

EUCLID + CORRY DEVELOPMENT

REVITALIZING UNDERUTILIZED PROPERTIES,
PROVIDING QUALITY STUDENT HOUSING

CITY PUBLIC STAFF CONFERENCE

***Euclid + Corry*: Meeting the Need for Quality Student Housing**

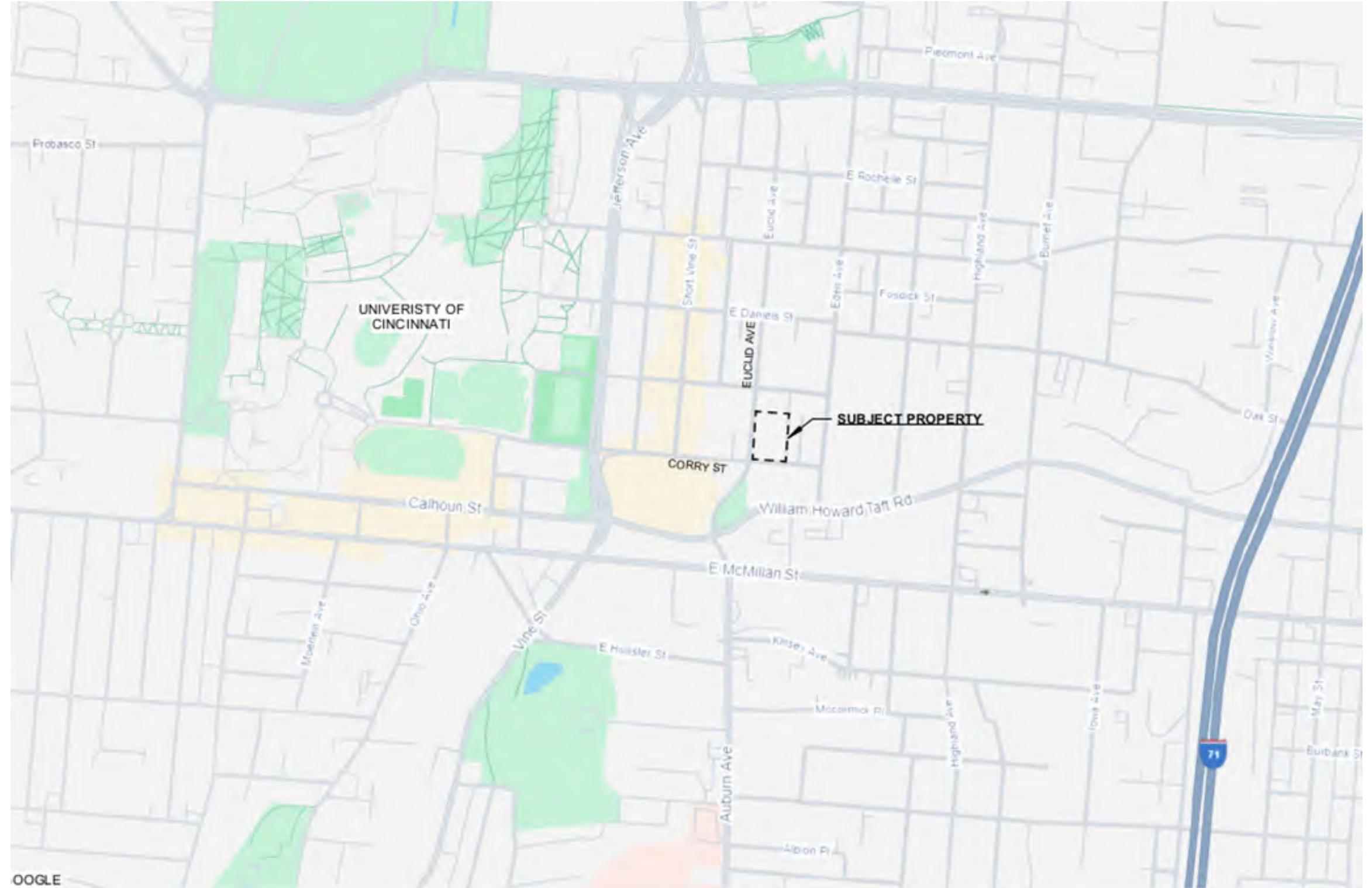
- Innovative student housing development in Corryville
- Addresses critical housing shortage near University of Cincinnati
- Modern, safe, high-quality accommodations with extensive amenities
- Fosters a balanced and supportive living environment

