

SUBJECT: A report and recommendation on the Final Development Plan for Phase I of Planned Development #98 (PD-98), The Mingo, located at 3059 Woodburn Avenue in Evanston.

GENERAL INFORMATION:

Location: 3059 Woodburn Avenue, Cincinnati, OH 45206

Applicant: Kingsley + Co., P.O. Box 19967, Cincinnati, OH 45219

Owner: 3060 Durrell Investors LLC, P.O. Box 19967, Cincinnati, OH 45219

Request: Approval of the Final Development Plan for Phase I of The Mingo Planned Development #98 (PD-98), the Woodburn Building, consisting of 134 total units in a four (4) story building, with planned amenity spaces and 96 off-street parking spaces.

EXHIBITS:

Provided in addition to this report are:

- Exhibit A – Location Map
- Exhibit B – Architectural Drawings
- Exhibit C – Engineering Plans
- Exhibit D – Renderings
- Exhibit E – Signage Plan
- Exhibit F – Geotechnical Report
- Exhibit G – Landscaping Plan
- Exhibit H – Storm Detention Report
- Exhibit I – Coordinated Site Review Letter CPRE240083

BACKGROUND:

On February 16, 2024, City Planning Commission approved the Concept Plan and Development Program Statement for Planned Development #98 (PD-98) for the proposed development of The Mingo. This was approved by City Council in March of 2024 via Ordinance 110-2024. The approval permitted the rezoning from Residential Mixed (RMX) to a Planned Development (PD-98) to allow for the construction of a four-story multi-family development of 240 apartments consisting of market rate and affordable housing units, including 248 parking spaces with some in an underground private garage, and other amenities such as a swimming pool and pool house, pickleball court, greenspace and a dog park. Phase I consists of the Woodburn Building which contains 134 total units in a four (4) story building, with the planned amenity spaces and 96 off-street parking spaces.

In October 2024, Kingsley + Co. submitted the Final Development Plan for Phase I to the Department of City Planning and Engagement. This is the first of two (2) planned phases.

ADJACENT LAND USE AND ZONING:

The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Commercial Neighborhood – Pedestrian – Middle Housing (CN-P-MH)

- Residential Mixed – Middle Housing (RMX-MH)
 Use: Commercial garage, multi-family apartment buildings and single-family dwellings
- East:**
- Zoning: Single Family Residential – Middle Housing (SF-4-MH)
 Residential Mixed – Middle Housing (RMX-MH)
 Use: Multi-family apartment buildings and single-family dwellings
- South:**
- Zoning: Planned Development #72 (PD-72)
 Residential Mixed – Middle Housing (RMX-MH)
 Park and Recreation (PR)
 Use: Multi-family apartment buildings and single-family dwellings
- West:**
- Zoning: Single Family Residential – Middle Housing (SF-4-MH)
 Residential Mixed – Middle Housing (RMX-MH)
 Use: Walnut Hills Cemetery and the Victory Parkway U.S. Navy Reserve

DESCRIPTION OF PROJECT:

The Final Development Plan encompasses Phase I of The Mingo Development on the 2.6-acre lot located at 3059 Woodburn Avenue.

Woodburn Building

The Woodburn Building consists of a four-story apartment development situated along the western side of Woodburn Avenue. There will be 134 units within this building with a mix of studio to three-bedroom apartments with each unit having their own private balcony with ground floor units along Woodburn Avenue having their own walkways and entrances to their respective units. The total building height will be 45-feet, 10.5-inches with a gross square footage of 141,413 square feet. The ground floor will include a two-story amenity space with a kitchen, three outdoor areas, a fireplace, and an office area on the mezzanine level. There will be a fitness area with an outdoor workout space. At the Woodburn Avenue ground entry, there will be a tenant lobby with a mail room, package room, management office, trash room, pet washing room, bike storage room, and management office, as well as mechanical, water, storage, and electrical spaces. The building will have three (3) elevators (Exhibit B).

The outdoor amenity spaces include an in-ground swimming pool, a 521 square foot pool building (which includes two (2) restrooms with baby-changing stations, drinking water fountains, equipment and pool storage), a pickleball court, outdoor lounge spaces with a grill, and a dog park.

Parking and Circulation

Phase I will include a surface parking lot with 96 spaces at the entrance on Woodburn Avenue, with access to the proposed underground private garage for the Durrell Building (Phase II). The parking ratio for this phase is 0.72 spaces per unit, while the ratio for Phase II would be 1.43 spaces per unit. There will be one (1) vehicular entrance at the southeast side of the site off Woodburn Avenue.

