

**THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEETING MINUTES
Wednesday, February 7th, 2024 at 7:00 PM In-Person & on Zoom**

Agenda Item	Discussion	Vote
Welcome	Freeman Durham, President of the EWHA Board, called the Monthly meeting to order at 7:03 p.m. Approximately 24 people attended the meeting in person. No Zoom option was provided.	None
1. Cincinnati Police Report	<p>Officer Perry Locke discussed the crime statistics for January 2023 (posted on the website prior to the meeting and attached). The crimes brought attention to were: 1 Robbery, 1 burglary BE, 1 theft from auto, 2 personal thefts, 1 auto theft. Numbers are down, especially automotive issues.</p> <p>Officer Locke mentioned smashed windows by juveniles in search of guns. No valuables stolen. It was encouraged to remove firearms from vehicles overnight. With Auto thefts still up, it's especially important to never leave car ignition key fobs in the vehicle or in the owner's garage. The community was reminded to lock their car doors while warming up the vehicle.</p> <p>Officer Perry Locke: 513-979-4433; Email: perry.locke@cincinnati-oh.gov; Supervisor, Sergeant Sellers: 513-979-4470</p>	None
2. Bush Recreation Center Report	<p>Vanessa Henderson presented. The informational flyer has been posted on the website.</p> <p><u>Events brought to attention for the Assembly:</u></p> <ul style="list-style-type: none"> -Open M-F, Closed on President's Day; Updated Winter hours 11a-8p -Pickleball offering Tuesday/Thursdays 1130-130p -Friday 6-8pm Pickleball -Summer Day Camp, June 6th – August onwards, registration now open -Senior valentine's day dance, February 14th, Evanston CRC, Jazz Band -Indoor Fitness & Walking, MWF 11a-130pm -Seeking life guard applications for the summer, to open all the pools around the city; Reach out to 513-352-4000 aquatics for more information & applications -Mayor's Job Fair at Duke Convention Center, February 24th -Teen Fitness 5-8pm on Tuesday nights & Senior Tai Chi throughout the week 	None
3. Cincinnati Fire Report	<p>Lt. Chris Anderson, District 1 presented. This district includes the Downtown, Over-The-Rhine, East Walnut Hills, Corryville, and Clifton fire stations. Engine 23, Truck 23, and Medic 23 operate out of the East Walnut Hills fire station. Engine 23 is the 4th busiest engine in the city, Truck 23 is the 8th busiest, and Medic 23 is the 3rd busiest.</p> <p>Lt Anderson discussed each fire branch's current objectives: 1. The Bureau of Fire Prevention is undergoing a "Door-hanging" campaign, handing out fire detectors and promoting fire prevention, using a QR code to sign up; 2. Division of Fire Administration, procures all of the supplies for EMS & firefighting equipment, oversees apparatus fleet, and maintains the fire facilities; 3. Fire Operations are the boots on the ground, manning the fires and EMS runs; 4. Division of HR handles the Cadet program; students 14-18, encouraged to apply for a junior firefighting program, which shows them the ropes and career possibilities; 5. Division of emergency management, dispatch center, plans for large scale events or emergencies and operating communications center and IT center.</p>	
3. January 3 rd Assembly Minutes	Minutes were approved as submitted	Yes

4. Treasurer's Report	President Freeman presented. Income for December, net gain of ~\$7,200. Parking lots expenses are down because of the new parking system nets some expenses against income.	None
7. Infrastructure	Ryan Crane presented. Speed cushions will be installed on Madison, on each side of Madison/Woodburn intersections and in front of Seven Hills School. Comments from community members are tracked through the website and engagement is encouraged.	None
8. Parking	Jeff Butterbaugh presented. Passport to premium change has been completed. The private parking lot next to Heyday has started to charge for parking after work hours. There is separate signage to distinguish it from our lot. Please be aware of which lot you're using to ensure that the correct vendor has been selected.	
9. Business Association	President Freeman presented. Walk on Woodburn will be February 9 th .	
10. Pocket Park	Jinny Berten presented. The San Marco has been taken over by Touchstone, as the new property manager. Starting renovations in June, with the appearance of no one currently residing in the building. The Committee is hopeful to form a new partnership with this company, with an intention is to relandscape the pocket park.	
11. Development	John McHugh presented. Old Taco Casa is being demolished, Chipotle to replace this structure. The proposed development will be coming before the Assembly next month.	
12. Hoffman School	<p>Drew Gores presented. The current remaining issues Drew discussed are over the setback, parking, building height, and scale of the development. A second planning department staff conference was held in January. Before the Planning Commission meeting, a report from the planning department will be assembled and disseminated. A PD would take this property out of the current zoning restrictions, allows all sorts of variances to be incorporated with an expedited form of permissions, and minimizes the control of the community to impact the development after the PD has been formed and approved.</p> <p>The first page of the attachment presented is the notice of the upcoming Planning Commission meeting at 9:00 am on February 16. Community members are encouraged to send comment letters or to speak at the meeting. Drew communicated that any letters must be sent to the Planning Commission prior to this Commission meeting. Secondly presented are the visuals of the proposed development.</p> <p>Then Page 4, the Durrell building. The developer has split the property into two separate lots. Two different lots highlighted in red boundaries; Green Space / Former Hoffman School site. No Community Council received any notice of this split; only anyone 100ft from the lots, not even a traditional 400ft.</p> <p>The amended and restated concept development plan as seen on 1/26, was posted multiple weeks following the Staff Conference. This timeline made it impossible for the community or Assembly Board to react to the changes. Final pages highlight Kingsley Community engagement plan which was updated prior to the Staff Conference.</p> <p>An important consideration is the Planned Development is in direct conflict with the city-wide Connected Community initiative; which includes prospective zone changes. If the site is developed not as a Planned Development because the Planning Commission does not approve the application as submitted, this development will have limited the prospective</p>	

	<p>development and heights increases, basically not allowing changes to existing neighborhood heights but still allowing for increased density. The initiative focuses on increasing density along bus routes and moving SF to RMX 3.0.</p> <p>The current development is slated for 240 units, 248 parking spots, 355 bedrooms (119 one-bedroom apartments, 79 two-bedroom apartments, and 18 three-bedroom apartments). The first building on Woodburn will have 133 apartments but only 96 parking spaces. Each building should have appropriate parking on its own.</p> <p>The height of the proposed buildings does not match the neighborhood. The Woodburn side height is now 48 feet, and the Durrell building is 60ft; both significantly taller than other buildings at 40 ft.</p> <p>Community member attendance at the Planning Commission meeting on February 16th is encouraged. It is important to speak up at the meeting to make your concerns known.</p>	
13. Community Garden	<p>Drew Gores & Mark Stegman presented. DCDC owns a lot on DeSales Lane that has been turned into a Community Garden. The lot is fenced, 20 boxes were built, and there is water and a tool shed, establishing the garden's success last year in its debut year. Drew thanked Mark for his efforts as volunteer manager. Excitement looms for the spring of 2024. All of the boxes have been allocated, and there is a growing waiting list. Please submit an application if you are interested.</p>	
14. LISC Announcement	<p>Valerie Daley presented. A Hamilton County Auditor & PVA Analyst webinar to follow tomorrow at 10:00 am, reviewing with subject matter experts the ~34% increase in Hamilton County property taxes which notices were just received by community members.</p>	
Adjournment	<p>There being no other business, the meeting was adjourned at 7:59 p.m.</p>	

Attachments: Agenda, Police EWH Crime Statistics, Fire Report, December Treasurer's Report, and Hoffman School Development Presentation

THE NEXT EWHA ASSEMBLY MEETING WILL TAKE PLACE ON MARCH 6TH AT 7:00 P.M. This will take place at the St. Francis de Sales School cafeteria.

