



# PARK AVENUE SQUARE

WALNUT HILLS NEIGHBORHOOD – CITY OF CINCINNATI, OH



# LOCATION – NE Corner, Park Ave. & E. McMillan Street



Park Avenue Square Site



# PROPERTY INFORMATION

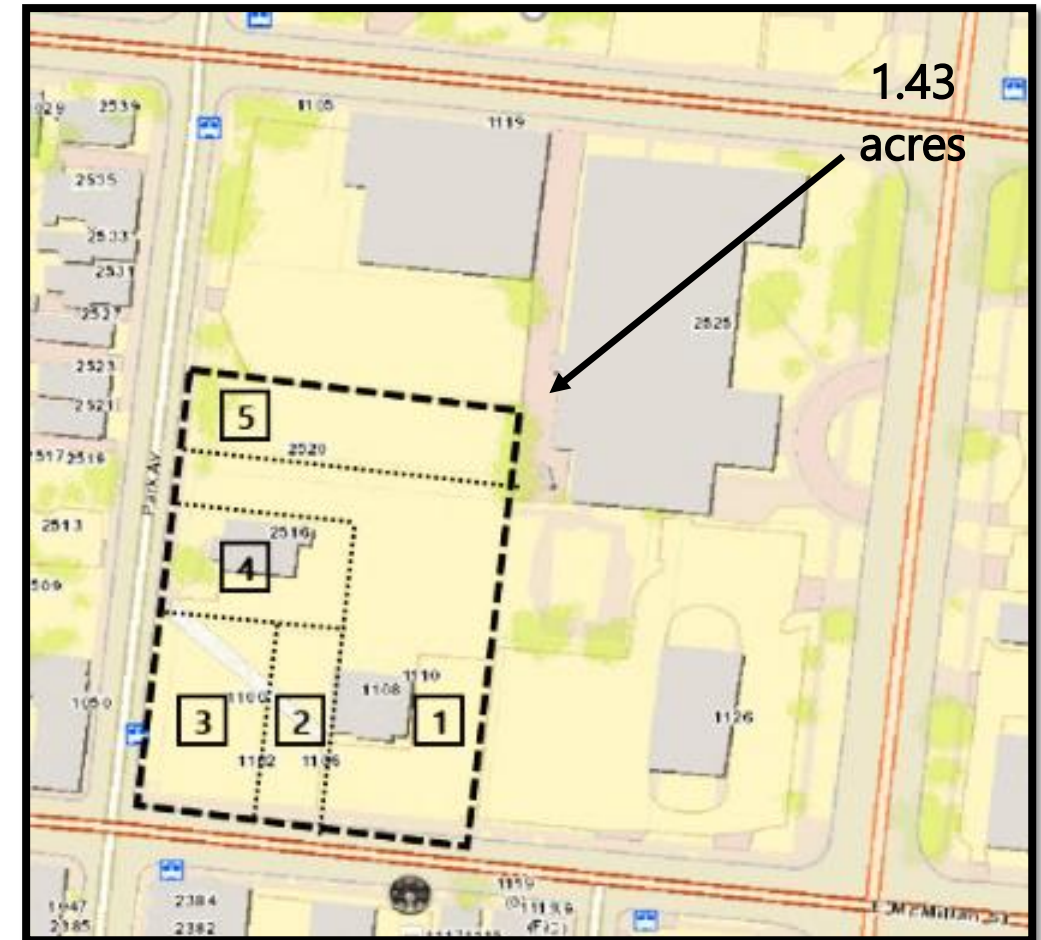
**Addresses:** 1100, 1104, and 1110 E. McMillan Avenue, and 2516 and 2520 Park Avenue

