

***** AGENDA *****
CITY PLANNING COMMISSION
CITY HALL
COUNCIL CHAMBERS, ROOM 300
801 PLUM STREET
CINCINNATI, OHIO 45202
VIRTUALLY VIA ZOOM

February 3, 2023
9:00 a.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

MINUTES Consider the minutes of December 16, 2022 (page 2) and January 20, 2023 (page 15).

DISCUSSION ITEM – LEGISLATIVE

ITEM 1 A report and recommendation on a proposed zone change from Commercial Community – Auto-oriented (CC-A), Commercial Community – Pedestrian (CC-P), and Office General (OG) to Planned Development (PD), including a Concept Plan and Development Program Statement, at the southwest quadrant of the intersection of Reading Road and E. Martin Luther King Jr. Drive in Avondale. (Hoffman) (page 25)

OTHER BUSINESS

Presentation of proposed amendments to the City Planning Commission Rules. (Martinez) (page 197)

DIRECTOR’S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

December 16, 2022

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, December 16, 2022 was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually on Zoom.

The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at www.cincinnati-oh.gov/media. Members of the public were invited to participate in-person or by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

Present: Mr. Byron Stallworth, Chair
Mr. Jacob Samad, Vice Chair
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner
Ms. Olivia Smitherman, Commissioner
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Excused: Ms. Anne Sesler, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Mr. Charles Martinez, Law, Legal Counsel
Mr. Alex Peppers, City Planning & Engagement, Deputy Director
Ms. Emily Ahouse, City Planning & Engagement, Zoning Administrator
Ms. Gabrielle Couch, City Planning & Engagement, City Planner
Ms. Maria Dienger, City Planning & Engagement, City Planner
Mr. Andrew Halt, City Planning & Engagement, City Planner
Ms. Stacey Hoffman, City Planning & Engagement, Senior City Planner
Ms. Caroline Kellam, City Planning & Engagement, Senior City Planner
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Ms. Ashlie Wilkson, City Planning & Engagement, Senior Administrative Specialist
Ms. Emily Burns, City Planning & Engagement, Planning Intern

Mr. Stallworth called the meeting to order at 9:05 a.m. and asked that everyone join in the Pledge of Allegiance, followed by a Moment of Silence in honor of those impacted by COVID-19.

Consent Agenda – Quasi-Judicial

ITEM 1

A report and recommendation on a proposed Development Plan and Final Plat located at 3762 and 3764 Grovedale Place in Hyde Park, including relief from the City Subdivision Regulations. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **ADOPT** the Department of City Planning and Engagement findings and analysis outlined in Section 300-09(a)(6) including General Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed on pages 1-3 of the staff report;

- 2) **ADOPT** the variance analysis and findings outlined in Section 500-03 as set forth on pages 3-5 of the staff report and **APPROVE** a 10-foot variance for the lot width from Section 800-03(a) for 3764 Grovedale Place to allow a lot width of 40 feet in an SF-6 zoning district;

- 3) **ADOPT** the variance analysis and findings outlined in Section 500-03 as set forth on pages 3-5 of the staff report and **APPROVE** a 2-foot variance for the lot width from Section 800-03(a) for 3764 Grovedale Place to allow a lot width of 48 feet in an SF-6 zoning district;

- 4) **APPROVE** the proposed Development Plan and Final Plat located at 3762, 3764, and 3768 Grovedale Place in Hyde Park including variance requests from the City Subdivision Regulations, based on the fact that the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09(c)(1).

Commission Action:

Moved to approve the staff’s recommendations for Item 1 on the Quasi-Judicial Consent Agenda.

- Motion: Mr. Samad
- Second: Mr. Weber
- Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Smitherman, Mr. Stallworth, Mr. Weber
- Nays: None
- Excused: Ms. Sesler

Mr. Samad was recused from Item 2 and left the room.

Discussion Agenda – Legislative

ITEM 2

Mr. Urbancsik presented a report and recommendation on a proposed street closure of Woodward Street and a portion of Yukon Street and the direction conversion of Yukon Street and Goetz Alley in Over-the-Rhine. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

APPROVE the proposed street closure of Woodward Street and a portion of Yukon Street and the direction conversion of Yukon Street and Goetz Alley in Over-the-Rhine with the following condition:

1. That the applicant works with the applicable City Departments to address or resolve the feedback and conditions they provided in the Coordinated Report (Exhibit C) and incorporate any resulting modifications into the final plans for the infrastructure improvements.

Speakers and Discussion:

Ms. Anna Barchick-Suter, with Cincinnati Center City Development Corporation (3CDC), stated she believed the project would bring amenities to the area and help promote business. Mr. Stallworth asked who initiated 3CDC to develop the proposal. Ms. Barchick-Suter stated the proposal was developed as a response to community concerns the City Administration received to address safety, provide more amenities, and expand the park.

Mr. Weber addressed the Commission and explained the subject area became a public safety concern due to an escalation of issues during the pandemic and the Main Street incident that occurred during the summer. Mr. Eby asked how the project's design would address public safety concerns. Ms. Barchick-Suter stated the belief that concerns were correlated with people hanging out in the public right-of-way and activities that could escalate and explained the conversion to a park would provide more oversight that could help manage and monitor activity.

Mr. Stallworth asked how many residents lived in the buildings near Ziegler Park. Ms. Barchick-Suter stated there were approximately 75 residents in the area, confirmed 3CDC had contact information of all the residents that would be impacted by the proposal, and said the residents received regular updates of engagement opportunities they could participate in and construction updates.

Ms. Kearney asked what type of community engagement had occurred between 3CDC and the Over-the-Rhine Community Council and business association. Ms. Barchick-Suter stated the community council and business association had received invitation to all community engagement sessions that 3CDC facilitated and confirmed updates were shared with the Pendleton Neighborhood Council. Ms. Kearney asked if there was any opposition to the proposal. Ms. Barchick-Suter stated there were concerns among members of the neighborhood council regarding how quickly the project came about but confirmed there was no opposition received.

Ms. Kearney asked Ms. Barchick-Suter to speak about the artwork that would take place and the engagement process with the community regarding the artwork. Ms. Barchick-Suter stated they were working with Black Art Speaks to lead the public art aspect of the proposal's design and said the community engagement was currently ongoing. Ms. Barchick-Suter also confirmed the vendor

would seek quotes from artists and present them back to the community based on their conceptual relief.

Mr. Eby asked about parking. Ms. Barchick-Suter stated 3CDC was working with the Department of Transportation and Engineering on a traffic analysis and solutions on relocating parking spots for residents.

Ms. Brandy Delfavero, the Development Director for 3CDC, expressed her excitement for the proposal and said it would be a great asset to the nearby stakeholders. Mr. Stallworth asked if there was an in-house designer. Ms. Delfavero confirmed there was not an in-house designer and said consultants were used.

Ms. Debbie Mays, Pendleton resident, stated her concern regarding funding for the proposal. Mr. Weber addressed Ms. Mays' concern and explained the history of the appropriation of funds and capital review process.

Mr. Frank Russell, an architect, urban designer, and property owner at 207 Woodward Street, stated he was skeptical and would like to see a comprehensive report that addressed safety throughout the neighborhood but confirmed he supported the proposal. Mr. Russell suggested a written agreement between the City or Park Board and property owners to memorialize access. Mr. Stallworth asked Mr. Russell where he parked and how would the proposal impact him. Mr. Russell stated he parked in front of the building which would be lost with the proposal, but Mr. Russell confirmed losing parking was a tradeoff. Mr. Weber confirmed that the pedestrian right-of-way would be managed by the Department of Transportation and Engineering and said the City would enter a management agreement between the City and 3CDC to help with the management of the subject space. Mr. Weber mentioned that the Fire Department would require emergency access and confirmed access would remain possible.

Mr. Dan Dorf, Over-the-Rhine resident, stated his concerns regarding accessibility, noise, and increase in cost of living in the surrounding area and suggested subsidized parking for residents as a good-faith measure to improve quality of life. Ms. Delfavero stated there was no community feedback received regarding parking. Mr. Stallworth asked about subsidized parking for residents. Ms. Delfavero stated 3CDC would investigate the suggestion but confirmed 3CDC had not offered that solution in the past. Mr. Weber provided further details on the actions the City had taken regarding residential parking in the Over-the-Rhine area.

Ms. Lindsay Swadner, representing the Over-the-Rhine Community Council, stated the community council was opposed to the proposal and said they had not received any notice regarding community engagements from 3CDC. Ms. Swadner also stated 3CDC was made aware of parking and safety concerns. Mr. Stallworth asked Ms. Swadner how far her business was located from Yukon Street. Ms. Swadner confirmed her business was located a block and a half

from the subject street. Ms. Delfavero stated 3CDC had attended Over-the-Rhine Community Council meeting to present the proposal.

Ms. Kearney asked about the construction timeline and sense of urgency necessary to complete the project. Mr. Weber verified the City's goal for an opening was May 2023 and emphasized the involvement of numerous City departments on the project in response to the violence on Main Street. Mr. Weber requested Interim Assistant City Manager Virginia Tallent and Cincinnati Police Captain Matthew Hammer to speak to address public safety and community engagement.

Ms. Tallent provided a thorough explanation of the Main Street incident that initiated the proposal's concept, details regarding the types of community engagement meetings coordinated by the City Manager's Office, and information on public feedback received from residents and community members. Captain Hammer described the increase of challenges within the area during the 2022 calendar year. Captain Hammer also stated there were crime preventive elements to the proposal that would make crime easier to manage. Mr. Stallworth asked when the common occurrence of crime was and if he believed the proposal would help minimize crime. Captain Hammer confirmed that most crime in the area occurred at night and stated that in his professional opinion, he believed the proposal would be beneficial to public safety and improve quality of life.

Ms. Kelly Adamson, Executive Director of the Over-the-Rhine Chamber of Commerce, and resident on Main Street, stated her support for the proposal. Ms. Adamson stated that the Over-the-Rhine Chamber of Commerce sent out community engagement sessions correspondence to Main Street small businesses and residents to allow the community the opportunity to learn and understand the proposal and the proposal's process. Ms. Adamson also provided national statistics of the reduction of crime with the creation of greenspace in vacant lots and maintained appropriately. She reiterated statements from Captain Hammer regarding improvement to quality of life, public safety, and stated the proposal was a step forward in reducing violence.

Ms. Leslie Rasmussen, representing the Model Group, stated their support for the proposal. Mr. Stallworth asked Ms. Rasmussen if the Model Group had any properties and Mr. Weber asked Ms. Rasmussen to speak on their engagement with residents. Ms. Rasmussen provided details on the Model Group's properties as well as notification and community engagement efforts with residents.

Ms. Alexis Marsh, board trustee member of the Over-the-Rhine Community Council, stated her concerns with the lack of off-street parking for residents, street and sidewalk closures, and pedestrian safety due to construction. Ms. Marsh stated the improvements would make the subject area an attraction rather than a better neighborhood and requested an alternative parking option for residents. Ms. Marsh confirmed that the Community Council held regularly monthly meetings and stated there was no engagement regarding the proposal. Mr. Weber addressed Ms. Marsh's request, explained how garage development was funded, and mentioned the City's on-street residential

parking program. Mr. Eby asked how far the parking spots would be relocated. Mr. Weber stated he was not able to provide a distance but assured the Commission that the City would identify spots as close as possible to the subject location.

Mr. Stallworth asked Ms. Delfavero and Ms. Barchick-Suter for information on 3CDC's notification process. Ms. Barchick-Suter stated 3CDC met and shared information on the project with the Pendleton and Over-the-Rhine community councils in October 2022. She also stated a project-specific email was shared to allow the public to reach out with questions or be subscribed to 3CDC's contact list. Ms. Barchick-Suter said updates regarding construction and community engagement opportunities were sent to the individuals on the contact list. Ms. Barchick-Suter confirmed the presidents' emails of the Pendleton and Over-the-Rhine community councils were included in the contact list with requests to pass the updates to their full membership. Mr. Stallworth stated his concern over the opposition from the community councils. Ms. Delfavero referred to the City's community engagement process that was hosted to discuss the street closure and stated support was received from the residents that lived adjacent to the subject site which aligned with the support received from the 25 attendees in the community engagement meetings facilitated by 3CDC.

Ms. Julie Fay, Over-the-Rhine business owner, stated the small businesses located on the subject street would be negatively impacted and reiterated earlier statements made by Mr. Russell. Mr. Stallworth asked Ms. Fay about her support, and she confirmed she opposed to the proposal.

Mr. Weber stated he would like to discuss the contact between the residents and business owners on Woodward Street and Yukon Street to better understand the mixed support between the constituencies. Mr. Stallworth called upon Ms. Marsh, Ms. Swadner, and Ms. Barchick-Suter to speak. Ms. Marsh asked a clarifying question regarding the number of attendees at 3CDC's community engagement meeting and the number of residents on the street. Ms. Barchick-Suter confirmed there were 25 people that attended the community engagement meetings and said there were approximately 75 residents that lived on the street. Ms. Marsh asked Ms. Barchick-Suter if the residents parked on the street, if any residents voiced that they had children, or if the residents that attended the meetings relied on the residential parking permit program. Ms. Barchick-Suter stated not all residents shared feedback on how they parked within the neighborhood but the few residents that did reach out stated they use the residential passes. Ms. Swadner asked if parking questions were included in their survey. Ms. Barchick-Suter stated the survey contained open-ended questions for people to provide feedback on concerns. Mr. Weber redirected the conversation and asked Ms. Marsh and Ms. Swadner for details of contact and conversations between the Community Council, residents, individuals that participated in the City-led community engagement meetings. Ms. Marsh confirmed an official meeting regarding the project had not taken place because the discussion had not been brought to the Community Council and said word had spread through residents reaching out with questions. Ms. Swadner also provided details of discussion between her employees that live on Main Street on how they were made aware

of the community engagement meetings. Mr. Weber thanked Ms. Swadner and Ms. Marsh for their time and addressed the Commission requesting to hear from 3CDC on the construction schedules. Ms. Delfavero provided details of 3CDC's construction timeline with a completion date of May 2023.

Ms. Sheryl Long, City of Cincinnati City Manager, reiterated statements from Ms. Tallent regarding the City's community engagement efforts and stated the recommendation to address public safety was to proceed with the proposed project, and emphasized the urgency to stay on target to complete the project.

Ms. Kearney thanked Ms. Marsh for her comments and stressed the importance of community engagement for developers, community councils, and residents. She also addressed the frustration voiced regarding community engagement but stated the City Administration's focus was public safety and referred to Captain Hammer's professional opinion. Ms. Kearney stated her support for the proposal.

Mr. Eby reiterated Ms. Kearney's statements regarding the importance of community engagement and Mr. Stallworth agreed.

Commission Action:

Moved to approve the staff's recommendations for Item 2 on the Legislative Discussion Agenda.

- Motion: Mr. Weber
- Second: Mr. Eby
- Ayes: Mr. Eby, Ms. Kearney, Ms. Smitherman, Mr. Stallworth, Mr. Weber
- Nays: None
- Excused: Ms. Sesler
- Recused: Mr. Samad

Mr. Samad returned to the meeting.

ITEM 3

Ms. Hoffman presented a report and recommendation on a proposed zone change for the area generally bounded by Odeon Street to the north, Blanca Alley and Elm Street to the east, West 14th Street to the south, and Thuber Alley to the west, from Community Commercial – Auto-oriented (CC-A) to Residential Multi-family (RM-0.7) in Over-the-Rhine. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

APPROVE the proposed zone change for the area generally bounded by Odeon Street to the north, Blanca Alley and Elm Street to the east, West 14th Street to the south, and Thuber Alley to the west, from Community Commercial – Auto-oriented (CC-A) to Residential Multi-family (RM-0.7) in Over-the-Rhine.

Speakers and Discussion:

Mr. Sean Suder, legal counsel for the applicant, provided historical background of the City's zoning and the concerns of major changes of land use directly across from residential areas.

Ms. Margy Waller, a member of the applicant team, stated the importance of the proposal as it would help preserve the historical presence of the neighborhood. Ms. Waller explained her community engagement process and said she and two other residents went door to door to petition for the proposal. She also requested a vacant lot on Magnolia Street be included in the residential zone if development plans did not move forward. Mr. Stallworth asked Ms. Waller how many people she spoke to for the petition. Ms. Waller stated she spoke to all residents in the proposed area.

Ms. Holly Brians Ragusa, resident at 1414 Elm Street, thanked the Commission for their time, Ms. Hoffman for her work, and the neighbors' engagement efforts. Ms. Brians Ragusa stated engagement between the neighbors was most important and said she supported the proposal. Ms. Brians Ragusa stated the distinction would be preventative and maintain the quality of life in the residential historic district.

Ms. Allie Thomas, resident at 216 W. 14th Street, stated her and her family's support for the proposal and reiterated Ms. Waller's earlier statements of the importance of the proposal.

Ms. Kathy Ryan, of Wood Lamping and representing The Pitch Cincy and other adjacent business property owners on Central Parkway, addressed the effects of the new buffering requirements on her client's properties if this proposal were to be approved. Ms. Ryan agreed the current zoning was outdated and no longer appropriate for the area but explained the proposed zone change could negatively impact commercial properties.

Ms. Kristen Wade read a statement of opposition from the owner of The Pitch Cincy, Mr. Ohm Patel, to the Commission.

Ms. Kearney asked how the proposed zone change would affect Central Parkway properties. Ms. Keough-Jurs clarified the buffer requirement on properties on Central Parkway and requested Ms. Ahouse to speak in further detail. Ms. Ahouse provided a thorough explanation of the types of developments that would activate the buffer requirement if this zone change proposal were to be approved. Mr. Weber asked how the historic guidelines related within the buffer requirement. Ms. Ahouse stated buffer requirement relief could be sought through the Historic Conservation Board and clarified the historic design guidelines generally supersede the base zoning requirements.

Mr. Jennings Kleeman, attorney for Mr. Michael Williams, owner of the Wooden Nickel Antiques and legal representative for 1400 Central Parkway LLC, stated his client was opposed to the proposal. Mr. Kleeman stated if his client developed or changed the use of the property, it would activate the buffer requirement which significantly reduced his usable and developable area. Mr. Stallworth asked Mr. Kleeman for his opinion on what the more appropriate zoning should be. Mr. Kleeman stated there were other zoning districts that would not activate the buffer requirement which was the major concern and would better serve the area.

Ms. Kearney asked about the process for buffer requirement relief. Ms. Ahouse reiterated the relief would be reviewed by the Historic Conservation Board, stated it would be approximately a 2-month process from application to hearing and decision, and clarified the considerations the Historic Conservation Board would be weighing for the requested relief. Ms. Kearney asked for Mr. Kleeman's opinion on the relief process. Mr. Kleeman stated he believed the process was an unnecessary hurdle that could be avoided by not approving the proposed zone change. Mr. Samad and Mr. Stallworth asked Ms. Ahouse to explain alternative zoning districts. Ms. Ahouse stated there would need to be more detailed analysis on any other zoning districts the Commission would like to consider but confirmed zoning districts were reviewed that met the applicant's needs while also permitting the proposed hotel use. Mr. Weber asked where the buffer requirement would arise on Mr. William's properties. Ms. Ahouse confirmed the buffer requirement would activate on new construction on a vacant lot or by a change in use to a more intense use. Mr. Weber asked a clarifying question if the buffer requirement would activate for adjacent properties. Ms. Ahouse confirmed the requirement would activate only if a property line or a zoning district line was shared.

Mr. Michael Williams, owner of the Wooden Nickel Antiques, stated his property rights as a business owner would be affected by the proposed zone change and said the proposal would restrict the future development of commercial property along the street. Mr. Williams stated he did not have a personal issue with residential zone changes but confirmed he opposed the proposal as presented because it would affect the property he owned. Mr. Stallworth asked Mr. Williams for his opinion on a solution. Mr. Williams explained that he did not want to be restricted to a buffer requirement on future development on his property but also confirmed he did not currently have plans for development. Ms. Kearney asked if the Law Department had a solution to the buffer requirements that could negatively impact the local business. Mr. Martinez stated a notwithstanding ordinance could be an option to exclude the buffer requirement or assess other various zoning district options to determine which would be the most appropriate.

Mr. Denny Dellinger, Over-the-Rhine resident, stated the proposal would limit future development and restrict economic growth in the neighborhood. Mr. Dellinger said he opposed the proposed zone change and asked the Commission to deny the proposal as submitted by the applicants. Ms. Kearney asked Mr. Dellinger to elaborate on how the proposed zone change would limit future development. Mr. Dellinger stated the restriction of uses would limit future development and said the buffer requirement was inappropriate for the neighborhood.

Mr. Kevin Hassey, resident at 217 W. 15th Street, thanked the staff for their work on the project and the Over-the-Rhine Community Council for their support to recognize the area under consideration as residential. Mr. Hassey stated that due to the current zoning, residents were not afforded the protections as close-by residential zoned properties and therefore residents' properties were thought of as structures in a commercially zoned district. Mr. Hassey asked the Commission for support and approval of the proposal as submitted by the applicants.

Mr. Frank Russell, an architect, urban designer, and property owner in Over-the-Rhine, stated he supported the proposal as submitted by the applicants and the importance of preserving the building fabric that existed in the area under consideration.

Ms. Peggy Zink, resident at 216 W. 15th Street, stated the neighborhood had significantly changed over the years and she would like to see the area recognized as residential. Ms. Zink stated she was less concerned with the buffer zones and had more interest in having her voice heard as a resident.

Mr. John Walter, Over-the-Rhine resident, stated Over-the-Rhine needed high-density development to help sustain small businesses and said that large vacant parcels could support high-density development. Mr. Walter stated his concern was the buffer requirement that could compromise the potential for an economically impactful high-density project. Mr. Walter suggested decreasing the proposed zoning boundary to the east of the proposed hotel and possibly other properties to provide more new development opportunities without a buffer requirement.

Mr. Hari Ramineni, business owner at 214 Magnolia Street, asked the Commission to oppose the proposal as submitted by the applicant. Mr. Ramineni stated his business would be directly impacted by the proposed zone change and said he was currently in negotiations for a coffee shop which would also be impacted. Ms. Kearney asked if Mr. Ramineni's property was located near the boundary Mr. Walter suggested. Mr. Ramineni stated his property remained within the boundary that Mr. Walter suggested and said the proposed boundary would need to move further east to exclude his property from the zone change proposal. Mr. Weber asked if the buffer requirements would impact the commercial property at 214 Magnolia Street if the subject property remained in the commercial zoning district. Ms. Hoffman reiterated Ms. Ahouse's statements that the buffer requirement would be activated only if there was an addition or a change in use.

Mr. Brahma Ramineni, business owner on Central Parkway, asked the Commission to oppose the proposal as submitted by the applicant. Mr. Ramineni stated he would be open to exploring other zoning districts but said the proposed zone change would not be appropriate.

Ms. Stephanie Gilbreath, resident at 218 W. 15th Street, stated her support for the zone change. Ms. Gilbreath stated her appreciation for the commercial investment made on Central Parkway but said the residents on her street also made investments into the neighborhood. Ms. Gilbreath also reiterated earlier statements of the protection against noise during early hours that residential zoning offers residents.

Ms. Marilyn Mag, Over-the-Rhine resident, stated she was not opposed to the development in the area but said she supported the proposed zone change.

Ms. Roseann Hassey, resident on W. 15th Street, reiterated earlier statements regarding the recognition of the area as residential and her support for the proposed zone change. Ms. Hassey confirmed there was strong support in the neighborhood for the development of Central Parkway but stated the zoning district needed to reflect the evolution of the neighborhood.

Mr. Suder readdressed the Commission and stated the importance of zoning code reform and the issues that arise from suburban standards imposed on an urban area. Mr. Suder stated the risk of the commercial zoning outweighed the risk of demolition and new development being subjected to the buffer requirement. Mr. Suder stated potential risks for residents must be considered over less likely scenarios that would activate the buffer requirement for businesses.

Mr. Samad stated it was made clear by all the speakers in attendance that the current zoning was not appropriate for the area but said he did not believe the proposed zoning district was appropriate either. Mr. Weber stated he would like to find compromise in understanding the buffer yard and reiterated the notwithstanding process might be an option to alleviating the requirement. Mr. Weber agreed with Mr. Suder's statements regarding the likelihood of demolishing historical buildings within the commercial district and suggested the moving the zoning boundaries to provide some relief to the businesses along Central Parkway. Mr. Suder deferred his comments to Ms. Waller. Ms. Waller stated the property owners located behind the commercial properties along Central Parkway did sign the petition, but she could not confirm if the property owners would be interested in Mr. Weber's suggested compromise. Ms. Waller stated the purpose of the proposal was to accurately reflect the neighborhood and provide residents the ability to voice concerns regarding business hours and noise. Ms. Waller stated the limitations for new development as stipulated in the proposed zoning district were not onerous due to processes in place to provide relief from requirements.

Ms. Kearney stated the need to protect the residents where there were no longer commercial properties but also remove buffer yard requirements as it would negatively impact the businesses attempting to develop on Central Parkway. Ms. Kearney suggested holding the item to find a compromise. Mr. Eby agreed with holding the item to allow for further discussion.

Commission Action:

Moved to hold Item 3 on the Legislative Discussion Agenda to study additional zoning district options or amend the current zoning districts with consideration given to relieving property owners from buffer yard requirements.

Motion: Mr. Samad
Second: Ms. Smitherman
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Smitherman, Mr. Stallworth, Mr. Weber
Nays: None
Excused: Ms. Sesler

Other Business

Ms. Keough-Jurs reminded the Commission of the 2023 Zoning Board of Appeals Calendar but stated for the sake of time that the Commission respond to their dates of availability via email.

Director's Report

Ms. Keough-Jurs thanked the Commission for their time and dedication to the City. She reminded the Commission that this was the last meeting of 2022 and that the next regularly scheduled meeting would be held on January 20, 2023.

Ms. Keough-Jurs mentioned that there would be a presentation on the 2022 Department of City Planning and Engagement's annual report and 2023 work program at the January 20, 2023 meeting. She wished everybody a happy and healthy holiday season and a happy new year.

Ms. Keough-Jurs also introduced the Department of City Planning and Engagement's newest City Planner, Mr. Andrew Halt. Mr. Halt addressed the Commission about his background and experience. He stated his excitement to be a part of the department and looked forward to working with the Commission. Ms. Keough-Jurs passed on the final announcement to Mr. Weber.

Mr. Weber presented Ms. Emily Ahouse, Zoning Administrator, with the City Manager's Excellence in Service Award in the Department of City Planning and Engagement for 2022.

The meeting adjourned at 12:59 p.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

December 16, 2022

The minutes for the December 16, 2022 Regular Meeting are approved as distributed.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Byron Stallworth, Chair
City Planning Commission

Date: _____

Date: _____

PROCEEDINGS OF THE CITY PLANNING COMMISSION

January 20, 2023

Regular Meeting

A regular meeting of the Cincinnati City Planning Commission for Friday, January 20, 2023 was held in the Council Chambers of City Hall, 801 Plum Street, Cincinnati, Ohio 45202 and virtually on Zoom.

The manner of remote participation complied with all requirements of the Open Meetings Act. The meeting could be watched in real time on CitiCable or by livestreaming the meeting at www.cincinnati-oh.gov/media. Members of the public were invited to participate in-person or by registering online to receive the Zoom link. Public comments and questions to be shared with the City Planning Commission could be submitted to the Department of City Planning and Engagement in advance of the meeting.

Present: Mr. Byron Stallworth, Chair
Mr. Jacob Samad, Vice Chair
Mr. John Eby, Commissioner
Vice Mayor Ms. Jan-Michele Lemon Kearney, Commissioner (via Zoom)
Ms. Anne Sesler, Commissioner (via Zoom)
Assistant City Manager, Mr. William “Billy” Weber, Commissioner

Resigned: Ms. Olivia Smitherman, Commissioner (resigned on January 19, 2023)

Staff Present: Ms. Katherine Keough-Jurs, City Planning & Engagement, Director
Mr. Charles Martinez, Law, Legal Counsel
Mr. Alex Peppers, City Planning & Engagement, Deputy Director
Ms. Emily Ahouse, City Planning & Engagement, Zoning Administrator
Ms. Gabrielle Couch, City Planning & Engagement, City Planner
Ms. Maria Dienger, City Planning & Engagement, City Planner
Mr. Jeremiyah Hairston, City Planning & Engagement, Community Engagement Specialist
Mr. Andrew Halt, City Planning & Engagement, City Planner
Ms. Stacey Hoffman, City Planning & Engagement, Senior City Planner
Ms. Caroline Kellam, City Planning & Engagement, Senior City Planner
Mr. Doug Owen, City Planning & Engagement, Urban Conservator
Mr. Jesse Urbancsik, City Planning & Engagement, Senior City Planner
Ms. Ashlie Wilkson, City Planning & Engagement, Senior Administrative Specialist

Mr. Stallworth called the meeting to order at 9:06 a.m. and asked that everyone join in the Pledge of Allegiance, followed by a Moment of Silence in honor of those impacted by COVID-19.

Ms. Keough-Jurs announced the resignation of Ms. Smitherman on January 19, 2023 from her role as a Commissioner of the City Planning Commission as she recently became an employee of Jostin Construction and resigned from the Commission due to potential conflicts of interest moving forward. Her seat on the Commission was set to expire on March 14, 2023 as she had filled the unexpired term of former Commission member Ms. Melissa Wideman that began on March 14, 2018. The seat will remain vacant until the Mayor appoints a new member of the City Planning Commission with majority approval by City Council to begin a new five-year term.

Election of Chair and Vice Chair

Mr. Stallworth asked for nominations for City Planning Commission Chair and Vice-Chair for the calendar year 2023.

Commission Action:

Elect Mr. Byron Stallworth as Chair for 2023.

Motion: Ms. Kearney
Second: Ms. Sesler
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber

Elect Mr. Jacob Samad as Vice-Chair for 2023.

Motion: Mr. Stallworth
Seconded: Ms. Sesler
Ayes: Mr. Eby, Ms. Kearney, Ms. Sesler, Mr. Stallworth, Mr. Weber
Abstained: Mr. Samad

Minutes

Commission Action:

Approved the minutes from the December 2, 2022 meeting.

Motion: Ms. Sesler
Second: Ms. Kearney
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

Consent Agenda – Administrative

ITEM 1

A report and recommendation on a proposed one-year extension of Planned Development #90 (PD-90), Crosley Building, in Camp Washington. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

APPROVE a one-year extension to the approval of the Concept Plan and Development Program Statement for Planned Development #90 (PD-90) located at 1329-1333 Arlington Street in Camp Washington subject to the conditions stated in Ordinance #37-2021.

