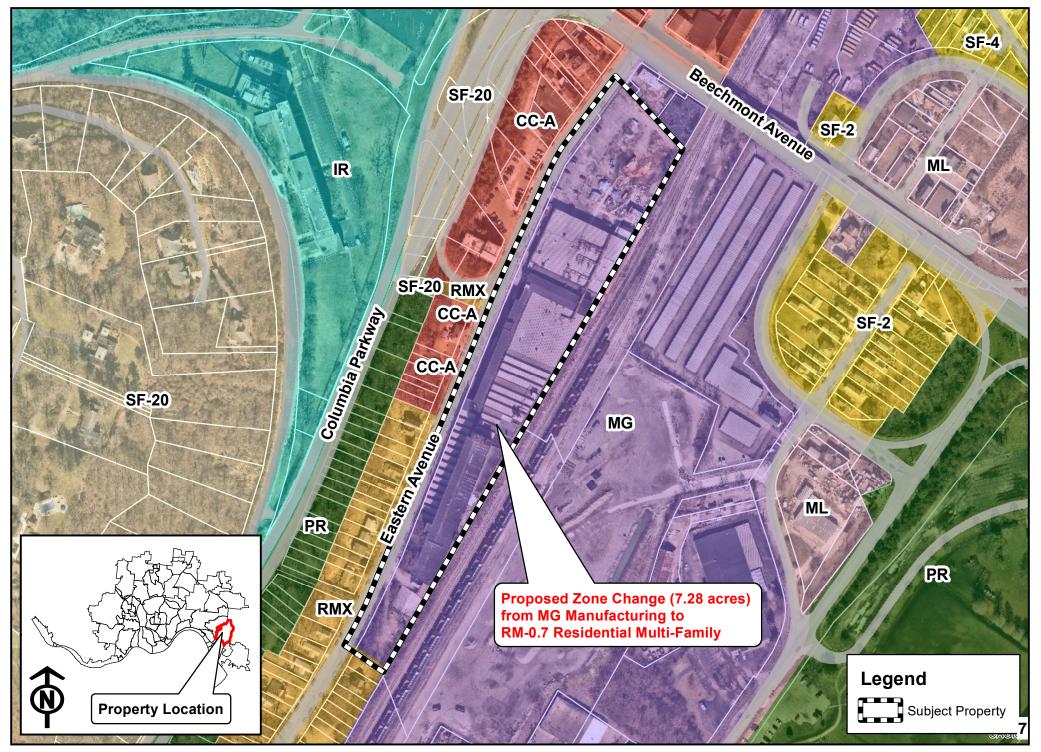
Aftab Pureval, Mayor

Attest:

Clerk

## Proposed Zone Change at 4575 Eastern Avenue in Linwood









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

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.



#### Honorable City Planning Commission Cincinnati, Ohio

**<u>SUBJECT</u>**: 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.
Zoning:	Manufacturing General (MG)
Use:	Manufacturing site.

### West:

East:

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 30th, 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 Multifamily (RM-0.7) at 4575 Eastern Avenue in Linwood.

Respectfully submitted:

Approved:

Andrew Halt

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

Katherine Keough-Jus

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

## Proposed Zone Change at 4575 Eastern Avenue in Linwood



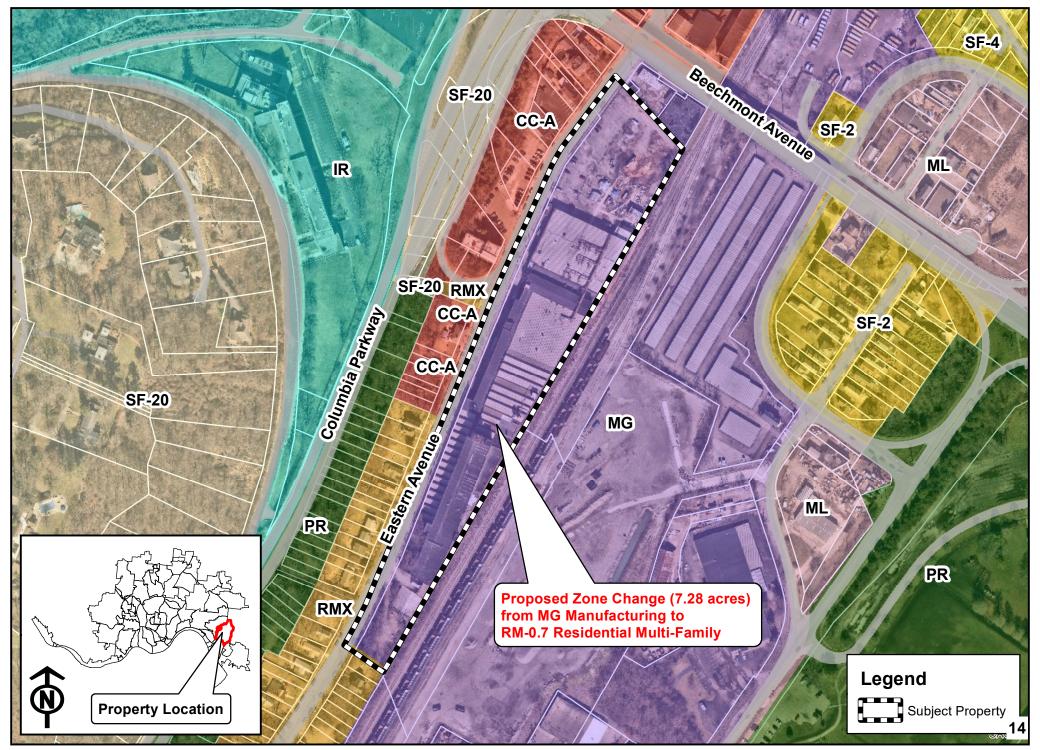


Exhibit B



# Exhibit C



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

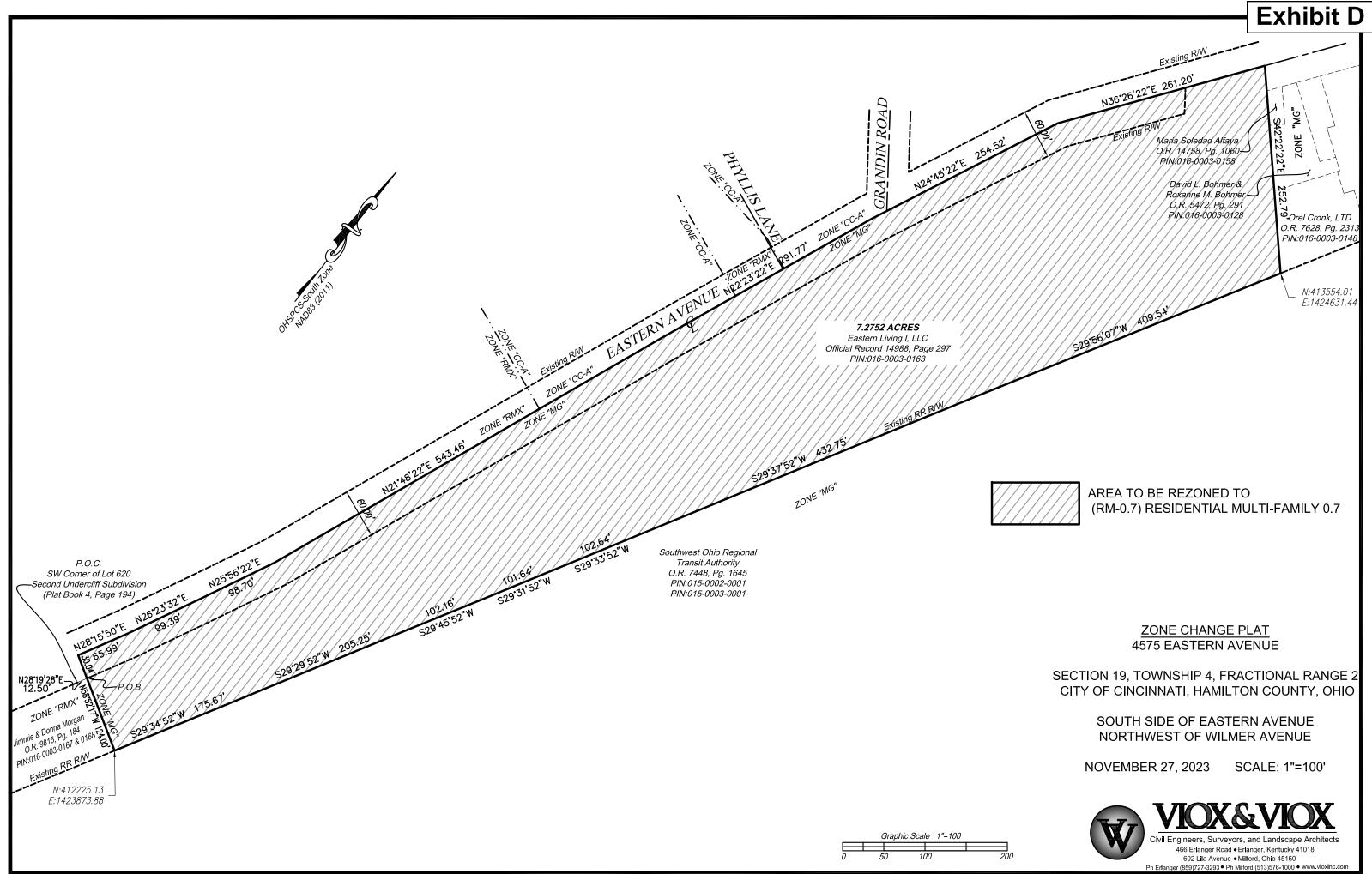
anna McKeln

Danny McKelvey Development Manager

cigcommunities.com 525 Vine Street, Suite 1605 Cincinnati, OH 45202

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

To: The Honorable Council of the City of Ci	Date:	/2023	
I hereby request your Honorable Body to a changing the area described in the attache			-
attached plat from the <u>MG</u> Zon	ne District to the	RM-0.7	Zone District.
Location of Property (Street Address): <u>45</u>			
Area Contained in Property (Excluding Stre		3	
Present Use of Property: Abandoned ma	anufacturing fac	cility	
Proposed Use of Property & Reason for Cha	inge:		
Multifamily residences. Zone change needed			
Property Owner's Signature: David Bastos			
David Bastos Name Typed:			
525 Vine Street, Cincinnati. OH 4	5202	513-246-1980	
Agent Signature: Danny McKelve			
Name Typed: <u>Danny McKe</u>	vey		
Address: 525 Vine Street, #1605, Cincinnat	i, OH 45202 Phone	937-405-5857	7
Please Check if the Following Items are Atta	iched		
Application Fee Copies of Pla	nt ✓ Co	pies of Metes and	d Bounds√





Since1945

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

December 19, 2023

#### **DESCRIPTION OF 7.2752 ACRES**

Exhibit

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**;

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

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- 5. N22°23'22"E 291.77 feet to a point;
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- 6. S29°29'52"W 205.25 feet to an iron pin (set);
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**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.

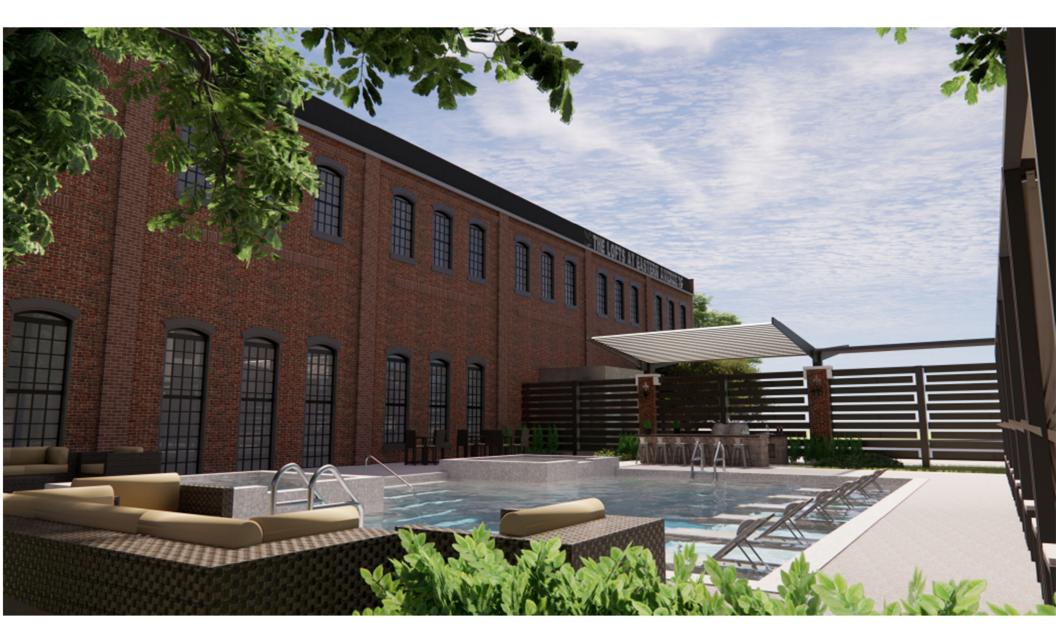


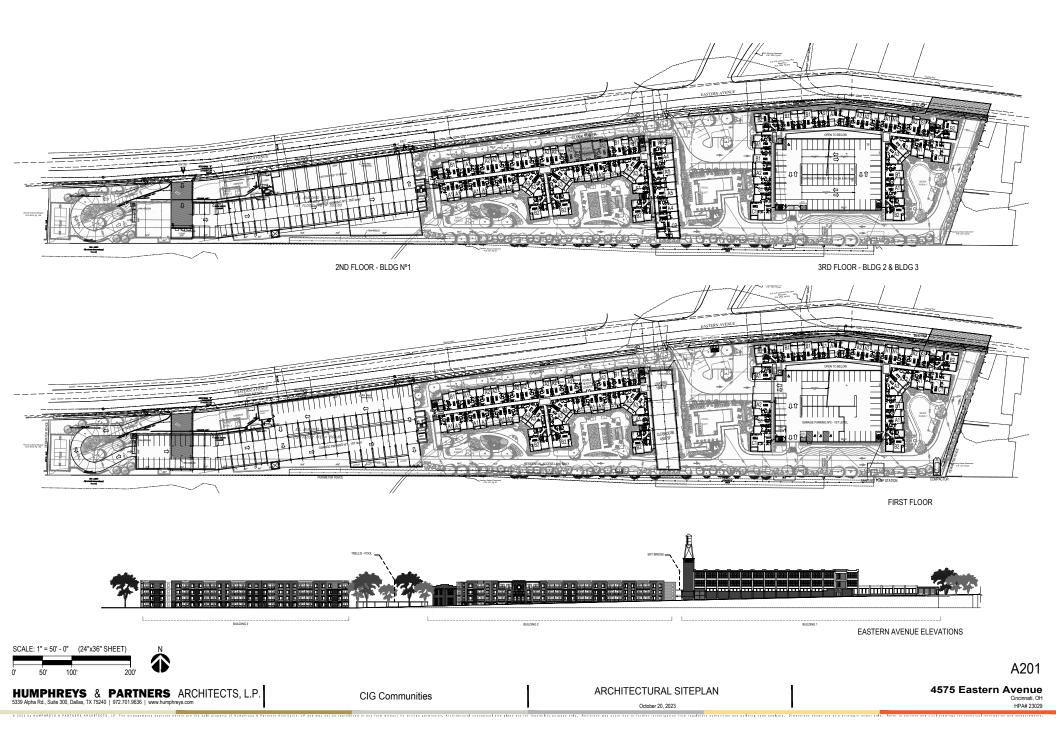
















September 7, 2023

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 <u>4575 Eastern Avenue</u> 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 <u>Teams conference call</u> <u>meeting</u> with you on <u>September 12, 2023 @ 10 am</u> 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:
  - Submit consolidation plat to Hamilton County
  - Once consolidation is recorded, submit for a Major Subdivision and Zone Change with the City of Cincinnati.
  - Application for Subdivision: https://www.cincinnatioh.gov/planning/subdivisions-and-lot-splits/
  - Application for Zone Change: https://www.cincinnati-oh.gov/planning/zoningadministration/



- 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

#### 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

#### Metropolitan Sewer District (MSD)

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

• None

#### Requirements to obtain permits:

- Detention will be reviewed by Jeff Chen at 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.
- 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.msdgc.org/customer\_care/development\_services/index.html Email questions to 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

#### 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.
  - $\circ$  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
  - o Grading must show existing and proposed contours
  - o 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://cincinnatioh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/
- SMU Standards Plans Notes is required. Refer to link: https://www.cincinnatioh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notesapril-2022/
- 7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
  - $\circ~$  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



#### 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.
- 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 u	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	l Fire
4575 Eastern Av.	Unknown	8"	Private Fire	e 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.cincinnatioh.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. 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.
- 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,

#### Contact:

Rick Roell | WaterWorks | 513-591-7858 | 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

#### 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

#### 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

#### **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 with questions.

#### **Recommendations:**

None

Contact:

Morgan Kolks | DOTE | 513-335-7322 | 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

#### 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



#### **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

#### 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

#### 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
- Brandon Kyle | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

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,

ah Iber

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

AD:RDR:hs

50 m Rodney D. Ringer, Development Manager

## Exhibit H

Board Anthony Russo - President Elizabeth Stoehr - Vice President Marlene Wagner - Treasurer



Trustees Jane Butschie Todd Newcomb Bonnie Lichtenberg Tom Salamon Michelle Sallee

October 31st, 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

President Linwood Comminity council



From:	Wayne, Richard S. <rswayne@strausstroy.com></rswayne@strausstroy.com>
Sent:	Friday, November 17, 2023 10:53 AM
То:	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 | rswayne@strausstroy.com





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From:	John Heekin <jheekin@transformancerealty.com></jheekin@transformancerealty.com>
Sent:	Sunday, November 19, 2023 12:54 PM
То:	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

From: Sent: To: Cc: Subject: Carl Goertemoeller <cgoertem@gmail.com> Wednesday, November 22, 2023 8:16 AM Halt, Andrew Fusaro Gregg [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 <u>4575 Eastern Ave.</u>

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

From:	Sandra Freyler < sandrafreyler@icloud.com>
Sent:	Saturday, November 25, 2023 2:51 PM
То:	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

From:	Claire Valle <clairevalle@icloud.com></clairevalle@icloud.com>
Sent:	Sunday, November 26, 2023 6:17 PM
То:	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

From:	Elizabeth Goodman <edehne@gmail.com></edehne@gmail.com>
Sent:	Wednesday, November 29, 2023 7:52 PM
То:	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 Engineeers. 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 opporunity 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. Especilaly 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

Linwood, OH

# Neighborhood Strategy p.7 - 2002

"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

## 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

#### 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

"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

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)** 
      - <u>https://www.fox19.com/2020/11/01/cincinnati-defense-attorney-killed-cycling-east-end-hit-skip/</u>
    - Cyclist taken to hospital after being hit by car in Linwood (2022)
      - <u>https://www.wlwt.com/article/police-shut-down-section-of-eastern-avenue-after-reports-of-bicyclist-struck/39705017</u>
- See also Eastern Corridor Project: <u>https://easterncorridor.org/wp-content/uploads/2018/02/Eastern-Corridor-Linwood-Eastern-Avenue-Interchange-Focus-Area-Needs-Analysis-Summary.pdf</u>
  - Public comments about traffic calming, bike paths, pedestrian walkways needed throughout the area. This can be done without having to build more apartments.

# Questions

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.

From:	Carl Goertemoeller <cgoertem@gmail.com></cgoertem@gmail.com>
Sent:	Thursday, November 30, 2023 4:06 PM
То:	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

port.org;
Ave.
ess
4

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.

<u>Here is a link to some information about the property.</u> 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-portformica-manufacturing.html

SUBSCRIBER CONTENT:

**Commercial Real Estate** 

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



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

**b** Listen to this article 4 min

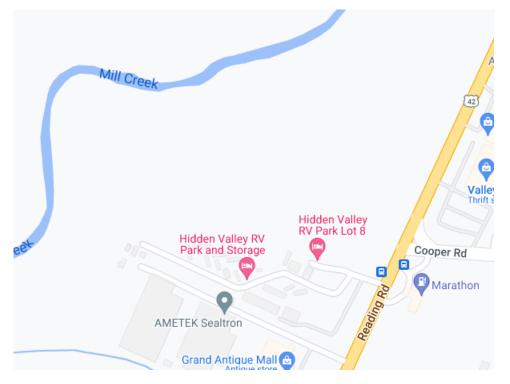
ohle

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.

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

You don't often get email from blichtenberglevine@gmail.com. Learn why this is important

**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

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

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

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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

AL TAGLIO KITCHEN LLC 4720 EASTERN AVE CINCINNATI OH 45226

BARNETT MONTE CARLOS 1956 KINNEY AVE CINCINNATI OH 45207

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

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

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

> GMB PROPERTIES LLC P O BOX 6117 CINCINNATI OH 45206

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

INDIANA & OHIO RAILWAY 5300 BROKEN SOUND BLVD BOCA RATON FL 33487 4540 EASTERN AVENUE LLC 3832 KELLOGG AVE CINCINNATI OH 45226

ALFAYA SOLEDAD MARIA 960 PINEWELL DR CINCINNATI OH 45255

BIG CLOUDY PROPERTIES LLC 4618 EASTERN AVE CINCINNATI OH 45226

> CAMBRON RONALD 4510 TEALTOWN RD BATAVIA OH 45103

EASTERN AVENUE LLC 4777 EASTERN AVE CINCINNATI OH 45226

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

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

GP GROUP PROPERTIES LLC 1035 VIXEN DR CINCINNATI OH 45245

HAGOPIAN GARY & JOANN G 1009 CATAWBA VALLEY CINCINNATI OH 45226

> KAM INVESTING LLC 660 LUKEN PARK DR CINCINNATI OH 45226

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

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

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

> CHAPLINE HALEY 4530 EASTERN AVE CINCINNATI OH 45226

EASTERN AVENUE PROPERTIES LLC 176 POPLAR RIDGE RD PITTSBURGH PA 15235

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

GEISE LOGAN W 6668 KENNEDY AVE CINCINNATI OH 45213

GRAY RANDALL T TR 239 BRETTON DR CINCINNATI OH 45244

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

MORGAN JIMMIE & DONNA 4543 EASTERN AVE CINCINNATI OH 45226 OREL CRONK LTD 3711 BEECHMONT CT CINCINNATI OH 45226

PRICE LANE HOLDING CORP 32-10 82ND ST EAST ELMHURST NY 11370

ROBERTS PETER C & LAURA M DOERGER-ROBERTS 1029 CATAWBA VALLEY DR CINCINNATI OH 45226

> SCHRIMPER ALBERT F 4627 COLUMBIA PW CINCINNATI OH 45226

SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY 602 MAIN ST SUITE 1100 CINCINNATI OH 45202 TERRY CARTER RENTAL LLC 6537 KENTUCKYVIEW DR CINCINNATI OH 45230

> UNITED STATES OF AMERICA HAUCK RD CINCINNATI OH 45241

COLUMBIA TUSCULUM COMMUNITY COUNCIL P.O. BOX 68075 CINCINNATI OH 45206 PATTON MARGARET M 3742 BEECHMONT CT CINCINNATI OH 45226-2314

REMLEY DARRIN L 4756 EASTERN AVE CINCINNATI OH 45226

SAMMONS KERN 3311 LITTLE DRY RUN RD CINCINNATI OH 45244

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

> STAACK LLC 940 LINCOLN RD STE 201 MIAMI BEACH FL 33139

THE GP GROUP PROPERTIES LLC 1035 VIXEN DR CINCINNATI OH 45245 PETERS DAVID & DIXIE 4728 EASTERN AVE CINCINNATI OH 45226

RIVER PARK PROPERTIES LLC 50 N THIRD ST HEATH OH 43056

> SAMMONS KERN FEE 1149 HERSCHEL AVE CINCINNATI OH 45208

SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY 1014 VINE ST SUITE 2000 CINCINNATI OH 45202-1122 STATE OF OHIO 505 S STATE ROUTE 741 LEBANON OH 45036

> TUCKER LANE 4314 JOAN PL CINCINNATI OH 45227

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

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



January 24, 2024

Cincinnati City Council Council Chambers, City Hall Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, "Manufacturing General," zoning district to the RM-0.7, "Residential Multi-family," zoning district to facilitate the development of approximately 271 apartment units.

#### Summary:

The petitioner, CIG Communities, requests a zone change for the property located at 4575 Eastern Avenue in Linwood. The current zoning is Manufacturing General (MG), and the applicant is pursuing the change to Residential Multi-family (RM-0.7). The property currently consists of an abandoned manufacturing facility and is 7.28 acres in size. The surrounding properties include manufacturing businesses, multi-family and single-family residences, and restaurants.

This proposed zone change will allow the applicant to construct an adaptive reuse apartment complex with new construction, which is planned to have approximately 271 residential units and 417 total off-street parking spaces.

The City Planning Commission recommended the following on January 5, 2024, to City Council:

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

Motion to Approve: Mr. Samad Seconded: Mr. Weber

Ayes: Ms. Beltran Mr. Eby Ms. Kearney Mr. Samad Ms. Sesler Mr. Stallworth Mr. Weber

THE CITY PLANNING COMMISSION

halfort

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

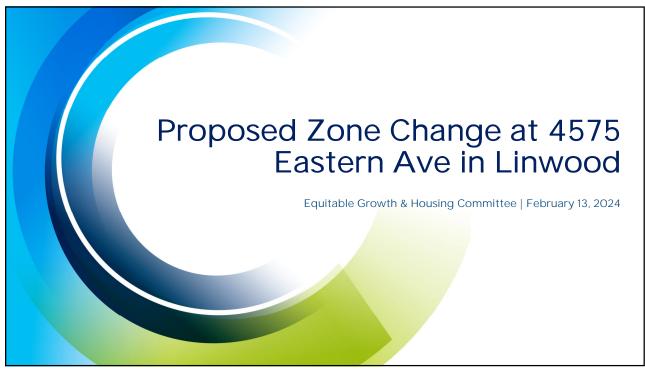


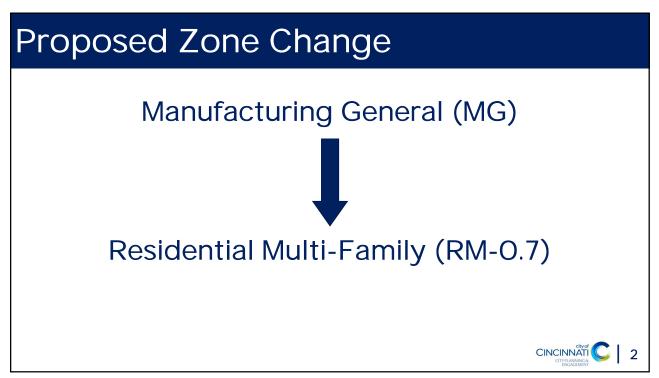
#### February 13, 2024

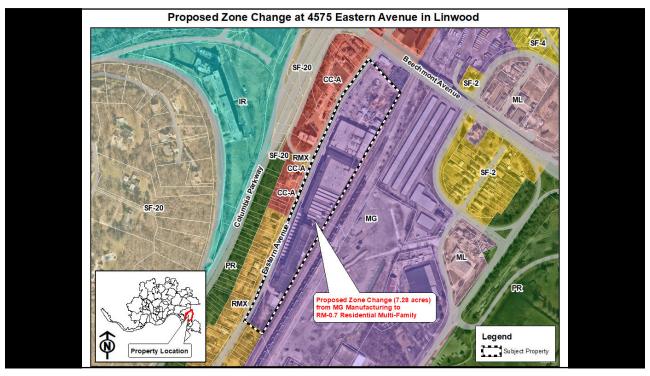
# TO: Members of the Equitable Growth & Housing Committee 202400462 FROM: Sheryl M. M. Long, City Manager 202400462 SUBJECT: Presentation – Ordinance for the Rezoning of 4575 Eastern Avenue in Linwood.