**Current Zoning:** Chapter 1703, Form-Based Code, T5 Neighborhood Small Setback - Open (T5N.S-O)

**Current Use:** Vacant Lots

**Site Size:** 1.43 acres

**Proposed Reuse:** Multifamily Residential

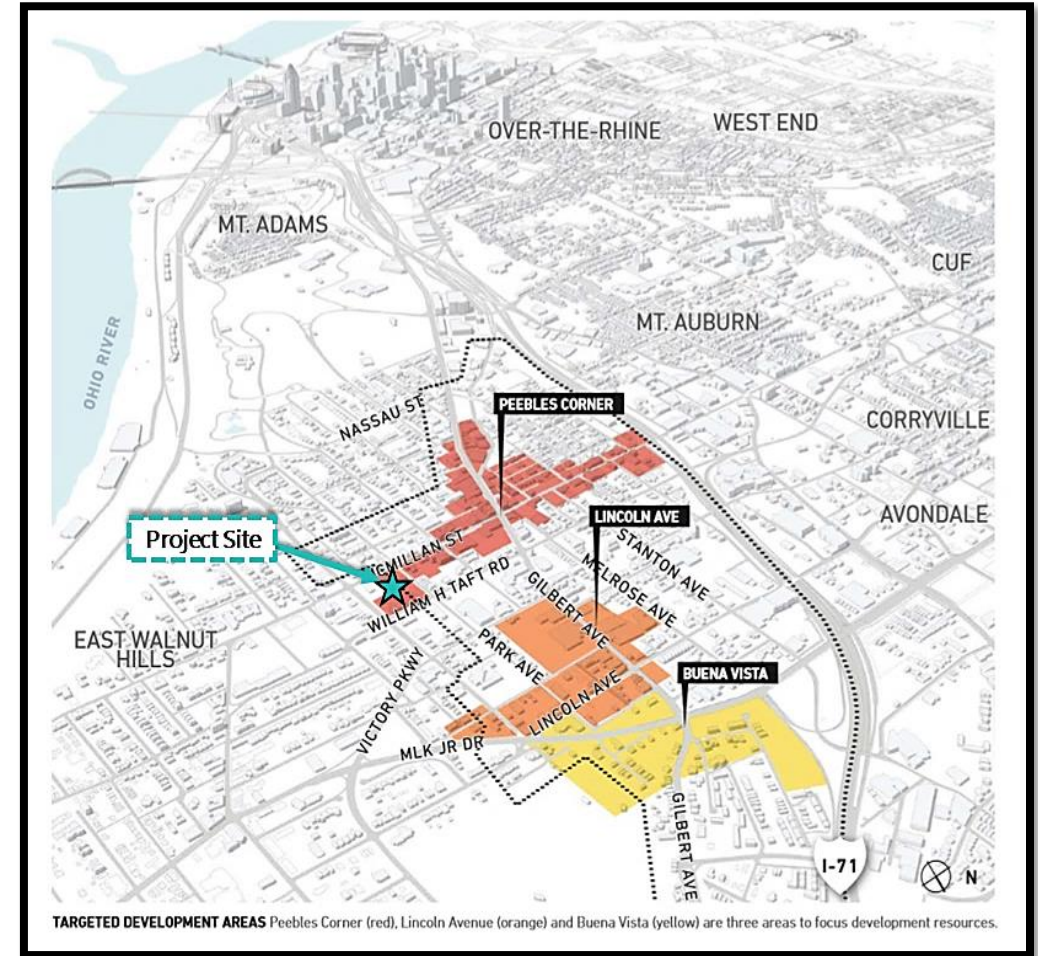


# NEIGHBORHOOD PLAN

Neighborhood Plan calls for multifamily residential on property.

The Walnut Hills Reinvestment Plan, prepared for the Walnut Hills Redevelopment Foundation (Fall 2016), outlines a vision for the neighborhood based on:

- its historic character, walkability, and accessibility to the Cincinnati CBD, Over-the-Rhine, University of Cincinnati, the Hospital District, Xavier University, and Eden Park; and
- redevelopment in three areas: Pebbles Corner, Lincoln Avenue, and Buena Vista Place.

