

**THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEETING MINUTES
Wednesday, January 3rd, 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 21 people attended the meeting in person, and 3 attended the meeting on Zoom.	None
1. Cincinnati Police Report	<p>Sergeant Linda Sellers discussed the crime statistics for December 2023 (posted on the website prior to the meeting and attached). Sergeant Sellers highlighted automobile thefts as a central theme, with a continued issue with Hyundai in particular. The crime report reported 0 violent crimes, homicides, rapes, robberies, part 1 property crimes, and 0 theft from auto; one burglary suspected to be family related, 3 personal thefts, and 3 auto thefts.</p> <p>Captain Pettis mentioned smashed windows by juveniles in search of guns. Evanston saw crime wave of 46 cars in a single evening. No valuables stolen. It was encouraged not to leave firearms in vehicles overnight.</p> <p>Year over year metrics showed significant increase 2022 – 2023, discussion regarding 146% increase in Burglary B&E, Auto theft etc. 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. Sgt Sellers encouraged the community 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"> -New programs coming in Q1 2024 -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 -Updated Winter hours 11a-8p, and new CRC staff -Teen fitness 5-8pm Tuesday nights -Indoor walking MWF 11a-130pm -Pickleball offering Tuesday/Thursdays 1130a-130p -Senior Tai Chi -Pleasant Ridge Community Center Pickleball Competition on 1/12/24, 6p-845pm; Call 513-731-7894 for more information 	None
3. November 1 st & December 6 th Assembly Minutes	Minutes were approved with one correction: in Hoffman School section, "Planning Commission" should be changed to "Planning Department".	Yes
4. Treasurer's Report.	Vince Accoriniti presented. Reviewing the November 2023 income and balance sheet, sent out prior to the meeting. No extra-ordinary income or expenses were incurred during this time period. Parking revenue is trending lower than budget forecast, but with the switch to the new app-based parking system, expenses are being directly offset against revenues. It was noted that membership dues beginning to come as well. Other contributions of \$1750 were for the Sue Fullen Memorial Bench.	None
5. Membership	Chris Davis presented. Membership mailers are being returned and coming in. Updated membership list to be published in January. All Assembly members are encouraged to complete the membership sign up.	None

7. Infrastructure	Ryan Crane presented. Speed cushions are coming on Madison, on each end of Madison/Woodburn intersection and in front of the 7 Hills School. Comments from community members are tracked through the website and engagement is encouraged.	None
8. Parking	Jeff Butterbaugh presented. The change from Passport to Premium Parking has been completed for the East Walnut Hills parking lots, with new signage being put up across both lots.	
9. Business Association	Sara Siefring presented. Walk on Woodburn will be January 12 th , 2024. The Business District is hosting a month-long drive, gathering cleaning supplies with collection boxes in the front of the stores to then be donated.	
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. On the 3000 block of Woodburn, Onyx + East closed on its purchase of the properties and are in process of developing the foundations of the site now that they have site control. The Francis/Kemper demolition has largely been completed and will construction will slowly continue through the winter months until they are able to start the construction of approximately 40+ units. Weather permitting for both developments. Business courier posted that “6’N the Mornin’” is moving from Kenwood into the former Branch restaurant space. In Kenwood, it serves “soul food” breakfast & lunch. It plans to expand its menu and add nightlife.	
12. Hoffman School	Drew Gores presented. The Planning Department is finding a time for the Staff Conference where the community is encouraged to participate. One of the central issues being discussed is parking and the neighborhood impact the proposed density will bring. Another issue is proposed height at 4 stories, or ~67 ft height. The closest building analogs for this street are only ~35 ft high at the DeSales Flats, and St Ledger, both at 3 stories. From the proposed drawings, this development is attempting to build a commercial height building in a residential neighborhood. With such a large development on 3.5 acres, it’s forecasted that 78% of the greenspace and currently permeable surfaces will be turned into impermeable surfaces. Setbacks at 10ft were discussed. Discussion ensued regarding private property rights. The property is currently RMX zoned, which would allow for 3 units to be built. A zoning change to Planned Development (PD) would take it out of current appropriate private property use. After the Staff Conference, the Planning Department will make a recommendation to the Planning Commission.	
13. OLLI & Communiversity	Cate O’Hara presented. OLLI, a University of Cincinnati lifelong learning program is hosting its winter term. 160 kinds of classes; Art to zoology. Looking for more active participation in the community. Britney Fightmaster presented. Comuniversity, an organization of young professionals that host & teach evening classes, providing educational and profit-sharing opportunities for those interested in teaching or learning.	
Adjournment	There being no other business, the meeting was adjourned at 7:59 p.m.	

