

EUCLID + CORRY DEVELOPMENT

REVITALIZING UNDERUTILIZED PROPERTIES,
PROVIDING QUALITY STUDENT HOUSING

CITY PUBLIC STAFF CONFERENCE
JANUARY 7, 2025

***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 177 student housing units
 - Studios: 20 units
 - 1-bedroom: 24 units
 - 2-bedroom: 50 units
 - 4-bedroom: 63 units
 - 4-bedroom townhomes: 20 units
- Approximately 173 on-site vehicle parking spaces
- Approximately 182 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

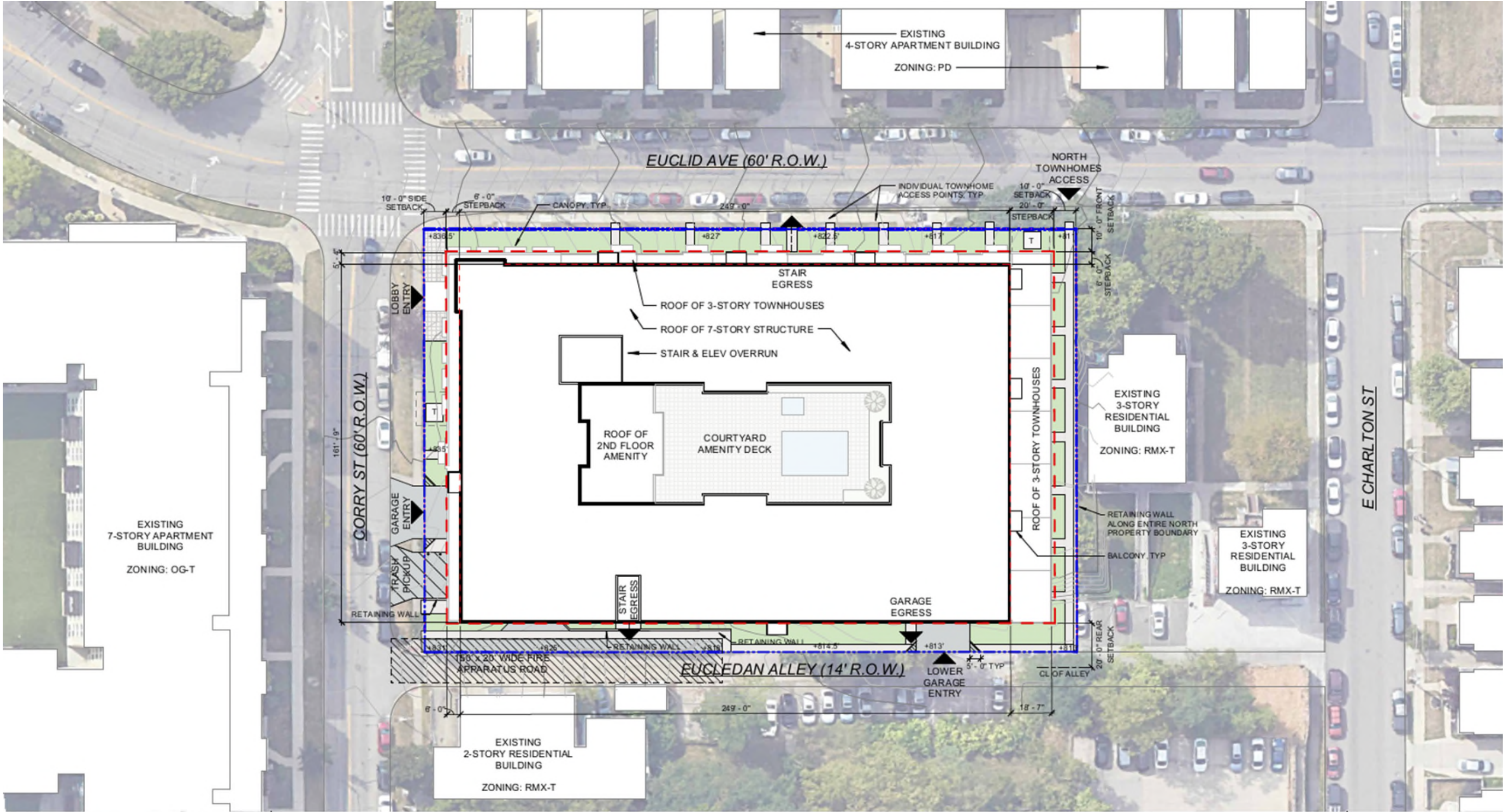
EXTERIOR VIEW FROM SOUTHWEST

11.20.2024



KINGSLEY + CO. Taft/

Euclid + Corry : Site Plan



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CINCINNATI, OH



0 20' 40' 80'

