4575 EASTERN AVENUE

CIG COMMUNITIES

Development Timeline

- CIG Closes on the Property – *August 15th*
- Clean Up Begins – *Late August*
- Petition for Zone Change – *September 1st*
- Community Council Vote – *September 26th*
- City Planning Commission – *Early October*
- City Council Vote – *Mid-November*
- Environmental Remediation Begins – *Q1 2024*
- Construction Begins – *Late 2024*

Development Updates

- Cincy Red Bike Station Added
- Raised Crosswalks Requested
- Traffic Study Completed
- Stormwater Runoff Assessed
- Initial Renderings

Development Program	
270 Units	422 Garage Spaces
100 Bike Parking Spaces	Cincy Red Bike Station
Amenities including a clubhouse, pool, fitness center, golf simulator, garden, pickleball court	

CIG Communities will install and sponsor a Cincy Red Bike station in front of the property, available to use for all. We have requested the city to investigate the possibly of installing a raised crosswalks/speed bumps to calm traffic and allow safe passage for pedestrians across Eastern Avenue at the Turf Club and BrewRiver. A traffic study was ordered through TEC, a city recommended traffic consultant. It showed no significant impact to traffic in the area by our proposed development. Additionally, we have worked with MSD Stormwater Management to determine stormwater detention requirements for the development. Our proposed development will actually lessen sytormwater runoff at the site and we will build a ~20,000 CFT detention vault to store stormwater during overflow events. This will significantly reduce the burden on the sewer systems and waterways near the property. Finally, we have some updated renderings to share.

View looking southeast.

View looking southeast, today.

View looking northeast.

View looking east.

ASPIRE
Thank You!
CIG
COMMUNITIES
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