Attachments: Agenda, Police EWH Crime Statistics, and November Treasurer's Report

**THE NEXT EWHA ASSEMBLY MEETING WILL TAKE PLACE ON FEBRUARY 7TH
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

January 3, 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 November 1, 2023 and December 6, 2023
3. Treasurer's Report *Vince Accorinti*
4. Committee Reports *Various Committee Chairs*
5. Other Business
 - a. Hoffman School update *Drew Gores*
 - b. Adult Classes on UC Victory Parkway Campus
Osher Lifelong Learning Institute (OLLI) *Cate O'Hara*
Communiversities *Britney Fightmaster*

Adjournment

Next regular meeting

East Walnut Hills Assembly

February 7, 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

Follow Your Neighborhood on Facebook: EastWalnutHills

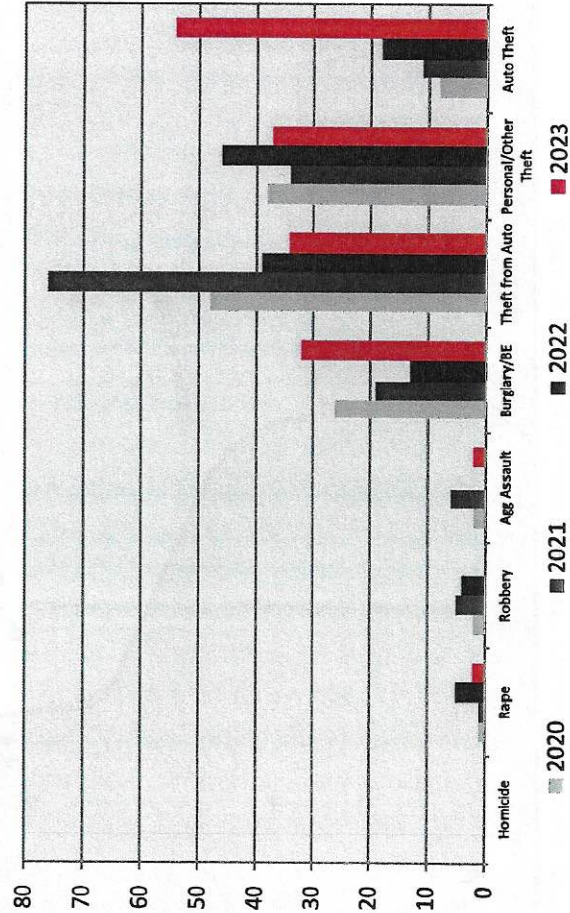
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East Walnut Hills Neighborhood Report

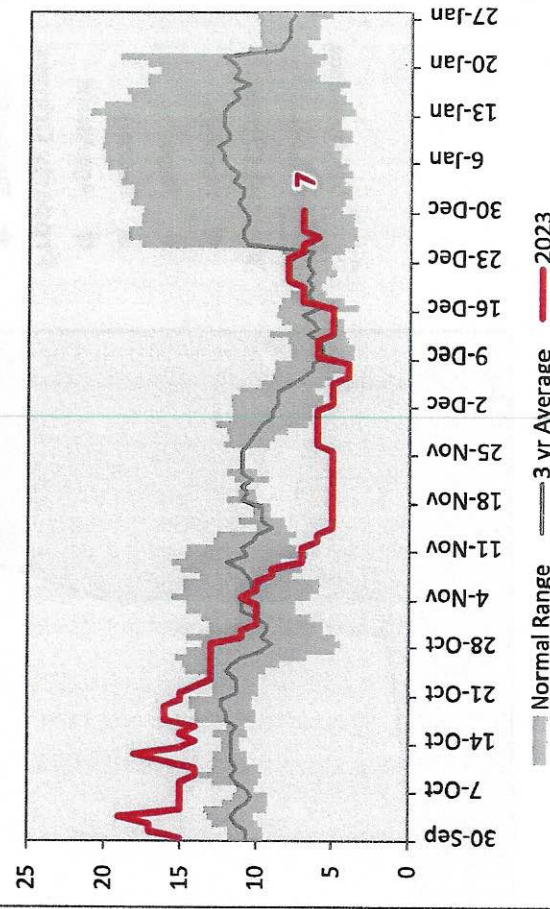
East Walnut Hills	Year-to-Date: 30-Dec						
	2020	2021	2022	Avg: 2020-22	2023	% Change: Avg / 23	% Change: 2022 / 2023
Part 1 Crime							
Homicide	0	0	0	0.0	0	N/C	N/C
Rape	1	1	5	2.3	2	-14.3%	-60.0%
Robbery	2	5	4	3.7	0	↓ 3.7	↓ 4
Agg Assault	2	6	0	2.7	2	-25.0%	↑ 2
Total P1 Violent Crime	5	12	9	8.7	4	-53.8%	-55.6%
Burglary/BE	26	19	13	19.3	32	65.5%	146.2%
Theft from Auto	48	76	39	54.3	34	-37.4%	-12.8%
Personal/Other Theft	38	34	46	39.3	37	-5.9%	-19.6%
Auto Theft	8	11	18	12.3	54	337.8%	200.0%
Total P1 Property Crime	120	140	116	125.3	157	25.3%	35.3%
Total P1 Crime	125	152	125	134.0	161	20.1%	28.8%