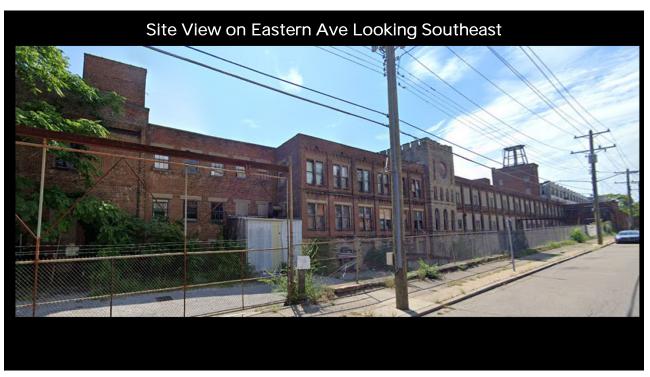
Attached is the presentation for a zone change located at 4575 Eastern Avenue in the Linwood neighborhood from the MG, "Manufacturing General," zoning district to the RM-0.7, "Residential Multi-family," zoning district to facilitate the development of approximately 271 apartment units.

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





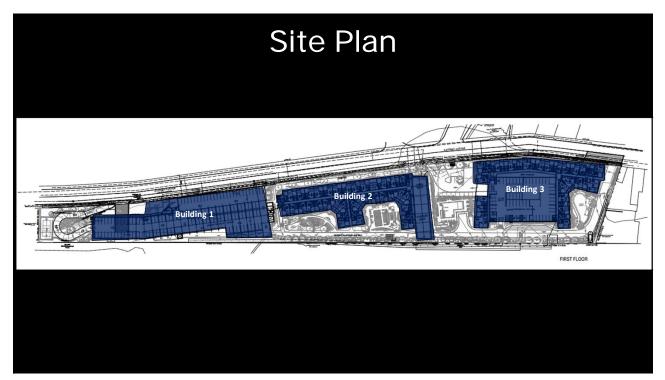




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## Project Details

- 271 apartments proposed across 3 buildings.
  - Building 1: 44 Apartments
  - Building 2: 134 Apartments
  - Building 3: 93 Apartments
- 417 total parking spaces.
- Parts of existing buildings will be reused.
  - Structure dates back to 1890s.









9

# Notice

- Notice was sent to:
  - Property owners within a 400-foot radius
  - Linwood Community Council
  - Columbia Tusculum Community Council



## Public Comment

- Linwood Community Council provided a letter of support
- Public Staff Conference: Nov. 29th, 2023
- City Planning Commission: approved on Jan. 5<sup>th</sup>, 2024
- Some expressed support for new patrons for businesses & possible street improvements
- Others expressed concern about lack of commercial space, alt truck routes, renters, and that the complex would not be full.

And the local	LINWOOD	- 							
	LITTICOD	La Anna Anna Anna							
October 31*, 2023									
City of Ciscinnati BOI Plan Street, Ciscinnati, OH 45202									
CHG Communities has comproperty of 4575 Eastern J	ischol the Linwood Community Cruncil	and presented a proposal for the							
On behalf of the Linwood application to reason the ar-	Community Council, I an writing to you roperty from MG to RM-0.7. At a metion		Andrew						
50 <sup>4</sup> , 2023, we voted in far- stipulation that CIG would walkability throughout Lin	or of the requested zone charge and tas a continue to work with the neighborhood	distensors. The vote was held with to improve pedestrian safety and				ALL DES BUT AN			
The details of the proposal A none change for	are as follows: on Masufacturing General (MU) to Resid	dential Multi-Family 6.7 (RM-6.7) av				nali City Marining: Innati Port Manufa			
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11

# Coordinated Site Review

	CINCINNATI
September 7, 2023	
Mr. Danny McKelvey	
CIG Communities	
525 Vine Street Cincinnati, Ohio 45202	
Re: 4575 Eastern Aven	e   CIG Communities (D) - (CPRE230048) Final Recommendations
Dear Mr. McKelvey,	
This letter is to inform y	ou that our CSR Advisory-TEAM and CSPRO Committee has review
your proposed project	at 4575 Eastern Avenue in the Community of Linwood. It is n
understanding that you	are proposing a residential development at a site of existing structur
	ork will include demolition and rehabilitation of the overall structure
	units. New construction will include a pre-cast garage with wi
	ern portion of the site, and a freestanding apartment building which
	one clocktower currently present on site. The estimated unit count is 2
	d is the recommendations of the City of Cincinnati and must be follow th your project. As a reminder, we will have a Teams conference of
meeting with you on Se	ptember 12, 2023 @ 10 am to discuss this information. Please see hank you for developing within the City of Cincinnati.
	agement - Planning Division
	ts to move the project forward:
	insolidations to Hamilton County and not the City of Cincinnati.
<ol><li>Subdivisions are County.</li></ol>	submitted to and reviewed by the City, and then recorded with Hamilton
	ition, see this Parcel/Lot Consolidation FAQ:
	nnati-oh.gov/buildings/building-permit-forms-applications/application-
	andouts-checklists-alphabetical-list/lot-consolidation-handout/
4. Since this project	t is in the Hillside Overlay District, it is considered a Major Subdivision.
5. The Major Subdi	vision application and the Zone Change application to change the zonli
to RM-0.7 can b	e submitted/processed simultaneously, as long the property boundarie
	addition, any relief from the Zoning Code can be requested during ti
Major Subdivisio	
6. The process is a	
	ensolidation plat to Hamilton County solidation is recorded, submit for a Major Subdivision and Zone Chan
	isolidation is recorded, submit for a Major Subdivision and Zone Chan 21v of Cincinnati.
	in for Subdivision: https://www.cincinnati-
	anning/subdivisions-and-lot-splits/
	in for Zone Change: https://www.cincinnati-oh.gov/planning/zonin
administr	

- Circulated for comments in September 2023.
- DOTE requested a Traffic Impact Study, which was provided.
- No major other concerns, except to ensure utility coordination.
- DCED separately did not express concern about this conversion.



## Consistency with Plans

## Plan Cincinnati (2012)

### Live Initiative Area

- Goal: "Provide full spectrum of housing options and improve housing quality & affordability"
- Strategy: "to provide quality healthy housing for all income levels"

## Sustain Initiative Area

- Goal: "Preserve our natural and built environment"
- Strategy: "Preserve our built history"



13

## Consistency with Plans

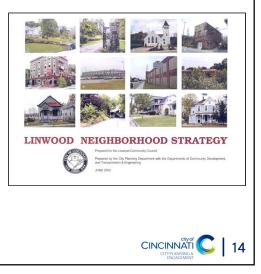
## Linwood Neighborhood Strategy (2002)

**Goal:** "Enhance and preserve existing community assets"

**Objective:** "Preserve architecturally and historically significant structures"

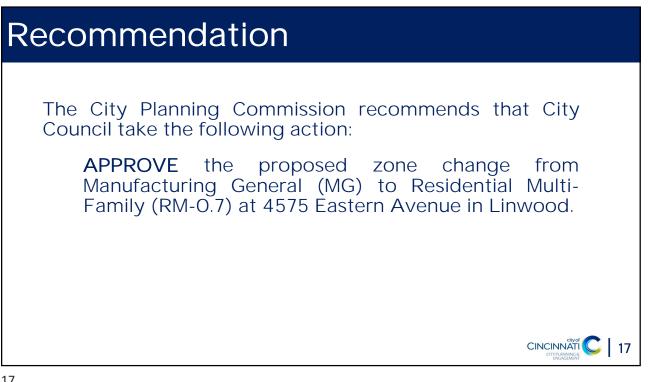
**Goal:** "Increase homeownership for mixed incomes and encourage infill and rehabilitation opportunities"

**Strategy:** "Target sites for infill and appropriate larger developments"





Conclu	usions		
Engager	f of the Department of City Planning and ment supports the proposed change in zoning for the g reasons:		
1. Th su	ne proposed zone is <b>similar in intensity</b> to the irrounding area zoning.		
<ol> <li>The proposed use is consistent with Plan Cincinnati's Live and Sustain Initiative Areas, as well as the Linwood Neighborhood Strategy.</li> </ol>			
bu	ne proposed use will benefit the neighborhood's <b>local</b> usinesses, provide needed <b>housing</b> , as well as reserve parts of old industrial buildings.		





February 13, 2024

To:	Mayor and Members of City Council	
From:	Sheryl M. M. Long, City Manager	202400384
Subject:	Emergency Ordinance – Zone change to Planned Development District No. 100, "Northside Gateway," in the Northside neighborhood	

Transmitted is an Emergency Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by the Ludlow Viaduct to the west, Old Ludlow Avenue to the east, and the William P. Dooley Bypass to the south in the Northside neighborhood from the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts to Planned Development District No. 100, "Northside Gateway."

The City Planning Commission recommended approval of the designation at its January 19, 2024 meeting.

#### Summary:

The petitioners – Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), and Urban Sites – are requesting a zone change for the properties located at 3925 and 3925 Old Ludlow Avenue in Northside from Community Commercial-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD). The proposed Concept Plan and Development Program Statement are for renovating the existing Stagecraft Building and constructing a new residential building to create a mixed-use project that units a unit count between 50 and 70 dwelling units affordable at or below 60% Area Median Income (AMI) with commercial use on the first floor of the existing building.

The City Planning Commission recommended the following on January 19, 2024 to City Council:

**APPROVE** the Concept Plan and Development Program Statement as submitted;

**ADOPT** the Department of City Planning and Engagement Findings as Detailed on page 9 of this report; and

**APPROVE** the proposed zone change at 3927 and 3925 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.

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

#### <u>EMERGENCY</u>

CHM

#### - 2024

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by the Ludlow Viaduct to the west, Old Ludlow Avenue to the east, and the William P. Dooley Bypass to the south in the Northside neighborhood from the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts to Planned Development District No. 100, "Northside Gateway."

WHEREAS, Cincinnati Northside Community Urban Redevelopment Corporation, doing business as Northsiders Engaged in Sustainable Transformation ("NEST"), and the City of Cincinnati own certain real property in the Northside neighborhood generally bound by the Ludlow Viaduct to the west, Old Ludlow Avenue to the east, and the William P. Dooley Bypass to the south, which property contains approximately 2.1848 acres ("Property"); and

WHEREAS, NEST, partnering with Over-the-Rhine Community Housing and Urban Sites, seeks to redevelop the Property into a mixed-use affordable housing development, comprising the adaptive reuse of the four-story former Stagecraft company building and the construction of a new four-story multi-family apartment building to provide up to approximately 4,300 square feet of commercial space and up to approximately 57,362 square feet of multi-family residential space, containing up to 58 apartment units affordable to persons earning up to 60% of the area medium income ("Project"); and

WHEREAS, NEST has sufficient control over the Property to affect the Project and has petitioned the City to rezone the Property from the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts to Planned Development District No. 100, "Northside Gateway" ("PD-100"), to undertake the Project; and

WHEREAS, NEST has submitted a concept plan and development program statement for PD-100, which documents describe the land use and development regulations that will govern the development and conform with the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on January 19, 2024, the City Planning Commission approved the rezoning of the Property from the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts to PD-100, upon a finding that: (i) NEST's concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of NEST's application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Project is consistent with the Northside Comprehensive Land Use Plan (2014), which plan has a stated goal to "[i]mprove the quality and quantity of affordable and market rate rental housing," with the strategy to "[i]ntegrate more housing into our neighborhood business district to strengthen it and increase pedestrian activity," as described on page 82; and

WHEREAS, the Project is consistent with Plan Cincinnati (2012), particularly a goal of the Live Initiative Area to "[p]rovide a full spectrum of housing options, and improve housing quality and affordability" as described on page 164, and the strategy to "[p]rovide quality healthy housing for all income levels" as described on page 165; and

WHEREAS, Council considers the establishment of PD-100 to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council hereby adopts as its own independent findings the Department of City Planning and Engagement's and the Cincinnati Planning Commission's findings that the planned development proposed by Cincinnati Northside Community Urban Redevelopment Corporation, doing business as Northsiders Engaged in Sustainable Transformation ("NEST"), for the real property located in the Northside neighborhood in the area shown on the map attached hereto as Attachment A and incorporated herein by reference conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City's official zoning map in the location of the real property shown on the map attached hereto as Attachment A and incorporated herein by reference, and being more particularly described on the legal description attached hereto as Attachment B and incorporated herein by reference, is hereby amended from the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts to Planned Development District No. 100, "Northside Gateway" ("PD-100").

Section 3. That the development program statement, attached hereto as Attachment C and incorporated herein by reference, and that the concept plan, attached hereto as Attachment D and incorporated herein by reference, are hereby approved. The approved concept plan and development program statement shall govern the use and development of the subject property during the effective period of PD-100.

Section 4. That should PD-100 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts in effect immediately prior to the effective date of PD-100.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow NEST to proceed with its development plans to apply for low-income housing tax credits by the pending application deadline in February 2024. The low-income housing tax credits will assure the viability of a project that will contribute to the economic growth and vitality of the Northside neighborhood.

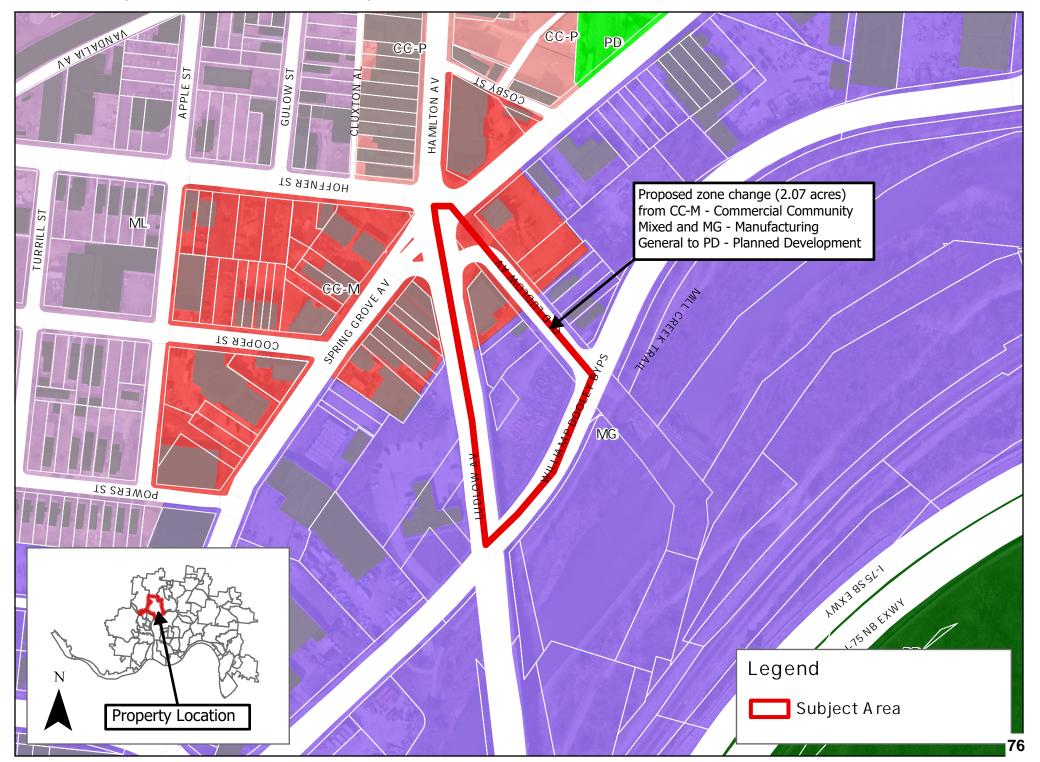
Passed:\_\_\_\_\_, 2024

Aftab Pureval, Mayor

Attest:

Clerk

### Proposed Planned Development at 3927 and 3925 Old Ludlow Ave in Northside





NOVEMBER 15, 2023 REVISED JANUARY 17, 2024

#### LEGAL DESCRIPTION AREA TO BE REZONED 2.1848 ACRES

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF OLD LUDLOW AVENUE WITH WILLIAM P. DOOLEY BYPASS, THENCE ALONG THE CENTERLINE OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) SOUTH 23°58'20" WEST, 100.42 FEET TO A POINT;
- 2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 721.48 FEET, A DISTANCE OF 202.74 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 32°01'20" WEST, 202.07 FEET TO A POINT AND
- 3) THENCE SOUTH 40°04'21" WEST, 97.24 FEET TO THE INTERSECTION OF THE CENTERLINE OF WILLIAM P. DOOLEY BYPASS WITH LUDLOW AVENUE VIADUCT AND

THENCE ALONG THE CENTERLINE OF LUDLOW AVENUE VIADUCT THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) NORTH 06°36'43" WEST, 291.98 FEET TO A POINT;
- 2) THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 1,432.39 FEET, A DISTANCE OF 137.26 FEET, THE CHORD OF SAID CURVE BEARS NORTH 09°21'26" WEST, 137.21 FEET TO A POINT;

8111 Cheviot Road • Suite 200 • Cincinnati, Ohio 45247 Phone: (513) 385-5757 • Fax: (513) 245-5161 www.abercrombie-associates.com

- 3) THENCE NORTH 12°06'09" WEST, 58.33 FEET TO A POINT;
- 4) AND NORTH 12°06'09" WEST, 209.98 FEET TO THE INTERSECTION OF THE CENTERLINE OF LUDLOW AVENUE VIADUCT WITH HAFFNER STREET;

THENCE ALONG THE CENTERLINE OF HAFNER STREET, SOUTH 84°05'12" EAST, 28.49 FEET TO THE INTERSECTION OF THE CENTERLINE OF HAFFNER STREET WITH OLD LUDLOW AVENUE;

THENCE ALONG THE CENTERLINE OF OLD LUDLOW AVENUE, SOUTH 40°17'42" EAST, 455.42 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 2.1848 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION IS A COMPLETE, PROPER AND LEGAL DESCRIPTION OF THE PROPERTY TO BE DEVELOPED. THE ABOVE DESCRIPTION IS BASED ON EXISTING DEEDS AND PLATS OF RECORD AND IS NOT BASED ON AN ACTUAL FIELD SURVEY. SAID DESCRIPTION IS TO BE USED FOR THE PURPOSE OF IDENTIFYING THE PROPOSED ZONE CHANGE AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

DOUGLAS D. PIEPMEIER OHIO REGISTERED SURVEYOR #8865



FILE:23-0272.LD2-2.1848AC



Northsiders Engaged in Sustainable Transformation

Executive Director

Sarah Thomas

#### Board of Directors

Pete Metz, President Laila Ammar, Vice President Nicole Merrill, Secretary Will Yokel, Treasurer Tom Jackson Barry Schwartz Cindy Sherding Carl Sterner Rachel O'Malley Fallon Venable Addison Shedd Erin Kline Vic Mullins Rob Hinton

#### www.NorthsideNEST.org

1546 Knowlton Street Cincinnati, OH 45223

Cincinnati Northside Urban Redevelopment Corporation, dba NEST, is a 501(c)3 tax-exempt, tax deductible non-profit corporation. November 17th, 2023

The City of Cincinnati Planning Department 805 Central Avenue Cincinnati, Ohio 45223

Please find development program statement below, and concept plans attached for the proposed Planned Development District.

Northside Gateway is an approximately .98 acre project across three separate parcels, two owned by Cincinnati Northside Community Urban Revitalization Corporation (dba NEST, one of the project partners) at 3925 and 3927 Old Ludlow Avenue and one owned by the City of Cincinnati, in the Northside neighborhood. The northernmost parcel contains the former Stagecraft, Inc. building, a vacant 4-story building; the central parcel is vacant land; and the southernmost parcel is a supply yard for the Department of Public Services, owned by the City of Cincinnati.

The project partners are NEST, Over-the-Rhine Community Housing (OTRCH), and Urban Sites. The project partners intend to submit the site to the Ohio Housing Finance Agency for a competitive award of Low-Income Housing Tax Credits (LIHTC). That application is due on February 29, 2024. A threshold requirement for the LIHTC application is that the property be zoned for its intended use, which is only achieved by the timely approval of the proposed Planned Development District.

If the project partners are awarded the LIHTC for affordable family housing, the site will be developed into approximately 50-70 units of multi-family affordable housing, with roughly 1 parking space per 2 units. Total residential square footage is expected to be 57,362 sf. The plan calls for the Stagecraft building to be improved with storefront retail on the corner of Hamilton and Old Ludlow, and housing on floors 2-4. The remaining units would be built in a 4-story new construction building on the other two parcels. Construction would likely begin in summer of 2025, with completion expected in late 2026.

The award date for LIHTC is expected in May 2024. The Department of Public Services would continue to operate its supply yard until some time before construction begins; if the project partners are not awarded the LIHTC, the supply yard could continue operating with the same rights as under the current Manufacturing General designation.

The goals of Northside Gateway are:

1) to provide family housing for the Northside neighborhood; and

2) assist in revitalizing the Northside business district, as the Stagecraft building sits on a prominent corner on Hamilton Ave.

All tenants would need to have income at or below 60% of the Cincinnati metro area's area median income. The project would be owned by NEST and OTRCH. Tenants will be connected to a range of resident services.

The Northside Gateway project aligns with the Northside Comprehensive Land Use Plan (adopted by City Council in 2014) and meets the following goals highlighted on page 44: Increase our population, Build on our assets, Be aggressive and strategic in future growth and development, Facilitate sustainable development and Lead by example for other neighborhoods. The LUP explicitly calls for concentrated revitalization of the Neighborhood Business District (page 47) and linking centers of activity with effective transportation (page 48). Our proposed project correlates with the Northside Future Land Use map on page 56 calling for the mixed-use redevelopment of the historic Stagecraft property. Overall, the Northside Gateway achieves all the category initiatives set out to comply with Plan Cincinnati on page 57: Compete, Connect, Live, Sustain and Collaborate. Lastly, through NEST's routine, extensive community engagement, we know the project achieves some of Northside's highest goals: increasing affordable housing and incentivizing sustainable public transit use amongst residents and visitors.

The project partners have started gathering input from the community, and plan to continuing to reach out for support. We presented at NEST's Project Committee in early November 2023, and will be presenting at the Northside Community Council at its November monthly meeting.

The proposed development is in a desirable location for individuals and families looking for affordable housing. It is located nearby the bike lane on Central Parkway and is within a 10-minute walking proximity to existing retail, entertainment, expanded transit and parking amenities, K-12 education and library, and recreation, such as the Mill Creek Trail and McKie Recreation Center, offering choices to residents across age and life stage, socio-economic background, and mobility.

The proposed Planned Development District includes a request for a site less than two acres, but the requested zoning designation is most appropriate within the context of the proposed density of residential housing, community desires, and transportation-related connections of this project, as well as the changing demand in community development in and around Northside.

The proposed zone change would permit rehabilitation of an existing building at the northern portion of the site, which sits within an historic district and neighborhood business district, for future multi-family residential and commercial use. The uses around the site are high-density and include a White Castle restaurant and a row of single-family houses to the east, a fivepoint intersection of right-of-way from the north, and the Ludlow Viaduct to the west. In addition, the site intersects a FEMA Flood Hazard Zone, with the Mill Creek and the William P Dooley Bypass acting as the southern boundary. In many ways, this site has operated like an island, disconnected and landlocked from surrounding development, as well as being under-utilized. Flexibility is needed for new development and adaptive reuse in this area and at the site for height, massing, setback, character, and use.

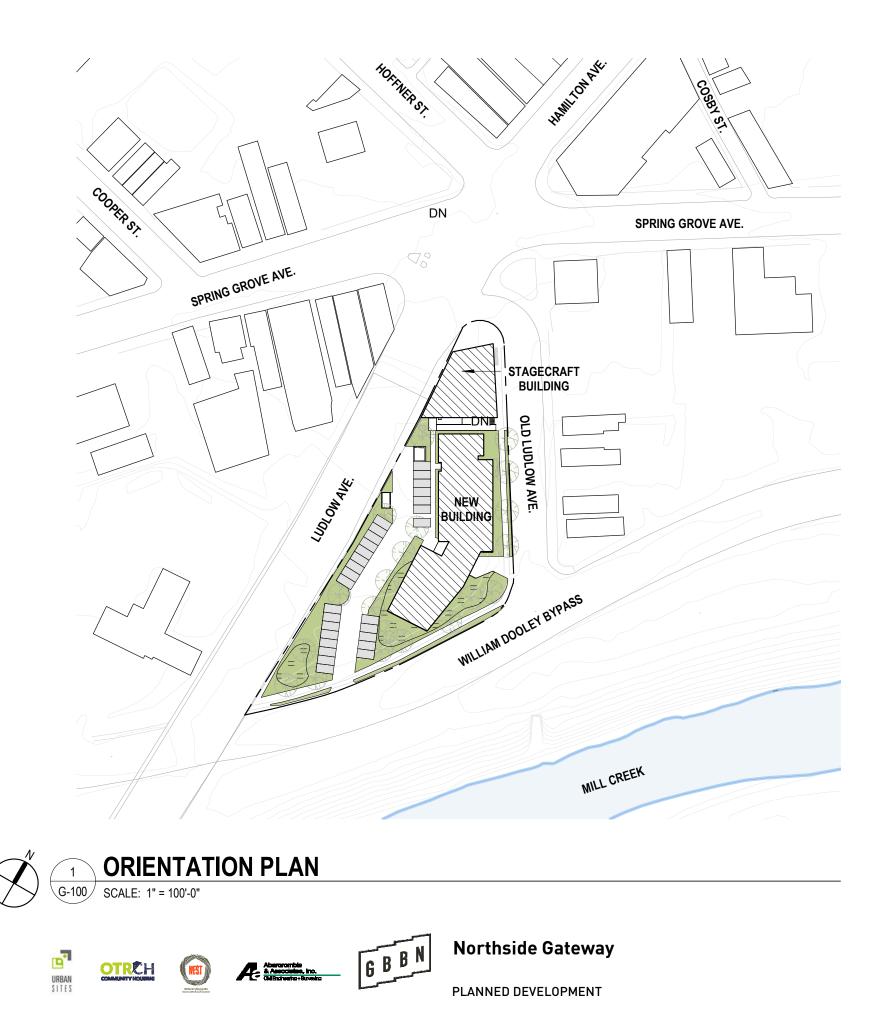
At the same time, the proposed development does not conform to the existing zoning. Currently, the site is zoned Community Commercial - Mixed and Manufacturing General. The current uses around the site have changed over the past two decades, shifting toward adaptive reuse of older, light industrial buildings to high-density residential, with recent installations in transit infrastructure, such as the Northside Metro Transit Center, and buffering of the Central Parkway to Downtown bike lanes. In fact, along the periphery of the south end of Northside, most of the uses in the current manufacturing zone are commercial, including amenities such as restaurants, retail, building material sales and services, banks and financial institutions drinking establishments, convenience markets, and maintenance and repair services. The existing Stagecraft building has been previously used commercially, as a shop and showroom. While no final plans have been made for establishing future commercial tenants, possible future uses we hope to mix with multifamily residential at the site include amenities for families, such as commercial retail and services, eating and drinking establishments, and recreation and entertainment. In any event, the total commercial space will not exceed 4,056 square feet. As we move forward with community engagement and receive feedback, future plans for commercial uses at the site will be outlined.

