



# PARK AVENUE SQUARE

WALNUT HILLS NEIGHBORHOOD – CITY OF CINCINNATI, OH



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





# PROPERTY INFORMATION

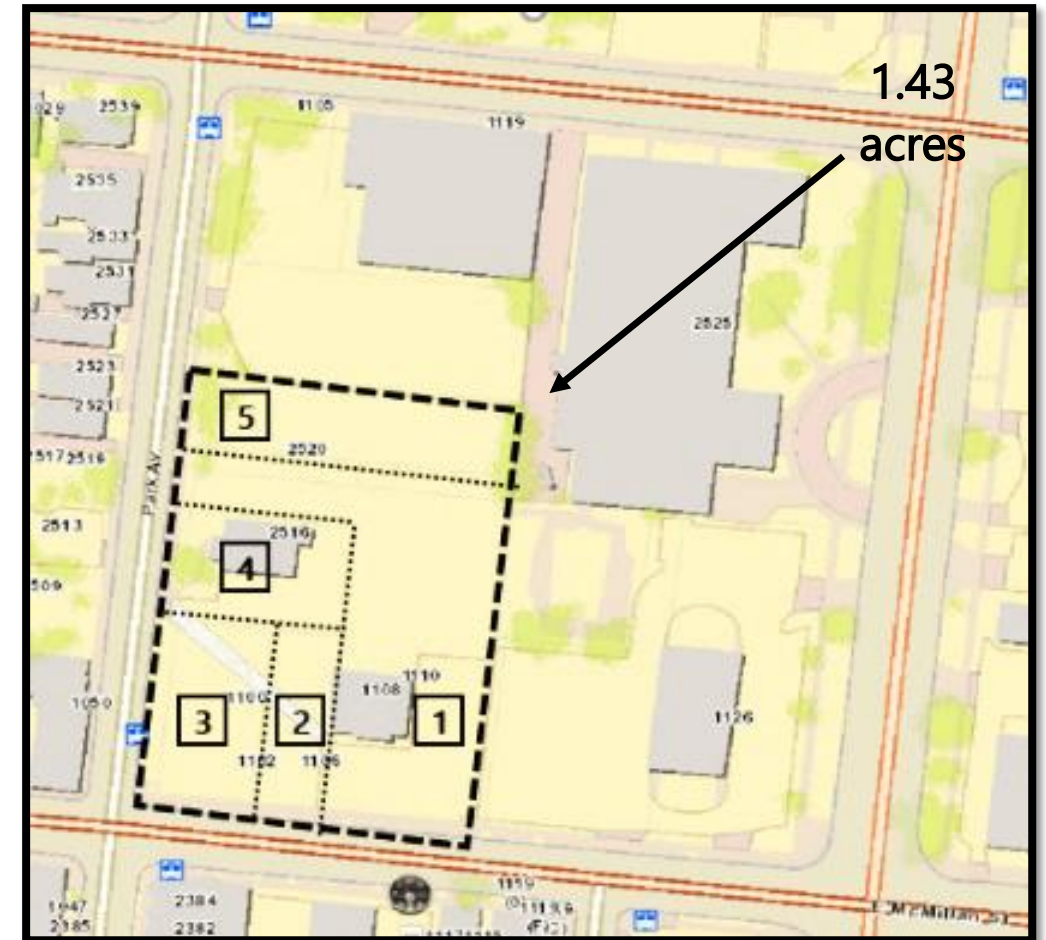
**Addresses:** 1100, 1104, and 1110 E. McMillan Avenue, and 2516 and 2520 Park Avenue

