

**DEVELOPMENT PROGRAM STATEMENT
ZONING CHANGE REQUEST FOR
2608-2622 EUCLID AVENUE, CORRYVILLE, CINCINNATI, OHIO
(Updated January 28, 2025)**

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 and Zoning Information.

2608 Euclid Avenue is currently zoned OG-T (Office General- Transit) and 2612, 2614, 2620, and 2622 Euclid Avenue are currently zoned RMX-T (Residential Mixed Use). The Developer is seeking to rezone the site to a Planned Development (PD) zoning designation. This rezoning aligns well with the surrounding zoning designations and nearby developments. To the north of the property, multi-family and single-family homes are present. To the east is a dense student housing project which has the Planned Development (PD) zoning status. Additionally, to the south, there is OG-T zoning, which allowed for a dense student housing development. Given the nearby zoning designations, this property is well-suited to fit within the neighborhood envelope and contribute positively to the community.

4. Ownership. (Cincinnati Zoning Code §1429-09(b))

The properties comprising the development site and their owners are listed below:

Address	Parcel ID	Owner	Beneficial Owner
2608 Euclid Ave ¹	092-0002-0031-00	2608 Euclid LLC	Kingsley Investment Group, LLC
2612 Euclid Ave ²	092-0002-0029-00	2612 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2614 Euclid Ave ³	092-0002-0027-00	2614 Euclid Avenue LLC	Euclid Avenue Development 2, LLC
2620 Euclid Ave ⁴	092-0002-0025-00	Corryville Properties LLC	Steven Houck and Jason Recher
2622 Euclid Ave ⁵	092-0002-0024-00	Ronald L. Pennington	N/A

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

- a. **Project Description:** Kingsley + Co., a minority-owned development firm, presents The Euclid and Corry Development, an innovative student housing project

¹ See Exhibit A for a copy of 2608 Euclid LLC’s re-zone authority letter, authorizing its inclusion in this PD Application.

² See Exhibit B for a copy of 2612 Euclid Avenue LLC’s re-zone authority letter, authorizing its inclusion in this PD Application.

³ See Exhibit C for a copy of 2614 Euclid Avenue LLC’s re-zone authority letter, authorizing its inclusion in this PD Application.

⁴ See Exhibit D for a copy of Corryville Properties LLC re-zone authority letter, authorizing its inclusion in this PD Application.

⁵ See Exhibit E for a copy of Ronald L. Pennington’s re-zone authority letter, authorizing its inclusion in this PD Application.

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strategically positioned in Cincinnati's Corryville neighborhood. Responding to the critical shortage of student housing near the University of Cincinnati, this development will provide modern, high-quality accommodations designed to support the academic and personal growth of students. With amenities such as co-working areas, study rooms, a fitness center, and a pool, the project aims to foster a balanced and supportive living environment that enhances the student experience. The Euclid and Corry Development not only meets the housing needs of today's students but also reflects Kingsley + Co.'s commitment to community engagement, sustainability, and architectural excellence.

b. Project Objectives:

i. **Overview and Alignment with Plan Cincinnati and City Approved Corryville Neighborhood Plans:** In direct alignment with key priorities, goals, and objectives outlined in Plan Cincinnati and the City's approved neighborhood plans for Corryville including 2016 University Impact Area Solutions Study and the 2005 University Urban Renewal Plan, and Connected Communities this proposal aims to:

- Revitalize aging, underutilized properties and creating critically needed quality student housing and parking to students attending nearby colleges and universities.
- Enhance the quality of life for residents by offering modern amenities, a vibrant community atmosphere, and business/co-working spaces
- Promote sustainable and walkable urban living while supporting public transportation.

ii. **Alignment with 2016 University Impact Area Solutions Study:** This directly addresses key initiatives outlined in the 2016 University Impact Area Solutions Study, which include:

- **Developing Quality Housing and Guiding New Development with University Growth:** The project provides much-needed modern and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood. This is especially crucial as the University of Cincinnati continues to grow and expand, leading to students seeking affordable housing in adjacent residential areas. The study specifically notes, *“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*

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dwelling units and bedrooms.” (p. 17) By providing purpose-built, quality student housing, the Euclid and Corry Development helps alleviate this concern and contributes to a safer, more stable housing market in Corryville. The project's design has been carefully considered through community engagement, ensuring it is in harmony with the unique fabric of Corryville. This reflects the study's 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)