***Euclid + Corry* : Project Team**

- Applicant/Developer:
 - Kingsley + Co.
 - 100% black-owned real estate development and construction company
 - Committed to building inclusive and equitable communities
 - Focus on revitalizing historically underserved and diverse neighborhoods in Cincinnati
- Architect:
 - Myefski Architects
 - Experienced student housing architect
- Authorized Representative/Agent
 - Taft Stettinius & Hollister LLP

***Euclid + Corry*: A Prime Location for Student Living**

- Less than 0.25 miles from University of Cincinnati
- Close to public transportation (including 4 bus stops)
- Walkable, transit-oriented location
- Replaces underutilized properties (defunct office building and inefficient single family homes currently used as student housing rentals)
- Contributes to vibrancy of area



***Euclid + Corry*: Housing Designed for Student Success while Integrating with the Corryville Neighborhood**

- Approximately 180 student housing units
 - Studios: 21 units
 - 1-bedroom: 24 units
 - 2-bedroom: 51 units
 - 2-bedroom townhomes: 1 unit
 - 4-bedroom: 64 units
 - 4-bedroom townhomes: 19 units
- Approximately 208 on-site vehicle parking spaces
- Approximately 245 on-site bicycle parking spaces
- Amenities: Pool, co-working areas, fitness center, study rooms
- 5-story building on 2.5 story podium parking garage
- Building height of 72 feet from E. Corry Street
- Townhomes for a natural setback and aesthetic integration

