



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final-revised Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, March 11, 2025

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

Women of Color in Tech

Alena O'Donnell, Project Director Women of Color in Tech

Audrey Treasure, VP & Executive Director, Workforce Innovation Center

Development Program Statement for Planned Development #101 Santa Maria Community Services In East Price Hill

Gabrielle Couch, City Planner

Proposed Zone Change From RMX-T and OG-T to Planned Development at 2608-2633 Euclid Avenue in Corryville

Emily Burns, City Planner

AGENDA

START OF PUBLIC HEARING

1. [202500228](#)

ORDINANCE submitted by Sheryl M. M. Long, City Manager, on 2/20/2025, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood from the RMX-T, "Residential Mixed-Use Transportation Corridor," and OG-T, "Office General Transportation Corridor," zoning districts to Planned Development District No. 102, "Euclid Student Housing Development." (Subject to the [Temporary Prohibition List](#) <https://www.cincinnati-oh.gov/law/ethics/city-business>)

Sponsors:

City Manager

Attachments: [Transmittal](#)
 [Ordinance](#)
 [Attachment A](#)
 [Attachment B](#)
 [Attachment C](#)
 [Attachment D](#)
 [CPC Memo to Clerk](#)

2. [202500256](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 2/20/2025, **APPROVING** a major amendment to the concept plan governing a portion of Planned Development District No. 101, "Santa Maria Community Services," to facilitate the construction of two new buildings closer to the perimeter property line than was established in the concept plan.

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Ordinance](#)
 [Attachment A](#)
 [Attachment B](#)
 [Legislative Records](#)
 [CPC Memo to Clerk](#)

END OF PUBLIC HEARING

3. [202500477](#) **PRESENTATION**, dated March 11th, 2025, Submitted by Council member Jefferys regarding Women of Color in Tech

Sponsors: Jefferys

Attachments: [Presentation](#)

4. [202500449](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 3/11/2025, regarding Attached is the presentation for the Major Amendment to the Concept Plan and Development Program Statement governing Planned Development No. 101 in East Price Hill.

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Presentation](#)

5. [202500447](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 3/11/2025, regarding Attached is the presentation for the March 11, 2025 Equitable Growth and Housing Committee for one ordinance regarding the Zone Change to Planned Development District No. 102, "Euclid Student Housing Development," including the Concept Plan and Development Program Statement at 2608-2622 Euclid Avenue in the Corryville neighborhood.

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Presentation](#)

6. [202500475](#) **COMMUNICATION**, submitted by Council member Mark Jeffreys from Taft/Kinsley + co, regarding Euclid + Corry rezoning request

Sponsors: Jeffreys

Attachments: [Euclid + Corry Development - Taft 3-11-25 EGH Presentation \(002\)](#)

ADJOURNMENT

February 20, 2025

To: Mayor and Members of City Council

202500228

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Zone Change to Planned Development District No. 102, “Euclid Student Housing Development,” including the Concept Plan and Development Program Statement at 2608-2622 Euclid Avenue in the Corryville neighborhood.

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development.”

The City Planning Commission recommended approval of the zone change at its February 7, 2025, meeting.

Summary

The petitioner, Kingsley + Co., has requested a Zone Change from Residential Mixed-Use Transportation Corridor (RMX-T) and Office General Transportation Corridor (OG-T) to Planned Development District No. 102 (PD-102) to facilitate the development of student housing with units ranging from studios to four-bedroom apartments and townhomes. If approved, PD-102 would permit a building that is 89-95 feet in height with 170-185 units, or 460-500 beds, 205-225 vehicular parking spaces, and 180-215 bicycle parking spaces.

The City Planning Commission recommended the following on February 7, 2025, to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted;

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed zone change at 2608-2622 Euclid Avenue in Corryville from Residential Mixed-Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) including the Concept Plan and Development Program Statement.

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

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development.”

WHEREAS, Kingsley + Co. controls the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood (“Property”), which property consists of five parcels and comprises approximately 1.7029 acres and is located in the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts; and

WHEREAS, the Property currently consists of a vacant office building and four single-family homes and is adjacent to large residential apartment buildings to the south and west and single-family and multi-family uses to the east and north; and

WHEREAS, Kingsley + Co. has petitioned the City to rezone the Property from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development” (“PD-102”), to facilitate the construction of a 282,165 gross square foot residential student housing development, consisting of one building with approximately 170-185 apartment and townhome units and approximately 205-225 parking spaces; and

WHEREAS, Kingsley + Co. has submitted a concept plan and development program statement for PD-102, 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 February 7, 2025, the City Planning Commission approved the rezoning of the Property from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to PD-102, upon a finding that: (i) the Kingsley + Co.’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 the Kingsley + Co.’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 in accordance with the "Live" initiative area goal to "[p]rovide a full spectrum of housing options, and improve housing quality and affordability," and the strategy to "[o]ffer housing options of varied sizes and types for residents at all stages of life" as described on pages 164 and 169 of Plan Cincinnati (2012); and

WHEREAS, the Project is in accordance with the University Impact Area Solutions Study (2016) "Housing Goal to Develop and maintain quality housing" (p. 54); and

WHEREAS, Council considers the establishment of PD-102 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 Kingsley + Co. for the real property generally located at 2608-2622 Euclid Avenue in the Corryville neighborhood as 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 RMX-T, "Residential Mixed-Use Transportation Corridor," and OG-T, "Office General Transportation Corridor," zoning districts to Planned Development District No. 102, "Euclid Student Housing Development" ("PD-102").

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-102.

Section 4. That, should PD-102 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the RMX-T, "Residential Mixed-Use Transportation Corridor," and OG-T, "Office General Transportation Corridor," zoning districts in effect immediately prior to the effective date of PD-102.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

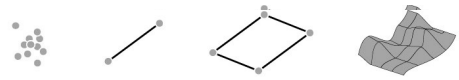
Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

Proposed Planned Development at 2608-2622 Euclid Avenue in Corryville





1.7029 Acres – Area to be Reclassified

Situated in Section 14, Town 3 Fraction Range 2, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of E. Corry Street and the centerline of Euclid Avenue;

Thence with the centerline of said Euclid Avenue, North $06^{\circ}14'25''$ East, 325.00 feet;

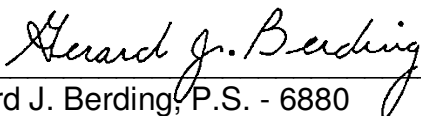
Thence leaving said centerline of Euclid Avenue, South $83^{\circ}53'56''$ East, 228.14 feet to the centerline of Eucliden Alley;

Thence with the centerline of said Eucliden Alley, South $06^{\circ}12'30''$ West, 325.00 feet to the centerline of aforesaid E. Corry Street;

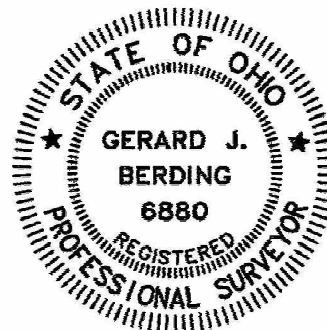
Thence with the centerline of said E. Corry Street, North $83^{\circ}53'56''$ West, 228.33 feet to the **POINT OF BEGINNING**.

Containing 1.7029 Acres to be reclassified.

Bearings are based on State Plane Coordinate System Ohio South Zone NAD83.


Gerard J. Berding, P.S. - 6880

10/23/2024
Date



**DEVELOPMENT PROGRAM STATEMENT
ZONING CHANGE REQUEST FOR
2608-2622 EUCLID AVENUE, CORRYVILLE, CINCINNATI, OHIO
(Updated January 28, 2025)**

1. Applicant/Petitioner.

Kingsley + Co. (the “Developer”)
PO Box 19967
Cincinnati, Ohio 45219

2. Authorized Representative/Agent.

Taft Stettinius & Hollister LLP
Sonya S. Jindal Tork, Esq.
425 Walnut Street, Suite 1800
Cincinnati, Ohio 45202

3. Summary of Request and Zoning Information.

2608 Euclid Avenue is currently zoned OG-T (Office General- Transit) and 2612, 2614, 2620, and 2622 Euclid Avenue are currently zoned RMX-T (Residential Mixed Use). The Developer is seeking to rezone the site to a Planned Development (PD) zoning designation. This rezoning aligns well with the surrounding zoning designations and nearby developments. To the north of the property, multi-family and single-family homes are present. To the east is a dense student housing project which has the Planned Development (PD) zoning status. Additionally, to the south, there is OG-T zoning, which allowed for a dense student housing development. Given the nearby zoning designations, this property is well-suited to fit within the neighborhood envelope and contribute positively to the community.

4. Ownership. (Cincinnati Zoning Code §1429-09(b))

The properties comprising the development site and their owners are listed below:

Address	Parcel ID	Owner	Beneficial Owner
2608 Euclid Ave ¹	092-0002-0031-00	2608 Euclid LLC	Kingsley Investment Group, LLC
2612 Euclid Ave ²	092-0002-0029-00	2612 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2614 Euclid Ave ³	092-0002-0027-00	2614 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2620 Euclid Ave ⁴	092-0002-0025-00	Corryville Properties LLC	Steven Houck and Jason Recher
2622 Euclid Ave ⁵	092-0002-0024-00	Ronald L. Pennington	N/A

5. Plan Elements. (Cincinnati Zoning Code §1429-09(a) and §1429-09(e))

- a. **Project Description:** Kingsley + Co., a minority-owned development firm, presents The Euclid and Corry Development, an innovative student housing project

¹ See Exhibit A for a copy of 2608 Euclid LLC’s re-zone authority letter, authorizing its inclusion in this PD Application.

² See Exhibit B for a copy of 2612 Euclid Avenue LLC’s re-zone authority letter, authorizing its inclusion in this PD Application.

³ See Exhibit C for a copy of 2614 Euclid Avenue LLC’s re-zone authority letter, authorizing its inclusion in this PD Application.

⁴ See Exhibit D for a copy of Corryville Properties LLC re-zone authority letter, authorizing its inclusion in this PD Application.

⁵ See Exhibit E for a copy of Ronald L. Pennington’s re-zone authority letter, authorizing its inclusion in this PD Application.

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(Updated January 28, 2025)**

strategically positioned in Cincinnati's Corryville neighborhood. Responding to the critical shortage of student housing near the University of Cincinnati, this development will provide modern, high-quality accommodations designed to support the academic and personal growth of students. With amenities such as co-working areas, study rooms, a fitness center, and a pool, the project aims to foster a balanced and supportive living environment that enhances the student experience. The Euclid and Corry Development not only meets the housing needs of today's students but also reflects Kingsley + Co.'s commitment to community engagement, sustainability, and architectural excellence.

b. Project Objectives:

i. **Overview and Alignment with Plan Cincinnati and City Approved Corryville Neighborhood Plans:** In direct alignment with key priorities, goals, and objectives outlined in Plan Cincinnati and the City's approved neighborhood plans for Corryville including 2016 University Impact Area Solutions Study and the 2005 University Urban Renewal Plan, and Connected Communities this proposal aims to:

- Revitalize aging, underutilized properties and creating critically needed quality student housing and parking to students attending nearby colleges and universities.
- Enhance the quality of life for residents by offering modern amenities, a vibrant community atmosphere, and business/co-working spaces
- Promote sustainable and walkable urban living while supporting public transportation.

ii. **Alignment with 2016 University Impact Area Solutions Study:** This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, *“As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple*

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dwelling units and bedrooms.” (p. 17) By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's goal to “*guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.*” (p. 43)

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that many existing student rentals in converted single-family homes “*may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations*” or with fire and health codes. (p. 17)
- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to “*improve the neighborhood experience by addressing quality of life issues such as...safety...and blight.*” (pp. 15, 43)

iii. **Alignment with Plan Cincinnati and 2005 University Urban Renewal Plan.** Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to “*target investment to geographic areas where there is already economic activity.*”
- Providing quality housing options and addressing concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to “*support and stabilize our neighborhoods.*”

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- Offering modern, safe, and well-maintained housing for students, contributing to the availability of “*quality healthy housing for all income levels*,” a key goal of Plan Cincinnati. (p. 164)
- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

The project also aligns with the following goals outlined in Plan Cincinnati:

- “Provide a full spectrum of housing options and improve housing quality and affordability.” (p. 164)
- “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165)
- “Focus revitalization on existing centers of activity” (p. 86)
- “Assemble...underutilized properties for development and expansion” and consider “[a]ccess to public transportation and “proximity to residential populations” “to pinpoint the locations with the highest likelihood of success” (p. 119)

- c. **Site Description:** Located at 2608-2622 Euclid Avenue, this project is ideally situated less than 0.25 miles from the University of Cincinnati’s main campus and close to multiple public transit options, including four nearby bus stops. This prime location supports a walkable, transit-oriented lifestyle that is highly appealing to students. The site’s spacious layout accommodates the development of approximately 180 student housing units with extensive on-site amenities while blending seamlessly into the existing neighborhood. The project will replace a defunct office building and inefficient single family homes, which will be demolished in preparation for construction. Positioned near Corryville’s local businesses, the development will contribute to the vibrancy of the area while offering students a secure, well-connected place to live, study, and thrive.
- d. **Proposed Land Use:** The proposed land use includes:
- i. Approximately 180 units, consisting of:
 - Studios: 21 units
 - 1 Bedroom: 24 units
 - 2 Bedroom: 52 units
 - 2 Bedroom Townhouse: 1 unit
 - 4 Bedroom: 63 units
 - 4 Bedroom Townhouse: 19 units

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(Updated January 28, 2025)**

- ii. Approximately 214 on-site vehicle parking spaces underneath a podium (increased from the originally proposed 173 spaces).
- iii. Approximately 203 bicycle parking spaces (increased from the originally proposed 182 spaces).
- iv. Amenities, including a pool, co-working areas, fitness center, and study rooms for residents.

See Exhibit F for the Developer's Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans, which includes a development summary with potential PD zoning ranges for the development.

- e. **Amenities:** The development will offer a variety of amenities designed to support students in both their academic and personal pursuits. These amenities will include a pool for relaxation and leisure, a modern co-working area and dedicated study rooms to foster productivity and collaboration, and a fully equipped fitness center to help residents maintain a balanced and healthy lifestyle.
- f. **Building Height and Configuration:** Incorporating valuable feedback from the community, the proposal balances critical student housing needs while respecting the neighborhood's character with:
 - i. A 5-story building on 2.5 stories of a podium parking garage facing Euclid Avenue and E. Corry Street.
 - ii. Townhomes surrounding the podium parking garage and multi-family structure, allowing us to align with the design aesthetic of nearby projects and establish a natural setback.
- g. **Parking:** The project provides ample parking with approximately 214 off-street parking spaces, resulting in an approximate ratio of 1.19 spaces per unit.
- h. **Density, Open Space, Pedestrian Circulation and Streetscaping:**
 - i. The maximum total number of units is anticipated to be approximately 185. This is a density of approximately 143 dwelling units per acre.
 - ii. Open spaces as defined in Cincinnati Municipal Code § 1401-01-O4 are proposed to include approximately 10,600 – 11,500 sf of "open space", 4,500 – 10,000 sf of "common open space" and 500 – 2,500 sf of "private open space."

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(Updated January 28, 2025)**

- iii. The plans for dedicated sidewalks, landscaping, a pool, and on-site green spaces, including rooftop areas, contribute to a pedestrian-friendly and community-oriented environment.
- iv. Streetscape elements such as street trees, benches, and trash receptacles are intended to be included.
- v. Final details related to sidewalks, open space calculations, dimensions, and elements in the public right-of-way will be determined at the time of any filing for a Final Development Plan.
- i. **Proposed Landscaping and Buffering.** Final landscaping and buffering will be determined at the time of any filing for a Final Development Plan; however, we offer the following perspectives. Landscaping shall be provided in open space wherever it is possible to sustain plant life and not impede other land uses. Buffer planting shall be used, wherever possible, to define public and semi-private to private spaces, including but not limited to the separation between sidewalks and ground floor residential uses.
- j. **Access and Connectivity:** The development is strategically located near four bus stops and is less than 0.25 miles from the University of Cincinnati's main campus, offering exceptional accessibility for residents. Its proximity to key transit options and the university supports sustainable transportation choices and enhances convenience for students.
- k. **Environmental Considerations:** The project will incorporate sustainable design principles to minimize its environmental footprint. Energy-efficient systems and environmentally friendly construction practices will be employed to reduce energy consumption and promote sustainability. The project will be built to a minimum of LEED silver standards.
- l. **Exterior Lighting:** Final exterior lighting will be determined at the time of any filing for a Final Development Plan; however, we offer the following perspectives. All site lighting shall be positioned to effectively and safely illuminate streets and sidewalks. Lighting shall be shielded to ensure that light is directed away from adjacent residential properties. Proposed exterior lighting and height of lighting will confirm to §1421-39 of the Cincinnati Zoning Code.
- m. **Signage:** Final signage will be determined at the time of any filing for a Final Development Plan. A signage plan will be submitted with the Final Development Plan and will follow the requirements of Section §1427 of the Cincinnati Zoning Code as a residential multi-family building.

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- n. **Refuse Storage, Fencing, and Walls:** Refuse storage, fencing, and walls will be in compliance with the associated sections of the Cincinnati Municipal Code per §1421-33 “Fences and Walls” and §1421-35” Refuse and Storage Areas.
 - o. **Concept Plan:** See Exhibit F for the Developer’s Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans.
 - p. **Rezoning Plat:** See Exhibit F.
 - q. **Metes and Bounds:** See Exhibit F.
6. **Schedule/Timeline. (Cincinnati Zoning Code §1429-09(c)).** The Developer plans to break ground on the project in August 2025, marking the start of construction. The goal is to complete the building and have it ready for residents to move in by August 1, 2026.
7. **Preliminary Reviews. (Cincinnati Zoning Code §1429-09(d))**
- a. **Geo-technical, Sewage, Water, Drainage, Approval and Permitting.** The proposed project is moving forward following the City's Coordinated Site Review (CSR) process and received a letter from the CSR Advisory Team on November 22, 2024 outlining recommendations of the City. A CSR Advisory Team meeting is scheduled for November 26, 2024, after which the Developer will address departmental feedback. The Developer is committed to collaborating with relevant agencies and departments, including DOTE, MSD, GCWW, Duke Energy, and Cincinnati Bell dba Altafiber, to address recommendations and ensure compliance with all local regulations and requirements. The necessary approvals and permits, including rezoning to a Planned Development, will be pursued to meet City guidelines.
 - b. **Refuse Collection:** Trash and waste facilities shall be provided on-site and located in areas to limit visibility.
8. **Community Engagement and Collaboration:** The Developer has been actively engaging and collaborating with the community and the City for over two years throughout the planning process.
- a. The Developer has been actively engaged with the Corryville Community Council and surrounding residents in the Corryville community. (See Exhibit G, Community Engagement Summary).
 - b. The Developer received a letter of support for the project from the Corryville Community Council based on proposal that included approximately 471 beds and 174 parking spaces. (See Exhibit H, Corryville Community Council Letter of Support).

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ZONING CHANGE REQUEST FOR
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(Updated January 28, 2025)**

- c. The Developer has received hundreds of letters of support for the project from the community. (See Exhibit I, Community Letters of Support).
- d. The Developer has proactively worked to engage with the community to address concerns and improve the quality of the development, incorporating valuable feedback and adjusting elements of the plan to coincide with community wishes.
- e. To ensure alignment with community needs, the Developer participated in the Department of City Planning & Engagement's Virtual Public Staff Conference on January 7, 2024, and subsequently met with a Corryville community real estate developer to gather additional feedback on the development. Based on this valuable feedback, the Developer revised its Concept Plan and Program Development Statement, notably increasing:
 - i. Vehicle parking spaces: From 173 to approximately 214 spaces.
 - ii. Bicycle parking spaces: From 182 to approximately 203 spaces.

The Euclid and Corry Development offers a plethora of public benefits, demonstrates responsiveness to community needs and wishes, and represents a significant step toward addressing critical student housing needs, providing quality and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood, while contributing positively to Corryville's urban landscape, all in alignment with key priorities and objectives of Plan Cincinnati and the City-approved neighborhood plans for Corryville.

**DEVELOPMENT PROGRAM STATEMENT
ZONING CHANGE REQUEST FOR
2608-2622 EUCLID AVENUE, CORRYVILLE, CINCINNATI, OHIO
(Updated January 28, 2025)**

EXHIBITS

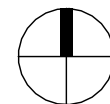
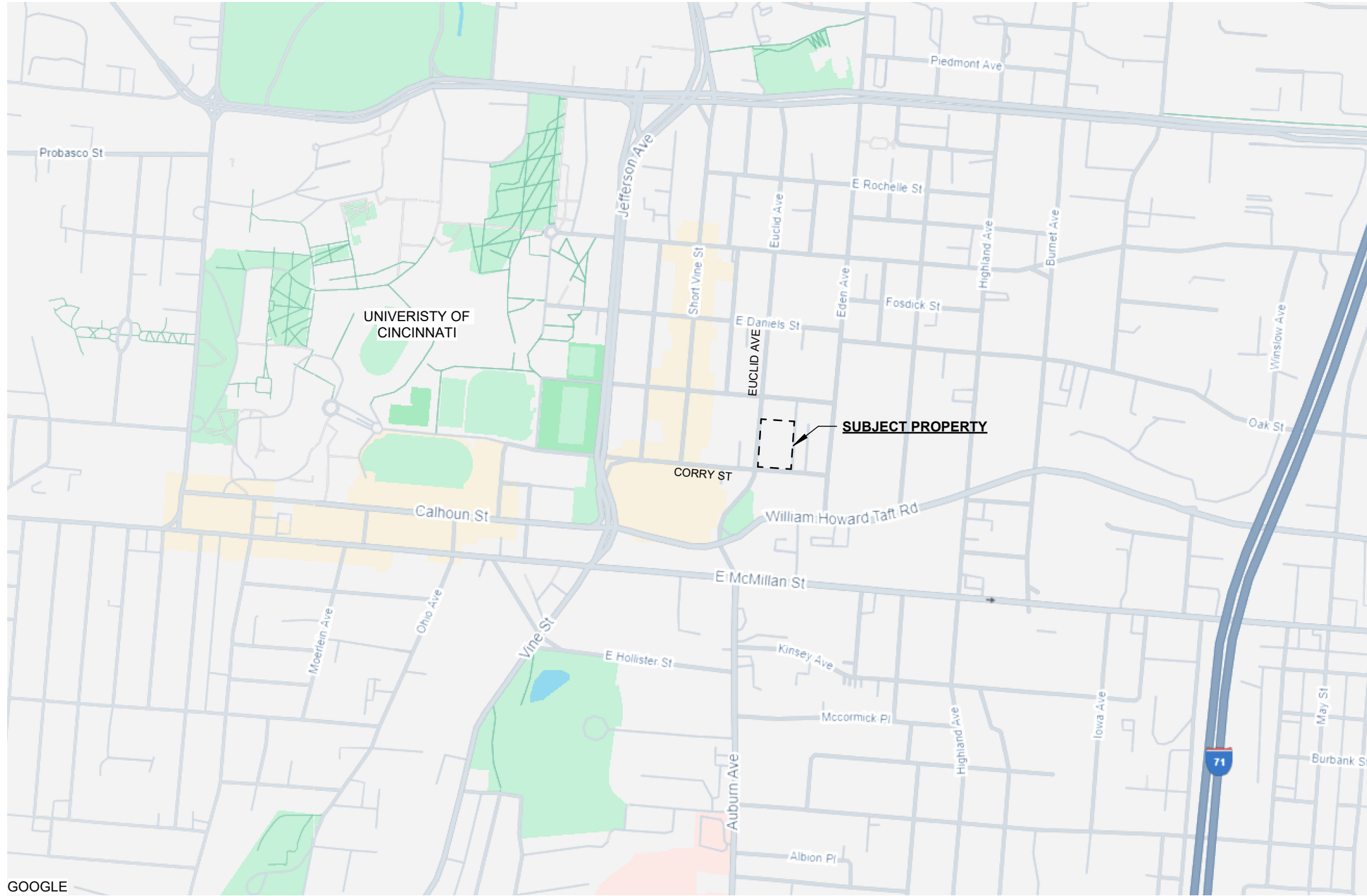
- A. 2608 Euclid Ave – 2608 Euclid LLC Ownership Authorization Statement
- B. 2612 Euclid Ave – 2612 Euclid Avenue LLC Ownership Authorization Statement
- C. 2614 Euclid Ave – 2614 Euclid Avenue LLC Ownership Authorization Statement
- D. 2620 Euclid Ave – Corryville Properties LLC Ownership Authorization Statement
- E. 2622 Euclid Ave – Ronald L. Pennington Ownership Authorization Statement
- F. Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans (Updated January 28, 2025)
- G. Community Engagement Summary (Updated January 28, 2025)
- H. Corryville Community Council Letter of Support
- I. Community Letters of Support