Submitted by Ben Strohm, Secretary
 Become a voting member of the Assembly by going to <https://eastwalnuthills.org> and signing up.

EAST WALNUT HILLS ASSEMBLY AGENDA

February 7, 2024 at 7:00 p.m.

St. Francis De Sales School Cafeteria

1. City Department Presentations
 - a. Cincinnati Police Department *Officer Perry Locke*
 - b. Bush Recreation Center, CRC *Center Coordinator Vanessa Henderson*
2. Approval of Minutes from the Assembly Meetings on January 3, 2024
3. Treasurer's Report *Vince Accorinti*
4. Committee Reports *Various Committee Chairs*
5. Other Business
 - a. Hoffman School update *Drew Gores*
 - b. Community Garden *Mark Stegman*

Adjournment

Next regular meeting

East Walnut Hills Assembly

March 6, 2023 at 7:00 pm

St. Francis De Sales School Cafeteria

Reach out to the EWHA Board at: info@eastwalnuthills.org

Membership – To join go to www.eastwalnuthills.org

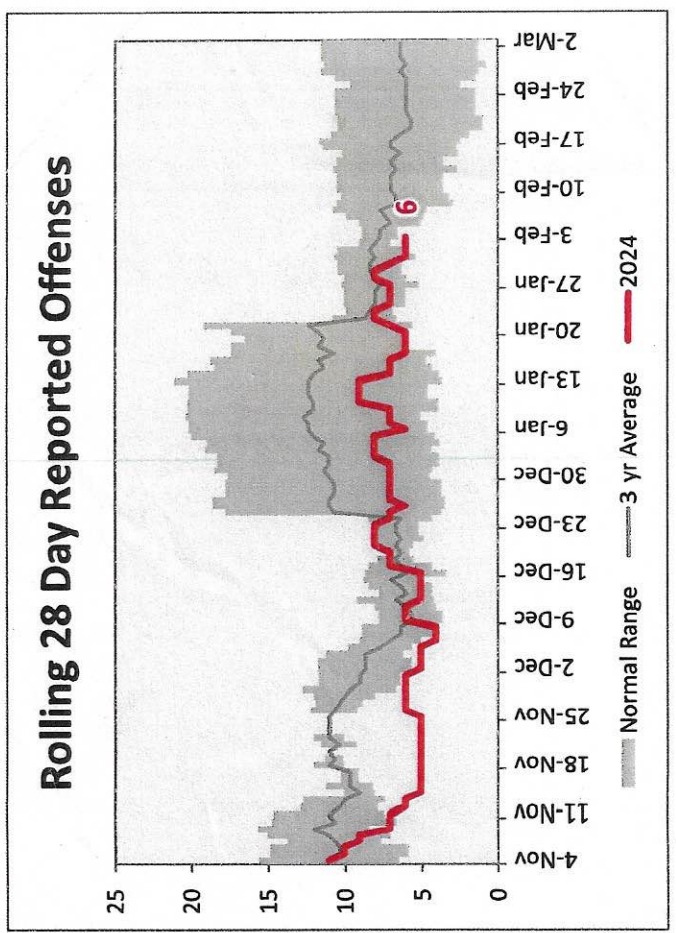
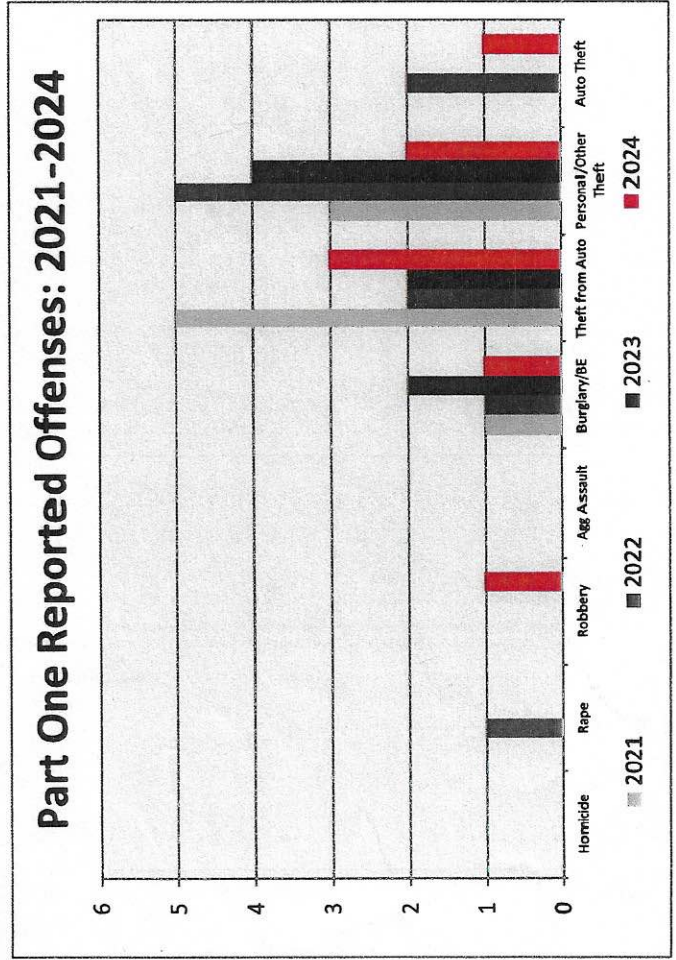
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East Walnut Hills Neighborhood Report

East Walnut Hills	Year-to-Date: 3-Feb								
	2021		2023		Avg:				
	2021	2022	2023	2024	2021-23				
Part 1 Crime									
Homicide	0	0	0	0	0.0	0	N/C	N/C	
Rape	0	1	0	0	0.3	0	↓ 0.3	N/C	
Robbery	0	0	0	1	0.0	1	↑ 1	↑ 1	
Agg Assault	0	0	0	0	0.0	0	N/C	N/C	
Total P1 Violent Crime	0	1	0	1	0.3	1	200.0%	↑ 1	
Burglary/BE	1	1	2	1	1.3	1	-25.0%	-50.0%	
Theft from Auto	5	2	2	3	3.0	3	N/C	50.0%	
Personal/Other Theft	3	5	4	2	4.0	2	-50.0%	-50.0%	
Auto Theft	0	2	0	1	0.7	1	50.0%	↑ 1	
Total P1 Property Crime	9	10	8	7	9.0	7	-22.2%	-12.5%	
Total P1 Crime	9	11	8	8	9.3	8	-14.3%	N/C	

East Walnut Hills	Rolling 28 ending: 2/3/2024					
	Period 4	Period 3	Period 2	Period 1	% Change:	
	10/15/23 - 11/11/23	11/12/23 - 12/9/23	12/10/23 - 1/6/24	01/07/24 - 2/3/24	P3-P1	P2-P1
Part 1 Crime						
Homicide	0	0	0	0	N/C	N/C
Rape	0	0	0	0	N/C	N/C
Robbery	0	0	0	1	↑ 1	↑ 1
Agg Assault	0	0	0	0	N/C	N/C
Total P1 Violent Crime	0	0	0	1	↑ 1	↑ 1
Burglary/BE	1	0	1	1	↑ 1	N/C
Theft from Auto	4	1	2	1	N/C	-50.0%
Personal/Other Theft	1	3	1	2	-33.3%	100.0%
Auto Theft	1	2	2	1	-50.0%	-50.0%
Total P1 Property Crime	7	6	6	5	-16.7%	-16.7%
Total P1 Crime	7	6	6	6	N/C	N/C

