



Urban Imperial Construction, LLC.,

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Ohio Architect Registration: 11512

November 6th, 2025

City of Kent Planning Commission
319 South Water Street
Kent, Ohio 44240

RE: **KENT ECO-VILLAGE** N.W. Quadrant SR 43 & SR 261
Parcel No. 45-004-00-00-053-000
45-004-00-00-051-000
Residual Parcel: 4.2324 Acre

City of Kent Development Department

City of Kent, Ohio
319 S. Water St.
Kent, OH 44240

Re: Kent Eco-Village Zoning Application Submission

Dear Director,

On behalf of Urban Imperial Construction, LLC (UIC), I am pleased to submit our zoning application for the “Kent Eco-Village”, a transformative net-zero multi-family sustainable housing community that complies with the City of Kent’s development requirements and the strategic objectives outlined in Kent’s Climate Action Plan (CAP). The project consists of three six-story structures containing a total of 144 two-bedroom sustainably constructed apartments, with a focus on leasing to veterans, seniors, and families. UIC intends to offer a minimum of 48 units available to tenants qualifying for the Portage Metropolitan Housing Authority’s Project-Based Voucher (PBV) lease program.

The development is located on a 5.32-acre site at the Northwest corner of State Route 43 and Highway 261, directly across from the existing Marc’s shopping center, providing residents with convenient access to retail stores and essential services. The state-of-the-art eco-village has been designed to comply with all current City of Kent ordinances, and we are not requesting any variances. Parking, trash removal, and exterior bicycle storage are fully integrated, while sustainably landscaped lawn areas, exterior patios, and green spaces provide visual relief and safe recreational amenities. The development prioritizes circulation and pedestrian safety, addressing challenges observed in comparable projects such as Holly Park, and ensuring safe access for both vehicles and pedestrians throughout the site.



The eco-village is designed to align with Kent's CAP strategies for reducing greenhouse gas emissions and building climate resilience. The project incorporates net-zero energy efficiency through the use of Holon passive building technology, Building-Integrated Photovoltaic (BIPV) solar roofing, and EV charging, directly supporting the CAP's stationary energy strategy to reduce reliance on grid-supplied energy. Water conservation measures and drainage flows have also been designed to meet regional sewer district requirements, consistent with the CAP's emphasis on sustainable infrastructure.

The development can also provide opportunities for future partnership with Kent's waste diversion and circular economy goals, including potential integration with community-based food waste diversion or anaerobic digestion programs highlighted in the CAP. Landscaped green areas and tree plantings will complement Kent's urban tree credit program by contributing to carbon sequestration, improved canopy cover, and the possibility of generating local carbon credits

The project can support the CAP's education and outreach strategies by providing opportunities for collaboration with Kent State University and the Kent City School District on experiential learning related to architecture, engineering, renewable energy, and sustainability engagement for residents. By designing the Eco-Village as a living model of sustainability, it is our goal to serve as a showcase development that aligns with Kent's broader climate goals.

UIC anticipates an investment of \$40 million in this project, financed through an innovative convertible debt structure. Site acquisition is complete and preliminary designs are finalized. Our goal is to begin site construction in the second quarter of 2026, with the anticipated completion of the first building by the end of the fourth quarter of 2026, and completion of the third building by December 31st, 2027.