NEST is Northside's community development corporation with a mission to ensure Northside thrives as a vibrant and sustainable community by preserving, improving and creating the neighborhood's built environment. Any questions or inquiries may be directed to me via email: <u>Sarah@northsidenest.org</u>.

Regards,

Sarah Thomas

Executive Director



# **NORTHSIDE GATEWAY PLANNED DEVELOPMENT**

**Project Address:** 

3950 Spring Grove Ave, Cincinnati, OH 45223

# **Project Description:**

The project includes both the renovation of the existing Stagecraft Building at 3927 Old Ludlow into multi-family apartments with Ground Floor Commercial Space, as well as the development of a new multi-family building on the open parcel southeast of Stagecraft. In total, the project will include approximately 58 affordable apartment units, 4,300 SF of commercial space, on site parking, bike storage, and other residential amenities.

# **DRAWING INDEX**

SHEET
CONCEPT CODE SUMM CONCEPT CODE SUMM CONCEPT CODE SUMM SITE PHOTOS SITE ANALYSIS SITE ANALYSIS TITLE SHEET CONCEPT CODE SUMM
LANDSCAPE PLAN LEVEL B STAGECRAFT LEVEL 1 STAGECRAFT LEVELS 2,3,4 STAGEC ROOF STAGECRAFT LEVEL 1 NEW BUILDING LEVEL 2 &3 NEW BUILD LEVEL 4 & ROOF NEW I EXTERIOR PERSPECTI EXTERIOR PERSPECTI

NAME

MARY-STAGECRAFT MARY- NEW BUILD MARY - NEW BUILD

#### MARY-STAGECRAFT

CRAFT

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## Program Summary:

4,300 SF commercial 57,362 SF residential 30 parking spaces

## Residential Unit Matrix:

	S	Ν	total
0 BR	6	6	12
1 BR	6	18	24
2 BR	3	13	16
3 BR		6	6
total	15	43	58

	LE	V 1	LEV 2		LEV 3		LEV 4		
	S	Ν	S	Ν	S	Ν	S	Ν	
0 BR	0	1	2	1	2	1	2	3	12
1 BR	0	4	2	5	2	5	2	4	24
2 BR	0	3	1	3	1	4	1	3	16
3 BR	0	2	0	2	0	1	0	1	6
TOTAL BY LEVEL	0	10	5	11	5	11	5	11	58

S - STAGECRAFT BUILDING

N - NEW BUILDING

Project Location		"Stage Craf Cincinnati,	t Building"3950 Sprii Ohio 45223	ng Grove Avenue			
Project Description	space (A-2 with steel co separated fi Ohio Existin	4 story existing building will consist of apartments on the top 4 floors (R-2 use) with commercial space (A-2 use) on the lower floor and basement. The building is constructed of solid masonry walls with steel columns and major beams and wood joist floor assemblies. The top 3 stories will be separated from the first floor. Elevator shafts are concrete construction. Building was designed using Ohio Existing building code, chapter 5, Prescriptive Compliance method, which was used to determine allowable building area and height, and requirements for stairs and egress.					
Authority Having Jurisdiction			Avenue, Suite 500	Buildings and Inspections			
Building Codes & Standards		2021 Ohio I 2021 Ohio I 2011 Ohio I 2017 Ohio I NFPA 13-11 NFPA 70-1 NFPA 72-11 ASME A17. ASME A17.	Existing Building Cod Building Code Plumbing Code Vechanical Code Fire Code D Installation of Sprir National Electrical D National Fire Alarm 1a 2011 Elevator Co D.1-07 2009 IECC 117.1-2009	ikler System Code 1 Code			
Applicable Federal			Standards For Acces	sible Design			
Regulations		2010 ADA 3	Stanuarus FUI ACCes	Sible Design			
Type of Work		Renovation					
Occupancy Classification	303.4 310.3	A-2: Assem R-2: Reside	bly (Restaurants and ential (nontransient) velling Units in Mixed	d Dining Facilities) I Occupancy Building			
	508.4			e occupancy utilizing a 1 hour rate A 13 Sprinkler system throughou	ed horizontal assembly between the t per table 508.4		
Zoning Requirements		Discussed Da					
Zoning	PD	Planned De	•	nmant			
Site area 42,503sf/58 units	Density	732sf/unit in the planned development 0-12ft permissible, minmimum 0 ft existing. (Existing Building).					
Signage	Setbacks	Comply with the CC-M District according to Section 1427-37 "Signs Standards for the C and UM Districts"					
Dumpsters			n City standard for du	umpster pads, Chapter 1421-35			
Parking		Parking reg	uired to located at si	de or rear of building. Screening t	to be provided.		
Number of Spaces				Required	Provided:		
Number of Spaces		Standard		2			
uniber of opaces				-			
		Accessible		(			
		Accessible Acc. Van			0		
amber of spaces				(	o		
	504	Acc. Van	Allowable	(	o		
	504	Acc. Van	Allowable	(	0 0 3		
Building Heights and Areas	504	Acc. Van		(	0 30 30 30 poposed LV's 0B-04		
Building Heights and Areas	504	Acc. Van	VA	(	2 30 30 poposed		
Building Heights and Areas Construction Type Sprinklered Decupancy	504	Acc. Van	VA	(	0 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5		
Building Heights and Areas Construction Type Sprinklered Decupancy	504 Table 504.3	Acc. Van	VA NFPA13	( ( Pro	0 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Building Heights and Areas Construction Type Sprinklered Docupancy Building Height		Acc. Van VA NFPA 13 A-2	VA NFPA13 R-2	( ( Pro	0 0 3 0 0 3 0 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0		
Building Heights and Areas Construction Type Sprinklered Decupancy Building Height Building Stories Building Area	Table 504.3	Acc. Van VA NFPA 13 A-2 60 ft	VA NFPA13 R-2 60 ft (NFPA 13) 4	( ( Pro	0 30 0 31 0 0 31 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		

Fire Resistance Rating Requirements	Table 601		Type VA			
		Primary structural frame	1 hrs			
		Bearing walls				
		Exterior	1 hrs			
		Interior	1 hrs			
		Nonbearing walls and partition	ns			
		Exterior	1 hrs	per OBC 705.5		
		Interior	0 hrs			
		Floor Construction	1 hrs			
		Roof Construction	1 hrs			
		Walls separating dwelling unit	ts 1 hr	per OBC 708		
		R-2 Corridor walls (load bearing)	1 hr	per OBC 601		
		R-2 Corridor walls (non-load)	0.5 hr	per OBC 1020.1		
		Floors separating dwelling un	its 1 hr	per OBC 711		
Fire Separation Distance	Table 602	Separation Distance	R, S2			
		X < 5'-0"	1 hr	*1 hr from both sides		
per OBC 705.5		5'-0" < X < 10'-0"	1 hr	*1 hr from both sides		
		10'-0" < X < 30'-0"	1 hr			
		X > 30'-0"	0 hrs			
Fire & Smoke Protection						
Exterior Wall Openings:		Fire Separation Distance (feet)	Degree of Opening Protection	Allowable Area		
(Refer also to Sheet G005 +	Table 705.8	3 to less than 5 5 to less than 10	Unprotected, Sprinklered Unprotected, Sprinklered	15% 25%		
Civil Drawings for Fire	1 4016 7 00.0	10 to less than 15	Unprotected, Sprinklered	45%		
Separation Distances)		15 to less than 20	Unprotected, Sprinklered	75%		
		20 to less than 25	Unprotected, Sprinklered	No Limit		
Shaft Enclosure	707.3.1; 713.4	2 Hour Fire Barrier required				
Stair Enclosure	707.3.2; 1023.2	2 Hour Fire Barrier required				
Exterior Walls	707.4	Fire rating of exterior walls the	Fire rating of exterior walls that are part of a shaft or stair enclosure shall comply with OBC			
Opening Protection	716.5	Doors in fire barriers having r	equired rating of 1 hr to have 1 h equired rating of 2 hr to have 1-1 ors) having required rating of .5 h			



URBAN SITES

Minimum Interior Wall & Ceiling Finishes, Class A,B or C	Table 803.11	Occ.	Interior exit stairways, ramps, exit passageways C	Corridors and enclosure for exit access stairways C	Rooms and enclosed spaces				
		S-2 R-2	C	C	c				
		1							
ire Protection Systems		An automa	tic sprinkler system will be	e provided					
Automatic sprinkler system	903		throughout)	e provided					
Sprinkler system supervision and alarms	903.4	All sprinkle	er system valves to be elec	tronically supervised					
Standpipe Systems	905.3.1	TBD	TBD						
Portable Fire Extinguishers	906	Provide (	TIAL FLOORS: 1) portable fire extinguishe	er in each residential unit rating mechanical, janitor and stora					
Fire Alarm	907.2.9	TBD							
Fire Department Connection	912	TBD							
Fire Pump	913	TBD							
Means of Egress Stairway Capacity	1005.3.1	0.3 inches	per occupant = (44" min	ner 1011 2)					
Means of Egress Other Component	1005.3.2		per occupant						
Max Common Path of Travel for Single Exit	1006.2.1		ies S = 100ft, Occupancy I	R = 125ft With sprinkler					
Exit and Exit Access Door Locations	1007.1.1	17. 19.			led				
Accessible Exit Access Stairways	1009.3	Exception 2: 1/3 max overall diagonal when sprinkler system installed In buildings equipped throughout with an automatic sprinkler system, stainways do not need to be 48" clear between handrails (exception #2) and do not need an area of refuge (exception #5). See also existing building code compliance method.							
Panic Hardware	1010.1.10	Panic Hardware required for Group A with more than 50 occupants and Electrical Rooms with equipment rated 800 amperes or							
Stairway to Roof	1011.12	more. Roof hatch and permanent ladder will be provided for access							
Window Openings Fall Protection	1015.8	Windows in Group R-2 with the top of sill less than 36" AFF and more than 72" above grade shall be provided with protect -operable windows where the opening will not allow a 4" sphere to pass through at largest open position OR -operable windows provided with window fall protection devices complying with ASTM F 2090							
Travel Distance	Table 1017.2	Occup	ancy	Exit Access	Travel Distance (sprinklered)				
	1017.2	R			250 ft				
Minimum Corridor Width	Table 1020.2				400 ft 50. 36" within a dwelling unit. Note: OHFA universal design				
Dead End Corridors	1020.4	Occup R &		511100	< Dead End Corridor 50 ft (sprinklered)				
Accessible Route (Dwelling Units)	1107.4	At least or	e accessible route shall co	onnect to the primary entrar	ice of each Type A and Type B unit				
Apartment Houses (R-2)	1107.6.2.2	Type A and Type B units shall be provided per ANSI A117.1							
Гуре A units	1107.6.2.2.1	at least	2 percent of units shall be	Type A dispersed among the	e various classes of units				
Гуре B units	1107.6.2.2.2	every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit							
Specific Type A units		Refer to ov	verall plans and unit squar	e footage matrix . Additional Ty	ype A units are provided per OHFA QAP requirements.				
	· ·								
Hoistway Enclosures	3002.1	22012 DE		res shall be shaft enclosures					
Elevator to accommodate stretcher	3002.4	Where ele	vators serve 4 or more sto	ries, one shall accommodate a	a stretcher 24" × 84"				
Elevator Lobbies and Hoistway Opening Protection	3006	Elevator lo	bbies are not required						



URBAN SITES



Northside Gateway

PLANNED DEVELOPMENT

G-103	CONCEPT CODE SUMMARY-STAGECRAF
	04

Project Location			"Stage Craft Building"3950 Spring Grove Avenue Cincinnati, Ohio 45223						
Project Description	residents (A-2 support buildir	4 story building consisting of residential (R-2 use) with accessory assembly spaces for use by residents (A-2 use) on the lower floor and level 4, and limited storage and mechanical uses to support building operations. The building is constructed of wood studs with engineered wood truss floor assemblies. Elevator shafts are concrete or concrete block construction.							
Authority Having Jurisdiction			venue, Suite 500	Buildings and Inspections					
Building Codes & Standards		2021 Ohio Bu 2021 Ohio Plu 2021 Ohio Me 2017 Ohio Fin NFPA 13-10 I NFPA 70-11 N NFPA 72-10 N ASME A17.12	2021 Ohio Building Code 2021 Ohio Building Code 2021 Ohio Plumbing Code 2021 Ohio Mechanical Code 2017 Ohio Fire Code NFPA 13-10 Installation of Sprinkler System NFPA 70-11 National Electrical Code NFPA 72-10 National Fire Alarm Code ASME A17.1a 2011 Elevator Code ASMRAE 90.1-07 2009 IECC						
Applicable Federal			andards For Access						
Regulations		2010 ADA Sia	anuarus For Access						
Type of Work		New Construc	tion						
Occupancy Classification	303.4 310.3	A-3: Assembly		occupancy if under 50 occupants	, 750sf)				
Zoning Requirements	L								
Zoning	PD	Planned Deve	elopment						
Site area 42,503 sf	Density		he development						
,,		0-12ft required							
	Setbacks			ccording to Section 1427-37 "Sigr	is Standards for the C and UM				
Signage		Districts"							
Dumpsters		Comply with C	City standard for du	mpster pads, Chapter 1421-35					
Parking		Parking requir	red to located at sid	le or rear of building. Screening to	be provided.				
Number of Spaces				Required	Provided:				
		Standard		0	28				
		Accessible		0	1				
		Acc. Van		0	1				
					30				
Building Heights and Areas	504	All	owable	Prop	posed				
Construction Type			VA		Type VA				
Sprinklered			NFPA13R		Sprinkler (NFPA 13R)				
Dccupancy Building Height	<b> </b>		R-2		R-2				
	Table 504.3		60 ft (S13R)	5	50'				
Building Stories	Table 504.4		4		4 with S13R				
		4         4 with S13R           12,000 sf+6000 = 18,000 PLUS FRONTAGE         LV01: 11,050 gsf LV02: 11,168 gsf LV03: 11,168 gsf LV03: 11,168 gsf							

Frontage increases		Per chart 506.3.3				
Perimeter	50-75 %	Increase factor of .50				
Open Space	30 feet	18,000 gsf allowable per flo	18,000 gsf allowable per floor			
Fire Resistance Rating	Table 601				Type V-A	
Requirements		Primary structural frame	-		1 hrs	
		Bearing walls	-		11113	
		Exterior			1 hrs	
		Interior			1 hrs	
		Nonbearing walls and partit	ions			
		Exterior				(Not less than rating req'd in Table 705.5)
		Interior	_		0 hrs	
		Floor Construction	_		1 hrs	
		Roof Construction	_		1 hrs	
		Walls separating dwelling u R-2 Corridor walls (load	nits		1 hr	per OBC 708
		bearing)			1 hr	per OBC 601
		R-2 Corridor walls (non-load	d)		0.5 hr	per OBC 1020.1
		Floors separating dwelling u	units		1 hr	per OBC 711
Fire Separation Distance	Table 602	Separation Distance			R, S2	
		X < 5'-0"	1	l hr	1 hr	*1 hr from both sides
		5'-0" < X < 10'-0"		l hr	1 hr	*1 hr from both sides
		10'-0" < X < 30'-0"		l hr	1 hr	
Fire & Smoke Protection		X > 30'-0"	(	) hrs	0 hrs	
		Fire Separation Distance (feet)	De	egree of Op	ening Protection	Allowable Area
Exterior Wall Openings:		0-3				0%
(Refer also to Sheet G005 + Civil Drawings for Fire	Table 705.8	3 to less than 5	_	Unprotecte	d, Sprinklered	15%
Separation Distances)		5 to less than 10		Unprotecter	d, Sprinklered	25%
,		10 to less than 15 15 to less than 20			d, Sprinklered d, Sprinklered	45% 75%
		20 to less than 25		Unprotecte	d, Sprinklered	No Limit
Shaft Enclosure	707.3.1; 713.4	Per OBC 713.4, 2 Hour Fire	Barri	er required		
Stair Enclosure	707.3.2; 1023.2	Per OBC 1023.2: 2 Hour Fir	re Bar	rier required	I	
Exterior Walls	707.4	Fire rating of exterior walls t	that ar	e part of a s	shaft or stair enclos	ure shall comply with OBC 705
Opening Protection	716.1(2)	Doors in fire barriers having	Doors in fire barriers having required rating of 1 hr to have 1 hr rating Doors in fire barriers having required rating of 2 hr to have 1-1/2 hr rating Doors in fire partitions (corridors) having required rating of 1 hr to have minimum 20 min rating			





PLANNED DEVELOPMENT

URBAN SITES

G-104 CONCEPT CODE SUMMARY- NEW BUILD

Minimum Interior Wall & Ceiling Finishes, Class A,B or C	Table 803.11	Occ.	Interior exit stairways, ramps, exit passageways	-	Rooms and enclosed spaces				
		S-2	C C	C C	C C				
		R-2		L L	C C				
Fire Protection Systems									
Automatic sprinkler system	903		atic sprinkler system will be R throughout)	provided					
Sprinkler system supervision and alarms	903.4	All sprinkle	All sprinkler system valves to be electronically supervised						
Standpipe Systems	905.3.1	Class I sta	Class I standpipe system is required per execption 1						
Portable Fire Extinguishers	906	- RESIDEN Provide ( - NON RE 75 foot m Ordinary Light haz	GENERAL: - RESIDENTIAL FLOORS: Provide (1) portable fire extinguisher in each residential unit rating 1-A:10-B:C - NON RESIDENTIAL FLOORS: 75 foot maximum travel distance AND One extinguisher per 1,500sf Ordinary hazard extinguishers in all mechanical, janitor and storage spaces Light hazard extinguishers to be located in all other locations						
Fire Alarm	907.2.9		tectors + Manual Pull Stati	ons required for R-2					
Fire Department Connection	912 913	TBD TBD							
ino i unp	010	100							
Means of Egress Stairway Capacity	1005.3.1	0.3 inches	per occupant = (44" min p	per 1011.2)					
Means of Egress Other Component	1005.3.2	0.2 inches	per occupant						
Max Common Path of Travel	1006.2.1	Occupanc	ies S = 100ft, Occupancy F	R = 125ft. With sprinkler.					
Exit and Exit Access Door Locations	1007.1.1	Exception	2: 1/3 max overall diagona	when sprinkler system install	led.				
Accessible Exit Access Stairways	1009.3			an automatic sprinkler system ea of refuge (exception #5).	n, stairways do not need to be 48" clear between handrails				
Panic Hardware		more.			s and Electrical Rooms with equipment rated 800 amperes or				
Stairway to Roof	1011.12	Roof hatch	Roof hatch and permanent ladder provided for access						
Window Openings Fall Protection	1015.8	Windows in Group R-2 with the top of sill less than 36" AFF and more than 72" above grade shall be provided with protection: -operable windows where the opening will not allow a 4" sphere to pass through at largest open position OR -operable windows provided with window fall protection devices complying with ASTM F 2090							
Travel Distance	Table	Occup	ancy	Exit Access	Travel Distance (sprinklered)				
	1017.2	R			250 ft				
Minimum	Table	S	I		400 ft				
Corridor Width	1020.2			for occupancies greater than	-				
Dead End Corridors	1020.4	Occup R 8			x Dead End Corridor 50 ft (sprinklered)				
Accessible Route (Dwelling Units)	1107.4	At least on	e accessible route shall co	nnect to the primary entrar	nce of each Type A and Type B unit				
Apartment Houses (R-2)	1107.6.2.2	Type A an	d Type B units shall be pro	vided per ANSI A117.1					
Type A units	1107.6.2.2.1	at least	2 percent of units shall be	Type Adispersed among the	e various classes of units				
Type B units	1107.6.2.2.2	every dv	velling and sleeping unit int	ended to be occupied as a res	sidence shall be a Type B unit				
Specific Type A units		Refer to ov	verall plans and unit square	e footage matrix . Project inclu	ides Type A and Sensory units per OHFA				
Hoistway Enclosures	3002.1	Elevator a	nd other hoistwav enclosur	es shall be shaft enclosures					
Elevator to accommodate stretcher	3002.4		•	ries, one shall accommodate a	a stretcher 24" x 84"				
Elevator Lobbies and Hoistway Opening Protection	3006	Elevator lo	bbies are not required						
Two-way communication	1009.8		communication system sh		serving each elevator on each accessible floor that is one or				





Northside Gateway

PLANNED DEVELOPMENT

G-105	CONCEPT CODE SUMMARY - NEW BUILF
	00



**1** VIEW FROM BUSINESS DISTRICT



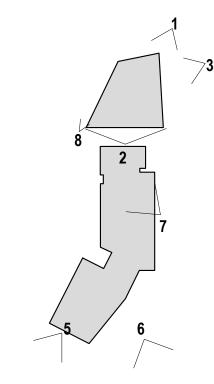
2 VIEW OF EXISITNG BUILDING SOUTH ELEVATION



5 VIEW ON EXISTING SITE LOOKING SOUTHEAST



8 VIEW OF EXISTING BUILDING ADJACENT TO LUDLOW VIADUCT





4 VIEW OF LUDLOW VIADUCT FROM WILLAM DOOLEY BYPASS



7 VIEW OF EXISTING BUILDING ADJACENT TO LUDLOW VIADUCT



Northside Gateway

6 B B N

PLANNED DEVELOPMENT

3



VIEW OF EXISTING FIRE ESCAPE





VIEW ON EXISTING SITE LOOKING SOUTHWEST

# SITE





Northside Gateway

PLANNED DEVELOPMENT

G-107 SITE ANALYSIS
---------------------

# TRANSIT & TRAFFIC





Northside Gateway

PLANNED DEVELOPMENT

THE SITE CENTERS RESIDENTS AT AN AREA WITH MULTIPLE TRANSIT OPTIONS. THE NEIGHBORHOOD IS ACTIVELY WORKING TO ADDRESS ISSUES OF PEDESTRIAN SAFETY. THE SITE DESIGN ENCOURAGES RESIDENTS TRAVELING BY VEHICLE TO ENTER FROM DOOLEY BYPASS, AND REINFORCES OLD LUDLOW AS A QUIETER PEDESTRIAN ORIENTED STREET.

THE DESIGN MOVES THE COMMERCIAL ENTRY OF THE STAGECRAFT BUILDING SLIGHTLY IN A NEW HISTORICALLY COMPATIBLE STOREFRONT WHICH GIVES MUCH NEEDED BUFFER SPACE TO POTENTIAL PATRONS.



NOTE: LANDSCAPE PLAN ONLY. SEE CIVIL DRAWINGS FOR ALL INFORMATION AND DIMENSIONS RELATED TO BUILDING FOOTPRINT, SETBACKS, PARKING, PAVING, UTILITIES AND GRADING.