East Walnut Hills	Rolling 28 ending: 12/30/2023					
	Period 4 09/10/23 - 10/7/23	Period 3 10/08/23 - 11/4/23	Period 2 11/05/23 - 12/2/23	Period 1 12/03/23 - 12/30/23	% Change: P3-P1	% Change: 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	0	N/C	N/C
Agg Assault	0	0	0	0	N/C	N/C
Total P1 Violent Crime	0	0	0	0	N/C	N/C
Burglary/BE	8	3	1	1	-66.7%	N/C
Theft from Auto	3	0	2	0	N/C	↓ 2
Personal/Other Theft	1	4	1	3	-25.0%	200.0%
Auto Theft	3	1	1	3	200.0%	200.0%
Total P1 Property Crime	15	8	5	7	-12.5%	40.0%
Total P1 Crime	15	8	5	7	-12.5%	40.0%

Part One Reported Offenses: 2020-2023



Rolling 28 Day Reported Offenses



Neighborhood Block Report

EAST WALNUT HILLS

District 2



Auto Theft

Incident No	Offense	Date of Offense	Street Block
239035893	2913-02 (240) -THEFT -(Motor Vehicle)	12/9/2023 1:23:00 PM	25XX WOODBURN AV
239036609	2913-02 (240) -THEFT -(Motor Vehicle)	12/17/2023 5:30:00 PM	25XX WOODBURN AV
239036591	2913-02 (240) -THEFT -(Motor Vehicle)	12/17/2023 11:30:00 AM	16XX CLAYTON ST

Burglary/BE

Incident No	Offense	Date of Offense	Street Block
239037483	2911-12 (220) -BURGLARY	12/27/2023 5:22:49 PM	29XX WOLD AV

Part 2 Offense

Incident No	Offense	Date of Offense	Street Block
239035881	2913-02 (23D) -THEFT -(Theft From Building)	12/9/2023 11:00:00 AM	25XX HACKBERRY ST

Incident No	Offense	Date of Offense	Street Block
239036830	2913-02 (23H) -THEFT -(All Other Larceny)	12/20/2023 1:33:00 AM	13XX FLEMING ST

EAST WALNUT HILLS ASSEMBLY

Monthly Report

11/1/2023 - 11/30/2023

Category	Annual Budget	Month	Year to Date
	7/1/2023 6/30/2024	11/1/2023 11/30/2023	7/1/2022 11/30/2023
INCOME			
Membership Dues	10,150.00	820.00	1,178.11
Grants	14,472.00	0.00	9,872.00
Other Contributions	29,750.00	1,750.00	16,245.00
Parking Revenue	115,500.00	5,618.39	22,528.06
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	8,188.39	49,823.17
EXPENSES			
Outreach	9,565.00	2,107.52	4,517.52
Administration	1,429.00	186.31	569.57
Business Association	33,100.00	4,207.50	6,942.50
Beautification	15,700.00	3,149.64	7,331.42
Event Committee	9,000.00	465.20	5,389.85
Woodburn Parking Lot	42,490.00	335.15	9,013.41
Madison Parking Lot	54,000.00	150.00	5,120.71
TOTAL EXPENSES	165,284.00	10,601.32	38,884.98
OVERALL TOTAL	4,588.00	-2,412.93	10,938.19

BALANCE SHEET (Month)

	10/31/2023	11/30/2023	Net Change
Operating Account	24,337.94	21,014.77	-3,323.17
Madison Parking Lot Acct (Restricted)	8,856.05	9,203.66	347.61
Woodburn Lot Acct	50,729.98	55,515.61	4,785.63
Business Association Acct	11,637.90	7,414.90	-4,223.00
Business Association PayPal	0.00	0.00	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	711.11	711.11	0.00
Rainbow Building Promissory Note	23,940.00	23,940.00	0.00
TOTAL CASH ACCOUNTS	120,212.98	117,800.05	-2,412.93

