

Project Narrative

The Applicant, Hamilton Leased Housing Associates I, LLLP, is proposing a 244-unit high quality active senior housing (55+) development encompassing 7551 Gateway Ave and Black Squirrel Trail. The proposed independent living community will contain one 4-story residential elevator building. The Applicant is targeting a unit mix of 110 one-bedroom units, 110 two-bedroom units, and 24 three-bedroom units, all restricted to senior tenants earning 60% or less of the Area Median Income as defined by HUD.

The development will contain area amenities, including a clubhouse with leasing office and clubroom, fitness center, outdoor dining ramadas, salon, library, central courtyard with game areas, covered porte-cochere entry, walking trails, and community kitchen.

Unit amenities will include a stainless-steel appliance package, granite countertops, in-unit washer and dryer, and covered patio or balcony.

The financing for the project will include private activity bonds issued by Butler County Port Authority, 4% low-income housing tax credits from the Ohio Housing Finance Agency, a conventional construction loan, and a Freddie Mac permanent tax-exempt loan.

With recent Planning Commission hearings pertaining to the property located at 7598 Mourning Dove Ln its backdrop, this development offers a unique opportunity to satisfy numerous stakeholders. The community members of Woods of Sycamore Creek have come out in force opposing additional development at 7598 Mourning Dove Ln, citing additional traffic through their neighborhood as a major consideration. The Applicant's development plan entails replacing the Woods of Sycamore Creek HOA's private park on that vacant property. This way, no additional traffic would be caused in relation to that property.

This submission includes two cover sheets signed by both separate property owners, alongside Ryan Lunderby's signature. For avoidance of doubt, the Applicant is Hamilton Leased Housing Associates I, LLLP, with Ryan Lunderby its Senior Vice President signing on behalf of the Applicant.

Hours of Operation

Monday – Friday: 8:30 AM – 5:00 PM

These are sample hours of operation, and we will ensure our staff is available at the most appropriate and opportune times for our residents.

Site and Design Requirements – Section 1873

Points Committed: 21 Points

- **Three points** for a clubhouse with at least 1,000 square feet of indoors space.
- **Two points** for decorative lighting fixtures throughout that project, that adheres to the City of Hamilton's Street Lighting Standards adopted jointly by the Electric Department and Planning Department, September 2003.
- **Three points** for a minimum eight foot wide paved multi-modal path that transverses at least 75 percent of the development and is provided in addition to the required sidewalks along public rights-of-way.
- **One point** for a significant design feature that is located prominently in the development, and which may be a fountain, public art installation, or water feature (this does not include landscaping or signage). This is limited to one per development.
- **One point** for providing dedicated bike parking at a rate of one bike parking space per every eight dwelling units.
- **Two points** for incorporating sustainable infrastructure design elements including, but not limited to, bioswales, rain gardens, stormwater medians, permeable pavement, green roofs.
- **Two points** for Oriented-Strand Board (OSB) or plywood to be the exclusive building sheathing material.
- **Three points** for the utilization of brick, stone, or cultured stone on at least 50% of all elevations of the primary structures.
- One (1) point for each on-grade entry from the garage or front door, **two (2) point** total maximum. 1:20 maximum slope.
- **Two (2) points** for installing a bathroom on the first floor that is usable for a wheelchair user with or without assistance. That bathroom shall be large enough to transfer to and from wheelchair with or without assistance. That bathroom shall be large enough to transfer to and from wheelchair, and a wheelchair user shall be able to use the sink, even if it is accessed from the side. The door to the bathroom shall be a minimum of 36 inches wide and shall be a pocket or barn-style sliding door.

Points Attempted: 9 Points

- Three points for a passive park consisting of no less than five percent of the total development's acreage. **Five points** for a passive park consisting of no less than 10 percent of the total development's acreage. A passive park consists of recreational activities and facilities that are characterized by picnicking, walking, jogging, hiking, biking, Frisbee, playgrounds, and similar activities. **One additional point** is available if the passive park facility is within one-quarter mile of at least 75 percent of the total dwelling units.
 - Proof of parking would reduce the passive park on the northwest of side of the site plan to 5% gross area. We believe the full passive park on the northwest portion would be most pleasing for our residents and the full amount of parking at 1.5 spaces per unit is not necessary for the independent senior residents this development would benefit.
- **Three points** for the protection of existing environmental features including maintaining at least 50 percent of the current trees with a six inch plus trunk. Maintaining the existing streams(s), contours and slopes of the property will also be considered (Trees must be a minimum of two per 5,000 square feet of area, per development, to qualify for these points.) A tree inventory shall be required to verify compliance with this regulation. The inventory must designate which trees meet these criteria, denote which trees will remain and show the above-required calculations.
 - There exists a significant stream corridor and landscape buffer on the southwest portion of the site. We will perform a tree inventory study as part of necessary due diligence and work to meet this requirement. We will also be planting additional trees on the southern border of the property to fill in the landscape buffer with the single-family neighborhood to the south and west.
- **Two points** for installing the necessary electric infrastructure (e.g. panels, outlets and conduits) capable of allowing for the installation of at least one (1) Level 2 electric vehicle (EV) home charging station per required parking spot for each dwelling unit.
 - We propose building EV charging stations for 5% of parking spaces. We will not offer restricted parking spaces and will be available on a first-come basis, ensuring all EV users have access to charge their EV.