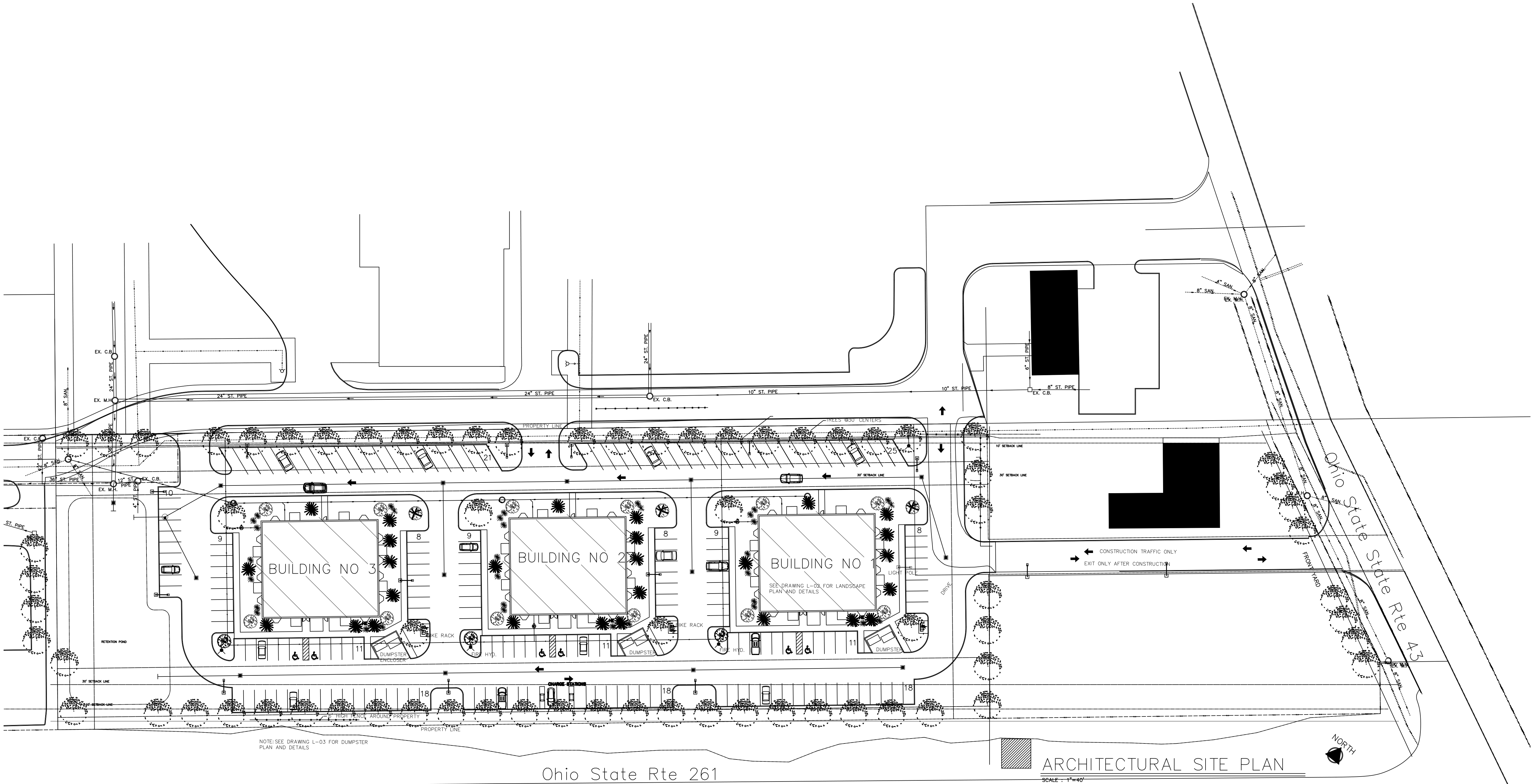
The Kent Eco-Village represents more than affordable housing it is a model of sustainable living. The sustainable buildings will help reduce the utility bills and carbon footprint of the residents, while simultaneously creating a thriving community of local individuals and families. Our mission is to help expand The City of Kent's affordable housing inventory, through a vision of advancing our communities climate and sustainability goals.

We are committed to working closely with the City of Kent Development Department, PMHA, and all community stakeholders to ensure the project's success. Thank you for your consideration of this application. Should you require any further technical documentation, schematics, or supporting details, please do not hesitate to contact us directly.