SITE PLAN

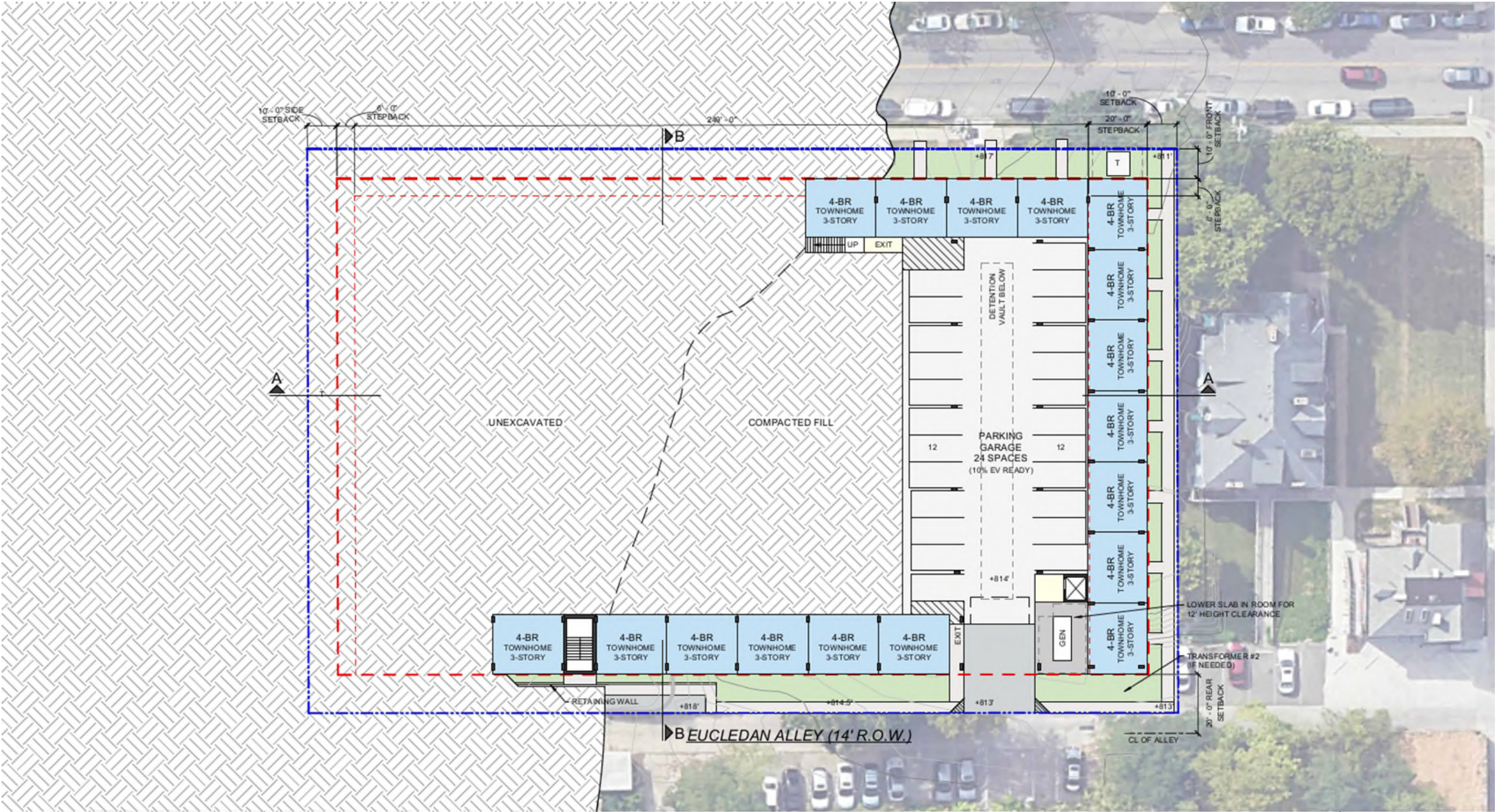
1" = 40'-0"