**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

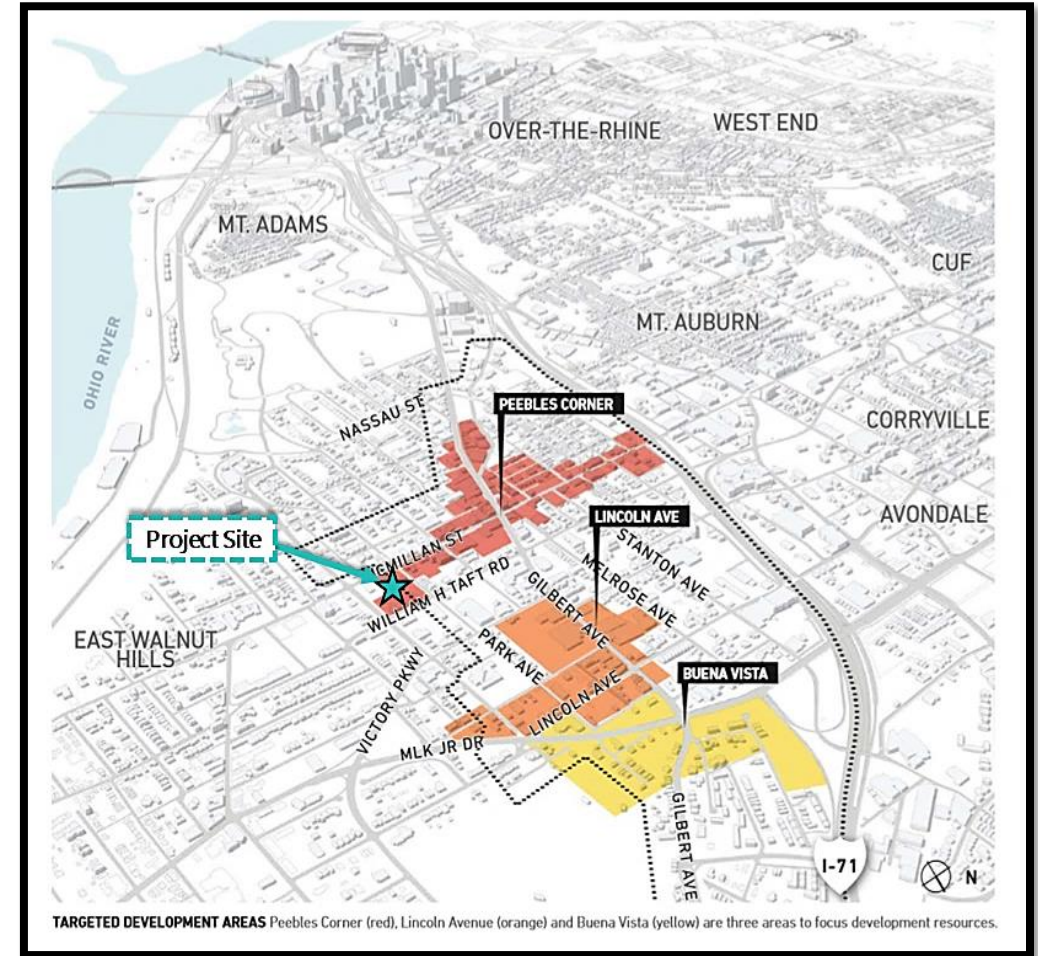


# NEIGHBORHOOD PLAN

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.