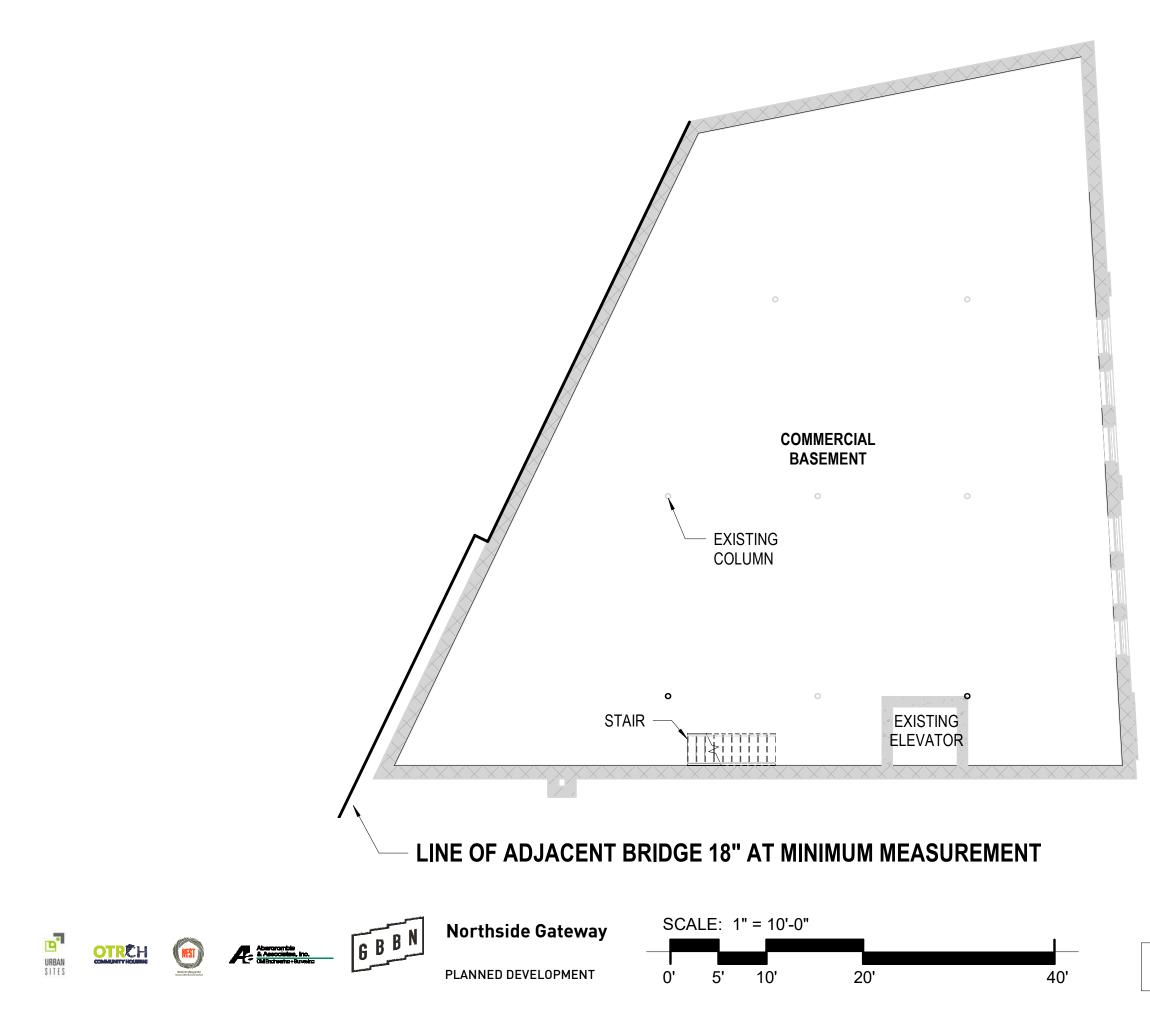


- 1 STAGECRAFT BUILDING
- 2 NEW BUILDING
- **3** NATIVE TREES, TYPICAL
- 4 NATIVE PLANTING AREA
- **5** NATIVE PLANTING AREA WET TOLERANT

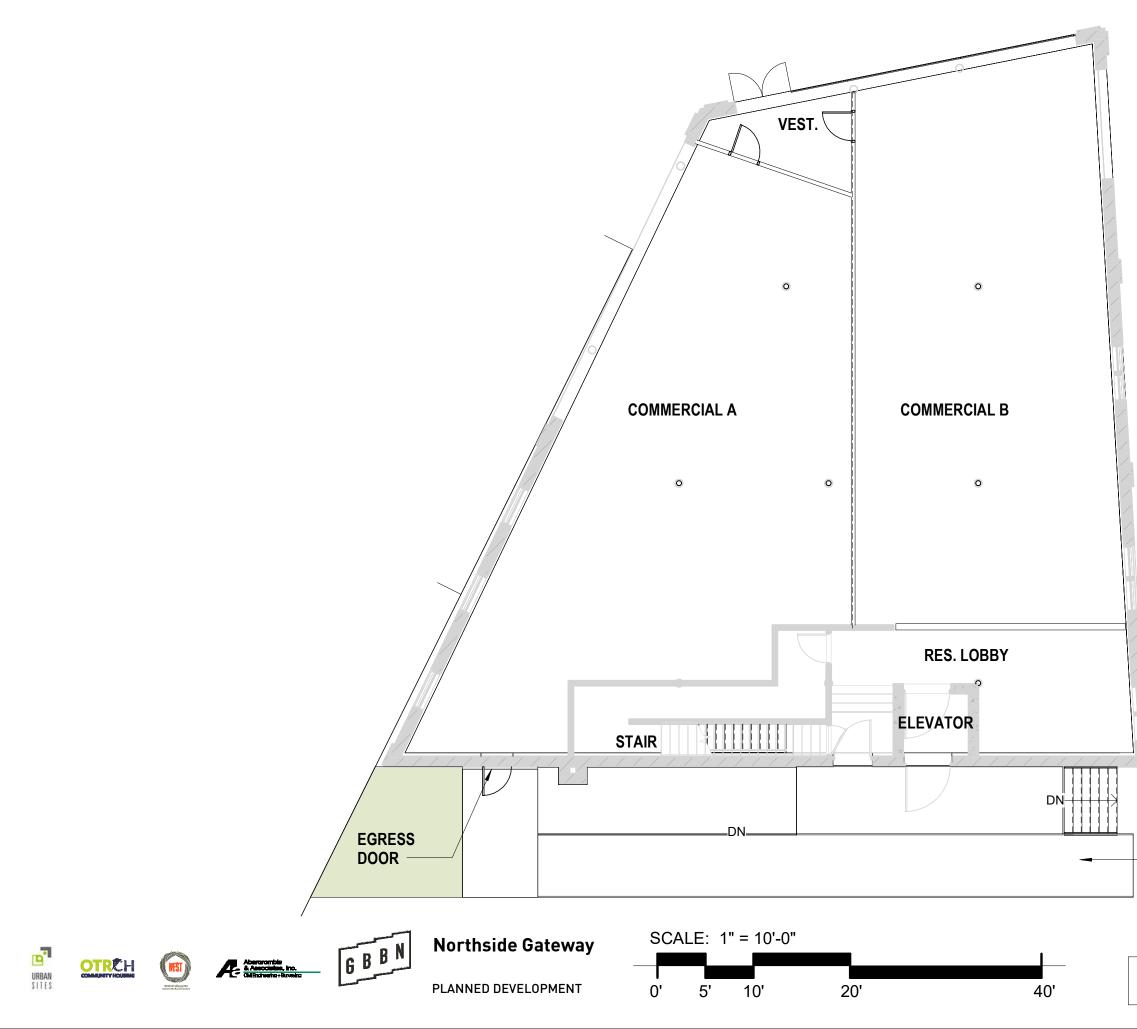
URBAN SITES

(NEST)



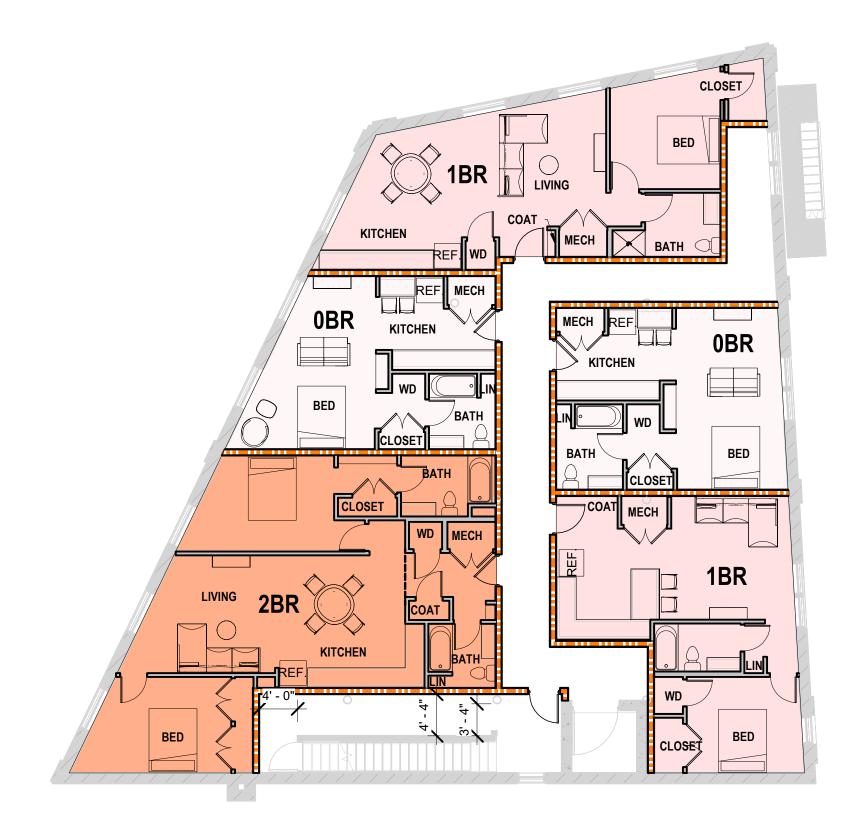






RAMP







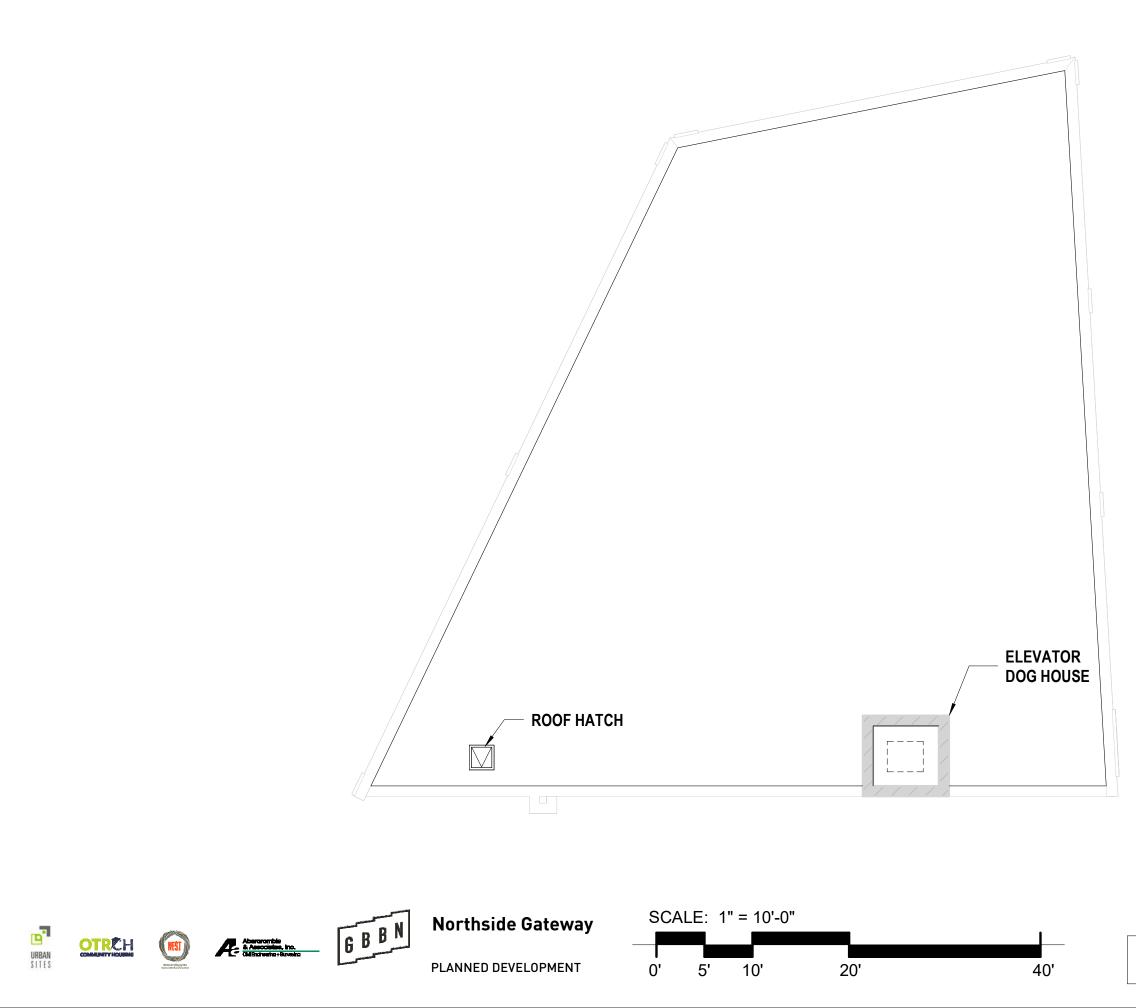


ACCESSIBILITY REQUIREMENTS ACCESSIBLE UNITS IN COMBINED DEVELOPMENT: MINIMUM 3 SECTION 504 UNITS (5%) PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%) PLUS 2 SENSORY UNITS (2%)

0 BR	450 MIN. GSF
1 BR	550 MIN. GSF
2 BR	750 MIN. GSF
3 BR	950 MIN. GSF

#### UNIT TYPE

#### MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS





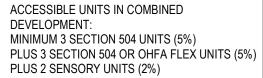








0'

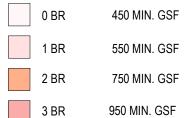


20'

ACCESSIBILITY REQUIREMENTS

SCALE: 3/64" = 1'

10'



UNIT TYPE

MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS

97

40'



EXTERIOR PERSPECTIVE - VIEW FROM WILLIAM DOOLEY BYPASS



Northside Gateway

PLANNED DEVELOPMENT

A-901 EXTERIOR PERSPECTIVE	
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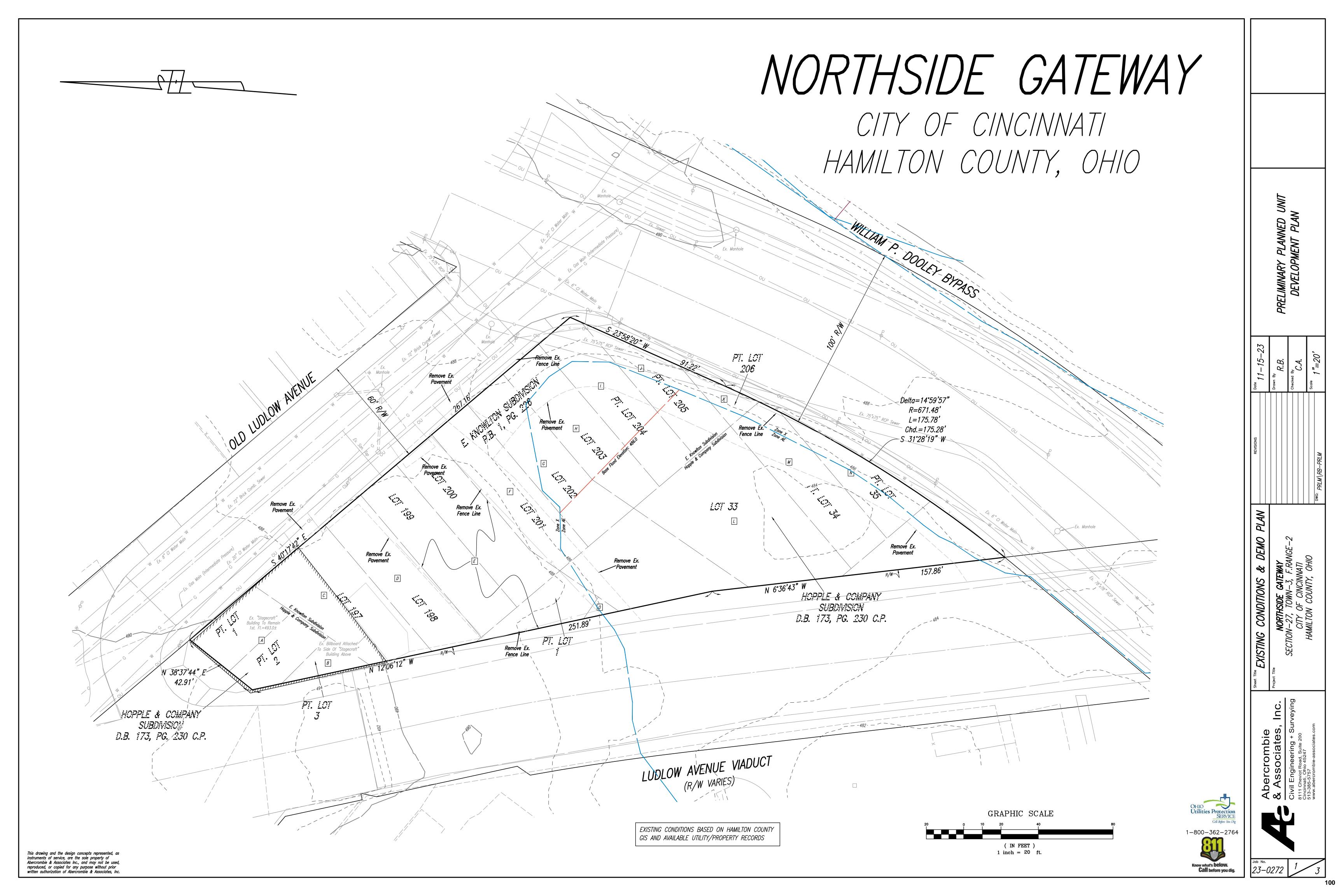
EXTERIOR PERSPECTIVE - VIEW FROM LUDLOW VIADUCT

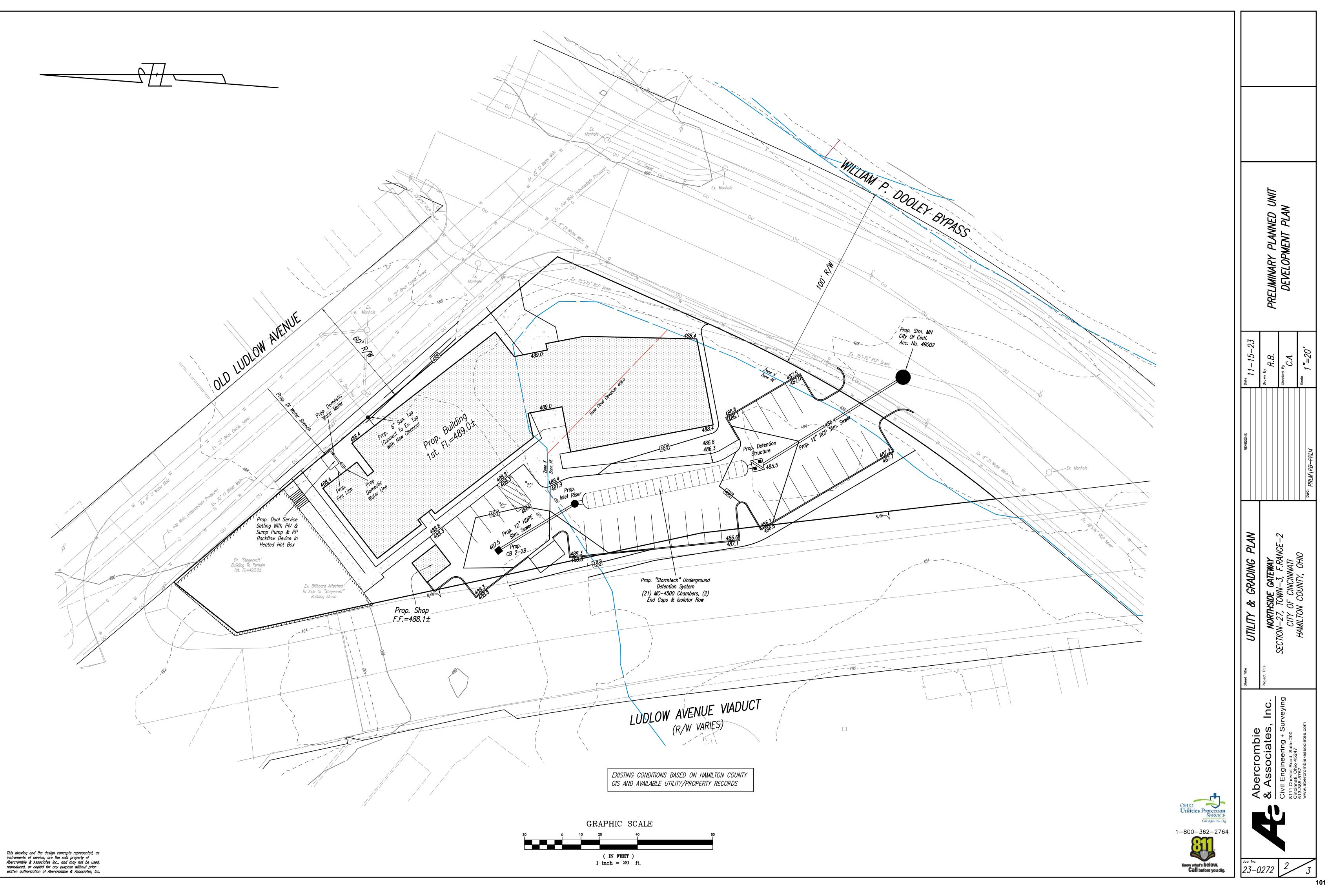


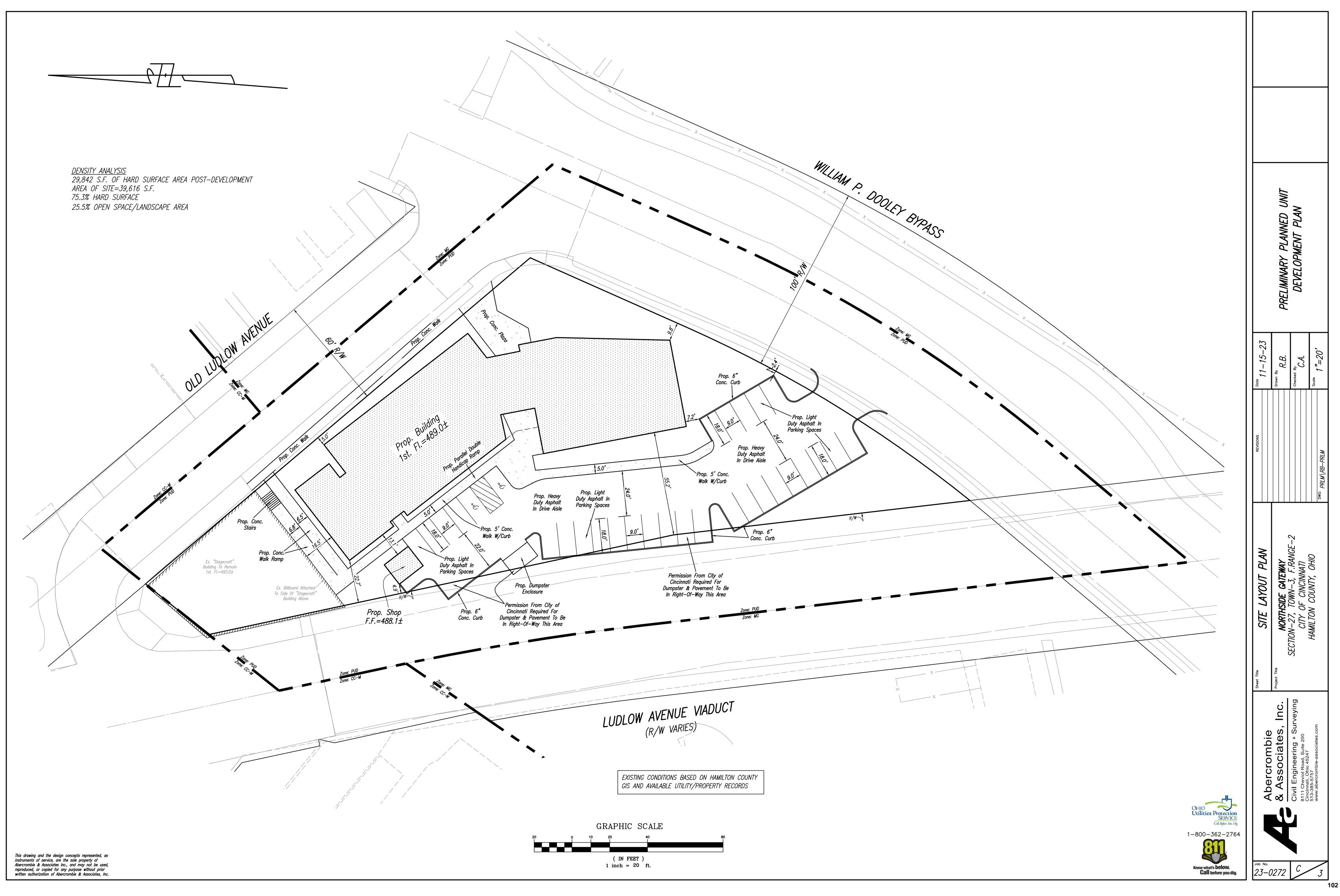
Northside Gateway

PLANNED DEVELOPMENT

A-902 EXTERIOR PERSPECTIVE
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January 19, 2024

#### Honorable City Planning Commission Cincinnati, Ohio

**SUBJECT:** A report and recommendation on a proposed zone change at 3925 and 3927 Old Ludlow

Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD), including the Concept Plan and Development Program Statement, in Northside.

#### **GENERAL INFORMATION:**

Location:	3925 and 3927 Old Ludlow Avenue, Cincinnati, OH 45223 (Exhibit A)	
Petitioners:	Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), Urban Sites	
Owner:	NEST, 1546 Knowlton Street, Cincinnati, OH 45223	
Request:	To change the zoning of the property from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) to allow for the creation of affordable housing units and commercial space through new construction and adaptive reuse of the Stagecraft Building.	

#### EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Petition for Zone Change
- Exhibit C Concept Plan
- Exhibit D Development Program Statement
- Exhibit E Letters of Support
- Exhibit F Coordinated Site Review Letter
- Exhibit G Correspondence from Historic Conservator

#### **BACKGROUND:**

The subject property, comprised of three parcels, is approximately 2.07 acres in size, and located on the southeast corner of the intersection of Ludlow Avenue and Old Ludlow Avenue, just south of Spring Grove Avenue in the Northside neighborhood. The site currently consists of vacant land as well as a vacant four-story commercial building that formerly housed the Stagecraft company. The subject site is currently zoned Commercial Community-Mixed (CC-M) on the northern portion and Manufacturing General (MG) on the southern portion.

Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), and Urban Sites are proposing to build an affordable housing development. The petitioners are seeking Low-Income Housing Tax Credits (LIHTC), which requires an application to be submitted to the Ohio Housing Finance Agency (OHFA) by the end of February 2024. OHFA requires that the property be properly zoned prior to the LIHTC submission. As such, the petitioners are requesting a zone change from Commercial Community Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) for the properties located at 3925 and 3927 Old Ludlow Avenue to permit the development.

#### ADJACENT LAND USE AND ZONING:

The property requested to be rezoned is currently zoned Commercial Community-Mixed (CC-M) and Manufacturing General (MG). The existing zoning and land use surrounding the subject site is as follows:

North: Zoning: Existing Use:	Commercial Community-Mixed (CC-M) Commercial (Fast food restaurant, gas station, vacant and occupied storefronts)
East:	
Zoning:	Commercial Community-Mixed (CC-M) and Manufacturing General (MG)
Existing Use:	Single-family residential, Parking lot
South:	
Zoning:	Manufacturing General (MG)
Existing Use:	Mill Creek and William P Dooley Bypass
West:	
Zoning:	Commercial Community-Mixed (CC-M) and Manufacturing General (MG)
Existing Use:	Ludlow Viaduct

#### **PROPOSED DEVELOPMENT:**

Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), and Urban Sites are proposing to build an affordable housing development. The development will consist of approximately 50-70 units ranging from studios to three-bedroom apartments affordable to tenants with income levels at or below 60% area median income (AMI). The units would be spread between the renovated Stagecraft Building and a newly constructed four-story building to the south. The proposed development would also include roughly 1 parking space per 2 units. The site is within a 10-minute walk to existing retail, entertainment, the Northside Transit Center, and recreation facilities.