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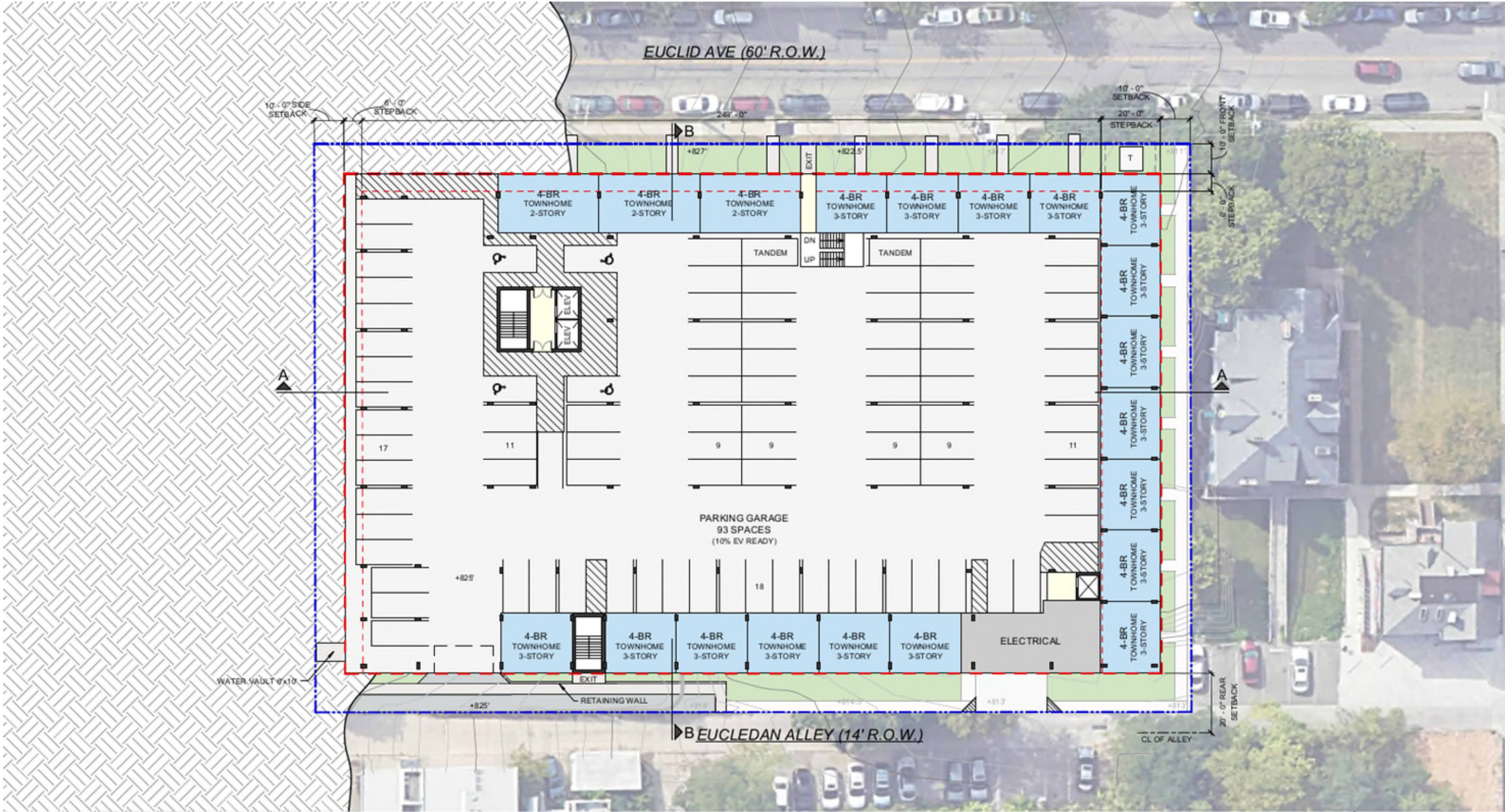
Euclid + Corry : Site Plan



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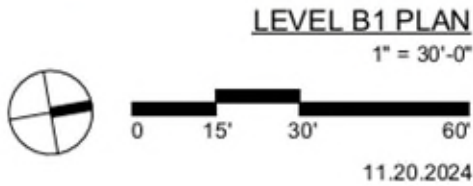