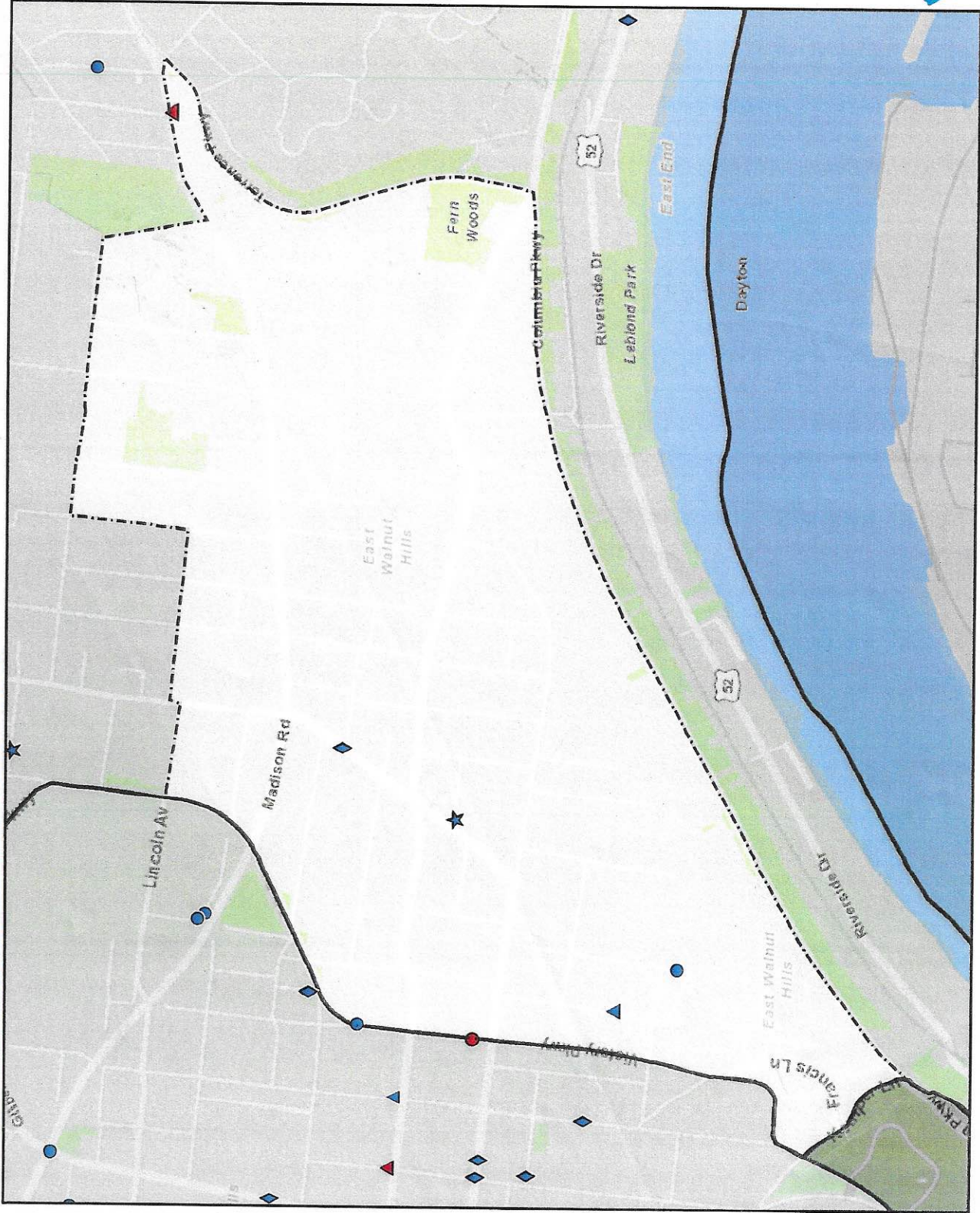
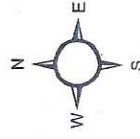


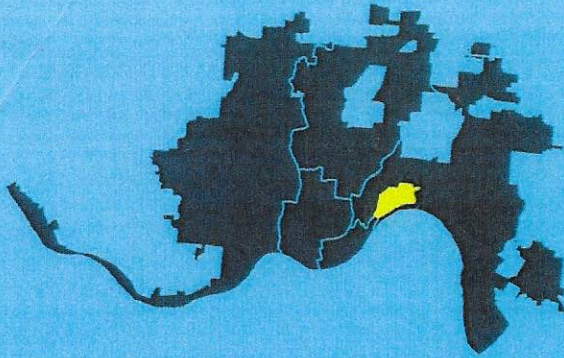
Neighborhood Crime Report: EAST WALNUT HILLS 28 DAY REPORTING PERIOD

*All information shown here are preliminary and subject to change



- Neighborhoods
- Districts
- Violent Crimes**
 - Homicide
 - Rape
 - Robbery
 - Agg Assault
- Property Crimes**
 - Burglary/BE
 - Theft from Auto
 - Auto Theft
 - Personal/Other Theft





Neighborhood Block Report

EAST WALNUT HILLS

District 2

Burglary/BE

Incident No	Offense	Date of Offense	Street Block
249000931	2911-13 (220) -BREAKING AND ENTERING	1/10/2024 1:30:00 PM	14XX LOCUST ST

Part 2 Offense

Incident No	Offense	Date of Offense	Street Block
249000634	2903-13 (13B) -ASSAULT -(Simple Assault)	1/8/2024 7:12:00 AM	27XX MOORMAN AV

Incident No	Offense	Date of Offense	Street Block
249001338	2913-49 (26C) -IDENTITY FRAUD	1/16/2024	24XX GRANDVIEW AV

Incident No	Offense	Date of Offense	Street Block
249001422	2909-06 (290) -CRIMINAL DAMAGING/ENDANGERING	1/17/2024 10:02:00 AM	27XX WOODBURN AV

Incident No	Offense	Date of Offense	Street Block
249001422	2903-13 (13B) -ASSAULT -(Simple Assault)	1/17/2024 10:02:00 AM	27XX WOODBURN AV

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249001422	2909-06 (290) -CRIMINAL DAMAGING/ENDANGERING	1/17/2024 10:02:00 AM	27XX WOODBURN AV

Incident No	Offense	Date of Offense	Street Block
249001422	2903-13 (13B) -ASSAULT -(Simple Assault)	1/17/2024 10:02:00 AM	27XX WOODBURN AV

Personal/Other Theft

Incident No	Offense	Date of Offense	Street Block
249001727	2913-02 (23H) -THEFT -(All Other Larceny)	1/21/2024 12:25:00 PM	22XX UPLAND PL

Incident No	Offense	Date of Offense	Street Block
249001794	2913-02 (23D) -THEFT -(Theft From Building)	1/22/2024 11:38:00 AM	26XX VICTORY PY