NEST currently owns two of the three parcels that make up the site. The third parcel is owned by the City of Cincinnati. A Coordinated Report was circulated and a proposed sale was initiated to sell the property to NEST. The two sites currently owned by NEST contain the existing Stagecraft Building, which is within the Northside NBD Local Historic District and has remained vacant for many years, and a vacant lot. The City-owned parcel currently operates as a storage site for the Department of Public Services (DPS). The City is working to move the storage site to another location. The proposed development is seeking a LIHTC award in May 2024.

The proposed development includes renovating the existing building and constructing a new residential building on the southern portion of the site. The proposed development is a mixed-use project that includes a unit count between 50 and 70 dwelling units spread across both buildings and commercial use on the first floor of the existing building. The residential units will be a mix of studio, one-, two-, and three-bedroom units. The petitioner anticipates affordability levels of 60% AMI for the units. The intended use of the commercial space is for commercial retail and services, eating and

drinking establishments, and recreation and entertainment. The commercial space is to be located on the ground floor of the existing Stagecraft Building.

#### Buildings

The existing structure is four stories in height, and approximately 4,300 gross square feet in size. The petitioner is not proposing any additions to the existing structure as shown in the submitted Concept Plan (Exhibit C). The only modification to the existing structure is moving the commercial entry of the Stagecraft Building slightly to create a new, historically compatible storefront. The first floor of the building will be commercial space, with floors two through four containing residential units with a residential lobby in the rear of the building.

The new structure would also be four stories in height and approximately 6,750 gross square feet in size. All four floors will be for residential use; there will be no commercial uses in this building. Residential amenities will be housed in the new structure and include interior bike parking, fitness/community room, terrace, and meeting space.

#### Parking and Circulation

The proposed Concept Plan includes surface parking spaces on-site immediately to the east of the new structure, providing a buffer between Ludlow Avenue and the residential structure. Vehicular ingress/egress to the surface lot will be from the William P Dooley Bypass to the south of the site. The petitioner indicates an overall parking ratio of around 0.5 parking spaces per unit. The final parking ratio will be based upon the finalized number of dwelling units. The plan also includes bicycle parking within the first floor of the new structure.

#### Signage

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood-Mixed, Commercial Community-Mixed, and Urban Mixed Districts (Section 1427-37 "Signs Standards for the C and UM Districts"). Additionally, the Northside NBD Local Historic District includes signage requirements in the Conservation Guidelines. Any signage within the historic district must go before the Historic Conservation Board.

#### Open Space, Landscaping, and Buffering

Final landscaping and buffering will be submitted with the Final Development Plan. The Concept Plan outlines that the maximum hard surface area for the site is 29,842 square feet, which results in 9,774 square feet of open space (25.5% of the site).

#### Schedule

The petitioner has provided the following as an estimated timeline of funding and construction for the project:

February 2024	OHFA LIHTC application
May 2024	OHFA LIHTC Award
Summer 2025	Construction begins
Late 2026	Construction completion

#### BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

a. Minimum Area – The minimum area of a PD must be two contiguous acres.

The proposed zone change area is approximately 2.07 contiguous acres (Exhibit A). This satisfies the minimum area required for a PD.

b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.

Two of the three properties within the proposed zone change are currently owned by NEST. The third is owned by the City of Cincinnati. A Coordinated Report for the property and right-of-way was circulated among City departments, and no objections were raised. The Department of Community and Economic Development is facilitating the sale.

*c. Multiple buildings on a lot* – *More than one building is permitted on a lot.* 

The submitted Concept Plan and Development Program Statement indicates reuse of the existing four-story building known as the Stagecraft Building. An additional fourstory building is proposed to be newly constructed on the southern portion of the site. The gross square footage of both buildings combined will be approximately 11,050 sf. (Exhibit D).

d. **Historic Landmarks and Districts** – Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.

The northern portion of the site falls within the Northside NBD Local Historic District. Therefore, the City Planning Commission will require Historic Conservation Board guidance related to approval of the Final Development Plan (Exhibit G). Additionally, any signage proposed for the Stagecraft Building will need to follow the signage regulations of the Northside NBD Local Historic District. Depending on how the parcels are consolidated, the new building may also be subject to the historic district regulations (Exhibit G).

e. *Hillside Overlay Districts* – Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.

The subject property is not located with a Hillside Overlay District.

f. **Urban Design Overlay District** – Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.

The subject property is not located within an Urban Design Overlay District.

#### CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibits E and F). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

a. **Plan Elements** – A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.

The petitioner has submitted a Concept Plan (Exhibit C) and Development Program Statement (Exhibit D) that includes sufficient information regarding proposed uses, building location, street access, pedestrian circulation systems, and open space and landscaping. See *Proposed Development* for more information.

b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

Two of the three properties within the proposed zone change are currently owned by NEST. The third is owned by the City of Cincinnati. A Coordinated Report for the property and right-of-way was circulated among City departments, and no objections were raised. The Department of Community and Economic Development is facilitating the sale.

*c.* **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The petitioner has provided a schedule for the proposed development. The estimated timeline provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report. An approval of the Concept Plan and Development Program Statement would lapse two years from its effective date unless a Final Development Plan is approved, or the City Planning Commission approves an extension per Sec. 1429-11.

*d.* **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The proposed development was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process. The Metropolitan Sewer District (MSD) and Stormwater Management Utility (SMU) noted that a Utility Plan and Detention Plan would be required prior to permitting. These plans will be submitted as part of the Final Development Plan.

e. **Density and Open Space** – Calculations of density and open space area.

The Development Program Statement indicates a total unit count between 50 and 70 dwelling units on the 0.98 acre-site (this area does not include the portion of the zone change within the right-of-way) which results in a density range of 51 - 71 units/acre. The exact density will be calculated once the final number of dwelling units is determined as part of the Final Development Plan submittal. Additionally, the Development Program Statement explains that approximately 25.5% of the site will be preserved as open space. A landscape plan will be required as part of the Final

Development Plan submittal.

#### FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requires significantly more detail than the Concept Plan. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved. Again, the City Planning Commission will require Historic Conservation Board guidance related to approval of the Final Development Plan (Exhibit G).

#### COORDINATED SITE REVIEW:

The proposed zone change and Concept Plan was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process as a Development Design Review. A Coordinated Site Review Advisory Team meeting was held on January 2, 2024. A meeting with the petitioner and project partners was held on January 9, 2024, to allow the petitioner the opportunity discuss the comments outlined by each of the departments. No objections were voiced regarding the zone change or Concept Plan, however, additional requirements need to be met before permits are obtained. The full letter is attached as Exhibit F. Below is an outline of the major additional requirements that will be addressed in the Final Development Plan:

- The Metropolitan Sewer District (MSD) outlined that a utility site plan will be required to be submitted and reviewed in order to obtain permits, and that the applicants should work with MSD to determine the proximity of the building to existing sewers.
- Stormwater Management Utility (SMU) requires a detention system for the site, a grading plan, an erosion and sediments control plan, and a utility site plan prior to permitting.
- The Office of Environment and Sustainability (OES) indicated that environmental approval will be necessary if the project seeks City qualified incentives.
- The Department of Transportation and Engineering (DOTE) outlined that the proposed parking lot cannot go beyond the property line, that all buildings need to be at least 10 feet from the right-of-way, and that the stopping distance length is appropriate.

The petitioner received a copy of the comments from each of the departments and will be working with the departments to address these requirements prior to submitting a Final Development Plan.

#### **PUBLIC COMMENT AND NOTIFICATION:**

The Department of City Planning and Engagement held a virtual Public Staff Conference on the proposed zone change on January 3, 2024. Dual notice of the Public Staff Conference and the January 19, 2024 City Planning Commission meeting was sent to property owners within a 400-foot radius of the subject property, the Northside Community Council, and Northside Business Association. There were 2 community members in attendance along with the petitioner and development team. During

the staff conference, the development team provided an overview of previous related projects, neighborhood engagement, and a summary of the proposed project.

During the discussion portion of the Public Staff Conference, one community member asked for an overview of the proposed project timeline, which the applicant team provided. Another community member voiced enthusiastic support for the proposal. No concerns were voiced during the meeting, although the applicant team noted that extensive community engagement has already been done for this proposal and that more engagement will follow for the final development plan if LIHTC funds are awarded.

Letters of support regarding the proposed zone change and Concept Plan were submitted to the Department of City Planning and Engagement from the Northside Community Council and the Northside Business District (Exhibit E). No other correspondence has been received.

# **CONSISTENCY WITH PLANS:**

# Plan Cincinnati (2012)

The proposed zone change is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* (2012) to "Create a more livable community" (p. 156), specifically the strategy to "Support and stabilize our neighborhoods" (p. 160). The proposed zone change aims to help revitalize the southern end of the Northside Business District by rejuvenating a prominent corner on Hamilton Avenue. The proposed development is also consistent with the Live Initiative Area Goal to "Provide a full spectrum of housing options, and improve housing quality and affordability" (p. 164) and the Strategy to "Provide quality healthy housing for all income levels" (p. 165). The proposed project is seeking LIHTC to allow for the inclusion of affordable units at 60% AMI.

The proposal is also consistent with the Sustain Initiative Area and the Goal to "Preserve our natural and built environment" and the Strategy to "Preserve our built history" (p. 205), specifically the Action Step to "Preserve our built history with new development incentives and regulatory measures" (p. 205) as the proposed zone change would allow for the reuse of the historic Stagecraft Building.

#### Northside Comprehensive Land Use Plan (2014)

The proposed zone change, Concept Plan and Development Program Statement are also consistent with many aspects of the *Northside Comprehensive Land Use Plan*. The proposed development is consistent with Live Goal 1, to "Improve the quality and quantity of affordable and market rate rental housing" (p. 82) and the associated Strategy to "Integrate more housing into our neighborhood business district to strengthen it and increase pedestrian activity" (p. 82). The proposal calls for creating 50 to 70 affordable rental units within the Northside Business District, bringing more residents within walking distance of neighborhood resources, including the McKie Recreation Center and the Northside Transit Center. The proposal is also consistent with Sustain Goal 1, to "Enhance the architecturally historic, pedestrian streetscape and 'green' character of the neighborhood and preserve our natural environment" (p. 89) and the associated Strategy to "Maintain the historic character of the Hamilton Avenue Business District by encouraging renovation and façade improvements to existing buildings where necessary, and compatible infill development as opportunity rises" (p. 89). The proposal would reactivate a prominent corner of the Northside Business District through the renovation of the ground floor commercial space of the historic Stagecraft Building.

# **CITY PLANNING COMMISSION ACTION:**

According to \$1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;

The proposed uses are compatible with the surrounding land use patterns and consistent with applicable plans as outlined in the *Consistency with Plans* section of this report. The project abuts the Northside Business District, which is zoned CC-M and contains a mix of commercial and residential uses.

2. The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;

The proposed Planned Development would permit the cohesive development of a contained site on a prominent corner at the gateway of the Northside neighborhood while reusing the historic Stagecraft Building. The proposed new development on the southern portion of the site would not be permitted under either the existing MG or CC-M zoning districts. The proposed Concept Plan and Development Program Statement allow for the development of affordable housing and catalytic revitalization of a key property in the Northside Business District, which would not otherwise be able to be approved under the current base districts.

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;

The proposed mixed-use project is not permitted within the existing zoning districts. The PD zoning district allows for a cohesive site plan that includes the reuse of the existing structure and the construction of a new building in a feasible and innovative manner. Additionally, the proposal meets goals identified by the neighborhood and increases community involvement through the Planned Development process.

4. The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan. See *Proposed Development* section for more detail.

# ANALYSIS:

The proposed zone change from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) would reactivate currently vacant or underutilized properties and allow for the coordinated development of three parcels. The proposal, which would allow for the existing four-story Stagecraft Building to be redeveloped as a mixed-use multi-family and

commercial structure alongside a new four-story multi-family residential building, is appropriate. Under the existing MG zoning on the southern portion of the site, multi-family residential is not a permitted use. An alternative zoning option would be to rezone the southern portion of the site to CC-M consistent with the Stagecraft zoning and the Northside Business District and request a Use Variance for ground-floor residential under Section 1445-16 of the Zoning Code. However, the petitioner is seeking LIHTC funding to assist in financing the project, which requires the appropriate zoning be in place in order for the funds to be awarded.

The preservation and reuse of the Stagecraft Building is also consistent with *Plan Cincinnati* (2012) and the *Northside Comprehensive Land Use Plan* (2014). The reuse of the site as a mixed-use building consisting of 50 to 70 residential dwelling units will increase the population of the Northside neighborhood. This will add to the support and viability of the neighborhood's business district, which the proposed site falls within, and is seen as an important step to the district's revitalization.

Staff of the Department of City Planning and Engagement believe that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. Staff also believes that special site characteristics exist and the proposed land uses justify development of the property as a PD with an area less than the minimum two-acres as the proposed use of the new structure as residential is not permitted under the existing base zoning district. Additionally, because the site is surrounded by right-of-way, the site size is constrained from meeting the contiguous two acre minimum size requirement for a PD.

A Planned Development also provides assurance to the City and the community of the intended uses and scale of the development. The Planned Development process ensures that any significant modification to this would constitute as a Major Amendment to the Concept Plan and require public engagement and a public hearing process.

# **FINDINGS:**

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

# **CONCLUSIONS:**

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD), including the Concept Plan and Development Program Statement, for the following reasons:

- 1. The zone change and Concept Plan is consistent with the Goals in the Live Initiative Area and a Goal, Strategy, and Action Step in the Sustain Initiative Area of *Plan Cincinnati*. It is also consistent with Goals in the Live and Sustain areas identified in the *Northside Comprehensive Land Use Plan*.
- 2. The PD zoning is appropriate in this area as the proposed development does not conform with existing zoning. The zone change and Concept Plan are necessary to establish a PD for a site that allows for the development of affordable units through a new and existing structure.

3. The PD zoning district requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.

#### **RECOMMENDATION:**

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

- 1) ACCEPT the Concept Plan and Development Program Statement as submitted;
- 2) ADOPT the Department of City Planning and Engagement Findings as detailed on page 9 of this report; and
- **3) APPROVE** the proposed zone change at 3927 and 3925 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside; and
- 4) **APPROVE** the proposed Planned Development (PD) district that contains less than twoacres per Section 1429.05 (a) of the Cincinnati Zoning Code as the subject site size is constrained by right-of-way and the development is not feasible under existing base zoning.

Respectfully submitted:

Emily Burns, City Planner Department of City Planning and Engagement

Approved:

atherine Kenyh-Jus

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

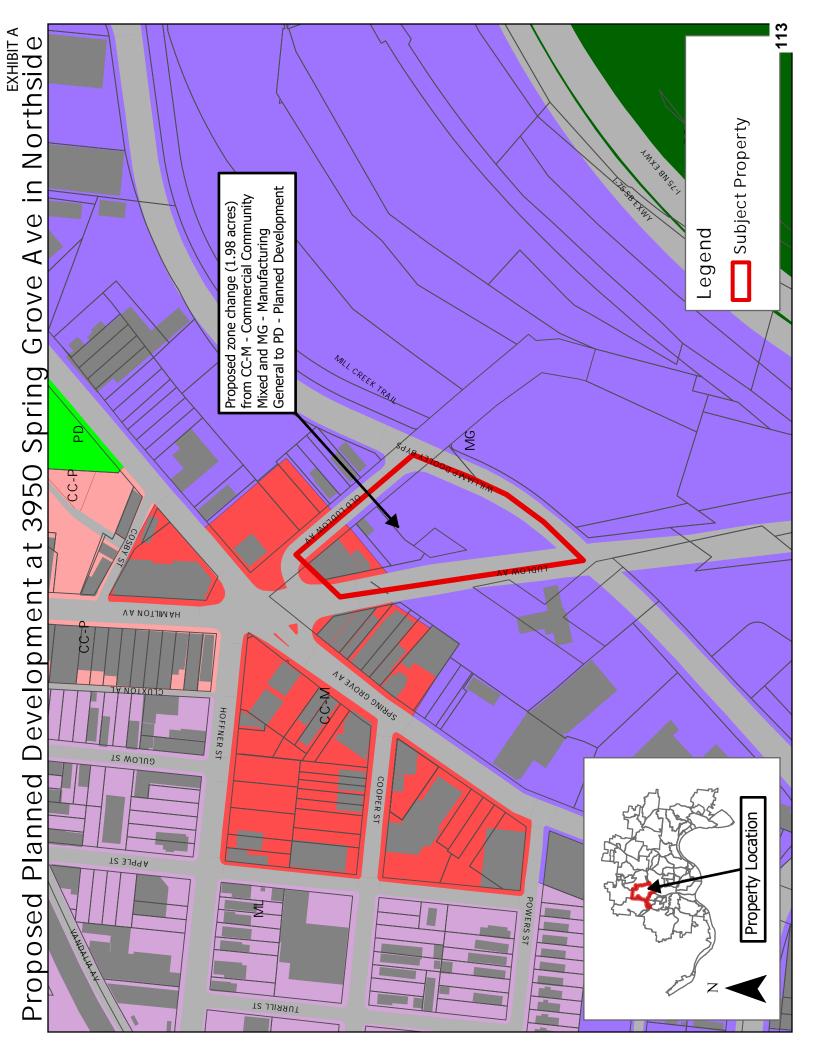


EXHIBIT B

Date: 11/17/2023

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

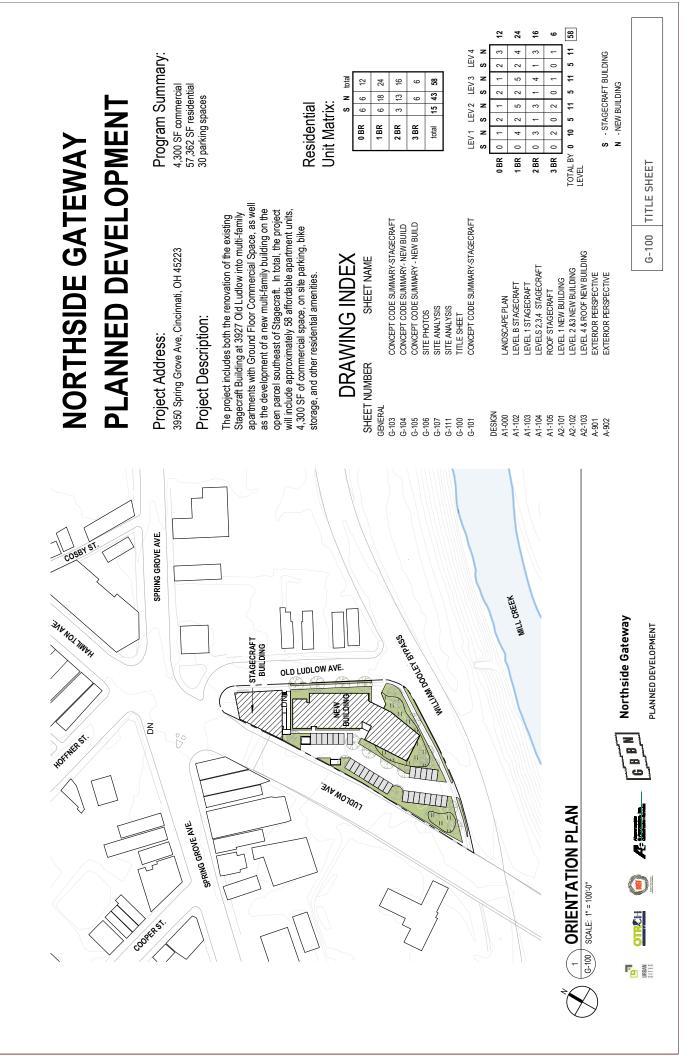
I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by

changing the area described in the attached legal documentation and depicted on the

To: The Honorable Council of the City of Cincinnati

attached plat from the <u>CC-P/MG</u>	PD (Planned Development) Zone District to the Zone District.
Location of Property (Street Address):	3927 Old Ludlow Ave. and portions of Parcel 019300030031 bordering
Old Ludlow and William P. Dooley Bypass as	indicated in Civil Drawings
Area Contained in Property (Excluding	s Streets): Approximately 42,503 sf
Present Use of Property: <u>Business (form</u>	ner Stagecraft building acquired by NEST) and exterior storage lot
	or Change: Proposed use is approximately 4,300 sf of commercial space er Stagecraft Building, and an additional 43 affordable residential units
in a new building located to the south, with park	king and other site amenities.
Property Owner's Signature:	Thang
	omas, Executive Director of NEST
Address: 1546 Knowlton Street	Phone: <u>513-253-3480</u>
Agent Signature:	
Name Typed:	
Address:	Phone:
Please Check if the Following Items are	<u>e Attached</u>
Application Fee Copies note: applicant will coordinate payment	of Plat <u>×</u> Copies of Metes and Bounds <u>×</u>

EXHIBIT C



Project Location			"Stage Craft B Cincinnati, Oh	Stage Craft Building <sup>13950</sup> Spring Grove Avenue Cincinnati, Ohio 45223	Grove Avenue	
Project Description			4 story existing space (A-2 use with steel colur separated from Ohio Existing t determine allo	g building will consis e) on the lower floor mns and major bear n the first floor. Elevi building code, chapt wable building area	t of apartments on the top and basement. The buildi ars and wood joist floor as ator shafts are concrete ci ars f, Prescriptive Complia and height, and requireme	4 story existing building will consist of apartments on the top 4 floors (R-2 use) with commercial space (A-2 use) on the lower floor and basements. The building is constructed at olicil matsority walls with stee outmms and major beams and wood joist floor assembles. The top 3 stories will be separated from the first floor. Elevator stafts are occurrent construction. Building was designed using Obio Existing building code, stabater 5, Prescriptive Compliance method, which was used to determine allowable building area and height, and requirements for statis and egress.
Authority Having Jurisdiction			City of Cincinn 805 Central Av Cincinnati, OH	lati Department of B venue, Suite 500 I 45202	uildings and Inspections	
Building Codes & Standards			2021 Ohio Exi 2021 Ohio Bui 2021 Ohio Plu 2021 Ohio Me 2017 Ohio Fire NFPA 70-11 N NFPA 72-10 N	2021 Ohio Existing Building Code 2021 Ohio Existing Building Code 2021 Ohio Pumching Code 2021 Ohio Pumching Code 2021 Ohio Fire Code 2021 Ohio Fire Code 2021 Ohio Tites Code NFPA 370 11 National Elevator Code ASME A77 a 2011 Elevator Code ASME A77 a 2011 Elevator Code ASME A77 a 2011 Elevator Code	er System de ode	
Applicable Federal Regulations			2010 ADA Sta	2010 ADA Standards For Accessible Design	ole Design	
Type of Mork			Renovation			
Occupancy Classification	303.4 310.3		A-2: Assembly R-2: Residenti 310.3.2 Dwell	A.2. Stsembly (Restaurants and Dining Facilities) A.2. Residential (nontransient) 8.2. Develling Units in Mixed Occupancy Building	lining Facilities) ccupancy Building	
	508.4		*The building v	will be a mixed-use o	The building will be a mixed-use occupancy utilizing a 1 hour rated horizontal ass use groups based on using NFPA 13 Sprinkler system throughout per table 2084	The building will be a mixed-use occupancy utilizing a 1 hour rated horizontial assembly between the use groups based on using NFPA 13 Sprinkler system throughout per table 508.4
Zonina Reauirements						
Zoning	DD		Planned Development	lopment		
Site area 42,503sf/58 units	Density		732sf/unit in th	732sf/unit in the planned development	rent	
Parking	Setbacks		0-12ft required Parking require	0-12ft required, 0 ft existing. (Existing Building) Parking required to located at side or rear of bui	0-12# required. 0 # existing. (Existing Building). Parking required to located at side or rear of building. Screening to be provided	ning to be provided.
Number of Spaces					Required	Provided:
			Standard			0
			Accessible			0 0
			Acc. Val			
Building Heights and Areas	504		Alic	Allowable		Proposed
						LV's 0B-04
Construction Type			VA	VA		Type VA
Occupancy			A-2	R-2		S (NFPA 13) A-2/R-2
Building Height	Table 504.3		60 ft	60 ft (NFPA 13)		54ft 4 inches
Building Stories	Table 504.4		2	4		4
Building Area	Table 506.1		18,000sf (SM)	21,000sf (SM)		4,358 gsf per floor
Mixed Occupancy Building	Table 508.4		The building w Second Floor	rill be separated with Level.	a horizontal assembly ha	The building will be separated with a horizontal assembly having a fire-resistance rating of 1 HR at Second Floor Level.
Fire Resistance Rating Requirements	Table 601		Primary structural frame	ural frame	Type VA 1 hrs	
	OTRCH		¥		-	Northside Gateway
		Transition of the local division of the loca			ī	PLANNEU UEVELUPMENI

		Bearing walls			
		Exterior		1 hrs	
		Interior		1 hrs	
		Nonbearing walls and partitions	suc		
		Exterior		1 hrs	per OBC 705.5
		Interior		0 hrs	
		Floor Construction		1 hrs	
		Roof Construction		1 hrs	
		Walls separating dwelling units	its	1 hr	per OBC 708
		R-2 Corridor walls (load bearing)		1 hr	per OBC 601
		R-2 Corridor walls (non-load)		0.5 hr	per OBC 1020.1
		Floors separating dwelling units	lits	1 hr	per OBC 711
Fire Separation Distance	Table 602	Separation Distance		R, S2	
		X < 5'-0"		1 hr	*1 hr from both sides
per OBC 705.5		5'-0" < X < 10'-0"		1 hr	*1 hr from both sides
		10'-0" < X < 30'-0"		1 hr	
		X > 30'-0"		0 hrs	
Fire & Smoke Protection					
Exterior Wall Openings:		Fire Separation Distance (feet)	Degree of Oper	Degree of Opening Protection	Allowable Area
(Refer also to Sheet G005 +		3 to less than 5	Unprotected,	Sprinklered	15%
Civil Drawings for Fire	Table /U5.8	5 to less than 10	Unprotected, Sprinklered	Sprinklered	25%
Separation Distances)		10 to less than 15	Unprotected,	Sprinklered	45%
		20 to less than 25	Unprotected,	Unprotected, Sprinklered Unprotected, Sprinklered	No Limit
Shaft Enclosure	707.3.1; 713.4	2 Hour Fire Barrier required			
Stair Enclosure	707.3.2; 1023.2	2 Hour Fire Barrier required			
Exterior Walls	707.4	Fire rating of exterior walls th	at are part of a sh	naft or stair enclosu	≓ire rating of exterior walls that are part of a shaft or stair enclosure shall comply with OBC 705
Opening Protection	716.5	Doors in fire barriers having required rating of 1 hr to have 1 hr rating Doors in fire barriers having required rating of 2 hr to have 1-1/2 hr rating Doors in fire partitions (corridors) having required rating of 5 hr to have m	required rating of required rating of lors) having requi	1 hr to have 1 hr ra 2 hr to have 1-1/2 l red rating of .5 hr to	Doors in fire barriers having required raking of 1 hr to have 1 hr rating Doors in fire barriers having required raking of 2 hr to have 1-1/2 hr raking Doors in fire partitions (corridons) having required rating of 5 hr to have minimum 20 min rating