- **Addressing Housing Concerns:** By providing dedicated student housing, the project helps alleviate concerns about compliance with housing, zoning, building, and fire codes, which the study highlights as a challenge in the area. The development will adhere to all applicable codes and regulations, ensuring the safety and well-being of residents. This directly addresses the study's concerns that 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*” or with fire and health codes. (p. 17)
- **Improving Quality of Life:** The development transforms blighted sites into safe, functional spaces, contributing to a better neighborhood experience and addressing quality of life issues. This supports the study's objective to “*improve the neighborhood experience by addressing quality of life issues such as...safety...and blight.*” (pp. 15, 43)

iii. **Alignment with Plan Cincinnati and 2005 University Urban Renewal Plan.** Furthermore, the Euclid and Corry Development aligns with the goals of Plan Cincinnati, the 2005 University Urban Renewal Plan, and Connected Communities by promoting a vibrant, inclusive, and economically sustainable Uptown area. The project contributes to this vision by:

- Promoting further growth in Corryville, aligning with Plan Cincinnati's goal to “*target investment to geographic areas where there is already economic activity.*”
- Providing quality housing options and addressing 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.*”

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- Offering modern, safe, and well-maintained housing for students, contributing to the availability of “*quality healthy housing for all income levels*,” a key goal of Plan Cincinnati. (p. 164)
- Increasing density in a walkable urban core and providing housing options near employment and educational opportunities, improving the pedestrian experience and connectivity to surrounding areas.

The project also aligns with the following goals outlined in Plan Cincinnati:

- “Provide a full spectrum of housing options and improve housing quality and affordability.” (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)
- “Assemble...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)

- c. **Site Description:** Located at 2608-2622 Euclid Avenue, this project is ideally situated less than 0.25 miles from the University of Cincinnati’s main campus and close to multiple public transit options, including four nearby bus stops. This prime location supports a walkable, transit-oriented lifestyle that is highly appealing to students. The site’s spacious layout accommodates the development of approximately 180 student housing units with extensive on-site amenities while blending seamlessly into the existing neighborhood. The project will replace a defunct office building and inefficient single family homes, which will be demolished in preparation for construction. Positioned near Corryville’s local businesses, the development will contribute to the vibrancy of the area while offering students a secure, well-connected place to live, study, and thrive.
- d. **Proposed Land Use:** The proposed land use includes:
- i. Approximately 180 units, consisting of:
 - Studios: 21 units
 - 1 Bedroom: 24 units
 - 2 Bedroom: 52 units
 - 2 Bedroom Townhouse: 1 unit
 - 4 Bedroom: 63 units
 - 4 Bedroom Townhouse: 19 units

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- ii. Approximately 214 on-site vehicle parking spaces underneath a podium (increased from the originally proposed 173 spaces).
- iii. Approximately 203 bicycle parking spaces (increased from the originally proposed 182 spaces).
- iv. Amenities, including a pool, co-working areas, fitness center, and study rooms for residents.

See Exhibit F for the Developer's Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans, which includes a development summary with potential PD zoning ranges for the development.

- e. **Amenities:** The development will offer a variety of amenities designed to support students in both their academic and personal pursuits. These amenities will include a pool for relaxation and leisure, a modern co-working area and dedicated study rooms to foster productivity and collaboration, and a fully equipped fitness center to help residents maintain a balanced and healthy lifestyle.
- f. **Building Height and Configuration:** Incorporating valuable feedback from the community, the proposal balances critical student housing needs while respecting the neighborhood's character with:
 - i. A 5-story building on 2.5 stories of a podium parking garage facing Euclid Avenue and E. Corry Street.
 - ii. Townhomes surrounding the podium parking garage and multi-family structure, allowing us to align with the design aesthetic of nearby projects and establish a natural setback.
- g. **Parking:** The project provides ample parking with approximately 214 off-street parking spaces, resulting in an approximate ratio of 1.19 spaces per unit.
- h. **Density, Open Space, Pedestrian Circulation and Streetscaping:**
 - i. The maximum total number of units is anticipated to be approximately 185. This is a density of approximately 143 dwelling units per acre.
 - ii. Open spaces as defined in Cincinnati Municipal Code § 1401-01-O4 are proposed to include approximately 10,600 – 11,500 sf of "open space", 4,500 – 10,000 sf of "common open space" and 500 – 2,500 sf of "private open space."