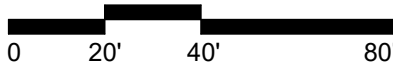
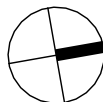
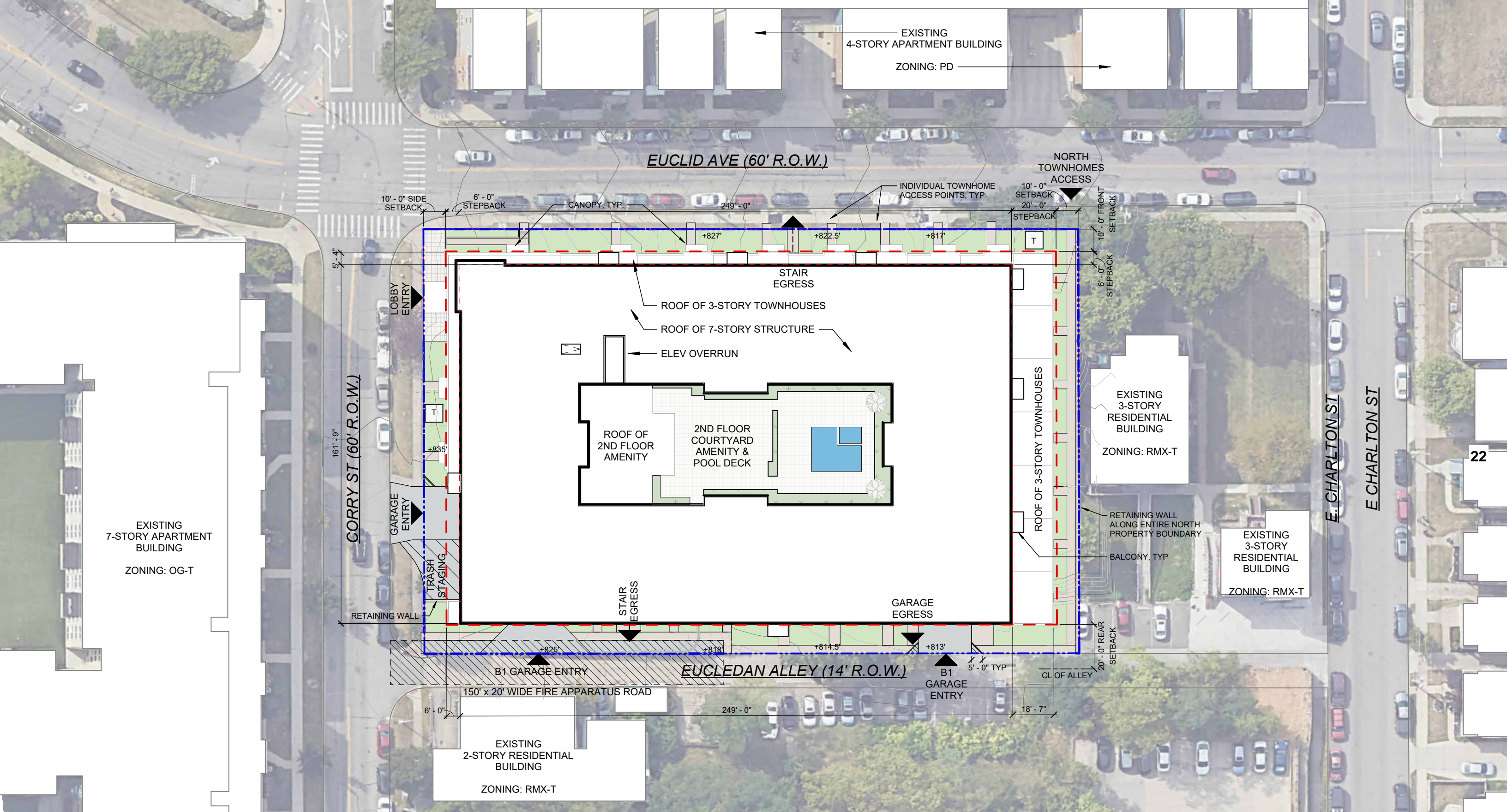


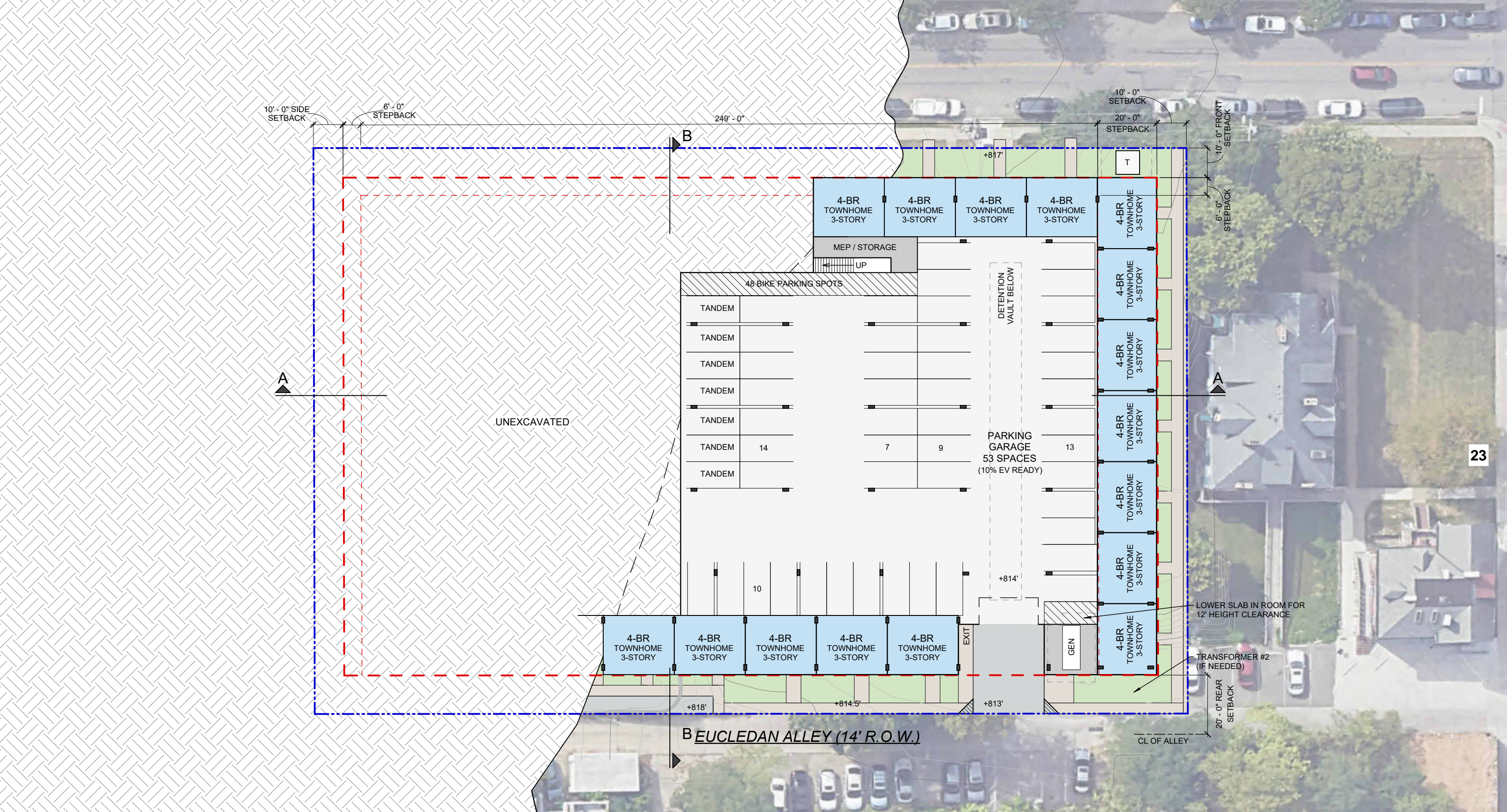
**EUCLID + CORRY
DEVELOPMENT**
CINCINNATI, OH

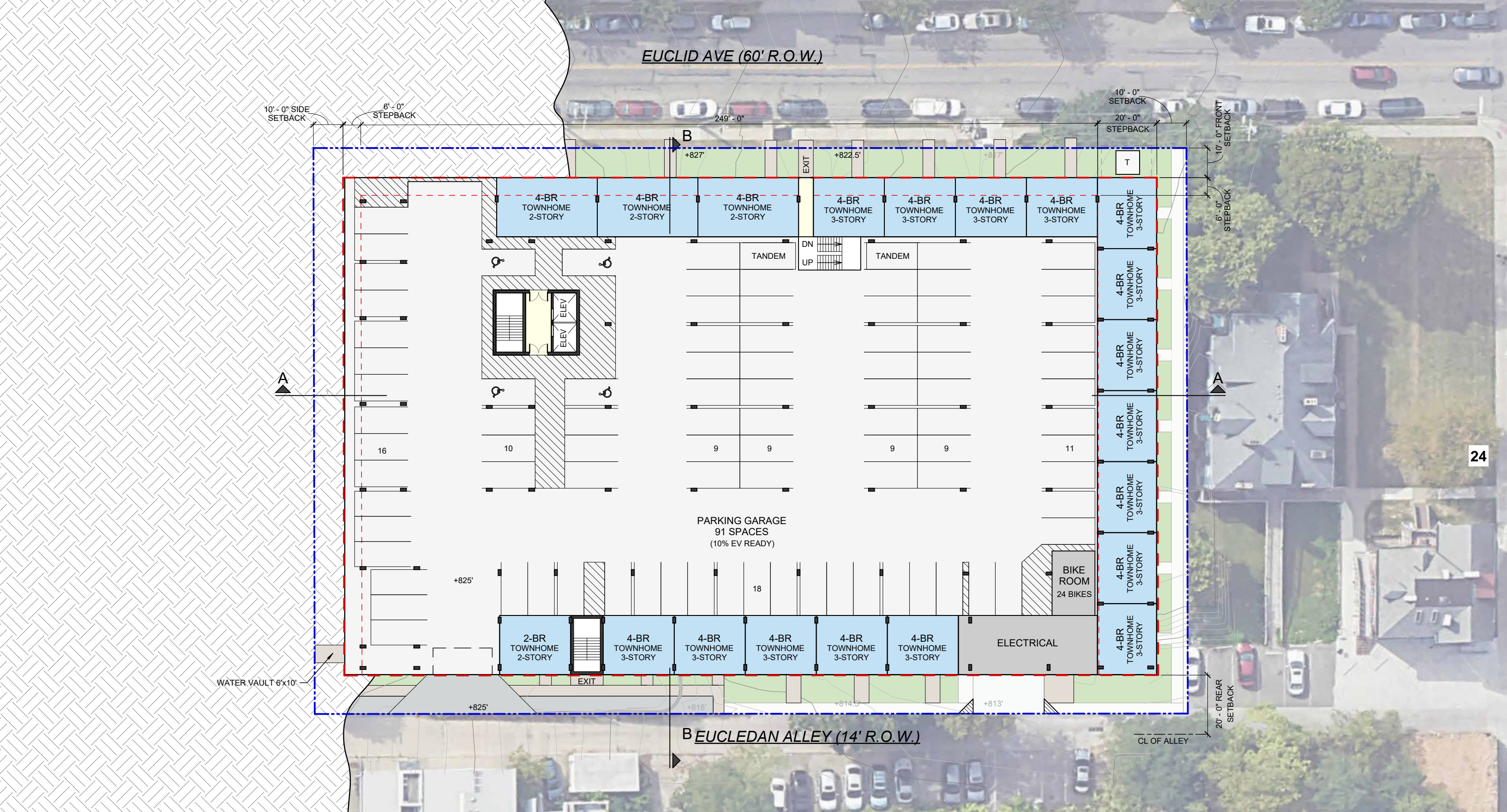
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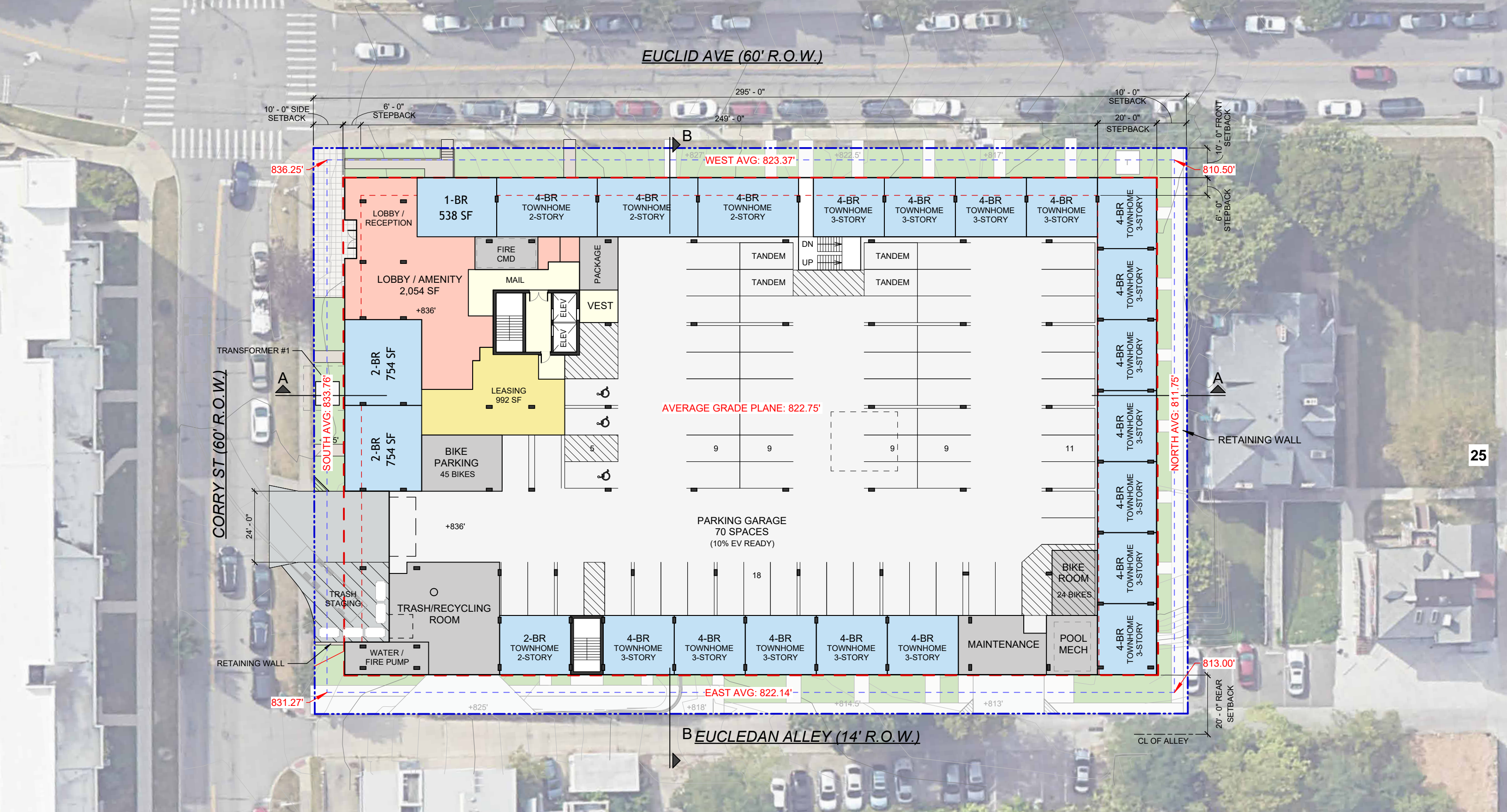


K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

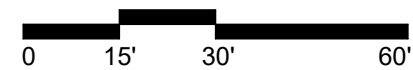
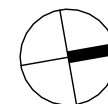
LEVEL B1 PLAN
1" = 30'-0"
0 15' 30' 60'
02.07.2025

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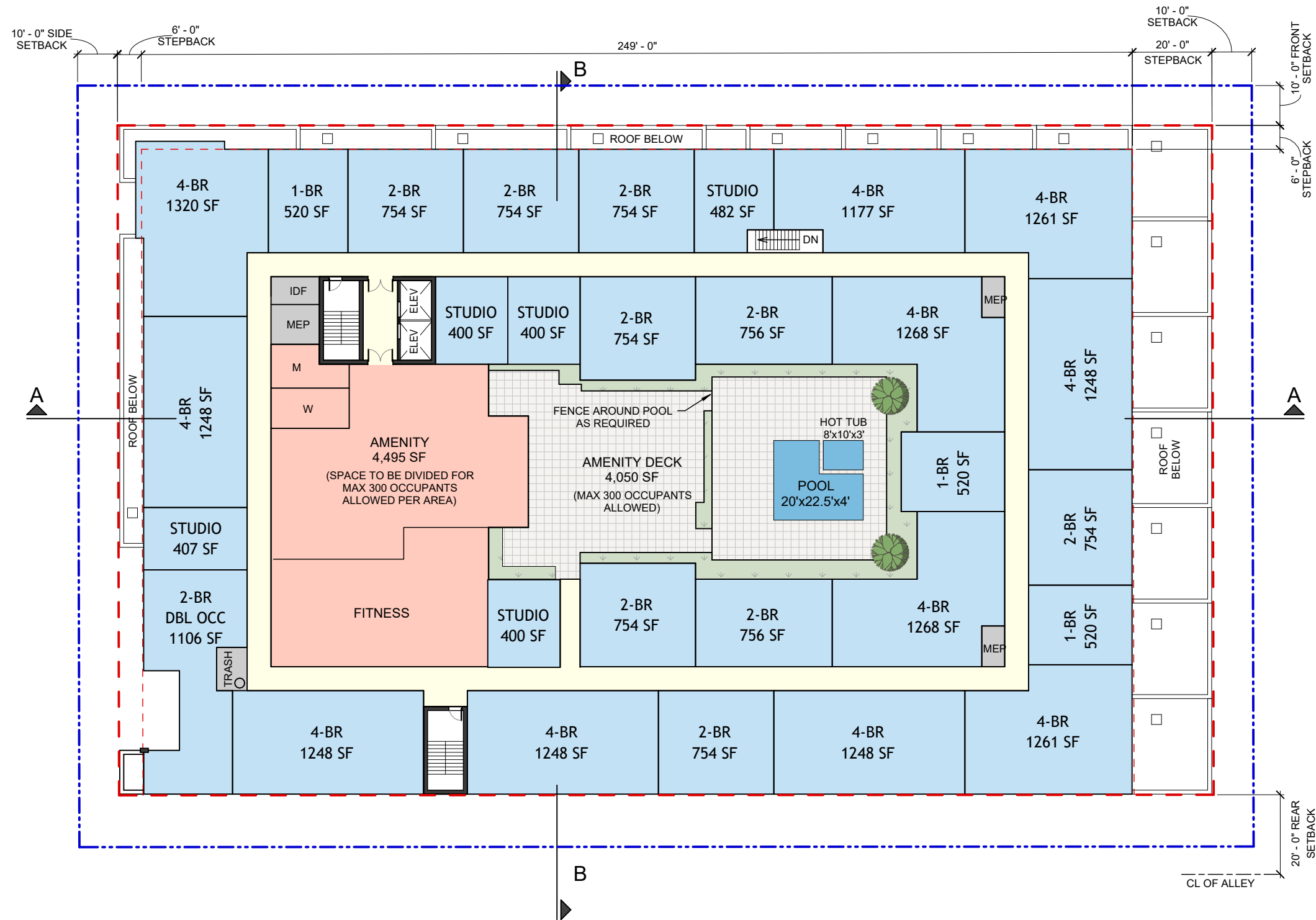
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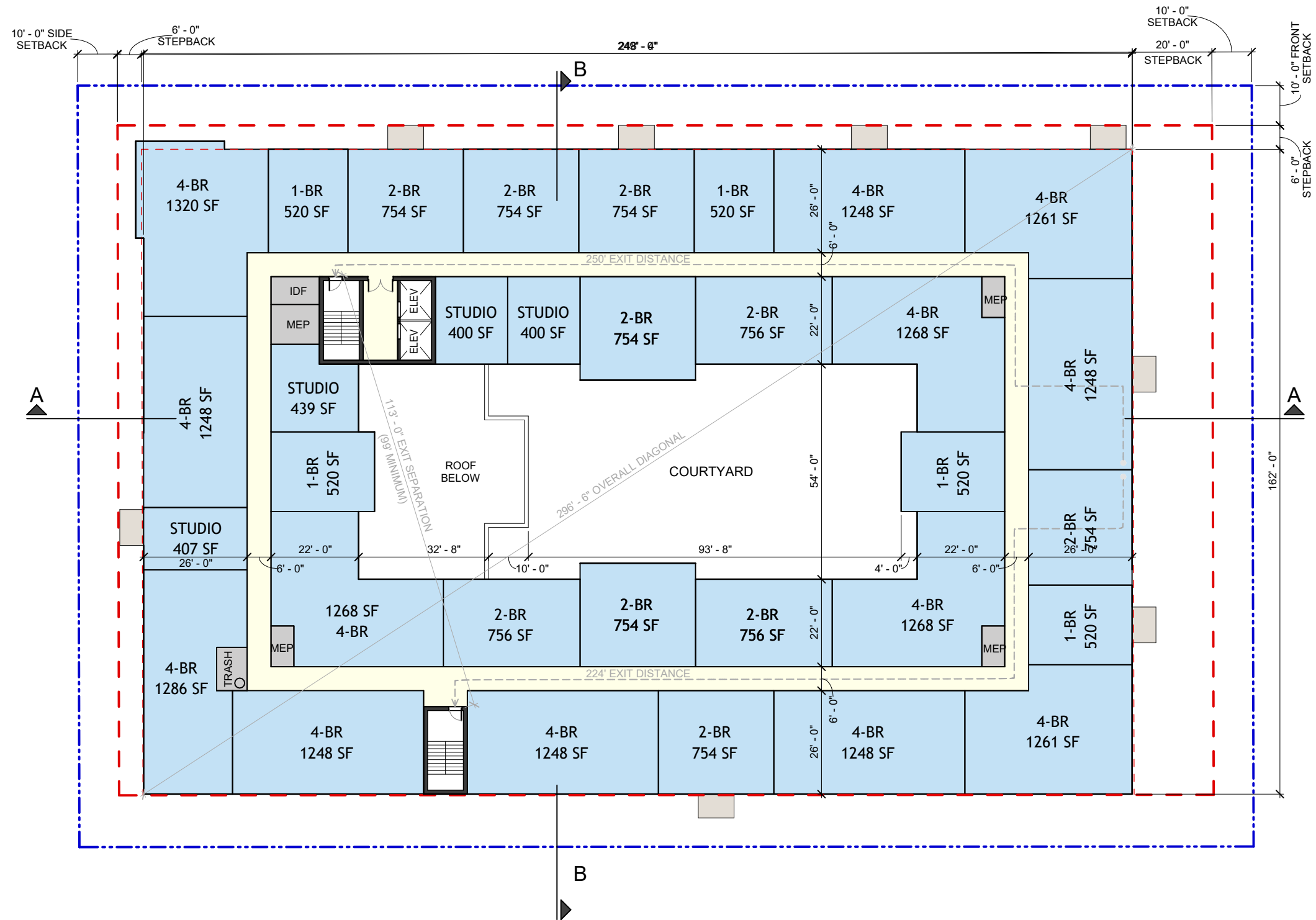
EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

