LOCATION AND LIMITS

The location of the focus site resides between Huntington Place and Dorchester north to south and elenor to audrey west to east. Bordered by christ hospital to the north and steep topo to the south, this area can be considered it’s own sub community. The desired focus is on an abandoned alley which will have various improvements made. It lies behind a currently used apartment building on malvern that is currently in good condition along with numerous homes in that area. The focus site can also take advantage of undeveloped land behind and on the side of the red office building also currently in good condition and protected by the historic district.

GOALS AND OBJECTIVES

The goal of this project is to be a portion of a plan to create a place in Mt. Auburn can represent Mt. Auburn as a whole, and give it a sense of place, and to provide more of a secure community by providing more density and people traffic.

The demographic desired in this area would be the young professional to middle aged professional working downtown downtown or in Mt. Auburn.

SUGGESTED LAND USES

The suggested land use for this focus area would be a mixed use building with live/work space intended for Office space or art studios. 2 story residential condos will sit above the garage and work space and have a wlk out terrace in the rear. The property will have to be rezoned for the buiness or mixed use since it is currently zone for single family. The alley in front of the building will be expanded to create another gathering space for tenants. a boulivard will have benches for reading or hanging out and provide an overlook to share the views with the community. This project will provide density to the center of the community where it was lacking. the new density will hopefully spark more development and investment into the existing community.

UNIT TYPES

Live Work Condos - Approximately 13,000 sqft Commercial Space
12 Condo in 2 Buildings up to 1,500 sqft
Apartments - 25-30 New Appartments Ranging from 700 - 900 sqft
PARKS PLAN
SITE ANALYSIS

Major Travel Path Diagram

APARTMENT BUILDING IN GOOD CONDITION

MAIN INTERVENTION AREA

VIEW OVERLOOKING AUBURN AVE

VIEW OVERLOOKING CITY OF CINCINNATI

UNUTILIZED LAND

AXIS THROUGH AUDREY TO SYCAMORE

Huntington

Eleanor

Dorchester

A b m
Proposed Plan
Scale: 1:50

A - Market rate condos w/ garage.
B - Rentable Apartments ranging from 700sqft to 900sqft
C - Single family homes to infill vacant lots.
PROPOSED AUDREY GARDENS

View South Down Audrey

VIEW W OF AUDREY ENTRANCE AND CONDO BUILDING
PROPOSED AUDREY GARDENS

OVERVIEW OF SITE

Condo Parking in Underground Garages
PROJECT PRECEDENTS
RESTRICTIONS AND ZONING

Zoning Restrictions |
Historic District - Project will impede the historic district line as shown on page 8 in this packet.
Hillside District - Site is Bordered by hillside district but no development in that District will be taken.
Height Restrictions - 50ft for Commercial Neighborhood Mixed (CN-M), 45ft for commercial butting next to a residential neighborhood. 35ft for multi family or row houses.
Set Back Requirements - Maximum setback off street is 12ft for mixed use building. Row houses or multi family homes require a max of 20ft. 5ft minimum set back from street also applies Special restriction area available for outside dinning areas on street fronts.

Parking - Parking must be in rear or on side. For residential units whether it be a mixed use unit, multi family, or row house, 1 parking place is required per unit. For commercial use, no parking places are needed if there is less than 2,000sqft of building floor space. For buildings over 2,000sqft, 1 parking place is needed for 150sqft of building floor space. underground parking is proposed for condo units.
Mt. Auburn 1992 Plan Conformance

A goal in the 1992 Mt. Auburn plan is to encourage quality housing by upgrading low income housing through government participation and use rehab as a primary tool to provide housing. Though the proposed plan doesn’t address the affordable housing, it’s the intention to have a varied range in the cost of market rate housing for the area. Several of the single family houses and other buildings still have potential if given the proper care. It is the intention to infill new single family houses in vacant lots and rehab the building that still show potential. Proposing the development in the center of the community will create more of an interest in the development and rehabilitation from the center out.

Uptown Parks Plan Conformance

While the focus site in question is near Jackson Hill Park, the master park plan has very little intervention in this area. The Jackson Hill Park & Filson Park Preliminary Master Plan shows new single family houses in the area of the focus site with community greens down Audrey. The community greens can be incorporated into the street improvements, but I feel that a multi use building would help bring people further into the center of this community creating more pedestrian traffic flow and safer streets. The parks plan shows the expansion of Audrey Terr. just as I have. Also, a boulevard will be incorporated on Audrey Terr. that leads down to and overlook. The parks plan has show Audrey being extended down to Dorchester and the overlook at the end of it. The proposed plan located the overlook at the end of the current Audrey because of a steep grade at the end.