Euclid + Corry : Site Plan



K+CO. | EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

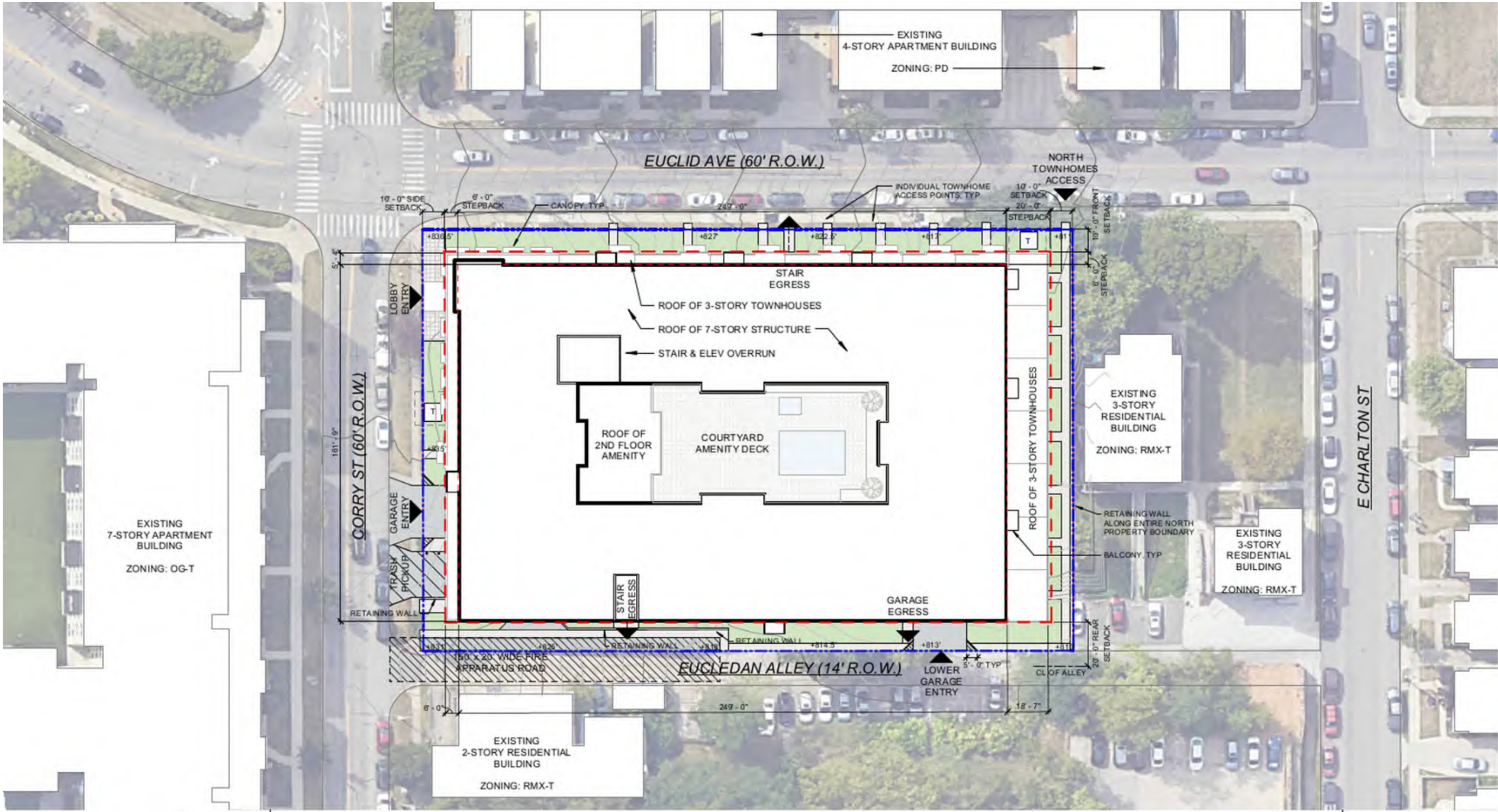
EXTERIOR VIEW FROM SOUTHWEST

04.30.2025



KINGSLEY + CO. Taft/