G-101 CONCEPT CODE SUMMARY-STAGECRAFT

SUMMAF
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# PLANNED DEVELOPMENT



Minimum Interior Wall & Ceiling Finishes, Class A.B or C	Table 803.11	Occ. Interior exit stairways, Comidors and enclosure for ramps, exit exit access stairways passageways	Rooms and enclosed spaces
		8-2 C C C R-2 C C C C C C C C C C C C C C C C C C C	C C C
Fire Protection Systems			
Automatic sprinkler system	903	An automatic sprinkler system will be provided (NFPA 13 throughout)	
Sprinkler system supervision and alarms	903.4	All sprinkler system valves to be electronically supervised	
Standpipe Systems	905.3.1	TBD	
Portable Fire Extinguishers	906	GENERAL. FLOORS. RESIDENT FLOORS. Provide (1) portable fire extinguisher in each residential unit rating 1-A.10-B.C. Provides y hazard extinguishers in all mechanical, janifor and storage spaces	-Er C
Fire Alarm	907.2.9	TBD	
Fire Department Connection	912	TBD	
Fire Pump	913	TBD	
Means of Egress Stairway Capacity	1005.3.1	0.3 inches per occupant = (44" min per 1011.2)	
Means of Egress Other Component	1005.3.2	0.2 inches per occupant	
Max Common Path of Travel for Single Exit	1006.2.1	Occupancies S = 100ft, Occupancy R = 125ft. With spinkler	
Exit and Exit Access Door Locations	1.007.1.1	Exception 2: 1/3 max overall diagonal when sprinkler system installed	
Accessible Exit Access Stairways	1009.3	In buildings equipped throughout with an automatic sprimker system, stainways do not need to be 48° clear between handrails (exception #2) and do not need an area of refuge (exception #5). See also existing building code compliance method.	vays do not need to be 48° clear between handrails existing building code compliance method.
Panic Hardware	1010.1.10	Panic Hardware required for Group A with more than 50 occupants and Electrical Rooms with equipment rated 800 amperes or more.	ectrical Rooms with equipment rated 800 amperes or
Stairway to Roof	1011.12	Roof hatch and permanent ladder will be provided for access	
Mindow Openings Fall Protection	1015.8	Windows in Group R-2 with the top of sill less than 36' AFF and more than 72' above grade shall be provided with protection: -operable windows where the opening will not allow a 4' sphere to pass through at largest open position OR -operable windows provided with window fall protection devices complying with ASTM F 2090.	12* above grade shall be provided with protection: rough at largest open position OR with ASTM F 2090
Travel Distance	Table 1017 2	Occupancy Exit Access Travel I	Exit Access Travel Distance (sprinklered)
		NS 72	0 H
Ainimum Somidor Width	Table 1020.2	44° minimum comfor width required for occupancies greater than 50.35° within a dwelling unit. Note: OHFA universal design guidelines require 42° corridors within units.	within a dwelling unit. Note: OHFA universal design
Jeau Eria Corrigors	1020.4	Occupancy Max Leau Erro R & S f0 ft (sprink	cintered)
Accessible Route (Dwelling Units)	1107.4	At least one accessible route shall connect $\dots$ to the primary entrance of each Type A and Type B unit	ach Type A and Type B unit
Apartment Houses (R-2)	1107.6.2.2	Type A and Type B units shall be provided per ANSI A117.1	
ype A units	1107.6.2.2.1	at least 2 percent of units shall be Type A dispersed among the various classes of units	s classes of units
Type B units	1107.6.2.2.2	$\ldots$ every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit	shall be a Type B unit
specific Type A units		Refer to overall plans and unit square footage matrix. Additional Type A units are provided per OHFA QAP requirements	nits are provided per OHFA QAP requirements.
daideanau Energinerunae	1 000	Elevator and other holdbars wandocurre chall ha chaft a nolocure c	
Elevator to accommodate stretcher	3002.4		ler 24" × 84"
Elevator Lobbies and Hoistway Opening Protection	3006	Elevator lobbies are not required	
	<b>W</b>	<b>6 B B N</b> Northside Gateway	ay

Project Location		"Stage Craft E Cincinnati, Of	"Stage Craft Building"3950 Spring Grove Avenue Cincinnati, Ohio 45223	g Grove Avenu	Ð		Frontage incre Peri
Project Description		4 story buildin residents (A-2 support buildi floor assembli	ig consisting of resid 2 use) on the lower flu- ng operations. The b ies. Elevator shafts a	tential (R-2 us loor and level building is con are concrete c	<ul> <li>e) with accessory a</li> <li>4, and limited storagestructed of wood stucted of wood stucted block coint</li> </ul>	4 story building consisting of residential (R-2 use) with accessory assembly spaces for use by residents (A-2 use) on the lower floor and level 4, and immed storage and mechanical uses to support building operations. The building is constructed of wood stude with engineered wood truss floor assemblies. Elevator shafts are concrete or concrete block construction.	
Authority Having Jurisdiction		City of Cincinnati Dep 805 Central Avenue, \$ Cincinnati, OH 45202	City of Cincinnati Department of Buildings and Inspections 805 Central Avenue, Suite 500 Cincinnati, OH 45202	Buildings and	nspections		
Building Codes & Standards		2021 Ohio Building Code 2021 Ohio Building Code 2021 Ohio Building Code 2021 Ohio Building Code 2021 Ohio Fire Code 2017 Ohio Fire Code 2017 Ohio Fire Code NFPA 73-10 National Elec NFPA 72-10 National Elec ASME A17.1 2001 ELEC ASME A17.1 2001 ELEC	2021 Ohio Building Code 2021 Ohio Building Code 2021 Ohio Burbing Code 2021 Ohio Purnbing Code 2021 Ohio Fine Code 2021 Ohio Fine Code NFPA 71-11 National Electrical Code NFPA 72-11 National Electrical Code ASME 777.1a 2011 Elevator Code ASME 777.1a 2011 Elevator Code ASME 777.1a 2011 Elevator Code ASME 777.1009 ECC	ler System ode e			Fire Resistanc Requirements
Applicable Federal Regulations		2010 ADA Sta	2010 ADA Standards For Accessible Design	ble Design			
tion	303.4 310.3	New Constru A-3: Assembl R-2: Resident	New Construction A-3: Assembly (may quality for B occupancy if under 50 occupants, 750sf) R-2: Residential (nontransient) R-2: Residential (nontransient)	occupancy if t	nder 50 occupants	, 750sf)	
Zoning Requirements							
	PD Density	Planned Development 732sf/unit in the devel	Planned Development 732sf/unit in the development				Fire Separatio
ő	Setbacks	0-12ft require	0-12ft required, 0 ft existing.				
Parking		 Parking requi	Parking required to located at side or rear of building. Screening to be provided	e or rear of bu	Iding. Screening to	be provided.	Fire & Smoke
Number of Spaces				Re	Required	Provided:	Exterior Wall 0
		Standard			0	28	(Refer also to Civil Drawings
		Accessible			0		Separation Dis
		Acc. Van			D	30	
Building Heights and Areas	504	All	Allowable		Prop	Proposed	Shaft Enclosu
ŀ						- 11A	Stair Enclosun
Construction Type Sprinklered			VA NFPA13R			Type VA Sprinkler (NFPA 13R)	Exterior Walls
Occupancy			R-2			R-2	
	Table 504.3		60 ft (S13R)		5	50'	Opening Prote
Building Stories Tab	Table 504.4		4			4 with S13R	
Building Area	506.2		12,000 sf+6000 = 18,000 PLUS FRONTAGE			LV01: 11,050 gsf LV02: 11,168 gsf LV03: 11,168 gsf LV04: 10,899 gsf	
IIIS Sills	-	4 mm			Northside Gateway	<b>ateway</b> DPMENT	

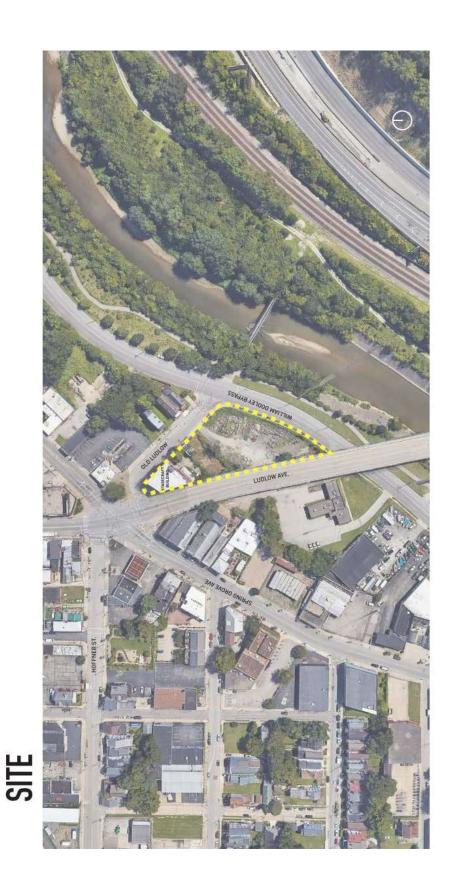
Frontage increases		Per chart 506.3.3			
2					
Perimeter	50-75 %	Increase factor of .50			
Open Space	30 feet	18,000 gsf allowable per floor			
Fire Resistance Rating Requirements	Table 601			Type V-A	
		Primary structural frame		1 hrs	
		Bearing walls			
		 Exterior		1 hrs	
		Interior		1 hrs	
		Nonbearing walls and partitions	su		
		Exterior			(Not less than rating req'd in Table 705.5)
		 Interior		0 hrs	
		Floor Construction		1 hrs	
		Roof Construction		1 hrs	
		Walls separating dwelling units	ts	1 hr	per OBC 708
		R-2 Corridor walls (load		1 hr	per OBC 601
		/G			
		R-2 Corridor walls (non-load)		0.5 hr	per OBC 1020.1
		Floors separating dwelling units	its	1 hr	per OBC 711
Fire Separation Distance	Table 602	Separation Distance		R, S2	
		 X < 5'-0"	1 hr	1 hr	*1 hr from both sides
		5'-0" < X < 10'-0"	1 hr	1 hr	*1 hr from both sides
		X > 30-0"	0 hrs	0 hrs	
Fire & Smoke Protection					
		Fire Separation Distance (feet)	Degree of Opening Protection	ning Protection	Allowable Area
Exterior Wall Openings: (Refer also to Sheet G005 +		0-3			%0
Civil Drawings for Fire	Table 705.8	 3 to less than 5	Unprotected,	Sprinklered	15%
Separation Distances)		5 to less than 10 10 to less than 15	Unprotected.	Sprinklered	25%
		 15 to less than 20 20 to less than 25	Unprotected, Sprinklered	Sprinklered	75% No Limit
Shaft Enclosure	707.3.1; 713.4	Per OBC 713.4, 2 Hour Fire Barrier required	Sarrier required		
Stair Enclosure	707.3.2; 1023.2	Per OBC 1023.2: 2 Hour Fire Barrier required	Barrier required		
Exterior Walls	707.4	Fire rating of exterior walls the	at are part of a sh	haft or stair enclosu	Fire rating of exterior walls that are part of a shaft or stair enclosure shall comply with OBC 705
Opening Protection	716.1(2)	Doors in fire barriers having required rating of 1 hr to have 1 hr rating Doors in fire barriers having equired rating of 2 hr to have 1-1/2 hr rating Doors in fire partitions (corridors) having required rating of 1 hr to have minimum 20 min rating	equired rating of equired rating of : ors) having requir	1 hr to have 1 hr ra 2 hr to have 1-1/21 ed rating of 1 hr to	titing hr rating have minimum 20 min rating

G-104 CONCEPT CODE SUMMARY- NEW BUILD

Minimum Interior Wall & Ceiling Finishes, Class A,B or C	Table 803.11	Occ.	Interior exit stairways, ramps, exit passageways	Corridors and enclosure for exit access stairways	Rooms and enclosed spaces
		S-2 R-2	ပပ	00	00
Fire Protection Systems					
Automatic sprinkler system	903	An automa (NFPA 13F	An automatic sprinkler system will be provided (NFPA 13R throughout)	provided	
Sprinkler system supervision and alarms	903.4	All sprinkle	All sprinkler system valves to be electronically supervised	tronically supervised	
Standpipe Systems	905.3.1	Class I sta	Class I standpipe system is required per execption 1	ber execption 1	
Portable Fire Extinguishers	906	GENERAL - RESIDEN Provide (1 Provide (1 75 foot m Ordinary <sup>1</sup> Light haze	TIAL FLOORS: 1) portable fre axtroguisher SIDENTIAL FLOORS: aximum travel distance AN hazard extinguishers in all ard extinguishers to be loci	ENERAL: Provide (1) profitable fire admiguisher in each residential unit rating 1-A-10-B/C NON RESIDENTIAL FLORRS: NON RESIDENTIAL FLORRS: On amount more distance AND. One admiguisher per 1,5005 Ordinary hazard admiguishers in all moteriancial, janthor and storage spaces Light hazard admiguishers to be located in all other locations	G
Fire Alarm	907.2.9	Smoke De	Smoke Detectors + Manual Pull Stations required for R-2	ons required for R-2	
Fire Department Connection	912	TBD			
Fire Pump	913	TBD			
Means of Egress Stairway Capacity	1005.3.1	0.3 inches	0.3 inches per occupant = (44" min per 1011.2)	ber 1011.2)	
Means of Egress Other Component	1005.3.2	0.2 inches	0.2 inches per occupant		
Max Common Path of Travel	1006.2.1	Occupanci	Occupancies S = 100ft, Occupancy R = 125ft. With sprinkler	t = 125ft. With sprinkler.	
Exit and Exit Access Door Locations	1007.1.1	Exception :	2: 1/3 max overall diagonal	Exception 2: 1/3 max overall diagonal when sprinkler system installed.	
Accessible Exit Access Stairways	1009.3	In buildings (exception	s equipped throughout with #2) and do not need an ar	an automatic sprinkler system, stairways ea of refuge (exception #5).	In buildings equipped throughout with an automatic sprinkler system, stairways do not need to be 48° clear between handrails (exception #2) and do not need an area of refuge (exception #5).
Panic Hardware		Panic Haro more.	tware required for Group A	with more than 50 occupants and Electri	"anic Hardware required for Group A with more than 50 occupants and Electrical Rooms with equipment rated 800 amperes or nore.
Stairway to Roof	1011.12	Roof hatch	Roof hatch and permanent ladder provided for access	ovided for access	
Window Openings Fall Protection	1015.8	Windows ir -operable v	n Group R-2 with the top of windows where the openin, windows provided with wind	sill less than 36" AFF and more than 72" 3 will not allow a 4" sphere to pass throug 5 ow fall protection devices complying with	Windows in Group R-2 with the top of still less than 36" AFF and more than 72" above grade shall be provided with protection: -operable windows where the opening will not allow a 4" sphere to pass through at targets open position CR -operable windows provided with window fail protection devices complying with ASTM F 2090
Travel Distance	Table 1017.2	Occupancy	ancy	Exit Access Travel Distance (sprinklered)	ance (sprinklered)
		R S		250 fl	
Minimum Corridor Width	Table 1020.2	44" minimu	um corridor width required	44" minimum corridor width required for occupancies greater than 50. 36" within a dwelling unit	iin a dwelling unit.
Dead End Corridors	1020.4	Occup R &	ccupancy R & S	Max Dead End 50 ft (sprinkl	d Corridor klered)
Accessible Route (Dwelling Units)	1107.4	At least on	e accessible route shall co	At least one accessible route shall connect to the primary entrance of each Type A and Type B unit	Type A and Type B unit
Apartment Houses (R-2)	1107.6.2.2	Type A and	Type A and Type B units shall be provided per ANSI A117.1	vided per ANSI A117.1	
Type A units	1107.6.2.2.1	at least 2	2 percent of units shall be	at least 2 percent of units shall be Type Adispersed among the various classes of units	asses of units
Type B units	1107.6.2.2.2	every dw	velling and sleeping unit int	every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit	all be a Type B unit
Specific Type A units		Refer to ov	rerall plans and unit square	Refer to overall plans and unit square footage matrix . Project includes Type A and Sensory units per OHFA	v and Sensory units per OHFA
Hoistway Enclosures	3002.1	Elevator ar	nd other hoistway enclosures shall be shaft	es shall be shaft enclosures	
Elevator to accommodate stretcher	3002.4	Where ele-	vators serve 4 or more stor	Where elevators serve 4 or more stories, one shall accommodate a stretcher 24" x 84'	24" x 84"
Elevator Lobbies and Hoistway Opening Protection	3006	Elevator lo	Elevator lobbies are not required		
Two-way communication	1009.8	A two-way more store	communication system sh is above or below the leve	all be provided at the landing serving each of exit discharge.	A two-way communication system shall be provided at the landing serving each elevator on each accessible floor that is one or more stories above or below the level of exit discharge.
		4	N B B J	Northside Gateway	eway IENT