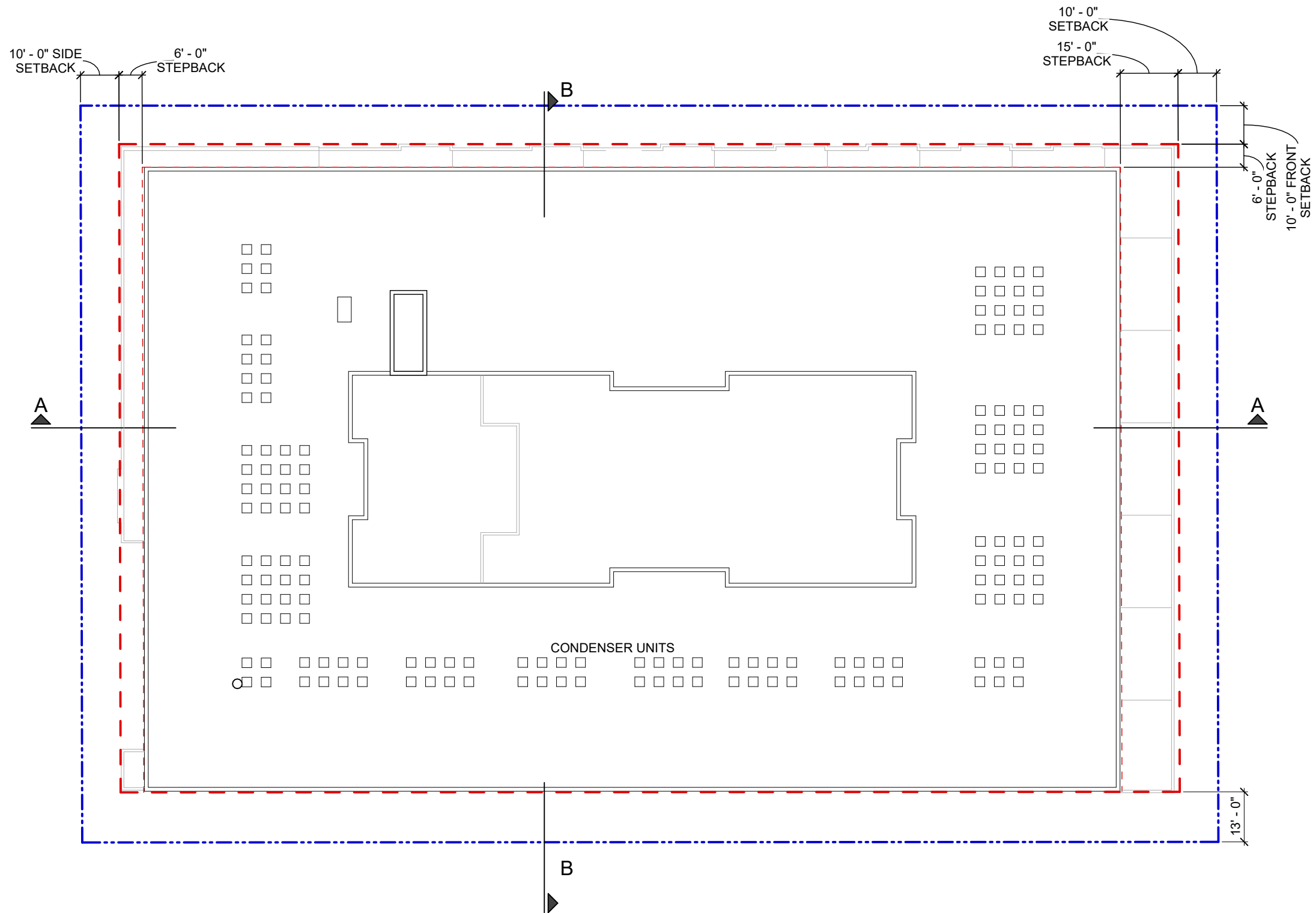


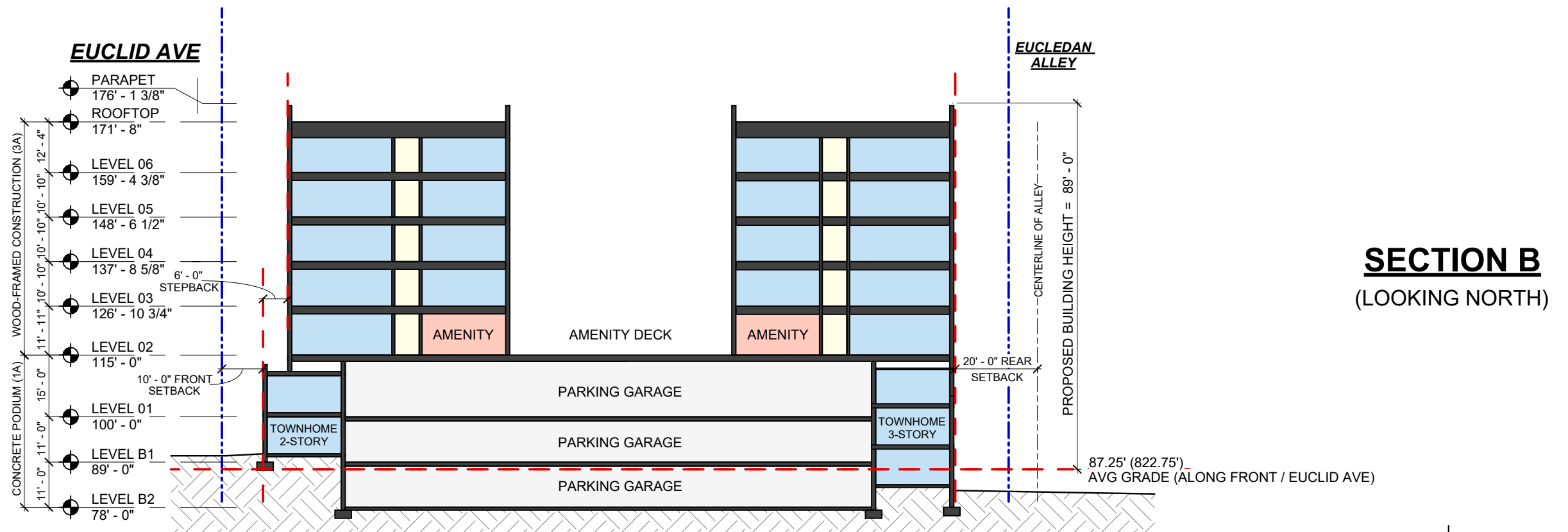
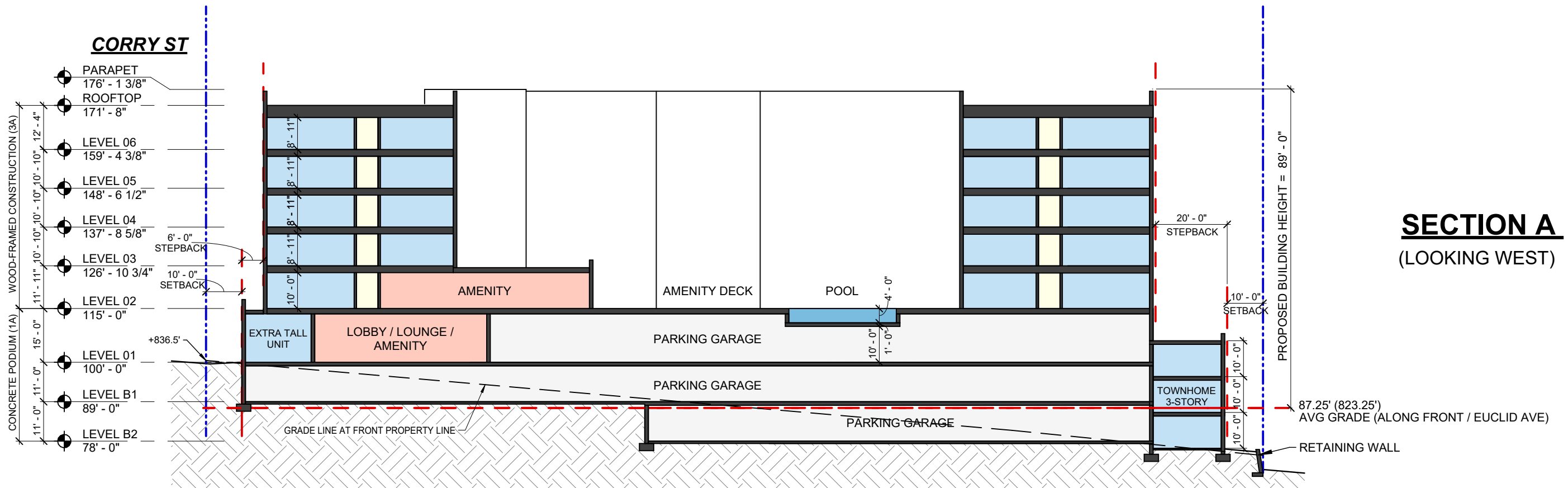
02.07.2025

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EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

WEST ELEVATION ALONG EUCLID AVE



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K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

SOUTH ELEVATION ALONG CORRY ST



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K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

EAST ELEVATION ALONG ALLEY



02.07.2025

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PROPOSED PROJECT

CORRY ST

101 EAST CORRY

CONTEXT ELEVATION ALONG EUCLID AVE

SCALE: 1" = 30'-0"



Development Summary										
Floor	Floor Height	Floor Elev.	Residential	Amenity	Leasing/ Office	Circulation	Vertical Conveyance	Mech / Storage*	Parking Garage*	Total Gross Area
All areas in square feet										
Level B2	11.00	-22.00	7,626			0	133	266	17,262	25,287
Level B1	11.00	-11.00	10,115			184	989	1,497	33,165	45,950
Level 1	15.00	0.00	12,091	2,827	992	381	977	3,388	24,333	44,989
Level 2	11.92	15.00	24,787	4,449		4,200	790	421		34,647
Level 3	10.83	26.92	27,685			4,067	674	397		32,823
Level 4	10.83	37.75	27,685			4,067	674	397		32,823
Level 5	10.83	48.58	27,685			4,067	674	397		32,823
Level 6	12.33	59.42	27,685			4,067	674	397		32,823
Roof		71.75								

*FAR Gross Area excludes parking garage, storage, mechanical and common recreation areas

FAR Gross Area	165,359			21,033	5,585			191,977
Total Building Gross Area	165,359	7,276	992	21,033	5,585	7,160	74,760	282,165

FAR Calculations*	
Site Area**	56,415
Proposed FAR Gross Area	191,977
Proposed FAR	340%

*Site area estimated per GIS

Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	203

Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	214

Unit Matrix									
	Studio	1-BR	2-BR	2-BR D.O.	4-BR	4-BR TH	2-BR TH	Total	Beds / Floor
Target Area	405	520	755	1065	1250	1440			
Level B2						16		16	64
Level B1						3	1	4	14
Level 1		1	2					3	5
Level 2	5	3	9	1	11			29	74
Level 3	4	5	10		13			32	81
Level 4	4	5	10		13			32	81
Level 5	4	5	10		13			32	81
Level 6	4	5	10		13			32	81

Total Units	21	24	51	1	63	19	1	180
Unit Mix	11.7%	13.3%	28.3%	0.6%	35.0%	10.6%	0.6%	100%

Total Bedrooms								
Total Beds	21	24	102	4	252	76	2	481
Total Baths	21	24	102	2	252	76	2	479
Bed Mix	4.4%	5.0%	21.2%	0.8%	52.4%	15.8%		100%
Target Mix	4%	6%	23%		67%			100%

338 rentable sf / bed (excludes townhomes)



EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

PD ZONING SUMMARY

SITE AREA	56,415 sf (1.30 ac)
BUILDING HEIGHT *	89' - 95'
FRONT SETBACK (EUCLID AVE)	10'
FRONT STEP-BACK	6' (90%) / 4' (10%)
SIDE SETBACK (CORY ST)	10'
SOUTH SIDE STEP-BACK	6' (85%) / 4' (15%)
SIDE SETBACK (NORTH)	10'
NORTH SIDE STEP-BACK	20'
REAR SETBACK (ALLEY) **	20'
UNIT COUNT	170 - 185
BED COUNT	460 - 500
VEHICLE PARKING	205 - 225
BIKE PARKING ***	180 - 215
OPEN SPACE	10,600 - 11,500 sf
COMMON OPEN SPACE	4,500 - 10,000 sf
PRIVATE OPEN SPACE	500 - 2,500 sf

* MEASURED FROM AVERAGE GRADE ALONG FRONT PROPERTY LINE TO TOP OF PARAPET, EXCLUDES STAIR & ELEVATOR OVERRUNS
** MEASURED FROM CENTERLINE OF ALLEY
*** TOTAL WITHIN COMMON BIKE ROOM & WITHIN PRIVATE UNITS

- SETBACK & STEPBACK EXCEPTIONS
- 1. DECORATIVE AND UNIT ENTRANCE CANOPIES & SUPPORTS ALLOWED UP TO 3' PROJECTION INTO SETBACKS
 - 2. MAIN BUILDING ENTRANCE CANOPY & SUPPORTS ALLOWED UP TO 10' PROJECTION INTO SETBACK
 - 3. BALCONIES ALLOWED UP TO 6' PROJECTION INTO SETBACKS OR STEP-BACKS
 - 4. ARCHITECTURAL ORNAMENT ALLOWED 1' PROJECTION INTO SETBACKS OR STEP-BACKS

PARKING COMPARISON

VEHICLE PARKING	ORIGINAL	
	Vehicle Parking Calcs	
	None Required	
	Level B2	24
	Level B1	92
Level 1	57	
Total Provided	173	

CURRENT	
Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	214

BICYCLE PARKING	ORIGINAL	
	Bicycle Parking	
	Required	
	1 / 20 vehicles (zoning):	9
	1 / unit (LEED):	177
Provided		
Ground Floor	120	
Level B1	0	
Level B2	0	
In Unit:	62	
Total Provided:	182	

CURRENT	
Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	203

DEVELOPMENT SUMMARY



02.07.2025

March 11, 2025

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 the real property located at 2608-2622 Euclid Avenue in the Corryville neighborhood from the RMX-T, “Residential Mixed-Use Transportation Corridor,” and OG-T, “Office General Transportation Corridor,” zoning districts to Planned Development District No. 102, “Euclid Student Housing Development.”

Summary:

The petitioner, Kingsley + Co., has requested a Zone Change from Residential Mixed-Use Transportation Corridor (RMX-T) and Office General Transportation Corridor (OG-T) to Planned Development District No. 102 (PD-102) to facilitate the development of student housing with units ranging from studios to four-bedroom apartments and townhomes. If approved, PD-102 would permit a building that is 89-95 feet in height with 170-185 units, or 460-500 beds, 205-225 vehicular parking spaces, and 180-215 bicycle parking spaces.

The City Planning Commission recommended the following on February 7, 2025, to City Council:

ACCEPT the Concept Plan and Development Program Statement as submitted;

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed zone change at 2608-2622 Euclid Avenue in Corryville from Residential Mixed-Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) including the Concept Plan and Development Program Statement.

Motion to Approve: Mr. Weber
Seconded: Ms. Kearney

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

THE CITY PLANNING COMMISSION

A handwritten signature in black ink, reading "Katherine Keough-Jurs". The signature is written in a cursive, flowing style. The first letter "K" is large and prominent. The signature is positioned above a horizontal line.

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

February 20, 2025

To: Mayor and Members of City Council

202500256

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – Approving a Major Amendment to the Concept Plan and Development Program Statement Governing Planned Development No. 101

Transmitted is an Emergency Ordinance captioned:

APPROVING a major amendment to the concept plan governing a portion of Planned Development District No. 101, “Santa Maria Community Services,” to facilitate the construction of two new buildings closer to the perimeter property line than was established in the concept plan.

The City Planning Commission recommended approval of the major amendment at its February 7, 2025 meeting.

Summary

DNK Architects, on behalf of Santa Maria Community Services, has submitted an application for a Major Amendment to the Concept Plan for Planned Development #101 – Santa Maria Community Services in East Price Hill. This request is to facilitate the construction of a two-story community service facility and a two-story daycare center, where the location of the two proposed buildings has been moved to be closer to the perimeter property line than was established in the approved Concept Plan, due to the soil and hillside conditions on the site.

The City Planning Commission recommended the following on February 7, 2025 to City Council:

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill, as outlined in this report.

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

EMERGENCY

KMT

-2025

APPROVING a major amendment to the concept plan governing a portion of Planned Development District No. 101, “Santa Maria Community Services,” to facilitate the construction of two new buildings closer to the perimeter property line than was established in the concept plan.

WHEREAS, the Cincinnati Metropolitan Housing Authority (“CMHA”) owns or controls certain real property in the East Price Hill neighborhood located at 1048 Considine Avenue (“Property”), which Property Council rezoned to Planned Development District No. 101, “Santa Maria Community Services” (“PD-101”), pursuant to Ordinance No. 82-2024 adopted on February 28, 2024; and

WHEREAS, the Property is currently vacant land and the concept plan for PD-101 provides for the construction of a two-story community service facility and a two-story daycare facility at certain locations within PD-101; and

WHEREAS, DNK Architects has petitioned the City to approve a major amendment to the PD-101 concept plan to locate the planned two-story community service facility and two-story daycare facility closer to the perimeter lot line of the Property than was established in the concept plan due to soil and hillside conditions on the Property; and

WHEREAS, at its regularly scheduled meeting on February 7, 2025, the City Planning Commission recommended approval of the proposed major amendment to the concept plan for PD-101; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan for PD-101 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan for PD-101 is in accordance with the “Live” initiative area goal to “[b]uild a robust public life,” and the strategy to “[c]reate a welcoming civic atmosphere” as described on pages 149 and 153 of Plan Cincinnati (2012); and

WHEREAS, the proposed major amendment to the concept plan for PD-101 is in accordance with the “Community” theme of the Price Hill Plan (2015), particularly the goal to make Price Hill a “neighborly, safe, and family-friendly community in which to live, work, and play” (p. 30); and

WHEREAS, Council considers the major amendment to the PD-101 concept plan to be in the best interests of the City and the general 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 and the Cincinnati Planning Commission's findings that the major amendment to Planned Development District No. 101, "Santa Maria Community Services" ("PD-101") further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the location of the major amendment to PD-101 further described herein at the real property commonly known as 1048 Considine Avenue is depicted on the map attached hereto as Attachment A and incorporated by reference.

Section 3. That the concept plan for PD-101 is hereby amended to incorporate the concept plan amendment, attached hereto as Attachment B and incorporated herein by reference.

Section 4. That, to the extent the concept plan for PD-101 is not amended herein, it shall remain in full force and effect.

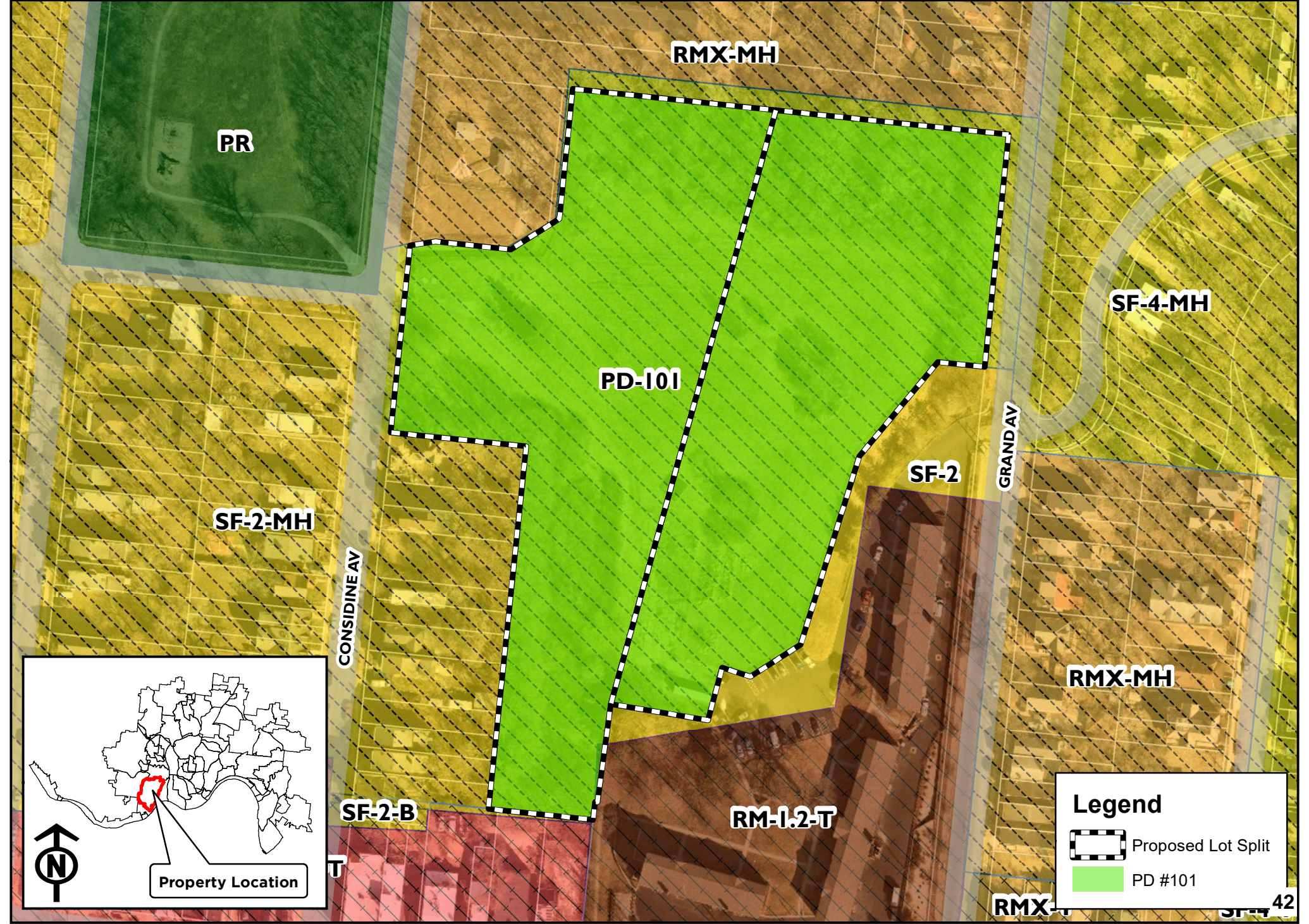
Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to meet funding deadlines for the project.