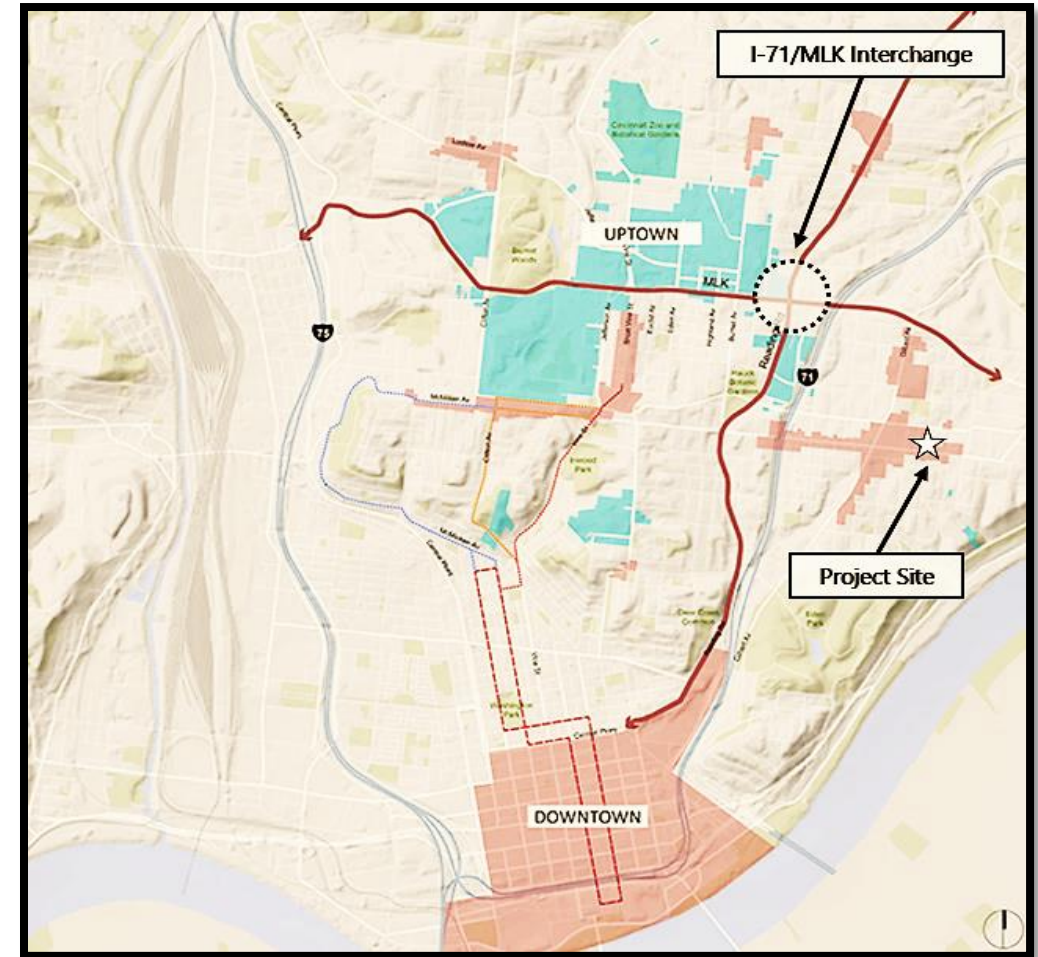


# ZONING

## Proposed re-use is consistent with zoning.

The zoning regulations are included in Chapter 1703, Form-Based Code, T5 Neighborhood Small Setback - Open (T5N.S-O).