Waivers/Variations

Building Height

The Applicant proposes a 4-story residential development. Meeting with the neighbors alongside height and perspective studies have resulted in a distance from building to building of over 300' along with significant landscape buffering to screen the community. The 4-story development aims to bring the most attainable living options to the area with a topographically difficult site.

Parking

Our independent senior residents are much less inclined to have multiple cars than residents of our general occupancy apartment communities, without additional children. Our site plans offer proof of parking, that this development would be able to meet the requirements of the code, however the southern boundary would benefit from the reduction of parking to ensure a fuller landscaping boundary, and the northwest portion of the site would have a greater passive park amenity for the community. As necessary, we would provide a parking study across our senior portfolio to demonstrate the need in addition to a traffic study that the city engineer sees fitting.

Review Criteria:

- A. The proposed development offers high quality independent senior living options for the City of Hamilton. Located in a Suburban Neighborhood along the outer edge of the city limits, this development would offer similar density apartments to the surrounding users located along Gateway Ave.
- B. This community would offer high quality housing to those 55+ residents that are looking to step back from the additional maintenance that comes with owning a home. It is conveniently located just south of the TriHealth Bethesda Butler Hospital and major shopping centers that residents find attractive to situate themselves nearby. Offering attainable apartment homes, with luxury amenities and finishes at a fraction of comparable luxury offerings, raises the welfare and livability of any city. A community such as this would raise the overall standard of living for active seniors, while not detracting from the general welfare or goals of the city.
- C. With all access to the site coming off Gateway Ave, this development offers good access opportunities, especially considering its parallel orientation to State Route 4 Bypass. All utilities are present at the site. The Applicant will perform all necessary retention / detention studies to ensure optimal drainage.
- D. The development offers a beautiful façade to its passersby and limits most parking to its rear. On the south and west boundaries of the site, there is a substantial creek buffer, offering additional space from the neighboring single family homes to the edges of the building, at least 300' from neighbors' yards. Additionally, any open space along the southern boundary will be filled with additional tree plantings for screening.
- E. This development would exceed the quality of housing in the immediate are and would offer a high quality community for senior residents city-wide to consider as their next home. The Applicant has a wide portfolio of new developments similar in scope. In unit offerings consist of granite countertops, stainless steel appliances and in unit washer / dryer. In terms of amenities, the community would offer walking paths, community kitchen alongside a luxury clubhouse, and outdoor dining options. Fitness options, salon, and theater rooms are also a highlight. For the view of the façade, there will be 50% cultured stone or similar material.

HAMILTON SENIOR APARTMENTS

7551 GATEWAY AVE.

HAMILTON, OHIO 45011

RENDERING



PROJECT LOCATION



PROJECT SUMMARY

Project Description

The Applicant, Hamilton Leased Housing Associates I, LLLP, is proposing a 244-unit high quality active senior housing (55+) development encompassing 7551 Gateway Ave and Black Squirrel Trail. The proposed independent living community will contain one 4-story residential elevator building. The Applicant is targeting a unit mix of 110 one-bedroom units, 110 two-bedroom units, and 24 three-bedroom units, all restricted to senior tenants earning 60% or less of the Area Median Income as defined by HUD.

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Tract designations according to real estate records of the Recorder of Butler County

Black Squirrel Trl (HOA Park)
Parcel ID: P646107000056
Butler County Auditor Land Use Code: 500 R – Residential, Vacant Land

7551 Gateway
Parcel ID: P6461057000016
Butler County Auditor Land Use Code: 101 A – Cash Grain or General Farm

Names of the adjacent subdivisions and the names of record owners of adjacent parcels of un-platted land, and the zoning and land use of all adjacent properties.