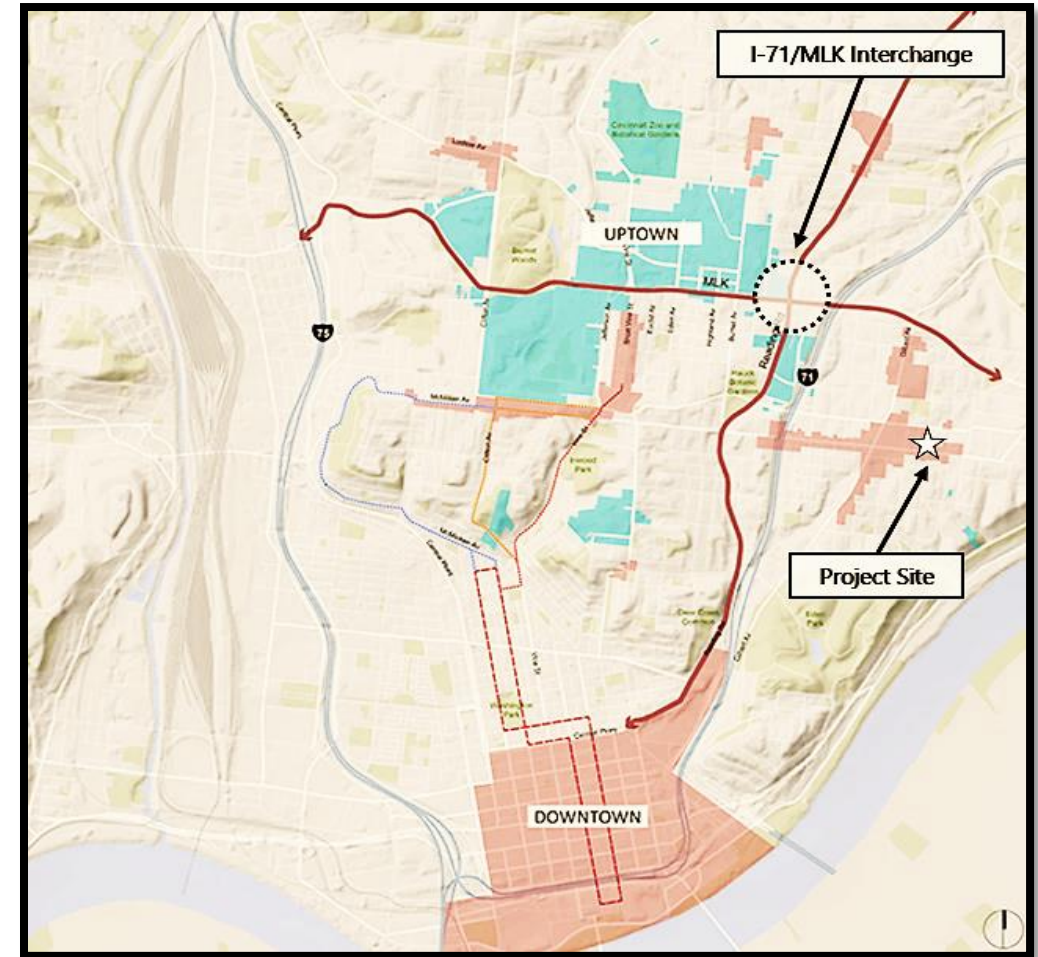


# ZONING

## 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.



# 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> |

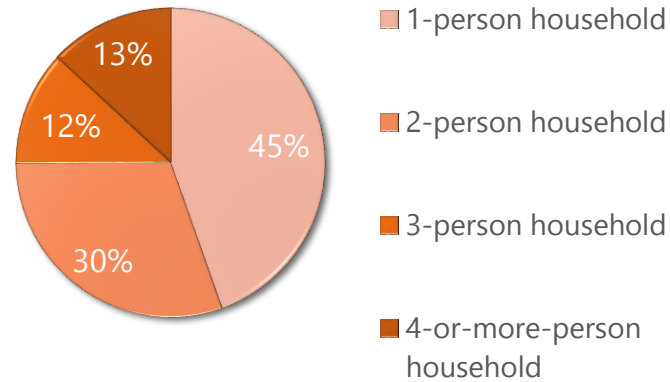
U.S. Census American Community Survey 5-Year Estimates, 2013-2017, Table S2501 Occupancy Characteristics, Household Size, City of Cincinnati, OH