Commission Action:

Moved to approve the staff's recommendation for Item 1 on the Administrative Consent Agenda.

Motion: Mr. Samad
Second: Ms. Sesler
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

Consent Agenda – Quasi-Judicial

ITEM 2

A report and recommendation on a proposed Development Plan and Final Plat with relief from the Cincinnati Zoning Code located at 571 and 575 Delta Avenue in Columbia Tusculum. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **ADOPT** the Department of City Planning and Engagement findings that the proposed division of land is generally consistent with the General Provision Purposes outlined in Section 100-03 of the Subdivision Regulations as detailed on pages 1-3 of the staff report;
- 2) **ADOPT** the Department of City Planning and Engagement findings, analysis, and recommendation of the zoning relief of the five (5) dimensional variances as outlined in the Zoning Relief Staff Report (Exhibit F); and
- 3) **APPROVE** the proposed Development Plan and Final Plat for 571 and 575 Delta Avenue in Columbia Tusculum including the variance request from the Cincinnati Zoning Code based on the fact that the proposed subdivision is substantially consistent with Section 300-09(a)(6) and Section 300-09(c)(1) of the Subdivision Regulations.

ITEM 3

A report and recommendation on a proposed new parking booth and relocation of a pay kiosk on an existing surface parking lot at 629 Sycamore Street in the Central Business District and within Interim Development Control (IDC) Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District.” The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **ADOPT** the Department of City Planning and Engagement findings as outlined on pages 1-4 of the staff report; and
- 2) **APPROVE** the permit application for the new parking booth and relocation of the existing pay kiosk on an existing parking lot at 629 Sycamore Street in Central Business District and within the boundary of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development District.”

Commission Action:

Moved to approve the staff's recommendations for Items 2 & 3 on the Quasi-Judicial Consent Agenda.

Motion: Mr. Samad
Second: Mr. Weber
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

Consent Agenda – Legislative

ITEM 4

A report and recommendation on a proposed sale of City-owned property and dedication of right-of-way on E. Pete Rose Way in the Central Business District. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed sale of City-owned property at the southwest corner of E. Pete Rose Way and Butler Street; and
- 2) **APPROVE** the proposed dedication of right-of-way along the southern side of E. Pete Rose Way between Pike Street and Butler Street.

ITEM 5

A report and recommendation on a proposed land sale and swap, a proposed vacation and sale, and the proposed dedication of right-of-way in the East End. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed sale/swap of City-owned property at 248 Watson Street and 256 Wenner Street in exchange for privately-owned 260 Wenner Street;
- 2) **APPROVE** the proposed vacation and sale of a City-owned unnamed paper alley to Riverside Lots, LLC; and
- 3) **APPROVE** the proposed dedication of right-of-way along Babb Alley, between Wenner Street and Strader Street to be used for the East End's Neighborhood Business District parking.

ITEM 6

A report and recommendation on a proposed public art installation in Rapid Run Park and Dunham Recreation Center in West Price Hill and Westwood. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- APPROVE** the proposed public art installation in Rapid Run Park and Dunham Recreation Center in West Price Hill and Westwood with the following conditions:

- 1) That the artwork installation, size, location, and general design is substantially consistent with the project description in Exhibit B and be reviewed and approved by Cincinnati Board of Park Commissioners and Cincinnati Recreation Commission staff at the time of permit review;
- 2) The petitioner shall coordinate with the City regarding the donation of the art including a contract with the City in a similar form as the City of Cincinnati Artwork Donation Agreement (Exhibit C); and
- 3) All artists involved in the creation and installation of the artwork shall provide the City with a Waiver of Rights pursuant to the Visual Artists Rights Act (Exhibit D).

Commission Action:

Moved to approve the staff’s recommendations for Items 4, 5, & 6 on the Legislative Consent Agenda.

Motion: Mr. Samad
 Second: Mr. Weber
 Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
 Nays: None

Discussion Agenda – Legislative

ITEM 7

Mr. Urbancsik presented a report and recommendation on the proposed zone change from Single-family Residential (SF-6) to Commercial Community-Mixed (CC-M) at 729 Overlook Avenue in West Price Hill. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

APPROVE the proposed zone change from Single-family Residential (SF-6) to Commercial – Mixed (CC-M) at 729 Overlook Avenue in West Price Hill.

Speakers and Discussion:

Mr. Craig Abercrombie, with Abercrombie & Associates Inc. and civil engineer for the applicant team, stated he was available for any engineering questions.

Mr. Jason Phillips, owner of Western Hills Window Company and member of the applicant team, stated he was excited about their business expansion project, believed it would be an improvement to the subject corner, and alleviate traffic and make the area safer. Mr. Stallworth asked how many individuals were employed and if there were plans for expansion. Mr. Phillips stated there were 10 employees and confirmed future plans for expansion to maintain operations.

Commission Action:

Moved to approve the staff’s recommendation for Item 7 on the Legislative Discussion Agenda.

Motion: Ms. Kearney
Second: Mr. Samad
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

ITEM 8

Ms. Dienger presented a report and recommendation on a proposed zone change from Commercial General – Auto-oriented (CG-A) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 7030 Reading Road in Bond Hill. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted (Exhibits E and F);
- 2) **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 8 of the staff report; and
- 3) **APPROVE** the proposed change in zoning from Commercial General – Auto-oriented (CG-A) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 7030 Reading Road in Bond Hill.

Speakers and Discussion:

Mr. Stephen Dronen, with KEAN Ventures and a member of the applicant team, stated his excitement for the project and was available for questions. Mr. Stallworth asked about Mr. Dronen's experience with similar projects. Mr. Dronen provided a brief history of projects developed in Cincinnati as well as other cities and areas. Mr. Stallworth asked about their economic inclusion goals. Mr. Dronen confirmed they were meeting and exceeding the inclusion efforts as required by the City and said they would continue to use the same inclusion plan for the proposal. Ms. Kearney asked for more information regarding the inclusion goals. Mr. Dronen stated he did not have exact figures at the time but confirmed they had a 30% target goal for women and small business enterprise contracts. Mr. Dronen stated they would bring forward an economics package once they were further along in the design process and had actual costs identified.

Ms. Kearney asked about Bond Hill Community Council's conditional approval based on a community benefits agreement. Mr. Dronen stated their focus was on the design and uses that Bond Hill had requested of the applicant team. Ms. Kearney asked if the project would include mixed-income price points. Mr. Dronen provided general rent prices and confirmed the target market was middle professional income range. Ms. Kearney stressed the importance of the applicant engaging with the community and the community's concerns regarding affordability. Mr. Dronen stated he would commit to further exploring opportunities to target more affordability.

Mr. Weber asked Mr. Dronen to discuss where there might be transit-oriented development opportunities. Mr. Dronen discussed the transit concept design in detail and addressed areas of possible transit opportunities on the site plan.

Mr. Stallworth asked how the project would be managed and if a general contractor had been selected. Mr. Dronen stated a general contractor would be selected after the concept plan had been approved.

Mr. Eby asked Mr. Dronen about his confidence in attracting tenants to lease the commercial space that would be available. Mr. Dronen stated he believed tenant occupancy would depend on pricing and the market. Mr. Eby reiterated Ms. Kearney’s statements regarding the importance of community engagement.

Mr. Stallworth asked about traffic connectivity to the interstate highways nearby. Mr. Dronen stated the project would be using the existing curb cuts and surrounding infrastructure and said the demand the proposal would create would be less than what the area was initially designed for.

Mr. Bill Fisher, Vice President of Community Development for The Port of Greater Cincinnati Development Authority (The Port), stated his support for the proposal and said he believed the project would be a great addition to the area. Mr. Stallworth asked if The Port was part of the capital stack. Mr. Fisher confirmed The Port had not been asked to be a part of the capital stack.

Ms. Marcia Boyd, Vice President of the Bond Hill Community Council, stated her support of the concept plan and zone change but said she would like for the developer to engage more and work with the neighborhood on a community benefits agreement. Ms. Boyd stated Mr. Dronen made a commitment to attend the next community council meeting to discuss a community benefits agreement. Ms. Sesler thanked Ms. Boyd for her work with the community council.

Ms. Kearney stated she was encouraged that Mr. Dronen made the commitment to attend the Bond Hill Community Council meeting in February and restated the importance of community engagement.

Commission Action:

Moved to approve the staff’s recommendations for Item 8 on the Legislative Discussion Agenda.

Motion: Mr. Samad
Second: Ms. Sesler
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

ITEM 9

Ms. Kellam presented a report and recommendation on a proposed Local Historic Landmark designation of 700 Chalfonte Place in Avondale and North Avondale. The Department of City Planning and Engagement staff recommended that the City Planning Commission:

- 1) **APPROVE** the proposed Local Historic Landmark designation of La Ventura Apartments at 700 Chalfonte Place in Avondale and North Avondale, as described in the “La Ventura Apartments Historic Designation Report” as seen in Attachment B;
- 2) **APPROVE** the map amendment designating the Local Historic Landmark as seen in Attachment A; and

3) APPROVE the “La Ventura Apartments Historic Conservation Guidelines” as seen in Attachment C.

Speakers and Discussion:

Ms. Beth Sullebarger, historic preservation consultant and member of the applicant team, stated the subject building met the criteria in the historic conservation guidelines, reiterated the proposal was consistent with *Plan Cincinnati* (2012), and said the Avondale Development Corporation provided a letter of support in addition to the Avondale Community Council.

Ms. Kearney asked about the North Avondale Neighborhood Association’s concern regarding the number of units and parking and if there were any other points of opposition. Ms. Sullebarger confirmed the number of units would meet the current zoning allowance and stated parking would be available on- and off-site but said she would defer to the North Avondale Neighborhood Association representatives for further comments. Ms. Kearney asked if there were chances to include lower income units. Ms. Sullebarger deferred to the property owner to address Ms. Kearney’s question. Ms. Sesler asked if the property did not receive the tax credit what would happen to the vacant property and if not receiving the designation would hamper development. Ms. Sullebarger stated the rehabilitation of the building would have to meet the historic guidelines regardless of the nature of the housing within the building and said she would defer the remainder of the question to the property owner.

Mr. Nadav Livne, applicant and property owner, addressed Ms. Kearney’s question regarding opportunities to include lower-income units and stated he was very connected to the community and that they would be open to including affordable units. Mr. Livne confirmed the affordable units were not included in the business plan but stated there were multiple projects within Avondale that were affordable housing focused. Mr. Livne addressed Ms. Sesler’s question regarding what would happen to the property if tax credits were not received and said there were 3 programs (national, state, and local) for historic designation tax credit. Mr. Livne explained they expected a portion of the national program tax credit and hoped to receive approval from the state tax credit. Mr. Livne confirmed the project would still move forward if the state tax credit was not approved.

Mr. Weber asked Mr. Livne for his experience as a developer and plans to manage the property. Mr. Livne stated he had similar buildings in the neighborhood that were self-owned and managed and confirmed there were no intentions to sell.

Mr. Stallworth asked about the project’s renovations timeline. Mr. Livne stated he hoped to have tax credit approvals by late summer to begin renovations and to have the units occupied within 15 to 18 months.

Ms. Sarah Koucky, President of the North Avondale Neighborhood Association, clarified that they did not oppose the project and stated they were only recently made aware of the proposal before the Historic Conservation Board meeting. Ms. Koucky stated the subject street was located in the North Avondale neighborhood as well as Avondale, but confirmed they were willing to work with Avondale and the property owner and said they appreciated the developer working on the subject street. Ms. Koucky asked Mr. Livne if he owned other buildings located on the subject street and

what their statuses were. Mr. Livne stated he did not own other buildings on the street and clarified the locations of the other businesses and buildings. Ms. Koucky invited Mr. Livne to attend the upcoming North Avondale Neighborhood Association meeting to speak to the community and residents regarding the development plans. Mr. Livne accepted Ms. Koucky's invitation to the meeting to share information but confirmed there were no plans at the time because the proposal needed approval prior to developing plans.

Ms. Kearney stated she was encouraged regarding the owner's goals to provide more affordable housing and her support for the proposal.

Commission Action:

Moved to approve the staff's recommendations for Item 9 on the Legislative Discussion Agenda.

Motion: Mr. Samad
Second: Ms. Sesler
Ayes: Mr. Eby, Ms. Kearney, Mr. Samad, Ms. Sesler, Mr. Stallworth, Mr. Weber
Nays: None

Other Business

Mr. Peppers and Ms. Ahouse presented on the 2022 Department of City Planning and Engagement Annual Report and the 2023 Department of City Planning and Engagement Work Program.

Mr. Stallworth thanked Mr. Peppers and Ms. Ahouse for their presentation and the Department of City Planning and Engagement staff for their work. Ms. Kearney reiterated Mr. Stallworth's statements, commended the work completed for the same-day permits, and stated she was proud of the community engagement work. Mr. Weber commended Ms. Keough-Jurs for her leadership and congratulated the staff for the work performed. Ms. Sesler reiterated Mr. Weber's statements and stated her appreciation for the community engagement work throughout the city and Mr. Samad agreed.

Director's Report

Ms. Keough-Jurs recognized Mr. Peppers and Ms. Ahouse for their leadership roles in the department. She also thanked Mr. Owen, Urban Conservator, and Ms. Wilkson, Senior Administrative Specialist, for their work throughout the year. Ms. Keough-Jurs also acknowledged the Planning and Zoning Divisions for their excellent work while being understaffed and stated her excitement for the new staff joining the department. She also acknowledged Mr. Urbancsik's role on the board as the Program Manager for the Cincinnati Chapter of the American Planning Association. Ms. Keough-Jurs thanked the Commissioners for their time throughout the year and thanked Ms. Smitherman for her time on the City Planning Commission. Ms. Keough-Jurs introduced the Department of City Planning and Engagement's new Community Engagement Specialist, Mr. Jeremiyah Hairston. Mr. Hairston discussed his background and excitement to join the Department and City of Cincinnati team.

The meeting adjourned at 11:24 a.m.

APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

January 20, 2023

The minutes for the January 20, 2023 Regular Meeting are approved as distributed.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

Byron Stallworth, Chair
City Planning Commission

Date: _____

Date: _____

Honorable City Planning Commission
Cincinnati, Ohio

February 3, 2023

SUBJECT: A report and recommendation on a proposed zone change from Commercial Community – Auto-oriented (CC-A), Commercial Community-Pedestrian (CC-P), and Office General (OG) to Planned Development (PD), including a Concept Plan and Development Program Statement, at the southwest quadrant of the intersection of Reading Road and E. Martin Luther King Jr. Drive in Avondale.

GENERAL INFORMATION:

Location: 15 parcels at the southwest corner of E. Martin Luther King Jr. Drive and Reading Road, generally bound by E. Martin Luther King Jr. Drive to the north, Reading Road to the east, Maxwell Avenue to the south, and Vernon Place to the west (Exhibit 1)

Petitioner: **Bayer Becker**
1404 Race Street, Suite 204
Cincinnati, OH 45202

Developer: **Queen City Hills, LLC**
324 W. 9th Street
Cincinnati, OH 45202

Property Owners: **Central Clinic**
311 Albert Sabin Way
Cincinnati, OH 45229

Central Community Health Board
532 Maxwell Avenue
Cincinnati, OH 45219

City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

SGA Enterprises, Inc.
233 Anderson Road
Fort Mitchell, KY 41017

YWCA Development Corp.
898 Walnut Street
Cincinnati, OH 45202

Uptown Transportation Authority
3440 Burnet Avenue, Suite 130
Cincinnati, OH 45229

EXHIBITS:

Provided in addition to this report are the following attachments:

- Exhibit 1: Location Map
- Exhibit 2: Zone Change Application
- Exhibit 3: Development Program Statement
 - Appendix A Site Plan
 - Appendix B Renderings
 - Appendix C Property Control Letters
 - Appendix D Project Schedule
 - Appendix E Geotech Report Summary (Full file available upon request)
 - Appendix F Hazmat Report Summary (Full file available upon request)
 - Appendix G Coordinated Site Review Letter (CPRE220071)
 - Appendix H Rezoning Map
 - Appendix I Rezoning Legal Description
 - Appendix J Uptown Innovation District Design Guidelines
 - Appendix K Traffic Counts
 - Appendix L Conditional Availability of Sewers
 - Appendix M Coordinated Report Summary (Full file available upon request)
 - Appendix N Major Subdivision Plan
 - Appendix O Streetscape Design Standards

BACKGROUND:

The subject property represents one of the four corridor quadrant areas at Reading Road and E. Martin Luther King Jr. Drive. It is approximately 5.85 acres in size and contains 15 parcels generally bound by E. Martin Luther King Jr. Drive to the north, Reading Road to the east, Maxwell Avenue to the south, and Vernon Place to the west in the Avondale neighborhood. The consolidated site is a vacant and cleared lot; any remaining buildings will be demolished to accommodate the proposed project. Much of the site is currently zoned Office General (OG), with the eastern portion of the site zoned Commercial Community-Pedestrian (CC-P), and the northwest corner zoned Commercial Community-Auto-oriented (CC-A). Additionally, a portion of the existing Vernon Place right-of-way (between Maxwell Avenue and E. Martin Luther King Jr. Drive) is proposed to be vacated and included in the new Planned Development.

ADJACENT LAND USE AND ZONING:

The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Institutional-Residential (IR)
Existing Use: Parking lot for University of Cincinnati (UC) Medical Center

East:

Zoning: Planned Development (PD); Commercial Community-Pedestrian (CC-P)
Existing Use: UC Digital Futures Building; fast food restaurant and retail

South:

Zoning: Office General (OG); Commercial Community-Pedestrian (CC-P)
Existing Use: Bank and small office buildings; fast food restaurant and retail

West:

Zoning: Office General (OG); Commercial Community – Auto-oriented (CC-A)
Existing Use: Small office buildings; fast food restaurants

PROPOSED DEVELOPMENT:

The proposed Concept Plan and Development Program Statement is for the redevelopment of the 5.85-acre site into a large-scale, mixed-use development, referred to as the “Biotech Cincinnati Life Science Research Park for Innovation Corridor.” Major site components include a commercial development lab, a research lab and office space, street level retail space along E. Martin Luther King Jr. Drive, a structured parking garage and podium, a large public plaza, and multi-family housing.

Phasing

The petitioner anticipates the development occurring under the following phasing program:

Phase 1: Full site preparation, including utility infrastructure, deep foundations, rough grading, and retaining walls.

Phase 2A: Construction of the commercial development lab, parking garage, and retail component. It is anticipated that the application for a Final Development Plan for the deep foundations of the garage would occur within approximately 60 days. An application for a Final Development Plan for Building 1 and the garage would follow within approximately 180 days.

Phase 2B: Construction of the research lab and office center.

Phase 3: Construction of multi-family housing and amenity deck with associated upper parking garage podium.

Future Uses

The petitioner has outlined the following to be permitted in the proposed Planned Development:

Component	Uses	Square Footage	Height
Commercial Development Lab	Research, manufacturing of medical-use products, shipping	Up to 350,000 sq. ft.	Max. 175-feet above grade
Research Lab and Office Center	Office space, co-working space, and/or commercial lab	Up to 225,000 sq. ft.	Max. 175-feet above grade
Retail Space	Food service, convenience market, personal services, retail sales, banking and financial institutions	Up to 25,000 sq. ft.	Max. 35-feet above grade
Structured Parking Garage, Podium, and Public Plaza	Private and public parking; rooftop plazas over parking	850-1250 parking spaces	Max. 50-feet above grade
Multi-family Housing Development	Apartments and dwellings with communal facilities and services. Could include rowhomes, multi-family dwellings, and loft dwellings.	120-400 units	Max. 125-feet above grade

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – *The minimum area of a PD must be two contiguous acres.*

The proposed zone change area is approximately 7.80 contiguous acres, of which 5.85 acres will be developed.

- b. **Ownership** – *Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The petitioner has provided a list of all properties included in the requested zone change area with the current property owners. The proposed zone change area includes a total of 15 properties, all of which are under the control of or will be under the control of Queen City Hills, LLC prior to permitting. Each property owner has authorized the inclusion of their property in the rezoning application (Appendix C).

- c. **Multiple buildings on a lot** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicates multiple buildings on the consolidated parcel.

- d. **Historic Landmarks and Districts** – Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. **Hillside Overlay Districts** – Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.

No portion of the site is located within a Hillside Overlay District.

- f. **Urban Design Overlay District** – Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibit 3). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.

The petitioner has submitted a Development Program Statement (Exhibit 3) that includes sufficient information regarding proposed uses, building locations, street rights-of-way, building set back lines, building heights, and pedestrian circulation systems. Preliminary geotechnical and environmental site assessments have also been provided as part of the application.

- b. **Ownership** – Evidence that the petitioner has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The petitioner has provided a list of all properties included in the requested zone change area with the current property owners. The proposed zone change area includes a total of 15 properties, all of which are under the control of or will be under the control of Queen City Hills, LLC prior to permitting. Each property owner has authorized the inclusion of their property in the rezoning application (Appendix C).

- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The petitioner has provided a phasing schedule for the Concept Plan. There are four (4) anticipated phases for the overall development and the petitioner intends to file separate Final Development Plans for each. The estimated time schedule provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report.

d. ***Preliminary Reviews*** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was reviewed by departments during the Coordinated Site Review process, including the City’s Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). Additional plans will be submitted as part of the Final Development Plan.

e. ***Density and Open Space*** – *Any other information requested by the Director of City Planning or the City Planning Commission*

The project includes up to 80,000 square feet of plaza/amenity space on two levels above the parking garage. This open space would account for over 25% of the project’s total 5.85-acre development area. The petitioner intends for the existing sidewalk widths to be maintained or widened for a minimum of 8-10 feet on all perimeters. Streetscape elements along Reading Road and E. Martin Luther King Jr. Drive will include viable trees to provide overhead shade, and site furnishing amenity space for potential outdoor engaging pedestrian zones and an extension of active retail/entertainment venues. Final details related to open space calculations, dimensions, and elements in the public right-of-way will be required at time of Final Development Plan submittal.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requirements anticipate changes from the Concept Plan by requiring significantly more detail. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

COORDINATED SITE REVIEW:

The proposed zone change and Concept Plan went through a Development Design Review as part of the City’s Coordinated Site Review process in December 2022. A Coordinated Site Review meeting with the petitioner was held on December 13, 2022 to allow the petitioner the opportunity to understand the comments outlined by each of the Departments. No objections were voiced in regard to the zone change or Concept Plan at this meeting. The petitioner has received a copy of the comments from each department from this review process (Appendix G).

Of note, the Department of Transportation and Engineering (DOTE) will require a Traffic Impact Study. The petitioner has coordinated with DOTE and agreed upon the scope of the study that is required. The traffic counts from November 2022 are included in Appendix K. Bayer Becker is currently working through the model for the study and will coordinate all findings with DOTE. The results of the study will help guide vehicular access to, from, through, and around the site for the Final Development Plans.

DIVERSITY AND ECONOMIC INCLUSION:

The developer, Queen City Hills, LLC, is proud to be the only minority developer in the Uptown Innovation Corridor. They are proactively working with Minority Business Enterprises (MBEs), Women Business Enterprises, and Small Business Enterprises (SBEs) for the proposed development. Additionally, the development team has continued working with WEB Ventures, a Cincinnati-based firm dedicated to ensuring diversity and inclusion in the Uptown Innovation Corridor.

PUBLIC COMMENT:

The development team has been actively engaged with the Avondale Community Council regarding this project since 2019. Throughout 2019 and 2020, the development team met with Uptown Consortium and WEB Ventures monthly to discuss development goals. The development team has worked hard to ensure that the proposed project meets the Uptown District Design Guidelines, a set of development principles created through an intense community engagement process led by Uptown Consortium (Appendix J). The guidelines were developed in partnership with the University of Cincinnati, Cincinnati Children’s Hospital Medical Center, UC Health, TriHealth, and the Cincinnati Zoo and Botanical Garden to establish a vision and framework for the corridor.

The Department of City Planning and Engagement held a virtual Public Staff Conference on the proposed zone change on January 12, 2023. Notices were sent to property owners within a 400-foot radius of the subject property, the Avondale Community Council (ACC), and the Avondale Development Corporation (ADC). Three community members, in addition to City staff and the development team, were in attendance. One public member asked about the traffic in the area and asked about pedestrian safety. The development team shared that the Traffic Impact Study was underway and that Uptown Consortium was working to ensure a safer environment for pedestrians and invited the community member to take part in those conversations.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change, Concept Plan, and Development Program Statement is consistent with the Compete Initiative Area, particularly within the Goal to “Cultivate our position as the most vibrant and economically healthy part of our region (page 114), specifically “Focus development on the existing centers of activity” (page 116). The proposed development will transform the southwest quadrant of the Uptown Innovation Corridor.

Avondale QOL: Avondale’s Quality of Life Movement (2020)

The proposed zone change is consistent with the *Avondale QOL: Avondale’s Quality of Life Movement*, the neighborhood plan for the area. It is specifically consistent with the Future Land Use Map which identifies the area for mixed use/institutional. The proposed zone change would permit a mixed-use development at the E. Martin Luther King Jr. Drive and Reading Road intersection.

MLK Reading Road Corridor Study (2014)

The project location is identified as a gateway in the *MLK Reading Road Corridor Study*: “Establish mixed-use gateways along MLK at the intersections of Eden, Burnet and Reading” (p. 68). The proposed development implements this idea of a gateway at Reading Road and E. Martin Luther King Jr. Drive. Additionally, the plan recommends “Focusing new residential development within walking distance of existing neighborhood centers to bolster commercial demand” (p. 63). Later phases of the project include a multi-family housing component.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed uses (laboratory, office, retail, multi-family housing, and parking) are compatible with applicable plans (see “Consistency with Plans” section above) and the surrounding land use patterns. Adjacent uses include auto-oriented businesses, institutional office buildings, and parking.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The concept plan proposes a design that allows for a mix of uses. The site can be maximized by taking advantage of the entire area due to the proposed height and proximity of the buildings, planned multiple uses and complexities of the site.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed land use for this property provides productive use on what is now a mostly vacant site. The PD zoning district allows the developer to be innovative in site development, combining quality building design with practical common open space.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan.

ANALYSIS:

The 5.85-acre proposed mixed-use development will reactivate currently vacant or underutilized properties into a mixed-use development and anchor the southwest corner of the E. Martin Luther King Jr. Drive and Reading Road intersection within the Innovation Corridor. The Planned Development allows for the coordinated development of fifteen (15) existing parcels.

While this is a development of significant scale, the petitioner has worked to engage with the community and various City Departments to address concerns and improve the quality of the development. The Department of City Planning and Engagement is of the opinion that Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. A Planned Development also provides assurance to the City and the community of the intended uses and scale for the site, and any significant modification to this would

constitute as a Major Amendment to the Concept Plan and require public engagement and a public hearing process.

FINDINGS:

It is the opinion of staff of the Department of City Planning that the Concept Plan and Development Program Statement is in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial Community – Auto-oriented (CC-A), Commercial Community-Pedestrian (CC-P), and Office General (OG) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for a mixed-use development for the following reasons:


1. The proposed development is consistent with comprehensive and neighborhood plans, including *Plan Cincinnati* (2012), *Avondale QOL: Avondale's Quality of Life Movement* (2020), and the *MLK Reading Road Corridor Study* (2014).
2. The area to be rezoned will allow for the construction of the proposed mixed-use development at the setback, scale, and density outlined in the Concept Plan and Program Development Statement.
3. The PD zoning district is appropriate in this area and requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plans for the proposal.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 8 of this report; and
3. **APPROVE** the proposed zone change from Commercial Community – Auto-oriented (CC-A), Commercial Community-Pedestrian (CC-P), and Office General (OG) to Planned Development (PD), including a Concept Plan and Development Program Statement, at the southwest quadrant of the intersection of Reading Road and E. Martin Luther King Jr. Drive in Avondale.

Respectfully submitted:



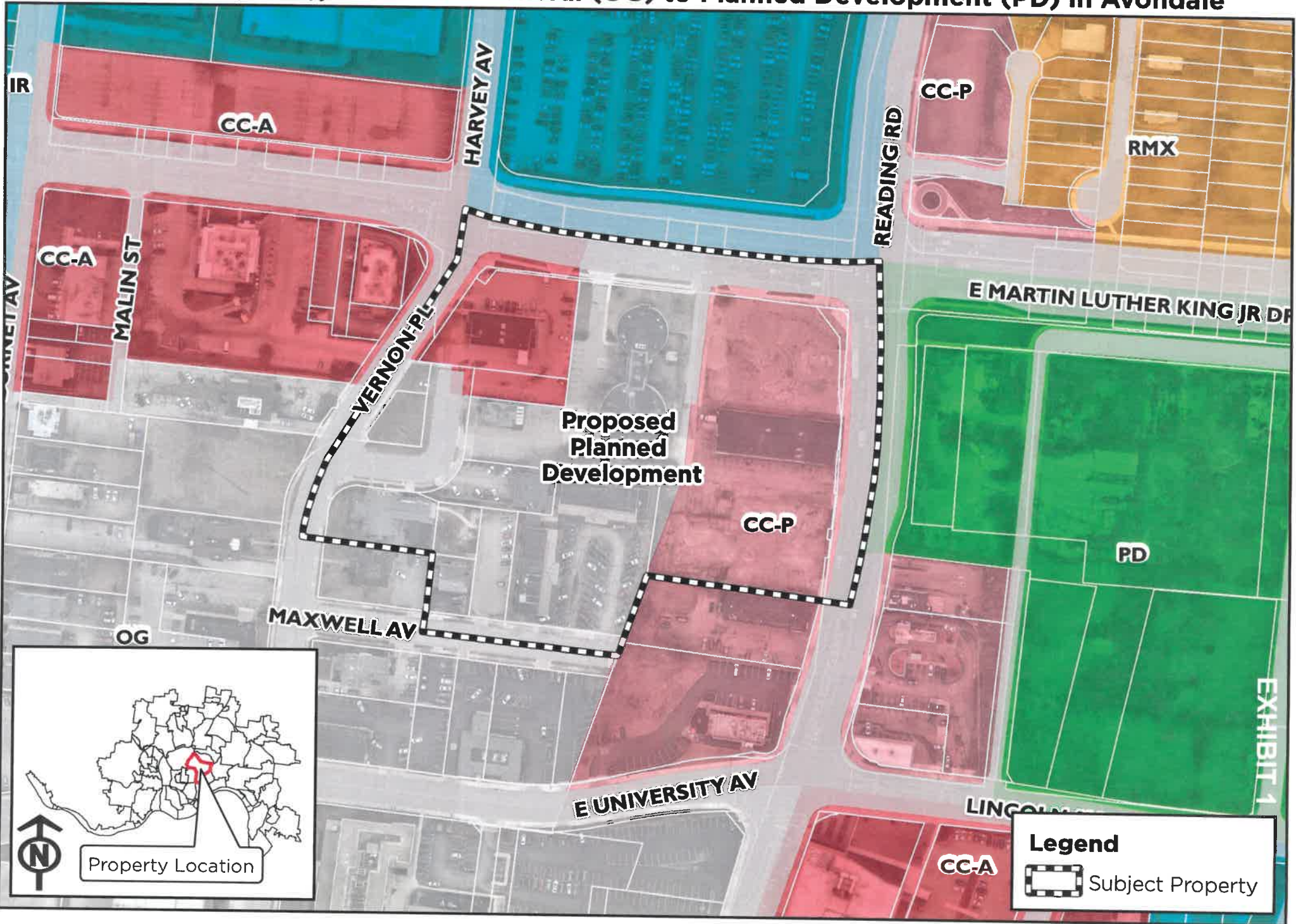
Stacey Hoffman, Senior City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Zone Change from Commercial Community-Auto (CC-A), Commercial Community-Pedestrian (CC-P), and Office General (OG) to Planned Development (PD) in Avondale



PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 12/22/23

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the CC-A, OG, CC-P Zone District to the PD Zone District.