BALANCE SHEET (Year to Date)

	6/30/2022	11/30/2023	Net Change
Operating Account	25,098.29	21,014.77	-4,083.52
Madison Parking Lot Acct (Restricted)	6,991.40	9,203.66	2,212.26
Woodburn Lot Acct	49,333.93	55,515.61	6,181.68
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	711.11	118.16
Rainbow Building Promissory Note	23,940.00	23,940.00	0.00
TOTAL CASH ACCOUNTS	106,861.86	117,800.05	10,938.19

FORMER HOFFMAN SCHOOL SITE PROPOSED DEVELOPMENT

Procedural Information on Upcoming Staff Conference

1. Revised Plans can be found on the City of Cincinnati Planning Department's website:
<https://www.cincinnati-oh.gov/planning/city-planning-calendar/virtual-staff-conference3060-durrell-avenue-evanston/>
2. Information on the Planning Dept's Staff Conference meeting to discuss and comment on the Revised Plans (the developer will be there to present and answer questions):

Virtual Public Staff Conference

Monday, January 08, 2024 at 6:00pm via Zoom

To receive the link for the meeting, please contact **Jesse: jesse.urbanicsik@cincinnati-oh.gov or 513-352-4843**

3. The two documents that are currently on the website (a revised Program Statement and the Summary of the Concept Plan are to added when available): Notice and **Revised Plans**.
4. Following the staff conference meeting next Monday the Planning Department will write up and submit a report/recommendation to the Planning Commission for further action.
 - a. After the 2nd public staff conference:
 - City Planning Commission will meet (virtual or in City Hall);
 - Then to City Council (virtual or in City Hall)
 - If PD (Planned Development) application is approved, the property will successfully receive the zone change from RMX to PD.
 - The applicant will have to come back through for the Final Development Plan (FDP) portion of Planned Development process. The applicant will submit full set of plans showing everything: infrastructure, sewer, geotechnical, building elevations and materials, lighting, landscaping, etc. There will be two more public hearings associated with the FDP:
 - Another public staff conference (virtual).
 - City Planning Commission (virtual or in City Hall)

Specific Changes

1. See attached email from Jesse Urbanicsik from the Planning Department for summary of changes.
2. See attached copy of the Revised Plans currently posted on the Planning Department's website.
3. The property is currently zoned RMX that allows for 3 units to be built on the property. The requested Planned Development plan (PD) proposes 240 units.

Issues to Consider

1. Parking spaces.
 - a. This was the single most contentious issue at the first staff conference. There were not enough proposed parking spaces to produce a 1:1 ratio. Concern from community members was voiced repeatedly about forcing overflow of tenants to park on the abutting residential streets, where parking is already limited.

b. The developer stated previously that parking at the apartments would also be paid parking. This issue is not addressed in the Revised Plans.

c. Note that the Revised Plans show that there are 96 parking spaces for the new Woodburn building. 133 units are proposed (the prior design proposed 141 units for this building). To produce a 1:1 ratio of parking to units, 37 more spaces on the Woodburn building site would need to be added than are being proposed. The Woodburn building is to be built first. Once it is finished, the Durrell building on the old Hoffman School site may be built, but is not guaranteed (the second phase, the Durrell site could end up not being built or changed substantially). Best planning practice would have the Woodburn building site have enough parking to support that building and not be dependent on Durrell site parking. The new proposed ratio of parking spaces to units at the Woodburn building (only 68% are one unit or studio apartments; the remainder are 2 or 3 bedroom apartments) is .72 parking spaces to units.

d. The developer is pushing the narrative that the overall development – both the Woodburn building and the Durrell building combined – creates 1.03 parking spaces (see summary in email from Jess Urbancsik). The developer arrives at this number by removing a story from the Durrell building (reducing the number of units from 159 to 107 while retaining the same parking spaces for this site in both plans (152 parking spaces)). Looking at the Durrell building alone, the Durrell building would have 1.42 parking spaces per unit.