Building to INSPIRE™

Euclid + Corry : Site Plan



K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH



0 20' 40' 80'

SITE PLAN

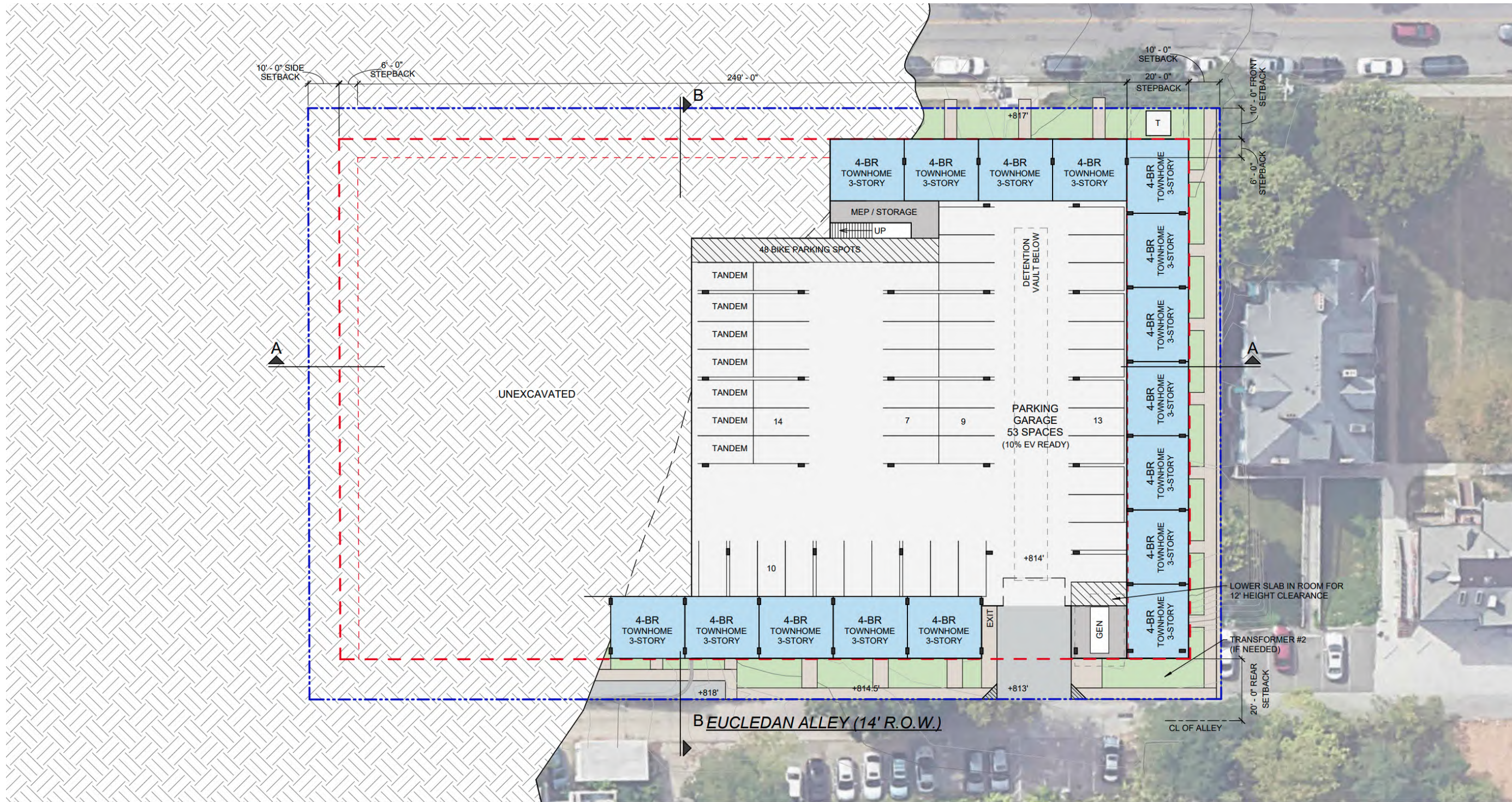
1" = 40'-0"