Location of Property (Street Address): See "Development Program Statement"
attached for addresses and parcel ID numbers.

Area Contained in Property (Excluding Streets): Approximately 7.80 acres

Present Use of Property: Existing uses on site include office/manufacturing, health services, and a bank (with associated surface parking).

Proposed Use of Property & Reason for Change: The proposed uses include office/lab/research, residential, and retail.
Two levels of structured parking are planned beneath the west portion of the site with a podium plaza above.

Property Owner's Signature: 

Name Typed: Edwin J. Rigaud III (Owner's Agent)

Address: 324 W. 9th Street, Cincinnati OH 45202 Phone: 561-870-2441

Agent Signature: 

Name Typed: Michael P. Dooley

Address: 1404 Race Street, Suite 204 Cincinnati, OH 45202 Phone: 513-492-9851

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X

**CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT
ZONING AMENDMENT REQUEST AND ZONING CHANGE REQUEST**

**REZONE OG, CC-A and CC-P ZONING TO PD
for
UPTOWN INNOVATION CORRIDOR
Located at
SOUTHWEST CORNER OF READING RD & MLK BLVD**

1. APPLICANT/PETITIONER:

Queen City Hills, LLC (via the developer, Foxx-Danis, LLC "Developer")
324 W. 9th Street
Cincinnati, OH 45202

As may be subsequently assigned.

2. SUMMARY OF REQUEST

Applicant is requesting the rezoning of the 15 street addresses ("Subject Property") shown in the schedule below from various current zoning to Planned Development ("PD").

The Subject Property has various current zoning classifications, which are noted in the schedule below. These current classifications include General Office and Community Commercial and publicly owned land. The total area to be re-zoned is approximately 7.80 acres. See Appendix H.

Applicant is requesting the rezoning of the Subject Property to allow a large-scale, mixed-use redevelopment ("Proposed Development") to be developed on the Subject Property, which is generally located in the southwest quadrant of the Martin Luther King Drive. and Reading Rd. intersection. Based on proximity of buildings, the various uses, complexities of the site and in-depth discussions with City staff, Applicant believes that Planned Development will best suit the ability to develop the best project on the Subject Property in keeping with the wishes of the community and the City.

3. PROJECT NARRATIVE

QCH has assembled the land parcels necessary to develop 5.85 acres of land. The consolidated properties, located at the southwest corner of Martin Luther King Dr. and Reading Rd. will be re-zoned as a planned development with design focusing on the Uptown District Design Guidelines. The project is an innovative mix of complementary uses to create a vibrant place to work, live and play. Major site components include:

- A state of the art, Commercial Development Lab. This clinical phase research, manufacturing, and product development entity, focused on bridging academic, proof of concept cell and gene therapeutic research through later stage evaluation, in support of emerging biotech and pharmaceutical companies in preparation for late-stage registration/pivotal trials, commercial approval and global distribution.
- A Research Lab and Office Center will provide incubator lab space, general office space as well as support the functions of the Commercial Development Lab. Together, these labs will help attract the best and brightest to this Bio-Tech Life Sciences Research Park
- A Multi-Family Housing Development will provide a mix of studio, two- and three-bedroom units coupled with interior and exterior amenities. These residential units will provide the scientific and medial professionals with ideal places to live and play.

- A street level Retail Space facing Martin Luther King Drive providing opportunities for food, shopping and /or entertainment, helping to further fulfill the play component of this multi-use development.
- A structured parking garage and podium with entrances off of MLK Dr., Vernon Ave., and Maxwell St. The garage will serve as the base for the Research Lab and Housing Units and will also contain the sites stormwater retention system.
- A large Public Plaza is set atop the parking garage, weaving between the Commercial Development Lab, the Research Lab and Office Center and Multi-Family Housing and connecting down to the MLK level via a grand sweeping staircase

Each component contributes to the overall ambiance and sense of place to enhance the others both in design and function.

Design and construction is planned to be accomplished in three phases.

- Phase 1: Full site development, including utility infrastructure, deep foundations, rough grading and retaining walls.
- Phase 2A: Construction of Commercial Development Lab, Parking Garage, Retail
- Phase 2B: Construction of the Research Lab and Office Center.
- Phase 3: Construction of Multi-Family Housing and amenity deck with associated upper parking garage podium.,

This proposed development will improve the vacant and underutilized existing properties and create a dynamic mixed-use environment providing places for life science professionals to work, live and play.

PLAN ELEMENTS

Location of Development

This proposed PD Zoning District, referred to as the Biotech Cincinnati Life Science Research Park for Innovation Corridor, is located on Southwest Corner of Martin Luther King Blvd and Reading Road generally bound by Vernon Place on the West and Maxwell Avenue on the south and Reading Road on the east.

Ownership & Property Addresses Ord. 1429-09 (b)

The properties comprising the development site are listed individually below.

Owner	Address	Parcel ID	Zoning
Central Clinic	(Part of) 512 Maxwell Ave	091-0001-0112	OG
Central Community Health Board of Hamilton County	530 Maxwell Avenue	091-0001-0103	OG
Central Community Health Board of Hamilton County	3020 Vernon Place	091-0001-0107	OG
SGA Enterprises Inc	-	106-0001-0243	OG
SGA Enterprises Inc	3026 Harvey Avenue	106-0001-0150	CC-A
SGA Enterprises Inc	3028 Harvey Avenue	106-0001-0254	CC-A

YWCA Development Corp	516 Maxwell Avenue	091-0001-0102	OG
YWCA Development Corp	(Part of) 512 Maxwell Ave	091-0001-0101	OG
YWCA Development Corp	3006 Vernon Place	091-0001-0100	OG
Uptown Transportation Authority	515 Martin Luther King Drive	091-0001-0201	CC-P
City of Cincinnati	-	106-0001-0328	CC-A
City of Cincinnati	3049 Reading Road	106-0001-0218	CC-P
City of Cincinnati	(Part of city parcel)	091-0002-0215	CC-P
City of Cincinnati	(Part of) 439 E. Martin Luther King Drive	106-0001-0143	CC-A
City of Cincinnati	(Part of) 2915 Vernon Place	091-0001-0031	OG

In addition, a portion of the existing Vernon Place public right-of-way (between Maxwell Avenue and Martin Luther King Drive) will be vacated and included in the new Planned Development District. See appendix N.

A request for a Coordinated Report was submitted to the city’s office of Real Estate Services (RES) on 11/03/22 and the Coordinated Report was received on 12/12/22. See Appendix M. The development team will work the city to get a clear Coordinated Report and purchase the city-owned properties/right-of-way needed for the project.

Existing Conditions (QCH-Bioscience Research Park)

The majority of proposed QCH consolidated site is a vacant and cleared lot. Demolition is currently being completed for the old Schaffer single story light industry building company on Reading Road as well as 3 story nursing home on Martin Luther King Drive (MLK). Also, on the proposed PD Development there is an existing 2 Story PNC Office Building (12,612 sq. ft.) on the east corner of MLK and Vernon Place and on the south adjacent parcel we have a Central Community Health Office (25,870 sq. ft.) fronting on Maxwell Ave. The last two properties Describe where have an existing 2 story 11,316 YWCA building and a small two and half story 1,155 sq ft Central Health Clinic building along Maxwell Ave. All existing facilities are preparing for demolition for the new QCH development.

Community Engagement

QCH has actively engaged with Avondale Community Council and Cincinnati City Council since fall 2019. We participated in the Avondale Neighborhood Conversation with Uptown Consortium in November 2019 and attended several ACC meetings. City council approved the TIF boundaries for the SW quadrant (December 2019). QCH presented a \$20K gift to ACC for their inclusive development efforts in late 2019. Through 2019 and 2020 we engaged with Uptown Consortium and WEB Ventures monthly to discuss the development goals and continue to do so. QCH also recently participated in the ACC’s Thanksgiving food drive, and will be leading a community winter hiking program through Avon Woods this January in partnership with Cincy Parks.

Description of Proposed Land Uses, Buildings and Structures Ord.1429-13(i)

QCH has assembled the land parcels necessary to develop 5.85 acres of land. The consolidated properties will be re-zoned as a planned development with design focusing on the Uptown District Design Guidelines. The project is an innovative mix of complementary uses to create a vibrant place to work, live and play. Major site components to include:

Commercial Development Lab

The Commercial Lab Building will research and manufacture medical-use products in the four-level structure. The items produced will ship from a loading dock positioned at grade, accessing Reading Road. The dock will be screened from view via its location on the campus, and will feature additional landscape screening, to meet the Uptown District requirements.

Building specifications:

Area: Up to 350,000 sq. ft.

Height: 175' above grade.

Research Lab and Office Center

The Research Lab and Office Center will house tenants that primarily provides professional, executive, management, or administrative services, such as accounting, architectural, computer software consulting, data management, engineering, medical or other health care professionals, insurance, investment, law, and/or real estate offices, etc. Co-workspaces may also occur. These would combine office, athletic, or reception uses or other social workspaces and requires membership for use of the space. Incubator spaces may be included to provide public and private collaboration and providing management, mentoring, workspace, or other services for business, academic, no-profit, institutional or start-up organizations. Commercial laboratories may be included. These facilities include medical, optical, orthotic, prosthetic, or dental laboratory services, photographic, analytical, or testing services and scientific wet/dry lab research facilities.

Building specifications:

Area: Up to 225,000 sq. ft.

Height: 175' above grade

Multi-Family Housing Development

Multi-Family Housing Development will provide a mix of studio, two- and three-bedroom units coupled with interior and exterior amenities. The units will sit one level higher than the ground plain for enhanced security and provide the required fire truck access to the site. The intended housing provided will focus on congregate housing- Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other support services appropriate to the residents. The dwellings are defined as one or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes. Dwelling includes: rowhouse, multi-family dwellings and loft dwellings.

Building specifications:

Number of Units: 120-400 units

Height: 125' above grade

Retail Space

The Retail space facing Martin Luther King Drive. The Retail services provided could include: the following: food service (eating and drinking establishments, full-service restaurants, limited-service restaurants, breweries, Distilleries, food market, food preparation, or drinking establishment. Other options include convenience market (limited goods), patio/garden store (limited service), personal services (barber/beauty shop, nail salon, tanning salon, massage therapy, electrolysis, seamstress, tailor, shoe repair, dry cleaner, self-service laundry and photo studio. Retail sales, including alcohol, furniture and home furnishing, electronics and appliances, clothing and shoes, jewelry, luggage and leather

goods, hobbies shop, books, periodicals and music, department stores, office supplies, gifts and novelties, pets, hardware, video stores and auto parts. Banking and financial institutions.

Area: Up to 25,000 sq. ft.

Height: Up to 35' above grade

Structured Parking Garage, Podium and Public Plaza

On grade, and lower-level parking spaces (garage) will be provided to support the activities that will occur on the campus. It will be sized per local zoning code to support the new square footage created at the campus, and the buildings' mixed-uses. The principal use will be a surface parking lot, and parking garage offering parking to the public and is the principal use of the premises.

The rooftop amenity spaces (plazas) that are generated above the parking garage, will prove supplemental activity space to support the infrastructure created at the development.

Parking Spaces: 850-1250 parking spaces

Height: 50' above grade

City CSR Review

The city held a Coordinated Site Review (CSR) meeting on Tuesday 12/13/22 to discuss the project. It was determined at that meeting that the project could move forward with the Planned Development re-zoning. The CSPRO Committee review letter is included in Appendix G.

Set Back Lines:

The Setback lines will be determined by the Final PD Development planning process, however the Appendix J – Uptown Innovation District Design Guidelines that indicate the conceptual right of way and recommended setbacks for the Innovation Corridor as envisioned by UCI- Uptown Consortium Inc (also depicted in Appendix O). Buildings will generally be set back 0-20' from the public right-of-way.

Building Heights and Areas:

Final height measurements will be determined at the time of any filing for final development plan. See Section "Description of Proposed Land Uses, Buildings and Structures" above and Appendix "B" for approximate building heights and areas.

Streetscapes:

Final streetscaping planning has not been finalized but will incorporate the guidelines shown in Appendix J – Uptown Innovation District Design Guidelines. This work will include sidewalk widths and open space requirements and Calculations. See appendix O. Final streetscape design to be submitted with final development plan.

Pedestrian circulation and walkability to and through the site by public sidewalks along all streets will be a minimum of 8'-10'-0" on all perimeters as indicated on page 55 of Appendix J – Uptown Innovation District Design Guidelines. Our Sidewalk "Amenity Zone and Zero setback will be considered as shown on page 58 and 59 of the attached Appendix J – Uptown Innovation District Design Guidelines.

Streetscape along Reading Road and MLK will include viable trees to provide overhead shade, and site furnishing amenity space for potential outdoor engaging pedestrian zones and an extension of active retail/entertainment venues.

Landscape Open Spaces are proposed in our upper plazas and courtyards. Refer to site plans included in this PD submission.

Density and Open Space: Ord._1429-09 (e)

The project includes up to 80,000 SF of plaza/amenity space on two levels above the parking garage. This open space would account for over 25% of the project's total 5.85-acre development area.

Refuse Collection: Ord._142909 (a)

Trash and waste facilities shall be provided on-site and located in areas to limit visibility. The design team will coordinate the details of trash operations with Rumpke prior to Final Development Plan submittal.

Geotechnical

See Appendix E.

Hazardous Materials

See Appendix F

Drainage

Onsite detention facilities will be installed to control site runoff per MSD standards. It is likely that a concrete vault will be included under a ramp in the parking garage to meet the storage requirements. The stormwater outlet for the project will likely be the existing 12" combination sewer on MLK.

Landscaping and Buffering:

Final landscaping and buffering will follow the Appendix J – Uptown Innovation District Design Guidelines and be determined at the time of any filing for a final permit application.

Please see page 76 of Appendix J – Uptown Innovation District Design Guidelines to see general criteria and parameters of Landscape species and objective zones to which designer should consider before submission.

Buffer planting shall be used to help define spaces, screen utilities and service functions and semi-private space when they exist.

Traffic Control

Bayer Becker has coordinated the nature of the project with DOTE and have agreed upon the scope of the Traffic Impact Study (TIS) that DOTE will require. The traffic counts from November 2022 are included in Appendix K. Bayer Becker is currently working through the model for the TIS and will coordinate all findings with DOTE. The results of the TIS will help guide vehicular access to, from, through, and around the site for the Final Development Plans.

Sewage

See Appendix L for MSD's "Conditional Availability of Sewers" for Building #1 and the rest of the Queen City Hills development site. The existing public combination sewers in Reading Road, MLK, and Vernon Place will be utilized for sanitary service to the proposed buildings.

The existing public sanitary sewer in Harvey Avenue/Vernon Place will be removed to make way for the new development; and a new 8" public sanitary sewer will be installed in (the re-aligned) Vernon Place to maintain upstream flows.

Water

A Water Availability Application (WAA) and Preliminary Application (PA) have been submitted to GCWW for review and approval. The existing public water mains in Reading Road, MLK, and Vernon Place will be utilized for fire and domestic service to the proposed buildings.

The existing public water main in Harvey Avenue/Vernon Place will be removed to make way for the new development; and a new 8” public water main will be installed in (the re-aligned) Vernon Place to maintain the water loop.

Electric & Natural Gas Service

Duke Energy has existing electric and gas facilities in the area to serve the proposed development. The design team is currently working with Duke Energy on a plan for proposed service, as well as providing adequate clearances from existing overhead electric lines along public roadways to the proposed buildings.

Communication Service

The design team will work with local utility providers to provide communication service to the proposed buildings.

DEVELOPMENT CONTROLS

Parking

A two-level structured parking garage with a podium deck is planned to serve the proposed buildings on site. Between 850 and 1250 parking stalls are anticipated to support the project. The layout and circulation of the garage, as well as total parking count, will be confirmed with the Final Development Plans.

Retail and Commercial

The retail, entertainment and other commercial uses will contribute to the development Live, Work and Play Components of the program. These components are critical to the viability and sustainability of the development. It is our goal to provide a sense of Place and Destination for visiting community as well as day to day employee living at the development. The intended uses for the project shall include retail, micro restaurant shops, selfcare services, fitness, recreation, and entertainment zones along with other general commercial uses not listed in the primary program use statement.

Exterior Lighting

Final exterior lighting will be determined at the time of final permit submission. All site lighting shall enhance the development and encourage community engagement during and after hours. All exterior lighting will adhere to City requirements for life safety and follow the Appendix J – Uptown Innovation District Design Guidelines while providing sensitive softening solutions for the housing components of the development.

Signage

Final Environmental Graphics and key signage will be evaluated and submitted at the time of final permit by a signage consultant team. Wayfinding to public amenities as well as retail will be another critical component to sustain a successful development. The project will generally adhere to CC-A zoning design standards for signage.

Project Schedule

See Appendix D

Re-Zone Plat

See Appendix H

Site Plan

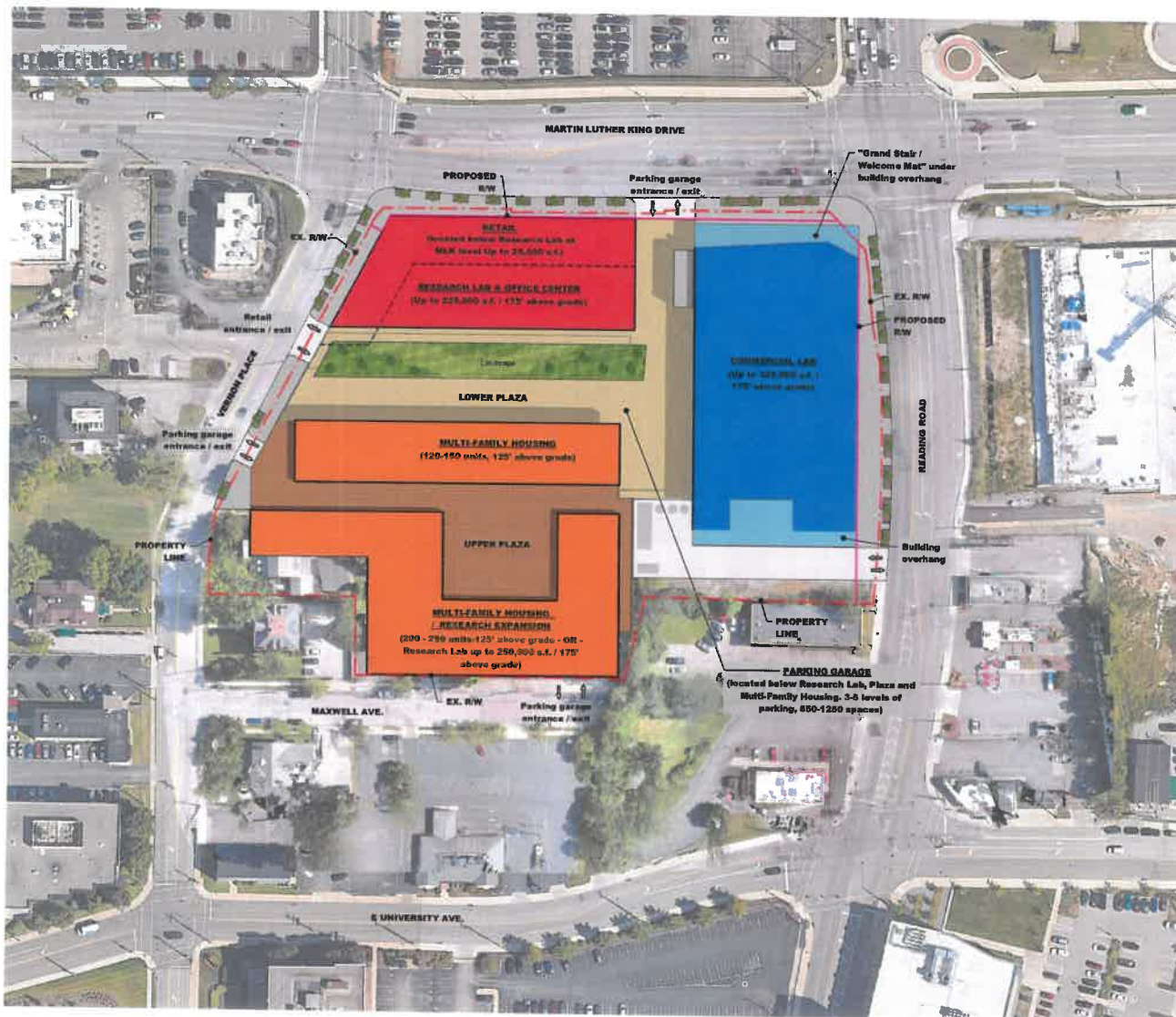
See Appendix A

Artistic Renderings

See Appendix B

List of Appendices:

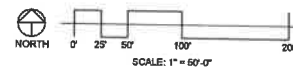
- A - Site Plan
- B - Renderings
- C - Property Control Letters
- D - Project Schedule
- E - Geotech Report
- F - Hazmat Reports
- G – CSPRO Committee Letter
- H - Rezoning Map
- I - Rezoning Legal Description
- J – Uptown Innovation District Design Guidelines
- K - Traffic Counts
- L - Conditional Availability of Sewers
- M - Coordinated Report
- N - Major Subdivision Plan
- O - Streetscape Design Standards



OVERALL SITE PLAN

DATE: 12/21/2022

BUILDING SETBACKS:
 PROPOSED BUILDINGS WILL BE SET BACK
 FROM THE PUBLIC RIGHT-OF-WAY 0-20'



DANIS·FOXX

CINCINNATI
 50 E-Business Way
 Cincinnati, Ohio 45241
 513.954.9595







APPENDIX C

To: The Honorable Council of the City of Cincinnati and
The Planning Commission of the City of Cincinnati

RE: Queen City Hills/Proposed Re-zoning to Planned Development District

On behalf of Central Clinic, we authorize the inclusion of the following property in the rezoning application to a Planned Development District, commonly referred to as the Queen City Hills development:

- Part of 512 Maxwell Avenue (Parcel No. 091-0001-0112)
 - Existing Zoning Designation: OG

Thank you for your consideration,

Central Clinic

By: 

Name: Walter S. Smitson, Ph.D.

Its Authorized Representative

Date: 12/16/2022

APPENDIX C

To: The Honorable Council of the City of Cincinnati and
The Planning Commission of the City of Cincinnati

RE: Queen City Hills/Proposed Re-zoning to Planned Development District

On behalf of Central Community Health Board of Hamilton County, we authorize the inclusion of the following properties in the rezoning application to a Planned Development District, commonly referred to as the Queen City Hills development:

- 530 Maxwell Avenue (Consolidated Tax Parcel No. 091-0001-0103)
 - Existing Zoning Designation: OG
- 3020 Vernon Place (Parcel No. 091-0001-0107)
 - Existing Zoning Designation: OG

Thank you for your consideration,

Central Community Health Board of Hamilton County

By: _____

Name: _____

Its Authorized Representative

Date: _____

APPENDIX C

To: The Honorable Council of the City of Cincinnati and The Planning Commission of the City of Cincinnati


Re: Queen City Hills/Proposed Re-Zoning to Planned Development District

On behalf of SGA Enterprises, Inc., we authorize the inclusion of the following properties in the re-zoning application to a Planned Development District, commonly referred to as the Queen City Hills Development:

- 3026 Harvey Avenue (Parcel No. 106-0001-0150)
 - Existing Zoning Designation: CC-A
- 3028 Harvey Avenue (Consolidated Tax Parcel No. 106-0001-0254)
 - Existing Zoning Designation: CC-A
- Parcel No. 106-0001-0243
 - Existing Zoning Designation: OG

Thank you for your consideration,

SGA Enterprises, Inc.

By: 
Name: David Heidrich
Its: Authorized Representative
Date: December 20, 2023

APPENDIX C

To: The Honorable Council of the City of Cincinnati and
The Planning Commission of the City of Cincinnati

RE: Queen City Hills/Proposed Re-zoning to Planned Development District

On behalf of YWCA Development Corp, we authorize the inclusion of the following properties in the rezoning application to a Planned Development District, commonly referred to as the Queen City Hills development:

- 516 Maxwell Avenue (Parcel No. 091-0001-0102)
 - Existing Zoning Designation: OG
- Part of 512 Maxwell Avenue (Parcel No. 091-0001-0101)
 - Existing Zoning Designation: OG
- 3006 Vernon Place (Parcel No. 091-0001-0100)
 - Existing Zoning Designation: OG

Thank you for your consideration,

YWCA Development Corp

By: 

Name: Jean M. Treuthart, Interim CEO

Its Authorized Representative

Date: 12/20/2022

APPENDIX C

To: The Planning Commission of the City of Cincinnati

RE: Queen City Hills/Proposed Re-zoning to Planned Development District

On behalf of the Uptown Transportation Authority, I consent to the rezoning of the following property as provided in the Concept Plan and Development Program Statement submitted by Queen City Hills for a Planned Development District at the southwest corner of Martin Luther King Drive and Reading Road.

- 515 Martin Luther King Drive (Consolidated Tax Parcel No. 091-0001-0201)
(Existing Zoning Designation: CC-P)

Beth Robinson
President & CEO

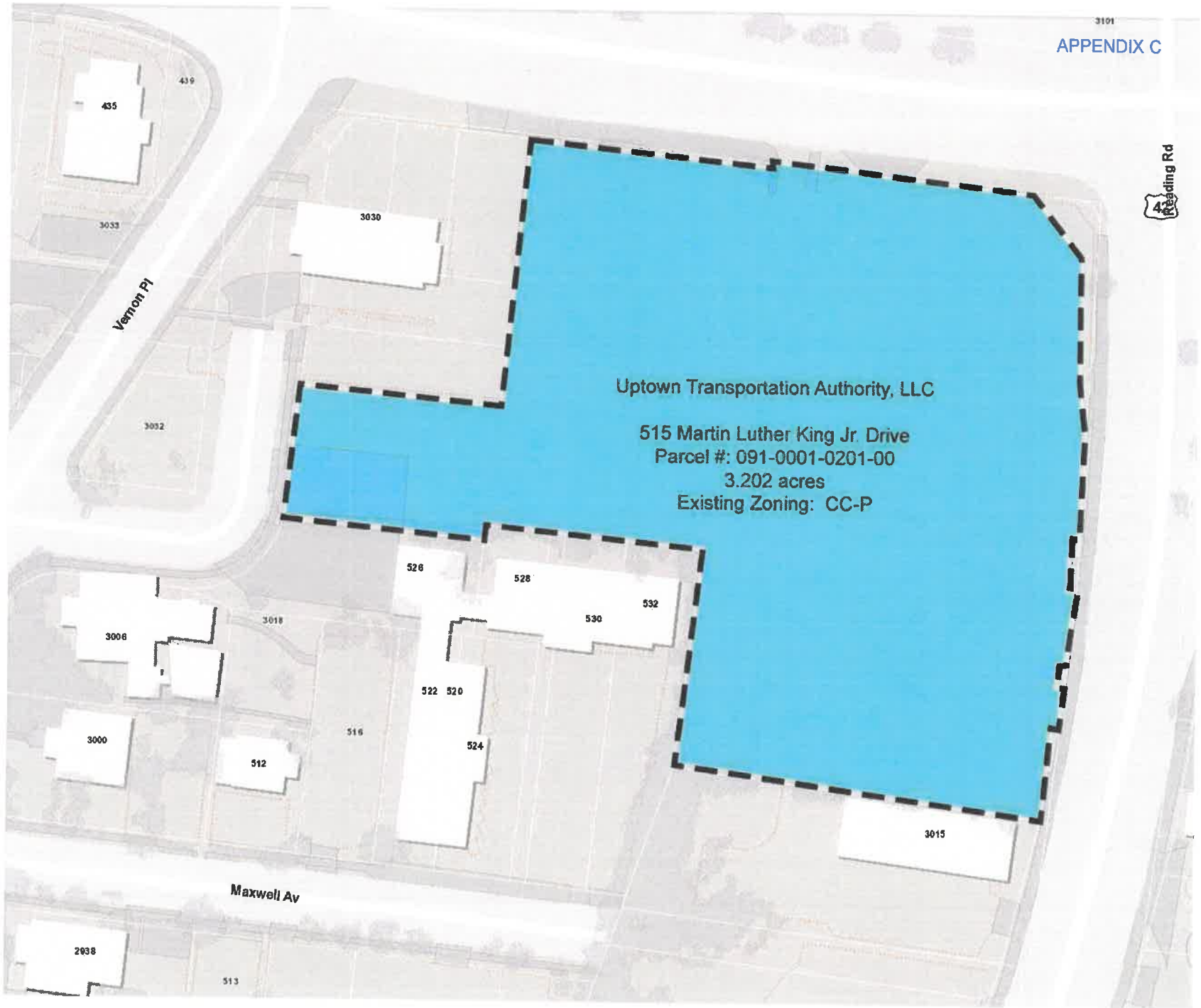
Uptown Transportation Authority

By: 

Name: Beth Robinson

Its: Authorized Representative

Date: December 20, 2022



APPENDIX C

To: The Honorable Council of the City of Cincinnati and
The Planning Commission of the City of Cincinnati

RE: Queen City Hills/Proposed Re-zoning to Planned Development District

On behalf of the City of Cincinnati, we authorize the inclusion of the following properties in the rezoning application to a Planned Development District, commonly referred to as the Queen City Hills development:

- Consolidated Tax Parcel No. 106-0001-0328
 - Existing Zoning Designation: CC-A
- 3049 Reading Road (Parcel No. 106-0001-0218)
 - Existing Zoning Designation: CC-P
- A portion of Consolidated Tax Parcel No. 091-0002-0215
 - Existing Zoning Designation: CC-P
- A portion of 439 E. Martin Luther King Drive (Consolidated Tax Parcel No. 106-0001-0143)
 - Existing Zoning Designation: CC-A
- A portion of 2915 Vernon Place (Consolidated Tax Parcel No. 091-0001-0031)
 - Existing Zoning Designation: OG

In addition, a portion of the existing Vernon Place public right-of-way (between Maxwell Avenue and Martin Luther King Drive) will be vacated and included in the new Planned Development District.