Euclid + Corry: Site Plan



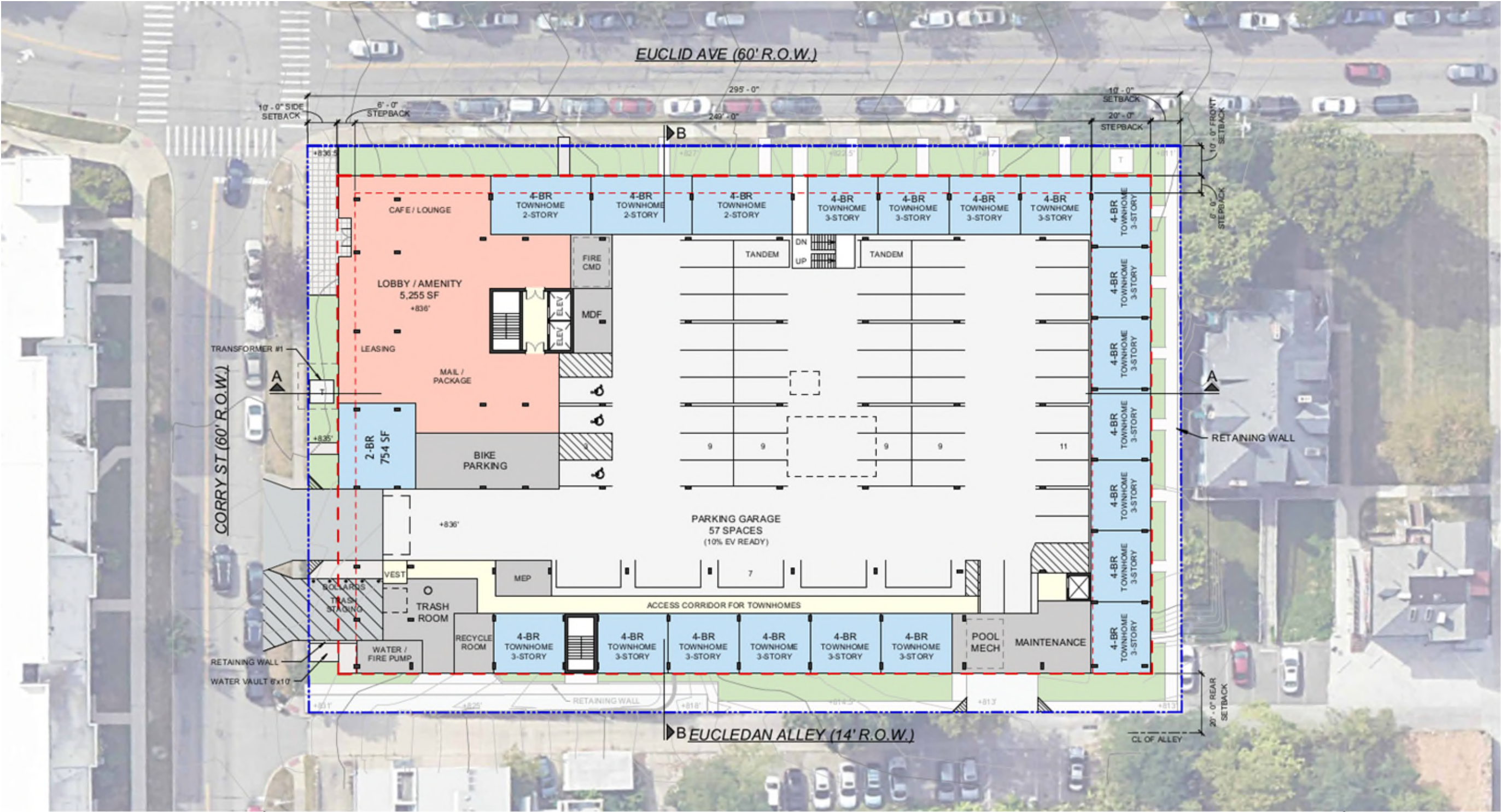
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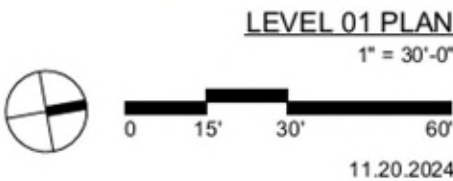


KINGSLEY + CO. Taft/

Euclid + Corry : Site Plan



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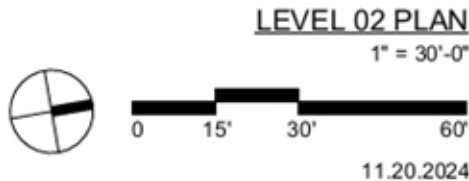