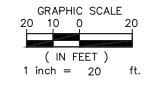
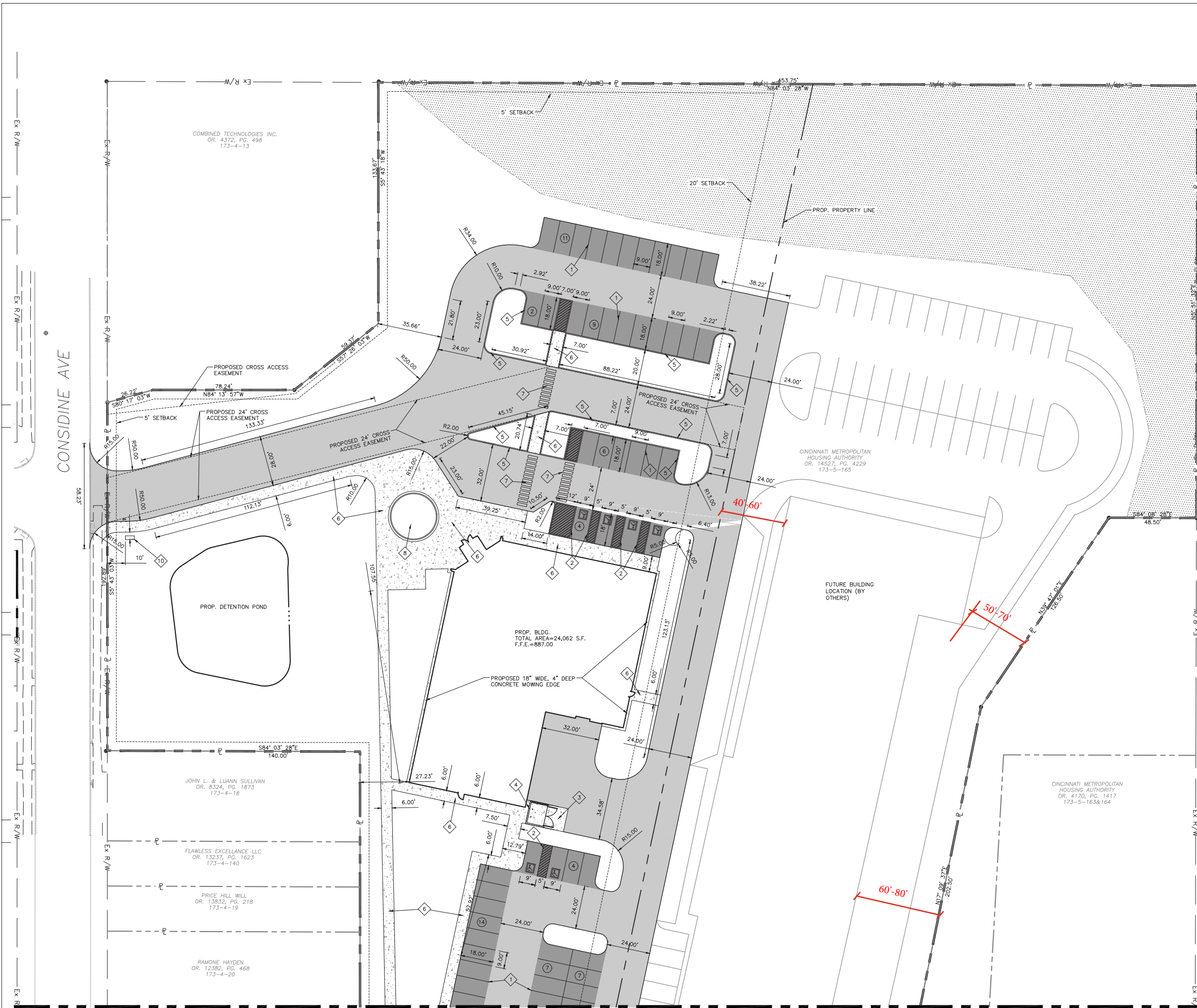
Passed: _____, 2025

Attest: _____
Clerk

Aftab Pureval, Mayor

**Proposed Major Amendment to the Concept Plan, Final Development Plan, and Major Subdivision
for PD #101 - Santa Maria Community Services at 1048 Considine Avenue in East Price Hill**





SITE LEGEND:

- BOUNDARY LINE
- SETBACK LIMITS
- RIGHT-OF-WAY
- PARKING COUNT

SITE DATA:

ADDRESS: 1048 CONSIDINE AVENUE
 TAX DISTRICT/PARCEL: 017300040165
 SITE AREA: 3.71 AC.
 ZONING: RESIDENTIAL SINGLE-FAMILY (SF-2-MH)
 IMPERVIOUS AREA: EXISTING = 0.12 AC.
 PROPOSED = 1.71 AC.
 TOTAL BUILDING AREA: 24,062 S.F.
 SETBACKS: REAR - 20'
 FRONT - 5'
 SIDE - 5'

PARKING: OFFICE

REQUIRED PARKING SPACES:
 1 FOR EVERY 400 S.F. = 61 SPACES
 TOTAL PROPOSED STANDARD PARKING SPACES = 65
 TOTAL PROPOSED ADA PARKING SPACES = 6
 TOTAL PARKING SPACES = 71

CODED NOTES:

- PROPOSED PAVEMENT STRIPING
- PROPOSED ADA PARKING STALL, STRIPING, AND SIGN, SEE DETAILS ON SHEET C400
- PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C400
- PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR FINAL CONFIGURATION AND MATERIALS
- PROPOSED 6" CURB, SEE DETAIL SHEET C400
- PROPOSED SIDEWALK, SEE DETAIL SHEET C400
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED PLANTER BED, SEE DETAILS ON LANDSCAPING PLAN
- PROPOSED 12" TREAD, 6" RISE CONCRETE STEPS, SEE DETAIL SHEET C302
- PROP. SIGN (SEE ARCH. FOR DETAILS)

HATCH LEGEND:

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED CONCRETE
- HILLSIDE OVERLAY DISTRICT

SITE WORK GENERAL NOTES AND SPECIFICATIONS:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWNSHIP, CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITHIN THE RESPECTIVE UTILITY COMPANIES.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
- ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY, OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

REVISIONS

No.	Date	Description

SEAL:

PROJECT NO.	ISSUED BY: DJC
DRAWN BY: PBS	REVIEWED BY: JBK
ISSUE DATE:	October, 2024
SHEET TITLE:	

SITE PLAN

C100

MATCHLINE SEE SHEET C101

NOTE:
 ALL PROPOSED EDGE OF PAVEMENT RADII ARE 5.0' UNLESS OTHERWISE SPECIFIED ON PLANS

SUBJECT: A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill.

GENERAL INFORMATION:

Location: 1048 Considine Avenue, Cincinnati OH, 45205

Petitioner: David Kirk, DNK Architects
2616 Central Parkway, Cincinnati OH, 45214

Owner: Cincinnati Metropolitan Housing Authority
1627 Western Avenue, Cincinnati OH, 45214

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101, Santa Maria Community Services in East Price Hill, to move the proposed building locations closer to the perimeter property line.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – PD-101 Approved Development Program Statement
- Exhibit C – PD-101 Approved Concept Plan
- Exhibit D – Major Amendment Petition Letter
- Exhibit E – Amended Concept Plan
- Exhibit F – Intended Statement of Conveyance from CMHA
- Exhibit G – Intended Statement of Conveyance from Santa Maria
- Exhibit H – Written Correspondence

BACKGROUND:

Planned Development #101 (PD-101), Santa Maria Community Services, was established on February 28, 2024 by Ordinance 82-2024, in which City Council approved the zone change and Concept Plan and Development Program Statement. The project encompasses 6.34 acres of land at 1048 Considine Avenue in East Price Hill to be developed into a community service facility and daycare center. The site is currently vacant and owned by the Cincinnati Metropolitan Housing Authority (CMHA). The land was formerly occupied by several multi-family buildings owned by CMHA that were demolished over 10 years ago. The property is adjacent to the East Price Hill Neighborhood Business District, and the northwest corner of the site is located within the Hillside Overlay District.

The request for a Major Amendment is being made by the petitioner on behalf of Santa Maria Community Services (Santa Maria), who will own and operate the community service facility. Santa Maria is an independent, nonprofit organization founded by the Sisters of Charity. They provide more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents, and foster neighborhood revitalizations. Santa Maria is currently in the process of purchasing the site from CMHA.

The Cincinnati-Hamilton County Community Action Agency (CAA) will also be involved during the second phase of the project. CAA is a private, nonprofit organization that offers various services to low-income individuals and families in a holistic approach to help lift them out of poverty. The services they provide include job training, housing assistance, heating assistance, entrepreneurial coaching, and childcare. CAA intends to

operate a HeadStart on the site.

The petitioner's current proposal requires a Major Amendment to the Concept Plan and Development Program Statement of PD-101, because the location of the two proposed buildings has moved closer to the perimeter property lines than was established in the approved Concept Plan.

ADJACENT LAND USE AND ZONING:

The site is currently zoned Planned Development (PD-101). The adjacent zoning and land uses are as follows:

North:

Zoning: Residential Mixed (RMX)

Use: Small apartment complexes and single-family homes

East:

Zoning: Single-Family Residential (SF-4), Residential Multi-Family (RM-1.2)

Use: Single-family homes, CMHA Horizon Hills apartment complex

South:

Zoning: Commercial Community – Mixed (CC-M)

Use: Commercial spaces with upper-floor residential

West:

Zoning: Single-Family Residential (SF-2), Parks and Recreation (PR)

Use: Single-family homes, Glenway Park

PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:

The proposed project consists of two new buildings housing a community service facility and a daycare center, respectively. The community service facility will consolidate all of Santa Maria's existing scattered-site programs, services, and administrative functions into one two-story building, with 80-90 surface parking spaces. The daycare center will house a Community Action Agency HeadStart, anticipated to serve approximately 200 students per day, in another two-story building with 50-60 surface parking spaces. Accessory uses on the site may include a playground and a 4-H area with raised gardening beds. Other site improvements include landscaping, seating, and walking trails.

The project will be constructed in two phases. Phase I includes the development of the Santa Maria building, its parking, and the site access drive. Phase II will include the development of the HeadStart building and its parking. A major subdivision application, which was submitted concurrently with the proposed Major Amendment and will be considered as Item 4 on the February 7, 2025 agenda, followed by a sale to CAA (see Exhibit G), is required for Phase II.

The Major Amendment changes the location of the two proposed buildings to be closer to the perimeter property lines than was established in the approved Concept Plan and Development Program Statement. The approved Concept Plan establishes a minimum setback of 50 feet for the Santa Maria building, and several hundred feet for the southern face of the CAA building. The Major Amendment proposes a minimum setback of 27.23 feet for the Santa Maria building, and 80 feet for the southern face of the CAA building. The footprint and orientation of the proposed parking lots have also changed to mirror the rotated position of the proposed buildings.

The soil and hillside conditions on the site necessitated these changes in order to continue the project. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed. The change is considered a Major Amendment to revise the Concept Plan accordingly.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

According to §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 existing Planned Development consists of 6.34 contiguous acres.

- b. **Ownership** – *Evidence that the petitioner 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.*

The petitioner has provided an Intended Statement of Conveyance from CMHA for the sale of 1048 Considine Avenue to Santa Maria (Exhibit F).

- c. **Multiple Buildings on a Lot** – *More than one building is permitted on a lot.*

The approved Concept Plan and Development Program Statement indicate two buildings on the parcel, including offices for Santa Maria and a HeadStart. An application for a Major Subdivision was submitted concurrently with the proposed Major Amendment to the Concept Plan that will split the land such that one building will be located on each parcel. The Major Subdivision is filed under a separate request and will be considered as Item 4 on the February 7, 2025 agenda.

- 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.*

No portion of the site is located within a historic district, nor contains any historic landmark.

- 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 site is partially located within the Hillside Overlay District. No development is proposed within the 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.*

No portion of the site is 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. 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 proposed Major Amendment to the Concept Plan that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. **Ownership** – Evidence that the petitioner 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.

The petitioner has provided an Intended Statement of Conveyance from CMHA for the sale of 1048 Considine Avenue to Santa Maria (Exhibit F).

- 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 project will be constructed in two phases. Phase I includes the development of the Santa Maria building, its parking, and the site access drive, with construction anticipated to begin in the second quarter of 2025. Phase II will include the development of the HeadStart building and its parking, with construction roughly anticipated to begin in the first quarter of 2026.

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

The project has been reviewed through the City’s Coordinated Site Review Process at both the Preliminary and Development Design Review levels (see “Coordinated Site Review”).

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

The two proposed buildings occupy approximately 0.46 acres (20,074 sq. ft.) of the 6.34 acre site, leaving 93% of the site available as open space.

MAJOR AMENDMENT:

The Cincinnati Zoning Code § 1429-12 allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major Amendment to the Concept Plan and Development Program Statement has been requested for PD-101 because the petitioner wishes to move the position of the proposed buildings closer to the perimeter property lines than what was established in the approved Concept Plan and Development Program Statement.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and the Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement. A Final Development Plan for Phase I of PD-101 was submitted concurrently with the proposed Major Amendment to the Concept Plan and Development Program Statement. The Final Development Plan is filed under a separate request and will be considered as Item 7 on the February 7, 2025 agenda.

COORDINATED SITE REVIEW:

The proposed project was reviewed at the Preliminary Design Review level through the City’s Coordinated Site Review process in July of 2023, and the Development Design Review level in November of 2024. No concerns were identified during the most recent review.

DIVERSITY AND ECONOMIC INCLUSION:

The petitioner, DNK Architects, is a certified Minority Business Enterprise (MBE) recognized by the City’s Department of Economic Inclusion.

PUBLIC COMMENT AND NOTIFICATION:

A combined notice for the January 23, 2025 Public Staff Conference and the February 7, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, the East Price Hill Improvement

Association (EPHIA), and Price Hill Will.

The Department of City Planning and Engagement held a virtual Public Staff Conference on January 23, 2025 for the proposed Major Amendment and Final Development Plan for Planned Development #101. One member of the public was in attendance, as well as members of City staff and the development team. The attendee indicated general support for the project.

EPHIA issued a letter of support for the project on November 15, 2021. A second letter of support for the related subdivision (considered as Item 4 on the February 7, 2025 agenda) was submitted on January 30, 2025 (Exhibit H). No other correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Major Amendment is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, particularly the goal to “build a robust public life” (p. 149) and the strategy to “create a welcoming civic atmosphere” (p. 153). Both Santa Maria and CAA are valued community assets that have helped build stronger, more self-sustaining communities in Cincinnati for decades. The completion of this project will advance Santa Maria and CAA’s work and provide additional resources for Cincinnati residents.

Price Hill Plan (2015)

In the *Price Hill Plan (2015)*, portions of the subject site are identified as both a “Development Opportunity Cluster” and greenspace (p. 16). The proposed Major Amendment will facilitate new development in an area that has been identified as an opportunity zone and includes extensive landscaping and plantings to enhance the site.

Additionally, the project is consistent with the “Community” theme of the plan, particularly the goal to make Price Hill “a very neighborly, safe, and family-friendly community in which to live, work, and play” (p. 30). The proposed Major Amendment will enable a more efficient operation and delivery of service for Santa Maria, and the inclusion of the CAA HeadStart will add a childcare resource to the area, making the neighborhood more family-friendly and fostering the desired “live, work, play” atmosphere. Santa Maria Community Services and CAA are also both identified as partners for implementation of various action steps throughout the plan.

CITY PLANNING COMMISSION ACTION:

According to Section §1429-11(a) of the Cincinnati Zoning Code, 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 proposal is an amendment to an already approved and established Planned Development district. The proposed Major Amendment does not include any changes to the established community service facility and daycare center uses, both of which are compatible with applicable plans (see “Consistency with Plans”) and the surrounding land use patterns. Adjacent uses are primarily residential, with some commercial located in the Neighborhood Business District to the south. The proposed community service facility and HeadStart are community-based uses that will serve the adjacent residential population and are also accessible to the adjacent commercial corridor.

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 proposal is an amendment to an already approved and established Planned Development district. The proposed building locations were moved closer to the perimeter property lines to accommodate the hillside conditions on the site, necessitating Major Amendment approval.

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 proposal is an amendment to an already approved and established Planned Development. As described above, the proposed building locations were moved closer to the perimeter property lines to accommodate the hillside conditions on the site, necessitating Major Amendment approval.

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

All aspects are covered in the submitted Concept Plan and Development Program Statement and the concurrently submitted Final Development Plan.

ANALYSIS:

The proposed project will reactivate a currently vacant property into a productive development that will provide services to the local community through two reputable and long-standing Cincinnati organizations. The proposed uses are community-based services that will benefit the surrounding residential population. The project is supported by East Price Hill, and the development team have done thorough engagement throughout the process.

The requested Major Amendment proposes to adjust the building locations on the site to be closer to the perimeter property lines than was established in the approved Concept Plan, and moves the footprint and orientation of the parking lots to mirror the rotated position of the buildings. The soil and hillside conditions on the site necessitated these changes in order to continue the project. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is necessary for the completion of the proposed project at 1048 Considine Avenue in East Price Hill. The project is a benefit to the community, and the originally approved Concept Plan required modification due to soil conditions on the site.

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is in compliance with §1429-12 *Amendments to a Planned Development Concept Plan*. The proposal is consistent with the purpose of the Planned Development District Regulations, and the petitioner has successfully met all basic requirements of the Planned Development District. The Major Amendment will not negatively impact the existing character of the surrounding area.

RECOMMENDATION:

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

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill as outlined in this report.

Respectfully submitted:



Gabrielle Couch, City Planner
Department of City Planning & Engagement

Approved:



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

March 11, 2025

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

Dear Members of Council:

We are transmitting herewith an Emergency Ordinance captioned as follows:

APPROVING a major amendment to the concept plan governing a portion of Planned Development District No. 101, “Santa Maria Community Services,” to facilitate the construction of two new buildings closer to the perimeter property line of PD-101 than was established in the concept plan.

Summary:

DNK Architects, on behalf of Santa Maria Community Services, has submitted an application for a Major Amendment to the Concept Plan for Planned Development #101 – Santa Maria Community Services in East Price Hill. This request is to facilitate the construction of a two-story community service facility and a two-story daycare center, where the location of the two proposed buildings has been moved to be closer to the perimeter property line than was established in the approved Concept Plan, due to the soil and hillside conditions on the site.

The City Planning Commission recommended the following on February 7, 2025 to City Council:

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 (PD-101), Santa Maria Community Services, located at 1048 Considine Avenue in East Price Hill, as outlined in this report.

Motion to Approve: Ms. Beltran
Seconded: Mr. Dansby

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

THE CITY PLANNING COMMISSION



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



WORKFORCE
INNOVATION
CENTER

Overview

Prepared for Cincinnati City Council
Equitable Growth & Housing Committee

March 11, 2025



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URBAN LEAGUE
OF GREATER SOUTHWESTERN OHIO

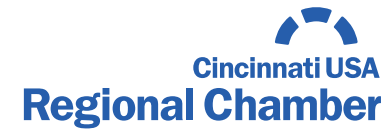
Audrey Treasure

Vice President & Executive Director
Workforce Innovation Center
Cincinnati Regional Chamber



Alena O'Donnell

Project Director
Women of Color in Tech
Cincinnati Regional Chamber



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Building Stronger Businesses and Communities – Together.

About The Workforce Innovation Center

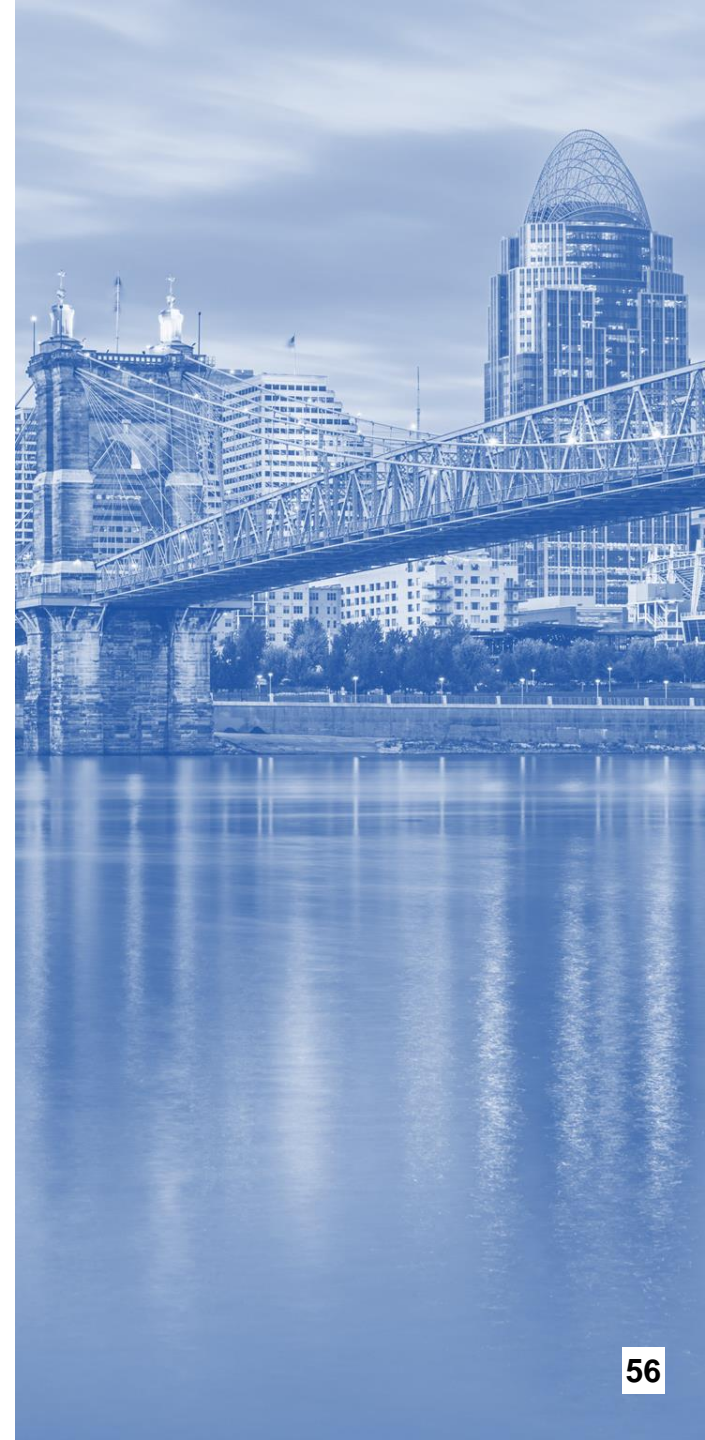
The Workforce Innovation Center was established to cultivate mutually beneficial solutions that yield positive outcomes for both employers and employees. Since forming in 2019, we have served more than 25 employers through the advancement of workplace practices that address employers' most pressing talent and human-resources related needs. We have utilized our services to gather direct feedback from employees, especially those in entry-level or frontline positions, that then enable their employers to make data-driven decisions about how to best [attract, retain, engage and advance](#) them.

Mission: We drive companies to adopt inclusive practices that empower employees and fuel businesses, enabling communities to thrive.

Vision: The Cincinnati region is a beacon of inclusion and engagement for employees resulting in long-term financial success, innovation and sustainability for its employers, and thereby, the community.

Assets & Resources:

- [Consulting Services](#) – two standard offerings as well as customized solutions available to employers to help solve employers' talent issues and achieve their workforce and talent goals
 - Employee Survey – Life Dimensions Assessment
 - Policy and Practice Review
 - [Skidmore Enterprises Testimonial](#) and [Jostin Construction Testimonial](#)
- Cincinnati [Chamber/Workforce Innovation Center Career Board](#) and [Benefits & Perks Page](#)
- Connection to more than 80 workforce and talent partners across the Cincinnati region and ability to search for organizations in our [Workforce and Talent Ecosystem Map](#)
- Partnership with the [Talent Collaborative of Greater Cincinnati](#) for Hamilton County ARPA funding to serve as Workforce Coordination Entity to benefit businesses and residents, including employer tours
- Leading the [Women of Color in Tech initiative](#) to train participants in Google Career Certificates
- Key partner in Brookings Metro's [Regional Inclusive Growth Network](#) to create more inclusive regional economies





How We Help Clients:

Proprietary and Customized Services



Employee
Survey: Life
Dimensions
Assessment



Policy &
Practice Review



Customized Engagements

Our Value:

Using your unique data and context to give you actionable plans and results to meet your goals



Molly Fender
VP Human Resources
Monti, Inc.

“All industries are struggling to find and retain talent. The Workforce Innovation Center is helping Monti adopt inclusive policies to attract and retain our greatest asset – our people.”