2. Height of the Buildings

a. The Woodburn Building is likely to remain at 67 feet since it is 4 stories (confirmation on height has been requested from Planning Department). The residences around the site are limited by zoning (RMX and SF) to 35 feet per the Zoning Code. The Woodburn building will be just short (3 feet) of double the height of the existing structures. The De Sales Flats I and II, Merrimac Square townhouses, the Onyx and East development, the St Leger are all 3 stories and are close to the 35 foot height. Generally, you must go into the traditional commercial business district at De Sales Corner in EWH and north of 1-71 on Montgomery Rd. in Evanston to find buildings of this proposed commercial building height.

b. The Durrell building was initially proposed to be 5 stories. It is now proposed to be 4 stories.

3. Impermeable surfaces

a. The site is 4.53 acres. Much of it is now natural green space. The proposed built environment (impermeable surfaces) will be 3.51 acres, or 78% of the site. A dog park on the south side of the buildings has been added for increased green space. Note that the black dotted line is the property line on the attached map of the site. Much of the green space shown along the periphery of the site is not on the site.

i. The developer stated previously that he would not seek LEED certification for the building. There are no specifics as to how this new development will “incorporate sustainable design principles to minimize its environmental impact” as was stated in the developer’s initial Program Statement (that is no longer on the Planning Department’s website). These details will be determined in the Final Development Plan.

4. **Woodburn Building Street Setback.** The building is close to the sidewalk. No setback measurement is listed.

5. **Material to be used on the exterior.** The photos suggest that stone may be used. This information would be determined in the Final Development Plan.

6. **Affordable Housing.** The developer stated previously in front of City Council that 10% of the units would be "affordable" at 60% AMI.

7. **Private Property Rights.** The developer's private property rights currently entitle him to build 3 separate units of housing (3 apartments or 3 houses). He is asking the City for a special waiver that allows for 240 units to be built. This is a big increase. His rights should be no greater when requesting this change than those of abutting property owners. If abutting property owners believe that their properties will be negatively affected (particularly a loss in financial value), their voices should have equal weight in the discussion. The developer's explanation, at any time, that something must be approved because, if it isn't, the developer can't afford to do the project, should have no influence on the project.

8. **More Housing is Needed Throughout the City.** The Planning Commission uses this rationale to support large density projects. Is this proposed **240 market rate** units in a commercial sized building the best way to address the lack of housing in all of Cincinnati? What about negative impacts to existing property owners when a commercial sized building is built in a residential district?

dgores@outlook.com

From: Urbancsik, Jesse <jesse.urbanicsik@cincinnati-oh.gov>
Sent: Friday, December 15, 2023 1:39 PM
To: Urbancsik, Jesse
Cc: daniel@kinglseyandcompany.com; ck@kinglseyandcompany.com; Jindal Tork, Sonya
Subject: 3060 Durrell Av - Proposed Planned Development Revised Plans + Upcoming Public Staff Conference (1/8/24)
Attachments: 2023 12 07 The Mingo.pdf
Importance: High

Hello and Happy Friday,

I hope you have been doing well. I wanted to share the revised plans for the proposed planned development located at 3060 Durrell Avenue in Evanston. Kinglsey and Co. has revised the plans to incorporate the following:

- Total unit count has dropped to 240 units.
- Total parking count has increased to 248 spaces (1.03 parking spaces per unit).
- Durrell side building is now 4-stories (instead of the previously proposal of 5-stories).
- Increased green space throughout the development with the addition of a dog park.
- Updated renderings with anticipated look/feel of the buildings.
- Added front doors on 1st floor units on Woodburn to make it feel more walkable.
- Development will be entitled *The Mingo*.

The plans are attached to this email (which includes the concept plan, proposed site plan, and renderings). They may also be found here: [2023-12-07-The-Mingo.pdf \(cincinnati-oh.gov\)](#)

There will also be another virtual public staff conference held on **Monday, January 8th, 2024 starting at 6:00pm** held via **Zoom**. I will send out the physical notices in the mail early next week and will be sure to include the website link and QR code for the website. If you would like to attend this meeting, feel free to respond to this email and I will add you to the attendance list. You will receive the link to the virtual staff conference the Friday before the meeting.

The website link for the overall project may be found here: [Proposed Zone Change to Planned Development at 3060 Durrell Ave in Evanston - City Planning \(cincinnati-oh.gov\)](#)

I know that I still need to answer a few questions from those who have sent me correspondence the past months – I thank you for your patience. I promise to answer those and send the questions to the applicant team that are directed to them.

If you have any more questions, comments, concerns - please don't hesitate to reach out to me.

Thank you and "see" you all next year!

Happy Holidays.