- 7598 Mourning Dove Ln, Hamilton, OH 45011
 - Parcel ID: P6461057000039
 - Recorded Owner: Charles A Begley Jr.
 - Zoning: R-1 – Single-Family Residence
 - Land Use Code: 502 R – Residential, 10-19.999 AC
- Moser Ave
 - Parcel ID: P6461057000076
 - Recorded Owner: City of Hamilton
 - Zoning: IPD – Industrial Planned Development
 - Land Use Code: 640 E – Exempt Property Owned By Municipals
- Woods of Sycamore Creek Homeowners Association Inc
 - 7568 Black Squirrel Trl, Hamilton OH 45011
 - HOA President: Steve Mikesell
 - Zoning: RPD – Office Planned Development
 - Land Use Code: 510 R – Single Family Dwelling, Platted Lot
- 5 Fall Wood Dr, Hamilton, OH 45011 (Knollwood Crossing)
 - Parcel ID: P6461057000025
 - Recorded Owner: Pedcor Investments-2003-LIX-LP
 - Zoning: B-2 Community Business
 - Land Use Code: 403 C – Apartments 40 or More Rental Units
- 7895 Shadow Creek Dr, Hamilton, OH 45011 (Shadow Creek Apartments)
 - Parcel ID: P6461057000035
 - Recorded Owner: Shadow Creek Apartments LLC
 - Zoning: R-4 – Multi-Family Residence
 - Land Use Code: 403 C – Apartments 40 or More Rental Units

PROJECT TEAM

- Architect - Boarman Kroos Vogel Group, Inc
 - 222 North Second Street
 - Minneapolis, Minnesota 55401
 - Mathew Nugent 612.373.9156
- Black Squirrel Trail
 - Woods of Sycamore Creek Homeowners Association Inc
 - 31379 East Woods of Sycamore Creek Blk C
 - HOA President: Steve Mikesell
 - 7568 Black Squirrel Trl, Hamilton OH 45011
- 7551 Gateway
 - Sara Greenlee, Managing Member of Finet Development Ltd
 - 1641 Essex Road Columbus, OH 43221
- Developer:
 - Hamilton Leased Housing Associates I, LLLP
 - 2905 Northwest Blvd Suite 150, Plymouth, MN 55441
 - Ryan Lunderby Senior Vice President on behalf of the Applicant

CERTIFICATION

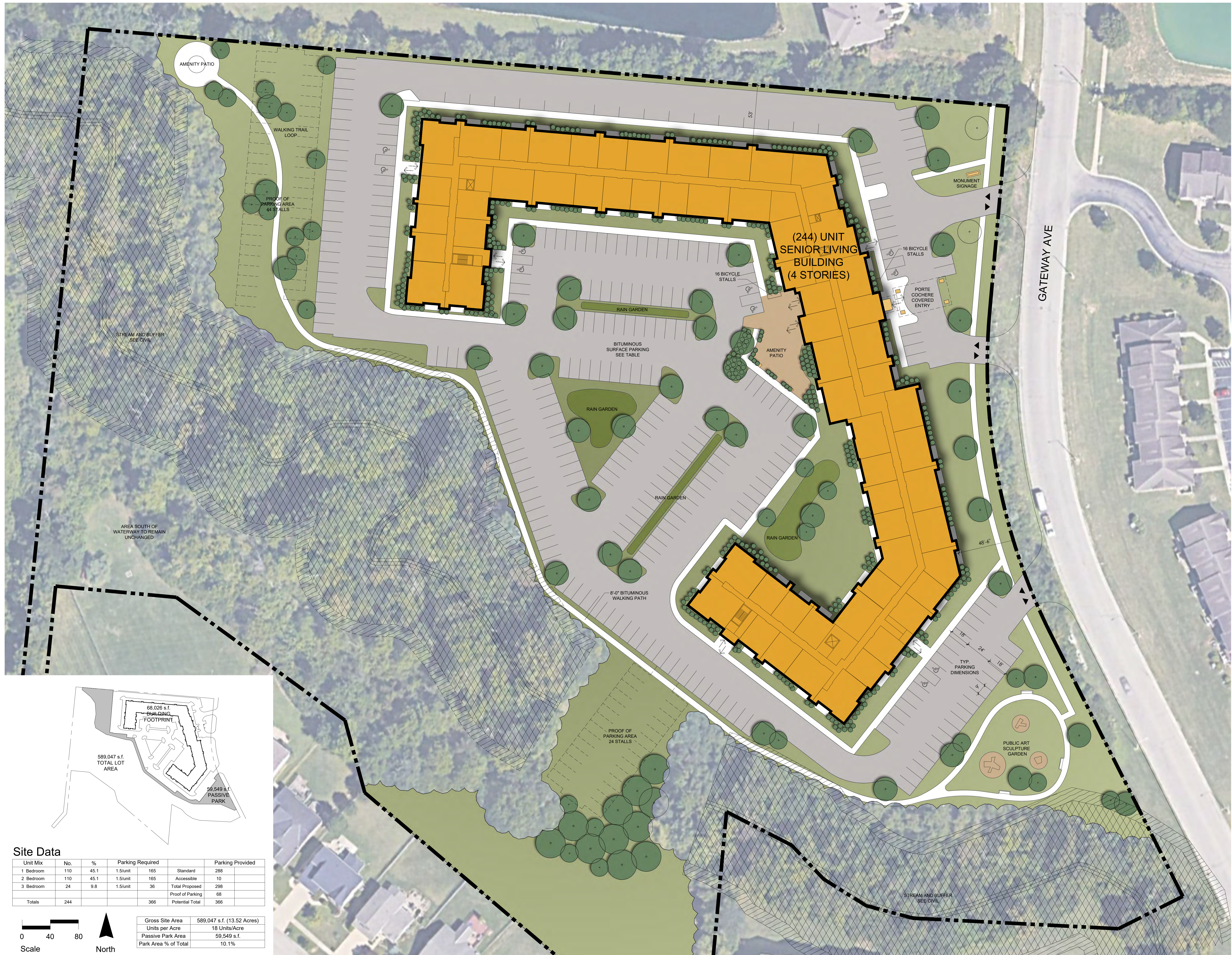
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CHECKED BY	
COMMISSION NUMBER	1393.259
SHEET TITLE	