Thank you for your consideration,

City of Cincinnati

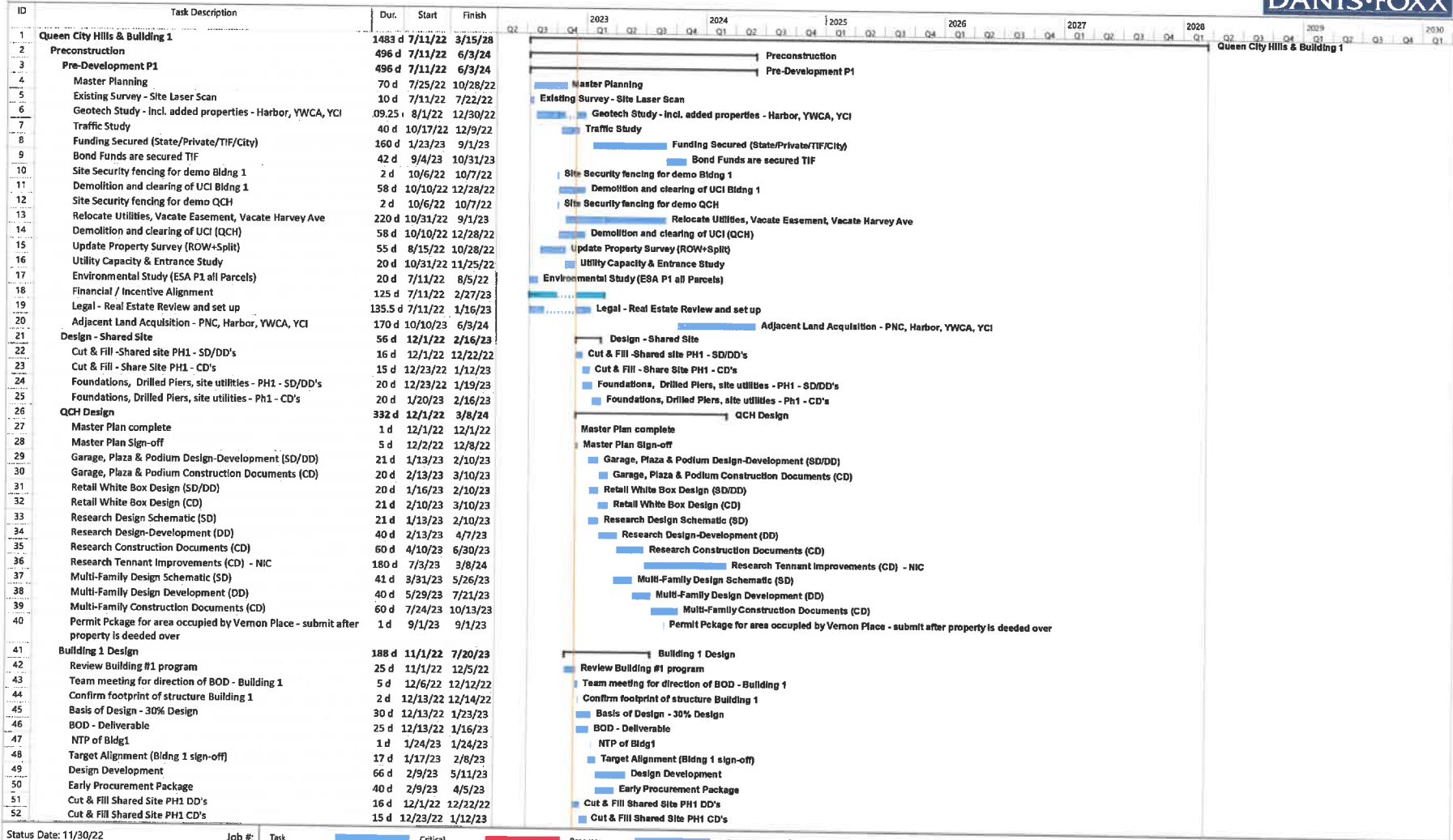
By: _____

Name: _____

Its Authorized Representative

Date: _____

QCH- Bldg 1 - 12/21/22



Status Date: 11/30/22

Job #:

Task

Critical

Progress

Milestone

Project Summary

Summary

Type:

By:

View: 07 - DGC External Published Status

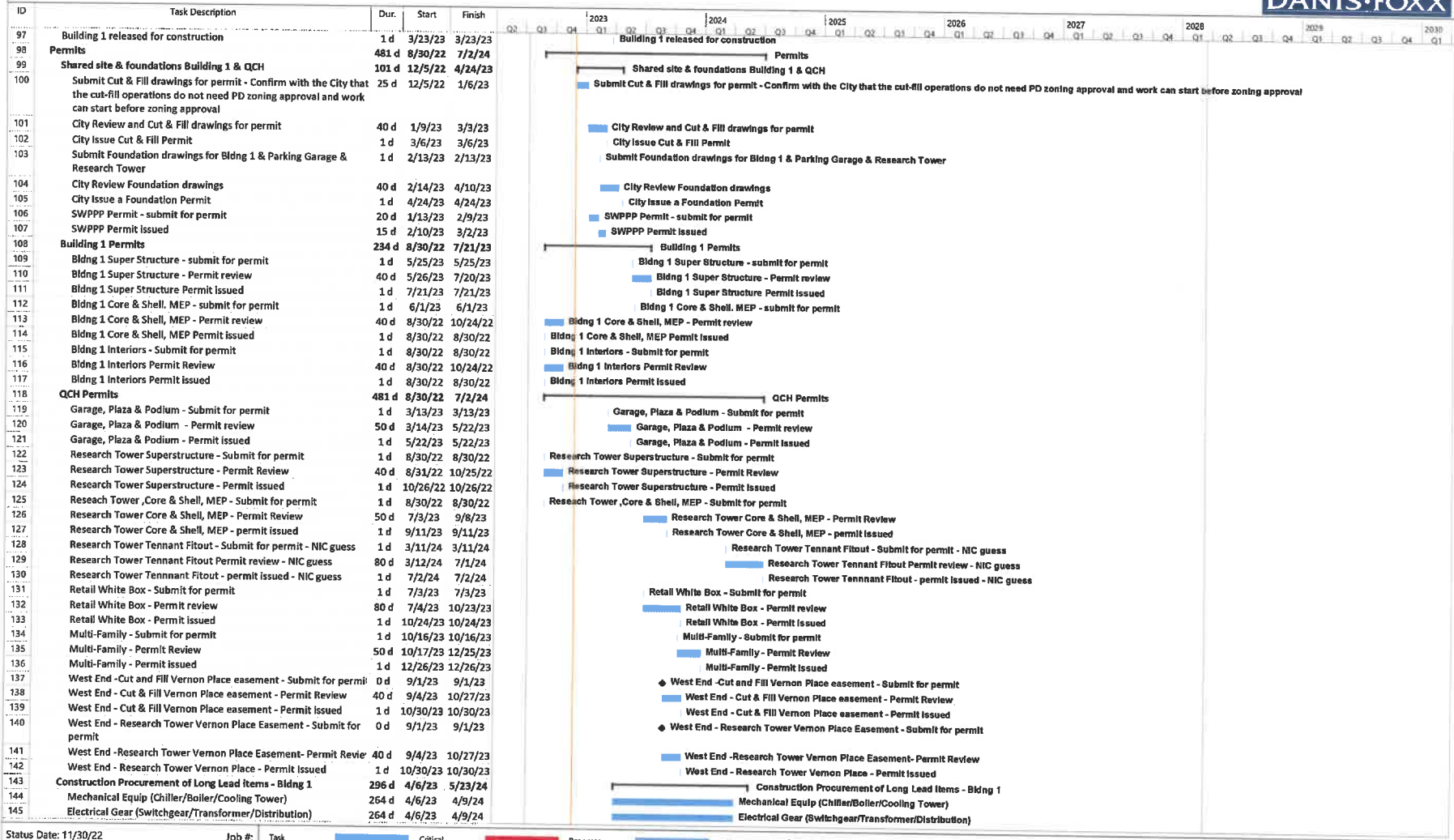
Print Date: 12/21/22

QCH- Bldg 1 - 12/21/22

ID	Task Description	Dur.	Start	Finish	2023	2024	2025	2026	2027	2028	2029	2030
53	Foundations, Drilled Piers, Site utilities - SD/DD's	20 d	12/23/22	1/19/23								
54	Foundations, Drilled Piers, Site Utilities - CD's	20 d	1/20/23	2/16/23								
55	Concrete superstructure	40 d	1/20/23	3/16/23								
56	Core and Shell Package, MEP	60 d	3/9/23	5/31/23								
57	Fit-Out (Interiors) Package	50 d	5/12/23	7/20/23								
58	Planned Development	223 d	8/30/22	7/6/23								
59	Concept PD - Overall project	73 d	11/14/22	2/22/23								
60	Coordinated Site Review Submission	0 d	11/14/22	11/14/22								
61	City Review CSR Submission	21 d	11/15/22	12/13/22								
62	Coordinated Site Review Meeting - QCH, MN, THP, BB, Danis	0 d	12/13/22	12/13/22								
63	Prepare Concept PD Submission	6 d	12/14/22	12/21/22								
64	Submit Concept Overall Project PD	0 d	12/21/22	12/21/22								
65	Public Staff Conference for Overall Project - PC conference on 1/12/23	16 d	12/22/22	1/12/23								
66	Planning Commission for Overall Project - Planning Commission mtg on 2/03/23, PC meets 1st & 3rd Friday of every mo.	16 d	1/13/23	2/3/23								
67	Council Review - Concept Planned Development	13 d	2/6/23	2/22/23								
68	Council Approval - Concept PD for Overall Project - City Council mtg every Wednesday	0 d	2/22/23	2/22/23								
69	Final Development Plan (FDP) for Foundations	83 d	12/28/22	4/21/23								
70	Schematic Level Building Drawings (CRB/MN) - Bldg 1 & Garage Foundations only	20 d	12/28/22	1/24/23								
71	Schematic Level Garage Drawings (MN/THP) - Bldg 1 & Garage foundations only	20 d	12/28/22	1/24/23								
72	Submit for Coordinated Site Review (Site/Fnd)	9 d	1/25/23	2/6/23								
73	City Review - 2nd CSR (Foundations)	25 d	2/7/23	3/13/23								
74	2nd CSR Meeting on 3/14/23	1 d	3/14/23	3/14/23								
75	Submit Final Development Plan (FDP) for foundations - submit on 3/17/22	3 d	3/15/23	3/17/23								
76	2nd Public Staff Conference (FDP for Foundations) Public Staff Conference on Tues. 4/04/23	12 d	3/20/23	4/4/23								
77	Planning Commission Review	24 d	3/20/23	4/20/23								
78	Planning Commission Approval - Planning Commission Mtg on Fri. 4/21/23. (PC meets 1st & 3rd Friday) every mo.	1 d	4/21/23	4/21/23								
79	Final Development Plan (FDP) For Garage and Building 1 - Schedule TBD	223 d	8/30/22	7/6/23								
80	Building Drawings (CRB/MN)	20 d	8/30/22	9/26/22								
81	Garage Drawings (MN/THP)	20 d	8/30/22	9/26/22								
82	Submit for Coordinated Site Review (Final)	4 d	4/24/23	4/27/23								
83	3rd CSR (Final PD)	20 d	4/28/23	5/23/23								
84	Submit Final PD (Final DP)	10 d	5/26/23	6/8/23								
85	3rd Public Staff Conference (Final PD)	10 d	6/9/23	6/22/23								
86	Planning Commission Review	10 d	6/23/23	7/6/23								
87	Planning Commission Approval	0 d	7/6/23	7/6/23								
88	Approval to build on UCI Property	81 d	12/1/22	3/23/23								
89	Submit UCI Coordinated agreement	5 d	12/1/22	12/7/22								
90	Coordinated Agreement review and comments	44 d	12/8/22	2/7/23								
91	Community Engagement	66 d	12/13/22	3/14/23								
92	Submit Community Benefit Agreement	1 d	2/8/23	2/8/23								
93	Community Benefit Agreement Executed	5 d	3/15/23	3/21/23								
94	QCH land transfer from UCI or approval to start	1 d	3/22/23	3/22/23								
95	Building 1 land transfer from UCI or approval to start	1 d	3/22/23	3/22/23								
96	QCH Project released for Construction	1 d	3/23/23	3/23/23								

Status Date: 11/30/22 Job #: Task: Critical Progress Milestone Project Summary Summary

QCH- Bldg 1 - 12/21/22



Status Date: 11/30/22

Type: Job #: Task Critical Progress Milestone Project Summary Summary

View: 07 - DGC External Published Status

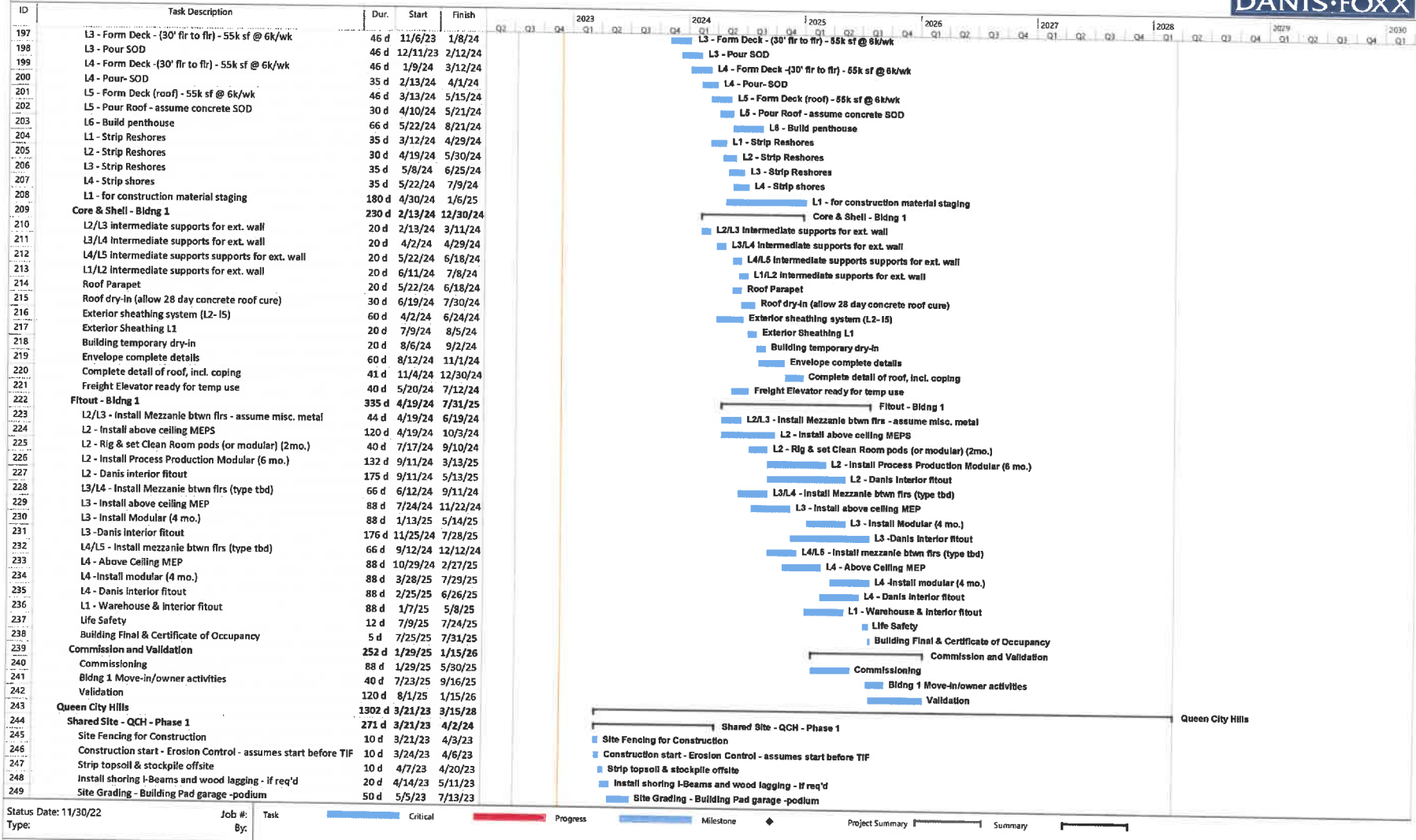
Print Date: 12/21/22

QCH- Bldg 1 - 12/21/22

ID	Task Description	Dur.	Start	Finish	2023	2024	2025	2026	2027	2028	2029	2030
146	Elevators	220 d	4/6/23	2/7/24								
147	Curtainwall Glass and Glazing	120 d	6/1/23	11/15/23								
148	Emergency Generator and Transfer Switch	264 d	4/6/23	4/9/24								
149	Bulk Gas Farms and Generation	120 d	5/12/23	10/26/23								
150	Modular Clean Room Solutions	220 d	7/21/23	5/23/24								
151	Custom / Panelized Clean Room Solutions	220 d	7/21/23	5/23/24								
152	Roofing System Components	200 d	6/1/23	3/6/24								
153	Construction	1302 d	3/21/23	3/15/28								
154	Shared Early Site Package	288 d	3/24/23	4/30/24								
155	Site Fencing for Construction	10 d	3/24/23	4/6/23								
156	Construction start - Erosion Control	10 d	3/24/23	4/6/23								
157	Strip topsoil & stockpile offsite	10 d	3/31/23	4/13/23								
158	Install shoring I-Beams and wood lagging - if req'd	66 d	4/21/23	7/21/23								
159	Site Utilities	66 d	8/25/23	11/24/23								
160	Electric taps into the site -Bldg 1 (2 services?)	66 d	8/25/23	11/24/23								
161	Water Service into the site - Bldng 1	66 d	8/25/23	11/24/23								
162	Sanitary service tap to site - Bldng 1	66 d	8/25/23	11/24/23								
163	Storm tap to site required or through garage - Bldng 1	66 d	8/25/23	11/24/23								
164	Electric Items	106 d	12/5/23	4/30/24								
165	Duke price temporary relocation of line to east of Reading so drilled piers can start in NE corner- Bldng 1	20 d	12/5/23	1/1/24								
166	Approval of Duke's quote	10 d	1/2/24	1/15/24								
167	Duke order material and schedule work (3 mo duration)	66 d	1/16/24	4/16/24								
168	Relocate overhead electric along Reading Road so drilled piers can start in NE corner	10 d	4/17/24	4/30/24								
169	Building 1	735 d	3/24/23	1/15/26								
170	Shared Site & Foundations - Bldng 1	327 d	3/24/23	6/24/24								
171	Site Fencing for Construction	10 d	3/24/23	4/6/23								
172	Construction start - Erosion Control	10 d	3/24/23	4/6/23								
173	Strip topsoil & stockpile offsite	5 d	3/31/23	4/6/23								
174	Install shoring I-Beams and wood lagging - if req'd	20 d	4/7/23	5/4/23								
175	Site grading building pad for drilled piers/found, - Bldng 1	10 d	4/21/23	5/4/23								
176	Drilled Piers for perimeter walls where req'd - Bldng 1	10 d	4/28/23	5/11/23								
177	Perimeter walls - Bldng 1	40 d	5/12/23	7/6/23								
178	Grading for rtng wll btwn Bldng 1/garage for drilled piers	15 d	4/21/23	5/11/23								
179	Drilled Piers start at n-s rtng wall (Col A)	10 d	5/5/23	5/18/23								
180	Retaining wall -n-s btwn Bldng 1/Garage form & pour	50 d	5/12/23	7/20/23								
181	Drilled Piers Columns 1 thru 9	10 d	5/19/23	6/1/23								
182	Retaining walls cure	22 d	6/9/23	7/10/23								
183	Backfill Retaining wall @ Col line A	10 d	7/21/23	8/3/23								
184	Backfill walls & level up the pad w/ lime - Bldng 1	10 d	7/28/23	8/10/23								
185	Drilled Piers balance of - Bldng 1 after Bfill of walls	10 d	8/11/23	8/24/23								
186	L0 -Foundations Bldng 1 for Columns 1 thru 9	25 d	6/2/23	7/6/23								
187	L0/L1 - columns 1 thru 9	21 d	7/7/23	8/4/23								
188	L0 - Foundations Bldng 1 for Columns 10 thru 14	15 d	8/25/23	9/14/23								
189	L0/L1 - columns 10 thru 14	12 d	9/15/23	10/2/23								
190	L0 - Underground plumbing for SOG phase 1	20 d	4/30/24	5/27/24								
191	L0 -Underground electric for SOG phase 1	20 d	5/7/24	6/3/24								
192	L1 -Pour SOG - (55,000 sf - 6 pours)	20 d	5/28/24	6/24/24								
193	Superstructure - Bldng 1	357 d	8/25/23	1/6/25								
194	L2 - Mobilize decking - (220k sf ttl)	5 d	8/25/23	8/31/23								
195	L2 - Form Deck - (30' fir to fir) - 55K sf @ 6k/wk	46 d	9/1/23	11/3/23								
196	L2 - Pour SOD	50 d	10/6/23	12/14/23								

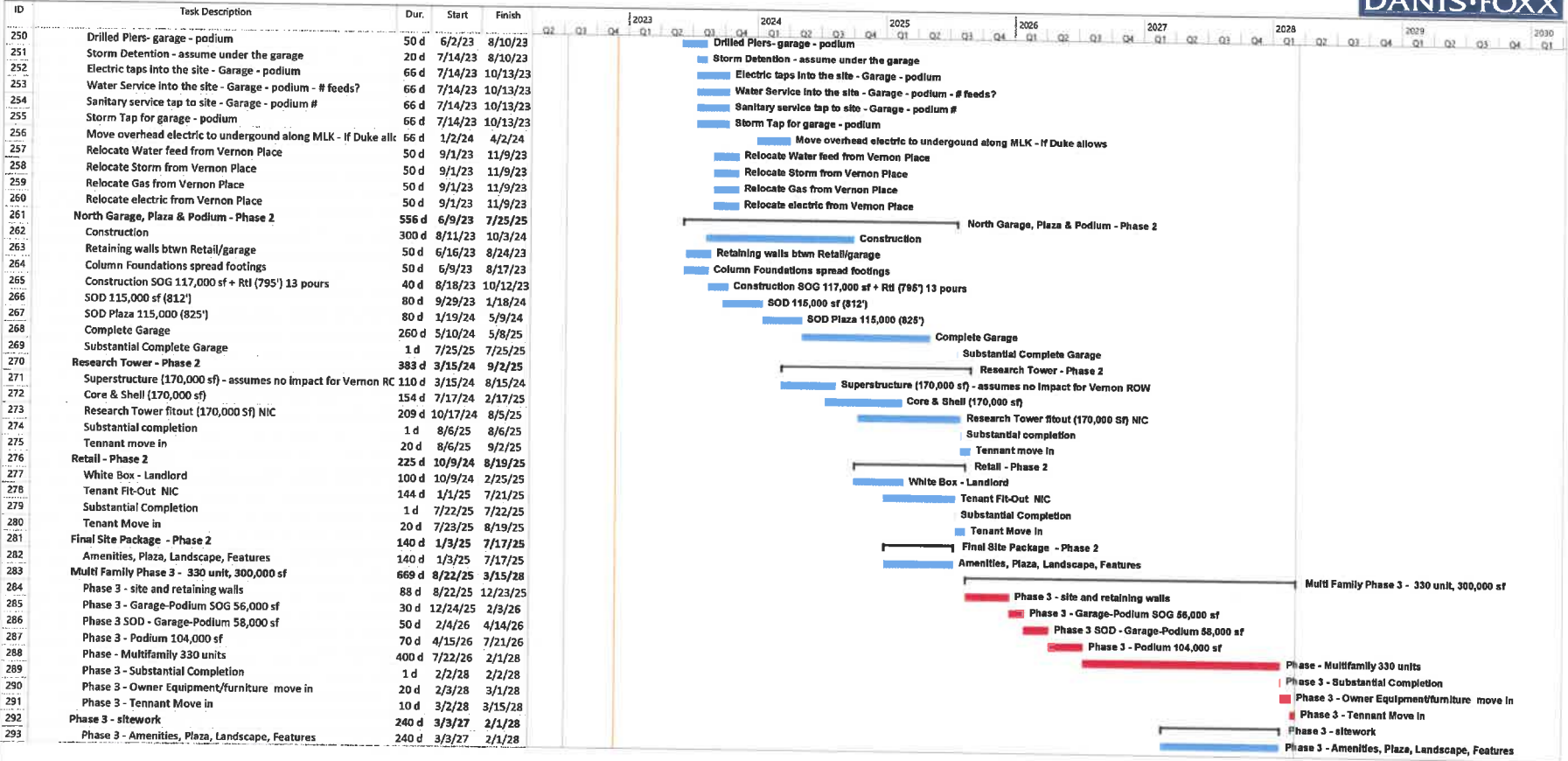
Status Date: 11/30/22 Job #: Task: Critical Progress Milestone Project Summary Summary

QCH- Bldg 1 - 12/21/22



APPENDIX D

QCH- Bldg 1 - 12/21/22



Status Date: 11/30/22
Type:

Job #:
By:

Task

Critical

Progress

Milestone

Project Summary

Summary

MEMORANDUM



Date: September 23, 2022
From: S. Taylor Taluskie, P.E. and Jeffrey D. Dunlap, P.E. - Terracon
To:
 Preliminary Foundation Recommendations
 Proposed Queen City Hills Development
Re: Martin Luther King Boulevard and Reading Road
 Cincinnati, Ohio
 Terracon Project Number: N1215314

The purpose of this memorandum is to provide preliminary foundation recommendations for the proposed Queen City Hills development located at the southwest corner of Martin Luther King Boulevard and Reading Road in Cincinnati, Ohio. Terracon recently completed seventeen test borings at the site. Additional subsurface exploration using test borings and geophysical methods are currently being considered. The recommendations in this memorandum are for initial design purposes only. Final recommendations will be provided in our final geotechnical report, which will be issued after the additional subsurface explorations are complete.

Based on information provided by the design team, we understand that the eastern part of the development will contain a 4-story Building 1 with a slab-on-grade elevation of Elevation 812 feet. The western portion of the development will consist of a 2-story parking garage with a lowest slab-on-grade elevation of Elevation 789 feet, with portions possibly having a lowest floor elevation of about Elevation 801 feet. Five- to six-story office/lab and multi-family housing will be constructed on the podium level (Elevation 812 feet) above the parking garages.

Based on the recent test borings, Building 1 will predominantly have a combination of existing fill, new structural fill and native soils exposed at the slab-on-grade subgrade elevation. In the parking garage area, it is anticipated that a combination of existing fill soil, native cohesive soil, structural fill soil, weathered shale and limestone bedrock, and relatively unweathered gray shale and limestone bedrock will be exposed at the lowest slab-on-grade subgrade elevation. Please refer to the attached boring logs, Top of Estimated Gray Bedrock Elevation Map exhibit, and the Subsurface Profile exhibit attached to this memorandum. Please note that the elevation contours have been interpolated between widely-spaced test boring locations that have been completed at this time and some variation during construction should be anticipated. Once additional test borings are completed and geophysical testing is completed, changes to the top of gray shale and limestone bedrock contours should be anticipated.

Based on the soil and bedrock conditions encountered in the initial test borings, the anticipated

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 P [513] 321-5816 F [513] 321-4540

Memorandum – Preliminary Foundation Recommendations
 Proposed Queen City Hills Development ■ Cincinnati, Ohio
 September 23, 2022 ■ Terracon Project Number N1215314

soil and bedrock at the various floor elevations and the anticipated structural loads, it is our opinion that the proposed structures can be supported on a combination of spread footings bearing in relatively unweathered shale and limestone bedrock and straight-sided drilled shafts socketed into competent relatively unweathered gray shale and limestone. It has been our experience that it is acceptable to support building foundations on both drilled shafts and shallow footings, provided they bear on similar bedrock materials (i.e. drilled shafts and footings all bear on gray shale and limestone bedrock).

Please note that at Boring B-8, where stacked bricks were encountered to the top of gray shale and limestone bedrock elevation, other types of foundation support may be required depending on the lateral extent of the conditions encountered at Boring B-8. Further geophysical and test pit study have been recommended in the vicinity of Boring B-8 to further study the lateral extent of the conditions encountered at Boring B-8.

SHALLOW FOUNDATIONS

It appears that supporting portions of parking garage structure on shallow spread footings bearing a minimum of 24 inches into the competent gray shale and limestone bedrock is feasible. Please refer to the Top of Estimated Gray Bedrock Elevation Map exhibit for the estimated top of gray shale and limestone bedrock elevations. The attached Subsurface Profile exhibit can also be used to estimate where shallow spread footings bearing in competent gray shale and limestone is feasible. The following design parameters are applicable for shallow foundations bearing a minimum of 24 inches into the gray shale and limestone bedrock.

