

ROOKWOOD PLACE PHASE II



ROOKWOOD PLACE PHASE II

AGENDA

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INTRO / TEAM

MEETING PURPOSE

PHASE I UPDATE / PHASE II

SITE

PROJECT

CONCEPTS

SUMMARY

QUESTIONS / CLOSING

INTRO / TEAM

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DUTCH CAMBRUZZI * CAMDEN HOMES, LLC

DOUGLAS J. HINE * HINESITE STRATEGIC SERVICES, LLC

T. SCOTT KYLE * THE BUILDING DESIGN ALLIANCE, LLC

MEETING PURPOSE

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OAKLEY COMMUNITY COUNCIL ENDORSEMENT

PHASE I UPDATE

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Construction

- **Construction has commenced.**
- **Foundations are complete.**
- **Framing, Plumbing and Site utilities shall commence in early May**
- **The existing Hyde Park Avenue island barricade has been removed.**
- **Temporary fencing is being utilized to block street access.**
- **Waiting on final DOTE permit to commence the construction of the new island Barricade that will completely block traffic access to Hyde Park Avenue.**

Marketing/Sales

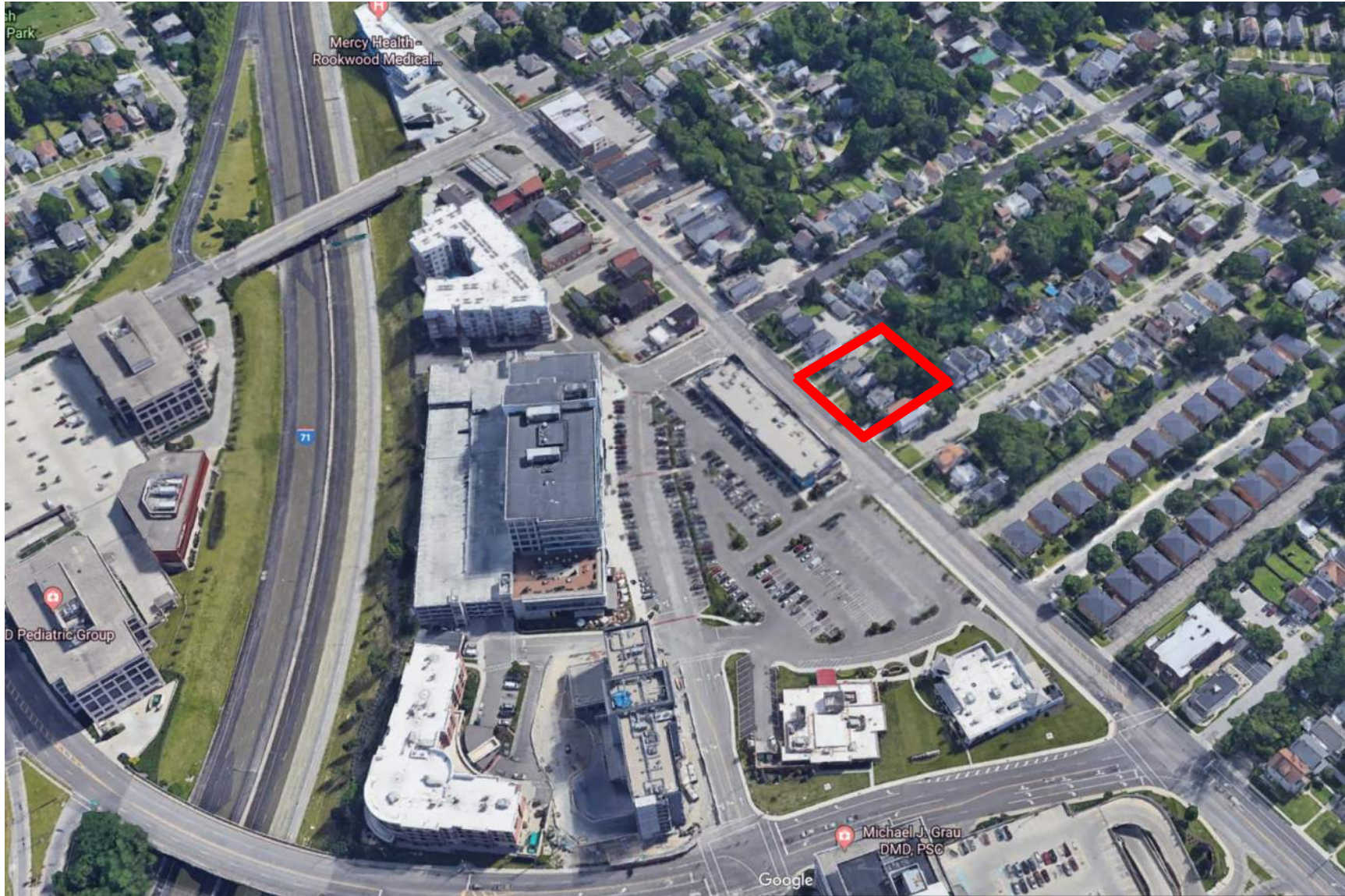
- **Four (4) units or 50% have binding sales contracts.**
- **An additional two (2) units or 25% have deposit agreement which we expect with convert to binding Sales Agreements within the next 60 days.**