COVER SHEET

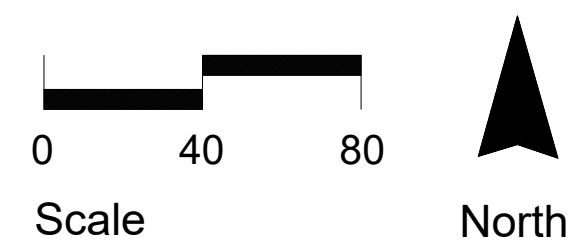
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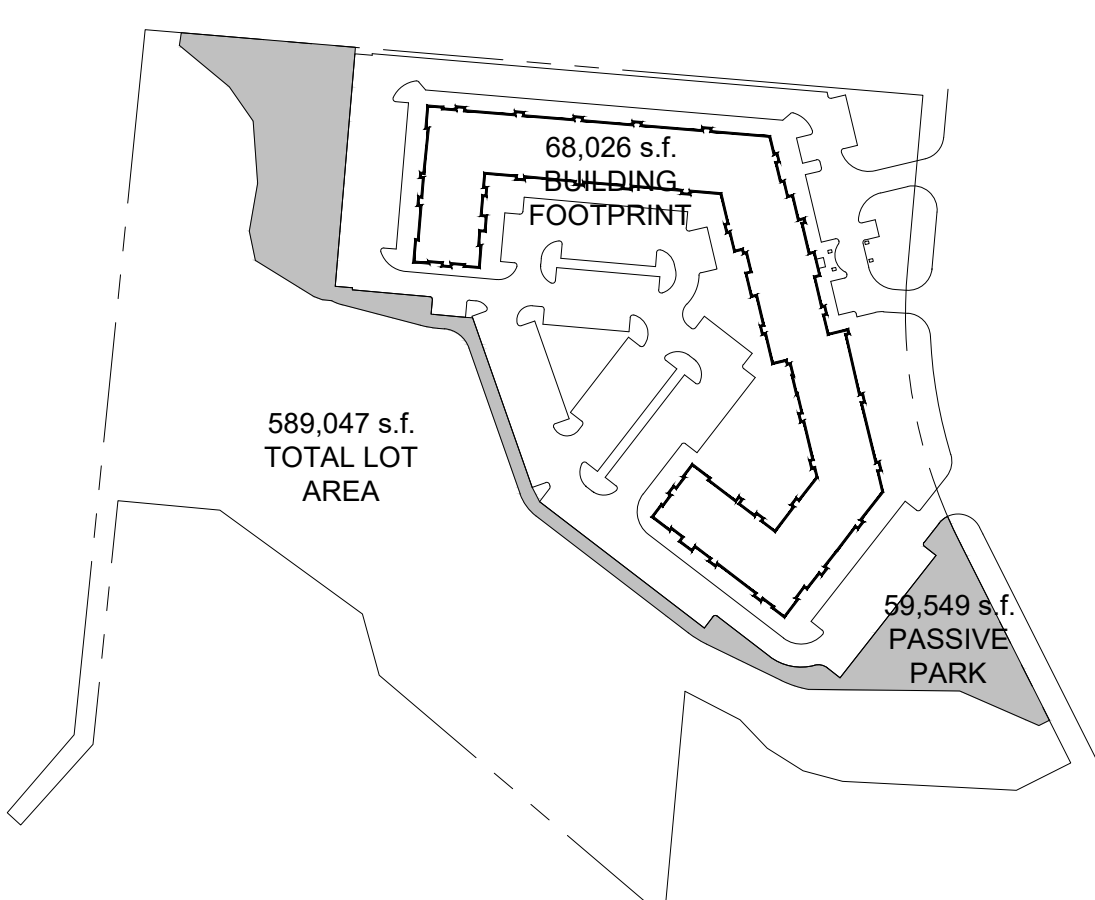