Design Parameters – Compressive Loads

ITEM	DESCRIPTION
Maximum Net Allowable Bearing pressure ^{1, 2}	25,000 psf (foundations bearing in gray shale and limestone bedrock)
Required Bearing Stratum ³	Minimum penetration of 24 inches into the specified bedrock material.
Minimum Foundation Dimensions	Columns: 30 inches Continuous: 18 inches
Ultimate Passive Resistance ⁴ (equivalent fluid pressures)	1250 pcf (gray shale and limestone bedrock)
Ultimate Coefficient of Sliding Friction ⁵	0.45 (gray shale and limestone bedrock)
Minimum Embedment below Finished Grade ⁶	Exterior footings in unheated areas: 30 inches Interior footings in heated areas: 12 inches
Estimated Total Settlement from Structural Loads ²	Less than about 1 inch

ITEM	DESCRIPTION
Estimated Differential Settlement ^{2, 7}	About 1/2 of total settlement
<ol style="list-style-type: none"> 1. The maximum net allowable bearing pressure is the pressure in excess of the minimum surrounding overburden pressure at the footing base elevation. An appropriate factor of safety has been applied. Values assume that exterior grades are no steeper than 20% within 10 feet of structure. 2. Values provided are for maximum column loads of 1,000 to 1,500 kips and maximum wall loads of 8 to 10 kif. 3. Unsuitable materials such as soils or brown or brown and gray weathered shale and limestone bedrock should be over-excavated and replaced with lean concrete having minimum 28-day $f'c=2,000$ psi. 4. Use of passive earth pressures require the sides of the excavation for the spread footing foundation to be nearly vertical and the concrete placed neat against these vertical faces or that the footing forms be removed and compacted structural fill be placed against the vertical footing face. If Ultimate Coefficient of Sliding Friction is used to resist lateral forces, then passive earth pressure should be ignored. 5. Can be used to compute sliding resistance where foundations are placed on suitable soil/materials. Should be neglected for foundations subject to net uplift conditions. If passive earth pressure is used to resist lateral forces, then ultimate coefficient of sliding friction should be ignored. 6. Embedment necessary to minimize the effects of frost and/or seasonal water content variations. For sloping ground, maintain depth below the lowest adjacent exterior grade within 5 horizontal feet of the structure. 7. Differential settlements are as measured over a span of 50 feet or between adjacent columns. 	

DEEP FOUNDATIONS

A deep foundation system consisting of straight-sided drilled shafts socketed adequately in the interbedded gray shale and limestone bedrock and grade beams are recommended for support of Building 1 and portions of the parking garage structure where competent gray shale and limestone bedrock are not present at or within a reasonable depth below the floor slab subgrade elevation. Recommendations for the preliminary design of the drilled shafts are provided in the following sections.

Drilled Shaft Design Parameters

ITEM	DESCRIPTION
Bearing Material	Competent, interbedded gray shale and limestone bedrock
Minimum Shaft Diameter	30 inches
Minimum Socket Length	One-shaft diameter or 5 feet into the bearing stratum, whichever is greater.
Minimum Shaft Length	3-shaft diameters or 10 feet (whichever is greater).
Allowable End Bearing Capacity ¹	50,000 psf over the cross-sectional area of the base

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 Proposed Queen City Hills Development ■ Cincinnati, Ohio
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ITEM	DESCRIPTION
Allowable Unit Side Resistance^{2,3}	<p>Compression: 2,500 psf only for the bedrock socket portion in excess of the minimum socket.</p> <p>Uplift: 500 psf for shaft portion within at least stiff natural cohesive soils; 2,000 psf for the bedrock socket portion within the recommended bearing material. Uplift capacity within undocumented fill should be ignored</p>
Estimated Total Settlement⁴	Up to about ½ inch
Estimated Differential Settlement⁴	On the order of about 2/3 rd total settlement
<ol style="list-style-type: none"> 1. The recommended net allowable bearing capacity is over the cross-sectional area of the shaft base and is applicable for shafts meeting the minimum socket length. 2. The recommended values assume direct contact between shaft concrete and bedrock/natural soils. We recommend that the side resistance in existing undocumented fill be ignored. The side resistance should also be ignored within frost depth. 3. Effective weight of shaft can be added to uplift capacity. 4. In addition to elastic compression of the shaft. The estimated settlements are for a single shaft and specific evaluation will be required for shaft groups. Settlements will depend on structural loading, embedment/socket in bedrock, and variations in bedrock composition (percent shale and limestone in the bedrock matrix) and strength. 	

The approximate top-of-interbedded gray shale and limestone bedrock contours (based on test completed borings performed thus far for this study) is attached to this memorandum to aid the structural engineer in determining an estimated drilled shaft tip elevation for preliminary design purposes. Field variations should be expected, and the actual bearing depth/elevation will be determined, during construction, based on conditions encountered in each shaft excavation. As previously indicated some variation in the presented top of gray shale and limestone bedrock contours should be anticipated once additional test borings and geophysical testing is complete.

Tensile reinforcement should extend to the bottom of shafts subjected to uplift loading. Drilled shafts should have a minimum center-to-center spacing of three (3)-shaft diameters to avoid group effect under axial loading, since side friction in the bedrock is recommended for part of the drilled shaft capacity. Closer spacing may require a reduction in axial load capacity and specific evaluation will be required.

We trust that the information in this memorandum will meet your current needs. If you have any questions regarding the preliminary recommendations or require additional information, please contact the writers.

Attachments:

Exploration Plan
 Test Boring Logs
 Top of Estimated Gray Bedrock Elevation Map
 Subsurface Profile



**Phase I Environmental
Site Assessment**

**Bank Property
3030 Vernon Place
Cincinnati, Hamilton County, Ohio 45219**

**Prepared for:
Queen City Hills
50 E-Business Way, Suite 400
Cincinnati, Ohio 45241**

**WESTECH File No.: 22.1075.100
Report Date: October 3, 2022**

*8090 Furlong Drive, Cleves, Ohio 45002
Phone 513.353.0700 FAX 513.353.1701
Internet www.gowestech.com*



1.0 Executive Summary

WESTECH Environmental Solutions (WESTECH) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E 1527-21 of the bank property located at 3030 Vernon Place, Cincinnati, Hamilton County, Ohio 45219 (subject property). Any exceptions to or deletions from the ASTM Standard Practice are described in Sections 2.4 and 2.5 of this report.

This executive summary is provided for convenience and should not substitute for review of the complete report, including all attachments. Based on the data collected during the Phase I ESA, the findings and conclusions of WESTECH are summarized below.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

3030 Vernon Place, Cincinnati, Hamilton County, Ohio 45219	Yes	No
Recognized Environmental Condition (REC)¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historical Recognized Environmental Condition (HREC)²	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Controlled Recognized Environmental Condition (CREC)³	<input type="checkbox"/>	<input checked="" type="checkbox"/>
De minimis Condition (DC)⁴		
DC #1: A small area of hydraulic oil staining was observed at the base of the elevator hydraulic oil aboveground storage tank located in the basement of the building at the subject property. The observed staining was not indicative of a significant release of oil to the environment at the subject property.		
DC #2: A gas station was historically located to the northwest of the subject property. However, based on the likely hydrogeologically downgradient location of this site and the duration of time since the site was last reported as a gas station, it is not likely that a release from this site would pose a significant environmental concern to the subject property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DC #3: A gas station was historically located to the east of the subject property. However, the underground storage tanks (USTs) at this site were closed by removal, and the release at this site received no further action (NFA) status from the Ohio State Fire Marshal's Bureau of Underground Storage Tank Regulations (BUSTR).		
Business Environmental Risk (BER)⁵	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>¹“(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. (A de minimis condition is not a recognized environmental condition.)”</p> <p>²“A previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and</p>		

3030 Vernon Place, Cincinnati, Hamilton County, Ohio 45219	Yes	No
<p>meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.”</p>		
<p>³ “Recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”</p>		
<p>⁴ “A condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.”</p>		
<p>⁵ “A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations.”</p>		



December 12, 2022

Mr. Mike Dooley
Bayer Becker
1404 Race Street, Suite 204
Cincinnati, Ohio 45202

Re: 515 East Martin Luther King Drive | Queen City Hills (D) – (CPRE220071) Final
Recommendations

Dear Mr. Dooley,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project **515 East Martin Luther King Drive** in the Community of Avondale. It is my understanding that you are proposing to construct a mixed-use development project consisting of offices/labs/research, residential, retail and two levels of structured parking beneath the west portion of the site with a podium plaza above. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **December 13, 2022 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning and Engagement – Planning Division

Immediate Requirements to move the project forward:

1. The project requires a zone change to Planned Development (PD). The zone change application requires a Concept Plan and Development Program Statement. All items outlined in Chapter 1429-09 of the Cincinnati Zoning Code must be submitted in conjunction with the application.
2. Additional information is needed to determine if a major subdivision and/or subdivision improvement plan are necessary.

Requirements to obtain permits:

1. A Consolidation Plat should be recorded with Hamilton County.
2. Following approval of the zone change, Concept Plan and Development Program Statement, a Final Development Plan is required for each portion of the site that the applicant wishes to develop.

Recommendations:

1. The applicant is encouraged to engage with the Avondale Community Council and Avondale Development Corporation regarding the proposed plans for the site.

Contact:

- **Stacey Hoffman** | City Planning | 513-352-4890 | stacey.hoffman@cincinnati-oh.gov



City Planning and Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. None- the proposal is to re-zone to a PD and thus the City Planning Department handles the zoning review.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
 - Detention will be under MSD calculations for design.
 - Submit following documents - detention calculations, drainage map, detailed drawing of Detention Control structure with elevations, detentions shop drawings (manufacturer drawing), major storm calculations / flood routing
2. Storm Requirements
 - Calculations for storm water conveyance system.
3. Utility Plan
 - Label all pipes materials
 - In the public R/W, pipes to be DIP or RCP
 - Show Top & Invert elevations for all Appurtenances
 - Show slopes for all pipes
 - Show downspouts ties to the sewer system. Add note "All downspouts to tie to the sewer system".
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets
 - Ties into Curb inlets are not permitted.



- Easement requirements: if a pipe crosses a private property line, developer must submit separately a "recorded private drainage easement" if applicable.
- May need catch basin between new D/W and Vernon Place due to the illumination of catch basin on MLK, need to look at replacing catch basin on Bartle to catch runoff from site.
- Need to look at adding catch basins on Vernon Place around new D/Ws.
- 4. Grading Plan
 - Grading must show existing and proposed contours
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
- 5. Erosion & Sediment Control Plan is required.
 - Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
- 6. SMU Standards Plans Notes is required.
 - Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
- 7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins
 - Inverts and Top elevations for all MHs and Catch Basins
 - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- Kevin Gold | SMU | 513-222-3643 | kevin.gold@gcww.cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. Currently Greater Cincinnati Water Works is reviewing the Preliminary Application (CIN 338) for water main relocation in Vernon Place. For information regarding this process please contact Phil Young at 513-591-6567 or Phillip.Young@gcww.cincinnati-oh.gov.
2. **The proposed water main alignment, including fire hydrant location and tap locations, is not approved at this conceptual review, and will be approved during the GCWW Preliminary Application and Design Plan approval process.** It is advised that GCWW has a water main construction project in East Martin Luther King Drive.

Requirements to obtain permits:

1. No building permits will be approved for the proposed development, and no new water service can be sold for the development, until the necessary water main abandonment and replacement work has been constructed to GCWW standards.
2. Before any building permits are approved, the owner/developer will be required to meet all conditions of the approved preliminary application. This generally includes the completion of approved plans, all submittals including environmental report, easement plat, contractor bond and letter of intent.



3. Greater Cincinnati Water Works (GCWW) will need a stamped and recorded consolidated plat for each parcel based on the Major Subdivision Plat C2.0 before any building permits are approved.
4. If Air Lots are created, each parcel/air lot must receive separate domestic water service. Fire service may be shared between air lots. An air lot covenant will be required. Water services must be metered upon leaving the right of way.
5. Each parcel will need to have its own water service branch. Water service lines are not to cross parcel lines. If water service branch(es) does need to cross parcel lines a water service easement will be required. Please contact Rick Roell for more information regarding easements.
6. The subject development property is receiving water service from the 6" public water main in Maxwell Avenue, the 8" public water main in Vernon Place, the 12" public water main in E Martin Luther King Drive and the 12" public water main in Reading Road.

Address	Branch #	Size	Meter #	Size	Notes
512 Maxwell Av.	H-86153	1"	073243	1"	Lead on private side*
524 Maxwell Av.	H-50865	1"	079286	1"	
526 Maxwell Av.	H-201812	3/4"	201812	5/8"	
530 Maxwell Av.	H-176823	1"	176823	1"	
3023 Reading Rd.	H-182803	2"	182803	2"	
3027 Reading Rd.	H-176387	2"	176387	3/4"	
3035 Reading Rd.	H-175810	1.5"	175810	1.5"	
3041 Reading Rd.	H-107243	1.5"	102511	1"	
3041 Reading Rd.	H-231578	2"	231578	2"	
3024 Vernon Pl.	H-34722	3/4"	104521	5/8"	Lead on private side*
3030 Vernon Pl.	H-229918	1.5"	229918	1.5"	

*Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing water service lines (H-86153 and H-34722) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if it is to remain.

7. If the existing water service branch for this project is not to be used for this development, it must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of any existing water service branch before any new water service can be sold.
8. Abandoned branches will require a drawing showing which branches are to be physically removed from the main. Each branch will need to show the branch number. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov

Recommendations:

1. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
2. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fire protection company to fill out the Online Branch application



<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

3. Contact Phil Young, Water Works, 513-591-6567, Phillip.Young@gcww.cincinnati-oh.gov for any Water main extension questions.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. The minimum fire flow requirement for this project is 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
2. The two closest Fire Hydrants currently to this project are 515 East MLK Drive and 3037 Reading Road.

Requirements to obtain Permits:

1. Emergency Responder Radio Coverage is required for any buildings over 20,000 sq feet.
2. A site plan will be needed to show that there are at least two readily accessible fire hydrants within 400' from all parts of the structures.
3. Fire Department Connections are to be within 50' of a fire hydrant.
4. Hydrants and FDC placement is not to block fire apparatus access to the structures.
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
6. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

Recommendations:

- None

Contact:

- **Robert A. Hart** | Fire Dept. | 513-357-7597 | robert.hart@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapters 1101 and 1031.
3. This project may need to include a new City permanent public utility easement. The City's acquisition of the easement must receive environmental approval from OES.
4. This project appears to be requesting funding incentives from the City. Depending on the incentive, this project may require environmental approval from OES.

Recommendations:



1. A section of the property addressed at 3041 Reading Road appears to have historical use as a gas station. Due to this historical use, proper due diligence should be completed prior to development.
2. The following recommendation is based on State of Ohio requirements:
 - a) Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its demolition.
3. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a) The development goal should be to earn at a minimum the LEED Certified rating level.
 - b) Rooftop solar should be considered in the design as a renewable energy source.
 - c) Site parking should include electric vehicle charging stations.
 - d) Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
 - e) The use of trees in the landscape design should be included to enhance urban forestry.
 - f) The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)**Immediate Requirements to move the project forward:**

- None

Requirements to obtain permits:

- None

Recommendations:

1. If they would like to add any street trees or replacements, contact Urban Forestry (Jacob Edwards) to discuss layout of cut-outs and plantings.

Contact:

- **Jacob Edwards** | Urban Forestry | 513-861-9070 | jacob.edwards@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)**Immediate Requirements to move the project forward:**

- None

Requirements to obtain permits:

1. A Traffic Impact Study is required. DOTE will provide additional conditions required based on the TIS.
2. The property and right of way needs addressed. Work with DOTE on the necessary vacation/dedication needed. Vernon needs to be 10' minimum from curb to back of walk.
3. Work with DOTE on the streetscape plans for the entire site.
4. The driveway on MLK needs to be the City standard design for right in/out.
5. All driveway aprons are to meet City standards.



6. How will the gates operate? The gates on Vernon and Maxwell will need to be 20' minimum into the garage. The gate placement for the MLK entrance will be determined by the TIS.
7. Any encroachments over the property line into the right of way requires permission, either a RSP or easement depending on the encroachment.
8. Meet all utility clearance requirements. Typical clearance is 10'.
9. Remove unused driveway apron/street openings and restore to City standards.
10. All work in the right of way will require a DOTE permit and needs to meet City standards.
11. Multiple addresses will need to be assigned for this development; each building/space will be addressed on the street it is accessed from. Contact DTEaddress@cincinnati-oh.gov to have addresses assigned prior to submitting building permit applications.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings**Immediate Requirements to move the project forward:**

- None

Requirements to obtain permits:

1. There is no building code analysis or information.
2. It is recommended that a meeting is scheduled to discuss any building code and permitting issues that may arise.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Law Department**Immediate Requirements to move the project forward:**

- None

Requirements to obtain permits:

1. The vacation and sale of public right of way requires the following:
 - Coordinated Report
 - Appraisal
 - City Planning Commission Approval
 - City Council Approval

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov



Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Bob Bertsch** | DCED | 513-352-3773 | robert.bertsch@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**



Sincerely,


Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair


Rodley D. Ringer,
Development Manager

AD:RDR:hs

Date: December 19, 2022

Description: The District at Clifton Heights
Re-Zoning

Location: City of Cincinnati
Hamilton County, Ohio



Situated in Section 8, Town 3, Fractional Range 2, Between the Miamis, Mill Creek Township, The City of Cincinnati, Hamilton County, Ohio and being 7.8030 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Beginning at the intersection of the centerline of Martin Luther King Drive East and the centerline of Reading Road (U.S. #42) and being the **True Point of Beginning**;

thence, with the centerline of said Reading Road (U.S. #42) for the following two courses:

- 1) South 00° 06' 56" West, 173.57 feet;
- 2) with a curve to the right, having a central angle of 11° 35' 33", a radius of 1432.39 feet, an arc length of 289.81 feet, and a chord bearing and distance of South 05° 54' 43" West, 289.32 feet;

thence, leaving the centerline of said Reading Road (U.S. #42), North 82° 20' 14" West, 287.76 feet to the northwest corner of Lot A of Harry Wahking Heirs Subdivision as recorded in Plat Book 14, Page 54;

thence, with the west line of said Lot A extended, South 20° 01' 16" West, 117.45 feet to the centerline of Maxwell Avenue;

thence, with the centerline of said Maxwell Avenue, North 83° 25' 54" West, 269.44 feet;

thence, leaving the centerline of said Maxwell Avenue, North 06° 34' 06" East, 110.00 feet;

thence, North 83° 25' 54" West, 179.46 feet to the centerline of Vernon Place;

thence, with the centerline of said Vernon Place for the following three courses:

- 1) with a curve to the right, having a central angle of 24° 50' 44", a radius of 400.00 feet, an arc length of 173.45 feet, and a chord bearing and distance of North 21° 57' 19" East, 172.10 feet;
- 2) North 34° 22' 41" East, 275.91 feet;
- 3) North 06° 14' 10" East, 53.69 feet to the centerline of said Martin Luther King Drive East;

thence, leaving the centerline of said Vernon Avenue and with the centerline of said Martin Luther King Drive East for the following five courses:

- 1) South 78° 39' 46" East, 95.02 feet;
- 2) with a curve to the left, having a central angle of 05° 21' 40", a radius of 1046.74 feet, an arc length of 97.94 feet, and a chord bearing and distance of South 81° 20' 36" East, 97.91 feet;
- 3) South 84° 01' 26" East, 181.00 feet;
- 4) with a curve to the left, having a central angle of 02° 00' 00", a radius of 3824.72 feet, an arc length of 133.51 feet, and a chord bearing and distance of South 85° 01' 26" East, 133.50 feet;

5) South 86° 01' 26" East, 60.14 feet to the **True Point of Beginning** containing 7.8030 acres.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.



A handwritten signature in blue ink, appearing to read "Jeffrey O. Lambert", written over a horizontal line.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio

UPTOWN INNOVATION DISTRICT DESIGN GUIDELINES



04.03.2019

ACKNOWLEDGEMENTS

UPTOWN INNOVATION CORRIDOR

Many community leaders, stakeholders and experts have devoted their time and talents to the creation and implementation of the Uptown Innovation Corridor. They will continue to play pivotal roles as the Corridor story unfolds.

UPTOWN CONSORTIUM BOARD OF DIRECTORS

Neville Pinto, Board Chair & President, University of Cincinnati

Michael Fisher, Vice Chair & President & CEO, Cincinnati Children's Hospital Medical Center

Mark Clement, President & CEO, TriHealth

Richard Lofgren, President & CEO, UC Health

Thane Maynard, Executive Director, Cincinnati Zoo and Botanical Garden

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Brian Krause, Vice President of Finance, TriHealth

Beth Robinson, President & CEO, Uptown Consortium, Inc.

Beth Stautberg, Senior Vice President & General Counsel, Cincinnati Children's Hospital Medical Center

UPTOWN CONSORTIUM

Franz A. Stansbury, Director, Real Estate

CONSULTANTS

MKSK, Landscape Architecture, Planning, Urban Design Firm

SASAKI, Planning and Design Firm

Landwise Advisors, Market Analyst

Grayscale Collaborative, Design Advisor



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OVERVIEW

UPTOWN INNOVATION DISTRICT

UPTOWN INNOVATION CORRIDOR

The Uptown Innovation District is that rare development opportunity merging location, amenities and market trends. As with dozens of cities across the United States and internationally, the Corridor is leveraging renewed interest in the urban core to create a magnet for high-growth firms, tech and creative start-ups and the people they employ.

Years of preparation have positioned the Corridor to join the international ranks of successful innovation districts, and the unparalleled opportunities it offers to improve the community and foundation of Uptown and Cincinnati.

The Uptown Consortium has led an intensive planning and community engagement effort to establish a vision and framework for the Corridor. In partnership with the Mayor and Cincinnati City Council, the Consortium has secured crucial infrastructure and established site control that will allow the Corridor to progress in a manner consistent with innovation district best practices: well-designed spaces, pedestrian-friendly grids, varied housing choices and an amenities-rich environment.

The opening of the I-71 interchange at Martin Luther King Boulevard – itself a decade in the making – is perhaps the most visible sign of the Corridor's emergence. Another important component is the University of Cincinnati's 1819 Innovation Hub. It represents a \$38 million investment and is managed by the University of Cincinnati Research Institute.

The most important components of a successful innovation district have long been in place. Uptown is the region's center of research and innovation, led by the University of Cincinnati, Cincinnati Children's Hospital Medical Center, UC Health, TriHealth,

and the Cincinnati Zoo and Botanical Garden and their many spin-off and supporting entities. These anchor institutions drive the innovation economy and, combined with proximity and location, are the foundation of the Corridor.

These Uptown Innovation District Design Guidelines represent one of the next critical steps in advancing Cincinnati's world class innovation district. With improved access from I-71, location at the intersection of two of the City's key corridors, vacant and underutilized land, and strategic site control, it is essential to put in place design standards to guide the next round of public and private investment that will fully realize the Innovation Corridor over the next decade. These guidelines will also protect and leverage the substantial public and institutional investment that has already been made along this corridor.

These guidelines outline development principles, design foundation and guidelines that provide a framework for landowners, developers, organizations and companies that look to partner with Uptown. Following national models, this document provides guidance and an overall vision for how the Corridor should develop — from the buildings, amenities, infrastructure and public spaces to how it all integrates with the Uptown community and the regional innovation economy.

There are six sections in this document. Section One is an overview describing the mission, application, and founding principles of these guidelines. Section Two establishes the development principles advancing Uptown stakeholders' shared vision for creating a healthy, sustainable, and complete community. Section Three, Four and Five discuss in more detail what makes great streets, spaces and places respectively. Section Six is the design guidelines providing general recommendations of standards for design to provide a high quality

DESIGN GUIDELINES DISTRICT FOCUS AREA



public realm. Section Seven provides a hierarchy of streets, complete streets standards and streetscapes, and guidelines to create a cohesive and high-quality public realm experience. It also provides character guidelines for plazas, gateways, and other unique public and quasi-public spaces within the District. And lastly, Section Eight outlines the material palette: a catalogue of materials to ensure a cohesive and high-quality public realm that identifies and ties the District together.

The design guidelines focus area is defined generally by the four quadrants at the MLK and Reading Road intersection. It also establishes guidelines for the streets bounding these blocks - Lincoln Ave., Vernon Pl., Harvey Ave., Hickman Ave., and Whittier St. — providing an appropriate transition from the neighborhood edge into the District.

OVERVIEW

DISTRICT PLAN

THE UPTOWN INNOVATION CORRIDOR EMBODIES THE BEST POSSIBILITIES OF CINCINNATI'S URBAN FUTURE, ONE OF CUTTING-EDGE INNOVATION, A VIBRANT CITYSCAPE, AND BROADLY SHARED PROSPERITY.

As the ongoing work of the Uptown Consortium demonstrates, the Uptown Innovation Corridor is well positioned in the region as an engine of innovation and economic growth. Its cluster of higher education institutions, hospitals, R&D and innovation centers, cultural institutions, and private businesses has attracted significant research funding and job growth in the past decade; a fact that underlines the full potential of the agglomeration effect of innovation activities.

Within this context, the Consortium initiated a planning and design process to advance a distinctive, coordinated vision. The planning effort features the following elements:

1. Market analysis to establish an up-to-date understanding of regional employment drivers, market conditions, and real estate economics;
2. District concept plan to illustrate a unified district/corridor plan and a compelling story and experience, with a focus on the four quadrants area;
3. Development principles to convey the fundamental physical development characteristics that are critical to realizing the Consortium's vision;
4. Design guidelines to provide specific recommendations for the design of the public realm and private exterior realm within the district.



DISTRICT CONCEPT PLAN

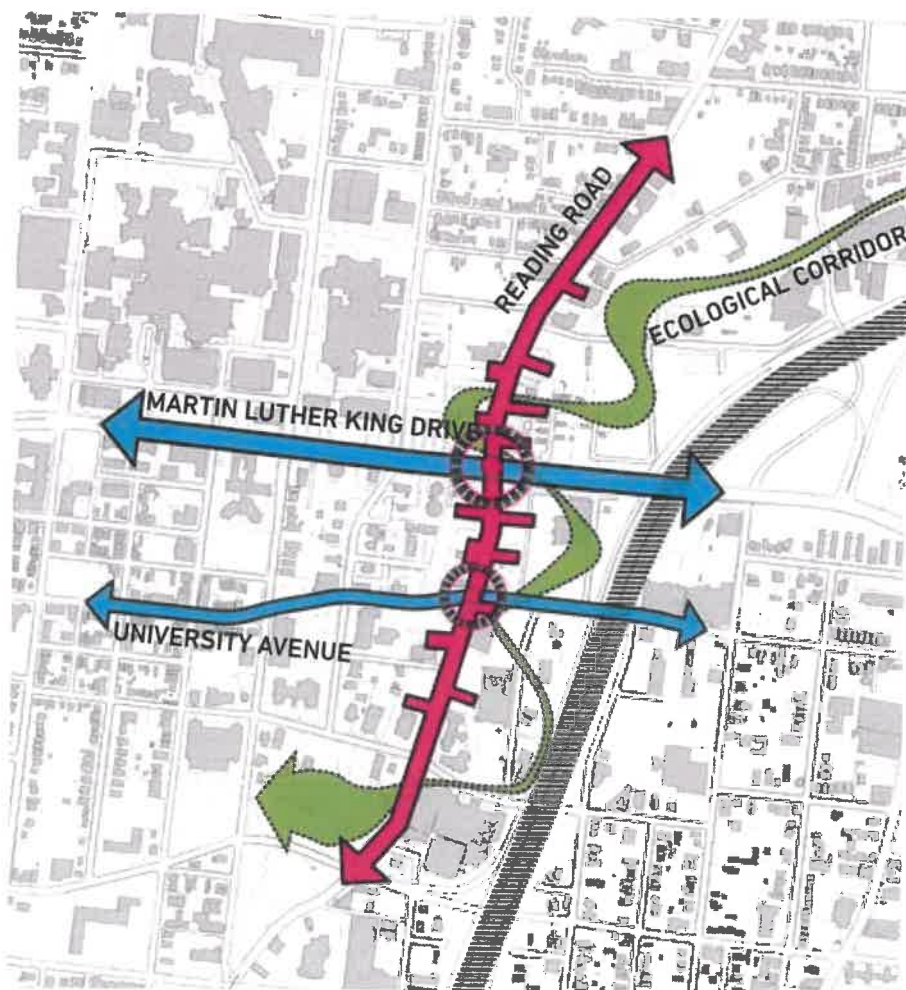


CONNECTED DISTRICT

INNOVATION DISTRICT CONCEPT

The plan emphasizes a highly connected, integrated district anchored by and organized around four critical corridors:

- Reading Road
- Martin Luther King Jr. Drive
- University Avenue
- Ecological Park



DISTRICT CORRIDORS

Reading Road

- Central spine and “main street” of the district.
- Accommodates multi-modal pedestrian, bicycle, transit, and vehicular circulation.
- Public spaces and front doors create an active corridor, connecting the street to interior block innovation and green spaces.

Martin Luther King Jr. Drive

- Critical, highly visible gateway.
- High-volume transportation corridor and urban boulevard.
- Defines the image and initial visual experience of the district.

Ecological Corridor

- Green network that weaves active and passive parks, open spaces, and ecological functions through the district.
- Contributes to a unique district character that links development areas, creates a collaborative common ground, and enhances ecology.

University Avenue

- Primary link between the university and the district.
- Forms the “innovation heart” of the district at its intersection with Reading Road at the 1819 Innovation Hub.

CONCEPTUAL DEVELOPMENT LOOKING NORTH



CONCEPTUAL DEVELOPMENT LOOKING WEST



DEVELOPMENT PRINCIPLES

GREAT STREETS, SPACES, PLACES

THE DEVELOPMENT PRINCIPLES, COUPLED WITH THE DESIGN GUIDELINES, WILL GUIDE THE CONSORTIUM'S CURRENT AND FUTURE DECISION-MAKING REGARDING THE LOCATION, PLANNING AND DESIGN, AND QUALITY OF NEW DEVELOPMENT PROJECTS.

The principles are intended to achieve the following objectives:

1. Ensure that the district is planned, designed, and developed in an orderly, consistent, and high quality urbanistic manner.
2. Ensure that each individual project contributes in a complementary manner to the larger district vision and plan.
3. Provide predictability and instill confidence that development quality will be consistent for the duration of buildout—from the first project to the last.
4. Provide planning and design guidance and direction to all entities considering the development of property in the district.
5. Provide the Consortium with planning and design criteria by which to review and evaluate proposed development plans.