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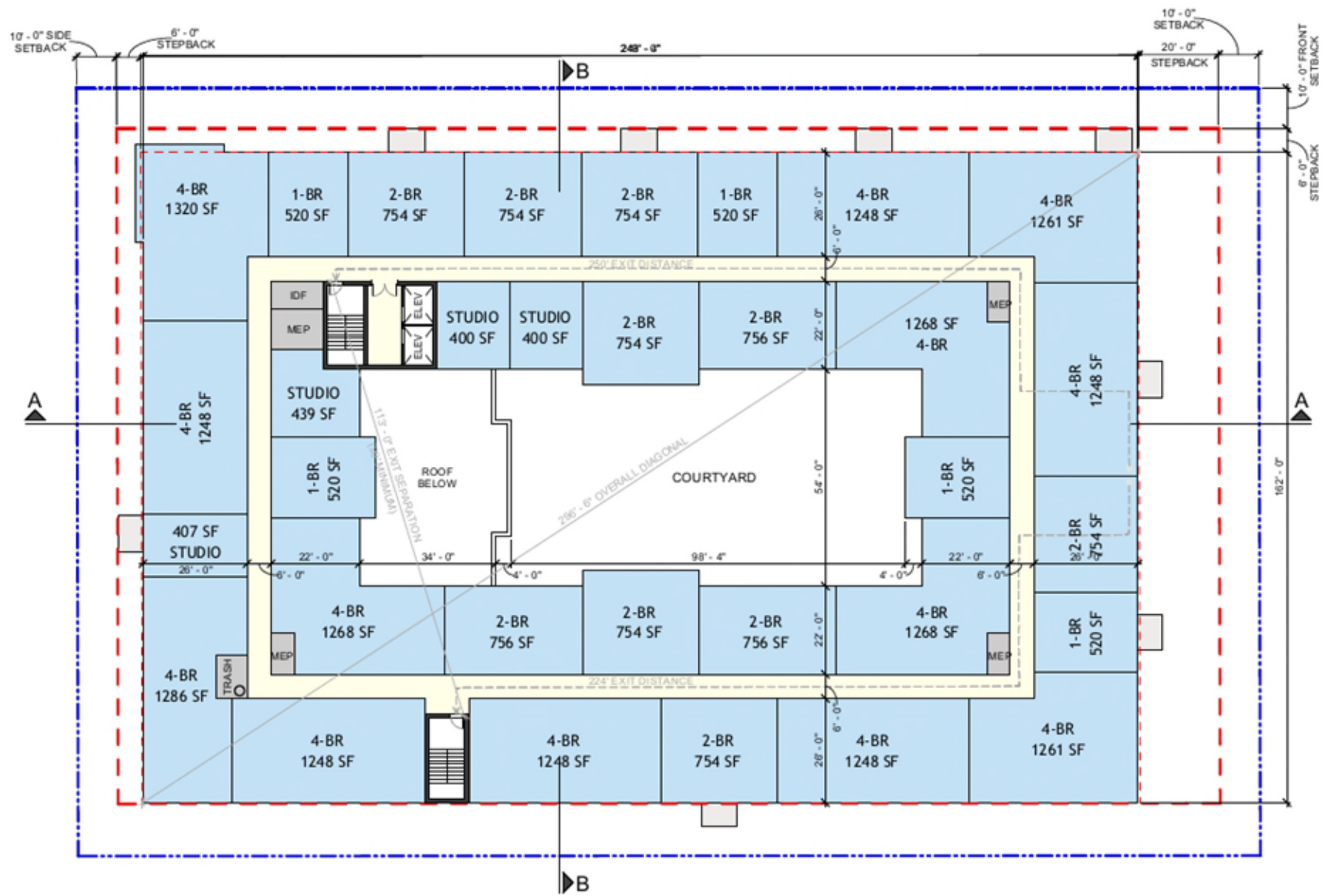
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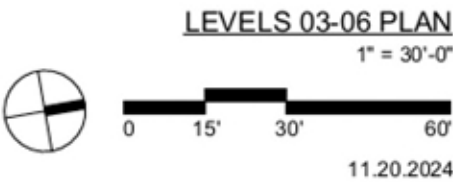
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Euclid + Corry : Site Plan

