



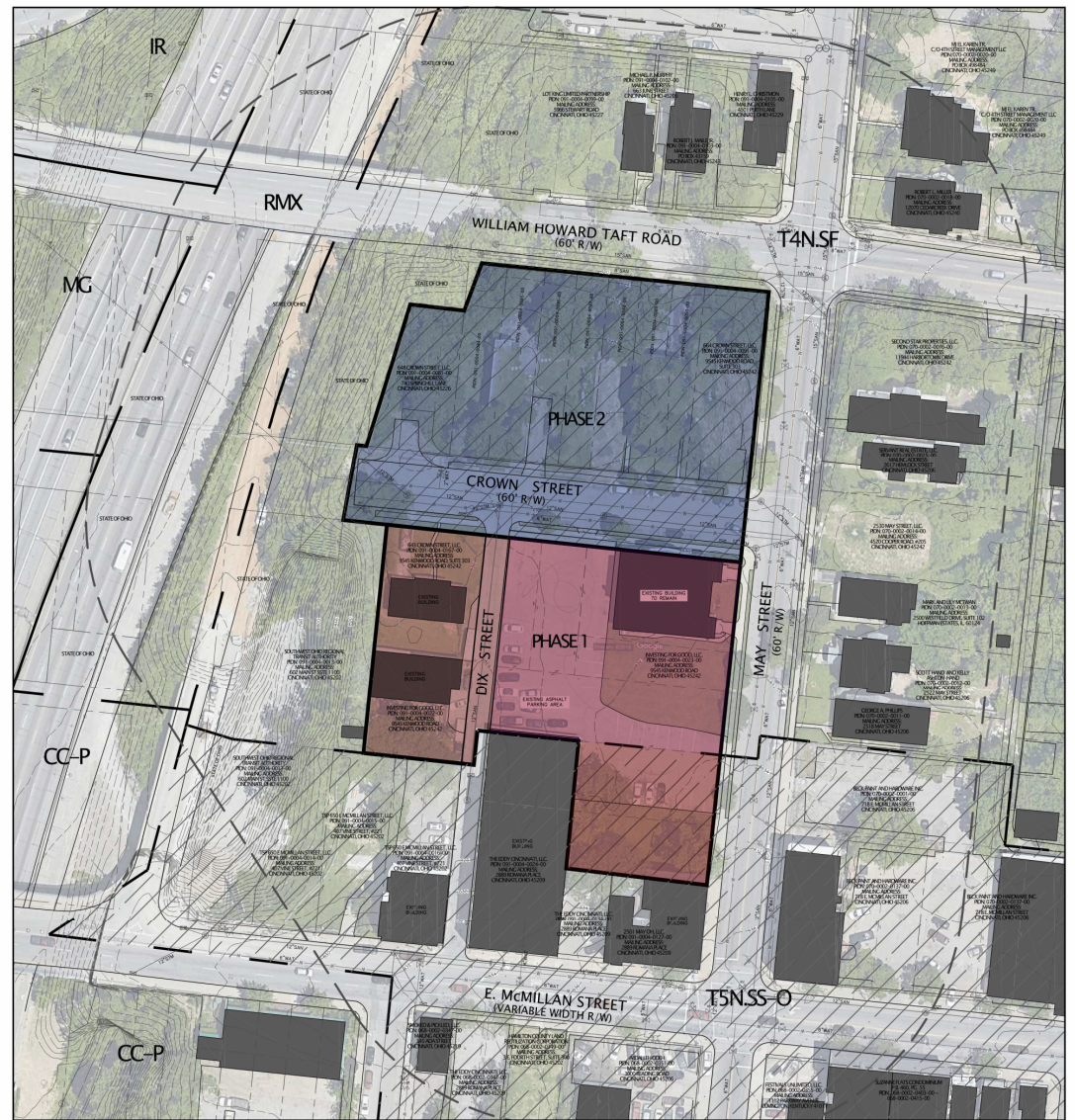
May Square - Crown Street

Solica Development

3/10/20

Site Overview

- ▶ 0.9A of land to be rezoned.
- ▶ Phase 1 rezoned to TN5.SS-O
- ▶ This Phase (Phase 2) to be rezoned TN5.LS-O



Concept

- ▶ Total Project: 134 Units
 - ▶ 121 1-Bed
 - ▶ 13 2-Bed
- ▶ Total Parking: 134 Spots
 - ▶ Including 20 Garages
- ▶ Market + Workforce Units
 - ▶ 40 Workforce Units
 - ▶ 94 Market Rate Units



Design Concept



Anticipated Rents

	Studio	1 BR	1BR (Large)	2 BR
# of Units				
Est. SF	500-600	625-675	700-725	750-1200
Est. Workforce Rent	\$850 - 950	\$1050-\$1250	\$1150-\$1300	\$1150-\$1700
Est. Market Rent	\$900-1050	\$1100-1250	\$1200-1400	\$1500-\$2000

Existing Zoning Incompatibility

- ▶ Existing Zoning is T4N.SF
 - ▶ Limits Building Height to 2.5 Stories
 - ▶ The building is a 4 story building with garage parking below
 - ▶ Limits building size to 6 units
 - ▶ The proposed building is a mid-rise building
 - ▶ Setbacks for parking and building are not in line with the proposed development.

Requested Zoning Change

- ▶ Recommended by the City of Cincinnati for this project.
- ▶ TN5.LS-O
 - ▶ Zoning Intent: To provide a variety of urban housing choices, in medium-to-large footprint, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives.
- ▶ Intended Functionality
 - ▶ Attached or Detached
 - ▶ Medium-to-Large Footprint
 - ▶ Simple Wall Plane setback from the Street
 - ▶ Medium-to-Large Front Setback
 - ▶ Small to Medium Side Setbacks
 - ▶ Up to 4 Stories
 - ▶ Diverse Mix of Frontages

Timing

- ▶ April Planning Commission
- ▶ May Zoning Hearing
- ▶ Spring 2021 Construction Start
- ▶ Winter 2021 Construction Completion

Ask from WHAC

- ▶ We are requesting a Letter of Support from the WHAC in favor of a zoning change from the existing zoning to the T5N.LS-O zoning.