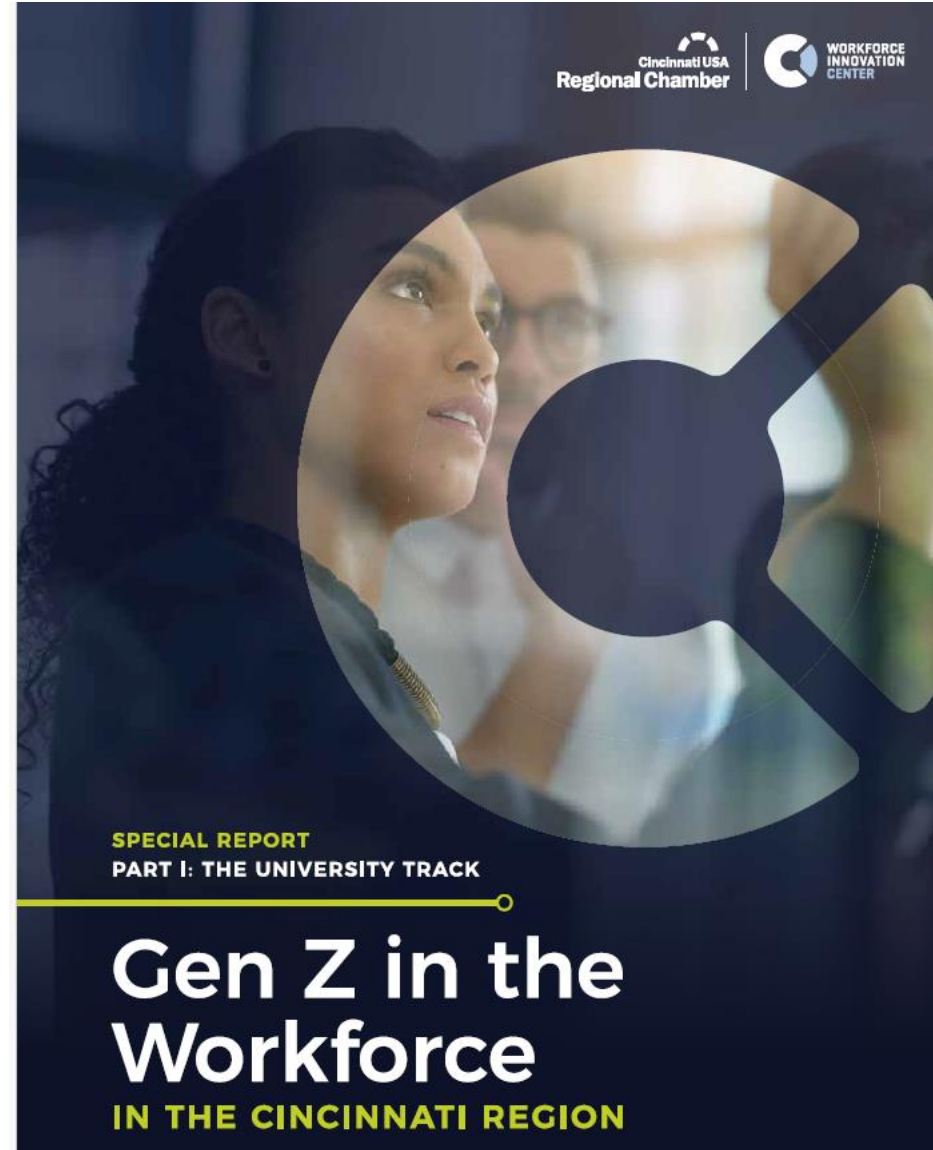
What We Achieve With Our Clients:

Improvements Across the Employee Life Cycle





Gen Z White Papers



Workforce Innovation Center Career Board

Leverage our network to build your career. Find companies that you will love to work for that have the benefits and perks you need.

Explore the careers Cincinnati USA Regional Chamber Members have to offer.

[Add My Company](#)[View Company Perks](#)**82**

COMPANIES

5,773

JOBS

[Explore companies](#)[Search jobs](#)[Talent network](#)[My job alerts](#)

Job function ▾

Location ▾

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Partner Organizations



United Way
of Greater Cincinnati



AND MANY OTHERS

Workforce & Talent Ecosystem Map



Our Services Our Process Resources + About Us + Contact [LET'S WORK TOGETHER](#)

Search for a phrase or organization

WORKFORCE INNOVATION CENTER

Workforce Ecosystem Map

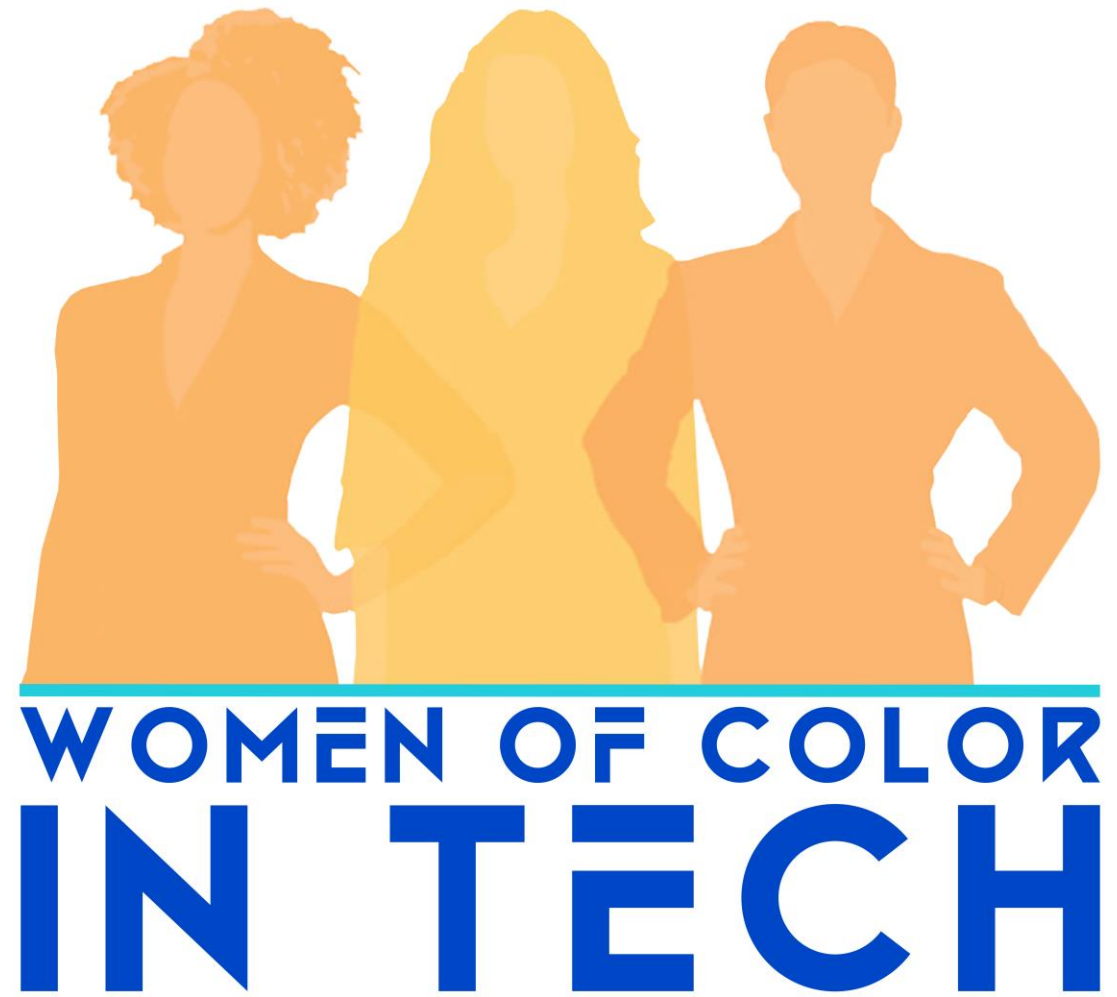
[List Your Organization](#)

FILTERS

- > ☐ Workforce Development 88
- > ☐ Education & Business Partne... 60
- > ☐ Training Services 36
- > ☐ Groups Served 34
- ☐ Apprenticeships & Internships 5
- > ☐ Employee Resources 36
- ☐ Leadership Development 12

A map of the Cincinnati area, including locations like Millville, Fairfield, Forest Park, Reading, Montgomery, Indian Hill, Milford, Loveland, Cleves, North Bend, Fort Thomas, Burlington, Coldstream, Melbourne, Batavia, and Amelia. The map is populated with numerous colored pins (blue, green, purple, pink, yellow, orange, red) representing different organizations or services. A search bar and filter panel are visible on the left side of the map.

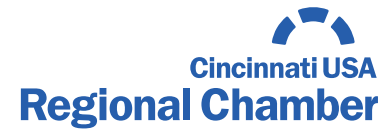
Alena
O'Donnell,
Project
Director



Women of Color in Tech

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- Evaluation partner – Innovations at Cincinnati Children's
- Six self-paced career certificates



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program graduates

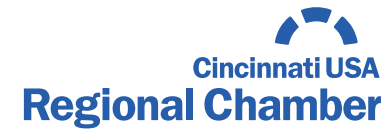
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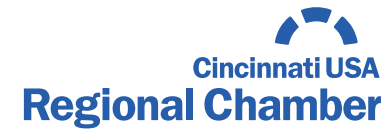


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Wrap Around Services

- Laptops/Computer Equipment Access
- Childcare
- Mentoring
- Financial Coaching
- Resume Writing and Job Coaching
- Stipend



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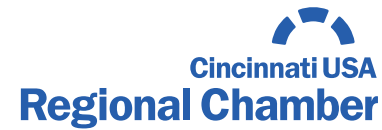


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Snapshot of Participants & Progress

- 362 participants enrolled
- 160 graduates to date
- Total estimated hours spent on coursework: 9090+
- Participant backgrounds from high school graduates to women with advanced degrees



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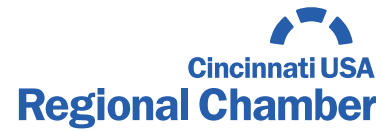
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Network Engagement & Learning

- Monthly events
- Career Fair
- Graduations



Participant & Employer Voices

“I wanted to thank you again for helping me gain more confidence in myself and giving me the tools to be better.” – Current Participant

“I’m excited to share that I’ve completed the Google Digital Marketing and E-Commerce courses and earned my certificate! Thank you to the Brighton Center, the Chamber, JPMorgan Chase, and everyone who made this opportunity possible. The journey was challenging. I paused at one point, but I was determined to finish despite being unhoused and without a working laptop. With my background in selling digital content online, I joined this program to improve my marketing skills and prepare for my next role. Earning this certificate is going to be a game changer.” – Recent Graduate

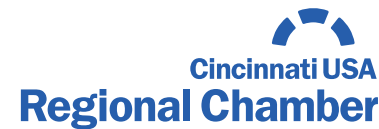
“What we appreciated most about this recruiting event was the opportunity to engage in more meaningful and in-depth conversations with candidates. Unlike traditional career fairs, where interactions are often limited to just a few rushed minutes, this event allowed us to spend more time with each candidate, review resumes and provide feedback. This deeper and more casual engagement was refreshing as compared to traditional career fairs.” –Kroger IT Recruiter

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Thank you!



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March 11, 2025

To: Members of the Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager
Subject: Presentation – Emergency Ordinance approving a Major Amendment to the Concept Plan and Development Program Statement Governing Planned Development No. 101

202500449

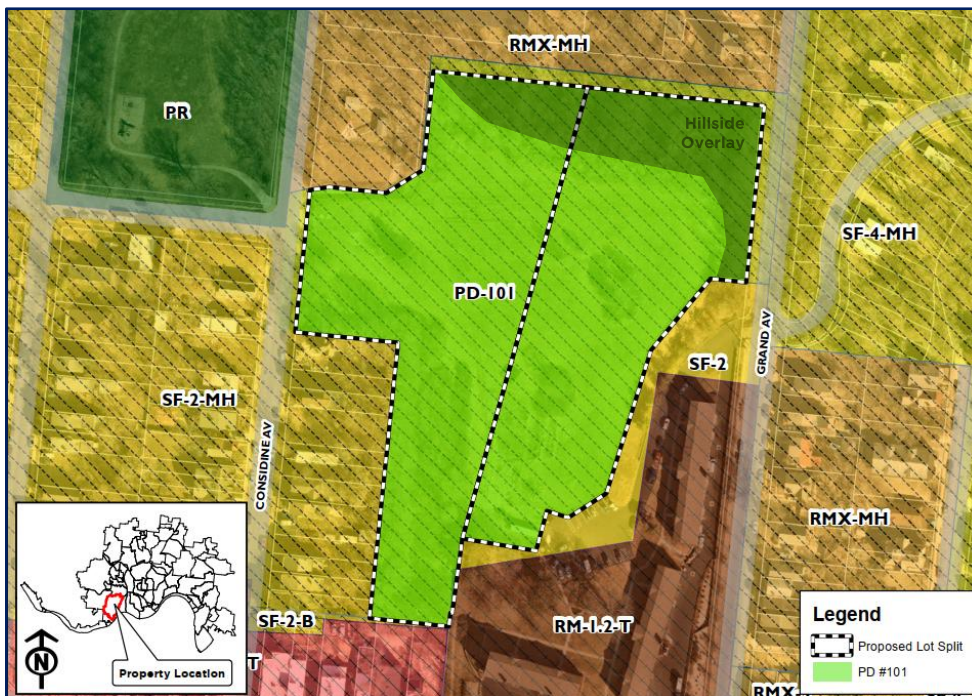
Attached is the presentation for the Major Amendment to the Concept Plan and Development Program Statement governing Planned Development No. 101 in East Price Hill.

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

Proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #101 Santa Maria Community Services in East Price Hill

Equitable Growth & Housing Committee

March 11, 2025



Background

Developer

- Santa Maria Community Services
- Provides resources to build strong families, promote healthy residents, and foster neighborhood revitalization



Background

Project

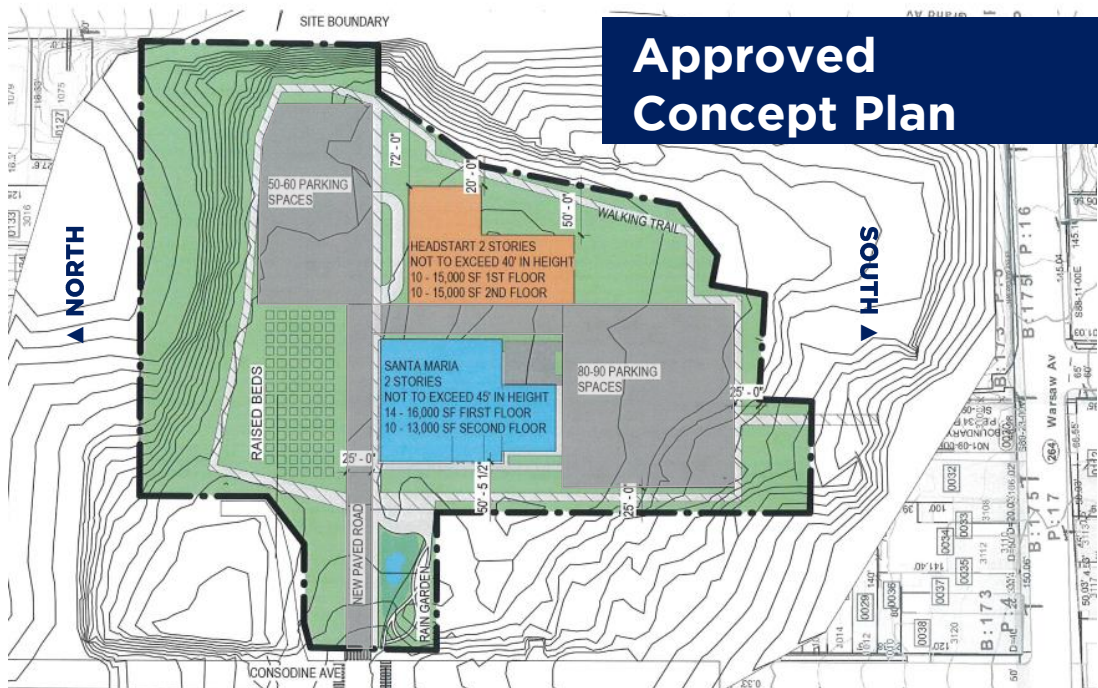
- Community Service Facility (Santa Maria)
- Daycare Center (HC-Cincinnati Community Action Agency HeadStart)



Site View from Considine Ave



Approved Concept Plan

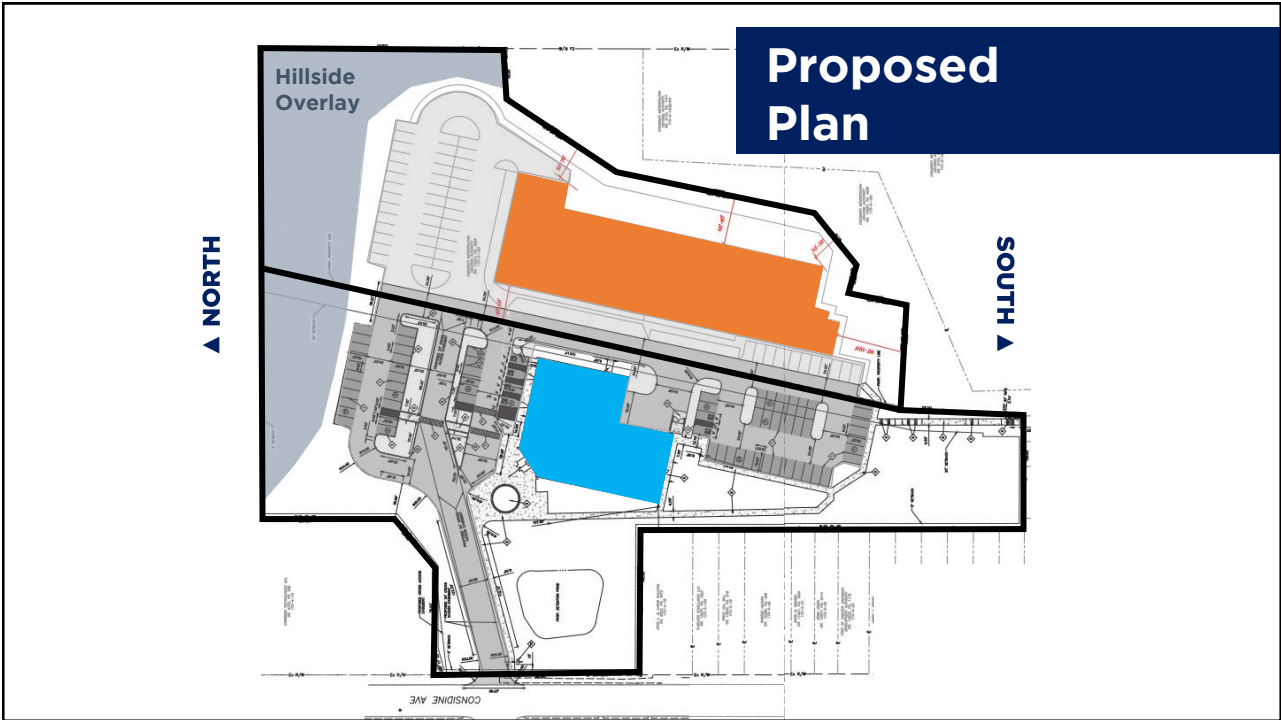
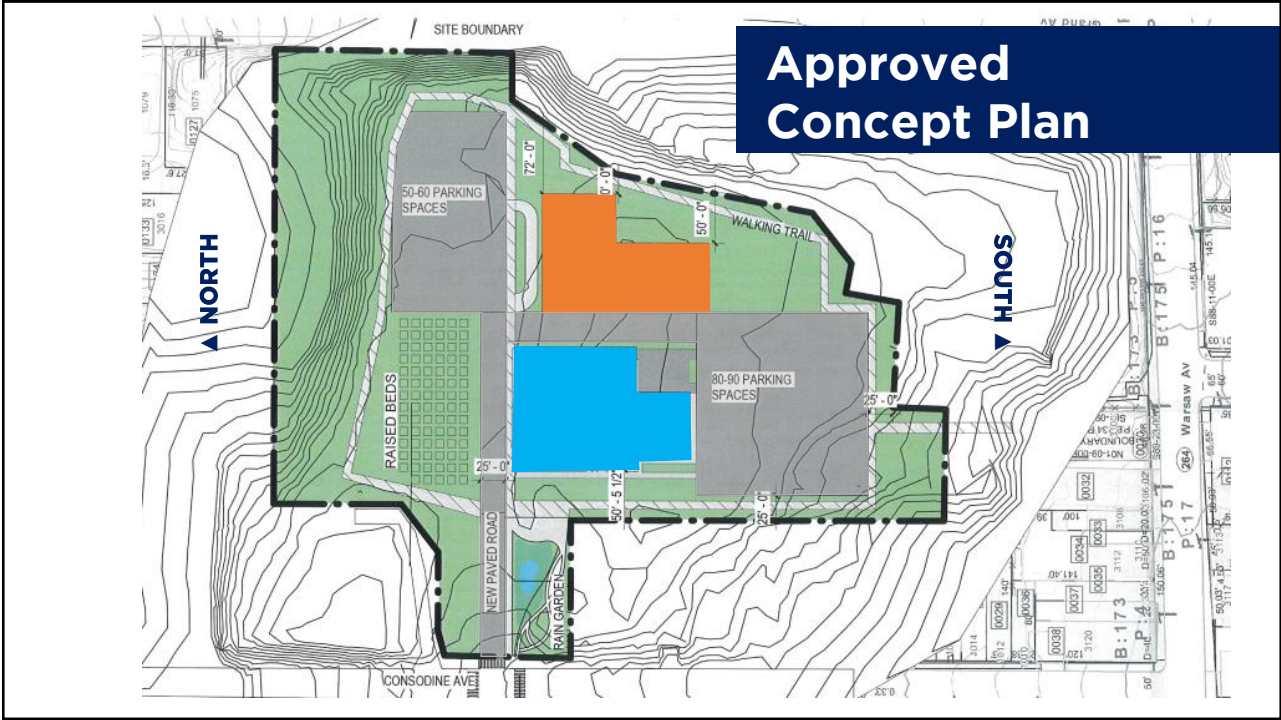