PHASE II

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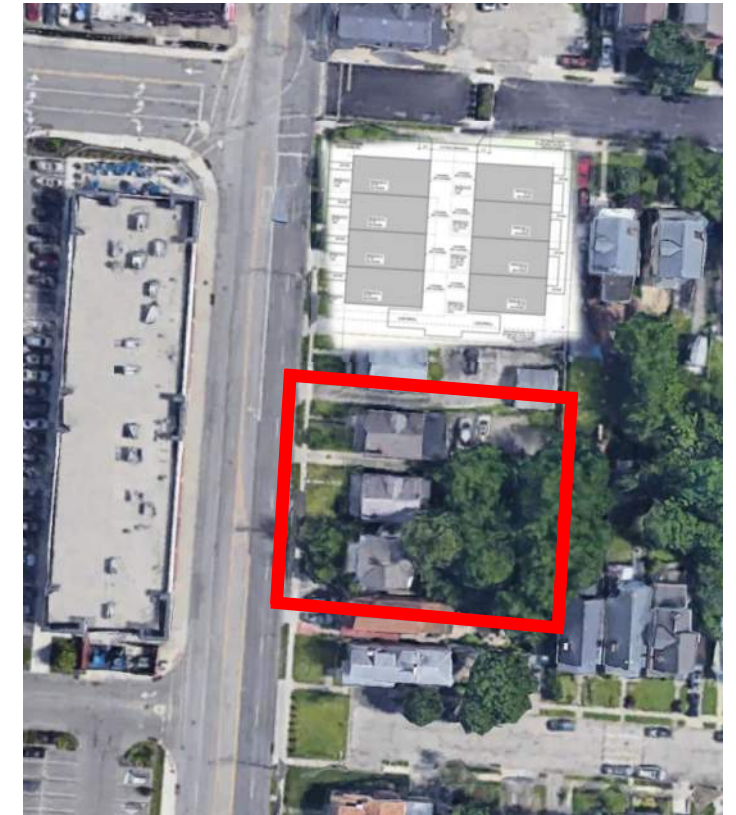
Rookwood Place Phase II will be a copy of Phase I with minor revisions related to site differences. We have under contract 3 parcels (3904, 3906, and 3908 Edwards Road).

Subject to Permitting and financing, it is our intent to commence Phase II when we have achieved 75% sales in Phase I.



SITE

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PROJECT

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ZONING

'OL' DISTRICT
OFFICE LIMITED

Provide a Transition Zone for
Residential & Commercial Uses

AS-OF-RIGHT

PUBLIC & COMMERCIAL

Offices, Banks, Day Care Centers,
Food Markets, Medical Clinics,
Personal Services