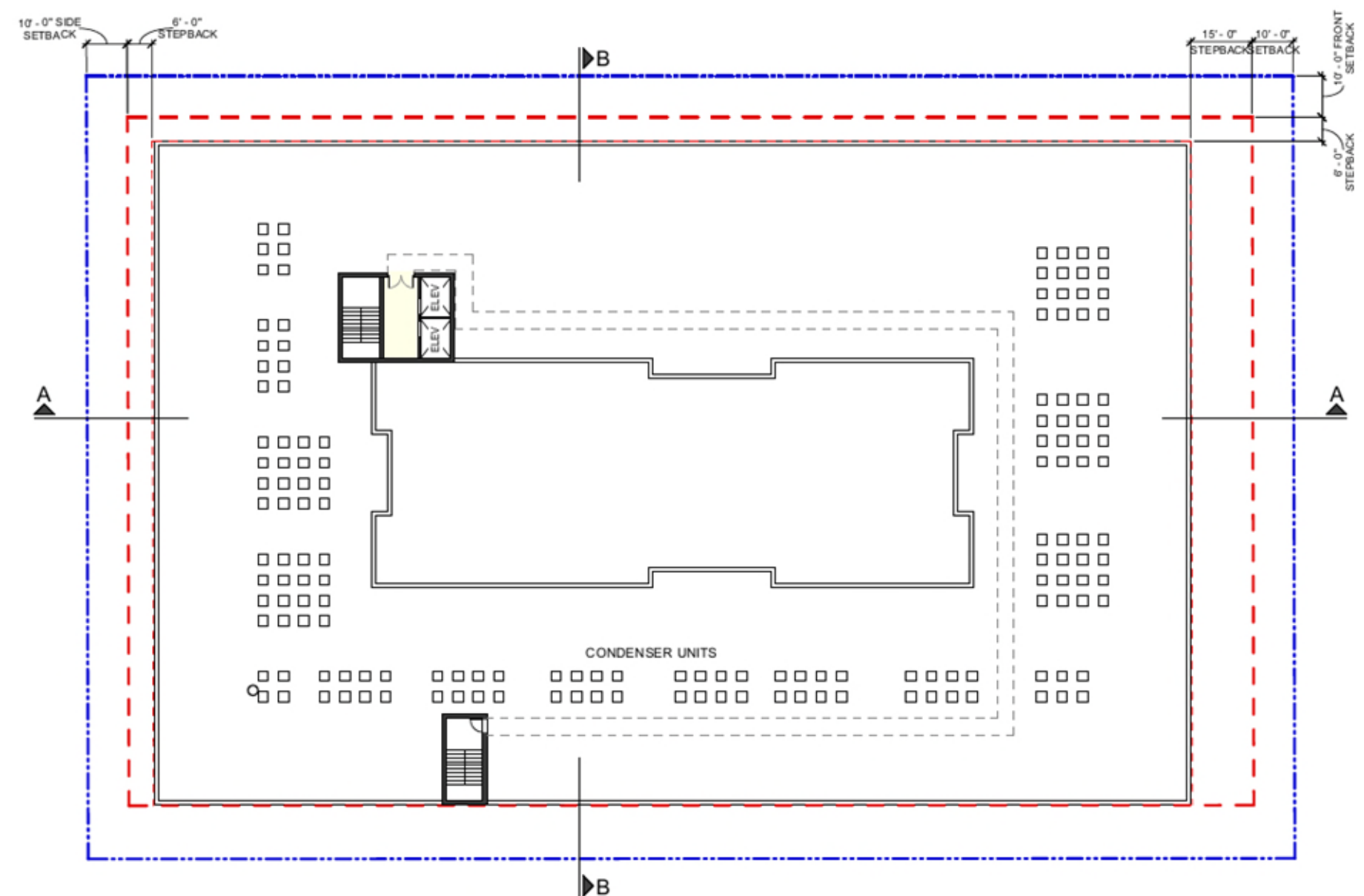


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EUCLID + CORRY DEVELOPMENT
CINCINNATI, OH



Euclid + Corry : Site Plan



Euclid + Corry : Site Plan



Euclid + Corry : Development Summary

Development Summary									
Floor	Floor Height	Floor Elev.	Residential	Amenity / Lobby*	Circulation	Vertical Conveyance	Mech / Storage*	Parking Garage*	Total Gross Area
All areas in square feet									
Level B2	11.00	-22.00	8,134		80	466	232	7,689	16,601
Level B1	11.00	-11.00	10,105		268	1,048	1,235	33,282	45,938
Level 1	15.00	0.00	11,502	3,891	2,173	1,054	3,951	22,454	45,025
Level 2	11.92	15.00	23,709	5,570	3,904	804	507		34,494
Level 3	10.83	26.92	27,972		3,736	681	445		32,834
Level 4	10.83	37.75	27,972		3,736	681	445		32,834
Level 5	10.83	48.58	27,972		3,736	681	445		32,834
Level 6	12.33	59.42	27,972		3,736	681	445		32,834
Roof		71.75							

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

FAR Gross Area	165,338		21,369	6,096				192,803
Total Building Gross Area	165,338	9,461	21,369	6,096	7,705	63,425		273,394

FAR Calculations*	
Site Area**	56,415
Proposed FAR Gross Area	192,803
Proposed FAR	342%

*Site area estimated per GIS

Bicycle Parking	
Required	
1 / 20 vehicles (zoning):	9
1 / unit (LEED):	177
Provided	
In Common Room:	120
In Unit:	62
Total Provided:	182

Vehicle Parking Calcs	
None Required	
Level B2	24
Level B1	92
Level 1	57
Total Provided	173