Jesse Urbancsik | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
jesse.urbanicsik@cincinnati-oh.gov

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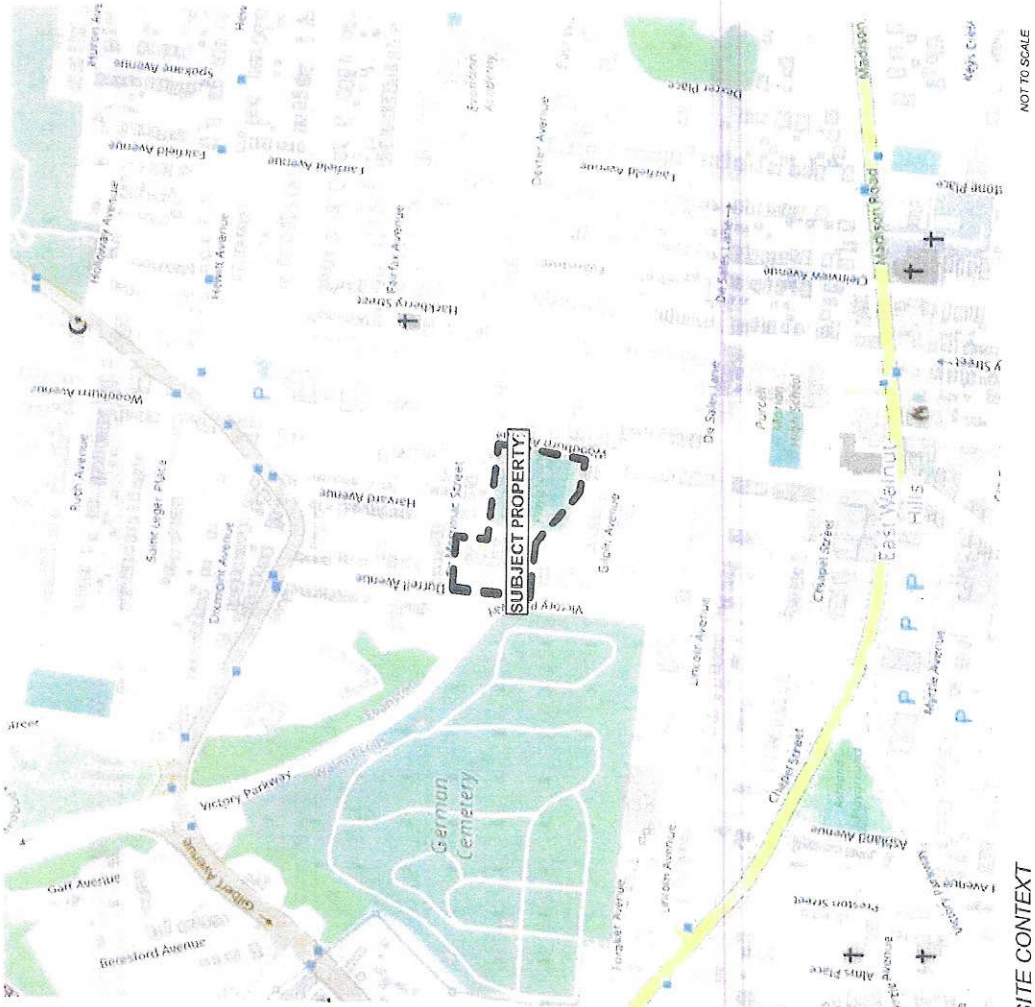
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THE MINGO
CINCINNATI, OH 45207
DECEMBER 7TH, 2023

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SD-900	RENDERING
SD-901	RENDERING
SD-902	RENDERING
SD-904	RENDERING
SD-905	RENDERING



NOT TO SCALE

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DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
PROJECT:	
SHEET:	
TOTAL SHEETS:	



THIS PROJECT HAS BEEN REVIEWED BY THE CITY OF HOUSTON UNDER A PERMIT ON 03/20/17
 DESIGNED BY: BERARDI PARTNERS, LLC
 ARCHITECTS AND
 ALL RIGHTS RESERVED
 THE MANUFACTURER'S SPECIFICATIONS AND THE COLOR AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
 CONSULT WITH THE ARCHITECT FOR ANY CHANGES.