Robbery

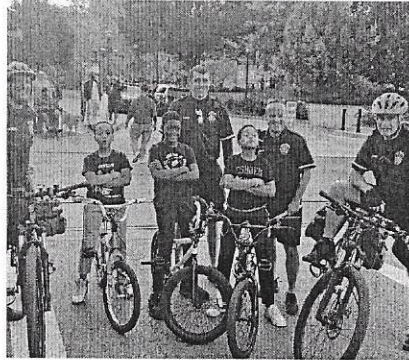
Incident No	Offense	Date of Offense	Street Block
249002396	2911-02 (120) -ROBBERY	1/28/2024 2:20:00 PM	20XX MADISON RD

Theft from Auto

Incident No	Offense	Date of Offense	Street Block
249000896	2913-02 (23F) -THEFT -(From Motor Vehicle)	1/10/2024 7:42:00 PM	27XX WOODBURN AV

Community Council Notes

Monthly CFD report for use at Community Council meetings



Our new look

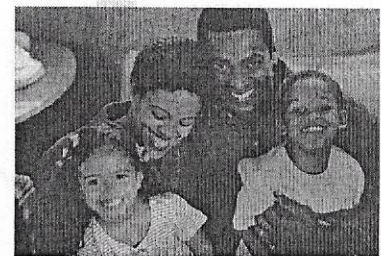
Starting this month, we will send notes from each division of the Cincinnati Fire Department. Let us know what you think. Email CFD.PI0.TEAM@gmail.com.



February Fire Safety Topic:

CFD Fire Prevention Bureau kicks off door hanging campaign

The Cincinnati Fire Department's Fire Prevention Bureau (FPB) is bringing smoke detector advocacy to your doorstep beginning this February. Starting next month, neighborhoods that see a significant fire (those that include loss of life, major injury or high dollar loss) will undergo a 'blitz', where bureau members will leave behind information via door hangers that include instructions for obtaining free smoke detectors. Scan the QR code and get signed up to receive your FREE smoke detector, while supplies last.



Smoke Alarms Save Lives!

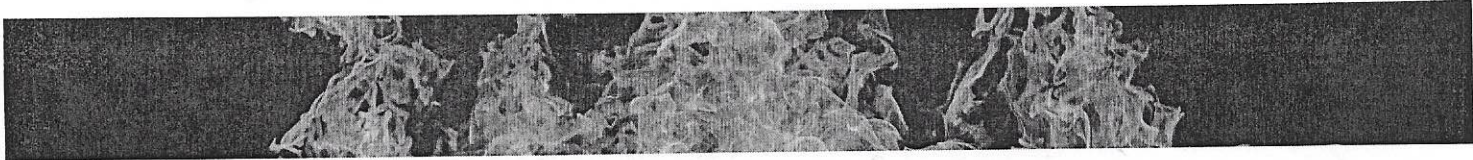
More lives are lost every year to home fires than to all other major disasters.

Keep your family safe by allowing the Cincinnati Fire Department to install life-saving smoke alarms in your home.

Scan code to request a FREE smoke detector



city of CINCINNATI
FIRE & EMS



Division of Administration

The Administrative Services Division (ASD) is committed to providing quality centralized services, specialized support, and innovative solutions to the fire department and its members. ASD employees procure goods and services, oversee the apparatus fleet, maintain 28 separate fire facilities, and ensure the financial responsibilities of the department are met.

Division of Fire Operations

The Operations Division is responsible for the daily activities of all fire companies, including the response to all fire and emergency medical emergencies, the fire prevention activities of operations personnel, and the special operations response to technical rescue and explosive ordnance incidents.

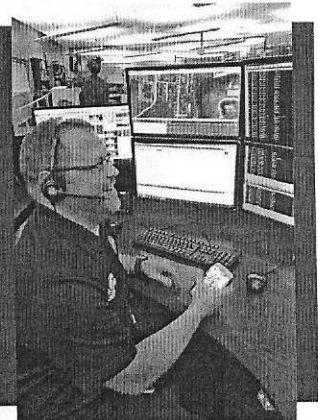


Division of Human Resources

Looking for a way to **CONNECT** your community's youth with Cincinnati Fire & EMS? **For students ages 14 -18, our Cadet Program is currently accepting applications.** Check out photos on Facebook by searching @CFDCadets, or scan the QR code to apply today. Direct any questions to FireCadet@cincinnati-oh.gov.

Division of Emergency Management

The Emergency Management Division serves as the emergency management agency for the city, coordinating the efforts of all city departments in response to large-scale emergencies and events. Additionally, this division maintains the fire communication center, information technology and specialized resources for the agency.



EAST WALNUT HILLS ASSEMBLY

Monthly Report

12/1/2023 - 12/31/2023

Category	Annual Budget	Month	Year to Date
	7/1/2023 6/30/2024	12/1/2023 12/31/2023	7/1/2023 12/31/2023
	INCOME		
Membership Dues	10,150.00	4,365.00	5,543.11
Grants	14,472.00	0.00	9,872.00
Other Contributions	29,750.00	100.00	16,345.00
Parking Revenue	115,500.00	4,272.53	26,800.59
Event Income	0.00	0.00	0.00
Sales	0.00	0.00	0.00
Other	0.00	0.00	0.00
TOTAL INCOME	169,872.00	8,737.53	58,560.70
EXPENSES			
Outreach	9,565.00	500.00	5,017.52
Administration	1,429.00	24.75	594.32
Business Association	33,100.00	0.00	6,942.50
Beautification	15,700.00	0.00	7,331.42
Event Committee	9,000.00	595.00	5,984.85
Woodburn Parking Lot	42,490.00	337.56	9,350.97
Madison Parking Lot	54,000.00	107.99	5,228.70
TOTAL EXPENSES	165,284.00	1,565.30	40,450.28
OVERALL TOTAL	4,588.00	7,172.23	18,110.42

BALANCE SHEET (Month)

	11/30/2023	12/31/2023	Net Change
Operating Account	21,014.77	24,349.68	3,334.91
Madison Parking Lot Acct (Restricted)	9,203.66	10,313.59	1,109.93
Woodburn Lot Acct	55,515.61	58,232.66	2,717.05
Business Association Acct	7,414.90	7,414.90	0.00
Business Association PayPal	0.00	0.00	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	711.11	721.45	10.34
Rainbow Building Promissory Note	23,940.00	23,940.00	0.00
TOTAL CASH ACCOUNTS	117,800.05	124,972.28	7,172.23

BALANCE SHEET (Year to Date)

	6/30/2023	12/31/2023	Net Change
Operating Account	25,098.29	24,349.68	-748.61
Madison Parking Lot Acct (Restricted)	6,991.40	10,313.59	3,322.19
Woodburn Lot Acct	49,333.93	58,232.66	8,898.73
Business Association Acct	905.29	7,414.90	6,509.61
Business Association PayPal	0.00	0.00	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	592.95	721.45	128.50
Rainbow Building Promissory Note	23,940.00	23,940.00	0.00
TOTAL CASH ACCOUNTS	106,861.86	124,972.28	18,110.42

NOTICE OF CITY PLANNING COMMISSION MEETING

Subject: A report and recommendation on a proposed zone change from Residential Mixed (RMX) to a Planned Development (PD), including a Concept Plan and Development Program Statement, located at 3060 Durrell Avenue in Evanston.

Date: Friday, February 16, 2024

Time: 9:00 a.m.

Location: **Virtually on Zoom** or **In Person** at
City Hall, Council Chambers, Room 300
801 Plum Street, Cincinnati, OH 45202

Please note that persons must submit a written request to the following individual **no less than 48 hours** in advance of a public hearing to gain access: jesse.urbanicsik@cincinnati-oh.gov. Members of the public may attend in-person at City Hall, watch in real time on CitiCable, or by livestreaming the meeting at www.cincinnati-oh.gov/media.