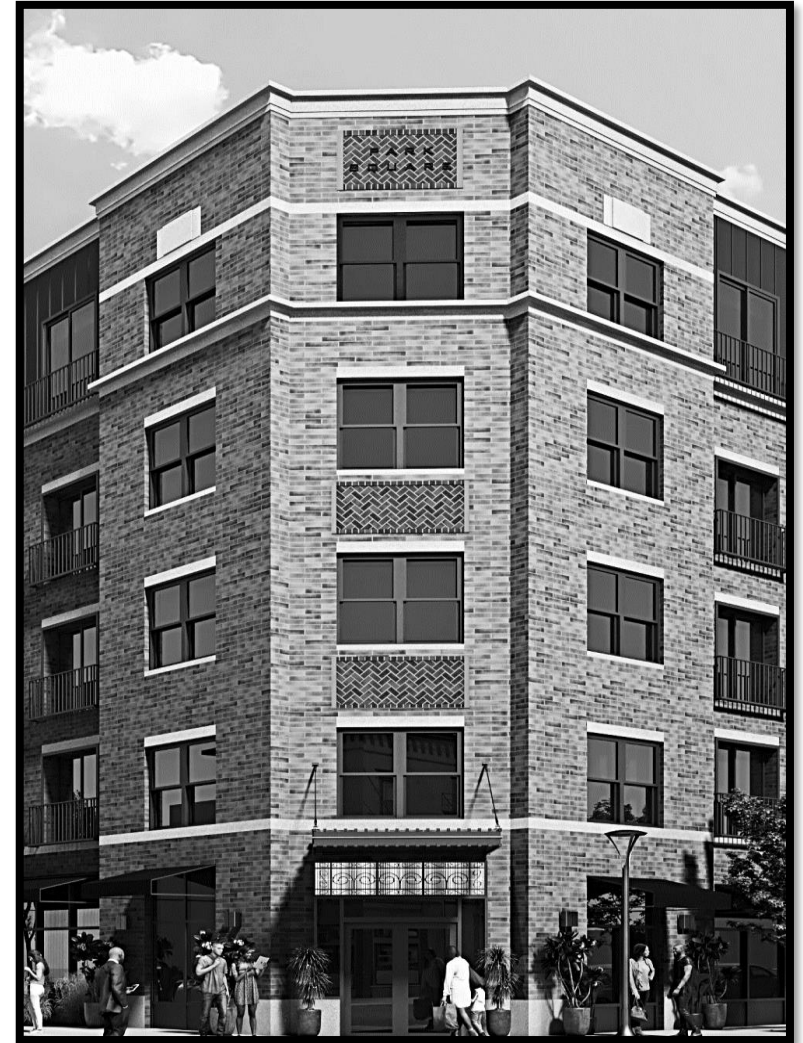
- This zone is intended to provide a diverse mix of residential buildings, including small-to-medium footprint and medium-to-high density building types.
- The residential areas in this zone shall be supported by retail, services, and commercial uses, which reinforce the neighborhood's walkability, and connections to transportation corridors and transit.





# DESIGN OBJECTIVES

- Provide middle-income housing in close proximity to nearby employment centers – workforce housing
- Create new, modern, and energy-efficient apartment homes
- Complement the scale, and architectural quality to complement the surrounding area, paying specific attention to historic features
- Create a stronger sense of connection by anchoring the building at the intersection, and the activation of the street corner
- Reinforce walkability thorough strong linkages to the neighborhood street grid
- Serve as a catalyst for revitalization and investment in the neighborhood – attracting supporting uses and increasing street-level vibrancy



# DEMOGRAPHICS

HOUSEHOLD SIZE	NUMBER	PERCENT
1-person household	60,691	44.60%
2-person household	41,368	30.40%
3-person household	16,347	12.00%
4-or-more-person household	17,774	13.00%
<b>Total Households</b>	<b>136,180</b>	<b>100.00%</b>

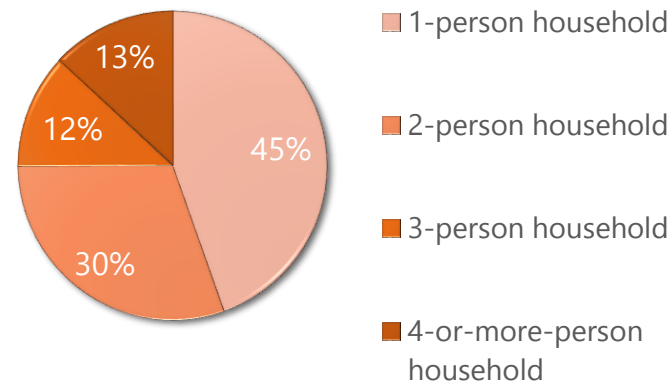
U.S. Census American Community Survey 5-Year Estimates, 2013-2017, Table S2501 Occupancy Characteristics, Household Size, City of Cincinnati, OH