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- iii. The plans for dedicated sidewalks, landscaping, a pool, and on-site green spaces, including rooftop areas, contribute to a pedestrian-friendly and community-oriented environment.
- iv. Streetscape elements such as street trees, benches, and trash receptacles are intended to be included.
- v. 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.
- i. **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.
- j. **Access and Connectivity:** The development is strategically located near four bus stops and is less than 0.25 miles from the University of Cincinnati's main campus, offering exceptional accessibility for residents. Its proximity to key transit options and the university supports sustainable transportation choices and enhances convenience for students.
- k. **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 project will be built to a minimum of LEED silver standards.
- l. **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. Proposed exterior lighting and height of lighting will confirm to §1421-39 of the Cincinnati Zoning Code.
- m. **Signage:** Final signage will be determined at the time of any filing for a Final Development Plan. A signage plan will be submitted with the Final Development Plan and will follow the requirements of Section §1427 of the Cincinnati Zoning Code as a residential multi-family building.

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- n. **Refuse Storage, Fencing, and Walls:** Refuse storage, fencing, and walls will be in compliance with the associated sections of the Cincinnati Municipal Code per §1421-33 “Fences and Walls” and §1421-35” Refuse and Storage Areas.
 - o. **Concept Plan:** See Exhibit F for the Developer’s Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans.
 - p. **Rezoning Plat:** See Exhibit F.
 - q. **Metes and Bounds:** See Exhibit F.
6. **Schedule/Timeline. (Cincinnati Zoning Code §1429-09(c)).** The Developer plans to break ground on the project in August 2025, marking the start of construction. The goal is to complete the building and have it ready for residents to move in by August 1, 2026.
7. **Preliminary Reviews. (Cincinnati Zoning Code §1429-09(d))**
- a. **Geo-technical, Sewage, Water, Drainage, Approval and Permitting.** The proposed project is moving forward following the City's Coordinated Site Review (CSR) process and received a letter from the CSR Advisory Team on November 22, 2024 outlining recommendations of the City. A CSR Advisory Team meeting is scheduled for November 26, 2024, after which the Developer will address departmental feedback. The Developer is committed to collaborating with relevant agencies and departments, including DOTE, MSD, GCWW, Duke Energy, and Cincinnati Bell dba Altafiber, to address recommendations and ensure compliance with all local regulations and requirements. The necessary approvals and permits, including rezoning to a Planned Development, will be pursued to meet 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 been actively engaging and collaborating with the community and the City for over two years throughout the planning process.
- a. The Developer has been actively engaged with the Corryville Community Council and surrounding residents in the Corryville community. (See Exhibit G, Community Engagement Summary).
 - b. The Developer received a letter of support for the project from the Corryville Community Council based on proposal that included approximately 471 beds and 174 parking spaces. (See Exhibit H, Corryville Community Council Letter of Support).

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- c. The Developer has received hundreds of letters of support for the project from the community. (See Exhibit I, Community Letters of Support).
- d. The Developer has proactively worked to engage with the community to address concerns and improve the quality of the development, incorporating valuable feedback and adjusting elements of the plan to coincide with community wishes.
- e. To ensure alignment with community needs, the Developer participated in the Department of City Planning & Engagement's Virtual Public Staff Conference on January 7, 2024, and subsequently met with a Corryville community real estate developer to gather additional feedback on the development. Based on this valuable feedback, the Developer revised its Concept Plan and Program Development Statement, notably increasing:
 - i. Vehicle parking spaces: From 173 to approximately 214 spaces.
 - ii. Bicycle parking spaces: From 182 to approximately 203 spaces.

The Euclid and Corry Development offers a plethora of public benefits, demonstrates responsiveness to community needs and wishes, and represents a significant step toward addressing critical student housing needs, providing quality and safe housing options for students, reducing pressure on existing single-family homes in the neighborhood, while contributing positively to Corryville's urban landscape, all in alignment with key priorities and objectives of Plan Cincinnati and the City-approved neighborhood plans for Corryville.

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EXHIBITS

- A. 2608 Euclid Ave – 2608 Euclid LLC Ownership Authorization Statement
- B. 2612 Euclid Ave – 2612 Euclid Avenue LLC Ownership Authorization Statement
- C. 2614 Euclid Ave – 2614 Euclid Avenue LLC Ownership Authorization Statement
- D. 2620 Euclid Ave – Corryville Properties LLC Ownership Authorization Statement
- E. 2622 Euclid Ave – Ronald L. Pennington Ownership Authorization Statement
- F. Concept Plan, Rezoning Plat, Metes and Bounds, Architect Design Plans, Civil Engineer Design Plans (Updated January 28, 2025)
- G. Community Engagement Summary (Updated January 28, 2025)
- H. Corryville Community Council Letter of Support
- I. Community Letters of Support