Site Data

Unit Mix	No.	%	Parking Required	Parking Provided
1 Bedroom	110	45.1	1.5/unit 165	Standard 288
2 Bedroom	110	45.1	1.5/unit 165	Accessible 10
3 Bedroom	24	9.8	1.5/unit 36	Total Proposed 298
			Proof of Parking 68	
Totals	244		366	Potential Total 366



Gross Site Area	589,047 s.f. (13.52 Acres)
Units per Acre	18 Units/Acre
Passive Park Area	59,549 s.f.
Park Area % of Total	10.1%





BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

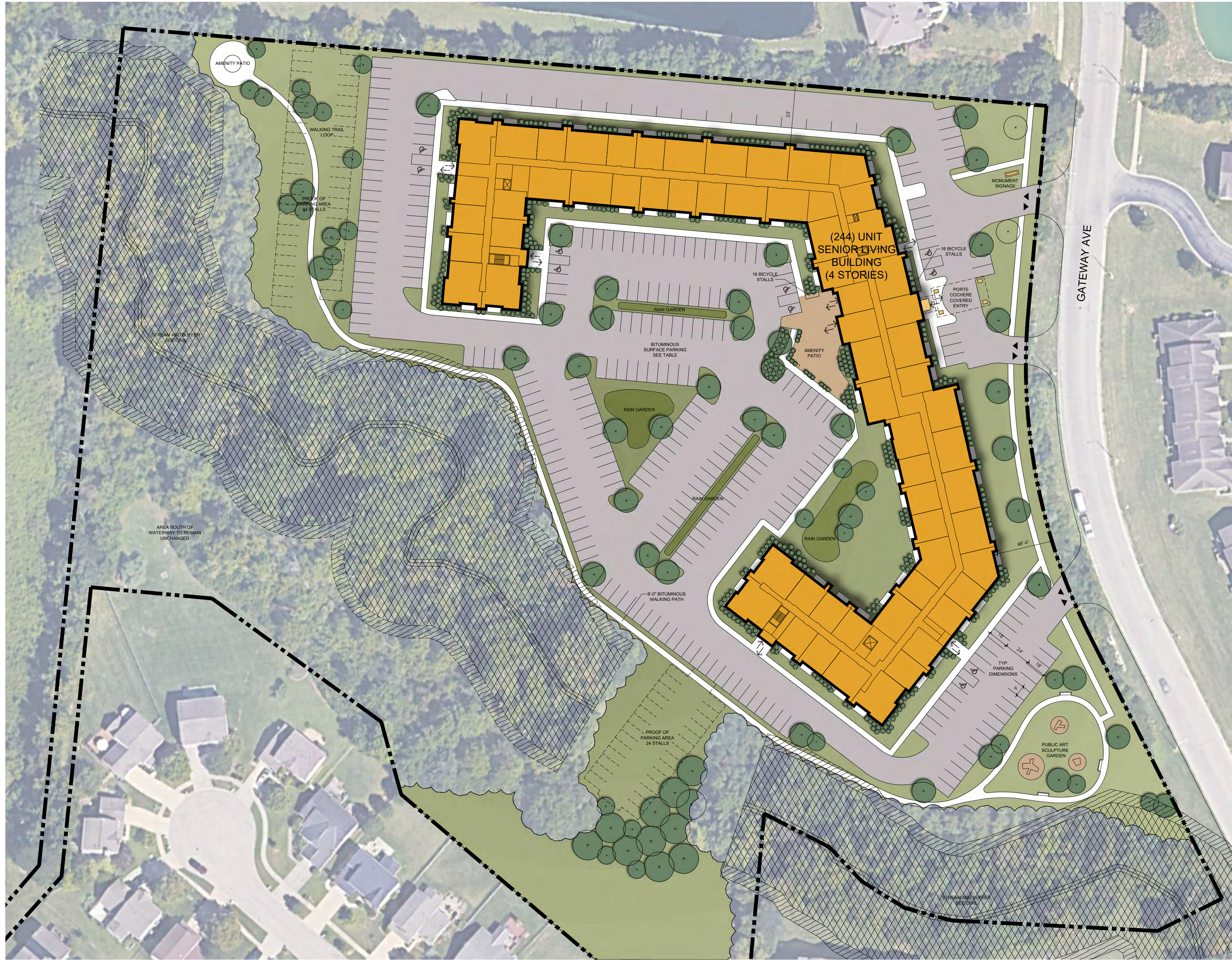
222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