11.20.2024



KINGSLEY + CO. Taft/

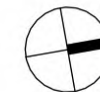
***Euclid + Corry*: Site Plan**



K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

LEVEL B2 PLAN
1" = 30'-0"



0 15' 30' 60'

02.07.2025



KINGSLEY + CO. Taft/

Euclid + Corry: Site Plan



K+CO. EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

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



KINGSLEY + CO. Taft/
Building to INSPIRE™

Euclid + Corry : Site Plan

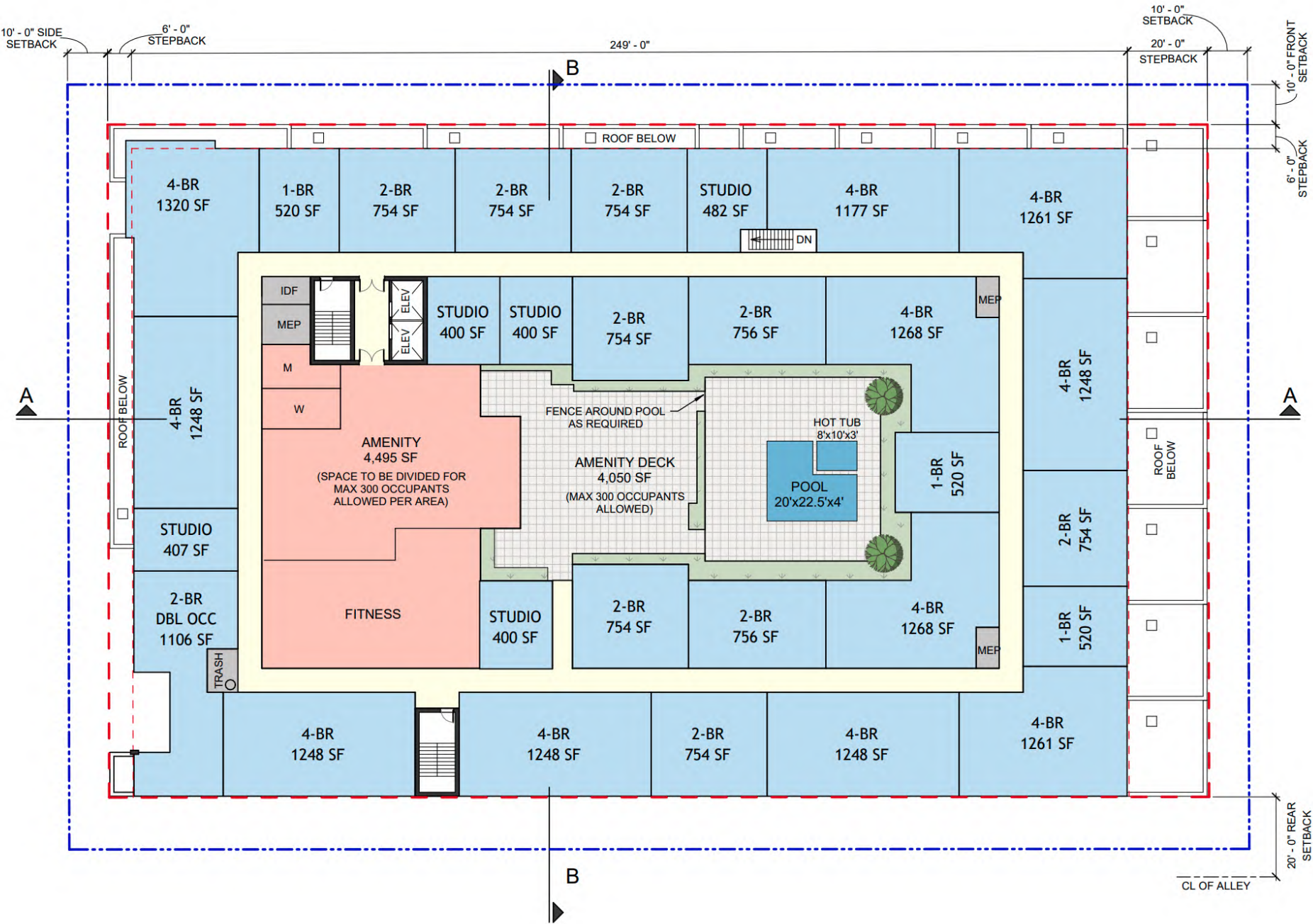


K+CO.

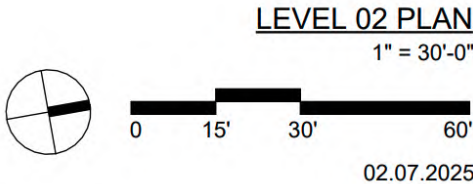
EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

MYEFSKI
ARCHITECTS
©2025 MYEFSKI ARCHITECTS, INC.