GREAT STREETS

1. **URBANITY:** Organize continuous building frontage along primary streets to reinforce Uptown's identity as an urban place.
2. **ACTIVITY:** Focus urban retail uses and other ground-floor active programming at key locations along primary streets to encourage an active pedestrian street and 18/7 urban environment.
3. **MOBILITY:** Integrate safe connections for all modes of travel by separating the pedestrian and bicycle zone from the vehicular and transit zone.
4. **STREETSCAPE:** Create a distinct, pedestrian street character throughout the district with the creation of a street tree canopy and water management landscapes along primary streets.
5. **QUALITY:** Prioritize architectural and landscape design, material, and construction quality along key streets to reinforce Uptown's identity as a leading innovation district.



The Avenue, Washington DC

GREAT SPACES

6. **ECOLOGY:** Reserve the ecological corridor along I-71 and respect existing topography to create a signature green space that supports the emerging innovation community.
7. **COLLABORATION:** Promote collaboration by establishing gathering spaces along the Reading Road corridor to share technologies and ideas, and create a close-knit ecosystem to foster creative growth.
8. **PERMEABILITY:** Create mid-block pedestrian visibility, access and connections between primary streets and open/green space amenities to welcome the community.
9. **PARKING:** Minimize the impact of parking on the public realm throughout the district by minimizing surface lots, screening garages, and utilizing below grade parking when possible. Ensure surface lots are designed to be programmable, usable spaces when not required for parking.



Hafencity, Hamburg, Germany

GREAT PLACES

10. **DENSITY:** Concentrate density on priority sites to create a vibrant, complete place at each phase of development.
11. **MIXED-USE:** Mix diverse programs within individual buildings and a block to activate the site, maximize investment, and balance land use.
12. **IDENTITY:** Ensure a unified Uptown identity along primary streets through streetscape and public realm design while encouraging complementary design within individual developments and buildings.
13. **TRANSPARENCY:** Buildings should be of high quality, modern design that reflects the image of the Innovation Corridor. Designs should include transparency, articulation, shading, form, materials, and other elements that link indoor and outdoor spaces and create a vibrant urban character.
14. **TRANSITION:** Address residential neighborhood edges with complementary scale, program, and character.



University Park, Cambridge, MA

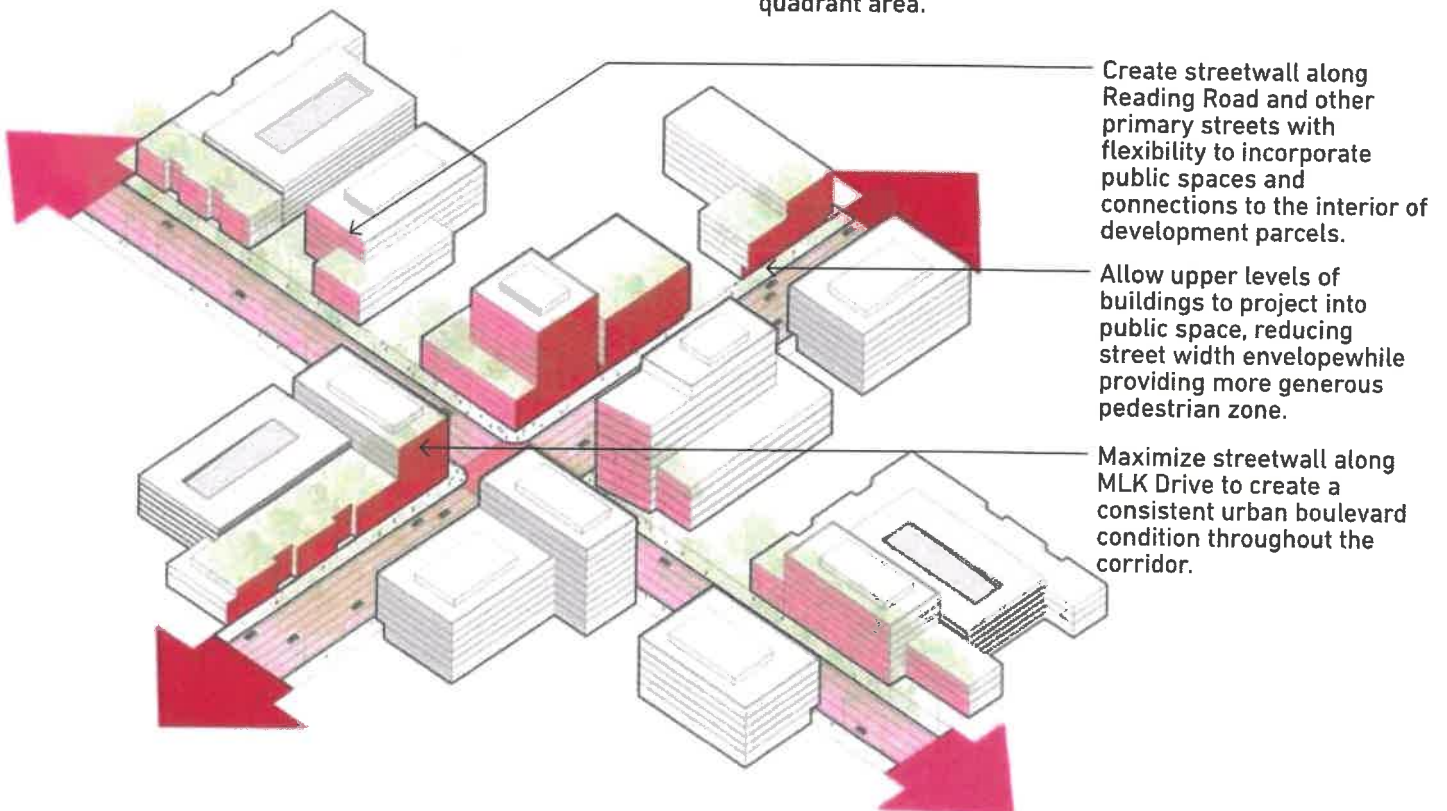
GREAT STREETS

1. URBANITY

ORGANIZE CONTINUOUS BUILDING FRONTAGE ALONG PRIMARY STREETS TO REINFORCE UPTOWN'S IDENTITY AS AN URBAN PLACE.



Plan showing application of Urbanity principle in four quadrant area.

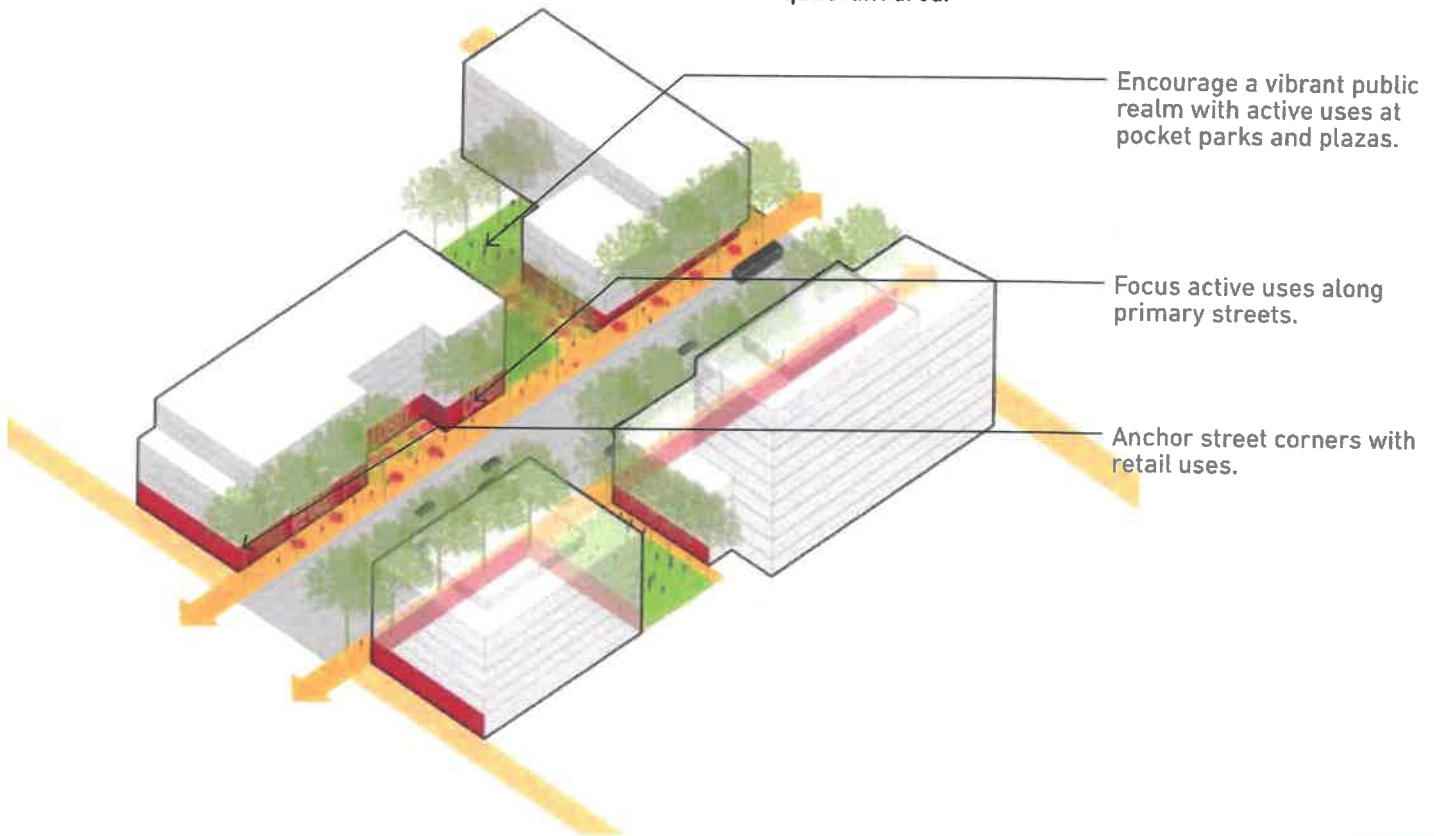


2.ACTIVITY

FOCUS URBAN RETAIL USES AND OTHER GROUND-FLOOR ACTIVE PROGRAMMING AT KEY LOCATIONS ALONG PRIMARY STREETS TO ENCOURAGE AN ACTIVE PEDESTRIAN STREET AND 18/7 URBAN ENVIRONMENT.

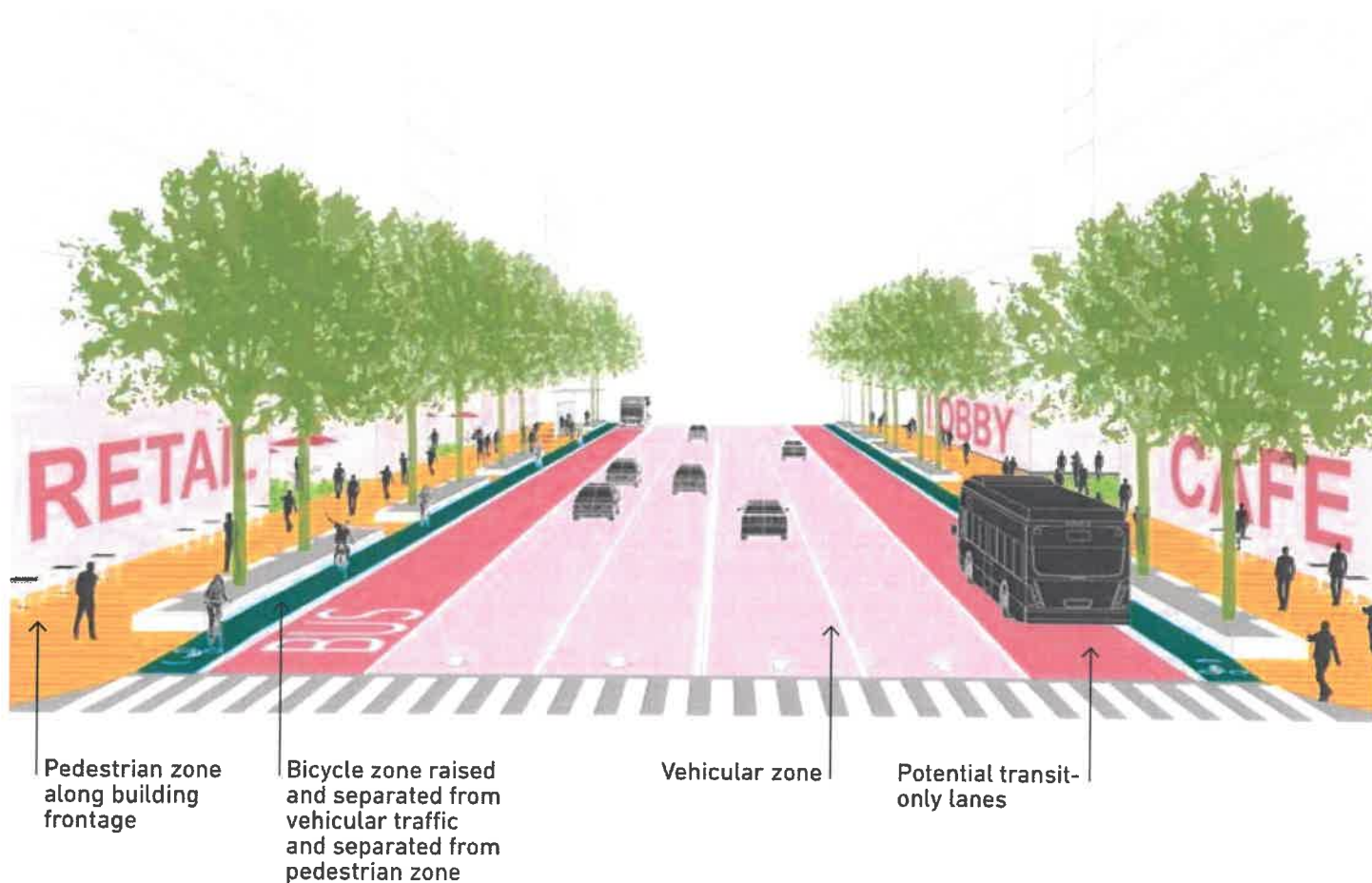


Plan showing application of Activity principle in four quadrant area.



3. MOBILITY

INTEGRATE SAFE CONNECTIONS FOR ALL MODES OF TRAVEL BY SEPARATING THE PEDESTRIAN AND BICYCLE ZONE FROM THE VEHICULAR AND TRANSIT ZONE.



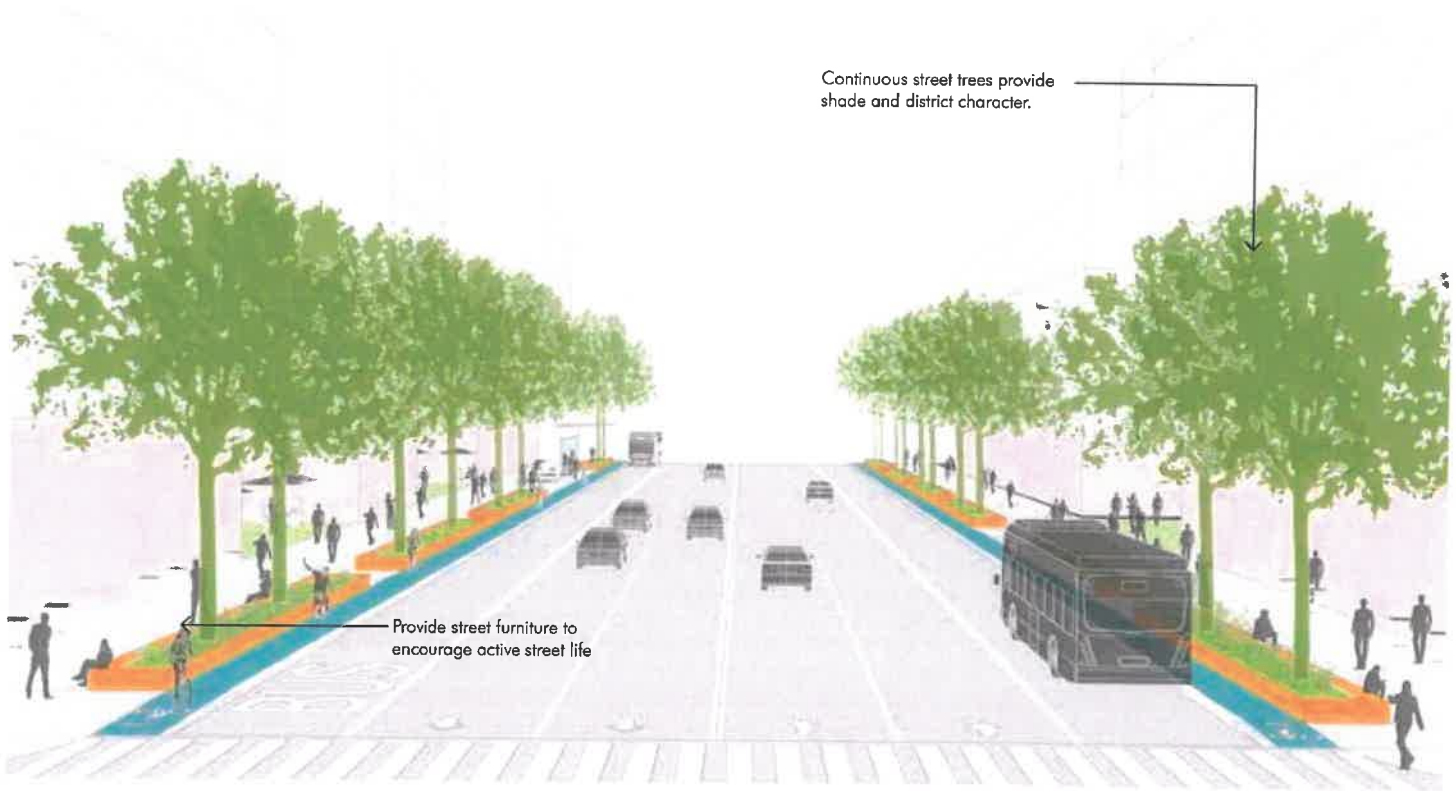
Pedestrian zone along building frontage

Bicycle zone raised and separated from vehicular traffic and separated from pedestrian zone

Vehicular zone

Potential transit-only lanes

4. STREETScape



CREATE A DISTINCT, PEDESTRIAN STREET CHARACTER THROUGHOUT THE DISTRICT WITH THE CREATION OF A STREET TREE CANOPY AND WATER MANAGEMENT LANDSCAPES ALONG PRIMARY STREETS.



Plan showing application of Streetscape principle in four quadrant area.

5. QUALITY

PRIORITIZE ARCHITECTURAL AND LANDSCAPE DESIGN, MATERIAL, AND CONSTRUCTION QUALITY ALONG KEY STREETS TO REINFORCE UPTOWN'S IDENTITY AS A LEADING INNOVATION DISTRICT.



Example material and construction elements:

1. Planting areas designed to manage stormwater
2. Integrated bench and planter wall
3. Stone pavers
4. Stone/brick edge detail along concrete walk
5. Contrasting color pavers
6. High quality, modern street furniture
7. Native landscape
8. Unified signage and lighting design



■ GREAT STREETS: KENDALL SQUARE EXAMPLE

Binney Street at Kendall Square in Cambridge, Massachusetts exemplifies many of the principles of great streets planned for the Uptown Innovation Corridor.

1. **Urbanity:** Buildings are organized along the street including upper level overhangs to reduce perceived street width while providing generous sidewalk areas.
2. **Activity:** Retail uses and other ground floor programming are located along the street.
3. **Streetscape:** Continuous street trees and planting unify the street, provide shade and water management, and improve the pedestrian experience.
4. **Mobility:** A generous pedestrian zone and dedicated bicycle lane are separated from each other and vehicular traffic, providing safe connections for all modes of travel.

GREAT SPACES

6. ECOLOGY

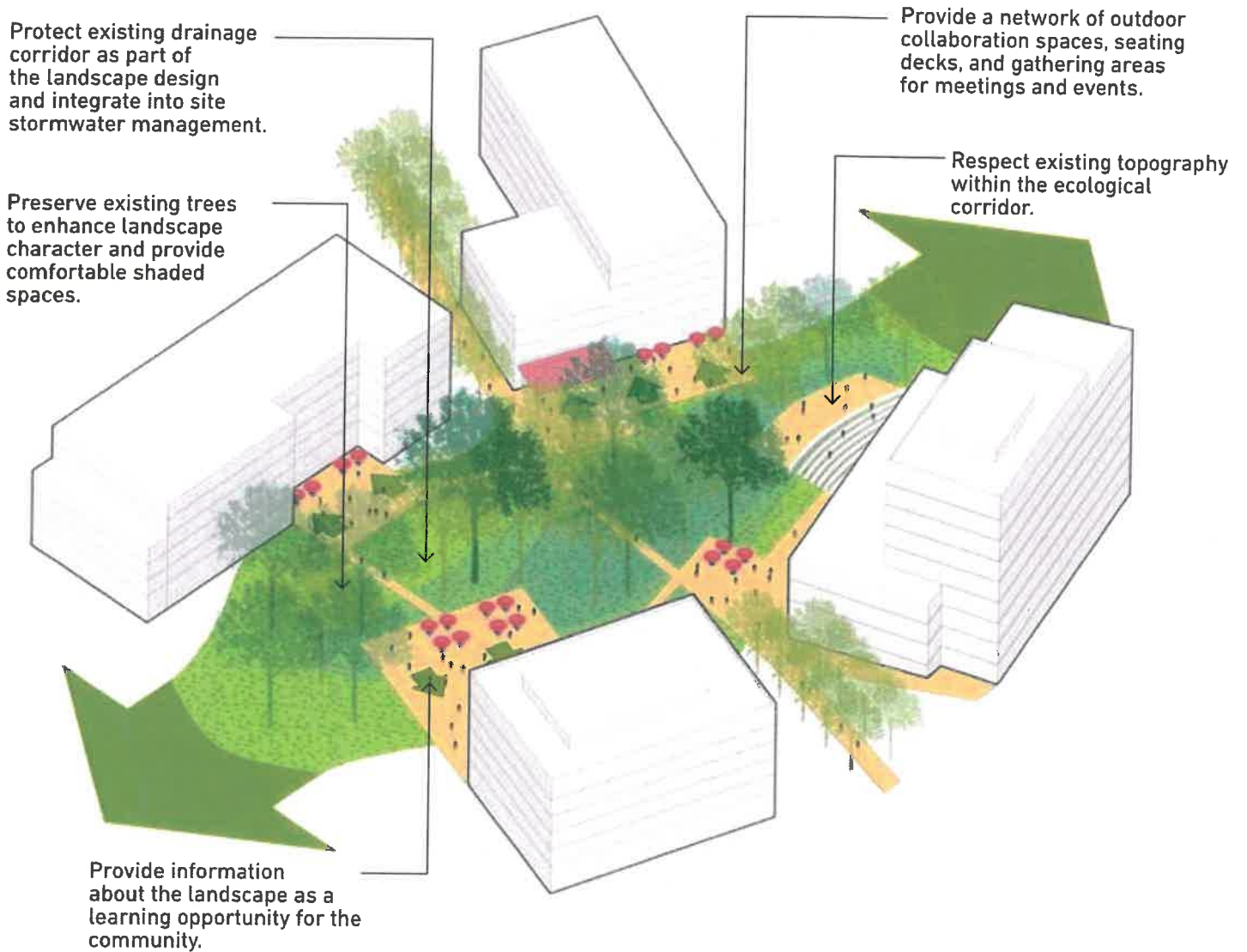
RESERVE THE ECOLOGICAL CORRIDOR ALONG I-71 AND RESPECT EXISTING TOPOGRAPHY TO CREATE A SIGNATURE GREEN SPACE AND RECREATION CORRIDOR TO SUPPORT THE EMERGING INNOVATION COMMUNITY.



Plan showing ecological corridor along I-71 in four quadrant area

Below: Conceptual view of ecological corridor featuring shared outdoor collaboration spaces, native landscape, and stormwater management





7. COLLABORATION

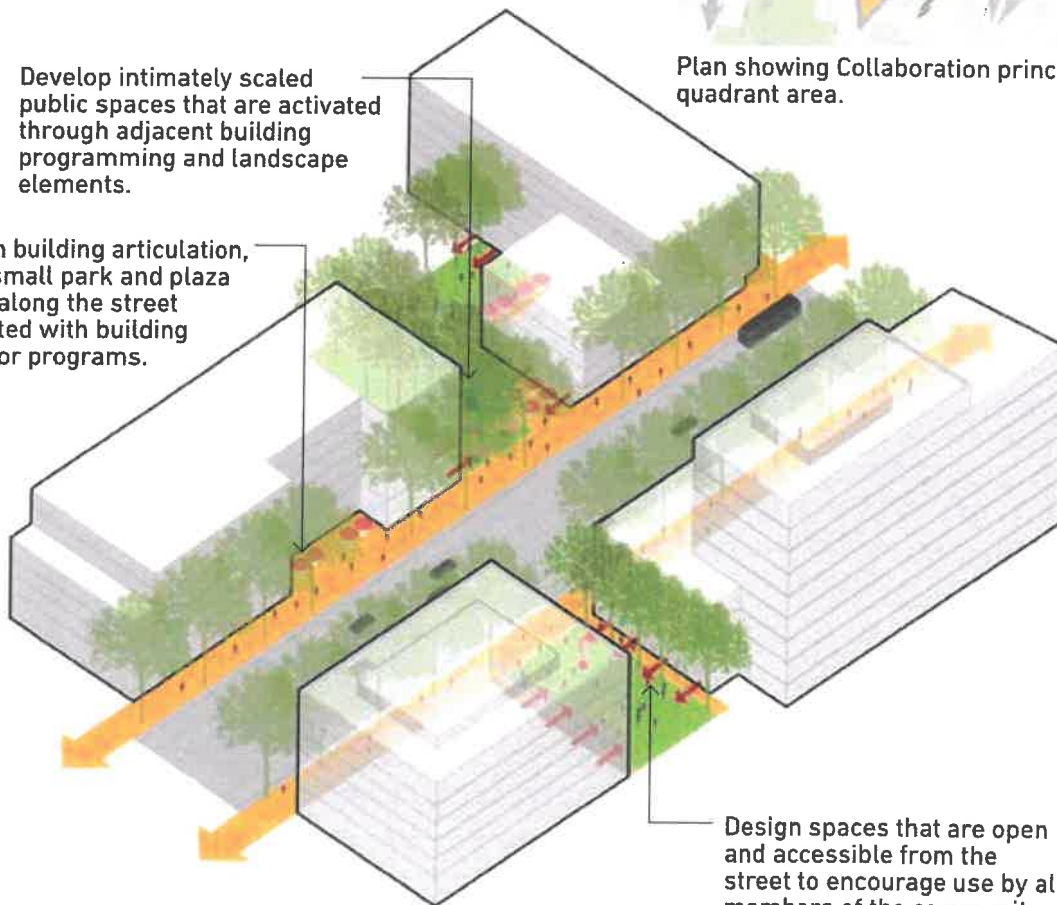
PROMOTE INSTITUTIONAL AND NEIGHBORHOOD COLLABORATION BY ESTABLISHING GATHERING SPACES ALONG THE READING ROAD CORRIDOR TO SHARE TECHNOLOGIES AND IDEAS, AND CREATE A CLOSE-KNIT ECOSYSTEM TO FOSTER CREATIVE GROWTH.



Plan showing Collaboration principle applied in four quadrant area.

Develop intimately scaled public spaces that are activated through adjacent building programming and landscape elements.

Through building articulation, create small park and plaza spaces along the street associated with building entries or programs.



Design spaces that are open and accessible from the street to encourage use by all members of the community.

8. PERMEABILITY

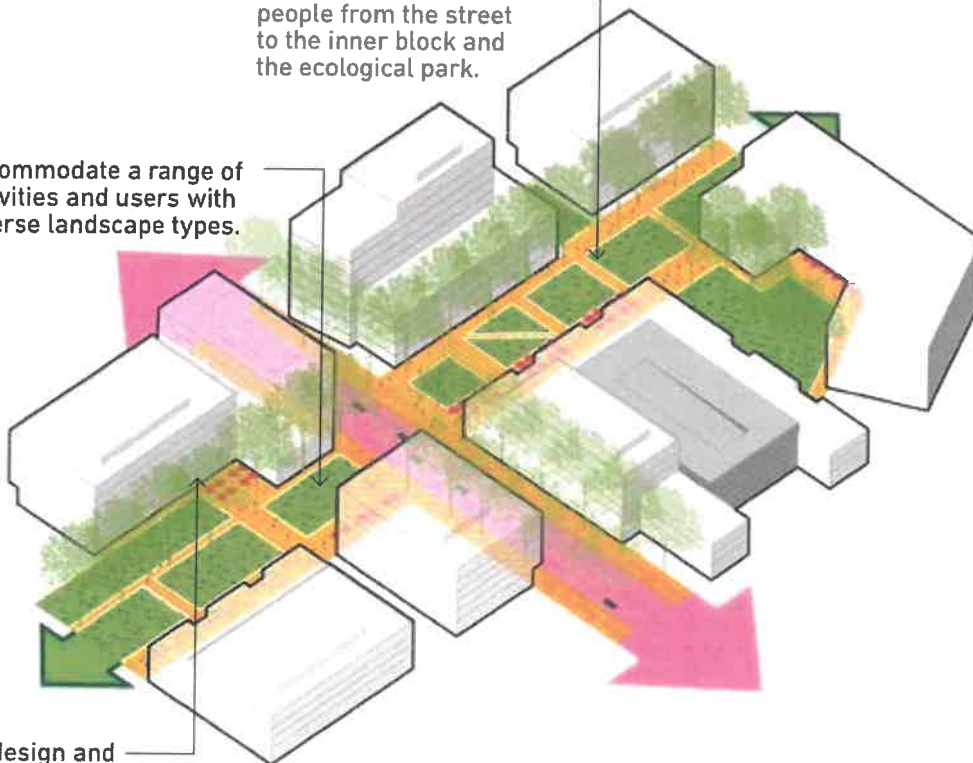
CREATE MID-BLOCK PEDESTRIAN VISIBILITY, ACCESS AND CONNECTIONS BETWEEN PRIMARY STREETS AND CIVIC/GREEN SPACE AMENITIES TO WELCOME THE COMMUNITY.



Locate mid-block corridors to connect people from the street to the inner block and the ecological park.

Plan showing application of Permeability principle in four quadrant area.