HAMILTON SENIOR
APARTMENTS



CERTIFICATION

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DRAWN BY
CHECKED BY
COMMISSION NUMBER 1393.259
SHEET TITLE

LANDSCAPE
VISIONING

SHEET NUMBER

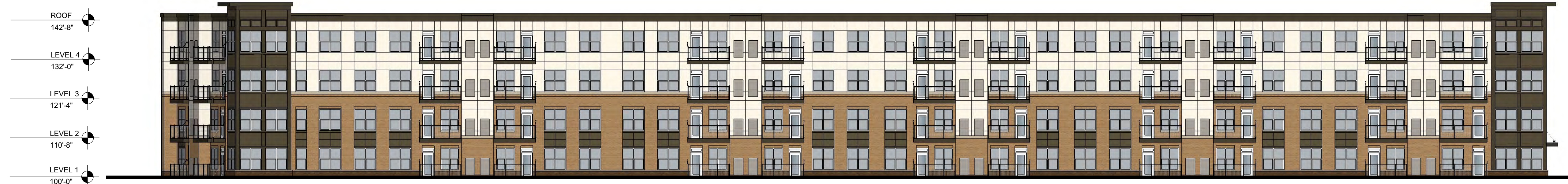
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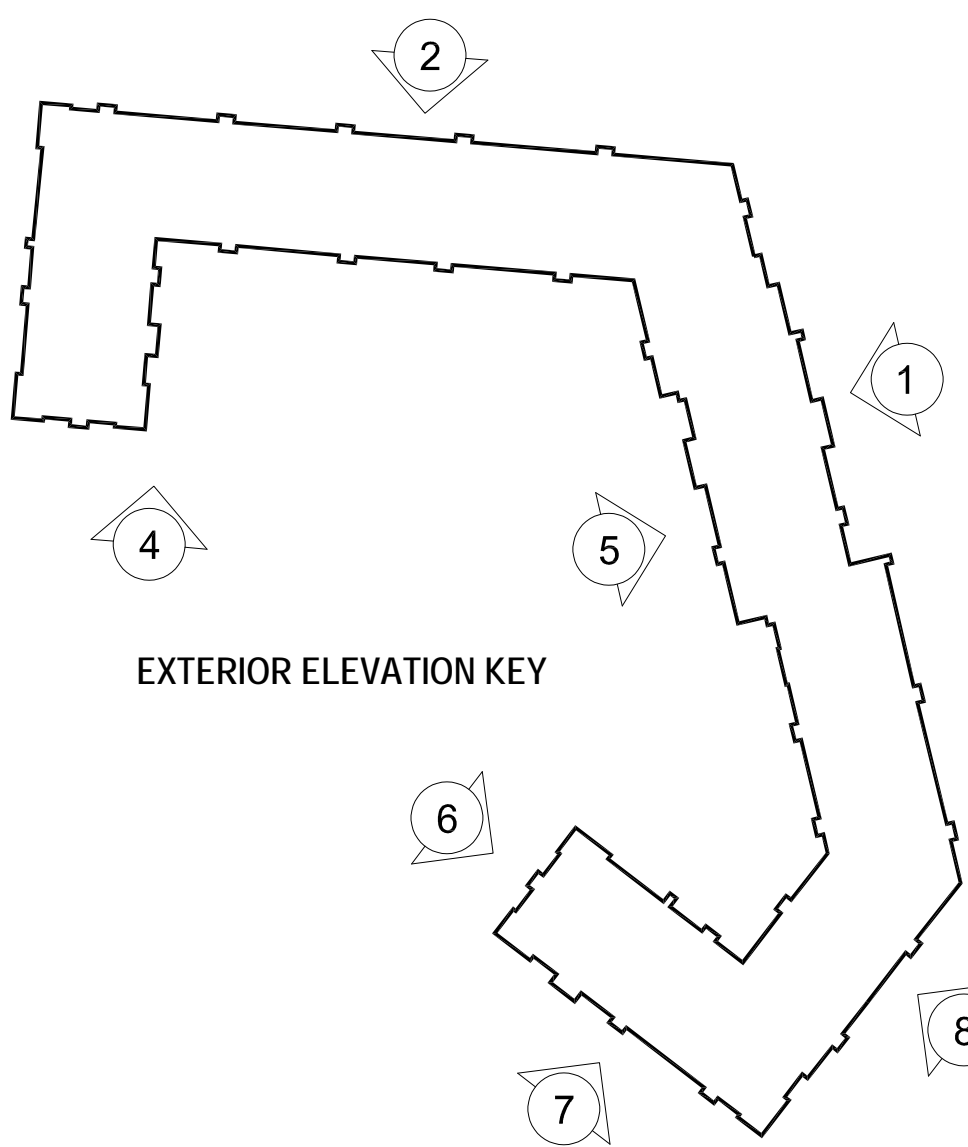
EXTERIOR MATERIAL LEGEND		
	FB-1	FACE BRICK MASONRY VENEER
	FSDG-1	PANEL SIDING W/ RAINSCREEN - SMOOTH FINISH
	FSDG-2	PANEL SIDING W/ RAINSCREEN - SMOOTH FINISH
	FSDG-3	PANEL SIDING W/ RAINSCREEN - SMOOTH FINISH
	FSDG-4	LAP SIDING W/ 4" EXPOSURE - SMOOTH FINISH
	DCMU-1	BURNISHED FACED CMU