Landscaping

The landscape plans indicate that the development will provide a total of 37 trees, incorporating a mix of 2.5 caliper trees and ornamental trees, and a total of 378 shrubs including additional perennials, grasses, and various ground covers (Exhibit G). The swimming pool will be completely enclosed by a 5-foot tall steel fence with additional shrubs and greenery around the perimeter with three (3) meshed fence gates. The pickleball court will

have an 8-foot vinyl-coated chain-link fence on the east and west ends of the court. The surface parking lot will provide tree islands with trees and shrubs. The existing trees within the right-of-way along Woodburn Avenue will remain. There will be landscape lighting throughout the site to enhance the development's curb appeal.

Building Materials

The Woodburn Building will incorporate materials including white fiber cement horizontal siding, a light brown fiber cement paneling system, and light and dark grey modular brick in a running bond pattern throughout the façade of the building. The pool building will have fiber cement vertical siding with a metal roof. All the windows will be black, along with the doors for the ground floor units. The railings for the private balconies will be black metal (Exhibit B and D).

Waste

Trash will be handled by concierge and pick up service with no exterior dumpster enclosure planned.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The Final Development Plan is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* to “Provide a full spectrum of housing options and improve housing quality and affordability” (p. 164) and the strategy to “Provide quality healthy housing for all income levels” (p. 165) which aims to “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165). The proposed development project will develop a vacant and underutilized property into a residential community, providing new housing opportunities for the community and employees of nearby businesses and institutions.

The Final Development Plan is also consistent with the Compete Initiative Area Goals to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103) and to “Cultivate our position as the most vibrant and healthiest part of our region” (p. 114). This site's location is within a Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86). This adds to the overall goal of *Plan Cincinnati* to create walkable neighborhoods that contribute to neighborhood centers or neighborhood business districts. This location is positioned in the Center of Activity for the Evanston 5 Points Neighborhood Business District which aims to target investment to geographic areas where there is already economic activity. The subject property is also near the East Walnut Hills Neighborhood Business District and other neighborhood assets. Lastly, there have been other residential projects, including both single-family and multi-family buildings, constructed along Woodburn Avenue the past few years, adding much needed housing units.

Evanston Work Plan (2019)

The Final Development Plan is consistent with Goal 1 to “Create a sustainable, mixed income neighborhood without displacement” (p. 40). This proposed Planned Development contributes to the strategies within the plan by welcoming new residents and providing a broad spectrum of housing choices in the neighborhood that vary in price and type. This project will also promote African American participation and minority contractor involvement in construction projects stated within the plan (See the Diversity and Economic Inclusion section below).

Green Cincinnati Plan (2023)

The Final Development Plan submission states that it intends to prioritize comprehensive sustainability efforts which align with the *Green Cincinnati Plan* (GCP)'s goals. The applicant has stated they will pursue certification through the Ohio Air Quality Development Authority (OAQDA) Clean Air Improvement Program (CAIP) Efficiently Designed Building Program. With this certification, The Mingo, which will be a 100% electric development, anticipates qualifying for EPA's ENERGY STAR Multifamily New Construction Certification and

DOE's Zero Energy Ready Home Multifamily Certification (p. 67). This also supports the transition away from fossil fuels. The *GCP* aims for 40% of the City's electricity load to come from clean sources (including solar) by 2030 (p. 68). With OADQDA CAIP certification, The Mingo will feature a substantial solar array, contributing to one of the largest amounts of clean, on-site energy generation for a multifamily development in the entire state of Ohio (p. 69). The solar panels will be on the roof.

The total impervious area (including both Phase I and II, which includes both buildings and asphalt surfaces) will be 78% of the property. With at least eight (8) Metro bus stops within a two-block radius and pedestrian-friendly walkways, with extended walkways and front entrances on the Woodburn building first-floor units, The Mingo project prioritizes transit-oriented development (TOD) encouraging residents to utilize alternative transportation options like public transit, ride-sharing apps, biking, and walking (p. 114). This aligns with the *GCP*'s goals for promoting sustainable mobility and reducing reliance on personal vehicles. The development will include dedicated bike storage facilities, 12 EV parking spaces, and pedestrian-friendly walkways that encourage active transportation choices (p. 116). This not only reduces car usage but also fosters a healthier and more vibrant community, as highlighted in the *GCP*.

§1429-13 FINAL DEVELOPMENT PLAN:

Following approval of a PD District with a Concept Plan and Development Program Statement, a Final Development Plan must be submitted to the City Planning Commission (§1429-13). A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop, and this plan must conform substantially to the approved Concept Plan and Development Program Statement.