CITY OF CINCINNATI	
Average Household Size	2.10 persons
Average Family Size	3.01 persons

U.S. Census American Community Survey 5-Year Estimates, 2013-2017, Table S1101, Households and Families, City of Cincinnati, OH

**75%**  
Approximate percentage  
of 1-and 2-person  
households

Cincinnati Household Size



## Who Will Live Here?

- Those that do not qualify for affordable housing but cannot afford many market-rate apartments
- Workforce population – 60% - 120% AMI (Area Median Income)
- Local Workforce: Firefighters, teachers, and nurses; and retail, trade, construction, office, and manufacturing workers

# SITE PLAN

- Anchor building to corner of Park Ave. and McMillan St.
- On-site parking under and to rear of building
- 130-parking spaces on-site
- Street-level retail roughed-in along McMillan Street for future retail opportunities – approx. 6,000 sf

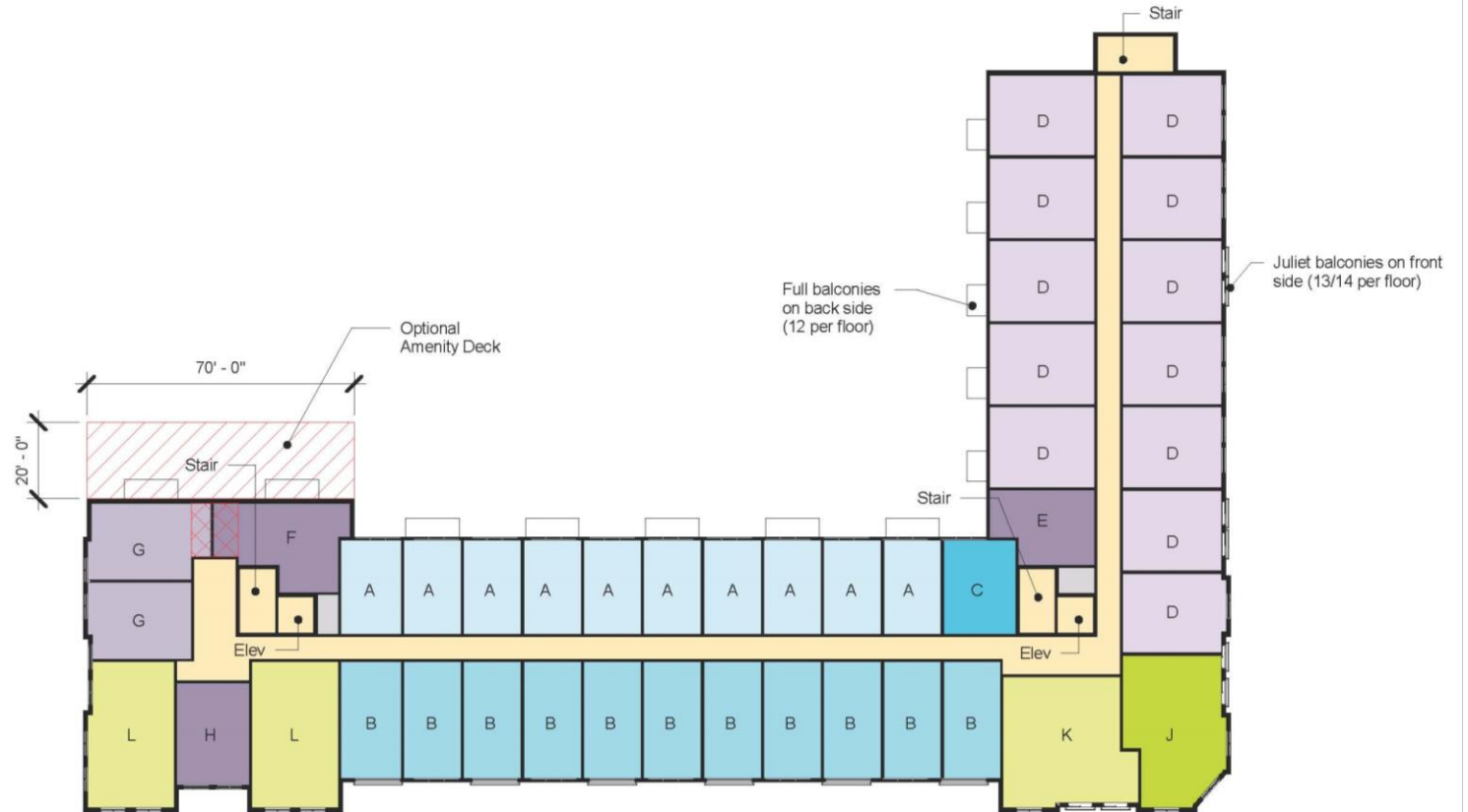


Conceptual Design



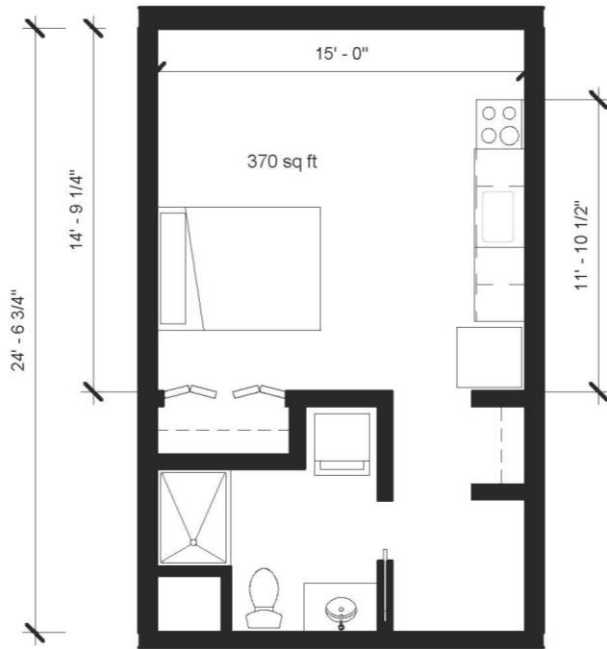
# BUILDING LAYOUT

- 176 studio, one-bdrm., and two-bdrm. units
- Ground level building entrance at intersection
- Ground floor amenities: office, fitness room, club room with kitchen, co-working space, mail room, package center, community room, amenity deck, and bike storage