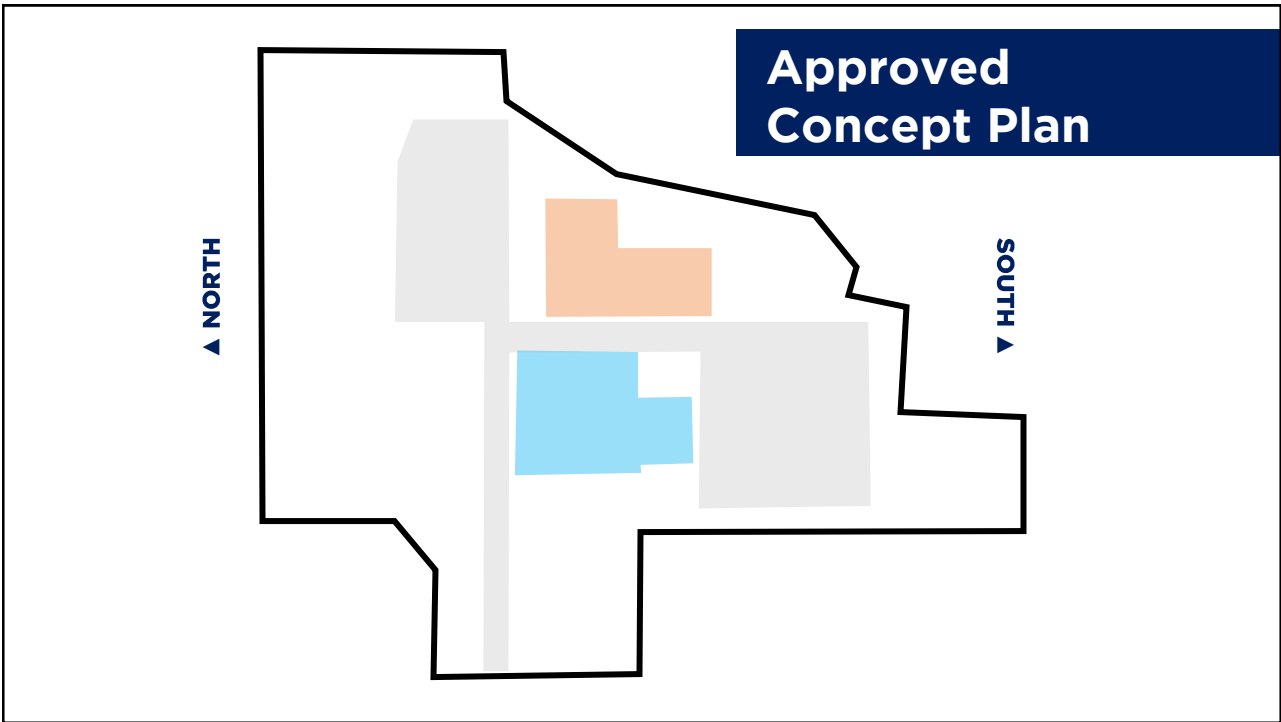
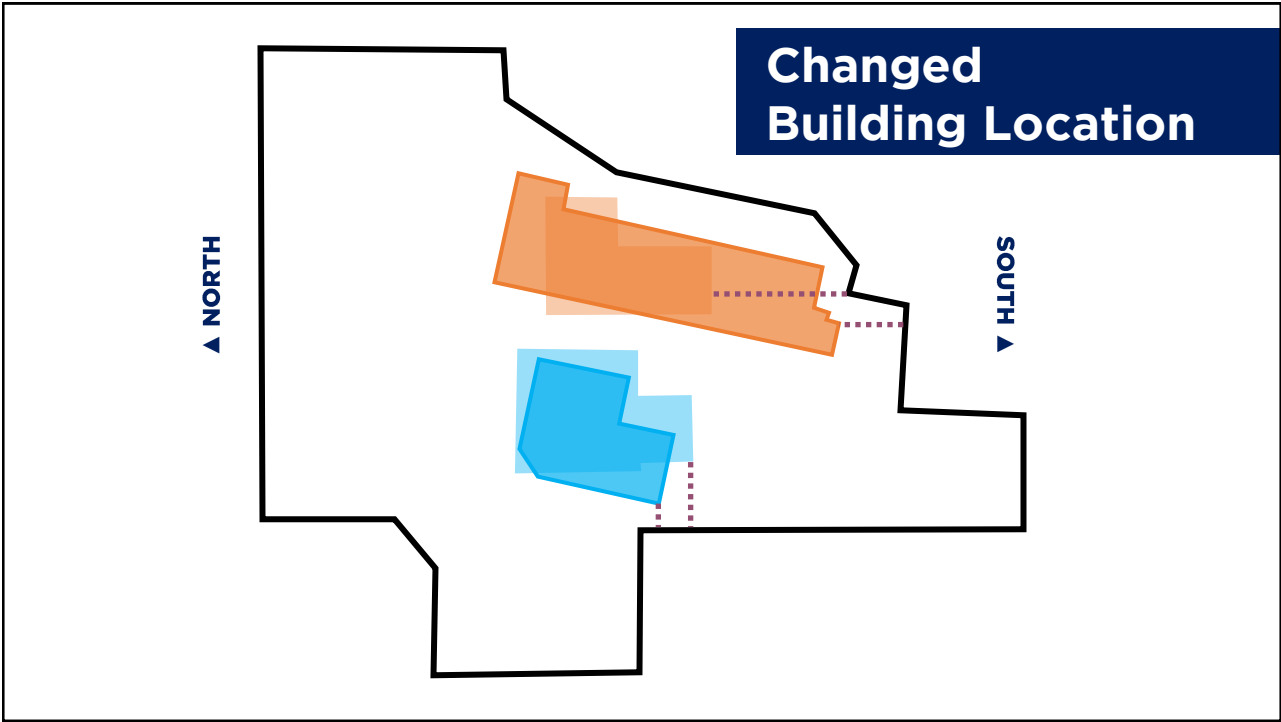


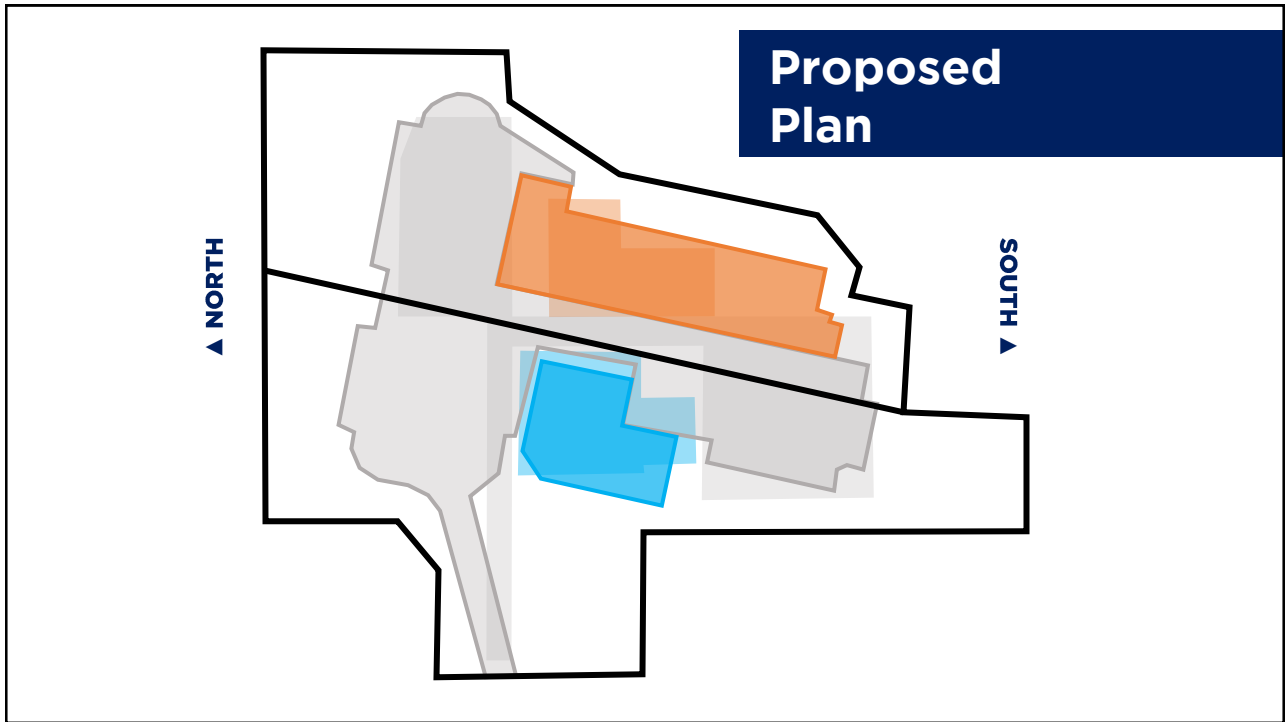
Major Amendment

The requested Major Amendment is considered such because it proposes to

- **Allow buildings closer to the perimeter property lines** than established in the approved Concept Plan.







Basic Requirements of a PD

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

Basic Requirements of a PD

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

Concept Plan & Development Program Statement

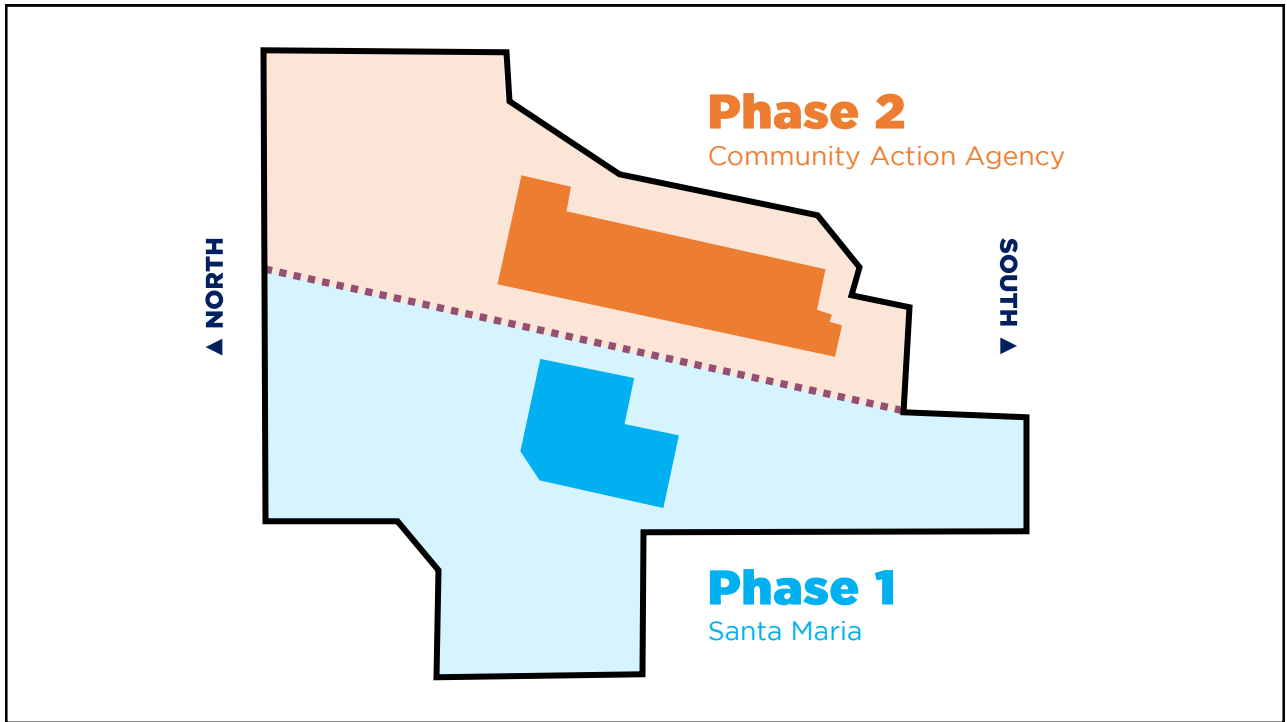
- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership – CMHA → Santa Maria and CAA
- c. Schedule – 2 Phases
- d. Preliminary Reviews
- e. Density and Open Space



Coordinated Site Review

- **Preliminary Design Review:** July 2023
- **Development Design Review:** November 2024

No concerns were identified in the most recent review.

Public Comment

- **Virtual Public Staff Conference**
January 23, 2025
 - General support for the project overall
- **Letter of Support from EPHIA**
November 15, 2021
- **Letter of Support (Subdivision) from EPHIA**
January 30, 2025

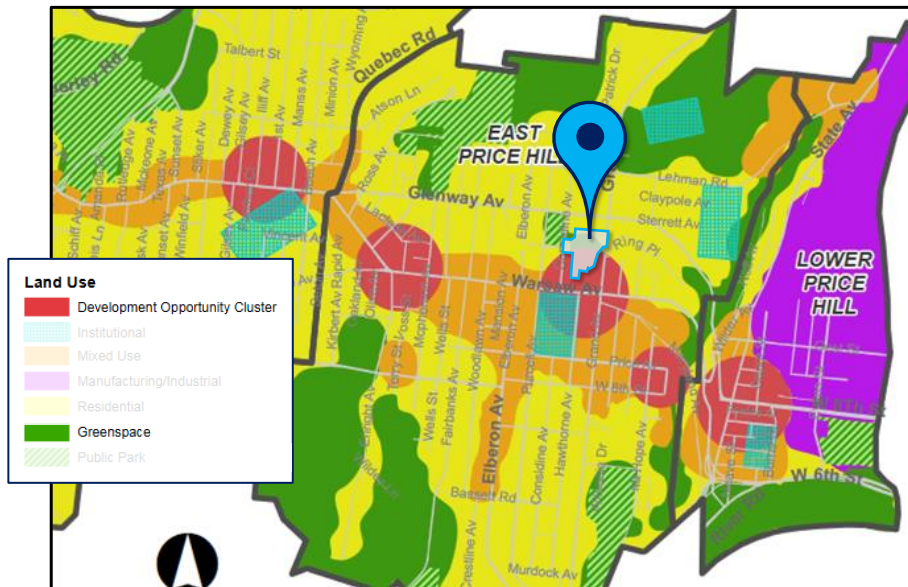
Consistency with *Plan Cincinnati* (2012)

Live Initiative Area

Goal: Build a robust public life

Strategy: Create a welcoming civic atmosphere

Consistency with *Price Hill Plan* (2015)



Consistency with *Price Hill Plan* (2015)

Community Theme

Goal: Make Price Hill a very neighborly, safe, and family-friendly community in which to live, work, and play

Analysis

- The project will **reactivate a currently vacant property** in East Price Hill
- The proposed development will **provide beneficial services** to the surrounding community through two reputable Cincinnati organizations
- The proposed changes in the Major Amendment were **necessitated by the soil and hillside conditions** on the site
- The project is **supported by the neighborhood**
- The proposed Major Amendment **is in compliance with all applicable purposes and requirements** for PDs and Amendments

Recommendation

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

1. **ADOPT** the DCPE findings as detailed in the Staff Report;
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for PD #101, Santa Maria Community Services.

March 11, 2025

To: Equitable Growth and Housing Committee

202500447

From: Sheryl M. M. Long, City Manager

Subject: Presentation – Zone Change to Planned Development District No. 102, “Euclid Student Housing Development,” including the Concept Plan and Development Program Statement at 2608-2622 Euclid Avenue in the Corryville neighborhood.

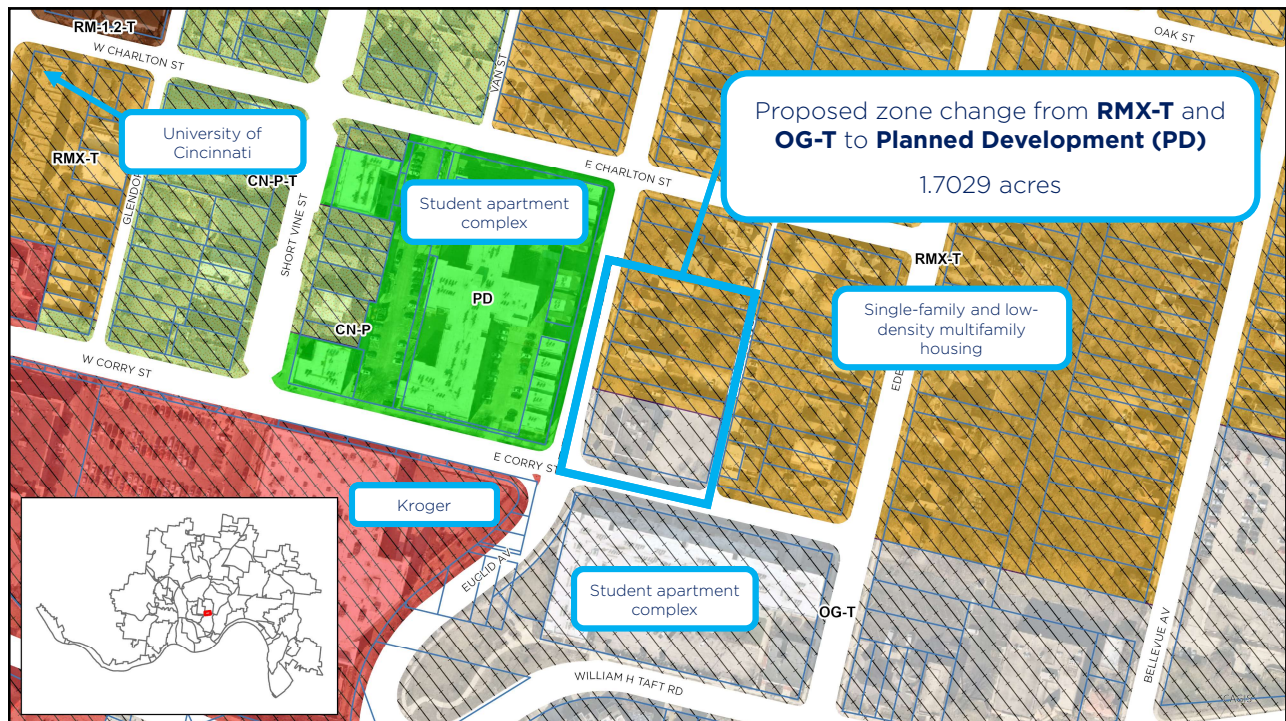
Attached is the presentation for the March 11, 2025 Equitable Growth and Housing Committee for one ordinance regarding the Zone Change to Planned Development District No. 102, “Euclid Student Housing Development,” including the Concept Plan and Development Program Statement at 2608-2622 Euclid Avenue in the Corryville neighborhood.

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

Proposed Zone Change from RMX-T and OG-T to Planned Development at 2608-2622 Euclid Avenue in Corryville

Equitable Growth & Housing Committee
March 11, 2025

1



2

Background

Applicant

Kingsley + Co.

K+CO.

Timeline

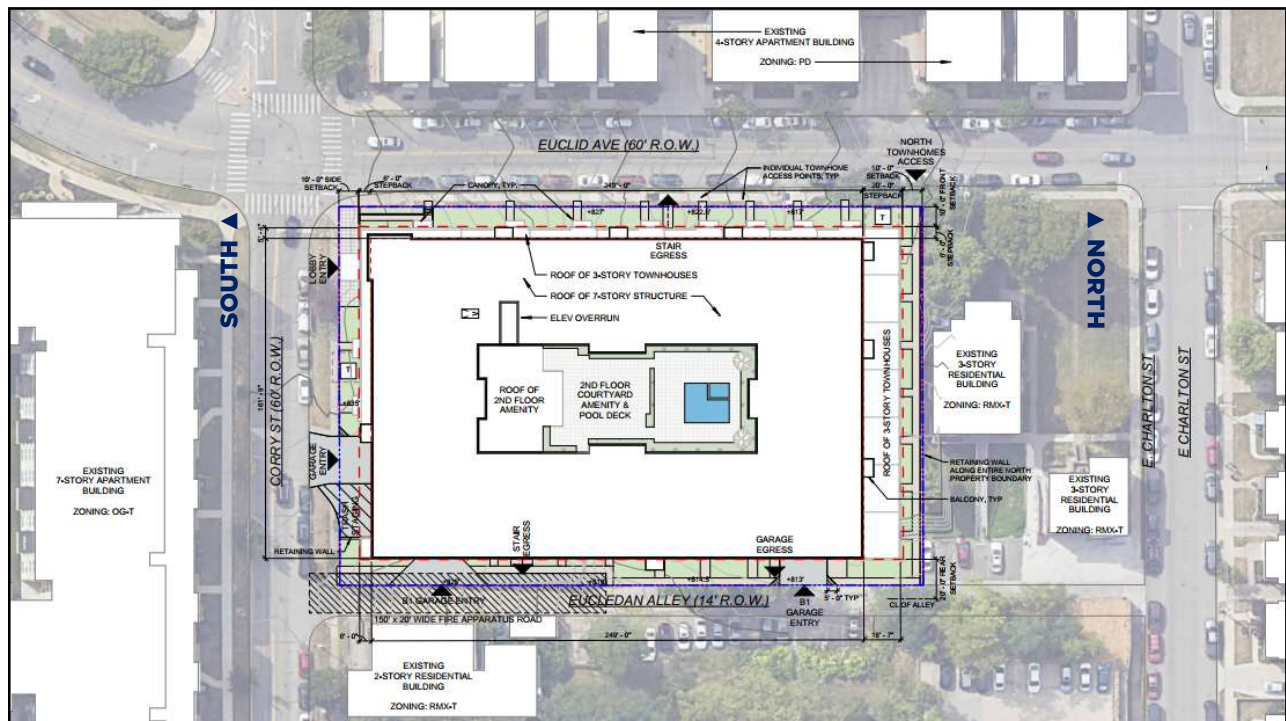
Application for a zone change to PD completed in December 2024.

Proposal

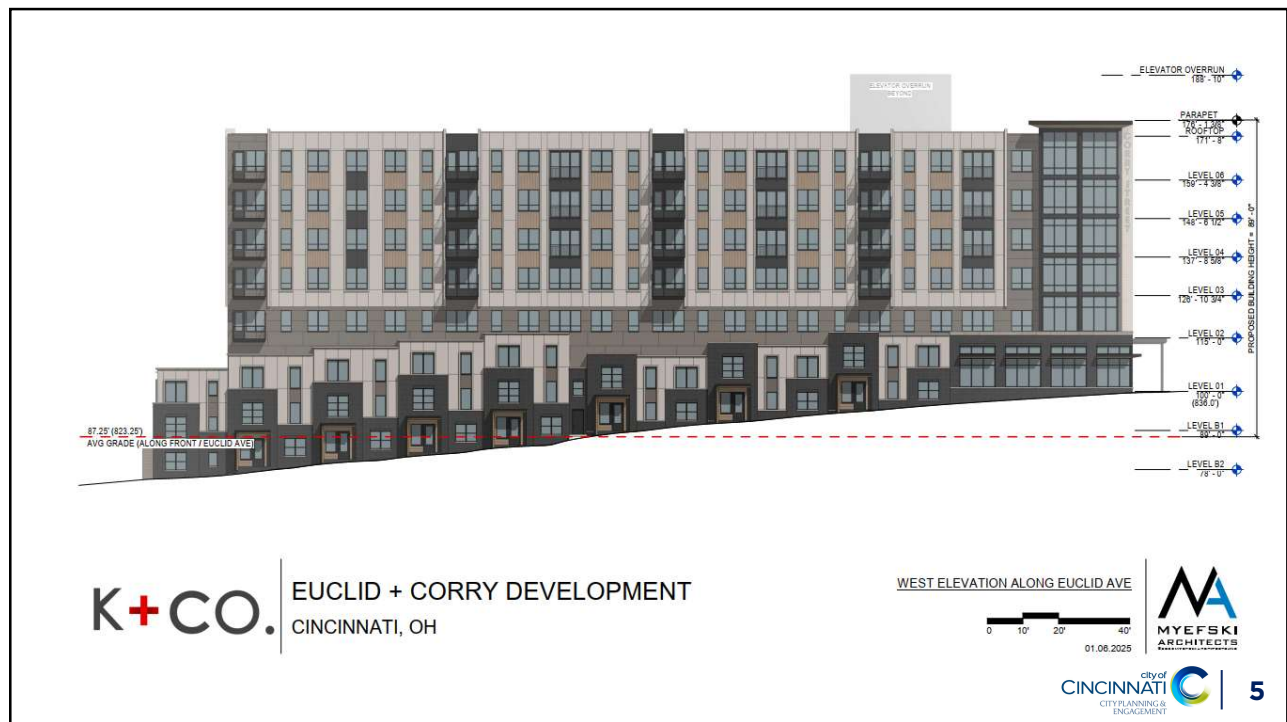
Zone change for a student housing development.



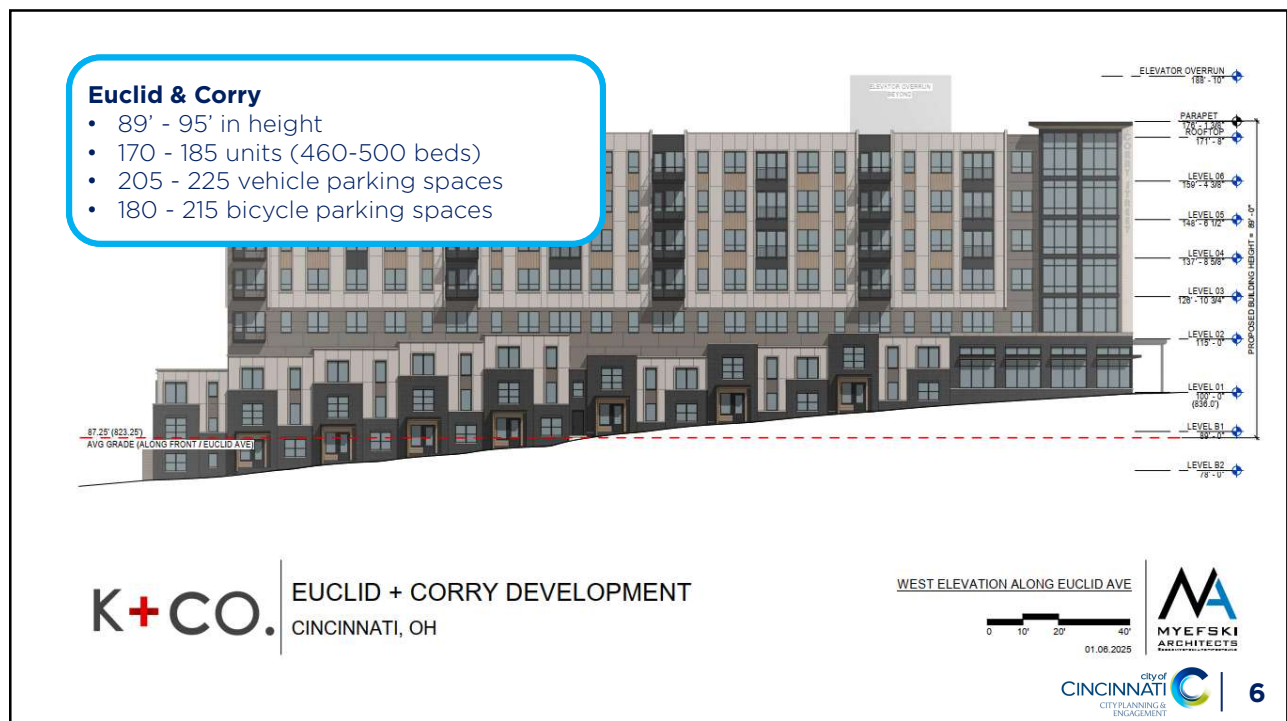
3



4



5



6

Why PD?