Consistent with the provisions of Section 1429-13, the following information was provided and attached to this report:

- a) **Survey** – A survey showing the boundary of the site, topography, and existing utilities is included as Exhibit C.
- b) **Site Plan** – The site plan shows the proposed buildings and private drive, which is substantially consistent with the approved Concept Plan (Exhibit B and C).
- c) **Engineering Plans** – Engineering plans, including the Grading Plan and Site Utility Plan, are included as Exhibit C.
- d) **Open Space** – Approximately 22% of the site is dedicated to open space.
- e) **Schematic Building Plans** – The schematic building plans (Exhibit B) are substantially consistent with the Concept Plan and Development Program Statement in size, location, and height. Further, the renderings, included as Exhibit D, are indicative of the materials and color palette for the building.
- f) **Landscape Plans** – A landscape plan, complete with details on the proposed shade trees, shrubs, groundcover, and perennials, was submitted (Exhibit G).
- g) **Phased Schedule** – The overall development is planned to be constructed in two phases.
- h) **Ownership** - The property is owned by 3060 Durrell Investors LLC.
- i) **Statement of Uses** – The principal use of this development is residential.
- j) **Future Ownership and Control** – Kingsley + Co. will own and manage the property.
- k) **Restrictive Covenants** – There are no restrictive covenants on this site.
- l) **Other Information**

Noise Levels

Noise levels during the construction and use of the proposed Final Development Plan is pursuant to Cincinnati Municipal Code Chapter 909 and based on the requirements for the adjacent zoning district for the receiving property. The current approved Final Development Plan for the Planned Development set the noise levels of PD-98 to be based on residential district criteria. The following permanent noise levels shall apply to the proposed Final Development Plan for PD-98:

Table 1 Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	60 dB	55 dB	55 dB

Table 2 Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	60 dB	55 dB	55 dB

Table 3 Friday through Saturday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	65 dB	60 dB	60 dB

Signage

The applicant is proposing two (2) signs that are consistent with the adjacent CN-P-MH zoning district requirements which were approved at the time of the Concept Plan and Development Program Statement (Exhibit E). The main residential entrance off Woodburn Avenue will have an entry canopy sign of 14.17 square feet which will be hung above the doorway with backlit letters on a bronze metallic frame. The other sign will be a projecting blade sign hung from the southeast corner of the building. This sign will be hung from the second story level and is under 20 square feet. The projecting sign will be hung above the minimum 10-foot height requirement and no higher than the floor of the third story (23-foot mark). This will be reflected on the signage plan when it is ready to be submitted for permits. This sign also does not require a Revocable Street Privilege through DOTE as it is not being hung above public right-of-way.

PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN:

The City Planning Commission may approve a Final Development Plan for a development in a PD District (§ 1429-15) on consideration of the following:

- (a) **Consistency.** The Final Development Plan is consistent with the purpose of the Planned Development District Regulations; specifically:
 - It allows for a more efficient and economically feasible development of property.
 - It ensures orderly and thorough planning and review, which has produced quality design and development.

- It provides for more creative development through flexibility in the design.
- (b) **Adequate Streets.** The existing public streets are adequate to serve the proposed development.
 - (c) **Adequate Infrastructure.** The petitioner continues to coordinate with City permitting agencies and departments to address requirements and ensure that the proposed infrastructure and utilities are adequate to serve the site and properly interconnect with existing public facilities (Exhibit CSR Letter).
 - (d) **Covenant.** The Department of City Planning and Engagement must require covenants by the owner of the property that all streets, common areas, common utilities and other common facilities remain in common ownership by all owners of any interest in the land or buildings in the Planned Development other than a leasehold interest of less than five years. The applicant will need to provide any necessary covenants in accordance with §1429-15 in connection with submission of building permits.
 - (e) **Release of Covenants.** The City Manager, on receipt of a recommendation from the Director of City Planning and Engagement, may recommend the covenant be terminated in the following instances: the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition or conditions requiring such covenant are no longer applicable.
 - (f) **Compatibility.** The proposed uses, location and arrangement of structures and landscaping are compatible with the surrounding land uses. The design takes appropriate steps in an attempt to scale and integrate the property to the adjoining streets and land uses.
 - (g) **Sufficiency of Legal Documents.** Other provisions meet development standards.
 - (h) **Sufficiency of Provisions for Maintenance of Common Areas.** The proposed project includes green space around the perimeter of the site. The common areas will be professionally landscaped and maintained.