Persons who would like to participate in or view an upcoming hearing should please carefully review the instructions at the website: <https://www.cincinnati-oh.gov/planning/about-city-planning/legislative/>.

More information: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-going/proposed-zone-change-to-planned-development-at-3060-durrell-ave-in-evanston/>



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 to the right:

Jesse Urbanicsik, Senior City Planner
Department of City Planning and Engagement
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202
513-352-4843 (Phone)
jesse.urbanicsik@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.

You have received this notice because you are either the applicant, Community Council, or own property within 400 feet of the proposed zone change.



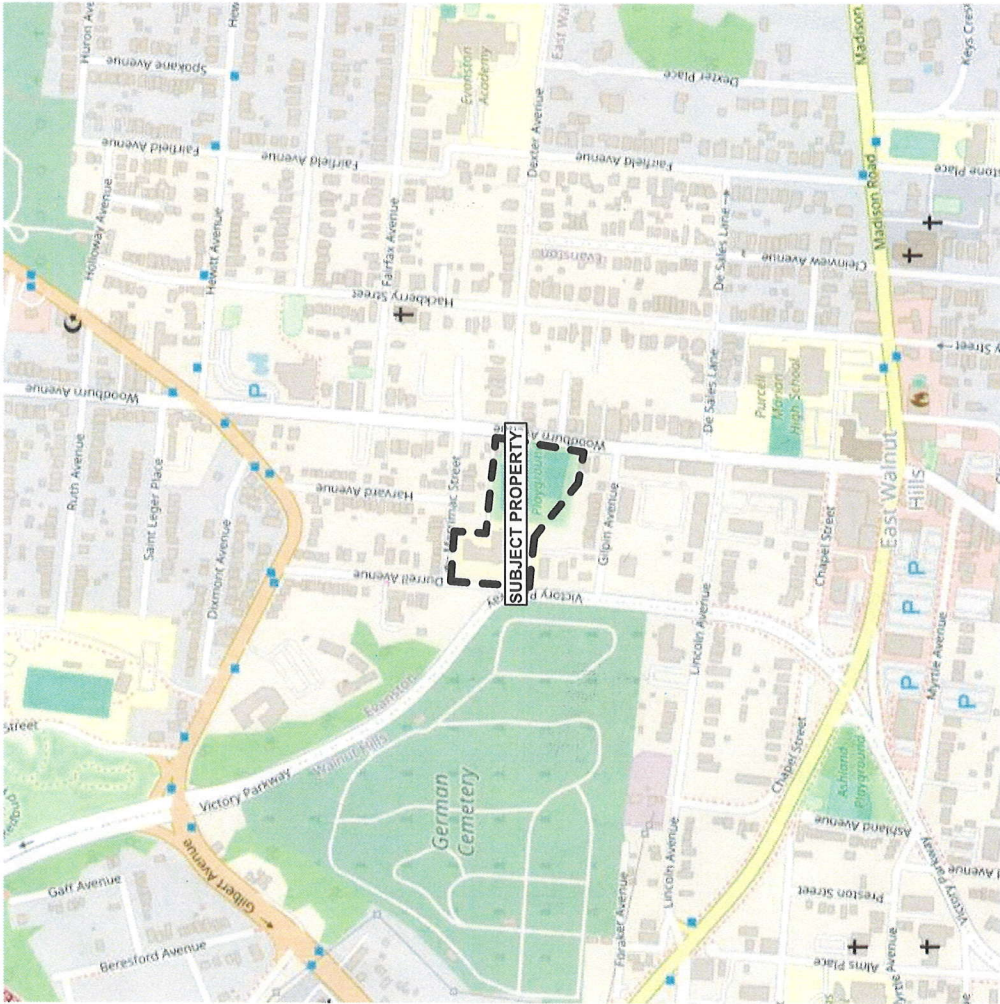
KINGSLEY + CO.
 Building to **INSPIRE**.™



BERARDI + COLUMBUS
 ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

THE MINGO
 CINCINNATI, OH 45207
 JANUARY, 2024

BERARDI +
 ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
 1200 S. GUYTON AVENUE, SUITE 100, CINCINNATI, OH 45207
 P 513.227.1110 | berardiplus.com



NOT TO SCALE

SITE CONTEXT

THE MINGO

360 DURRELL AVENUE
CINCINNATI, OH 45207
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SCHEMATIC

PRELIMINARY
SITE PLAN

SD-100

BERARDI+
ARCHITECTS AND ENGINEERS
150 NATIONAL BOULEVARD, COLUMBUS, OH 43215
P: 614.771.1100 | berardi.com

WOODBURN UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
24	63	38	8
	18%	46%	28%
	6%		

TOTAL: 133 UNITS

DURRELL UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
-	56	41	10
	52%	38%	10%

TOTAL: 107 UNITS

SITE DEVELOPMENT

WOODBURN BUILDING FOOTPRINT:	34,130 SF
DURRELL BUILDING FOOTPRINT:	33,750 SF
TOTAL BUILDING FOOTPRINT:	67,880 SF
ASPHALT FOOTPRINT:	84,919 SF
COMBINED IMPERMEABLE LOT COVERAGE:	152,799 SF
	3.87 ACRES
	78% COVERAGE
TOTAL LOT AREA:	4.513 ACRES

PROPOSED LOT-SPLIT BOUNDARY

401.75'