RMX-T

Variances Required:

- **Height** of 28'
- **Setback**

OG-T

Variances Required:

- **FAR** of 1.69 or 96,000
- **Setback**
- **Conditional Use** for first floor residential use

In both cases, the **required variances** would likely be **prohibitive** to the proposed development

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\$1429-05: Basic Requirements of a PD

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

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§1429-05: Basic Requirements of a PD

- (a) **Minimum Area**
- (b) **Ownership**
- (c) **Multiple Buildings on a Lot**
- (d) **Historic Landmarks and Districts** – Not applicable
- (e) **Hillside Overlay** – Not applicable
- (f) **Urban Design Overlay District** – Not applicable

§1429-09: Concept Plan & Program Statement

- (a) **Plan Elements**
- (b) **Ownership**
- (c) **Schedule**
- (d) **Preliminary Reviews**
- (e) **Density and Open Space**

\$1429-09: Concept Plan & Program Statement

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

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Coordinated Site Review

Development Design Review | November 2024

- No objections.
- Additional requirements for permits:
 - **DOT** will require a Traffic Impact Study.
 - **SMU** will require an Erosion and Sediment Control Plan.

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Review and Public Comment

Public Comment and Notification

- Mailed notification to applicants, Corryville Community Council, Mt. Auburn Community Council, and property owners within 400-feet

Other Correspondence

- Letter of support from Corryville Community Council
- 128 letters of support from residents
- 6 letters of opposition

Review and Public Comment

Public Staff Conference | January 7, 2025

- 27 members of the public attended.
- General support of the proposed use for student housing.
- Concern about the number of cars the project could bring to the street, and its effect on the already limited on-street parking availability. Concerns also about the temporary removal of on-street parking spaces during construction.

Public Comment and Engagement

Public Staff Conference | January 7, 2025

- 27 members of the public attended.
- General support of the proposed use for student housing.
- Concern about the number of cars the project could bring to the street, and its effect on the already limited on-street parking availability. Concerns also about the temporary removal of on-street parking spaces during construction.

In response, the applicant **revised the plan** to include **more vehicular and bicycle parking**.

Original: 165-180 parking spaces, 170-200 bicycle spaces

Revised: 205-225 parking spaces, 180-215 bicycle spaces

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Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” and the **strategy** “Offer housing options of varied sizes and types for residents at all stages of life.”

Green Cincinnati Plan (2023)

Building & Energy Focus Area

Goal to “Reduce building emissions 30% from 2021 levels by 2030” and the **strategy** “Decrease energy usage in new buildings through adoption of energy efficiency and electrification technologies.”

University Impact Area Solutions Study (2016)

Housing Area

Goal to “Develop and maintain quality housing.”

16

Analysis

1. PD plans are **consistent with applicable area plans** and compatible with surrounding development;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

Recommendation

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

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
3. **APPROVE** the proposed zone change at 2608-2622 Euclid Avenue in Corryville from Residential Mixed Use – Transportation Corridor (RMX-T) and Office General – Transportation Corridor (OG-T) to Planned Development (PD) including the Concept Plan and Development Program Statement.

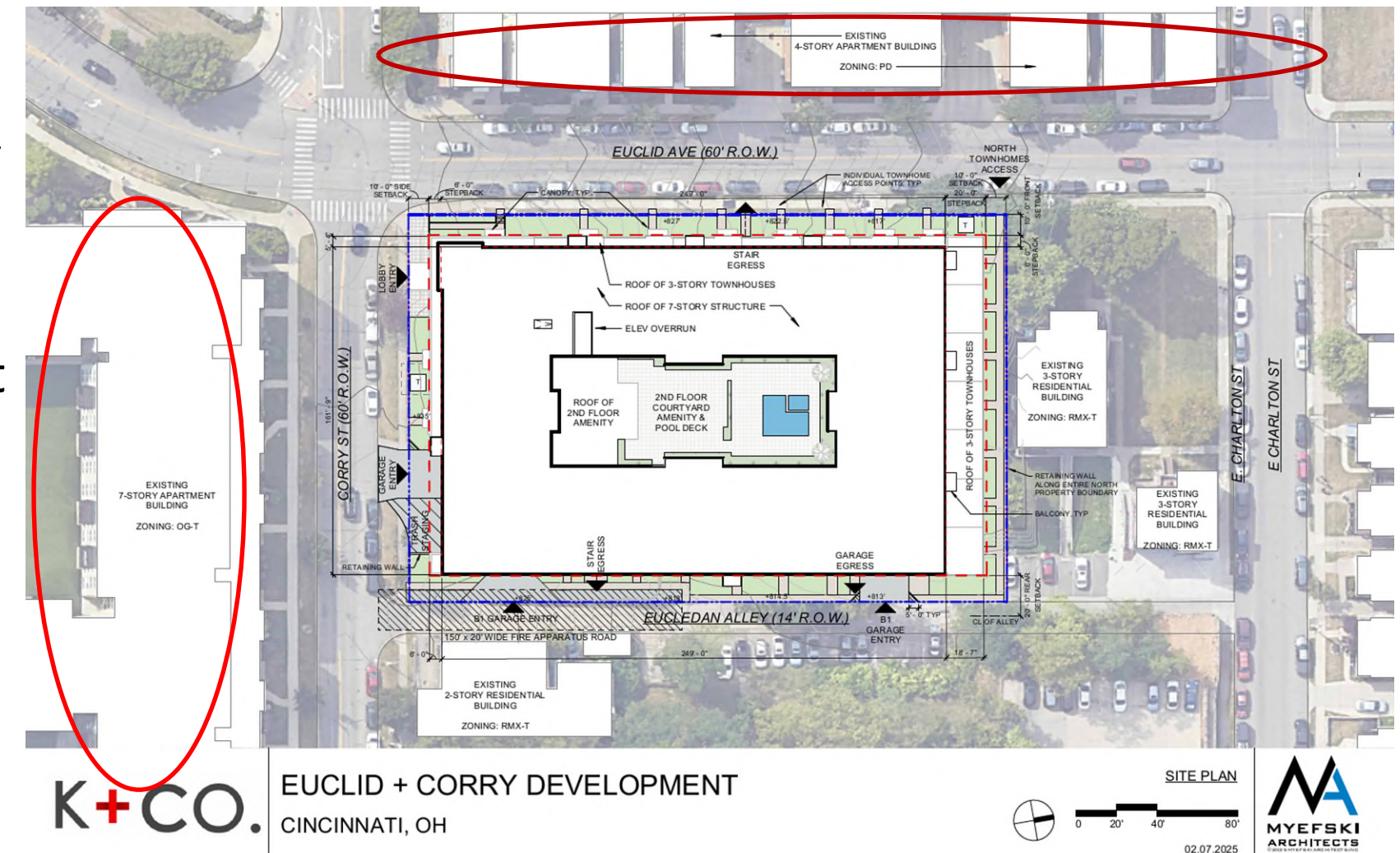
EUCLID + CORRY DEVELOPMENT

REVITALIZING UNDERUTILIZED PROPERTIES,
PROVIDING QUALITY STUDENT HOUSING

EQUITABLE GROWTH & HOUSING
MARCH 11, 2025

Euclid + Corry: Addressing Critical Housing Shortage with PD Rezoning Request

- **Addressing a Critical Housing Shortage:**
 - Prime, walkable, transient-oriented location near the University of Cincinnati (.25 miles from UC, 4 bus stops, free UC Bearcat Transportation System along site).
 - Existing site: Underutilized properties (defunct office, inefficient single-family home converted student rentals).
 - Proposed PD zoning better aligns with the surrounding context and allows for revitalization.
- **Current Zoning:**
 - 2608 Euclid Ave: OG-T (Office General-Transit)
 - 2612, 2614, 2620, 2622 Euclid Ave: RMX-T (Residential Mixed Use)
- **Proposed Zoning:** Planned Development (PD)
- **Alignment with Surroundings (Zoning and Neighborhood Context):**
 - North: Multi-family and single-family homes
 - West: Dense student housing development (PD zoning)
 - South: 7-story student housing development (OG-T zoning)



***Euclid + Corry*: Meets All Cincinnati Zoning Code (CZC) & City Council Requirements for PD Approval (CZC §1429-05, §1429-09, & §1429-11)**

- **Meets PD Concept Plan + Development Program Statement Requirements (CZC §1429-09):**
 - Plan Elements: Survey, land use details, site features
 - Ownership: Proof of control, ownership list
 - Schedule: Project timeline (Aug. 2025 groundbreaking; Aug. 2026 completed construction)
 - Preliminary Reviews: CSR process, collaboration with City departments
 - Density and Open Space: Calculations provided
 - Other Information: Readiness to provide additional information
- **Meets City Council Considerations for Approval (CZC §1429-11):**
 - Alignment with Plan Cincinnati & Corryville Plans & Compatible with Surrounding Development (CZC §1429-11(a)(1))
 - Superior Urban Design Enhancement (CZC §1429-11(a)(2))
 - Compensating Benefits (CZC §1429-11(a)(3))
 - Adequate Provisions (CZC §1429-11(a)(4))
 - Council has duty to consider the recommendation of City Planning Commission in same manner as proposal to amend zone map (CZC §1429-11(b)(unanimous approval by City Planning Commission on Feb. 7, 2025))

Euclid + Corry: Alignment with Plan Cincinnati & Corryville Neighborhood Plans (CZC §1429-11(a)(1))

- **Project Vision:**
 - Revitalize underutilized/aging properties.
 - Create critically needed safe, quality student housing, respecting Corryville’s character.
 - Enhance quality of life (amenities, vibrant spaces).
 - Promote sustainable, walkable urban living.
 - Alignment with Plan Cincinnati, Corryville Neighborhood Plans, & Connected Communities.
- **Plan Cincinnati Alignment:**
 - “Provide a full spectrum of housing options and improve housing quality and affordability.” (p. 164)
 - “Provide quality healthy housing for all income levels.” (p. 164)
 - “Focus revitalization on existing centers of activity.” (p. 86)
 - “Assemble...underutilized properties for development and expansion” and consider “[a]ccess to public transportation” and “proximity to residential populations” “to pinpoint the locations with the highest likelihood of success” (p. 119)
 - “Target investment to geographic areas where there is already economic activity.” (p. 102)
- **Corryville Plans Alignment (2016 University Impact Area Solutions Study and 2005 University Urban Renewal Plan):**
 - “As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the ***safety and conditions of renters living in what were once single-family homes that have been carved up*** into multiple dwelling units and bedrooms” and that “may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations.” (p. 17)
 - “Guide new development to be in ***harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.***” (p. 43)
 - “Improve the neighborhood experience by addressing ***quality of life issues such as...safety...and blight.***” (pp. 15, 43)

Euclid + Corry: Community Engagement & Design: Shaping Corryville

(CZC §1429-11(a)(2)&(3))

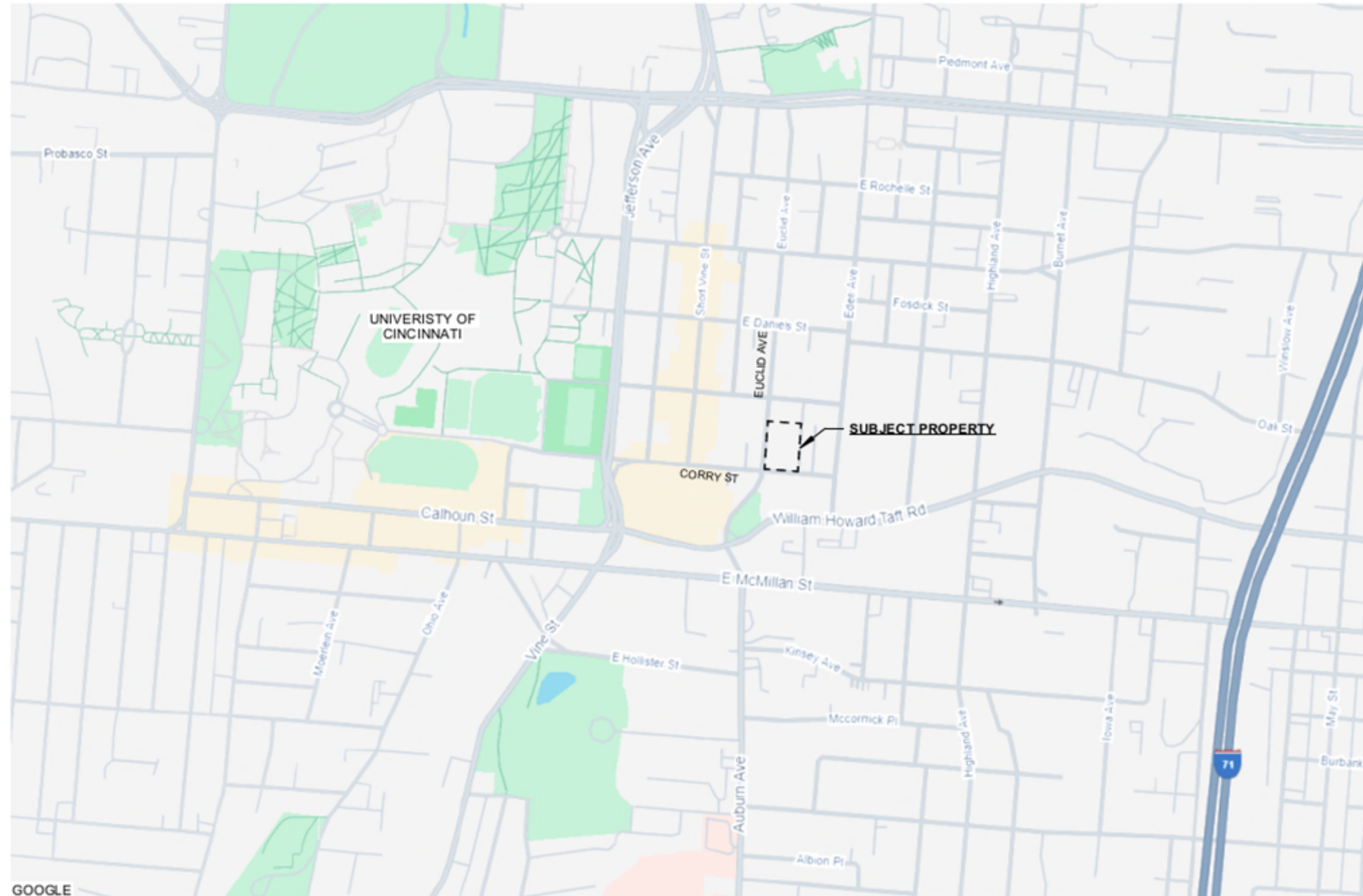
- **Superior Urban Design Enhancement & Compensating Benefits (CZC §1429-11(a)(2)&(3))**
 - Reduced building height and density (balancing student/housing needs with neighborhood character)
 - Integrated townhomes and inviting streetscape (enhancing pedestrian experience)
 - Complementary materials (brick and stone accents)
 - Increased vehicle parking (increased from ~173 spaces to ~214 spaces) (1.19 spaces per unit with ~180 units)
 - Increased bike parking (increased from ~182 spaces to ~203 spaces)
 - Pool, fitness center
 - Co-working/study spaces
 - Sustainable design

- **Extensive Community Engagement/Responsiveness:**
 - 10+ meetings & presentations since June 2023, including:
 - 6 with Corryville Community Council & Leaders (June 30, 2023; Aug. 2, 2023; Aug. 8, 2023; Aug. 30, 2024; Nov. 12, 2024; Nov., 20, 2024)
 - 2 with Mt. Auburn Community Council (Jan. 13, 2025; Jan. 21, 2025)
 - City Public Staff Conference (Jan. 7, 2025)
 - Meeting with Dan Schimberg/Uptown Properties (Jan. 10, 2025)
 - Door-to-door resident outreach (Aug. 7, 2023, Aug. 14, 2024, Aug. 19, 2024, Nov. 4-8, 2024; Week of Nov. 11, 2024)
 - Feedback incorporated: reduced building height, incorporated townhomes, complementary materials, revised Concept Plan & Development Program Statement (increased parking per Jan. 7, 2025 conference and Jan. 10, 2025 meeting with Dan Schimberg/Uptown Properties)
 - Community Engagement Summary (Exhibit H)
 - Corryville Community Council Letter of Support (Exhibit I)
 - 127 Community Letters of Support (Exhibit I)

Euclid + Corry: A Valuable Addition to Corryville

- Meets critical student housing needs (modern, safe, quality units alleviating pressure on Corryville)
- Enhances neighborhood fabric (revitalizing underutilized properties)
- Supports City/Corryville Plans (alignment with key goals)
- Community-backed (Corryville Community Council Letter of Support, resident input)
- Responsive to community feedback (reduced building height, incorporated townhomes, complementary materials, and increased vehicle and bike parking)
- Respectfully request support for rezoning

QUESTIONS?



K+CO.

EUCLID + CORRY DEVELOPMENT

CINCINNATI, OH



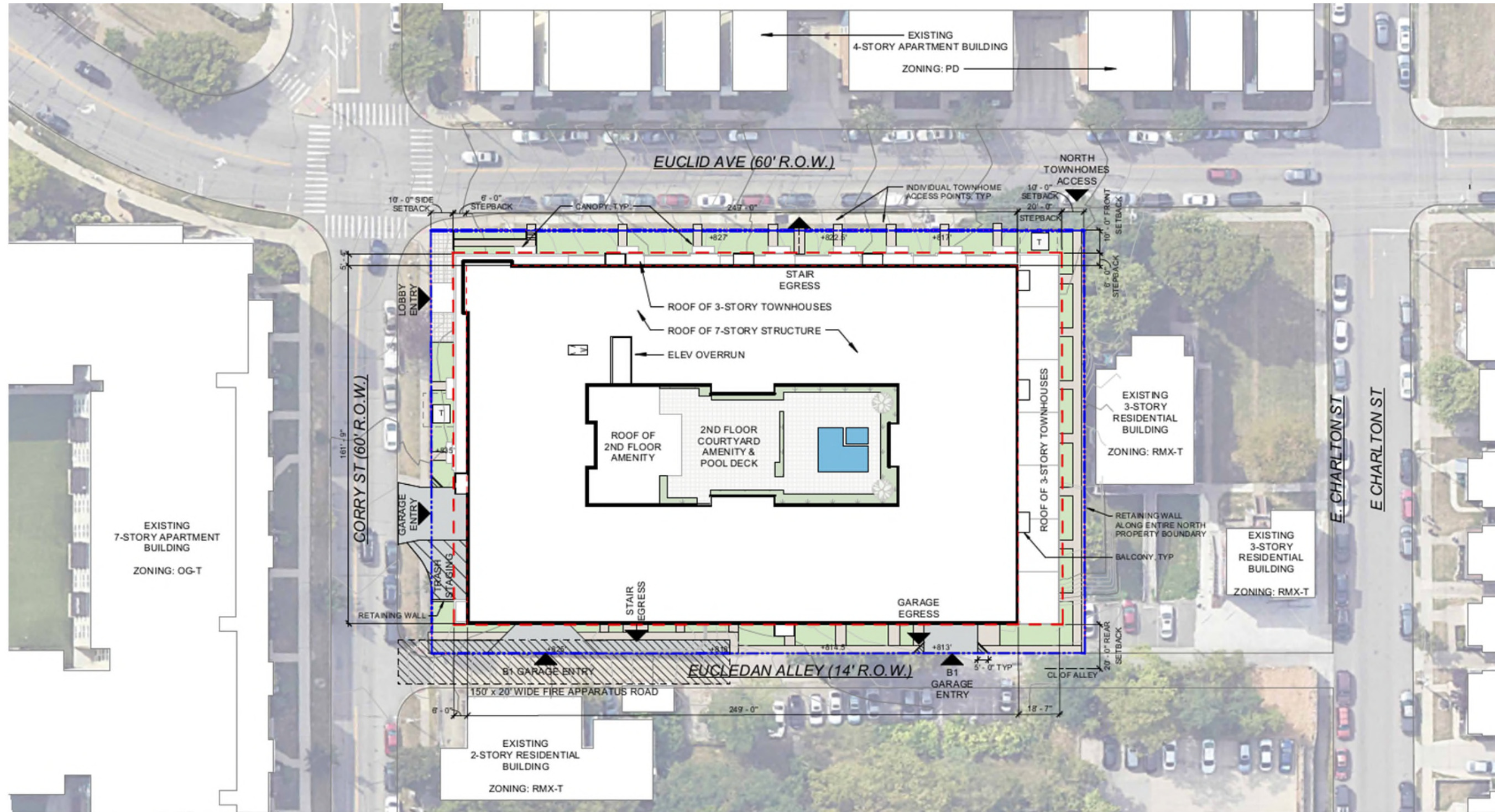
LOCATION PLAN

02.07.2025



KINGSLEY + CO.
Building to INSPIRE.™

Taft / 106

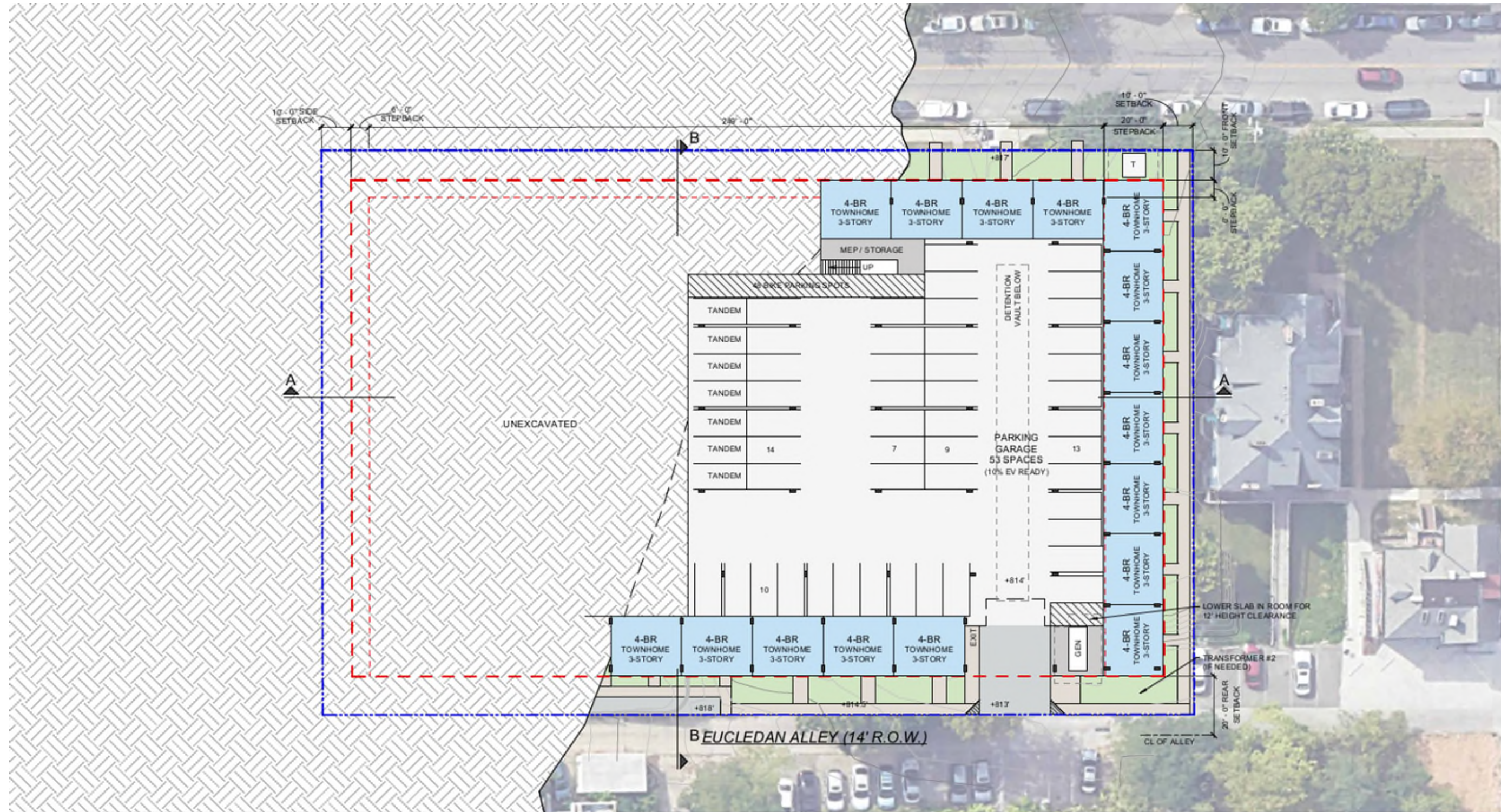


K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

SITE PLAN
0 20' 40' 80'
02.07.2025

MYEFSKI
ARCHITECTS
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EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH



