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
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.

Neighborhood Plan calls for multifamily residential on property.
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

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

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

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

Cincinnati Household Size

- 1-person household: 13%
- 2-person household: 45%
- 3-person household: 30%
- 4-or-more-person household: 12%

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

Average Household Size: 2.10 persons
Average Family Size: 3.01 persons

Who Will Live Here?
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
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
## UNIT MIX

<table>
<thead>
<tr>
<th>Floor Plans</th>
<th># Units/ FL.</th>
<th># Units/ BLDG.</th>
<th>% of Total Units</th>
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</thead>
<tbody>
<tr>
<td><strong>Ground Floor</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1-Bdrm. Townhome</td>
<td>2</td>
<td>2</td>
<td>1%</td>
</tr>
<tr>
<td>2-Bdrm. Townhome</td>
<td>2</td>
<td>2</td>
<td>1%</td>
</tr>
<tr>
<td>Subtotal</td>
<td>4</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td><strong>Floors 1-4</strong></td>
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</tr>
<tr>
<td>Studio</td>
<td>22</td>
<td>88</td>
<td>50%</td>
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<tr>
<td>One Bedroom</td>
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<td>68</td>
<td>39%</td>
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<tr>
<td>Two Bedroom</td>
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<td>16</td>
<td>9%</td>
</tr>
<tr>
<td>Subtotal</td>
<td>43</td>
<td>172</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>43</td>
<td>172</td>
<td>100%</td>
</tr>
</tbody>
</table>

- **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!
THANK YOU!