1 EAST ELEVATION
A401 1/16" = 1'-0"



2 NORTH ELEVATION
A401 1/16" = 1'-0"



3 WEST ELEVATION 1
A401 1/16" = 1'-0"

4 SOUTH ELEVATION 1
A401 1/16" = 1'-0"



5 WEST ELEVATION 2
A401 1/16" = 1'-0"

6 WEST ELEVATION 3
A401 1/16" = 1'-0"



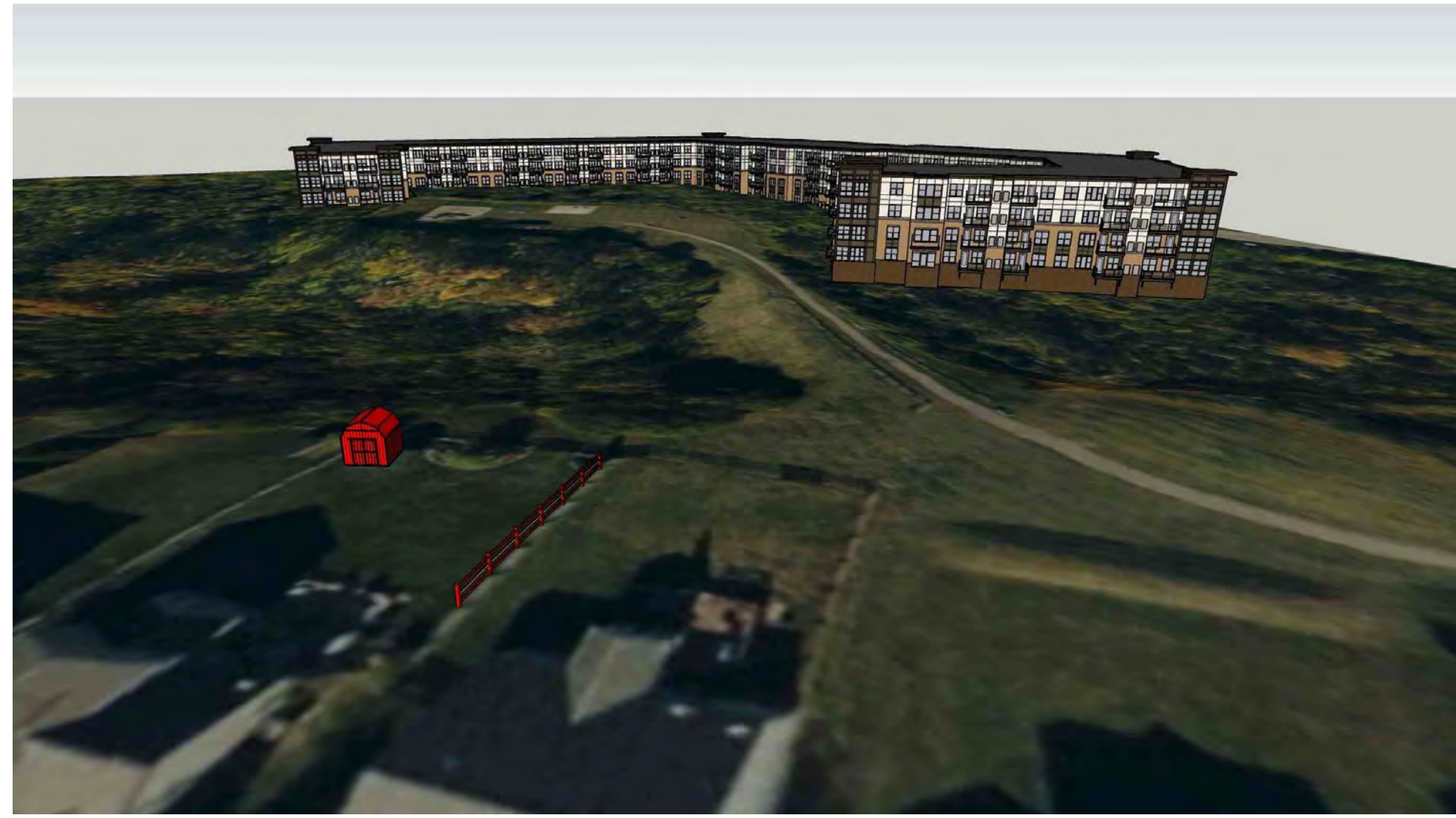
7 SOUTH ELEVATION 2
A401 1/16" = 1'-0"