DURRELL BUILDING
4 + 1 STORIES, 107 UNITS, 70 SPACES

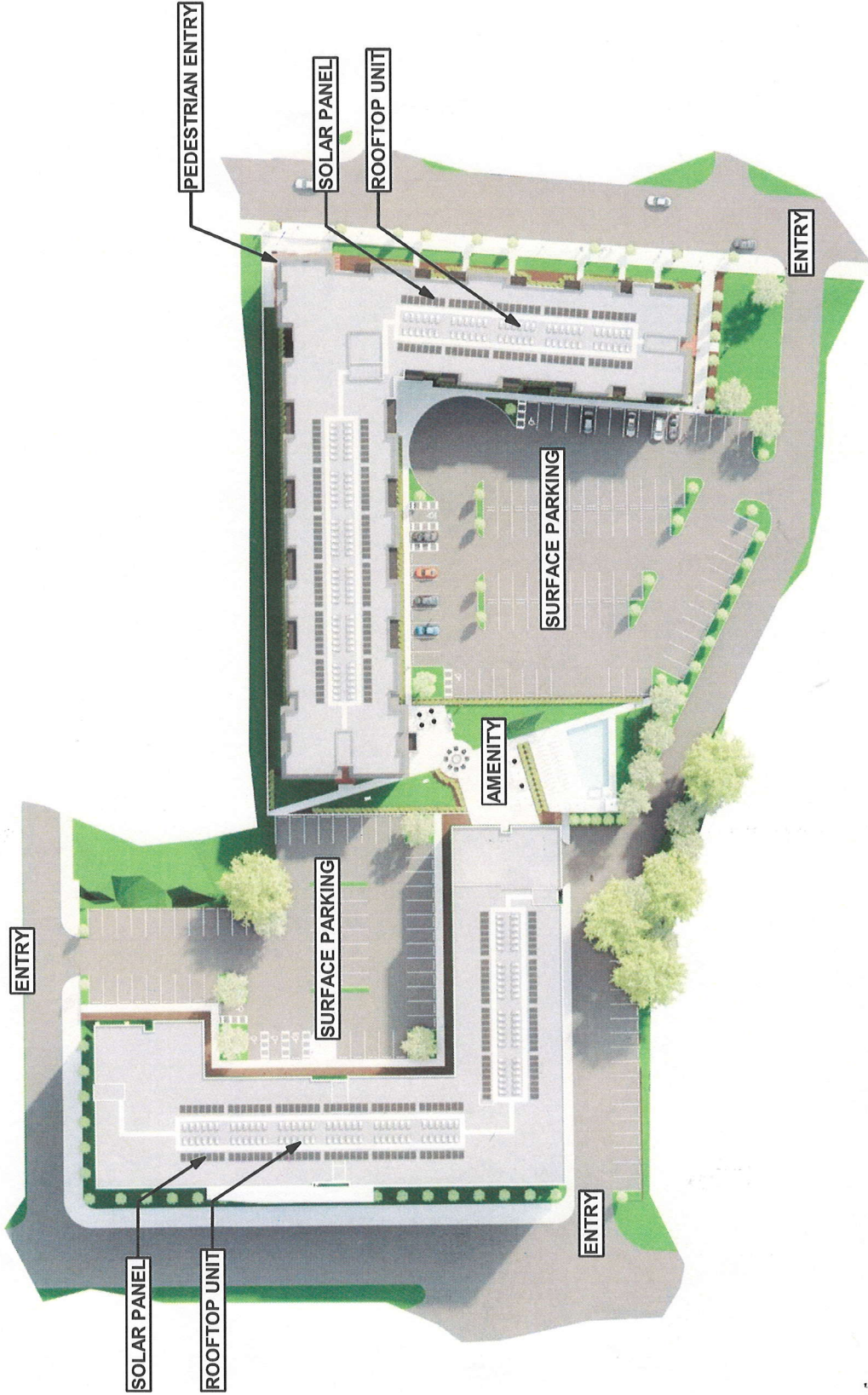
WOODBURN BUILDING
4 STORIES, 133 UNITS

PARKING

DURRELL		WOODBURN	
SURFACE SPACES	82	SURFACE SPACES	96
COVERED SPACES	70	TOTAL:	96 SPACES
TOTAL:	152 SPACES		INCL. 4HC - 1 VAN
	INCL. 4HC - 1 VAN		5 EV SPACES
	7 EV SPACES	COMBINED TOTAL:	248 SPACES
			1.0 SPACES/UNIT
			INCL. 8 HC - 2 VAN
			12 EV SPACES

PRELIMINARY SITE DEVELOPMENT PLAN 1" = 60'-0"





KINGSLEY DURRELL/MINGO DEVELOPMENT

NOT TO SCALE

BERARDI+
 ARCHITECTURE INTERIOR DESIGN ENGINEERING
 1395 GAZDAR BUILDING, COLUMBUS, OHIO 43212
 P 614.221.1110 berardiplus.com

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CINCINNATI, OH 45297
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SCHEMATIC

PRELIMINARY
SITE PLAN

SD-100a

BERARDI+
ARCHITECTS AND ENGINEERS
1000 EAST WASHINGTON, COLUMBUS, OH 43219
PH: 614.711.1111 BERARDIPLUS.COM

SITE DEVELOPMENT

WOODBURN UNIT BREAKDOWN			
ST.	1-BR	2-BR	3-BR
	24	63	38
	18% 46%		28% 6%
TOTAL: 133 UNITS			

DURRELL UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
	56	41	10
	52%		38% 10%
TOTAL: 107 UNITS			

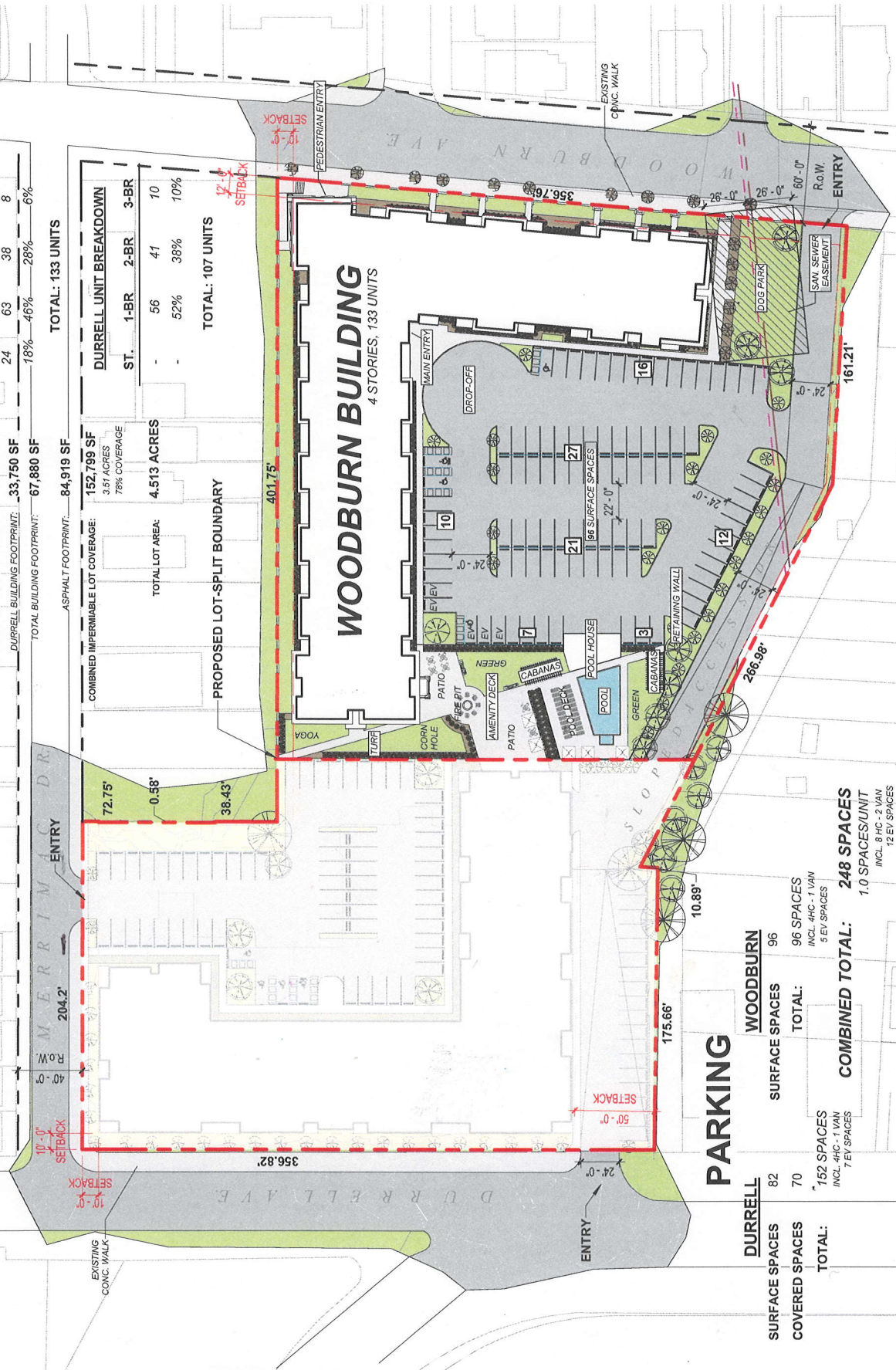
WOODBURN BUILDING FOOTPRINT: 34,130 SF
DURRELL BUILDING FOOTPRINT: 33,750 SF
TOTAL BUILDING FOOTPRINT: 67,880 SF