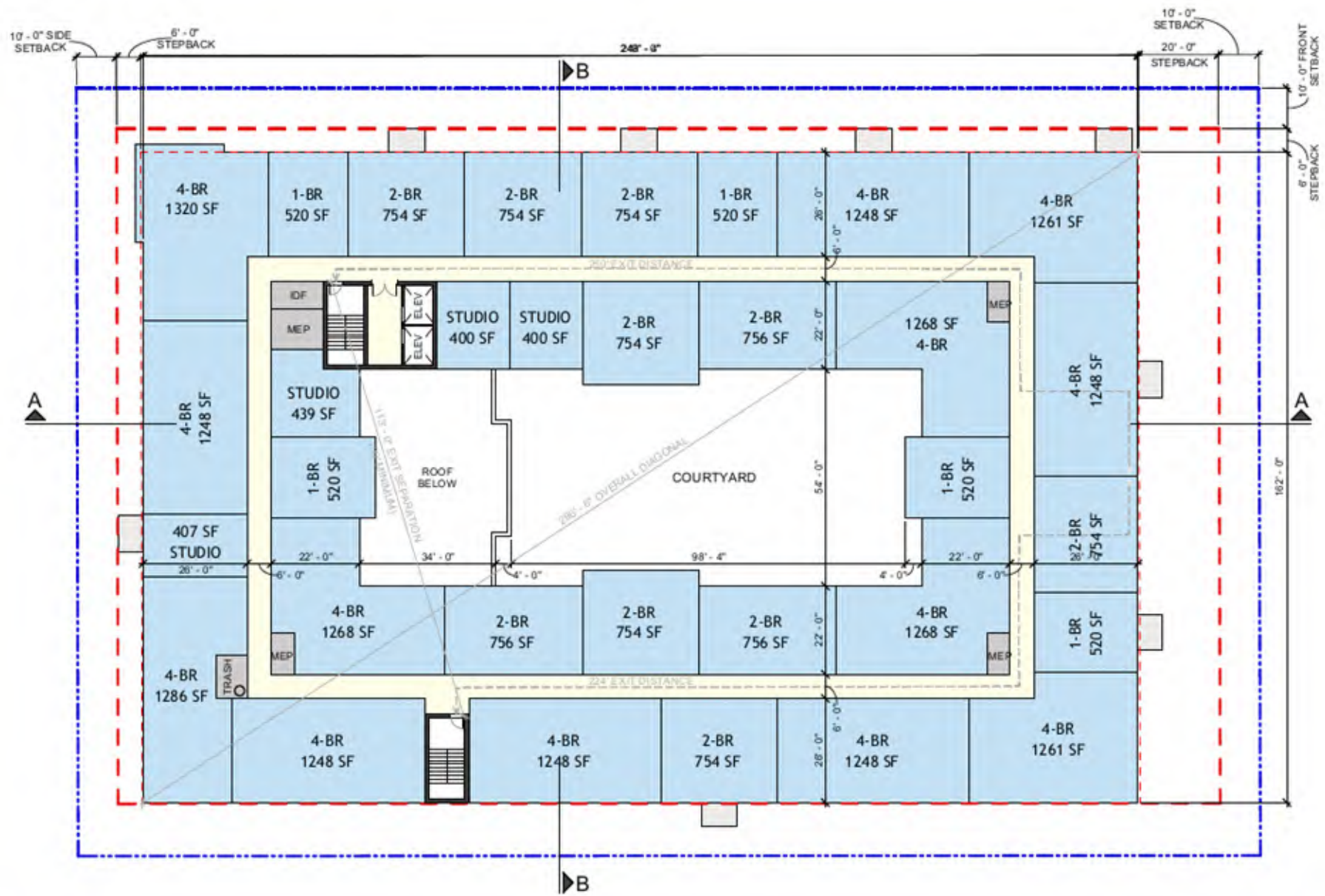
Euclid + Corry : Site Plan



EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH

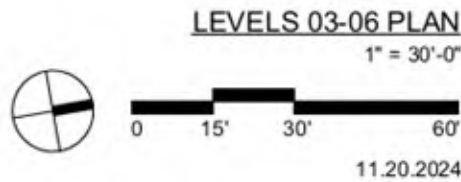


Euclid + Corry : Site Plan

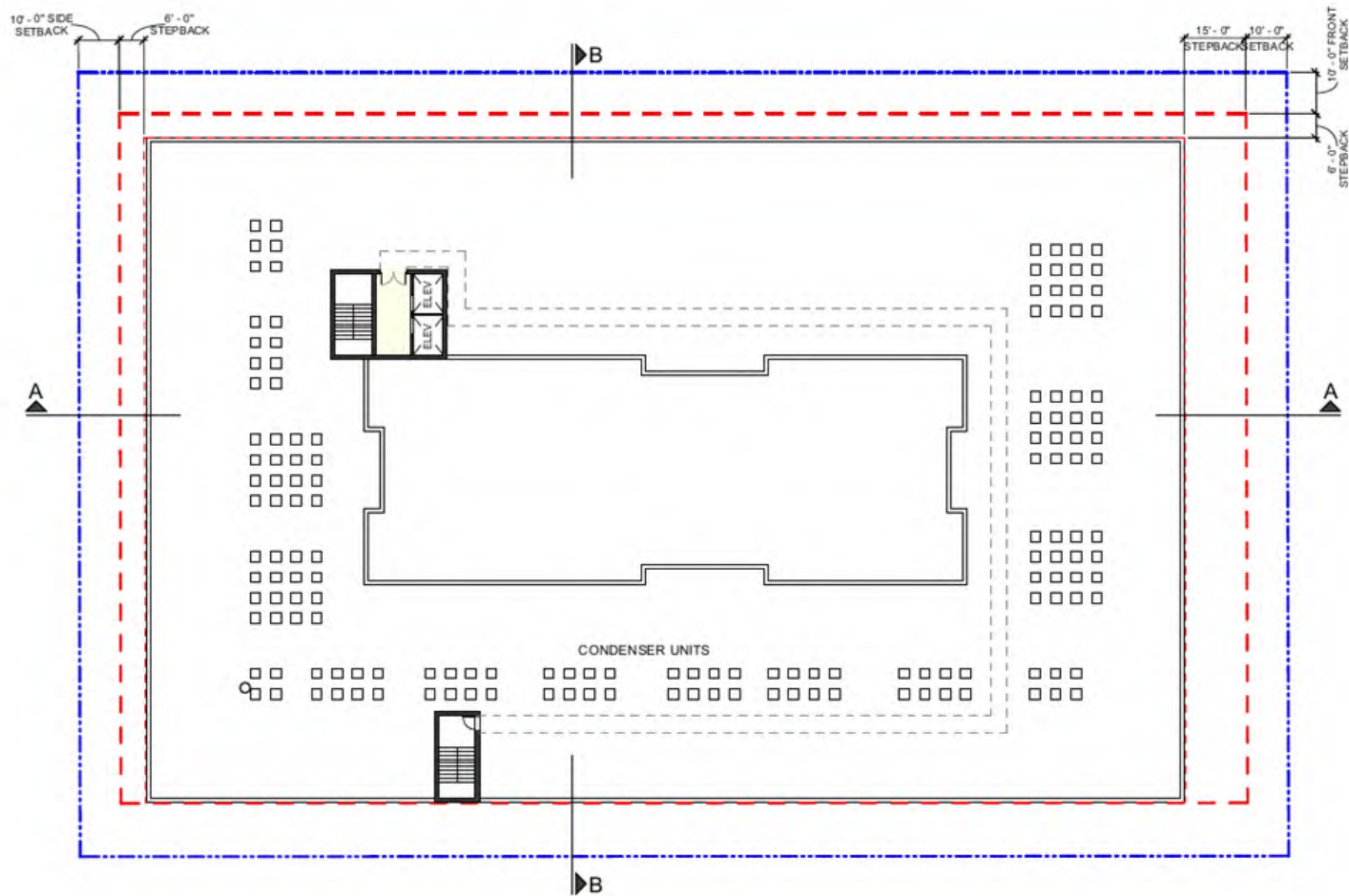


K+CO.

EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH



Euclid + Corry : Site Plan



Euclid + Corry : Development Summary

Development Summary										
Floor	Floor Height	Floor Elev.	Residential	Amenity	Leasing/ Office	Circulation	Vertical Conveyance	Mech / Storage*	Parking Garage*	Total Gross Area
All areas in square feet										
Level B2	11.00	-22.00	7,626			0	266	1,276	16,119	25,287
Level B1	11.00	-11.00	10,115			184	1,069	1,883	32,699	45,950
Level 1	15.00	0.00	12,091	2,780	780	381	977	3,388	24,592	44,989
Level 2	11.92	15.00	24,793	4,368		4,200	788	498		34,647
Level 3	10.83	26.92	27,597			4,076	674	476		32,823
Level 4	10.83	37.75	27,597			4,076	674	476		32,823
Level 5	10.83	48.58	27,597			4,076	674	476		32,823
Level 6	12.33	59.42	27,597			4,076	674	476		32,823