8 EAST ELEVATION 2
A401 1/16" = 1'-0"

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NEIGHBOR VIEW STUDY 1



GOOGLE EARTH TERRAIN IMAGE - USED TO LOCATE SHED FOR REFERENCE



REFERENCE IMAGE - USED FOR SCALE OF SHED



REFERENCE IMAGE FOR OVERLAY

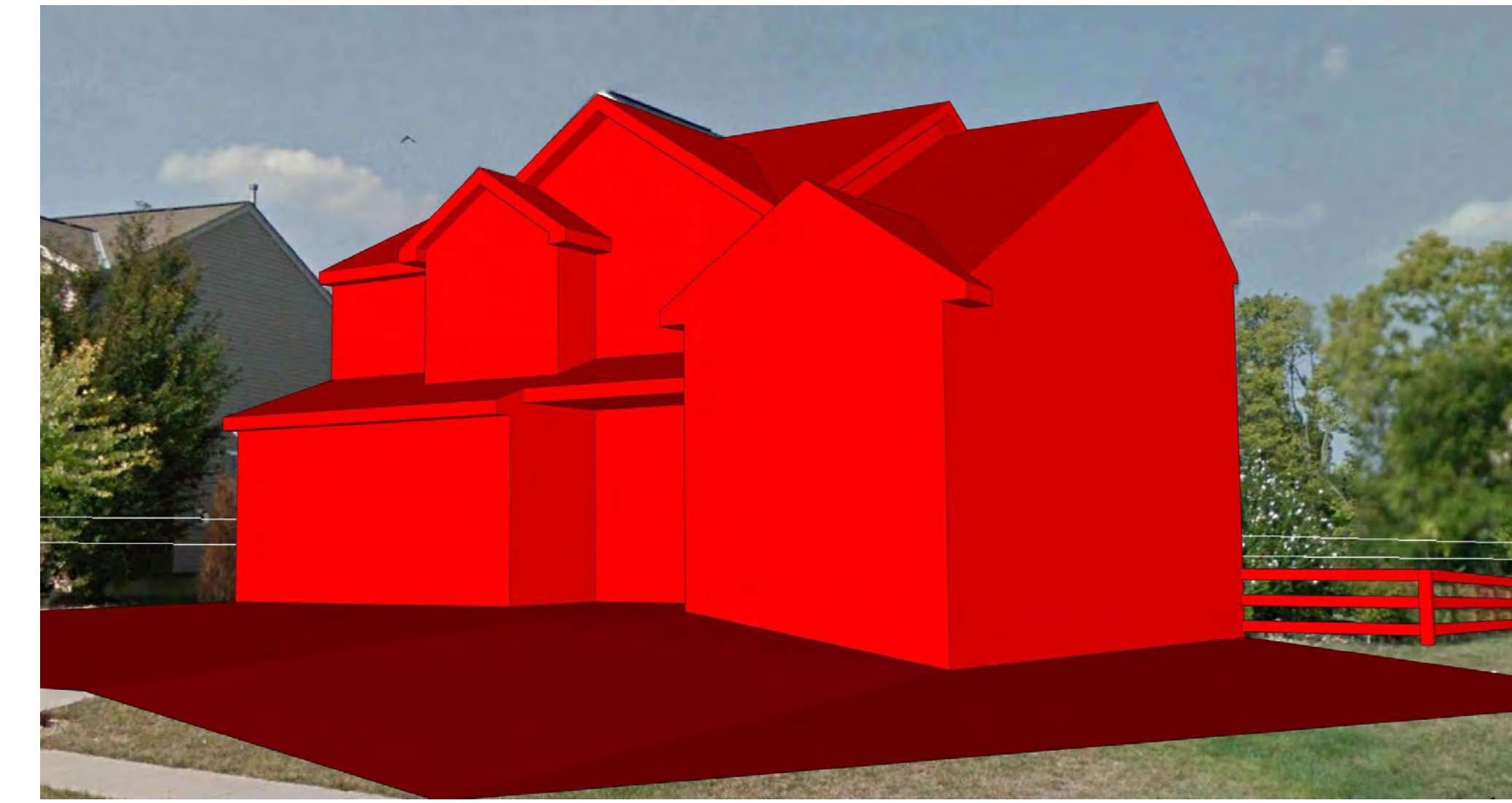


REFERENCE IMAGE WITH MODEL OVERLAY FOR FINAL RENDER

NEIGHBOR VIEW STUDY 2



GOOGLE EARTH TERRAIN IMAGE - USED TO LOCATE HOUSE FOR REFERENCE



GOOGLE EARTH STREET IMAGE - USED TO MODEL HOUSE FOR REFERENCE



REFERENCE IMAGE FOR OVERLAY



REFERENCE IMAGE WITH MODEL OVERLAY FOR FINAL RENDER

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CONSTRUCTION