ASPHALT FOOTPRINT: 84,919 SF
COMBINED IMPERMEABLE LOT COVERAGE: 152,799 SF
3.57 ACRES
78% COVERAGE

TOTAL LOT AREA: 4.513 ACRES

PROPOSED LOT-SPLIT BOUNDARY

WOODBURN BUILDING
4 STORIES, 133 UNITS



PARKING

DURRELL		WOODBURN	
SURFACE SPACES	82	SURFACE SPACES	96
COVERED SPACES	70	TOTAL:	96 SPACES
TOTAL:	152 SPACES	INCL. 4HC - 1 VAN 5 EV SPACES	
INCL. 4HC - 1 VAN 7 EV SPACES		COMBINED TOTAL:	248 SPACES
1.0 SPACES/UNIT		INCL. 8 HC - 2 VAN 12 EV SPACES	

PRELIMINARY SITE DEVELOPMENT PLAN 1" = 60'-0"

3860 DURRELL AVENUE
CINCINNATI, OH 45207
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SITE DEVELOPMENT

WOODBURN UNIT BREAKDOWN			
ST.	1-BR	2-BR	3-BR
24	63	38	8
18% 46%			28% 6%
TOTAL: 133 UNITS			
WOODBURN BUILDING FOOTPRINT: 34,130 SF			
DURRELL BUILDING FOOTPRINT: 33,750 SF			
TOTAL BUILDING FOOTPRINT: 67,880 SF			
ASPHALT FOOTPRINT: 84,919 SF			
COMBINED IMPERMEABLE LOT COVERAGE: 152,799 SF			
3.87 ACRES 78% COVERAGE			
TOTAL LOT AREA: 4.513 ACRES			

DURRELL UNIT BREAKDOWN

ST.	1-BR	2-BR	3-BR
-	56	41	10
52%			38%
10%			
TOTAL: 107 UNITS			

PROPOSED LOT-SPLIT BOUNDARY



PARKING

DURRELL		WOODBURN	
SURFACE SPACES	82	SURFACE SPACES	96
COVERED SPACES	70	TOTAL:	96 SPACES
TOTAL:	152 SPACES	INCL. 4HC - 1 VAN 5 EV SPACES	
INCL. 4HC - 1 VAN 7 EV SPACES		COMBINED TOTAL: 248 SPACES	
INCL. 8 HC - 2 VAN 12 EV SPACES		1.0 SPACES/UNIT	

PRELIMINARY SITE DEVELOPMENT PLAN 1" = 60'-0"



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WOODBURN AND NIELSON VIEW NORTHWEST

THE MINGO
 JANUARY, 2024
 22156

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THE MINGO
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WOODBURN AND DEXTER VIEW SOUTHWEST

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WOODBURN VIEW WEST

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**AMENDED AND RESTATED
CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT**

**ZONING CHANGE REQUEST FOR
3060 DURRELL AVENUE, EVANSTON, CINCINNATI, OHIO**

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.**

Kingsley + Co. is requesting a zone change from Residential - Mixed (RMX) to Planned Development (PD) for the property located at 3060 Durrell Avenue.

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

a. **Project Description:** Kingsley + Co., a minority-owned developer, presents *The Mingo*, a transformative mixed-income housing project located at 3060 Durrell Avenue, in the heart of the vibrant neighborhood of Evanston, Cincinnati. Honoring the legacies of beloved and tireless community activists, Reverend Peterson Mingo and his wife, Regina Mingo, The Mingo will revitalize the former site of Christ Temple Full Gospel Baptist Church, where Reverend Mingo served as pastor and nurtured at-risk youth through organizations he founded including the Evanston Bulldogs and The Village. The Mingo tackles Cincinnati's urgent and critical need for mixed-income housing, offering diverse housing options alongside a dedicated business/co-working space, empowering residents to pursue entrepreneurial dreams and remote work opportunities.

b. **Project Objectives:** In direct alignment with key priorities, goals, and objectives outlined in Plan Cincinnati and the Evanston Workplan, this proposal aims to:

i. Address the City's and Evanston's growing demand for diverse housing options through high-quality mixed-income units (60-120% AMI), contributing to Plan Cincinnati's target of expanding housing availability for all and promoting economic diversity and creating vibrant, inclusive

communities throughout the City and Evanston Workplan's goal of creating a mixed-income neighborhood without displacement.

- ii. Elevate the quality of life for Evanston residents by delivering modern amenities, fostering a lively and vibrant community atmosphere, and integrating business/co-working spaces, as envisioned in the Evanston Workplan.
 - iii. Champion sustainable and walkable urban living by encouraging pedestrian activity and supporting public transportation initiatives, aligning with both Plan Cincinnati and the Evanston Workplan.
- c. **Site Description:** The project is located on a 4.513-acre site at 3060 Durrell Avenue in the Evanston neighborhood. The site currently includes the former Christ Temple Full Gospel Baptist Church and ballfield, which will be demolished prior to construction commencement. The site offers ample space to accommodate the development of 240 mixed-income housing units and associated amenities. The location is well-suited for urban living, with convenient access to public transportation and proximity to the Evanston Business District and downtown East Walnut Hills.
- d. **Proposed Land Use:** The proposed land use includes:
- i. 240 mixed-income housing units, ranging from studios to 3-bedroom apartments and approximately consisting of the following:
 - Studios: 24 units
 - 1 Bedroom: 119 units
 - 2 Bedroom: 79 units
 - 3 Bedroom: 18 units
 - ii. On-site parking facilities underneath a podium.
 - iii. Amenities, including a pool, rooftop spaces, dog runs, and business/co-working areas for residents.
- e. **Zoning Information:** The project site is currently zoned RMX (Residential Mixed Use), and the Developer is seeking to rezone the site to a Planned Development (PD) zoning designation. This rezoning aligns well with the surrounding zoning designations. To the north of the property, single-family homes are present. To the south, a multi-family project had successfully applied for a Planned Development (PD) zoning status. Additionally, to the northeast, there is RM .7 zoning, which is dense multifamily zoning. Given the nearby zoning designations, this property is well-suited to fit within the neighborhood envelope and contribute positively to the community.

- f. **Amenities:** The development will feature a range of thoughtfully curated amenities designed to enhance the living experience of residents. These amenities will include a pool for relaxation, rooftop spaces for socializing, dedicated dog runs for pet owners, and a business/co-working area to support residents in their professional endeavors.
- g. **Building Height and Configuration and Density:** Incorporating valuable feedback from the community, the proposal balances density and critical housing needs while respecting the neighborhood's character with two four-story buildings comprising 240 mixed-income units and specifically includes:
 - i. A four-story building facing Woodburn Ave, with a height of 48 feet; and
 - ii. A four-story building on a podium facing Durrell Avenue, with parking facilities situated underneath the podium, and a height of 60 feet.
- h. **Parking:** By increasing the number of parking spaces to 248 off-street parking spots, the project provides ample parking with a 1:1.03 unit-to-space ratio.
- i. **Open Space, Pedestrian Circulation and Streetscaping:**
 - i. The plans for dedicated sidewalks, landscaping, a pool, and on-site green spaces, including rooftop areas and dog runs, contribute to a pedestrian-friendly and community-oriented environment.
 - ii. Streetscape elements such as street trees, benches, and trash receptacles are intended to be included. 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.
- j. **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.
- k. **Access and Connectivity:** The project's strategic location near two bus stops and its walkable proximity to the Evanston Business District and downtown East Walnut Hills makes it easily accessible for residents and supports sustainable transportation options. Additionally, it is only a 5-minute drive to downtown Cincinnati and in close proximity to the University of Cincinnati and Xavier University.
- l. **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 Developer will construct the building to LEED silver building standards.

