



Proposed Zone Change to Planned Development at 3060 Durrell Avenue in Evanston

Public Staff Conference
November 06, 2023

WELCOME AND HOUSEKEEPING

1. Welcome & Housekeeping

2. Brief Presentation and Summary

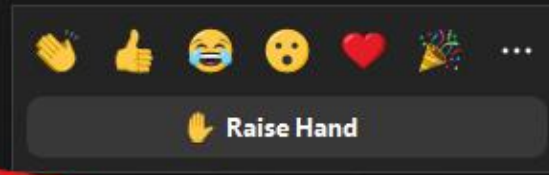
3. Question & Answer

- Please save all questions/comments until Q&A.
- Please remain ***muted***.
- Please use **“raise hand”** function in if you would like to provide comments/questions (unless it has been answered already).
- Use the chat bar for tech-related issues or questions.
- ***Please be respectful*** of everyone’s time and opinions.

PURPOSE OF PUBLIC STAFF CONFERENCE

- A **staff conference** is a public meeting to discuss the proposed zone change to allow for staff to obtain feedback about the project.
 - City staff is here to facilitate the meeting and answer any process related questions.
 - The applicant team is here to answer any project related questions.
 - **No decisions are made at this meeting.**

WELCOME AND HOUSEKEEPING



esse.urbancsik@cincinnati-oh.gov

Join Audio Start Video Security Participants 1 Polls Chat Share Screen Record Captions Reactions Apps Whiteboards More End

Windows taskbar with icons for Edge, File Explorer, Outlook, Teams, Zoom, Word, Excel, PowerPoint, and Zoom. System tray shows 82°F Partly sunny, 2:03 PM, 09/21/2023, and 5 messages.

PROJECT OVERVIEW

Developer is Kingsley + Co.

- Extensive portfolio including mixed-use and affordable housing and buildings with historic designation
- Currently building a 30-60 AMI affordable housing project for seniors in Paddock Hills

Project:

- 4.513 Acre Site
- 297 workforce housing units, 10% affordable (30 units, funded privately)
- Affordable housing decreased from 50% to 10% of the units based on community engagement feedback requesting less or no affordable housing units.
- Mixed Income is part of the 10-year plan
- Hundreds of letters in support of the PUD change

COMMUNITY OUTREACH

1.12.23: Kingsley + Co. presented their redevelopment plans for 3060 Durrell Avenue which included demolition of Hoffman School and the development of 241 units.

1.18.23: Kingsley + Co. submitted their redevelopment plans and Peaslee Rubric to the Evanston Executive team.

1.19.23: Kingsley + Co. presented their redevelopment plans to the Evanston Community Council General Body.

2.8.23: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held at the EERC at 10am.

2.8.23: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held via Zoom by the Evanston Community Council at 6pm.

2.11.23: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held at St. Andrew's Episcopal Church at 12pm.

2.16.23: Kingsley + Co. presented an updated redevelopment plan based on feedback received in the working sessions to the Evanston Community Council General Body. The Evanston Community Council General Body voted in support to rezone the property as a PD.

COMMUNITY OUTREACH

4.4.23: Chinedum requested 3060 Durrell Ave. to be placed on the April agenda. The request was denied by the Evanston Community Council Executive Board.

8.2.23: Chinedum requested 3060 Durrell Ave. to be placed on the August agenda. The request was denied by the Evanston Community Council Executive Board.

8.11.23: Kingsley + Co. with Economic Development Leadership and Evanston Leadership discussed 3500 Montgomery Rd and 3060 Durrell Ave plan

9.9.23: Chinedum sent to Community Council leadership

10.16.23: Kingsley + Co. requested to be on the Evanston Community Council agenda

10.31.23: Chinedum emailed Evanston Leadership



BERARDI+COLUMBUS

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING



PROCESS TIMELINE

- **Public Staff Conference:**
 - *November 06, 2023*
- **City Planning Commission**
 - *TBD*
- **Equitable Growth & Housing Committee of City Council**
 - *TBD*

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Proposed Zone Change to Planned Development at 3060 Durrell Ave in Evanston

Background:

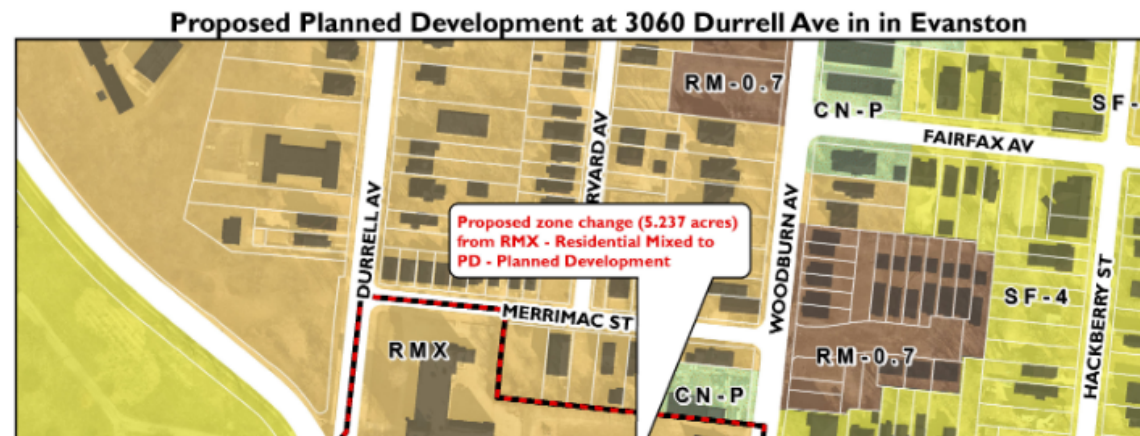
Kingsley + Co., is requesting a zone change from Residential - Mixed (RMX) to Planned Development (PD) for the property located at 3060 Durrell Avenue. The proposed zone change is currently a 4.513-acre site located off of Victory Parkway within the Evanston neighborhood and close to East Walnut Hills. This application is for a Development Program Statement and Concept Plan. This will have to come back through the Final Development stage as well for the Planned Development Process.

More information regarding the Planned Development process: [Chapter 1429 - PLANNED DEVELOPMENT DISTRICTS | Code of Ordinances | Cincinnati, OH | Municode Library](#)

The proposed Planned Development will consist of two multi-family buildings with 300 mixed-income housing units, ranging from studios to 3-bedroom apartments. The development will additionally feature a range of amenities, including a swimming pool, coworking spaces, rooftop areas and dog runs. The proposed development will also include nearly 240+ parking spaces.

Project Location:

3060 Durrell Avenue, Cincinnati, OH 45207



To visit the webpage

- Use **“raise hand”** function if you would like to speak and provide comments/questions.
- If you’re just hear to listen, no problem at all!
 - PPT will be posted to website.
 - Correspondence received will be included in staff report at the time of the future public hearings.
- Do not use the chat bar for project-related questions (tech issues only).

CONTACT

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Senior City Planner

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513-352-4843



To visit the webpage



Department of City Planning & Engagement

Notice of a Virtual Public Staff Conference on a Proposed Zone Change
Located at 3060 Durrell Avenue in Evanston

Please be advised of the following upcoming meeting. You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed zone change. You are invited to attend this meeting to learn more. A staff conference will be held to gather public comment to be used in staff's recommendation to the City Planning Commission and City Council regarding the following:

Subject: Proposed zone change from Residential Mixed (RMX) to a Planned Development (PD) located at 3060 Durrell Avenue in Evanston.
Location: 3060 Durrell Avenue, Cincinnati, OH 45207
Applicant: Kingsley + Co.
Time/Location: November 06, 2023 at 4:00pm via Zoom

Please email jesse.urbancsik@cincinnati-oh.gov for a link to join the meeting.

Any written statement to the Department of City Planning and Engagement is welcome. Please direct written statements, requests, and other communications to the office listed below:

Jesse Urbancsik, Senior City Planner
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805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
513-352-4843 (Phone)
jesse.urbancsik@cincinnati-oh.gov (Email)

The City of Cincinnati is committed to equal access during meetings and at facilities by providing reasonable accommodations for individuals with disabilities upon request.