SCHEMATIC

DATE: 12/07/2013
 PROJECT #: 21190

PRELIMINARY
 SITE PLAN

SD-100

BERARDI+

WOODBURN UNIT BREAKDOWN

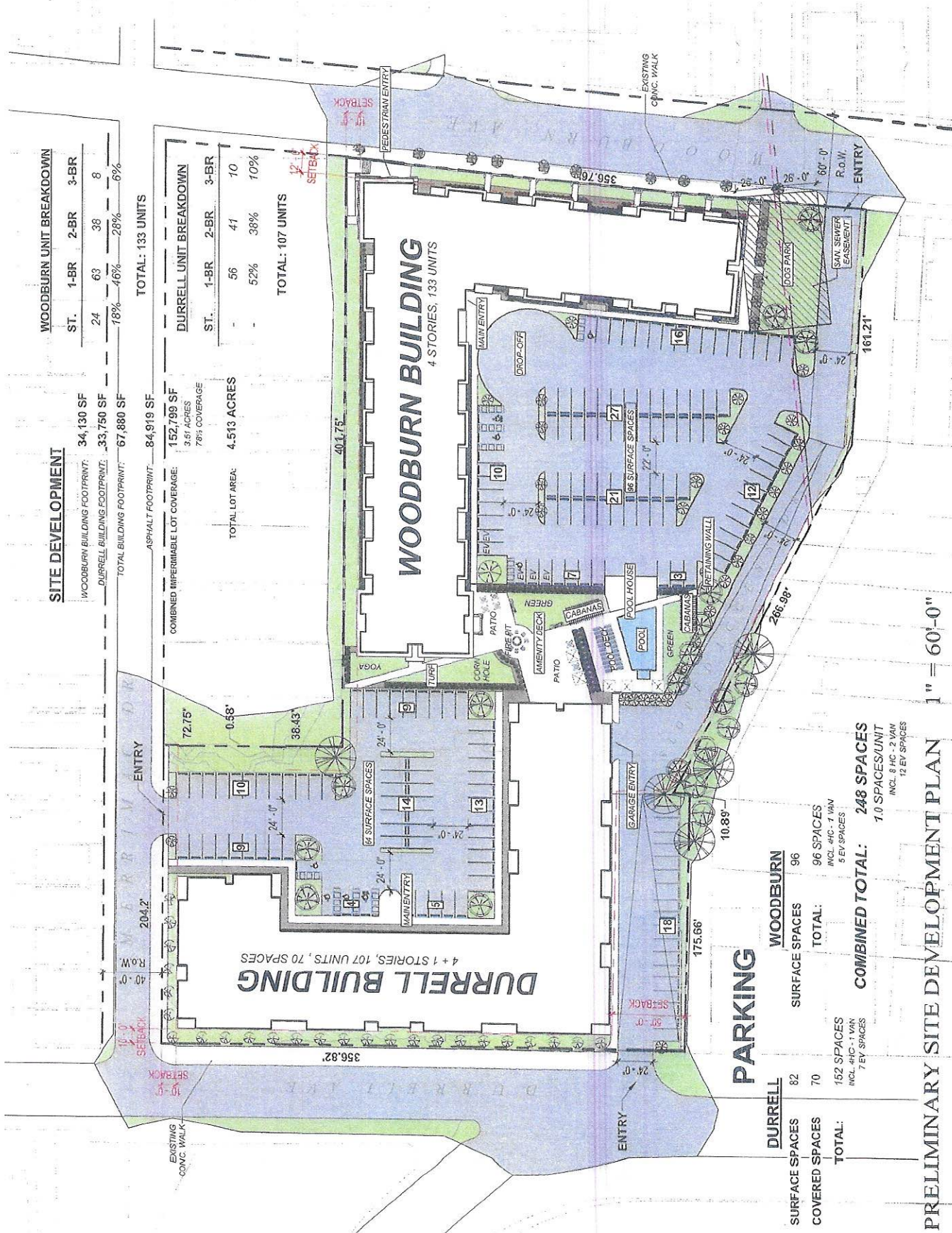
ST.	1-BR	2-BR	3-BR
	24	63	38
	18%	46%	28%
TOTAL:	133 UNITS		

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
	3.51 ACRES
	78% COVERAGE
TOTAL LOT AREA:	4.513 ACRES



PARKING

	DURRELL	WOODBURN
SURFACE SPACES	82	96
COVERED SPACES	70	96 SPACES
	152 SPACES	INCL. 4HC - 1 VAN
	INCL. 3HC - 2 VAN	5 EV SPACES
TOTAL:		248 SPACES
		1.0 SPACES/UNIT
		INCL. 8 HC - 2 VAN
		12 EV SPACES

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

THE MINGO

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CINCINNATI, OH
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FROM BERARDI+ PARTNERS, LLC