- m. **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.
 - n. **Signage:** Final signage will be determined at the time of any filing for a Final Development Plan.
 - o. **Revised Development/Concept Plan:** See Exhibit A for the Developer’s Revised Development/Concept Plan, which includes revised Site Context, Site Plans, Boundary & Topographic Survey, and Renderings.
 - p. **Rezoning Plat:** See Exhibit B.
5. **Ownership. (Cincinnati Zoning Code §1429-09(b))**

The properties comprising the development site are listed below and are currently owned by 3060 Durrell Investors LLC, the beneficial owner of which is Chinedum K. Ndukwe.

Address	Parcel ID	Owner	Beneficial Owner
3060 Durrell Ave	055-0002-0121-00	3060 Durrell Investors LLC	Chinedum K. Ndukwe
3060 Durrell Ave	055-0002-0039-90	3060 Durrell Investors LLC	Chinedum K. Ndukwe

6. **Schedule/Timeline. (Cincinnati Zoning Code §1429-09(c))**

The project will be constructed in a phased approach with two anticipated phases for the overall development:

- a. Phase I: The Woodburn building will be constructed first with an estimated 18-month construction schedule.
- b. Phase II: The Durrell building will start 4-6 months after the Woodburn building and will take 18 months to complete construction.

7. **Preliminary Reviews. (Cincinnati Zoning Code §1429-09(d))**

- a. **Geo-technical, Sewage, Water, Drainage, Approval and Permitting.** After analysis through the City's Coordinated Site Review (CSR) process, the proposed project is poised to move forward. Following a CSR Advisory Team meeting, a separate meeting with the Developer addressed departmental feedback. The Developer received a letter with recommendations and requirements from the City and will continue collaborating with relevant agencies and departments like DOTE,

MSD, GCWW, Duke Energy, and Cincinnati Bell dba Altafiber to ensure compliance. The project will adhere to all local regulations and requirements, and the necessary approvals and permits, including the rezoning to a Planned Development, will be obtained to ensure compliance with 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 actively collaborated with the community and the City throughout the planning process. For over a year, the Developer has been actively engaged with the Evanston Community Council and Evanston Business Association about the project. The Developer received a letter of support for the project from the Evanston Community Council. The Developer has proactively worked to further engage with the community and the City to address any concerns and improve the quality of the development, incorporating valuable feedback and adjusting elements of the plan to coincide with community wishes. (See Exhibit C). Examples include:
- a. **Two Public Staff Conferences:** Committed to a collaborative approach, the Developer participated in two virtual public staff conferences, one on November 6, 2023, and another one on January 8, 2024, to gather community and City perspectives and feedback. Incorporating valuable suggestions, the Developer has revised its Concept Plan (see Exhibit A) and Development Program Statement. These revised documents address community concerns regarding design elements, parking, circulation, density, building height, open space, and impacts on the surrounding neighborhood, demonstrating responsiveness and flexibility. The initial plan has been significantly enhanced based on community feedback, resulting in revisions including the examples outlined below.
 - b. **Enhanced Design:** Incorporating brick and stone accents adds warmth and character, blending with the surrounding aesthetic and demonstrating a commitment to respect the existing fabric of the neighborhood. (See Exhibit A for new renderings and architectural design.)
 - c. **More Responsive Density:** Decreasing the unit count by 60 (totaling 240 proposed units) ensures an appropriate scale for the site while still addressing the City's and Evanston's critical need for diverse housing options.
 - d. **Decreased Building Height:** Decreasing the Durrell Avenue side building to four-stories, instead of five-stories, balances critical and pressing housing needs while respecting the neighborhood's character.
 - e. **Ample Parking:** By increasing the number of parking spaces to 248 off-street parking spots, the project provides ample parking with a 1:1.03 unit-to-space ratio.
 - f. **Inviting Streetscape, First-Floor Openness, and Enhanced Pedestrian Paths:** Extending sidewalks and adding front doors to first-floor Woodburn units to imitate

the look and feel of nearby townhome developments on Woodburn, enhances pedestrian flow within the community, creates a welcoming and walkable environment connecting the development with the neighborhood and street-level engagement, and contributes to a vibrant community atmosphere.

- g. **Increased Vibrant, Open, and Green Spaces:** Increased landscaping and the expansion of open and green space, including rooftop areas and the addition of a dog park, contribute to a healthier, more vibrant and aesthetically pleasing community.
- h. **Sustainability & Environmental Friendliness:** Integrating environmentally friendly and sustainable elements into the design showcases the Developer's commitment to responsible development and aligning with Plan Cincinnati's environmental stewardship goals.

The Mingo at 3060 Durrell Avenue offers a plethora of public benefits, demonstrates responsiveness to community needs and wishes, and represents a significant step toward addressing the critical housing needs of Cincinnati residents, while fostering and supporting entrepreneurship, remote work opportunities, and sustainable urban living. The Mingo will create a vibrant, economically healthy, and inclusive community in the heart of Evanston, contributing positively to the City of Cincinnati's urban landscape, all in alignment with key priorities and objectives of Plan Cincinnati and the Evanston Workplan.

EXHIBITS

- A. Revised Development/Concept Plan (Site Context, Survey, Site Plans, Renderings)
- B. Rezoning Plat
- C. Community Engagement Summary

1/26/24
updates

Kingsley + Co. Community Engagement on 3060 Durrell Ave.

Below is a summary of community engagement completed by Kingsley + Co. for 3060 Durrell Avenue:

January 12, 2023: Kingsley + Co. presented their redevelopment plans for 3060 Durrell Avenue which included demolition of Hoffman School.

January 18, 2023: Kingsley + Co. submitted their redevelopment plans and Peaslee Rubric to the Evanston Community Council Executive team.

January 19, 2023: Kingsley + Co. presented their redevelopment plans to the Evanston Community Council General Body.

February 8, 2023: Kingsley + Co. conducted a working session with Evanston Community Council members and residents to discuss the redevelopment plans. The meeting was held at the Evanston Employment Resource Center (EERC) at 10 am.

February 8, 2023: 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 6 pm.

February 11, 2023: 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 12 pm.

February 16, 2023: 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 Planned Development (PD).

April 4, 2023: Chinedum Ndukwe requested 3060 Durrell Ave. to be placed on the April agenda. The request was denied by the Evanston Community Council Executive Board.

August 2, 2023: Chinedum Ndukwe requested 3060 Durrell Ave. to be placed on the August agenda. The request was denied by the Evanston Community Council Executive Board.

November 6, 2023: Kingsley + Co. participated in the Department of City Planning & Engagement's first Virtual Public Staff Conference on the proposed zone change of 3060 Durrell Avenue from Residential Mixed (RMX) to a Planned Development (PD). Following the first public staff conference, Kingsley + Co. proactively requested a second public staff conference to further engage with the community and the City to address any concerns and improve the quality of the development.

January 8, 2024: Kingsley + Co. participated in the Department of City Planning & Engagement's second Virtual Public Staff Conference on the proposed zone change of 3060 Durrell Avenue and presented a revised and enhanced Development/Concept Plan, incorporating valuable feedback and adjusting elements of the plan to coincide with community wishes.