G-105 CONCEPT CODE SUMMARY - NEW BUILD





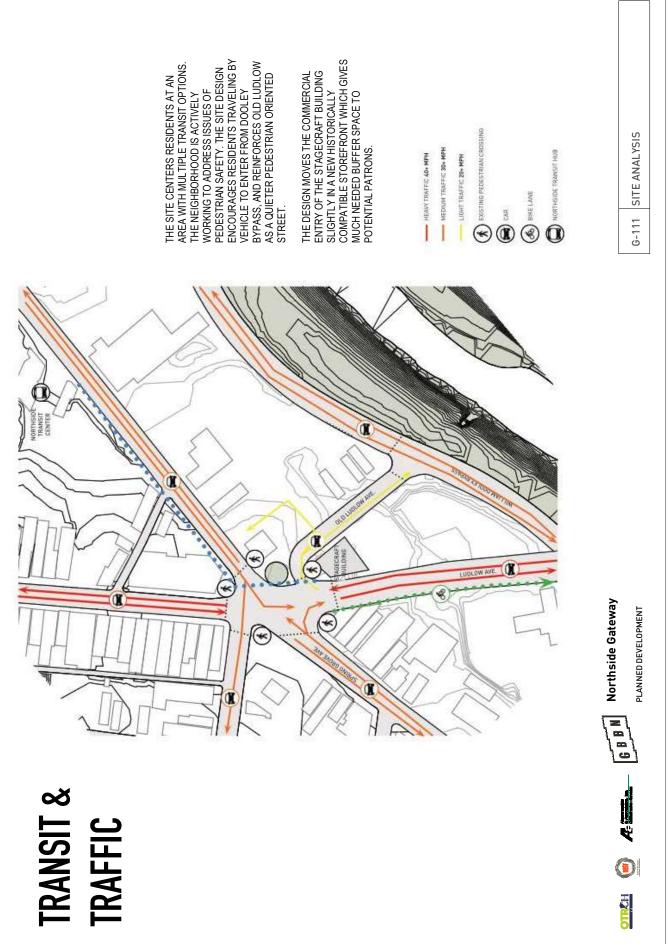
SITE ANALYSIS G-107

PLANNED DEVELOPMENT

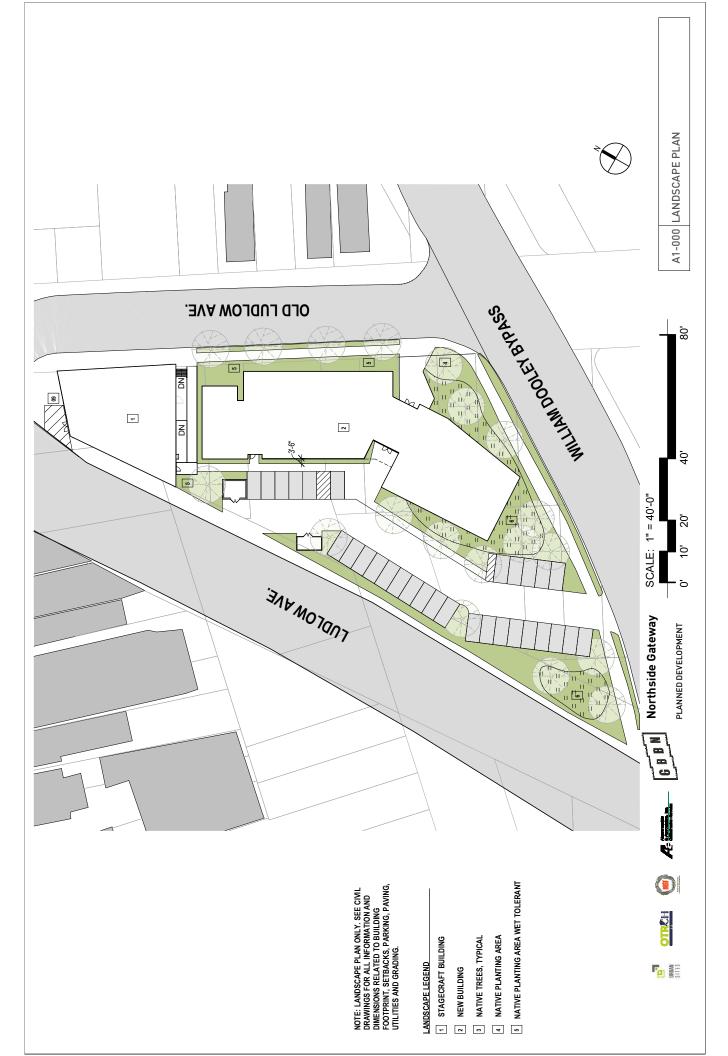
6 B B N Northside Gateway

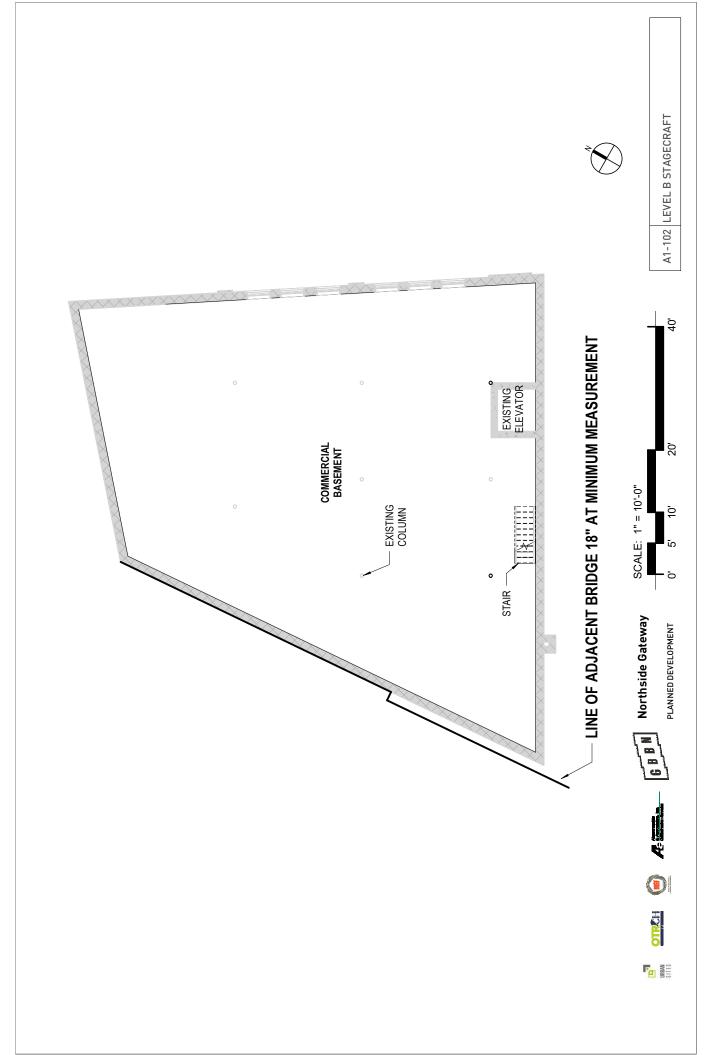


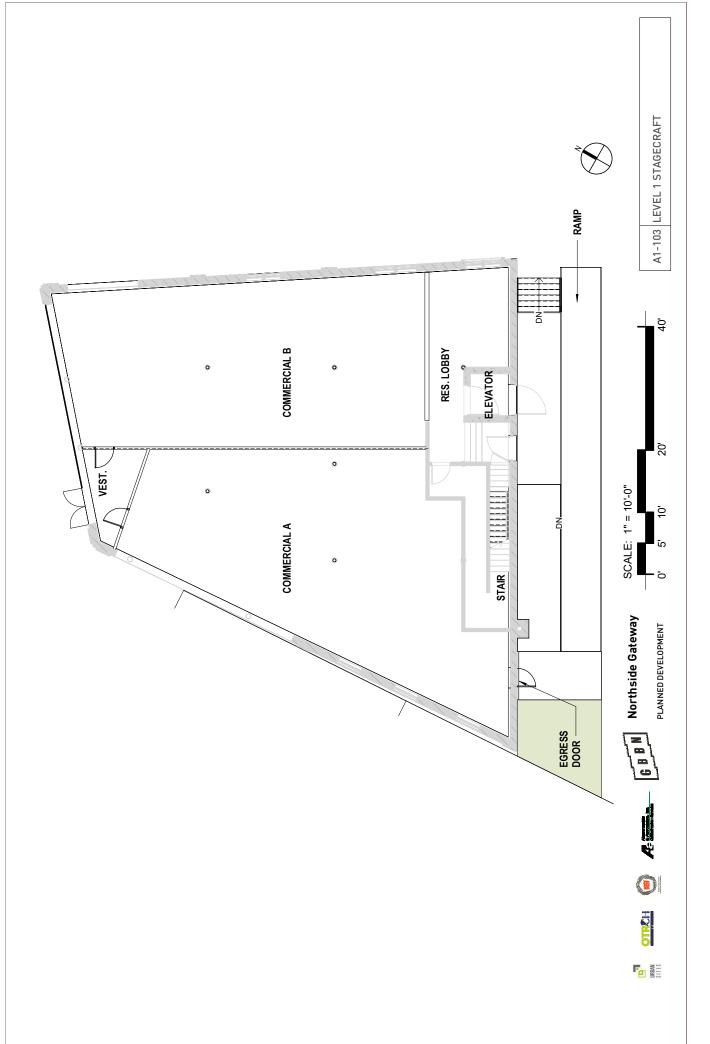
URBAN

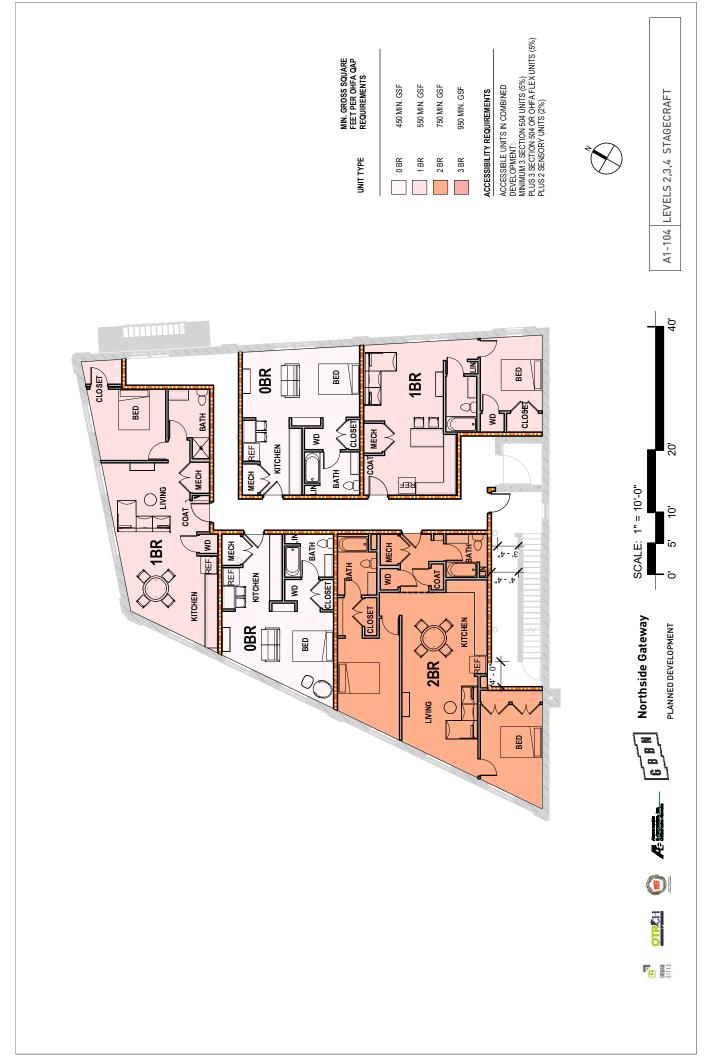


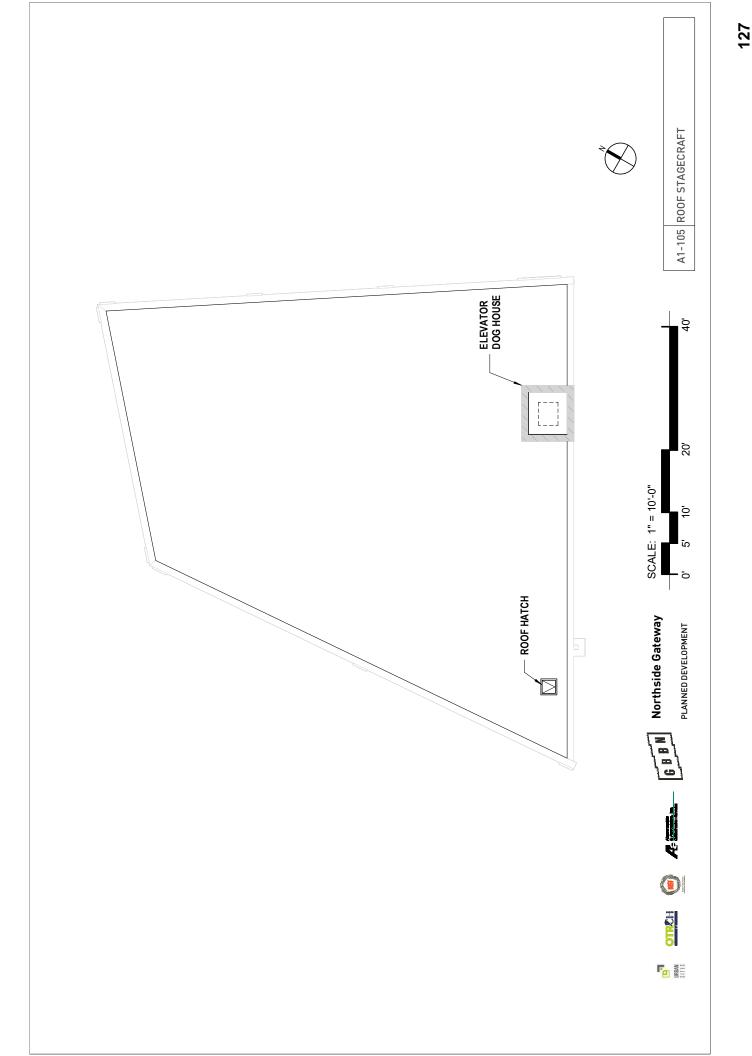
URBAN SITES





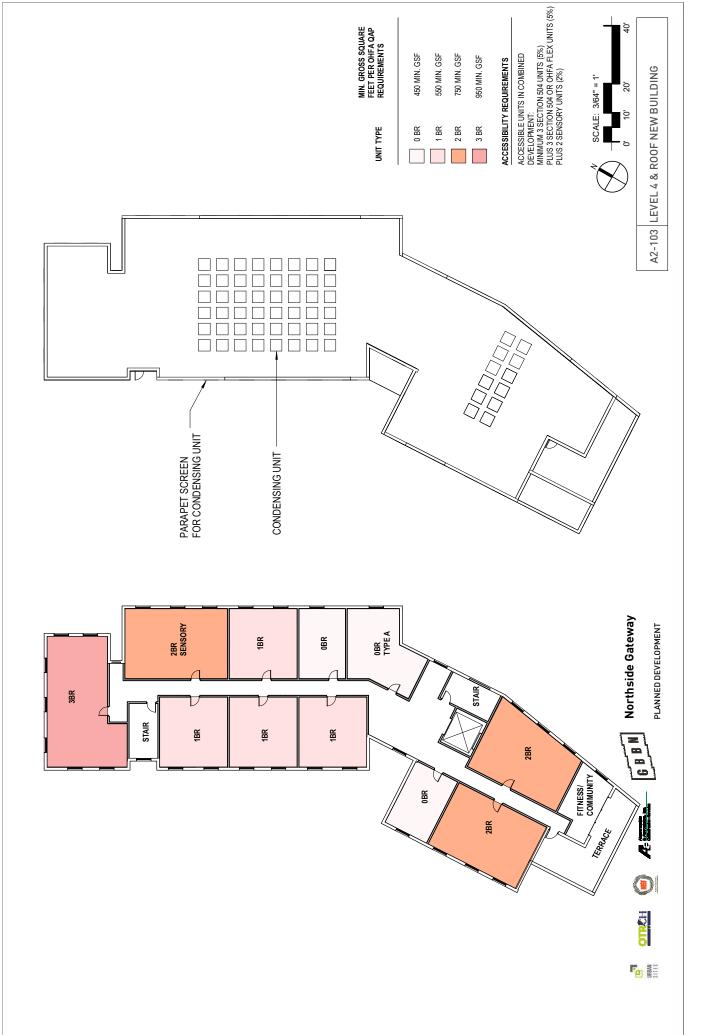








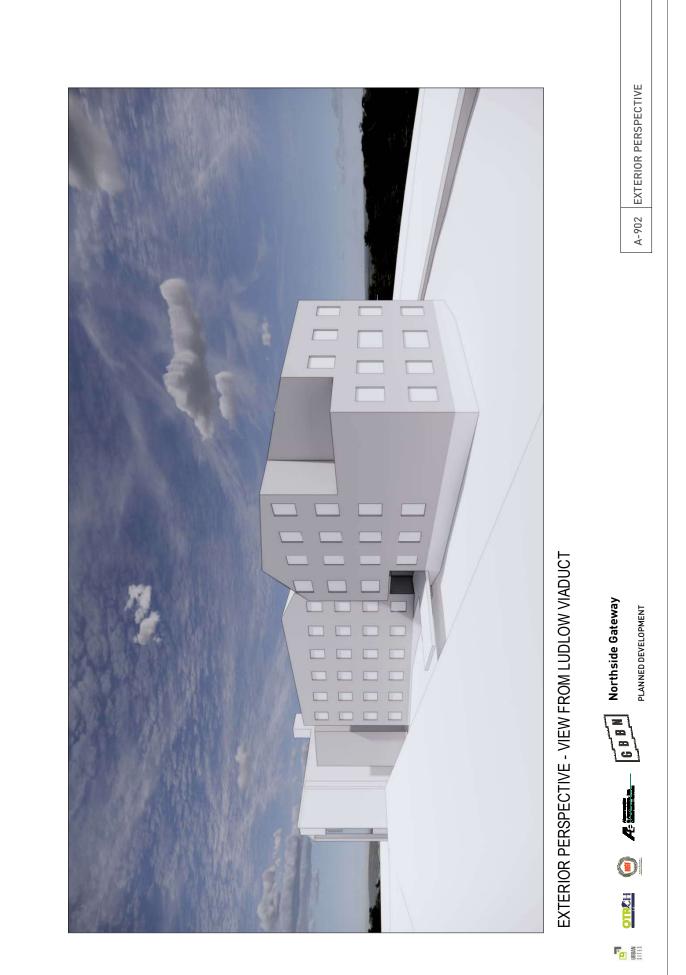


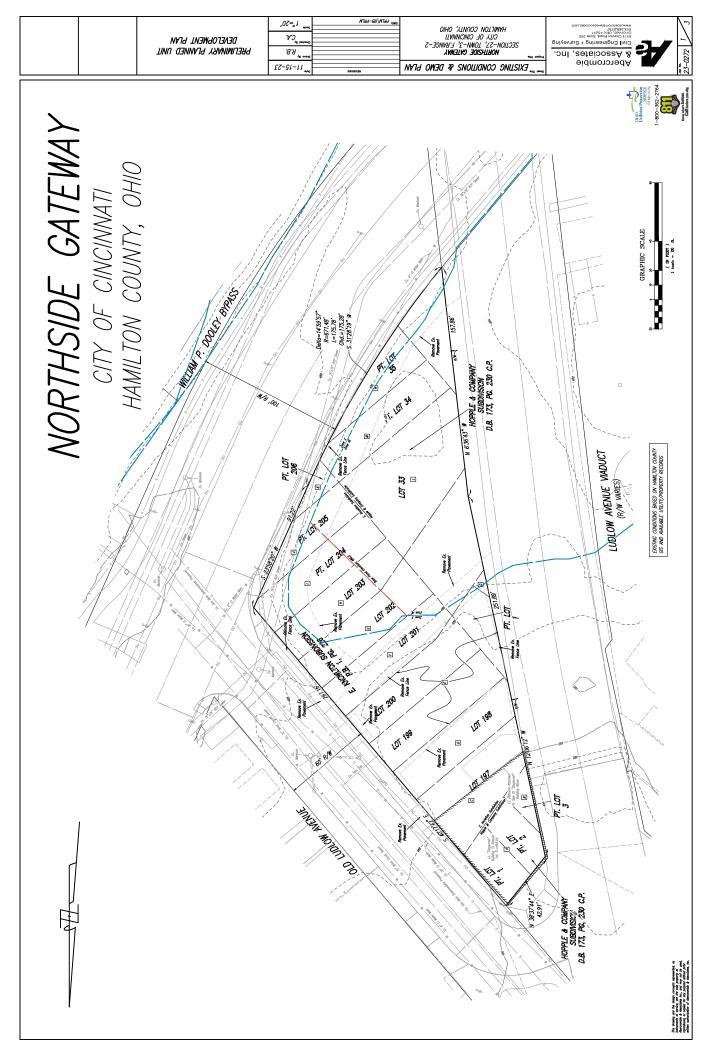


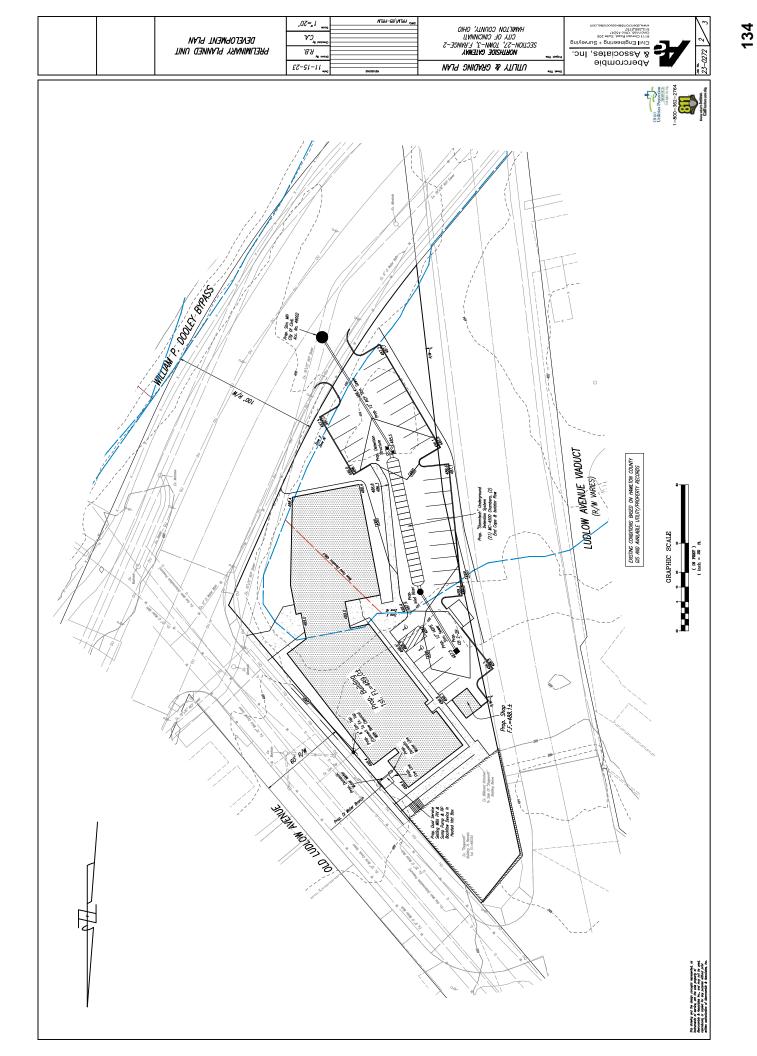


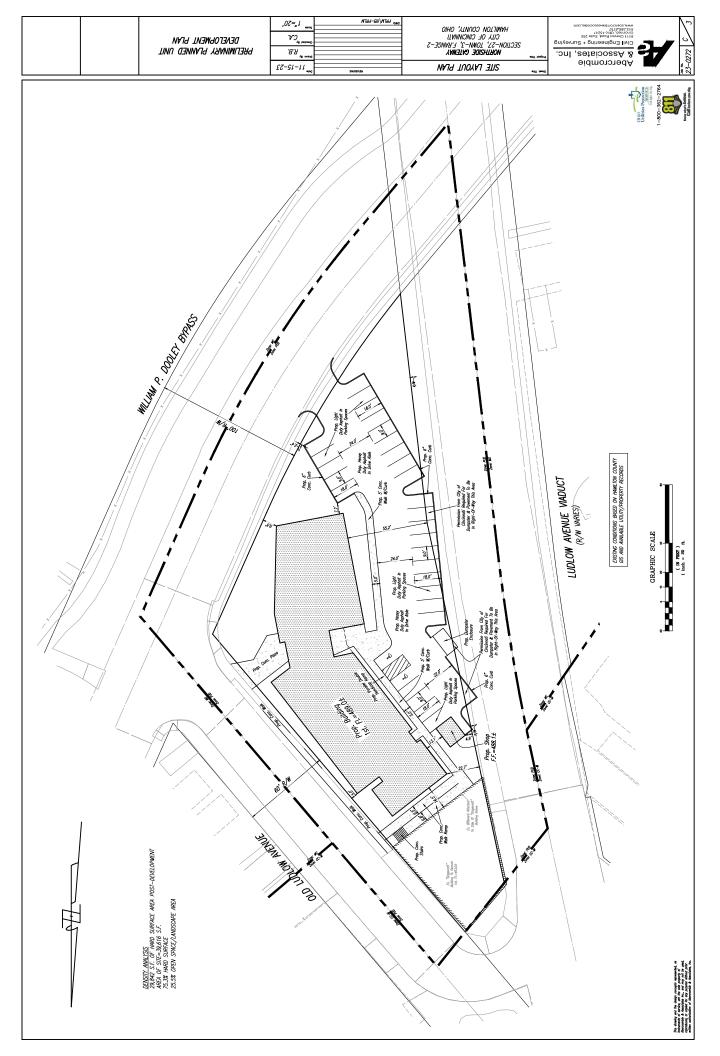
A-901 EXTERIOR PERSPECTIVE

OTRCH











Northsiders Engaged in Sustainable Transformation

Executive Director

Sarah Thomas

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#### www.NorthsideNEST.org

1546 Knowlton Street Cincinnati, OH 45223

Cincinnati Northside Urban Redevelopment Corporation, dba NEST, is a 501(c)3 tax-exempt, tax deductible non-profit corporation. November 17th, 2023

The City of Cincinnati Planning Department 805 Central Avenue Cincinnati, Ohio 45223

Please find development program statement below, and concept plans attached for the proposed Planned Development District.

Northside Gateway is an approximately .98 acre project across three separate parcels, two owned by Cincinnati Northside Community Urban Revitalization Corporation (dba NEST, one of the project partners) at 3925 and 3927 Old Ludlow Avenue and one owned by the City of Cincinnati, in the Northside neighborhood. The northernmost parcel contains the former Stagecraft, Inc. building, a vacant 4-story building; the central parcel is vacant land; and the southernmost parcel is a supply yard for the Department of Public Services, owned by the City of Cincinnati.

The project partners are NEST, Over-the-Rhine Community Housing (OTRCH), and Urban Sites. The project partners intend to submit the site to the Ohio Housing Finance Agency for a competitive award of Low-Income Housing Tax Credits (LIHTC). That application is due on February 29, 2024. A threshold requirement for the LIHTC application is that the property be zoned for its intended use, which is only achieved by the timely approval of the proposed Planned Development District.

If the project partners are awarded the LIHTC for affordable family housing, the site will be developed into approximately 50-70 units of multi-family affordable housing, with roughly 1 parking space per 2 units. Total residential square footage is expected to be 57,362 sf. The plan calls for the Stagecraft building to be improved with storefront retail on the corner of Hamilton and Old Ludlow, and housing on floors 2-4. The remaining units would be built in a 4-story new construction building on the other two parcels. Construction would likely begin in summer of 2025, with completion expected in late 2026.

The award date for LIHTC is expected in May 2024. The Department of Public Services would continue to operate its supply yard until some time before construction begins; if the project partners are not awarded the LIHTC, the supply yard could continue operating with the same rights as under the current Manufacturing General designation.

The goals of Northside Gateway are:

1) to provide family housing for the Northside neighborhood; and

2) assist in revitalizing the Northside business district, as the Stagecraft building sits on a prominent corner on Hamilton Ave.

All tenants would need to have income at or below 60% of the Cincinnati metro area's area median income. The project would be owned by NEST and OTRCH. Tenants will be connected to a range of resident services.

The Northside Gateway project aligns with the Northside Comprehensive Land Use Plan (adopted by City Council in 2014) and meets the following goals highlighted on page 44: Increase our population, Build on our assets, Be aggressive and strategic in future growth and development, Facilitate sustainable development and Lead by example for other neighborhoods. The LUP explicitly calls for concentrated revitalization of the Neighborhood Business District (page 47) and linking centers of activity with effective transportation (page 48). Our proposed project correlates with the Northside Future Land Use map on page 56 calling for the mixed-use redevelopment of the historic Stagecraft property. Overall, the Northside Gateway achieves all the category initiatives set out to comply with Plan Cincinnati on page 57: Compete, Connect, Live, Sustain and Collaborate. Lastly, through NEST's routine, extensive community engagement, we know the project achieves some of Northside's highest goals: increasing affordable housing and incentivizing sustainable public transit use amongst residents and visitors.

The project partners have started gathering input from the community, and plan to continuing to reach out for support. We presented at NEST's Project Committee in early November 2023, and will be presenting at the Northside Community Council at its November monthly meeting.

The proposed development is in a desirable location for individuals and families looking for affordable housing. It is located nearby the bike lane on Central Parkway and is within a 10-minute walking proximity to existing retail, entertainment, expanded transit and parking amenities, K-12 education and library, and recreation, such as the Mill Creek Trail and McKie Recreation Center, offering choices to residents across age and life stage, socio-economic background, and mobility.

The proposed Planned Development District includes a request for a site less than two acres, but the requested zoning designation is most appropriate within the context of the proposed density of residential housing, community desires, and transportation-related connections of this project, as well as the changing demand in community development in and around Northside.

The proposed zone change would permit rehabilitation of an existing building at the northern portion of the site, which sits within an historic district and neighborhood business district, for future multi-family residential and commercial use. The uses around the site are high-density and include a White Castle restaurant and a row of single-family houses to the east, a fivepoint intersection of right-of-way from the north, and the Ludlow Viaduct to the west. In addition, the site intersects a FEMA Flood Hazard Zone, with the Mill Creek and the William P Dooley Bypass acting as the southern boundary. In many ways, this site has operated like an island, disconnected and landlocked from surrounding development, as well as being under-utilized. Flexibility is needed for new development and adaptive reuse in this area and at the site for height, massing, setback, character, and use.

At the same time, the proposed development does not conform to the existing zoning. Currently, the site is zoned Community Commercial - Mixed and Manufacturing General. The current uses around the site have changed over the past two decades, shifting toward adaptive reuse of older, light industrial buildings to high-density residential, with recent installations in transit infrastructure, such as the Northside Metro Transit Center, and buffering of the Central Parkway to Downtown bike lanes. In fact, along the periphery of the south end of Northside, most of the uses in the current manufacturing zone are commercial, including amenities such as restaurants, retail, building material sales and services, banks and financial institutions drinking establishments, convenience markets, and maintenance and repair services. The existing Stagecraft building has been previously used commercially, as a shop and showroom. While no final plans have been made for establishing future commercial tenants, possible future uses we hope to mix with multifamily residential at the site include amenities for families, such as commercial retail and services, eating and drinking establishments, and recreation and entertainment. In any event, the total commercial space will not exceed 4,056 square feet. As we move forward with community engagement and receive feedback, future plans for commercial uses at the site will be outlined.

NEST is Northside's community development corporation with a mission to ensure Northside thrives as a vibrant and sustainable community by preserving, improving and creating the neighborhood's built environment. Any questions or inquiries may be directed to me via email: <u>Sarah@northsidenest.org</u>.

Regards,

Sarah Thomas

Executive Director



Northsiders Engaged in Sustainable Transformation

Executive Director Sarah Thomas

#### Board of Directors

Pete Metz, President Laila Ammar, Vice President Nicole Merrill, Secretary Will Yokel, Treasurer Tom Jackson Barry Schwartz Cindy Sherding Carl Sterner Rachel O'Malley Fallon Venable Addison Shedd Erin Kline Vic Mullins Rob Hinton

www.NorthsideNEST.org

1546 Knowlton Street Cincinnati, OH 45223

Cincinnati Northside Urban Redevelopment Corporation, dba NEST, is a 501(c)3 tax-exempt, tax deductible non-profit corporation. October 17th, 2023

RE: Letter of Support for the "Northside Gateway" Project

Dear Timothy Westrich,

I write to convey Northsiders Engaged in Sustainable Transformation ("NEST") support for the funding applications necessary to progress the planned affordable housing community, Northside Gateway, located at 3950 Spring Grove Avenue.

Regards,

hann

Sarah Thomas Executive Director



NBA President Tim Jeckering

NBA Vice President vacant

NBA Secretary William Walker

NBA Treasurer Natasha Arcaro

#### **Board of Directors**

Ryan Durner Julia Green Katie Klug Kathy Long Melanie Quallen Sarah Thomas Victor Williams Brigit Zeiger

https://welcometonorthside.com/

December 8, 2023

City of Cincinnati Planning Department 805 Central Avenue Cincinnati, Ohio 45202

Re: 3927 Ludlow Avenue Cincinnati, Ohio 45223

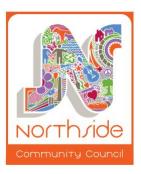
All,

Nest Representatives presented to the attendees at the December monthly meeting of the Northside Business Association an overview of their <u>Proposed Northside Gateway Building Renovation and Proposed</u> <u>New Residential Buildings Development.</u> 3927 Ludlow has been a huge eyesore at the southern entrance to Northside for decades. The mostly vacant and completely uncared for three-story building has gradually deteriorated, year after year, for as long as this writer can remember. NBA wholeheartedly welcomed and applauded the proposed changes.

The Southern Gateway to Northside is truly a diamond in the rough. This unique 5-way traffic intersection is dotted with two historic buildings, a 1960 era White Castle, a BP station and a 1970's remodeling of a one-story commercial storefront. NBA recently had a new neighborhood entry sign installed and landscaped in front of the onestory commercial building. Also landscaped was the small garden area in front of the White Castle. The new landscaping and signage are complimented by the completion of the New Northside QCM Transfer Hub that is less than a block away. The above investments in the gateway to Northside will be complimented and further enhanced if the PD Zoning for the above referenced project is granted.

At the December 2023 meeting, the NBA attendees voted unanimously to endorse the zoning change to PD Zoning. NBA believes the proposed zoning change will allow for the momentum to continue to enhance the existing QCM Transfer Hub, allowing the new development to claim TOD Status (Transit Orientated Development) in its truest form. Also adjacent to this development is the Millcreek Bikeway, a huge asset for the future residents of 3927 Ludlow. NBA welcomes quality development sensitive to our beloved historic shopping, we are confident our local redevelopment corporation will continue to meet our demands, please heed our call for support.

Sincerel Tim Jeckering NBA President



November 22<sup>nd</sup>, 2023

Sarah Thomas, Executive Director Northsiders Engaged in Sustainable Transformation (NEST) 1546 Knowlton St Cincinnati, Ohio 45223

Dear Ms. Thomas,

It is with great pride to present you with this letter of support, from the Northside Community Council.

Monday, November 20<sup>th</sup>, 2023, the Northside Community Council, at its monthly meeting of the general council voted unanimously in favor to pass the following motion:

# Motion

Northside Community Council to issue letters of support for both the City of Cincinnati's Planned Development application and OHFA's LIHTC application for the Northside Gateway project which creates affordable housing, revitalizes the lower Historic Neighborhood Business District, and incentivizes sustainable transit-oriented living within the community.