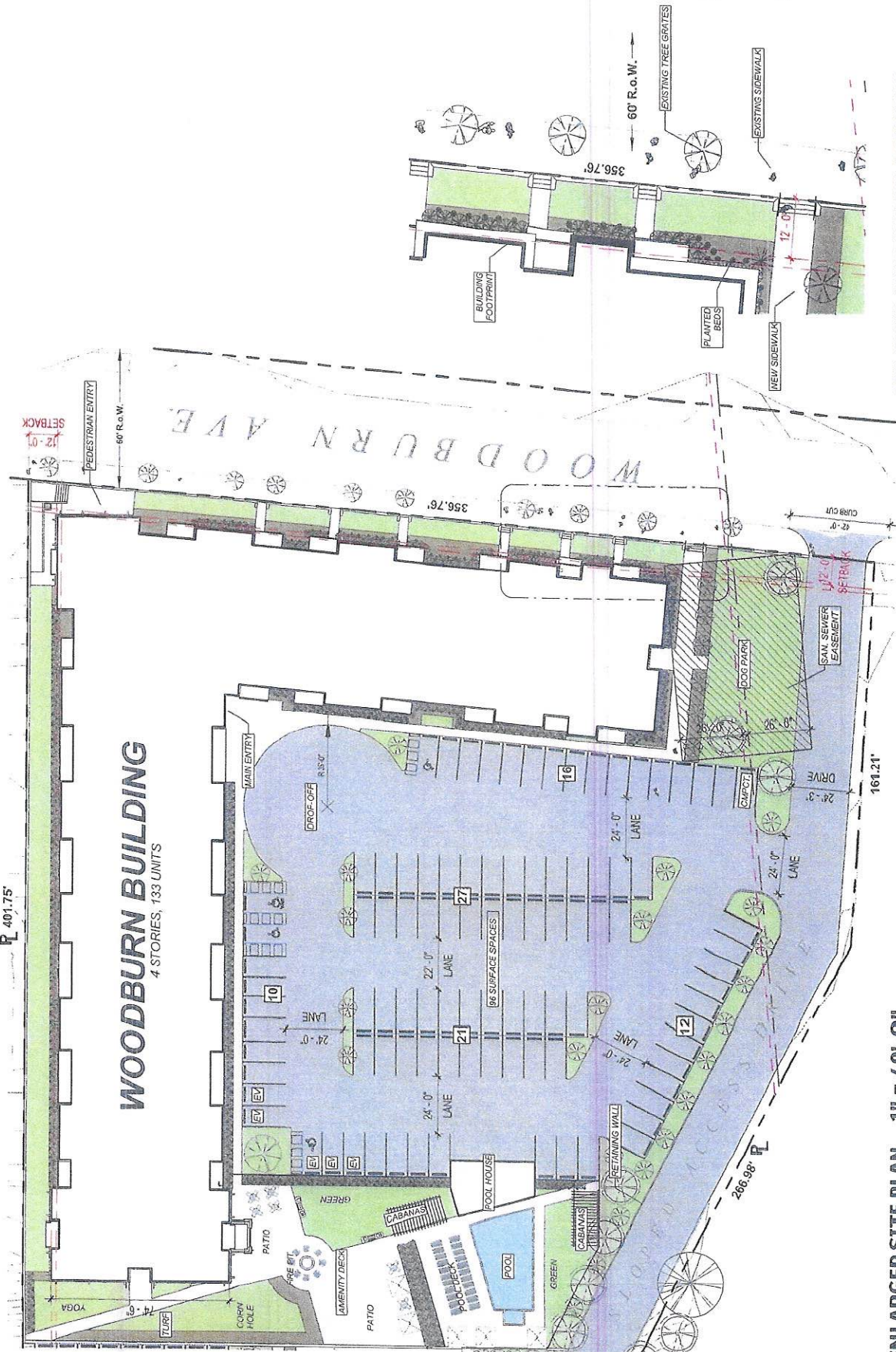
SCHMATIC

DATE: 12/07/2021
PROJECT #: 21196

PRELIMINARY
SITE PLAN

SD-300

BERARDI+



ENLARGED STREETScape CONDITION

ENLARGED SITE PLAN 1" = 40'-0"



BERARDI+
ARCHITECTS

WOODBURN AND NIELSON VIEW NORTHWEST

THE MINGO
DECEMBER 7TH, 2023
22156

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 DECEMBER 7TH, 2023
 22156

WOODBURN AND DEXTER VIEW SOUTHWEST

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 10000 WOODBURN AVENUE, SUITE 200
 WOODBURN, CO 80095
 P 303.733.1111 berardi@berardi.com

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WOODBURN VIEW WEST

THE MINGO
 DECEMBER 7TH, 2023
 22156

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