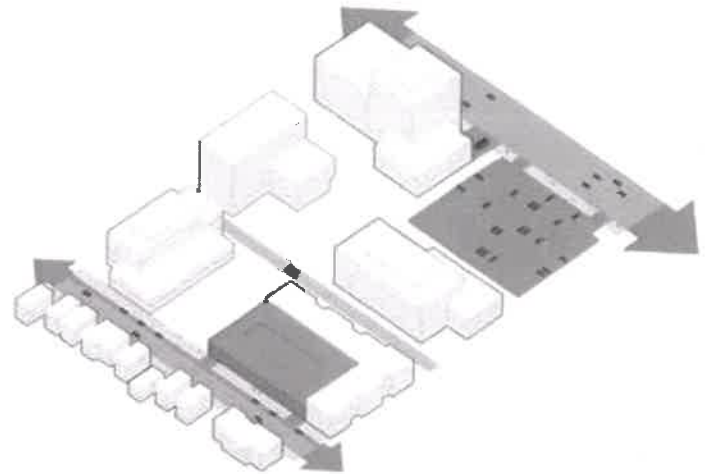
Accommodate a range of activities and users with diverse landscape types.



Coordinate design and programming with surrounding buildings to encourage active use of outdoor spaces.

9. COLLABORATION

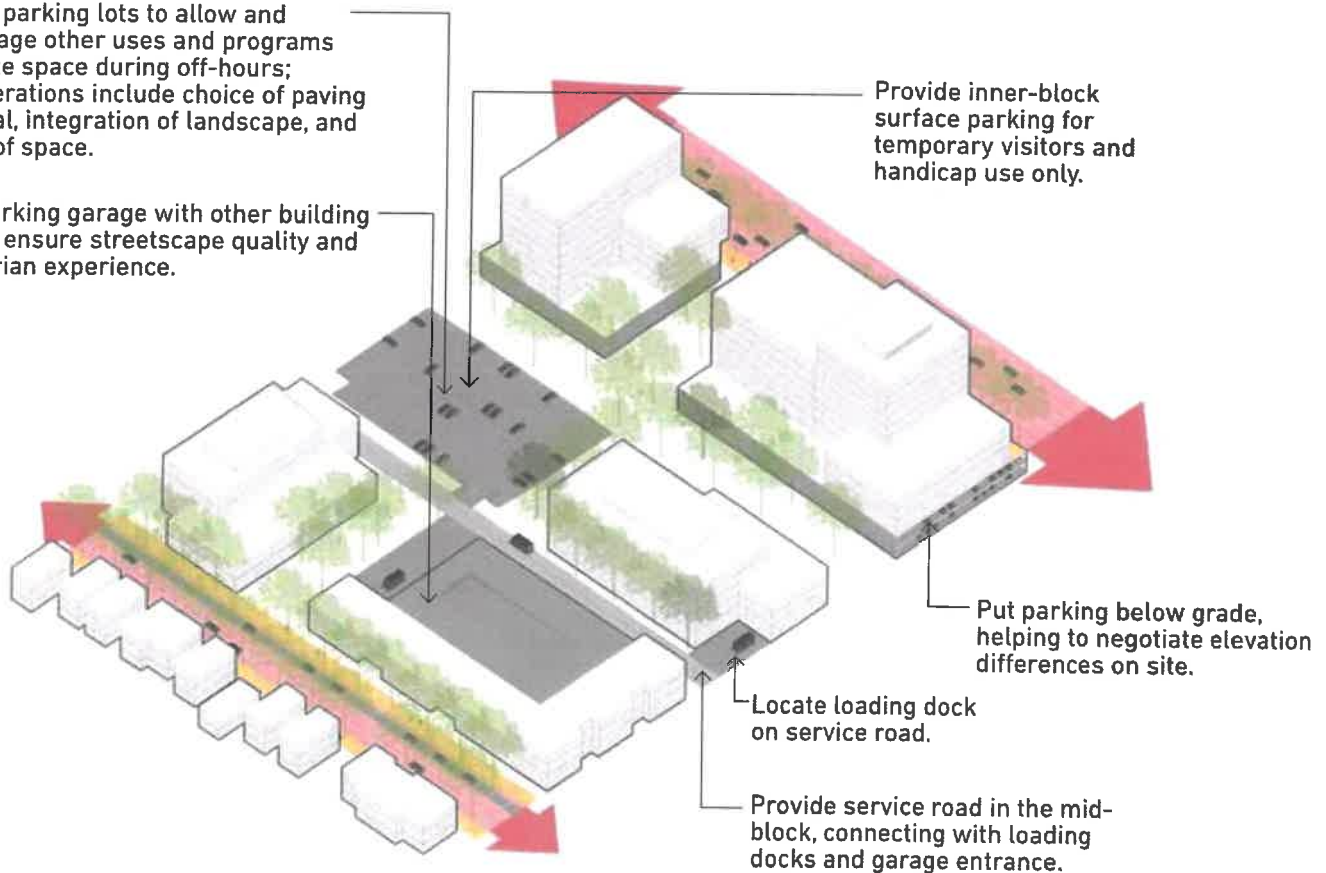
MINIMIZE THE IMPACT OF PARKING ON THE PUBLIC REALM THROUGHOUT THE DISTRICT BY MINIMIZING SURFACE LOTS, SCREENING GARAGES, AND UTILIZING BELOW GRADE PARKING WHEN POSSIBLE. ENSURE SURFACE LOTS ARE DESIGNED TO BE PROGRAMMABLE, USABLE SPACES WHEN NOT REQUIRED FOR PARKING.



DON'T - Streetfront Parking

Design parking lots to allow and encourage other uses and programs to utilize space during off-hours; considerations include choice of paving material, integration of landscape, and layout of space.

Hide parking garage with other building uses to ensure streetscape quality and pedestrian experience.





■ GREAT SPACES: HAFENCITY, HAMBURG EXAMPLE

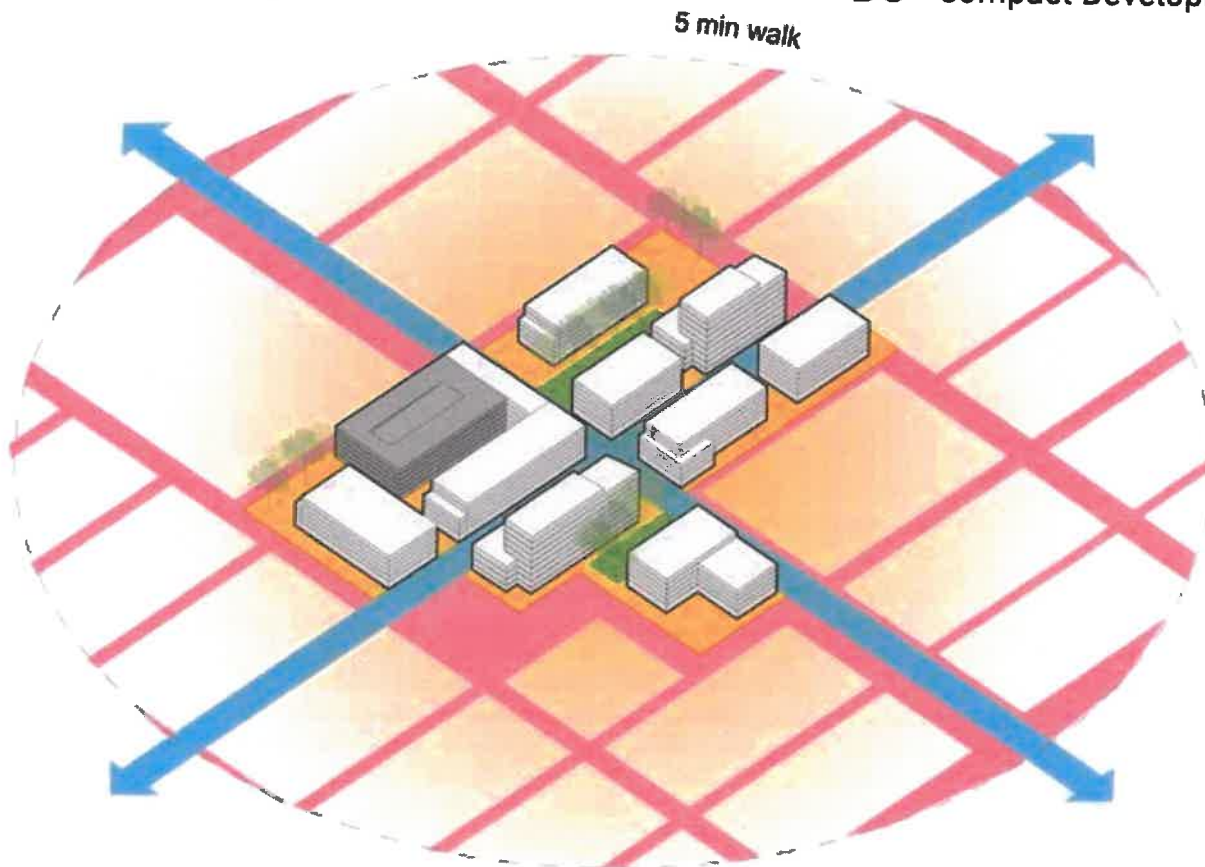
The main plaza at Hafencity in Hamburg, Germany exhibits many of the principles of great spaces planned for the Uptown Innovation Corridor.

1. **Urbanity:** Buildings help define the space with enclosure and ground level uses.
2. **Collaboration:** Gathering space with multiple program elements creates a space for collaboration and interaction.
3. **Quality:** High quality pavers, benches, lighting, and materials as well as special elements create a unique yet unified quality to the space.
4. **Activity:** Retail uses are located along the plaza bringing activity to the space.

GREAT PLACES

10. DENSITY

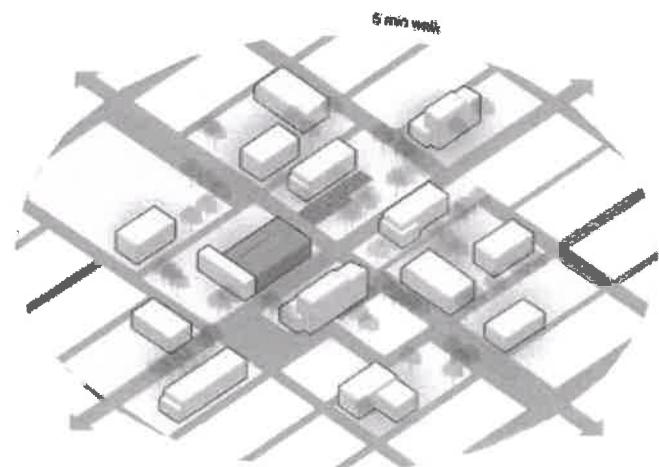
DO - Compact Development



ENCOURAGE AND CONCENTRATE DENSITY ON PRIORITY DEVELOPMENT SITES TO CREATE A VIBRANT, COMPLETE PLACE AT EACH PHASE OF DEVELOPMENT.

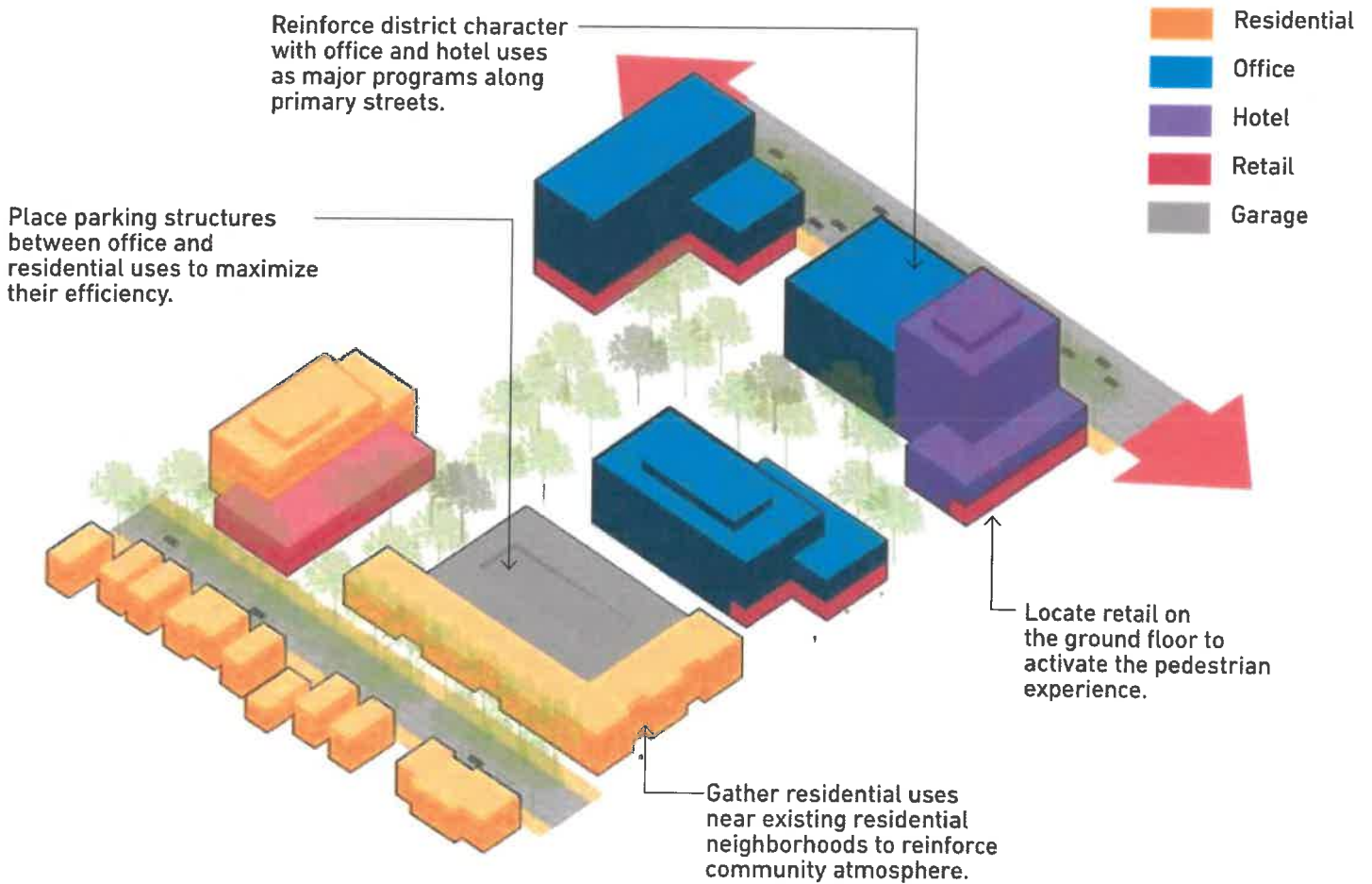
CAREFULLY PLAN PHASES SO THAT THEY FIT TOGETHER AND COMPLEMENT EACH OTHER ACROSS TIME AND ARE NOT FRAGMENTED.

DON'T - Fragmented Development



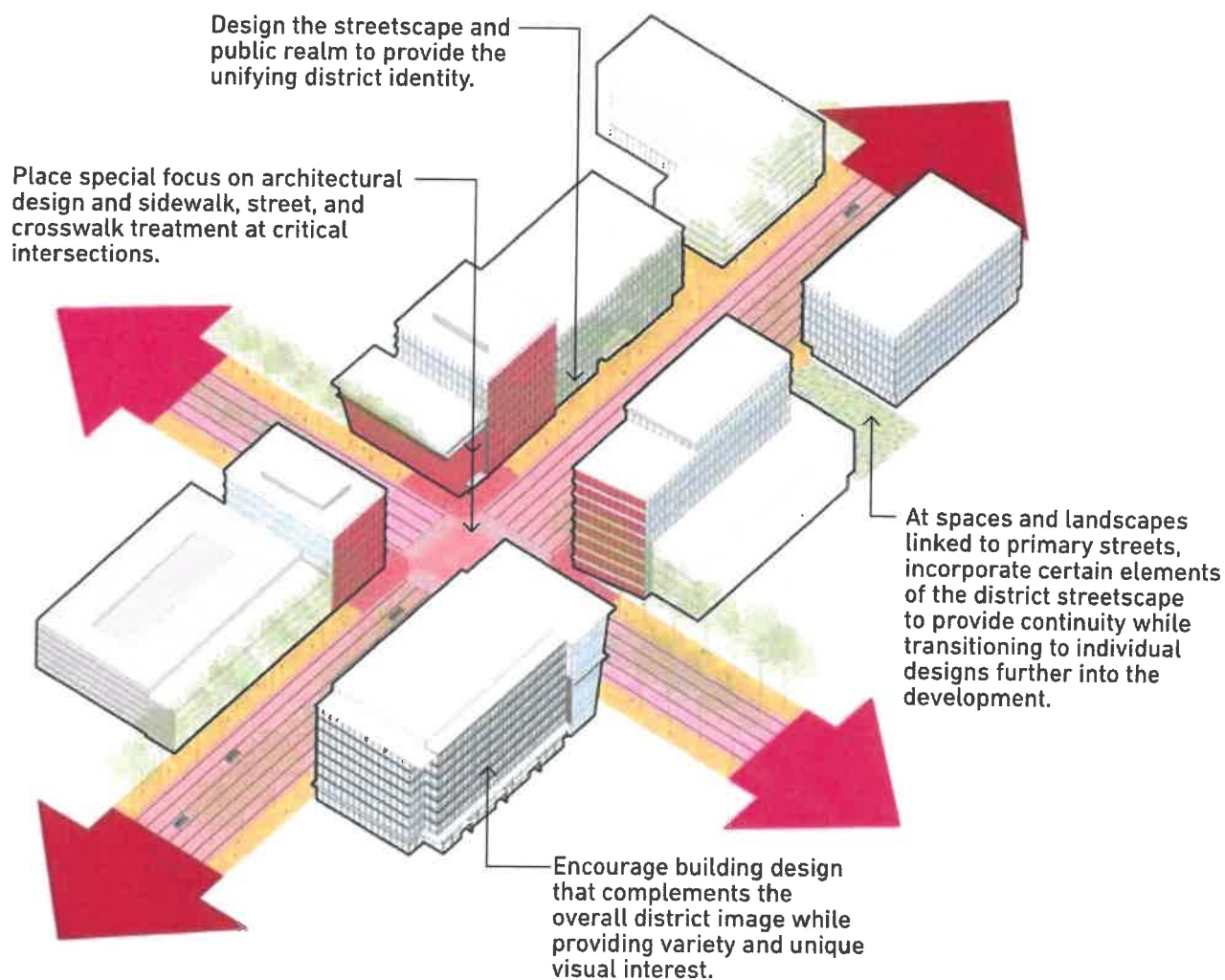
11. MIXED-USE

MIX DIVERSE PROGRAMS WITHIN INDIVIDUAL BUILDINGS AND BLOCKS TO ACTIVATE SITES, MAXIMIZE INVESTMENT, AND BALANCE LAND USES.



12. IDENTITY

CREATE A UNIFIED UPTOWN IDENTITY ALONG PRIMARY STREETS THROUGH STREETScape AND PUBLIC REALM DESIGN WHILE ENCOURAGING COMPLEMENTARY, YET UNIQUE DESIGN WITHIN INDIVIDUAL DEVELOPMENTS AND BUILDINGS.



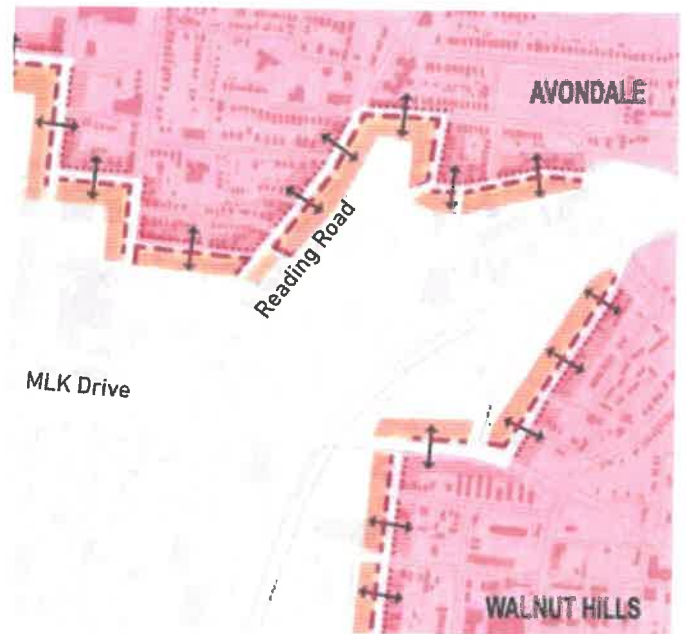
13. TRANSPARENCY

BUILDINGS SHOULD BE OF HIGH QUALITY, MODERN DESIGN THAT REFLECTS THE IMAGE OF THE INNOVATION CORRIDOR. DESIGNS SHOULD INCLUDE TRANSPARENCY, ARTICULATION, SHADING, FORM, MATERIALS, AND OTHER ELEMENTS THAT LINK INDOOR AND OUTDOOR SPACES AND CREATE A VIBRANT URBAN CHARACTER.



14. TRANSITION

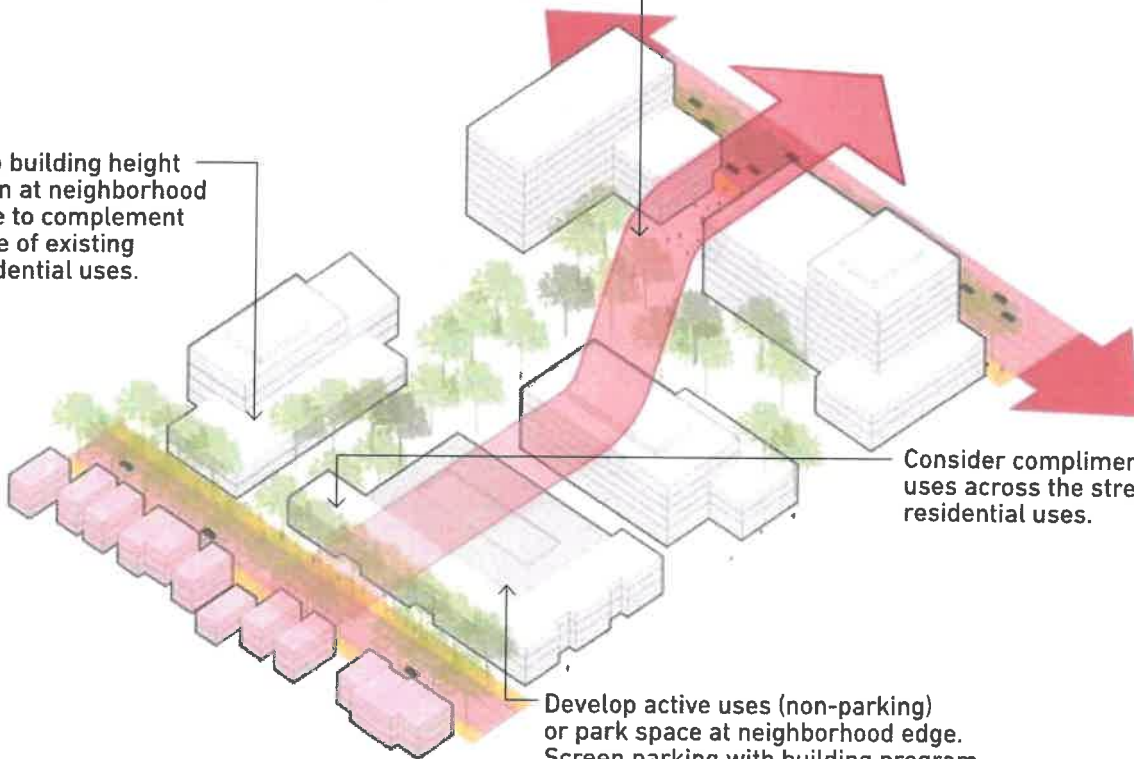
ADDRESS RESIDENTIAL NEIGHBORHOOD EDGES WITH COMPLEMENTARY PROGRAM, DESIGN, SCALE, AND CHARACTER.



Transition massing to larger scale as it moves away from existing neighborhood edge.

Plan showing application of Transition principle in four quadrant area.

Step building height down at neighborhood edge to complement scale of existing residential uses.



Consider complimentary residential uses across the street from existing residential uses.

Develop active uses (non-parking) or park space at neighborhood edge. Screen parking with building program if located along neighborhood.



■ GREAT PLACES: UNIVERSITY PARK, CAMBRIDGE, MA EXAMPLE

University Park at MIT is an urban mixed-use district featuring office, research, residential, and retail uses. The scale and form of development respond to the community context, with higher densities closer to Massachusetts Avenue and MIT, and progressively lower densities approaching existing residential neighborhoods.

1. Density: Initial development was concentrated in a compact area around a central park to create a sense of completion and a unique place early in the development phasing.

2. Collaboration: A central park creates a gathering space for collaboration and contemplation.

3. Transition: Large scale, mixed-use buildings transition to smaller scale residential buildings at the neighborhood edge to complement the community context.

4. Mixed-use: The development includes a mix of office, laboratory, hotel, residential, and retail uses.

DESIGN GUIDELINES

DESIGN FOUNDATIONS

DESIGN FOUNDATIONS

Great streets and memorable places are signature components of successful Innovation District. They can be achieved with a wide variety of design elements, as illustrated in these examples. These guidelines outline design standards specifically developed for the Uptown Innovation District.

A key component of Great Streets is multiple modes and catering to pedestrians.

GREAT STREETS

Great streets help to define important places by establishing an image and sense of identity. Streets that serve as major connections to and through the Innovation Districts provide an opportunity to “set the tone” for the district’s appearance. Streetscape elements and materials, when thoughtfully designed and installed, can be used to create a visual signature that represents the character, quality, and activity of a place. The use of consistent and coordinated palettes of materials, colors, textures and patterns will create a cohesive visual identity for the public realm of the District.

GREAT PLACES

Great places evolve through a combination of public and private actions and activities that shape the physical environment. Businesses and residents will change over time, and with them, building facades, signs and outdoor spaces like patios and front yards. These changes add character that helps to create a sense of place. The design of public streets, however, is the unifying force and should incorporate consistent and coordinated elements, while private developments provide visual variety along the street.

HIGH QUALITY

High quality, durable and aesthetically pleasing materials are critical to creating places where people are comfortable and enjoy spending time. The goal in urban areas and Innovation Districts is to mix uses and get people outside and walking between uses. Thus great streets should be designed like great parks, with attention to detail in all aspects of construction and installation. Quality materials like brick and stone add value to the public realm, transitions between different materials should be seamless, and no aspects of the street design should appear as an afterthought.

PUBLIC WORKS

Public works include a wide variety of infrastructure elements and facilities ranging in purpose from the purely utilitarian to the highly ornamental. Public roadways fall in the middle of this spectrum. They serve a basic utilitarian function by providing mobility and access and must be designed to meet safety, maintenance, and transportation service standards. But streets are also part of the built environment that people physically experience on a daily basis. The visual experiential quality of the public right-of-way is critical. Streets within the Uptown Innovation District should function as an extension of the public open space system.

PUBLIC REALM DESIGN PRINCIPLES

1



ENGAGING PEDESTRIAN ZONES

Create generous and high-quality pedestrian zones that encourage people to walk and stroll. The most successful pedestrian zones are at least wide enough for two pairs of people walking abreast to comfortably pass; and have ample and attractive pedestrian-scale lighting, planting, and street trees. At the pedestrian scale, people notice and experience materials and quality, so details and construction level are very important.

2



ACTIVE RETAIL ZONES

Encourage active retail adjacent to the public realm along sidewalks by placing buildings close to the sidewalk with transparent storefronts and frontage/forecourt space for outdoor dining, display, and interactive seating.

3



INVEST IN THE CORNERS

Focus investment and the highest quality materials and design around the street corners, as corners are where multiple streams of people and modes cross and often places of great vitality. Corners are also important places for wayfinding and identity placemaking.

4



EMBRACE MULTIMODEL

Design streets to encourage and support multiple modes of transportation. In the 21st century great streets must be multi-modal, serving the diverse mobility needs of the population. This means accommodating walkers, joggers, strollers, dogs, wheelchairs, scooters, bicyclists, vehicles, parking & drop-off, autonomous vehicles, trucks, deliveries, busses, and future transit technologies. Great streets provide dedicated zones for pedestrian, bicycle, and vehicular travel. There are challenges to provide for all modes in built street environments, so communities may need to prioritize different modes throughout the street network but be sure to support them all within the district.

PUBLIC REALM DESIGN PRINCIPLES

5



PLACES FOR STAYING

Encourage the inclusion of lushly landscaped forecourts, pocket parks, pedestrian allees, and open courtyards along streets that invite people outside to relax and interact. These spaces should draw people off the sidewalk and could include outdoor dining, play, and other activities. These are especially effective mid-block to provide access from the sidewalk to the interior of the block and rear parking areas, as well as to reduce the perception of fortress building massing and impenetrable blocks.

6



APPROPRIATE SPACIAL STRUCTURE

Size and place buildings and landscape zones along streets to appropriately frame the street corridor. The wider the street, the more important it is for taller, vertical architecture and trees to line the street and space, helping to create an appropriate scale. For large streets like MLK Boulevard and Reading Road, buildings should be at least five stories in size and placed close to the street corridor edge, with a wider streetscape zone to allow for a robust street tree and pedestrian area. Robust plantings reinforce spatial structure and are also a fundamental part of great streets.

7



IMPORTANCE OF STREET TREES

Incorporate street trees fully into the public realm. Street trees provide a myriad of beneficial public and private benefits: from aesthetics, to shade, to storm water, to air quality, to habitat, to nature, to pleasing people, to increased property value. To achieve these benefits, the right tree species, placement, and planting soil must be selected. Proper street trees are deciduous, grow tall, and are pruned so that the bottom of the canopy is above the first floor - providing visibility to storefronts and signs while providing summer shade, fall color, winter sun, and spring flowers.

8



INTEGRATE WATER MANAGEMENT

Design streetscapes that integrate water management into the overall design. Addressing storm water requirements is often a challenge for new development. The design and re/construction of streets is the best time to incorporate water management to help with storm water quantity and quality requirements. From street trees and planters, to opportunities for bioretention and bioswales, to incorporation of pervious pavers and pavement, streetscapes and the public realm provide opportunities to address water management and sustainability.



MULTI-FUNCTIONAL SPACES

Promote flexible design of streets, streetscape, and public spaces so that they can be used in different ways at different times. For example, parking zones or medians can be designed to serve as additional plaza and event space on weekends or evenings for things like farmer's markets or festivals. Or they could be designed to convert into outdoor dining in certain locations. Considerations could include material selection, the use of curbless edges, the placement of additional electric capacity, etc. The key is to build in flexibility in strategic locations.