Roof		71.75								

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

FAR Gross Area	165,013				21,069	5,796				191,878
Total Building Gross Area	165,013		7,148	780	21,069	5,796	8,949	73,410		282,165

FAR Calculations*	
Site Area**	56,415
Proposed FAR Gross Area	191,878
Proposed FAR	340%

*Site area estimated per GIS

Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	10
1 / unit (LEED):	180
Provided	
Ground Floor	135
Level B1	54
Level B2	56
In Unit:	54
Total Provided:	299

Vehicle Parking Calcs	
None Required	
Level B2	53
Level B1	86
Level 1	69
Total Provided	208

0.43 spaces / bed

Unit Matrix									
	Studio	1-BR	2-BR	2-BR D.O.	4-BR	4-BR TH	2-BR TH	Total	Beds / Floor
Target Area	405	520	755	1065	1250	1440			
Level B2						16		16	64
Level B1						3	1	4	14
Level 1		1	2					3	5
Level 2	5	3	9		12			29	74
Level 3	4	5	10		13			32	81
Level 4	4	5	10		13			32	81
Level 5	4	5	10		13			32	81
Level 6	4	5	10		13			32	81

Total Units	21	24	51	0	64	19	1	180	
Unit Mix	11.7%	13.3%	28.3%	0.0%	35.6%	10.6%	0.6%	100%	