| 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



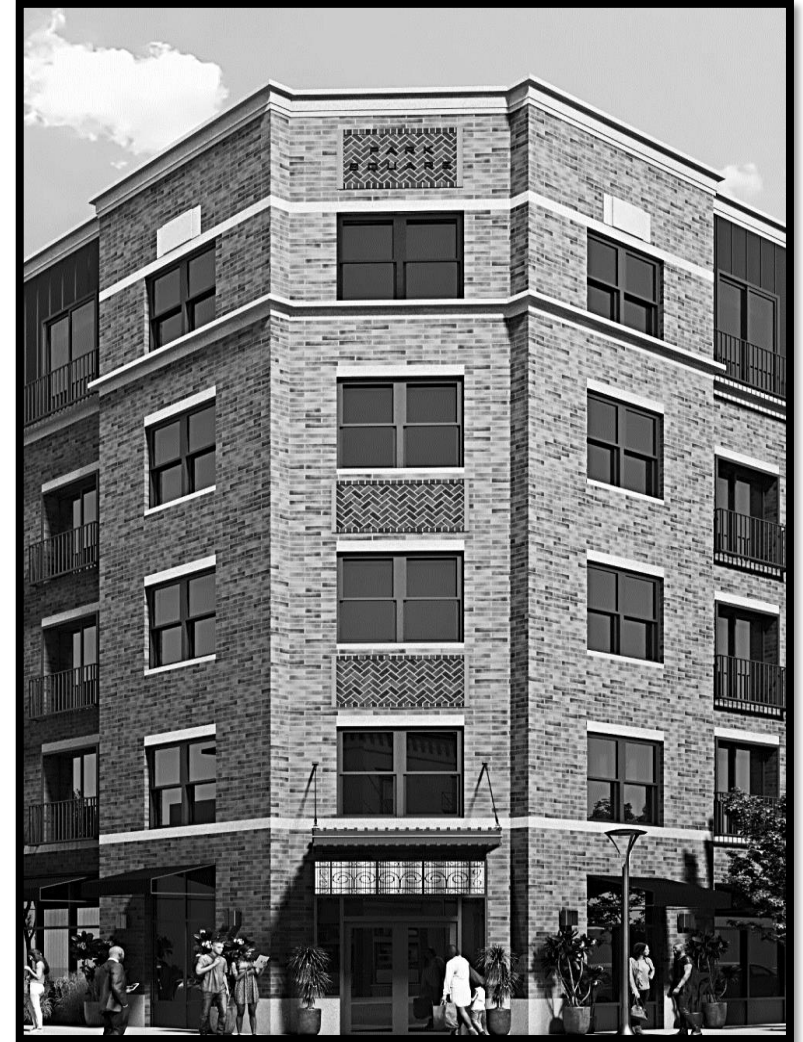
## Who Will Live Here?

- Those that do not qualify for affordable housing but cannot afford many market-rate apartments
- Local Workforce: Firefighters, teachers, and nurses; and retail, trade, construction, office, and manufacturing workers



# DESIGN OBJECTIVES

- Create new, modern, and energy-efficient apartment homes
- Provide middle-income housing in close proximity to nearby employment centers
- 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