ANALYSIS:

The proposed development provides a variety of studios to three-bedroom units at both affordable and market rate prices, which would be available for existing and new residents and employees. This proposed development adds much needed housing options to the Evanston neighborhood as well as the City of Cincinnati. The site is located along two Metro Bus routes and is within walking distance of the Evanston Five-Points Neighborhood Business District and existing retail, bars, and restaurants within the East Walnut Hills Neighborhood Business District and other neighborhood assets such as the Evanston Recreation Center, Walnut Hills Cemetery, Evanston Academy, Purcell Marian High School, and Scarborough Woods.

The impact on traffic and parking has also been considered by the developer as they have been in coordination with the Department of Transportation and Engineering. Staff from the Department of City Planning and Engagement understands and acknowledges the concerns over the traffic congestion and the community members' desire for parking. However, City staff has found that the parking ratio is sufficient and that the provision of much needed and desired residential units and amenities to the vibrant neighborhood is the priority. The applicant team has made multiple attempts to engage with the community and various City Departments to make them aware of the future development and to address concerns or comments and the applicant team states that they remain committed to working with the appropriate City Departments on their plans. The Final Development Plan has also been reviewed through the Coordinated Site Review process with no departments objecting.

The original RMX zoning (RMX-T with the adoption of the Connected Communities policy reform in July of 2024) would enable a proposed multi-family development to only have a side yard setback of three (3) feet with

a total of six (6) feet on both sides. The proposal indicates a 12-foot side yard setback on the northern side of the property. The development is proposing 96 off-street parking spaces with Phase I. If the property was not zoned PD and was still RMX-T, Transportation Corridor, it would not be required to provide any off-street parking. There are eight (8) Metro bus stops within a two-block radius of the subject development.

COORDINATED SITE REVIEW:

The Final Development Plan went through the Coordinated Site Review process in October 2024 at the Technical Design Review level. An internal team meeting was held on October 17, 2024 with a client call meeting held on October 24, 2024. No departments had any objections.

DIVERSITY AND ECONOMIC INCLUSION:

Kingsley + Co., a certified Minority Business Enterprise and African American owned business, integrates innovative and inclusive practices into its real estate development and construction activities. They have a focus on revitalizing underserved and diverse neighborhoods in Cincinnati, such as Avondale, Paddock Hills, and Evanston. Kingsley + Co.'s approach to development aims to contribute to a more equitable and vibrant Cincinnati, one inclusive project at a time.

PUBLIC COMMENT AND NOTIFICATION:

The Department of City Planning and Engagement held a virtual public staff conference on the proposed Final Development Plan on December 2, 2024, at 5:00pm. There were 20 members of the public in attendance including members from City staff and the applicant team. Members of the public expressed concern about the parking ratio provided. During the meeting, department staff clarified the interpretation of the parking ratio. The parking ratio for this phase is 0.72 spaces per unit, while the ratio for Phase II would be 1.43 spaces per unit for the proposed total of 1.03 spaces per unit of the overall development and is consistent with the approved Concept Plan and Development Program Statement. There were additional questions about specifics of the overall plans, landscaping, setbacks, and on-site traffic circulation. Other members of the public were there to listen and inform themselves of the site plans.

Notice of the December 20, 2024, City Planning Commission meeting was also mailed out to property owners within 400 feet of the subject property, including the Evanston Community Council, East Walnut Hills Assembly, and the Walnut Hills Area Council. No additional correspondence has been received to date.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Final Development Plan is in compliance with §1429-15 "Planning Commission Approval of Final Development Plan" as outlined in this report.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed Final Development Plan for Planned Development #98 for the following reasons:

1. The Final Development Plan is substantially consistent with the approved Concept Plan and Development Program Statement.
2. The Mingo development will reactivate currently vacant or underutilized property into a use that complements the built environment and will provide new housing options for all types of individuals and

families in the neighborhood and City as the City is facing a housing shortage and housing is very much in demand.

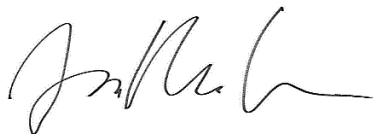
3. This proposal contributes to the economic development and renaissance of the Evanston neighborhood, allowing a minority-owned business to develop an aesthetically pleasing, pedestrian-oriented development, further contributing to the investment of the Evanston 5 Points Neighborhood Business District, East Walnut Hills Neighborhood Business District, and surrounding commercial areas.
4. Lastly, the proposal is consistent with multiple goals of *Plan Cincinnati*, the *Evanston Work Plan*, and the *Green Cincinnati Plan*.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends 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 Final Development Plan for Phase I of Planned Development #98 (PD-98), The Mingo, located at 3059 Woodburn Avenue in Evanston.

Respectfully submitted:



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Department of City Planning and Engagement

Approved:



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