0.36 spaces / bed

Unit Matrix								
	Studio	1-BR	2-BR	2-BR D.O.	4-BR / 3-BATH	4-BR	4-BR TH	Beds / Floor
Target Area	405	520	755	1065	1180	1250	1440	
Level B2							17	68
Level B1							3	12
Level 1			2					4
Level 2	4	4	7	1	1	10		70
Level 3	4	5	10			13		81
Level 4	4	5	10			13		81
Level 5	4	5	10			13		81
Level 6	4	5	10			13		81

Total Units	20	24	49	1	1	62	20	177
Unit Mix	11.3%	13.6%	27.7%	0.6%	0.6%	35.0%	11.3%	100%

Total Bedrooms								
Total Beds	20	24	98	4	4	248	80	478
Total Baths	20	24	98	2	3	248	80	475
Bed Mix	4.2%	5.0%	20.5%	0.8%	0.8%	51.9%	16.7%	100%
Target Mix	4%	6%	23%			67%		100%

344 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, Collaboration, & Support**

- **Active Engagement:**

- Collaborated with the community and the City throughout the planning process.
- Actively engaged with the Corryville Community Council and residents.
- Addressed concerns and incorporated valuable feedback.
- Adjusted the plan to align with community wishes.
- (Exhibit G, Community Engagement Summary).

- **Community Support:**

- Received a letter of support from the Corryville Community Council (Exhibit H).
- Received hundreds of letters of support from the community (Exhibit I).

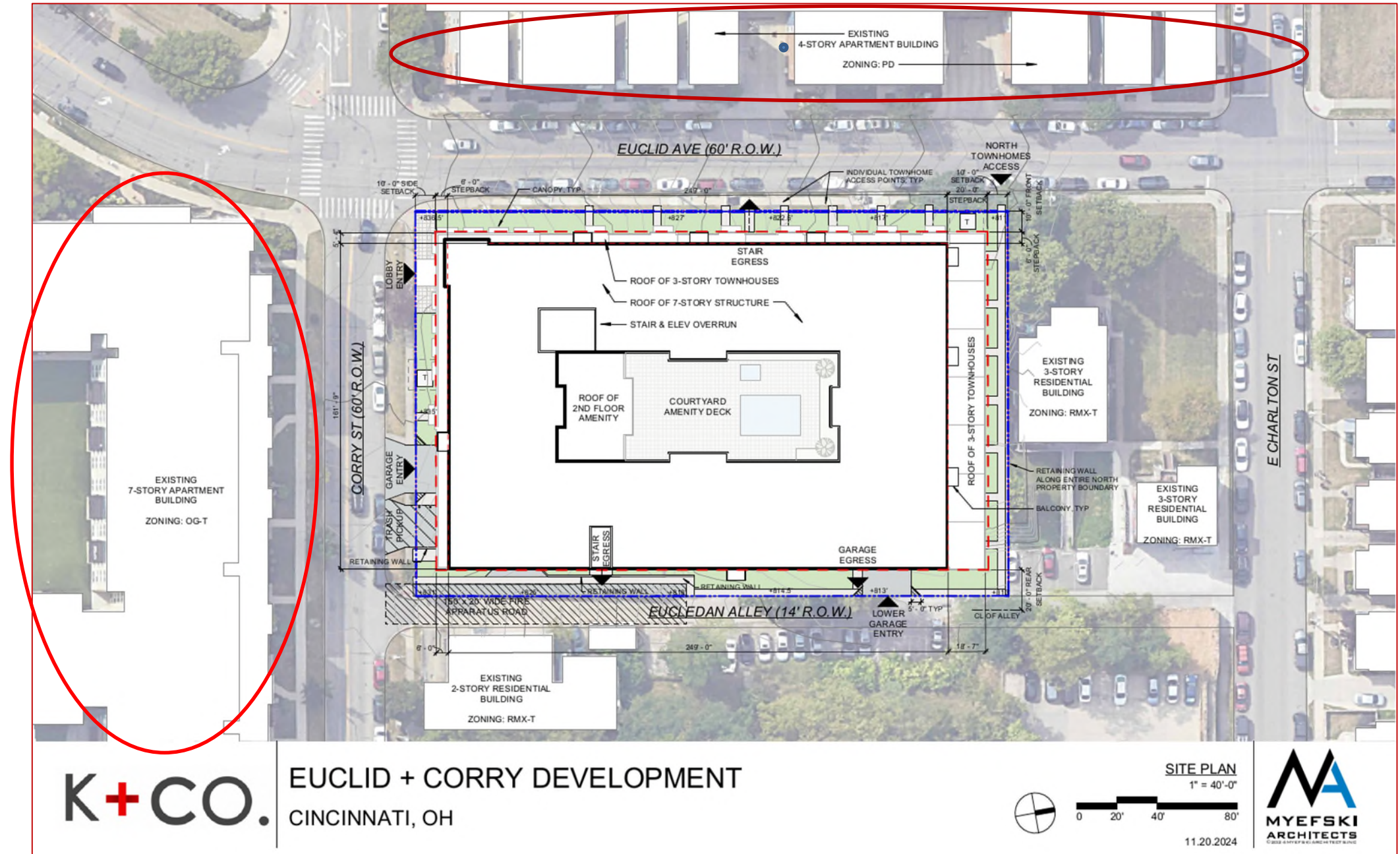
Euclid + Corry: Rezoning Request to Planned Development (PD)