# 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

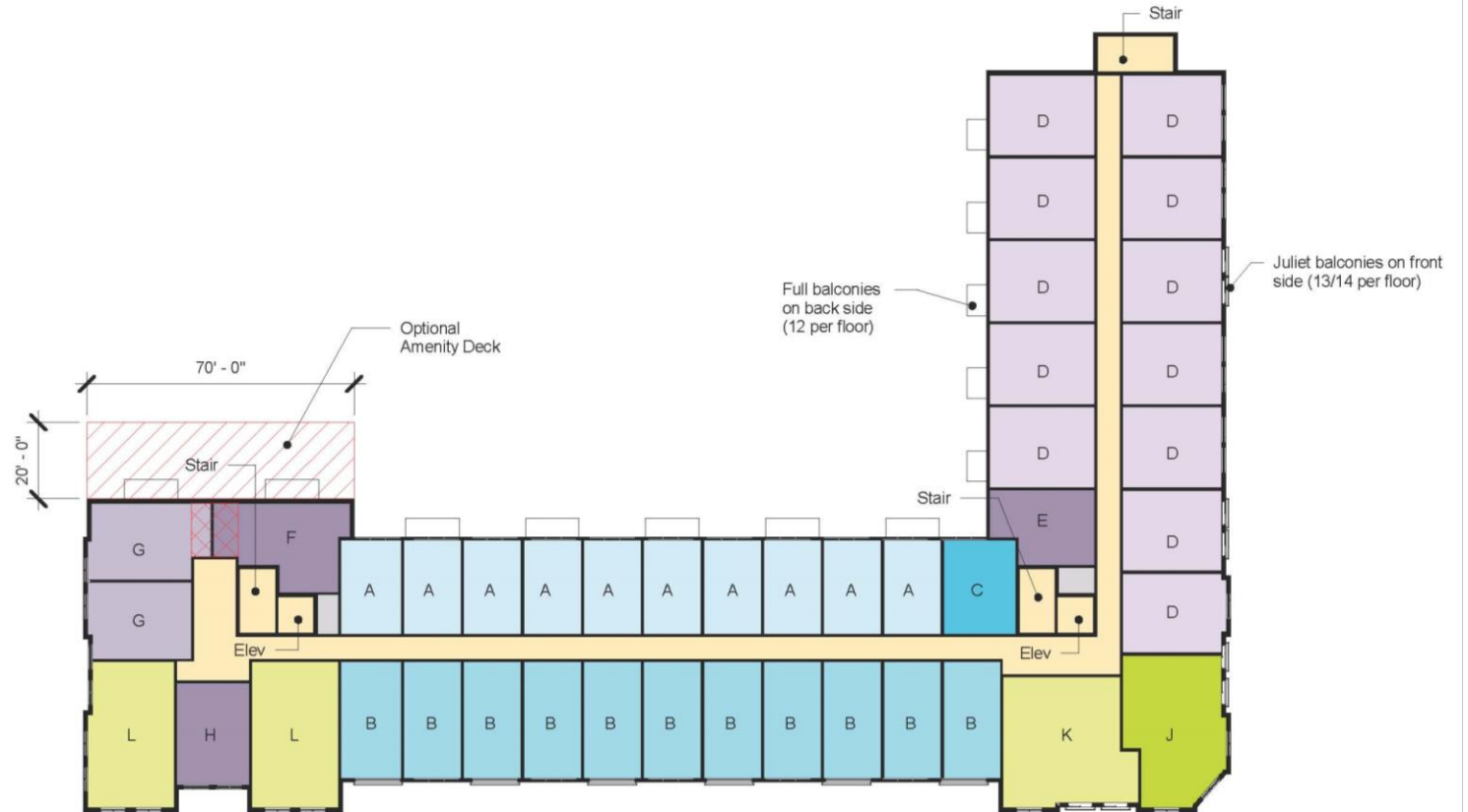


Conceptual Design



# 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

# PROJECT PARKING

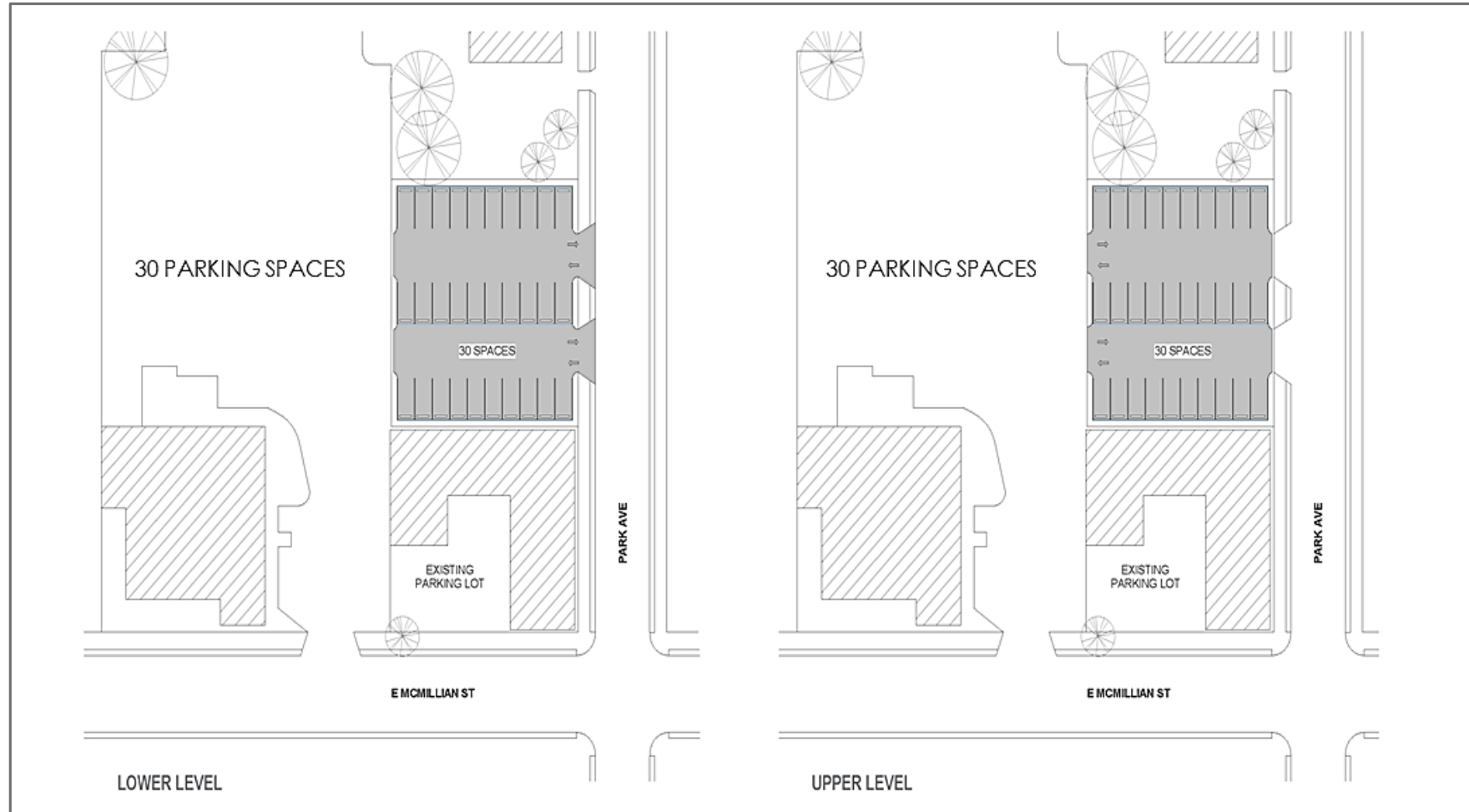
## PARKING SUMMARY

- 130 Spaces On-Site (East side of Park Avenue)
- 60 Spaces Across the Street (West side of Park Avenue)
- 190 Total Parking Spaces





# PARKING DESIGN – West Side of Park Ave.



# RETAIL SPACE



Up to 6,000 square feet available along the E. McMillan retail corridor.



# UNIT MIX

| Floor Plans         | # Units/ FL. | # Units/<br>BLDG. | % of Total<br>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