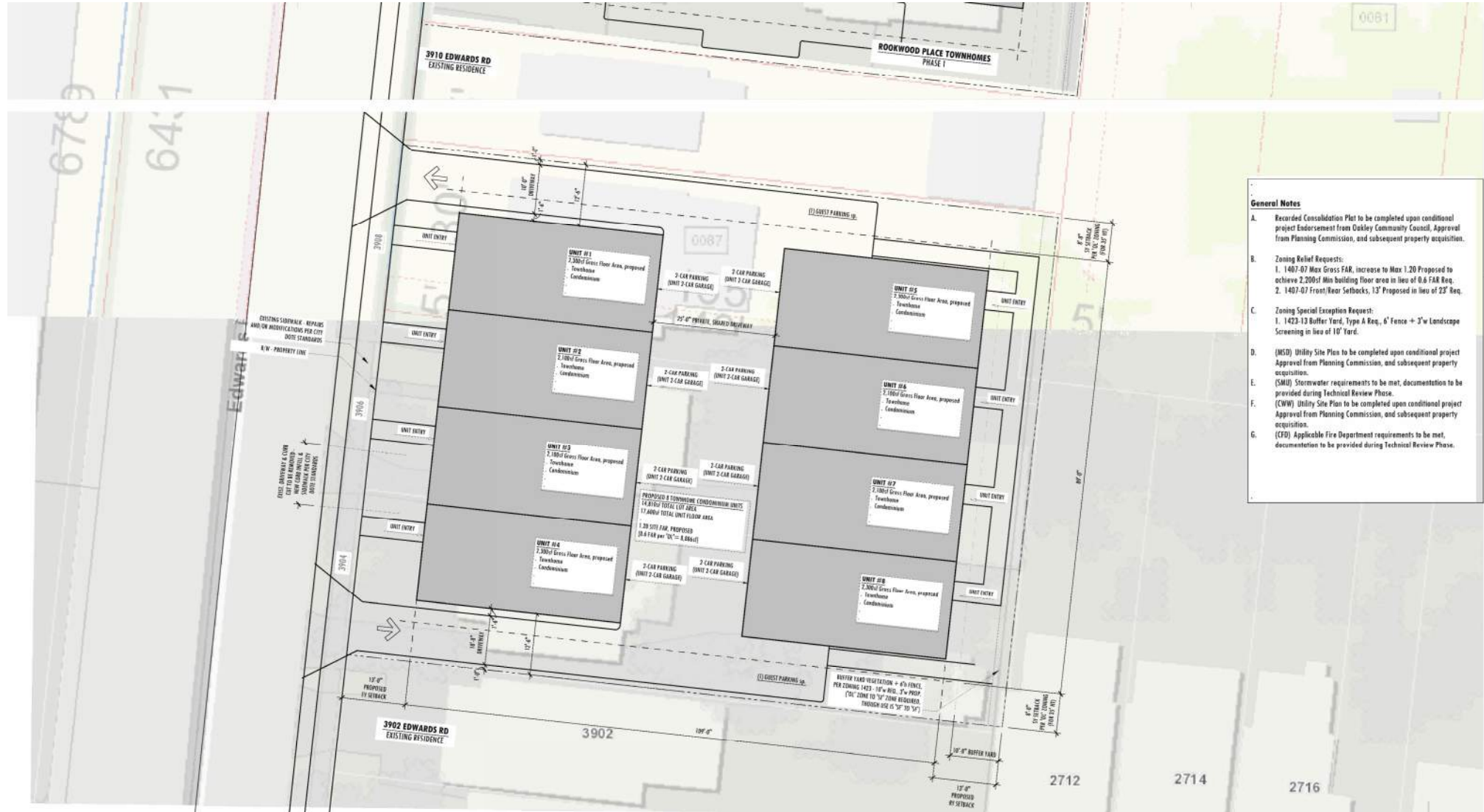
PERMANENT RESIDENTIAL

Single-Family Dwelling, Attached
Single-Family Dwelling, Rowhouse
Dwelling, Multi-Family Dwelling

RELIEF/VARIANCES

SAME AS PH I SETBACKS
REQUESTED & GRANTED

1. NO SUBDIVISION
2. LOT @ 7 & 8 5' DEEPER



General Notes

- A. Recorded Consolidation Plat to be completed upon conditional project Endorsement from Oakley Community Council, Approval from Planning Commission, and subsequent property acquisition.
- B. Zoning Relief Requests:
 1. 1407-07 Max Gross FAR, increase to Max 1.20 Proposed to achieve 2,200sf Min building floor area in lieu of 0.6 FAR Req.
 2. 1407-07 Front/Rear Setbacks, 13' Proposed in lieu of 23' Req.
- C. Zoning Special Exception Request:
 1. 1423-13 Buffer Yard, Type A Req., 6' Fence + 3'w Landscape Screening in lieu of 10' Yard.
- D. (MSD) Utility Site Plan to be completed upon conditional project Approval from Planning Commission, and subsequent property acquisition.
- E. (SMI) Stormwater requirements to be met, documentation to be provided during Technical Review Phase.
- F. (CWW) Utility Site Plan to be completed upon conditional project Approval from Planning Commission, and subsequent property acquisition.
- G. (CFD) Applicable Fire Department requirements to be met, documentation to be provided during Technical Review Phase.

CONCEPTS

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URBAN RESIDENTIAL
REDEVELOPMENT

ATTACHED GARAGES

ROOFTOP TERRACES

ON SITE

PARKING SPACES



CONCEPTS

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URBAN RESIDENTIAL REDEVELOPMENT

OPEN FLOOR PLANS

- 2,100SF / 3 BR

- 3.5 BATHS

- ELEVATOR OPTION

- LEED CERTIFIED

ATTACHED GARAGES

ROOFTOP TERRACES

ON SITE

PARKING SPACES



project for
Woodcrest Homes LLC

**new
construction**

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city of cincinnati
hamilton county ohio 45209

the
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design
alliance**
llc

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CONCEPTS

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PRECEDENT IMAGERY

URBAN RESIDENTIAL REDEVELOPMENT

OPEN FLOOR PLANS

- 2,100SF / 3 BR

- 3.5 BATHS

- ELEVATOR OPTION

- LEED CERTIFIED

ATTACHED GARAGES

ROOFTOP TERRACES



SUMMARY

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EARN OCC ENDORSEMENT

EXPERIENCED DEVELOPMENT TEAM

WALKABLE HOUSING

RESPOND TO CURRENT ZONING OPPORTUNITIES

URBAN RESIDENTIAL REDEVELOPMENT

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QUESTIONS / CLOSING

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