- **Current Zoning:**

- 2608 Euclid Ave: OG-T (Office General-Transit)
- 2612, 2614, 2620, 2622 Euclid Ave: RMX-T (Residential Mixed Use)

- **Proposed Zoning:**

- Planned Development (PD)
- 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)



***Euclid + Corry*: Meeting PD Concept Plan & Development Program Statement Requirements (CZC §1429-09)**

- **(a) Plan Elements (Exhibit F):**
 - **Survey:** Survey with metes and bounds description, property lines, and total acreage.
 - **Land Use:** Clearly depicts building footprints, street rights-of-way, setbacks, building heights, pedestrian walkways, and open spaces.
 - **Site Features:** Addresses topography, drainage, landscaping, and buffer planting.
- **(b) Ownership (Exhibits A-E):**
 - **Proof of Control:** Includes re-zone authority letters from all property owners.
 - **Ownership List:** Provides list of all ownership and beneficial interests.
- **(c) Schedule:**
 - **Timeline:** Outlines project timeline, including expected groundbreaking/completion dates.
- **(d) Preliminary Reviews:**
 - **CSR Process:** Project follows the Coordinated Site Review process with active collaboration with City departments (DOTE, MSD, GCWW, etc.).
- **(e) Density and Open Space:**
 - **Calculations:** Provides calculations of density and open space.
- **(f) Other Information:**
 - **Readiness:** Developer prepared to provide any additional information requested by the City.

***Euclid + Corry*: City Planning Commission Considerations & Requirements & Council Action (CZC §1429-11)**

- Consistent with City Planning Commission Considerations for Planned Development (PD) (CZC §1429-11)
 - Alignment with Plan Cincinnati & Corryville Neighborhood Plans & Compatible with Surrounding Development (CZC §1429-11(a)(1))
 - Superior Urban Design Enhancement (CZC §1429-11(a)(2))
 - Compensating Benefits (CZC §1429-11(a)(3))
 - Adequate Provisions (CZC §1429-11(a)(4))

***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)

***Euclid + Corry*: Superior Urban Design Enhancement (CZC § 1429-11(a)(2)) & Compensating Benefits (CZC § 1429-11(a)(3))**

- **Enhancing Corryville:**

- Revitalizes aging, underutilized properties.
- Provides critically needed, quality and safe student housing.
- Promotes sustainable, walkable urban living.
- Enhances quality of life for residents.

- **Superior Urban Design (CZC § 1429-11(a)(2)):**

- Incorporated community feedback on design, density, height, parking.
- Updated renderings for a visually interesting design, responsive to neighborhood materials.
- Incorporated brick and stone accents, blending with the surrounding aesthetic.
- Decreased building height from 18 stories to 7 stories (5-stories residential, 2-stories podium garage parking).
- Balanced the need for student housing with appropriate scale and neighborhood character.
- Added townhomes as an exterior wrap to create a setback, enhance streetscape, and blend with surrounding neighborhood.

- **Compensating Benefits (CZC § 1429-11(a)(3)):**

- Increased parking to approx. 174 off-street spaces.
- Community amenities include dedicated bicycle parking/storage, pool, co-working areas, fitness center, and study rooms.
- Inviting streetscape with first-floor openness, townhomes, and front doors, enhancing the pedestrian environment.
- Integrated environmentally friendly and sustainable elements into design.

Euclid + Corry : Adequate Provisions (CZC § 1429-11(a)(4))

- Project includes adequate provisions for utility services, refuse collection, open space, landscaping, buffering, pedestrian circulation, traffic circulation, building design and building location
- Aspects outlined in PD Concept Plan and Development Program Statement
- To be further detailed in Final Development Plan

QUESTIONS?