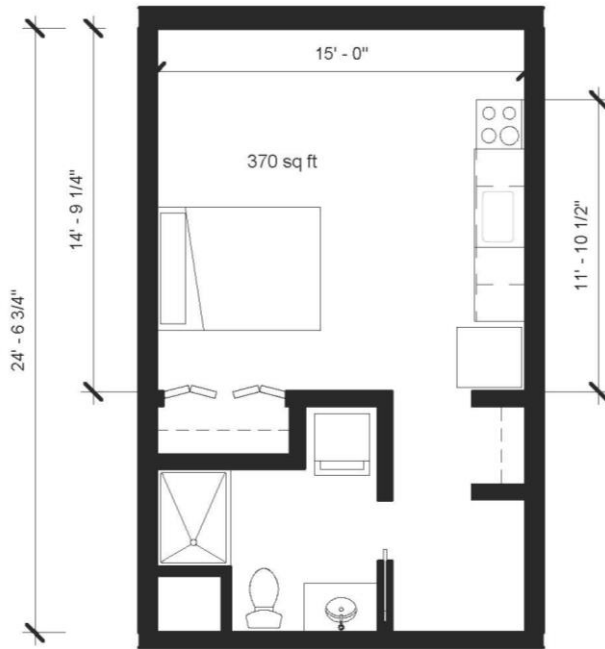
**Two Bed:** 16 Units, 967 Avg. SF

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

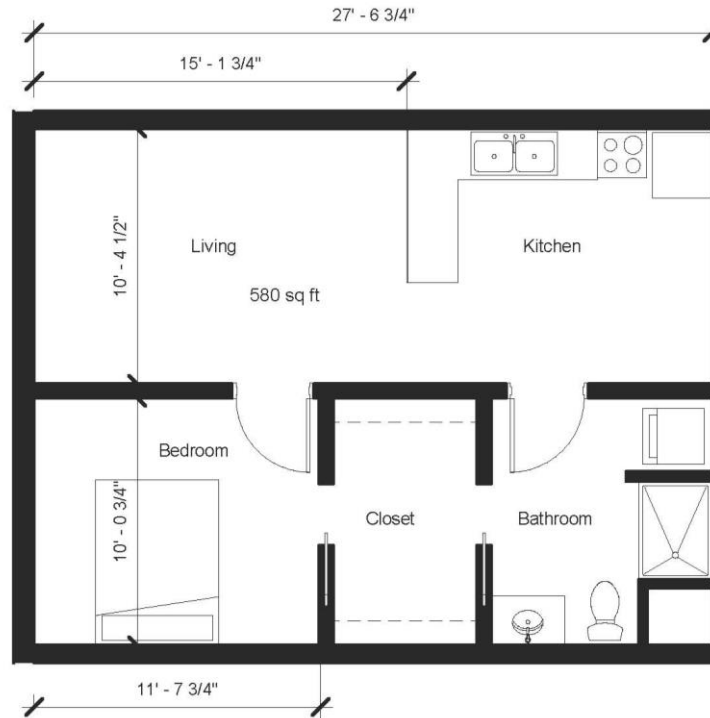
**Gross Floor Area:** 27,500

**Gross Building Area:** 110,000

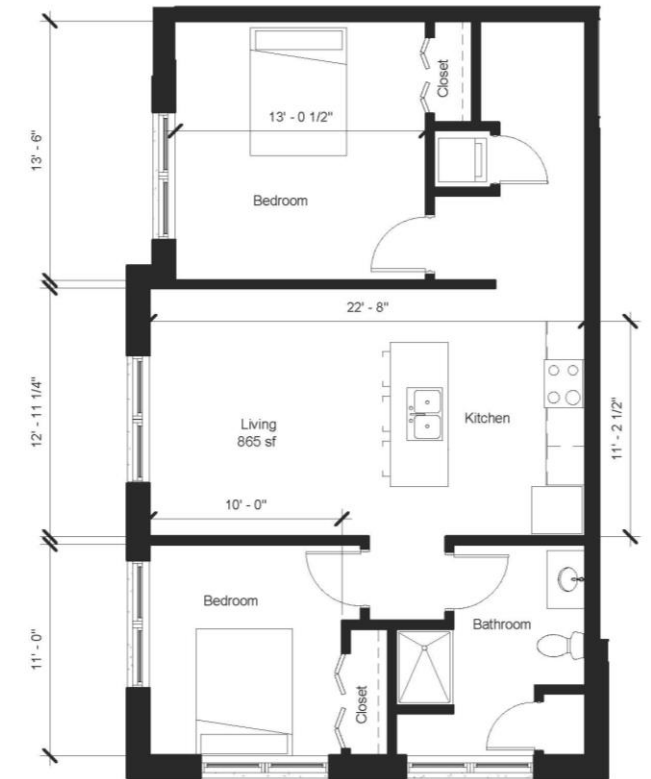
# SAMPLING OF FLOOR PLANS



Studio



One Bedroom



Two Bedroom

Conceptual Design



# 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
- Housing in close proximity to major employment centers, neighborhood amenities, and public transit

**Positive Neighborhood Impacts!**







EXTERIOR CONCEPTUAL RENDERING

Park Avenue Square Development

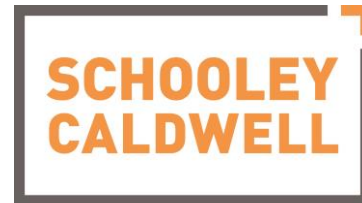


# THANK YOU!

**CAMPUS MANAGEMENT**

*Cincinnati Property Revitalization and Restoration*

**GiBrALTAR**  
Development



ARCHITECTURE. INSPIRED.