As NCC continues to be grateful for the work done by NEST and the collaborative nature of our organizations, we support their application and pursuit of funding with great sincerity. Whereas our community is passionately committed to increasing housing opportunities; we also wish to acknowledge and uplift NEST's abundant contributions towards cultivating equitable solutions in our community and city. The planned development presented is a product of utilizing genuine considerations for increased accessibility to the vast population we happily welcome in Northside.

Approval of their application by the city's planning department and receipt of such funding would, not only be largely impactful to Northside, a great benefit and incredible asset to the city as a whole.

I am available for any questions and/or concerns most efficiently via email at president@northsidecouncil.com.

Sincerely,

Briana (Bree) Moss President, Northside Community Council 513-402-2733



January 7, 2024

Ms. Sarah Thomas NEST 1546 Knowlton Street Cincinnati, Ohio 45223

Re: 3925 & 3927 Old Ludlow Avenue | Northside Gateway (D) – (CPRE220072) Final Recommendations

Dear Ms. Thomas,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposing to renovate the existing Stagecraft Building at 3927 Old Ludlow into multi-family apartments with ground floor commercial space, as well as the development of a new multi-family building on the open parcel southeast of Stagecraft. In total, the project will include approximately 58 affordable apartment units, 4,300 sf of commercial space, on-site parking, bike storage, and other residential amenities. 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 <u>Microsoft Teams conference call meeting</u> with you on <u>January 9, 2024 @ 10 am</u> 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. The subject properties are zoned Commercial Community Mixed (CC-M) and Manufacturing General (MG). The proposed development is not permitted in this zoning district. **A zone change is required**.
- 2. The applicant is proposing a zone change to PD. The City Planning Commission and City Council will review the Concept Plan, Development Program Statement, and Zone Change.

#### **Requirements to obtain permits:**

1. The applicant will need to return to obtain approval for the Final Development Plan.

#### **Recommendations:**

1. It is highly recommended to reach out and share these plans with the adjacent property owners and the Northside Community Council.

#### Contact:

• Emily Burns | City Planning | 513-352-4855 | emily.burns@cincinnati-oh.gov



# City Planning & Engagement – Zoning / Historic Division

# Immediate Requirements to move the project forward:

- The existing Stagecraft building at 3927 Old Ludlow is located within the Northside NBD Local Historic District. Any alterations or additions to the building require a Certificate of Appropriateness (COA). Minor alterations may be approved at the Staff Level, while major alterations such as additions require approval from the Historic Conservation Board (HCB).
- 2. If the new construction remains separate from the existing building, HCB review will not be required for the new building(s) to the south, which are located outside the historic district boundary.

# Requirements to obtain permits:

1. Work with City Planning and Engagement staff on the implementation of a Planned Development.

#### **Recommendations:**

None

Contact:

• **Doug Owen** | ZPE | 513-352-4848 | douglas.owen@cincinnati-oh.gov

# Metropolitan Sewer District (MSD)

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

• None

#### **Requirements to obtain permits:**

- Detention will be reviewed by Jeff Chen at 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. Detention is currently shown connecting to a sanitary only sewer. The system must connect to the sewer in Old Ludlow.
- 3. An approved site utility plan will be required for building to receive approved permit.
- 4. Southern tip of proposed new building may be encroaching on sewer main in Dooley Bypass.

# Recommendations

• None

Contact:

• Rob Kern | MSD | 513-244-5588 | rob.kern@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 following 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 how downspouts tie to the underground sewer system.
  - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
  - Tie into Curb inlets are NOT PERMITTED.
- 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. Driveway that runs down the east property line needs to capture runoff over 800sf and routed to the underground sewer system.
- 5. Erosion & Sediment Control Plan is required. Refer to link: https://cincinnatioh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/
- SMU Standards Plans Notes is required. Refer to link: https://www.cincinnatioh.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

#### Water Works

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

- 1. On December 8, 2022, GCWW conditionally approved Coordinated Report CR106-2022 below are the listed comments noted in CR106-2022.
- 2. GCWW will require review of the parcel cut-up before it is finalized and has the following requirement:
  - a. GCWW anticipates future approval of the sale of a portion of the following parcels: 193-3-71, 193-3-72, 193-3-78, 193-3-79 and 193-3-80. GCWW has an existing 6" water main and related appurtenances within portions of the subject action.



GCWW requires the parcels to be divided so that the portion being sold is at least 5 ft from the public water main.

- 3. GCWW requires that a survey of the parcels be prepared showing the location of the existing water main, the existing William Dooley Bypass roadway, and the associated sidewalk. GCWW anticipates that the City will retain the portions of the existing William Dooley Bypass roadway and sidewalk plus one foot outside of the sidewalk.
- 4. GCWW approval of the portions to be sold may be provided after the review of the survey and approval of exact parcel split locations.
- 5. GCWW is willing to mark the location of its water main for the petitioner to capture in their survey. GCWW requires a minimum of one week of notice in order to mark. Please contact GCWW Supervising Survey Bill Ruberry at 513-591-7875 for coordination to mark the location of the GCWW water main along William Dooley bypass between Old Ludlow Avenue and the Ludlow Viaduct.
- 6. GCWW has no objection to the sale of parcels 193-3-67, 193-3-68, 193-3-69, 193-3-70 and the portion of Ludlow Ave ROW northeast of the Ludlow Viaduct

#### Requirements to obtain permits:

- 1. A stamped and recorded consolidation plat is required before any building permits are approved, or water service branches sold.
- 2. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size					
3925 Old Ludlow A side*	ve H-58157	5/8"	006464	5/8"	Lead	on	public	and	private
3927 Old Ludlow A side*	ve H-68772	1"	025979	5/8"	Lead	on	public	and	private

\* Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing public and private side of the water service lines (H-58157 and H-68772) at this site are 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.

- 3. 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.cincinnatioh.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.
- 4. 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. Alternatively, this may be included with the installation of any large branches, if applicable.

#### **Recommendations:**

 Within the proximity of the right of way on William P Dooley Bypass there is an existing 6inch public water main. Caution must be exercised when working near the right of way to avoid damage to the 6-inch public water main during grading and paving operations. Any damage done to the public water main, or any related appurtenance must be repaired entirely at project expense, and at no expense to the Water Works.



- 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.
- 3. 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.

#### Contact:

• Rick Roell | WaterWorks | 513-591-7858 | 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. Hydrants currently located at 3996 Old Ludlow and 3920 Old Ludlow Avenue
- 3. A Private hydrant may be required near the entrance to new building.
- 4. Fire Department Connections are to be within 50'of a fire hydrant.
- 5. Hydrants and FDC placement cannot block fire apparatus access to the structures.
- 6. Emergency Responder Radio Coverage is required for any buildings over 20,000 square feet.
- 7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
- 8. Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
- 9. 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.
- 10. 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'

#### **Recommendations:**

None

Contact:

• Robert Hart | Fire Dept. | 513-357-7597 | 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. 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 renovation.
- 2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
  - a. The project site is mapped within a flood zone. Site development precautions should be taken for riparian and flash flooding concerns.
  - b. The development goal should be to earn at a minimum the LEED Certified rating level.
  - c. Rooftop solar should be considered in the design as a renewable energy source.
  - d. Site parking should include charging stations for electric vehicles.
  - e. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
  - f. The use of trees in the landscape design should be included to enhance urban forestry. The city does not have incentives to plant native trees and can only provide trees for the public right of way. Native trees applicable for this development include Hornbeam, Serviceberry, Bur Oak, Swamp White Oak, Sugar Maple, or Red Maple. For additional questions and support on tree planting, contact Urban Forestry.
  - g. 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

#### Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

• None

#### Requirements to obtain permits:

1. Protect any and all trees on ROW. If possible, add new trees where appropriate.



#### **Recommendations:**

None

Contact:

• Kurt Kastner | Urban Forestry | 513-861-9070 | kurt.kastner@cincinnati-oh.gov

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

Immediate Requirements to move the project forward:

• None

#### Requirements to obtain permits:

- 1. 10' minimum right of way is needed along property frontages. A 5' tree lawn and 5' sidewalk, or 10' sidewalk is needed.
- 2. All new curbs need to be set at 6" height. Sidewalk elevations need to be set assuming 6" curb and 2% cross slope. New floor elevations need to be set appropriately.
- 3. The proposed parking lot cannot extend beyond the property line.
- 4. Show dimensions at the driveway. Width needs to be 20'-24'.
- 5. Remove all unused driveway aprons and replace them to meet City standards.
- 6. Work with DOTE on the streetscape plans. Any major changes may need to go to the Community Council.
- 7. Show the sight distance is met for the driveway location with piers of the bridge.
- 8. Show the stopping sight distance is met on Dooley for the left turn into the sight.
- a. If this is not met, work with DOTE on additional requirements.
- 9. The existing fire escape needs an easement.
- 10. The CR process needs to be completed for the purchase of the property.
- 11. It is too early in the BRT study to know any specific details at this time.
- 12. Driveway aprons need to meet city standards. Proper clearance must be met.
- 13. All work in the public right-of-way will require a separate DOTE permit.
- 14. The assigned addresses for the project are 3919 OLD LUDLOW AVE (new building), 3927 OLD LUDLOW AVE (existing building residential), and 1090 LUDLOW AVE (existing building commercial). Each assigned address number must be posted at the respective entrance and be visible from the street. It is up to the property owner/manager to assign any secondary designations for interior spaces (Apt 201, Unit A, etc.). Contact DTEaddress@cincinnati-oh.gov with questions.

#### **Recommendations:**

None

Contact:

• Morgan Kolks | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

#### **Buildings & Inspections – Buildings**

Immediate Requirements to move the project forward:

None

#### Requirements to obtain permits:

- 1. If the Stagecraft elevator is replaced it will be required to be sized for a stretcher. If it is being modernized, then it will be required to be stretcher compliant.
- 2. The fire escape can be utilized as a secondary means of egress provided it is certified as "safe."



- 3. Both the existing building and the proposed new building require a fire suppression system.
- 4. A geotechnical report is required at the time of permit submission.

#### **Recommendations:**

None

- Contact:
  - Art Dahlberg | B&I Plans Exam | 513-352-2424 | 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

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

Immediate Requirements to move the project forward:

- None
- Requirements to obtain permits:

None

**Recommendations:** 

• None

Contact:

• Greg Koehler | DCED | 513-352-1596 | greg.koehler@cincinnati-oh.gov

#### Health Department

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

None

#### Requirements to obtain permits:

 A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current commercial space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

#### **Recommendations:**

1. For assistance in determining whether facility is licensable as an FSO/RFE or not, please contact Trisha Blake.

#### Contact:

• Trisha Blake | Health Dept. | 513-352-2447 | 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
- Brandon Kyle | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

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 the 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,

ah iber

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

Rodney D. Ringer,

Development Manager

AD:RDR:hs



Date: 1.9.24

Honorable Members of the City Planning Commission:

The applicants are proposing a Planned Development District (Northside Gateway) encompassing 3925-3927 Old Ludlow Avenue, including all land between Old Ludlow Avenue on the east, the Ludlow Viaduct on the west, and the William P. Dooley Bypass on the south. The northern portion of this land, including the existing historic Stagecraft Building at 3927 Old Ludlow, is located within the Northside NBD Local Historic District. The district boundary runs just south of this existing building and does not include the southern portion of the site.

The future lot configuration of the site has not yet been determined. If the applicants decide to retain the Stagecraft Building on its own parcel, only this building would be subject to historic review. Minor changes, such as window and storefront replacements, would be subject to a Staff Level Certificate of Appropriateness (COA), while major changes, such as additions and demolitions would require a COA from the Historic Conservation Board (HCB). Under this scenario with separate lots for the existing building and the new construction, the new construction on the south of the site would not require historic review or a COA.

If the applicants consolidate the parcels onto one lot including the existing Stagecraft Building and the new construction to the south, all new work will require a COA. Under this scenario, the new construction would require HCB approval for the issuance of a COA.

The level of detail presented in the Concept Plan is not sufficient to determine whether Staff Level or HCB reviews would be required for the COA. Once the lot configuration is determined and more detailed elevation drawings are available, the Historic Conservation Office will make further determinations. If needed, the HCB review will occur prior to the Planning Commission's consideration of the Final Development Plan.

Sincerely,

Douglas Owen | Urban Conservator City of Cincinnati | City Planning & Engagement Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202 513-352-4848 (p) | 513-352-2378 (f)



February 13, 2024

Cincinnati City Council Council Chambers, City Hall Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by the Ludlow Viaduct to the west, Old Ludlow Avenue to the east, and the William P. Dooley Bypass to the south in the Northside neighborhood from the CC-M, "Commercial Community-Mixed," and MG, "Manufacturing General," zoning districts to Planned Development District No. 100, "Northside Gateway."

#### Summary:

The petitioners – Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), and Urban Sites – are requesting a zone change for the properties located at 3925 and 3925 Old Ludlow Avenue in Northside from Community Commercial-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD). The proposed Concept Plan and Development Program Statement are for renovating the existing Stagecraft Building and constructing a new residential building to create a mixed-use project that units a unit count between 50 and 70 dwelling units affordable at or below 60% Area Median Income (AMI) with commercial use on the first floor of the existing building.

The City Planning Commission recommended the following on January 19, 2024 to City Council:

**APPROVE** the Concept Plan and Development Program Statement as submitted;

**ADOPT** the Department of City Planning and Engagement Findings as Detailed on page 9 of this report; and

**APPROVE** the proposed zone change at 3927 and 3925 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.

Motion to Approve: Seconded:	Mr. Samad Ms. Kearney	Ayes:	Ms. Beltran Mr. Eby Mr. Stallworth Mr. Weber
		Recused:	Ms. Sesler

THE CITY PLANNING COMMISSION

5 Dea 61

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



#### February 13, 2024

TO:	Members of the Equitable Growth & Housing Committee	202400463
FROM:	Sheryl M. M. Long, City Manager	
SUBJECT:	Presentation – Ordinance for the Rezoning of PD-100 Northside Ga and 3927 Old Ludlow Avenue in Northside	teway at 3925

Attached is the presentation for the rezoning of PD-100 Northside Gateway from Manufacturing General and Commercial Community-Mixed to Planned Developed located at 3925 and 3927 Old Ludlow Avenue in the Northside neighborhood.

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

# Proposed Zone Change to Planned Development at 3925 and 3927 Old Ludlow Ave in Northside

**Equitable Growth & Housing** February 13, 2024



**Proposed Zone Change** (2.1848 acres) Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD)

LMAX 385 SLI

1.75 NBEXNY

DD

MG

Say

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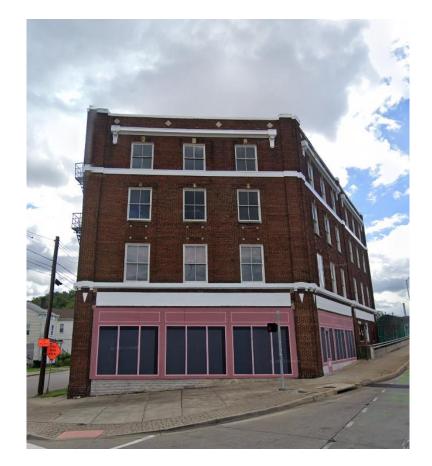
# Background

## **Applicants**

Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH) and Urban Sites

## Seeking

Zone Change to allow development of mixeduse affordable housing project including the reuse of the existing Stagecraft Building and construction of a new building

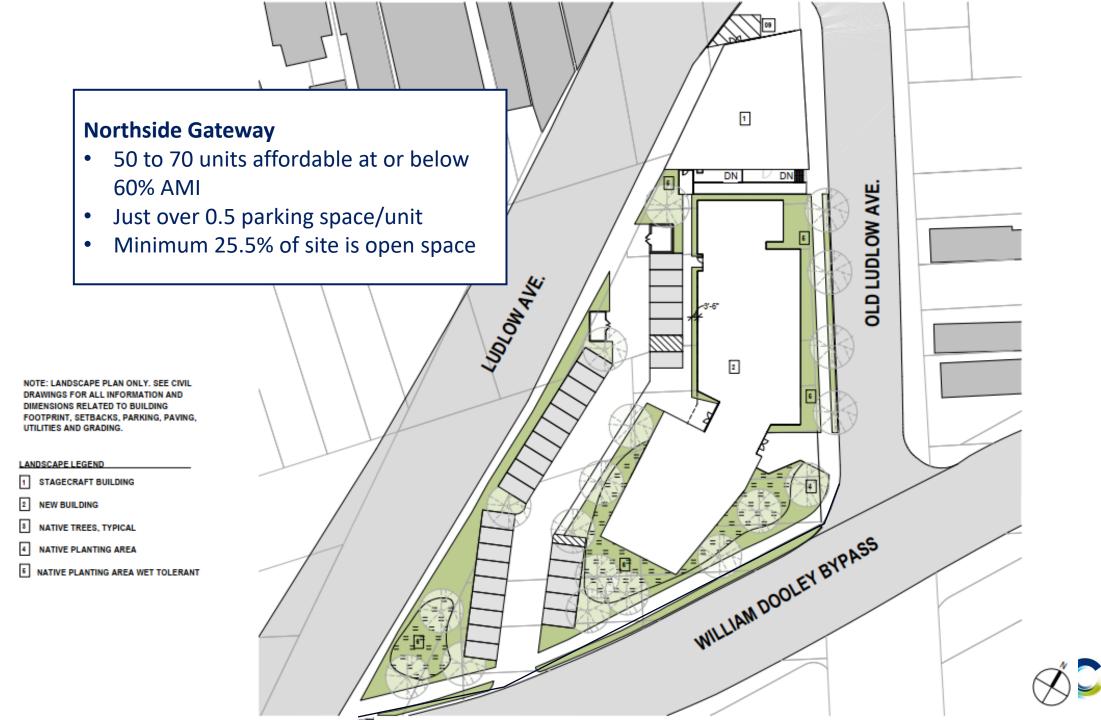


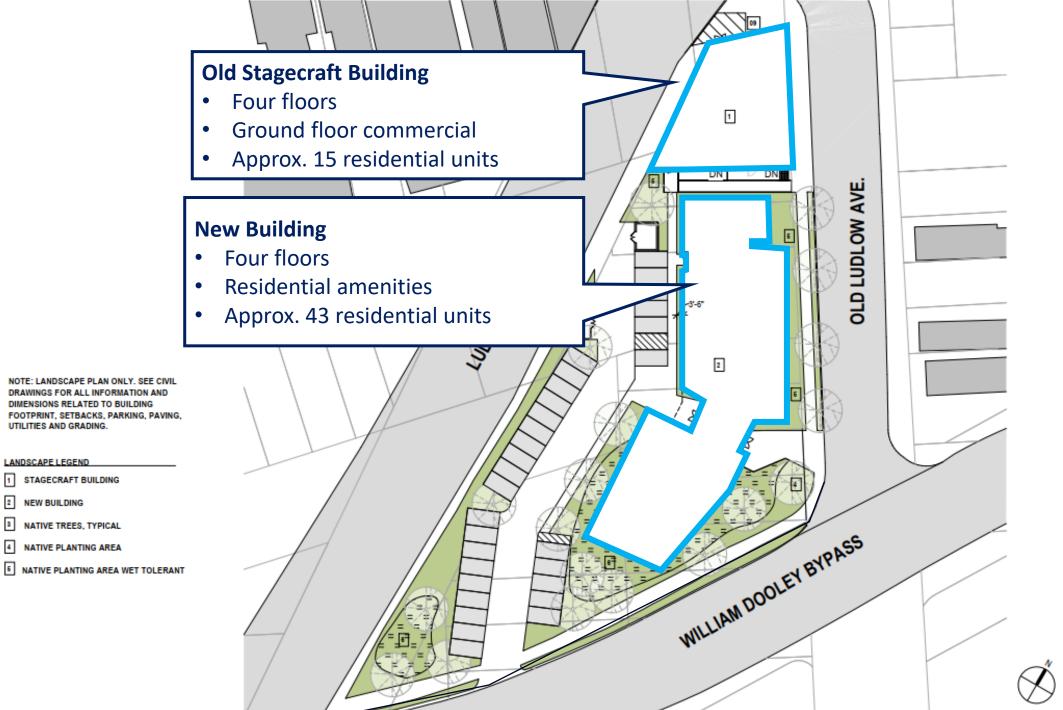


# Schedule

February 2024OHFA LIHTC ApplicationMay 2024OHFA LIHTC AwardSummer 2025Construction BeginsLate 2026Construction Completion







DRAWINGS FOR ALL INFORMATION AND DIMENSIONS RELATED TO BUILDING FOOTPRINT, SETBACKS, PARKING, PAVING, UTILITIES AND GRADING.

LANDSCAPE LEGEND

2 NEW BUILDING

4 NATIVE PLANTING AREA

Per **§1429-05** of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- Minimum Area
- Ownership
- Multiple Buildings on a Lot

- Historic Landmark District
- Hillside Overlay District
- Urban Design Overlay



Per **§1429-05** of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- Minimum Area
- Ownership
- Multiple Buildings on a Lot

- Historic Landmark District
- Hillside Overlay District
- Urban Design Overlay



According to **§1429-09** of the Cincinnati Zoning Code, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement must include text or diagrams that specify:

- Plan Elements
- Ownership
- Schedule

- Preliminary Reviews
- Density and Open Space



# **Public Comment & Notification**

**Notification** – Staff Conference, Community Engagement Meeting, and CPC Meeting

• Mailed notification to applicants, Northside Community Council, Northside Business Association, and property owners within 400-feet

## Joint Virtual Public Staff Conference and CEM – January 3, 2024

- Applicants, City staff, and two members from the public were in attendance
- Letters of support from Northside Community Council and Northside Business Association

City Planning Commission – January 19, 2024



# **Departmental Review & Comments**

## **Coordinated Report Circulated** – 2020 and 2022

- DPS approval contingent on moving current operations
- Utility coordination and additional easements noted

## Coordinated Site Review (CSR) – January 2, 2024

- Letter outlines additional requirements needed to be met before permitting
- CSR team will review Final Development Plan



# **Consistency with Plans**

Plan Cincinnati (2012)

## Live & Sustain Goals

"Create a more **livable community**" (p. 156), "Provide a **full** spectrum of housing options, and improve housing quality and affordability" (p. 164), and "Preserve our natural and built environment" (p. 193)

**Northside Comprehensive Land Use Plan (2014)** 

Live & Sustain Goals

"Improve the quality and availability of **affordable and market rate** rental housing" (p. 91) and "Enhance the **architecturally historic, pedestrian streetscape** and 'green' character of the neighborhood and preserve our natural environment" (p. 89)



# Conclusions

- 1. The zone change and Concept Plan is **consistent** with the Goals in the Live Initiative Area and a Goal, Strategy, and Action Step in the Sustain Initiative Area of **Plan Cincinnati (2012).** It is also **consistent** with Goals in the Live and Sustain areas identified in the **Northside Comprehensive Land Use Plan.**
- 2. The PD zoning **is appropriate** in this area as the proposed development does not conform with existing zoning. The zone change and Concept Plan are necessary to establish a PD for a site **that allows for the development of affordable units through a new and existing structure.**
- 3. The PD zoning district requires a **more extensive public process** than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.



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

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

**ADOPT** the Department of City Planning and Engagement Findings as detailed on page 9 of the report; and

**APPROVE** the proposed zone change at 3925 and 3927 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.



# HOMEBASE

Equitable Growth & Housing Committee February 13<sup>th</sup>, 2024

#TogetherWeBuild
#CommunityDevelopmentStartsHere!





# What is Homebase?

### \_\_\_\_\_

## Our Mission:

We strengthen organizations that enhance neighborhoods through community building, housing, and economic development.

## Our Vision:

A Greater Cincinnati with thriving communities built upon strategic social and economic investment.

Homebase is the leading resource for community development, focused on sharing resources, funding and expertise that helps transform neighborhoods and improve the quality of life for the residents of Greater Cincinnati.



## **Ouick Strike Acquistion & Program Support**

### Program Summary:

The \$1 million Quick Strike Fund will limit awards up to \$250,000 per project/acquisition.

- Project funds have to be used for an acquisition of real property, but the application can also seek acquisition-related funding, including phase I and appraisal costs, as part of the total project costs.
- Applicable Projects must be catalytic in nature, meaning the project will begin a cascade of positive effects in a neighborhood.

For example, a prominent key stone building in a neighborhood that will create small business jobs and/or affordable housing, etc.



## **Ouick Strike Acquistion & Program Support**

**Project Selection process and Timeline:** 

- Application and Scoring Criteria will be released on February 14<sup>th</sup>, 2024 (if approved)
- Final Applications would be due by March 29<sup>th</sup>, 2024, and must include a signed Option Agreement or Purchase Agreement
- Committee Review and Decision by April 22<sup>nd</sup>, 2024



## **Organizational Eligiblity:**

- Any neighborhood business association, community council, community development corporation, or community-based organization housed within a Cincinnati neighborhood can apply for funding, that meets the following criteria;
- Nonprofit Status
- Proof of Neighborhood Improvement Mission
- Volunteer members, staff, and Board
- Attempt at Neighborhood Organization(s) Collaboration



## **Scoring Criteria:**

- **Catalytic Project** the acquisition needs to be demonstrably catalytic for the neighborhood: a key property in the NBD, compliments existing controlled property for a larger development, the development plan for the building is catalytic for the community, prospective tenant would be catalytic, etc.
- **Timeline** acquisition should be able to be closed quickly; organization must demonstrate the ability to close on the property and start on redevelopment in a timely manner, i.e. close within 6-8 months of the award being granted, and redevelopment begin on the project within 1 year
  - Recourse Clause: If proposed project/property is not acquired within 1 year, HomeBase holds the right to cancel the awardees grant and apply the funding to another project.
- **Private Leverage** the organization is not required to have a high percentage of leverage, as some neighborhoods will not be able to raise funds, but must show some leverage, either through private funding, accompanying loan, or volunteer hours.

Project application must include a signed Option Agreement or Purchase Agreement

• **Organizational Capacity** – organization has capacity to carry out the project, or can demonstrate that it has the right partners (HomeBase, the Port, CDF) to demonstrate capacity



## Scoring Criteria & Required Submission Summary:

- Project is in alignment with neighborhood / community / strategic plan
- Intended community impact of using quicky strike- what are the short- and long-term goals and how will progress toward those goals be measured
- Description of how project is catalytic
- Timeline and scope of project, with identified partners and organizations listed, and/or proforma
- Signed purchase or option agreement
- Will the project need immediate stabilization- what is the plan and identified sources of funding
- Providing other partnerships and/or sources of project funding and/or leverage
- Description and demonstration of how organization has capacity, or right partnerships, to complete project in timely manner as previously described