0 15' 30' 60'

LEVEL B2 PLAN

1" = 30'-0"

02.07.2025




$$1^{\circ} = 30' - 0''$$


MYEFSKI
ARCHITECTS
DESIGN • CONSTRUCTION • INTERIOR DESIGN

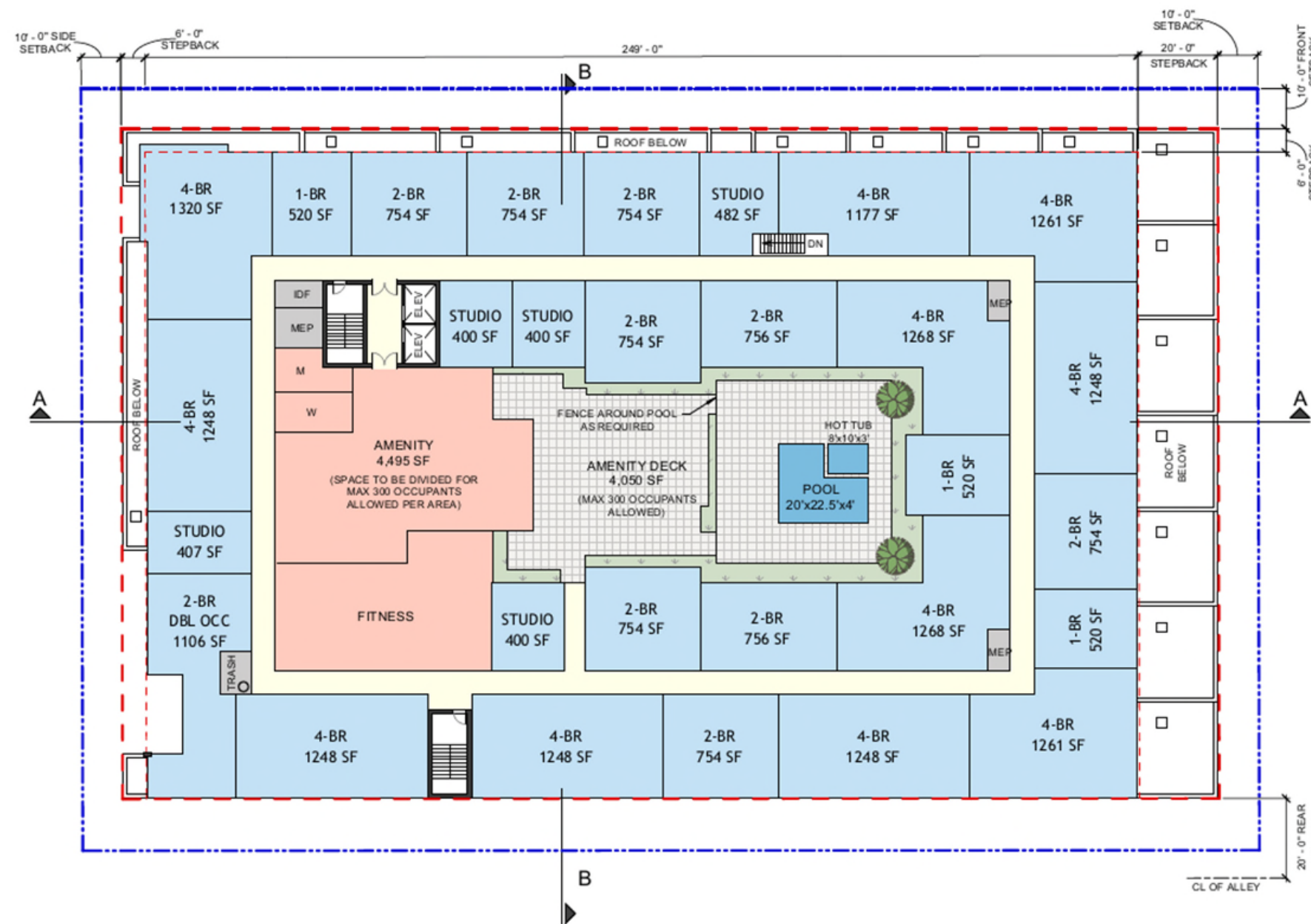


LEVEL 01 PLAN
1" = 30'-0"

0 15' 30' 60'

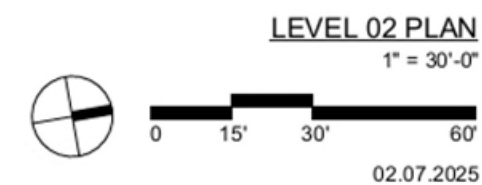
02.07.2025





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CINCINNATI, OH



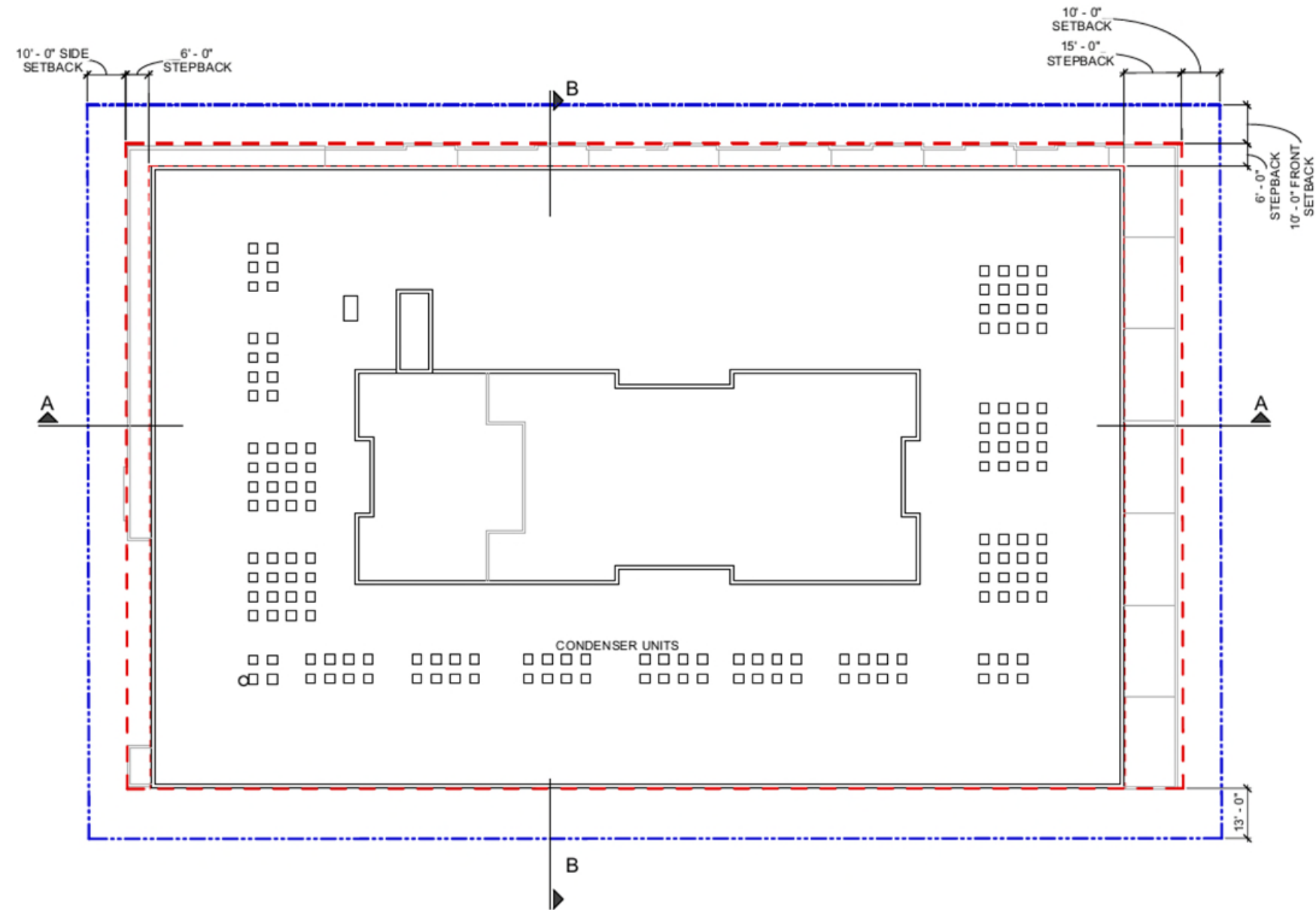
LEVELS 03-06 PLAN

1" = 30'-0"



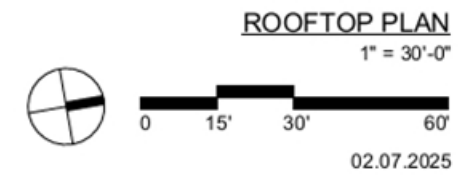
02.07.2025

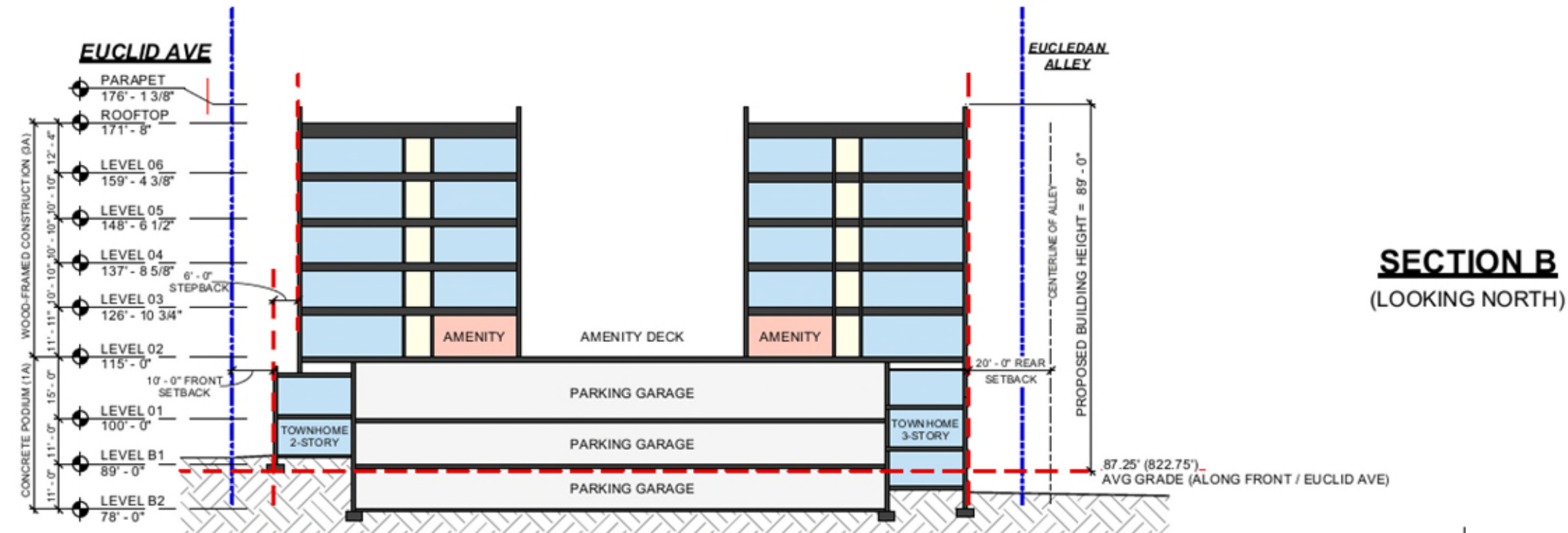
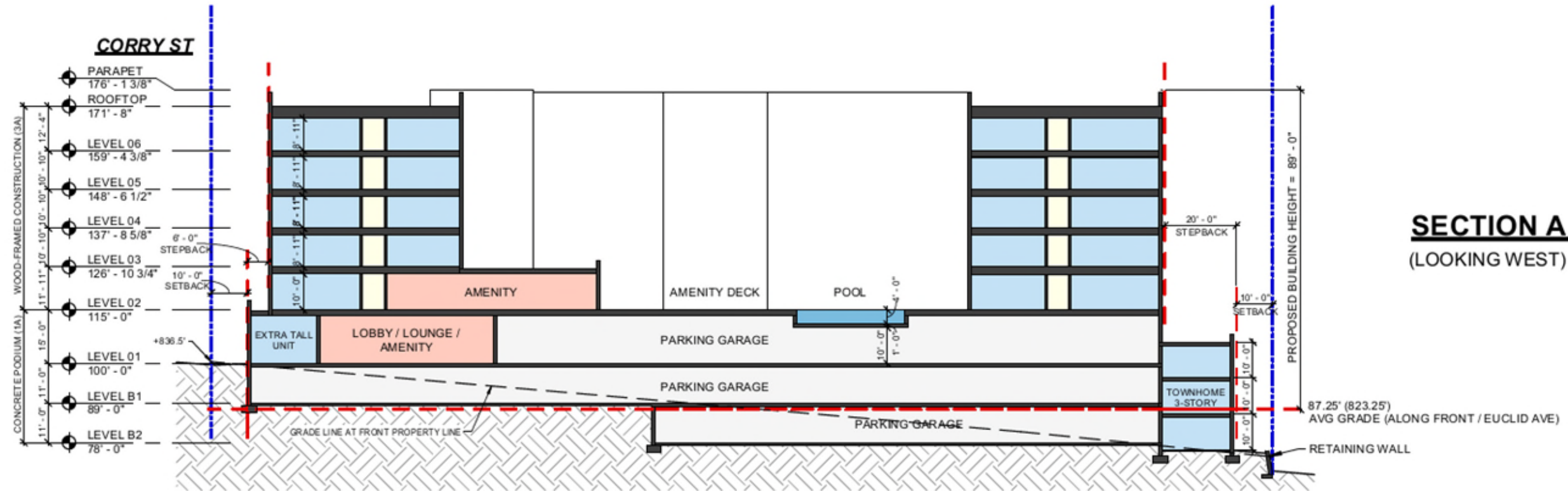




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BUILDING SECTIONS

$$1'' = 30'-0''$$


02.07.2025





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WEST ELEVATION ALONG EUCLID AVE



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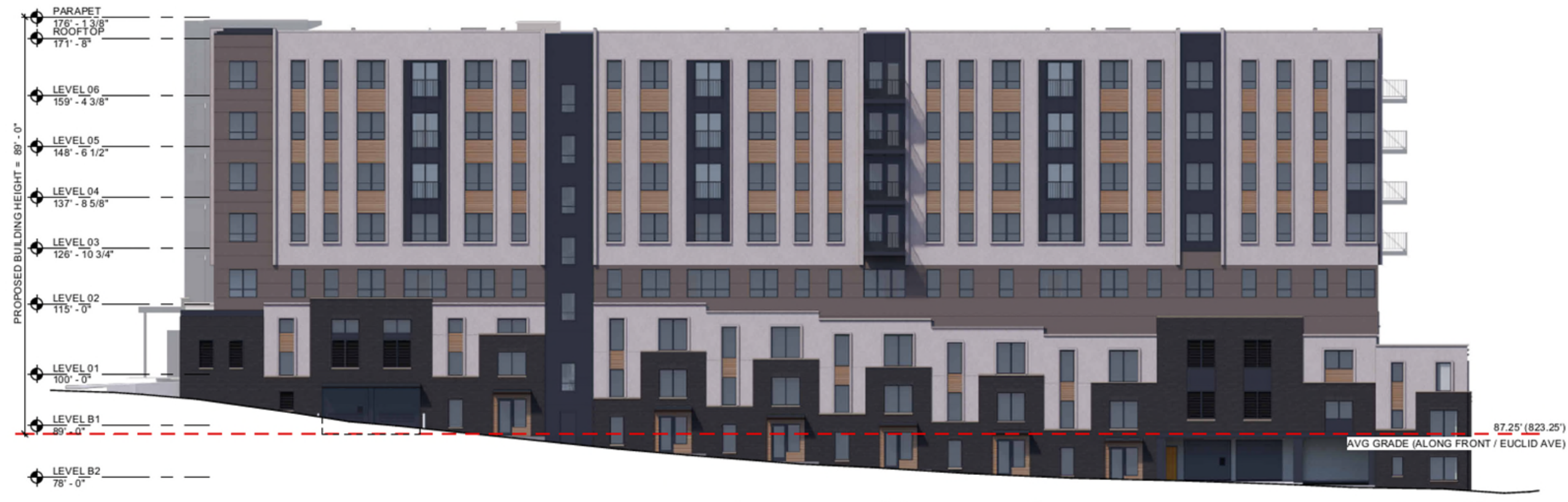
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CINCINNATI, OH

SOUTH ELEVATION ALONG CORRY ST



02.07.2025

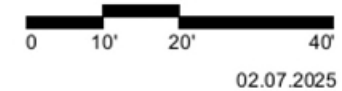




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EAST ELEVATION ALONG ALLEY





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NORTH ELEVATION



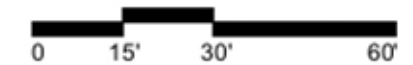


CONTEXT ELEVATION ALONG EUCLID AVE
 SCALE: 1" = 30'-0"

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 CINCINNATI, OH

CONTEXT STREET ELEVATIONS



02.07.2025





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EXTERIOR VIEW FROM SOUTHWEST

02.07.2025



KINGSLEY + CO.
Building to **INSPIRE.**

Taft / 120

Development Summary										
Floor	Floor Height	Floor Elev.	Residential	Amenity	Leasing/ Office	Circulation	Vertical Conveyance	Mech / Storage*	Parking Garage*	Total Gross Area
All areas in square feet										
Level B2	11.00	-22.00	7,626			0	133	266	17,262	25,287
Level B1	11.00	-11.00	10,115			184	989	1,497	33,165	45,950
Level 1	15.00	0.00	12,091	2,827	992	381	977	3,388	24,333	44,989
Level 2	11.92	15.00	24,787	4,449		4,200	790	421		34,647
Level 3	10.83	26.92	27,685			4,067	674	397		32,823
Level 4	10.83	37.75	27,685			4,067	674	397		32,823
Level 5	10.83	48.58	27,685			4,067	674	397		32,823
Level 6	12.33	59.42	27,685			4,067	674	397		32,823
Roof		71.75								

*FAR Gross Area excludes parking garage, storage, mechanical and common recreation areas

FAR Gross Area	165,359			21,033	5,585					191,977
Total Building Gross Area	165,359	7.276	992	21,033	5,585	7,160	74,760			282,165

FAR Calculations*	
Site Area**	56,415
Proposed FAR Gross Area	191,977
Proposed FAR	340%

*Site area estimated per GIS

Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	11
1 / unit (LEED):	180
Provided	
Ground Floor	69
Level B1	24
Level B2	48
In Unit:	62
Total Provided:	203

Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	91
Level 1	70
Total Provided	214

	Unit Matrix								Beds / Floor
	Studio	1-BR	2-BR	2-BR D.O.	4-BR	4-BR TH	2-BR TH	Total	
Target Area	405	520	755	1065	1250	1440			
Level B2						16		16	64
Level B1						3	1	4	14
Level 1		1	2					3	5
Level 2	5	3	9	1	11			29	74
Level 3	4	5	10		13			32	81
Level 4	4	5	10		13			32	81
Level 5	4	5	10		13			32	81
Level 6	4	5	10		13			32	81

Total Units	21	24	51	1	63	19	1	180
Unit Mix	11.7%	13.3%	28.3%	0.6%	35.0%	10.6%	0.6%	100%

Total Bedrooms							
Total Beds	21	24	102	4	252	76	481
Total Baths	21	24	102	2	252	76	479
Bed Mix	4.4%	5.0%	21.2%	0.8%	52.4%	15.8%	100%
Target Mix	4%	5%	23%		67%		100%

338 rentable sf / bed (excludes townhomes)

K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

PD ZONING SUMMARY

SITE AREA	56,415 sf (1.30 ac)
BUILDING HEIGHT *	89' - 95'
FRONT SETBACK (EUCLID AVE)	10'
FRONT STEP-BACK	6' (90%) / 4' (10%)
SIDE SETBACK (CORY ST)	10'
SOUTH SIDE STEP-BACK	6' (85%) / 4' (15%)
SIDE SETBACK (NORTH)	10'
NORTH SIDE STEP-BACK	20'
REAR SETBACK (ALLEY) **	20'
UNIT COUNT	170 - 185
BED COUNT	460 - 500
VEHICLE PARKING	205 - 225
BIKE PARKING ***	180 - 215
OPEN SPACE	10,600 - 11,500 sf
COMMON OPEN SPACE	4,500 - 10,000 sf
PRIVATE OPEN SPACE	500 - 2,500 sf

*MEASURED FROM AVERAGE GRADE ALONG FRONT PROPERTY LINE TO TOP OF PARAPET.

EXCLUDES STAIR & ELEVATOR OVERRUNS

**MEASURED FROM CENTERLINE OF ALLEY

*** TOTAL WITHIN COMMON BIKE ROOM & WITHIN PRIVATE UNITS

SETBACK & STEPBACK EXCEPTIONS

1. DECORATIVE AND UNIT ENTRANCE CANOPIES & SUPPORTS ALLOWED UP TO 3' PROJECTION INTO SETBACKS
2. MAIN BUILDING ENTRANCE CANOPY & SUPPORTS ALLOWED UP TO 10' PROJECTION INTO SETBACK
3. BALCONIES ALLOWED UP TO 6' PROJECTION INTO SETBACKS OR STEP-BACKS
4. ARCHITECTURAL ORNAMENT ALLOWED 1' PROJECTION INTO SETBACKS OR STEP-BACKS

PARKING COMPARISON

VEHICLE PARKING	ORIGINAL	
	Vehicle Parking Calcs	
	None Required	
	Level B2	24
	Level B1	92
	Level 1	57
	Total Provided	173

CURRENT	Vehicle Parking Calcs	
	None Required	
	Level B2	53
	Level B1	91
	Level 1	70
	Total Provided	214

BICYCLE PARKING	ORIGINAL	
	Bicycle Parking	
	Required	
	1 / 20 vehicles (zoning):	9
	1 / unit (LEED):	177
	Provided	
	Ground Floor	120
	Level B1	0
	Level B2	0
	In Unit:	62
	Total Provided:	182

CURRENT	Bicycle Parking	
	Required	
	1 / 20 vehicles (zoning):	11
	1 / unit (LEED):	180
	Provided	
	Ground Floor	69
	Level B1	24
	Level B2	48
	In Unit:	62
	Total Provided:	203

DEVELOPMENT SUMMARY

02.07.2025