Sincerely,

Timothy J. Madden - President
Urban Imperial Construction, LLC.,

Victor P. Krevinko AIA – Architect
Urban Imperial Construction, LLC.,



VICTOR P. KREVINKO
OHIO REG. NO. 11512
EXPIRATION 12-31-2027

Kent ECO Village
CITY OF KENT, OHIO 44278

URBAN IMPERIAL CONSTRUCTION
417 STARR LINE DRIVE
TALLMADGE, OHIO 44278

VICTOR P. KREVINKO A.I.A.
423 LOMBARDY DRIVE BERE, OHIO 44017
CELL: (440) 666-4121

ARCHITECTURAL SITE PLAN

SCALE : 1"=40'
KENT STATE PROPERTY
KENT, OHIO

CORRECTION UPDATE
FEBRUARY 26, 2026

VICTOR P. KREVINKO A.I.A.
OHIO LICENSE 96 11512

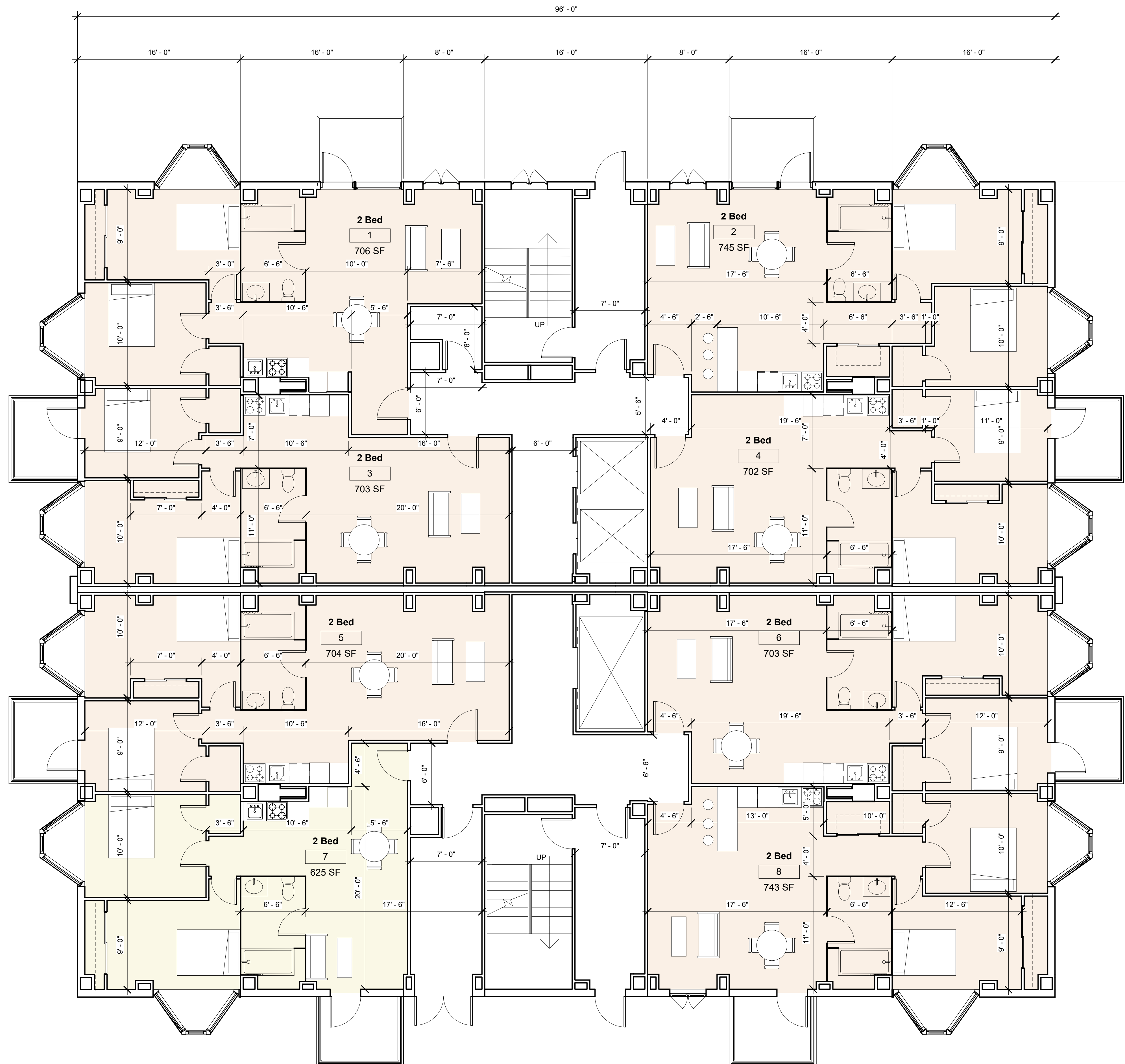
ISS REV	PURPOSE	DATE
1.	PROPOSED	2/26/26

TITLE :
ARCHITECTURAL
SITE PLAN

JOB NO.:

DRAWING NO.:

L-01



UNIT CALCULATIONS		
UNIT TYPE	TOTAL PER FLOOR	TOTAL PER BUILDING (6 FL
2 BED	8	48
TOTAL		144

NOTES	
GROSS S.F. PER FLOOR = 7,284 S.F.	
TOTAL (x6) = 43,704 S.F.	
NET S.F. PER FLOOR = 5,144 S.F.	
TOTAL (x6) = 30,864 S.F.	



www.broadusa.com/broad/holon-buildings/

N.W. QUADRENT OF S.R. 43 & S.R.261
KENT, OHIO 44240

KENT, OHIO 44240

[illegible]

KENT PROJECT
GROUND LEVEL FLOOR
PLAN

Project number	N/A
Date	2/10/25
Drawn by	VALERIA RAMIREZ-SALCEDO

A1.0

Scale	$3/16" = 1'-0"$
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1 GROUND FLOOR PLAN
3/16" = 1'-0"

3/16" = 1'-0"

THE PLANS ARE THE SAME FOR ALL FLOOR LEVELS AND FOR ALL THREE BUILDINGS