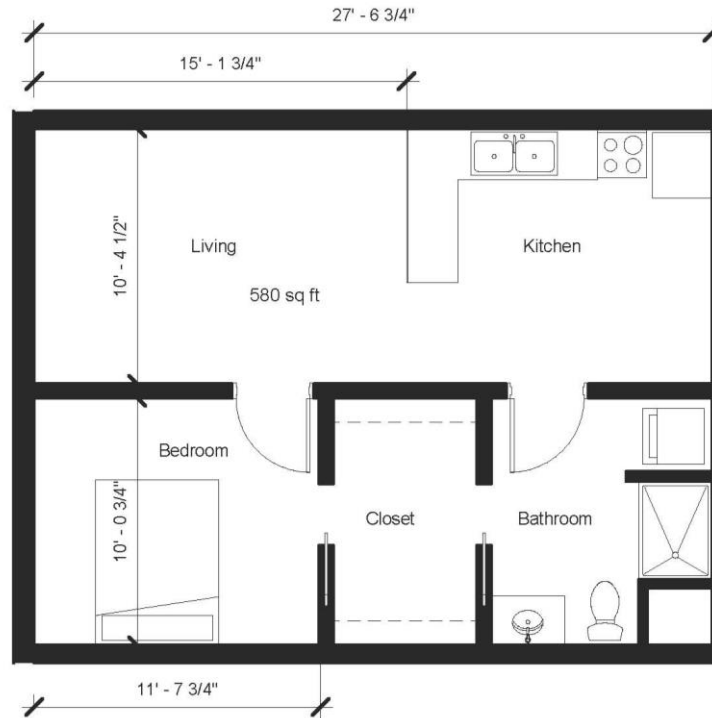


Conceptual Design

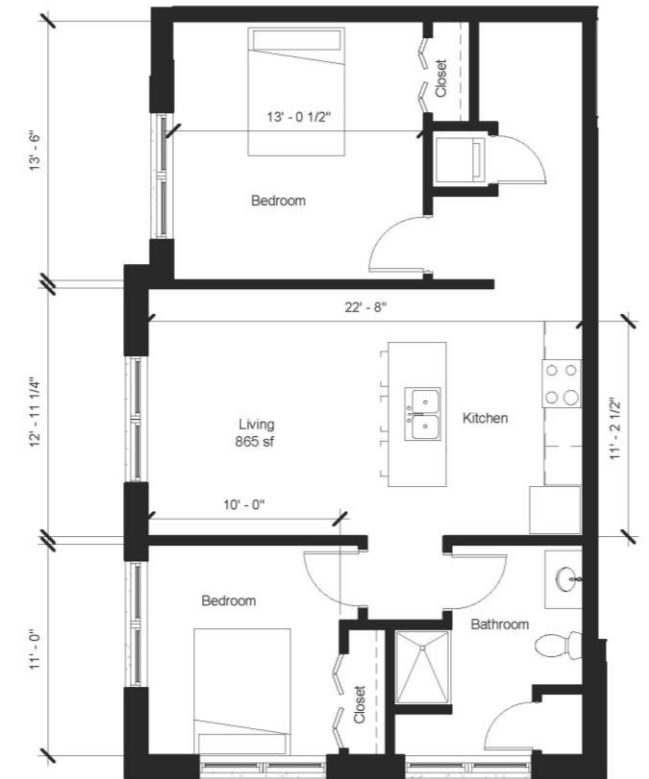
# SAMPLING OF FLOOR PLANS



Studio



One Bedroom



Two Bedroom

Conceptual Design



# UNIT MIX

Floor Plans	# Units/ FL.	# Units/ BLDG.	% of Total Units
<b>Ground Floor</b>			
1-Bdrm. Townhome	2	2	1%
2-Bdrm. Townhome	2	2	1%
Subtotal	4	4	
<b>Floors 1-4</b>			
Studio	22	88	50%
One Bedroom	17	68	39%
Two Bedroom	4	16	9%
Subtotal	43	172	
<b>TOTAL</b>		<b>176</b>	<b>100%</b>

**Studio:** 88 Units, 430 Avg. SF

**One Bed :** 68 Units, 562 Avg. SF

**Two Bed:** 16 Units, 967 Avg. SF

**Townhouses:** 4 Units, 720 Avg. SF

**Gross Floor Area:** 27,500

**Gross Building Area:** 110,000

# NEIGHBORHOOD BENEFITS

- Neighborhood reinvestment on underutilized property
- Multifamily building that anchors the intersection and activates the street corner – resulting in a strong “sense of place”
- Building design reflects history of Walnut Hills, with building detail and traditional materials historically found in the area
- Workforce housing in close proximity to major employment centers, neighborhood amenities, and public transit
- Increases the value of the subject property, and surrounding properties

## Positive Neighborhood Impacts!







EXTERIOR CONCEPTUAL RENDERING

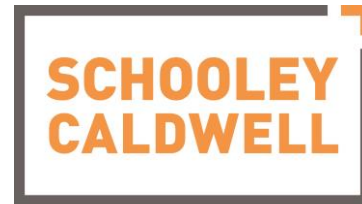
Park Avenue Square Development



# THANK YOU!

**CAMPUS MANAGEMENT**  
*Cincinnati Property Revitalization and Restoration*

**GiBrALTAR**  
Development



ARCHITECTURE. INSPIRED.