Total Bedrooms								
Total Beds	21	24	102	0	256	76	2	481
Total Baths	21	24	102	0	256	76	2	481
Bed Mix	4.4%	5.0%	21.2%	0.0%	53.2%	15.8%		100%
Target Mix	4%	6%	23%		67%			100%

338 rentable sf / bed (excludes townhomes)

PD ZONING SUMMARY

SITE AREA	56,415 sf (1.30 ac)
BUILDING HEIGHT *	89' - 95'
FRONT SETBACK (EUCLID AVE)	10'
FRONT STEP-BACK	6' (90%) / 4' (10%)
SIDE SETBACK (CORRY ST)	10'
SOUTH SIDE STEP-BACK	6' (85%) / 4' (15%)
SIDE SETBACK (NORTH)	10'
NORTH SIDE STEP-BACK	20'
REAR SETBACK (ALLEY) **	20'
UNIT COUNT	170 - 185
BED COUNT	460 - 500
VEHICLE PARKING	165 - 180
BIKE PARKING ***	170 - 200
OPEN SPACE	10,600 - 11,000 sf
COMMON OPEN SPACE	5,000 - 10,000 sf
PRIVATE OPEN SPACE	500 - 2,500 sf

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

SETBACK & STEPBACK EXCEPTIONS

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

Euclid + Corry: Community Engagement & Design: Shaping Corryville **(CZC §1429-11(a)(2)&(3))**

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

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

***Euclid + Corry*: Alignment with City & Neighborhood Plans**

- **Project Vision**

- Aligns with Plan Cincinnati, Corryville Plans, and Connected Communities.
- Revitalizes aging properties, creates needed student housing.
- Enhances quality of life with modern amenities and vibrant spaces.
- Promotes sustainable, walkable urban living

- **Alignment with Plan Cincinnati**

- “Provide a full spectrum of housing options and improve housing quality and affordability.” (p. 164)
- “Provide quality healthy housing for all income levels.” (p. 164)
- “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165)
- “Focus revitalization on existing centers of activity” (p. 86)
- “Identify underserved areas where new development can occur”, “[a]ssemble...underutilized properties for development and expansion”, and consider “[a]ccess to public transportation and “proximity to residential populations” “to pinpoint the locations with the highest likelihood of success” (p. 119)
- Promotes further growth in Corryville, aligning with Plan Cincinnati's goal to “target investment to geographic areas where there is already economic activity.”
- Provides quality housing options and addresses concerns about overcrowding and code compliance in existing rental properties, contributing to the stabilization and long-term health of the Corryville neighborhood in alignment with Plan Cincinnati's objective to “support and stabilize our neighborhoods.”
- Offers modern, safe, and well-maintained housing for students, contributing to the availability of “quality healthy housing for all income levels.” (p. 164)

***Euclid + Corry*: Alignment with City & Neighborhood Plans**

- **Alignment with 2016 University Impact Area Solutions Study & 2005 University Urban Renewal Plan**

- Provides much-needed modern and safe housing options.
- Reduces pressure on existing single-family homes.
 - Addresses University Growth and Housing Conditions: “As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms.” (p. 17)
- Addresses concerns about compliance with housing and building codes.
 - Addresses concern: Many existing student rentals in converted single-family homes “may not comply with the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations.” (p. 17)
- Reflects community feedback in design, ensuring harmony with Corryville.
 - Reflects goal to “guide new development to be in harmony with the unique fabric of the neighborhoods while still allowing them to evolve and improve.” (p. 43)
- Transforms blighted sites into safe, functional spaces, improving the neighborhood experience.
 - Supports objective to “improve the neighborhood experience by addressing quality of life issues such as...”safety...and blight.” (pp. 15, 43)

***Euclid + Corry*: Compatible with Surrounding Development (CZC § 1429-11(a)(1))**

- Compatible with Surrounding Development
 - Development will provide additional student housing options that fit within surrounding development.
 - PD zoning aligns with surrounding zoning and neighborhood context.
 - North: Multi-family and single-family homes
 - East: Dense student housing development (PD zoning status)
 - South: 7-story dense student housing development (OG-T zoning status)

QUESTIONS?