TRANSITIONS + MIXING ZONES

Carefully design areas of transition, such as those where different modes or activities intersect, or where public space/right-of-way borders private space. Areas such as streets or drives crossing the pedestrian zone, or where a bike/mobility lane abuts a sidewalk, should be designed with material changes that help signal where this is occurring and how to safely navigate it. It is equally important for the transition between public and private space to be subtle, so that private frontage feels both visually and functionally a part of the street corridor while allowing for some individual expression.

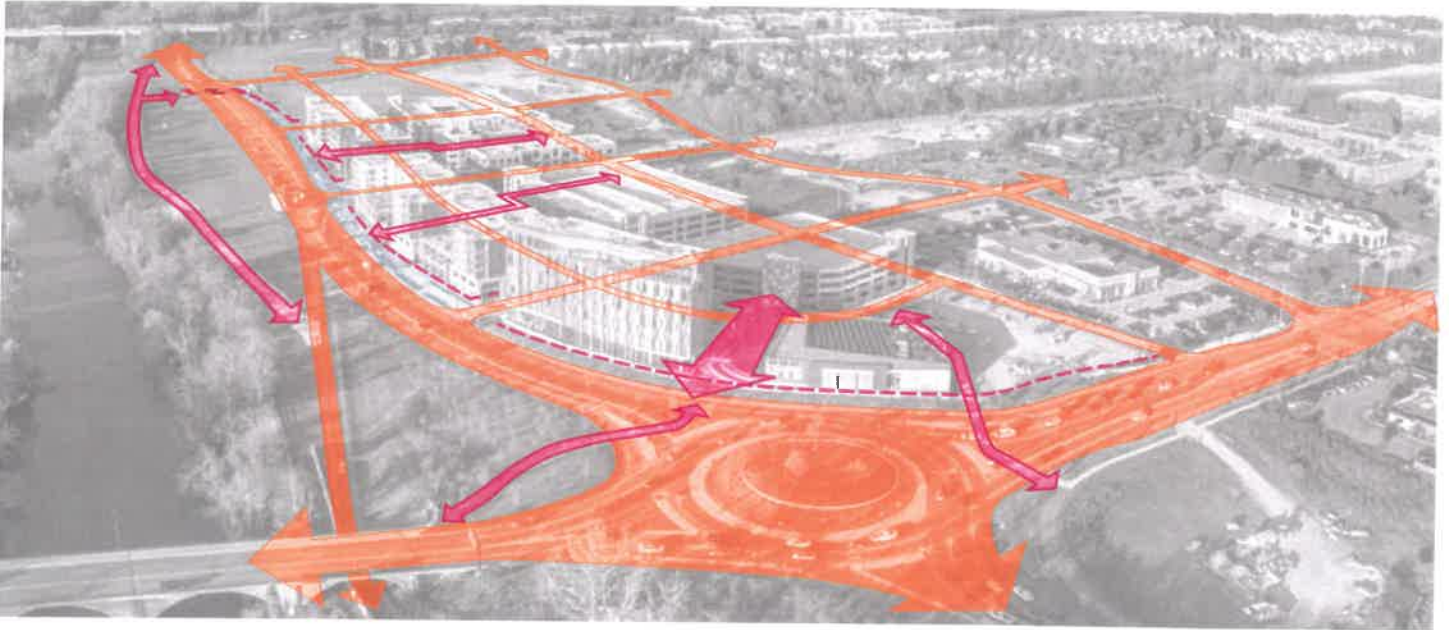


RETHINKING LEFTOVER SPACES

Focus on the potential of all spaces. In urban districts, there should be no "leftover" space. Streets, blocks, and sites should be designed to create places with purpose. Leftover spaces can sap the energy of innovation districts and divide areas. Design or convert unprogrammed spaces into contributing and intentional spaces. This may be placing trails and seating in natural areas, creating plazas or greens, converting an area into a dog park, or incorporating public art, just to name a few strategies.

DESIGN GUIDELINES

BLOCK PATTERN



INTENT

Short blocks that are approachable and can be traveled easily by foot contribute to a pedestrianized environment. Right-sized permeable blocks create an environment conducive of pedestrian movement.

The best and most walkable urban environments have blocks no larger than 300 x600 feet. Districts with blocks at this scale are inviting to people and establish a foundation for a vibrant and active place. They enhance connectivity and add corners which are important location for retail activity. Large blocks, aka "superblocks", with fortress-like building walls, impede desired activity and should be avoided. The use of alleys, pedestrian vias, a building arcades that provide pedestrian passage through blocks are important, facilitating walkability, adding character, and creating more opportunities for commerce and interactions.

GENERAL GUIDELINES

- 1** Require walkable blocks that are scaled to the pedestrian experience by encouraging block sizes between 400 and 600 ft.
- 2** Connect new development to existing sidewalks.
- 3** Encourage pedestrian cut-through to break block size and increase pedestrian connectivity and permeability
- 4** Encourage activation of pedestrian cut-through and internal roads
- 5** Avoid conflict between pedestrian circulation and vehicle access

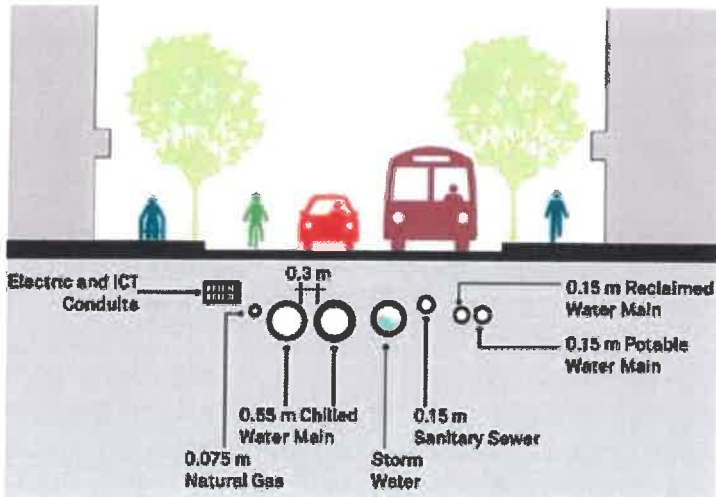
DO



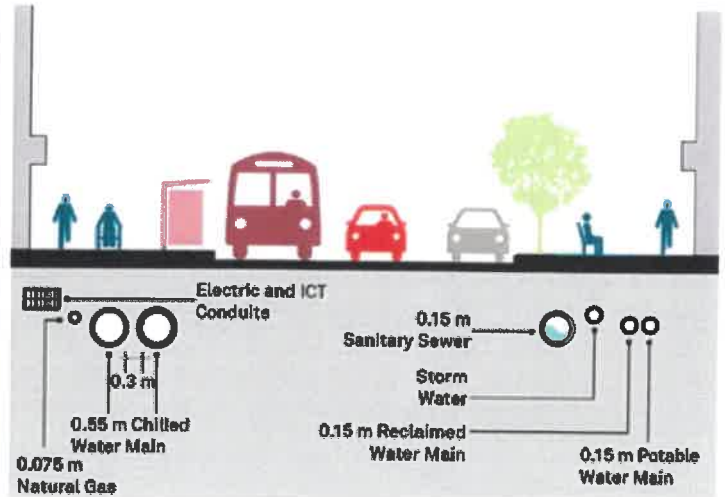
DESIGN GUIDELINES

UTILITIES

OPTION 1. Install Utilities in the Roadbed



OPTION 2. Install Utilities Adjacent to the Roadbed



Source: Adapted by Global Street Design Guide published by Island Press.

INTENT

Commonly found utilities in the public realm are water supply and firefighting, stormwater and wastewater, electricity and communications, greeninfrastructure, lighting and gas. Minimize the utilities visual impact enhance the pedestrian experience while keeping quality service provided.

The two diagrams above illustrates the underground utilities placement guidance adapted by Global Street Design.

GENERAL GUIDELINES

- 1 Whenever feasible bury utilities.
- 2 Encourage the use of green renewable energy sources.
- 3 Locate “back-of-house” utilities out of sight but accessible for service.
- 4 Minimize number of utilities at corners to maximize the pedestrian experience.
- 5 Utilize adequate planting or architectural screening.
- 6 Encourage artistic expressions on utility boxes.

DO



DESIGN GUIDELINES

WALLS, FENCING, AND SCREENING



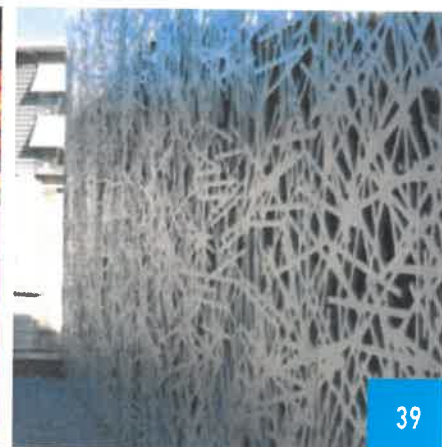
INTENT

Upright structures such as wall, fences and screening positively impact walkability when properly designed, and installed. It is used to protect pedestrians from potential dangerous or unsightly areas. It is also an opportunity to add lighting, seating and artistic expression to the streetscape.

GENERAL GUIDELINES

- 1 Use durable and lasting materials and ensure it is compatible of adjacent buildings as design should complement its architectural and integrated to it.
- 2 No walls are allowed between the street and any building, except low retaining walls and screening for authorized off-street loading area.
- 3 If utilizing a landscape screen refer to species in this guideline (page#)
- 4 Encourage seating walls in areas of high pedestrian traffic. Seating wall should be between 16-18 inches tall and 18" deep.
- 5 Allow and encourage artistic expression to amenitize streetscape.

DO



DESIGN GUIDELINES

PARKING LOTS



INTENT

On-site parking can be accommodated in surface parking lots, although structured and on-street is preferred. Surface parking lots must be designed and placed to provide proper access without compromising the public realm or pedestrian activity. Surface parking lot can be utilized as part of a phasing implementation strategy.

GENERAL GUIDELINES

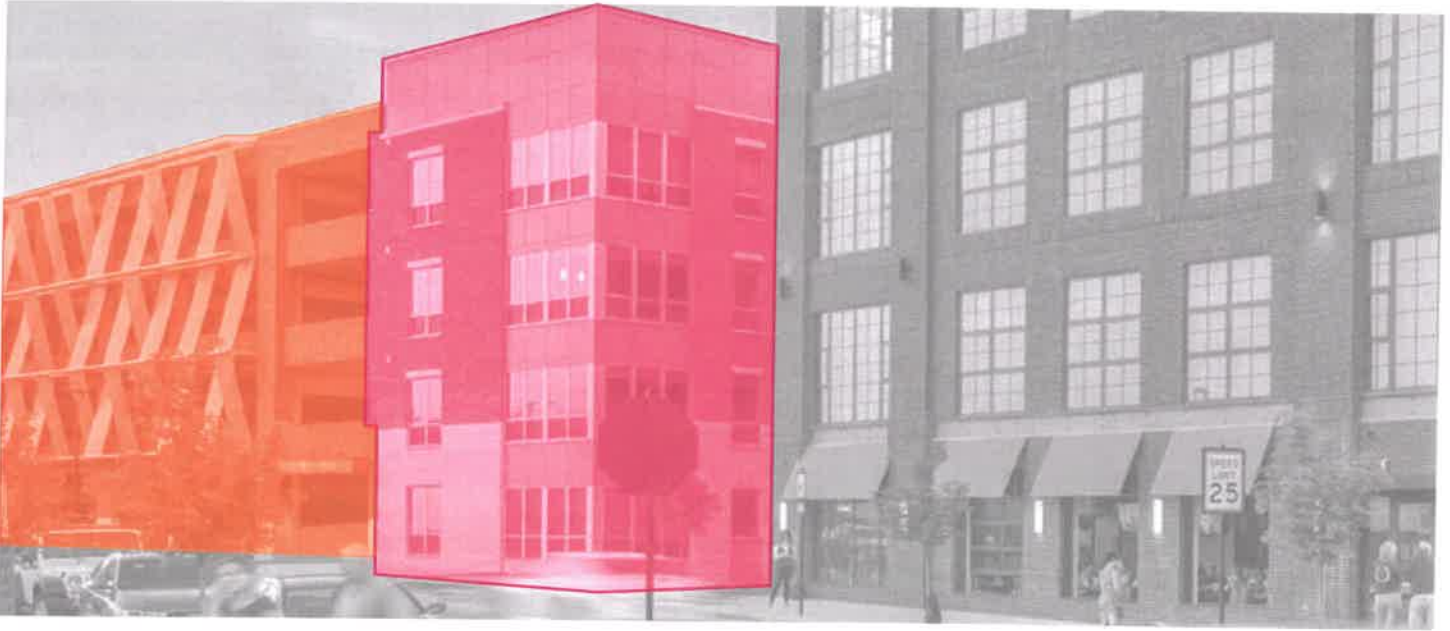
- 1 On-street parking and structured parking is encouraged where possible.
- 2 Parking should be located behind buildings. If parking lots are visible from a street, they should be buffered or screened with landscaping or low walls.
- 3 Parking lots should be accessed by alley or side street where possible.
- 4 Encourage the use of tree canopy, bioswales, and low-impact site development strategies.

DO



DESIGN GUIDELINES

PARKING STRUCTURES



INTENT

Parking structures are crucial to dense development, but they should not distract from the overall character or environment. Parking structures should be designed in a way that adequately accommodates parking needs while adding to the aesthetic quality of a place or fitting in with the surrounding context.

GENERAL GUIDELINES

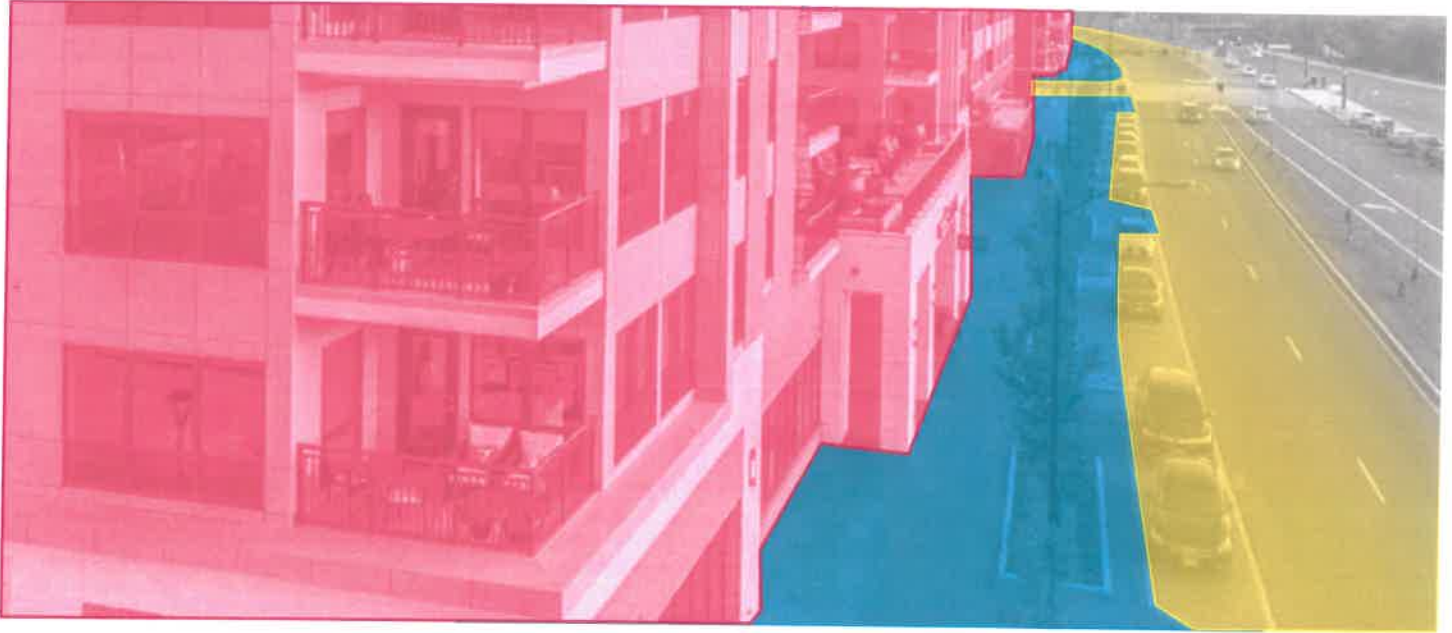
- 1 Parking should be structured.
- 2 Parking should be wrapped with, screened, or built with materials and articulation that complement the surrounding context.
- 3 Surface parking lots should be prohibited except when part of project phasing.
- 4 Parking structures should be accessed by alleys and side streets.
- 5 Ground-level street frontage should include active storefronts or pedestrian spaces.
- 6 Encourage the use of public art, lighting and creative materials.

DO



DESIGN GUIDELINES

BUILDING PLACEMENT



INTENT

The placement of buildings, entries, drives, parking, service areas and public spaces are important to the block pattern. Appropriate placement of buildings creates a street wall that provides a consistent edge, maintains a human scale, and establishes the overall character or feel of a place.

Orienting building façades to the sidewalk edge establishes a street wall that promotes safety and comfort in the pedestrian realm.

Outdoor dining brings lively activity from the private realm into the public realm. Ensure that outdoor dining and other active ground floor uses do not encroach on the flow of pedestrian traffic.

Terraced walls respond to major changes of elevation while maintaining walking paths and providing additional seating.

Parking areas tucked into the middle of the block provide more opportunity for vibrant pedestrian areas along the street wall.

GENERAL GUIDELINES

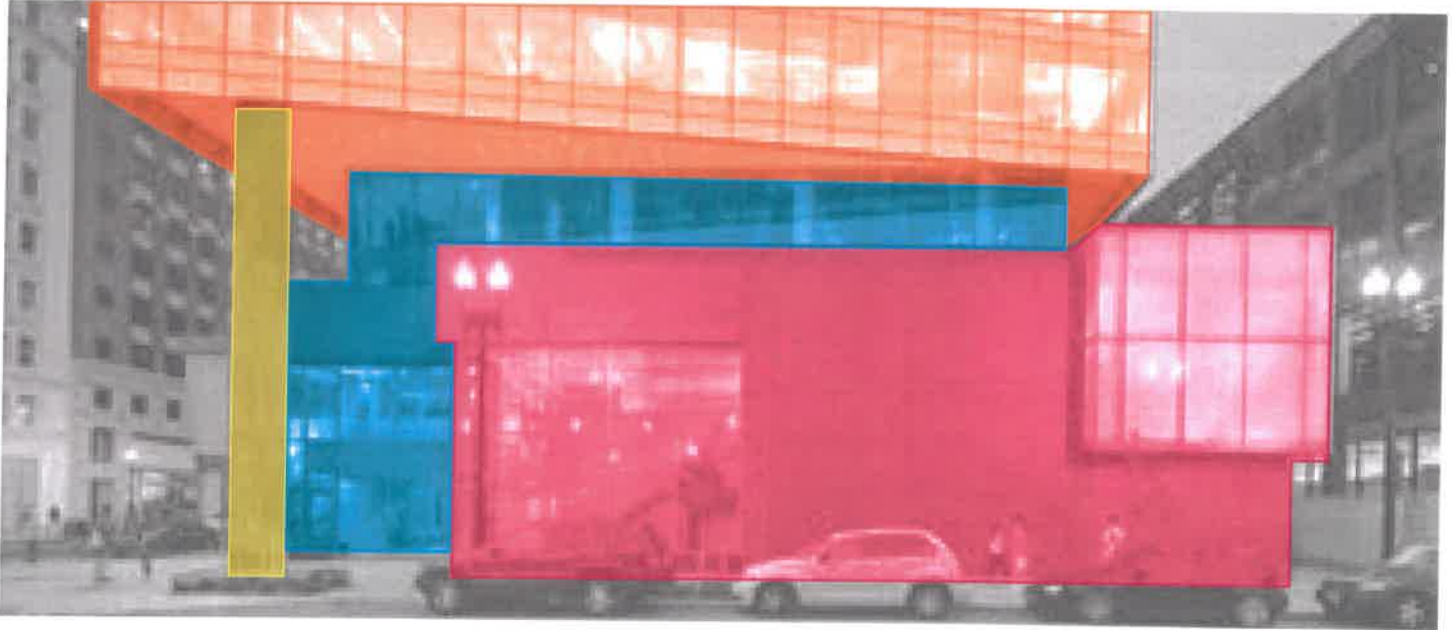
- 1 Building frontage should be aligned uniformly and along the sidewalk edge.
- 2 Public areas within buildings should face the public realm.
- 3 On-site parking should not be visible from the street where possible and should not conflict with pedestrian activity.
- 4 Ensure that outdoor dining does not interrupt pedestrian traffic.

DO



DESIGN GUIDELINES

BUILDING MASSING & ARTICULATION



INTENT

The general shape of buildings or series of buildings should be designed with scale, proportion in mind to maintain compatibility with surrounding buildings and promote a pedestrian-scaled public realm. Articulation of building facades can help break down the scale of large buildings and accentuate certain site or building elements through the use of architecture features, materials, fenestration, awnings, balconies, heights and setbacks.

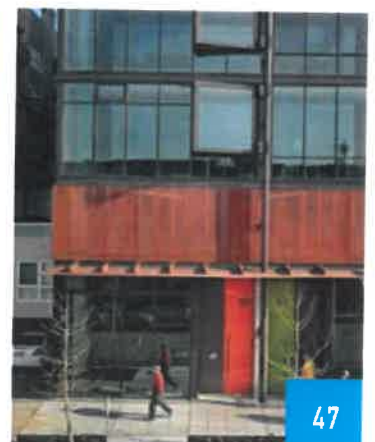
Providing definition between the ground floor and upper floors of buildings creates variety in the private realm. Stepping upper stories back from the primary façade helps the overall achieve a human scale by reducing the impact of tall buildings along the street wall.

Divide larger buildings and their façades into smaller modules so that the form and massing can better relate to its surroundings. Horizontal and vertical elements provide variety and visual appeal that relates to its surrounding context. Design street level stories at a human scale such that they relate to the pedestrian user and adjacent properties.

GENERAL GUIDELINES

- 1 Building mass, scale, articulation and proportion should reflect and complement its surrounding context.
- 2 The ground floor should be articulated differently than the upper floors to create pedestrian scale.
- 3 Transparency of the ground floor should be maximized to allow views of activity.
- 4 Avoid monotonous facades and encourage the use of horizontal and vertical articulation to express facade widths.
- 5 For buildings at corners, accentuate the corner with architectural elements.
- 6 Encourage the use of creative facade materials and details.

DO



DESIGN GUIDELINES

BUILDING ENTRY



INTENT

A building entry is an access point into a building. Building entries should be located and designed to promote activity and walkability. Building entries can also be used to articulate building facades and differentiate storefronts. Buildings need to interact seamlessly with adjoining sidewalks, streets and open spaces.

Successful entries are distinct and legible to pedestrians, without dominating a building's overall composition. Locating entrances along active areas of the public realm promotes a steady flow of pedestrian traffic into and out of buildings. Large buildings with multiple entrances create variety and provide flexibility to accommodate future uses.

Clean, transparent windows make a more active and interesting ground floor for pedestrians. Restaurants with open windows and doors draw in visitors and pronounce their purpose as a destination. Separated residential entries that face onto the public realm create an inviting street edge.

Corner entrance can either be setback or with doors on both sides of the street. While the former requires only one entrance the later addresses each side equally.

GENERAL GUIDELINES

- 1 Entrances must face the public realm and be located at active and convenient locations to encourage walkability.
- 2 Entrances must be accessible by all levels of physical ability.
- 3 For buildings at corners, entrances should be used to anchor the intersection.
- 4 Entrances must be articulated using architectural elements such as awnings, signs, recessed entries, materials or furnishings and/or landscape elements.
- 5 Entrances should be designed to pronounce their purpose and differentiated by use.

DO



PUBLIC REALM

ZONES OF THE PUBLIC REALM

ZONES OF THE PUBLIC REALM

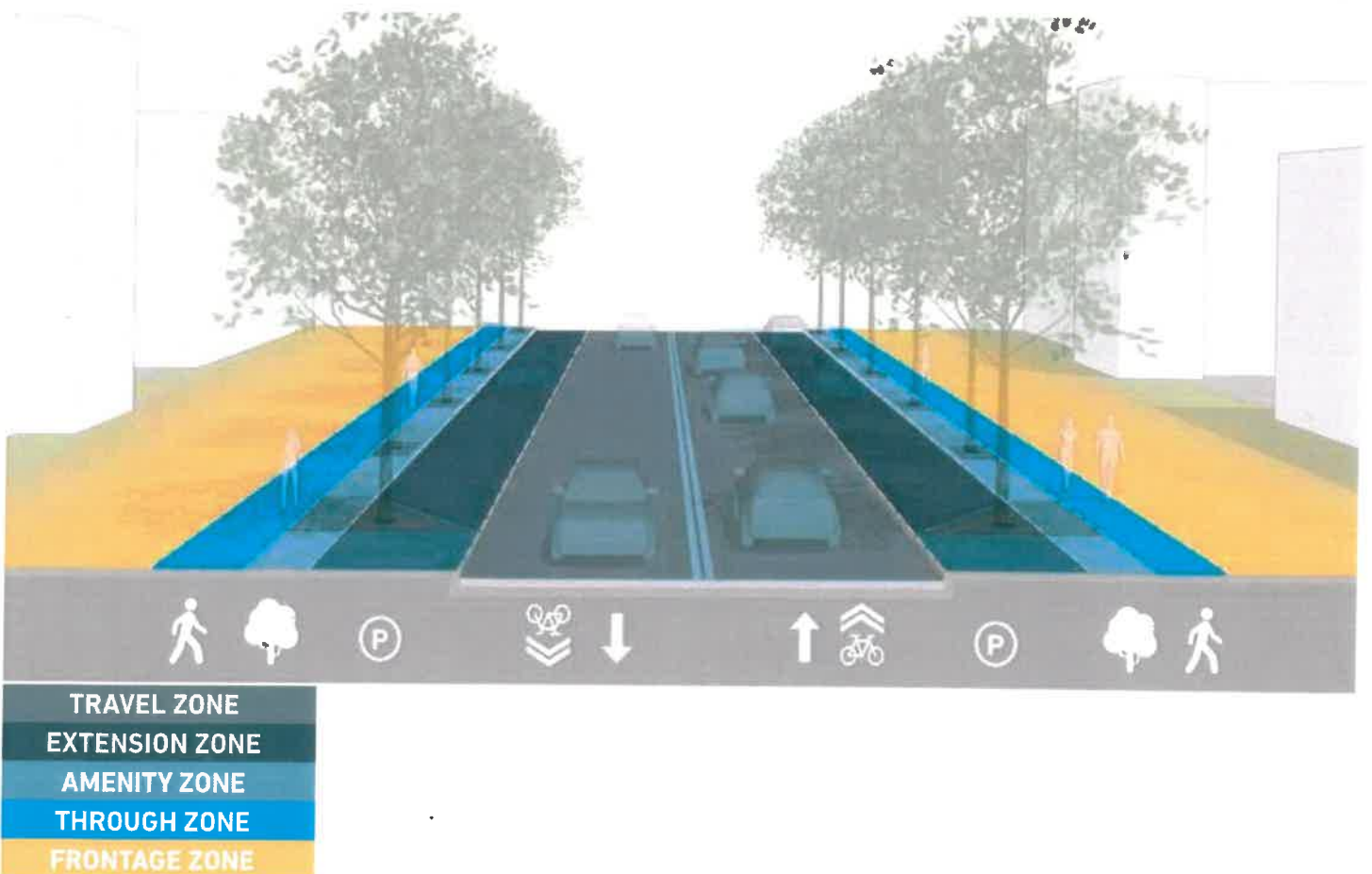
The public realm is the space around, and between buildings that is publicly accessible, including streets, sidewalk, parks and open spaces. This area is predominately within public rights-of-way, but also includes privately owned public space (POPS), land which, though privately owned, open to and is made available to the public.

For the purpose of these guidelines, the public realm is categorized into five zones. Each zone

includes unique features and functions of the public realm. The diagram below illustrates the five zone types while the following page further describes each zone as well as how this document addresses each zone.

To achieve great streets, it is imperative to get the design of this space correct. Complete Streets principles are also critical in Innovation Districts and this document embraces those principles to accommodate all modes of travel within the District.

ZONE TYPES



TRAVEL ZONE

The Travel Zone is the portion of the street dedicated to the through movement of vehicular traffic. Generally auto-oriented, the Travel Zone also accommodates mass transit systems and on-street bike facilities such as bike lanes and sharrows.

EXTENSION ZONE

This area, typically used for parallel, on-street parking, is also where pedestrian space may be extended into the parking lane, via features such as bulb-outs and mid-block curb extensions. This document prescribes which types of street should accommodate on-street parking and where pedestrian friendly Extension Zone techniques may be used.

AMENITY ZONE

This area, generally still within the public right-of-way, is adjacent to the sidewalk and is home to street trees, landscaping, transit stops, street lights, traffic control and wayfinding signs, and site furnishings. Also referred to as the buffer zone, this area provides physical separation between the pedestrian and vehicular travel zones. This area may be a planted streetscape or an extension of the Through Zone hardscape or a combination thereof. The Amenity Zone may also include the area generally referred to as an edge zone, which is the area used by people getting in and out of vehicles parked at the curbside. This document prescribes dimensional, material, and landscaping standards for the Amenity Zone.

THROUGH ZONE

This is the portion of the sidewalk dedicated to the unobstructed, linear through movement for pedestrian travel along the street. The Through Zone is subject to specific standards to comply with the Americans with Disabilities Act (ADA). These standards recommend sidewalk widths which allow two parties walking abreast to pass each other comfortably. This document prescribes dimensional and material standards for the Through Zone.

FRONTAGE ZONE

This is the area adjacent to the property line where transitions between the public sidewalk and ROW and the private forecourt and building face occurs. It provides a zone of transition from the sidewalk to building entries while also activating building fronts. This area is predominantly, but not exclusively, privately owned. This document prescribes standards for setbacks, landscaping, and appropriate street-side activities within the Frontage Zone.

CONDITIONAL ZONES

Certain portions of the streetscape require special consideration in terms of the spacing and placement of streetscape elements.

- + Intersections/Corners
- + Transit Stops
- + ADA Parking
- + Driveways
- + Medians

STREET HIERARCHY

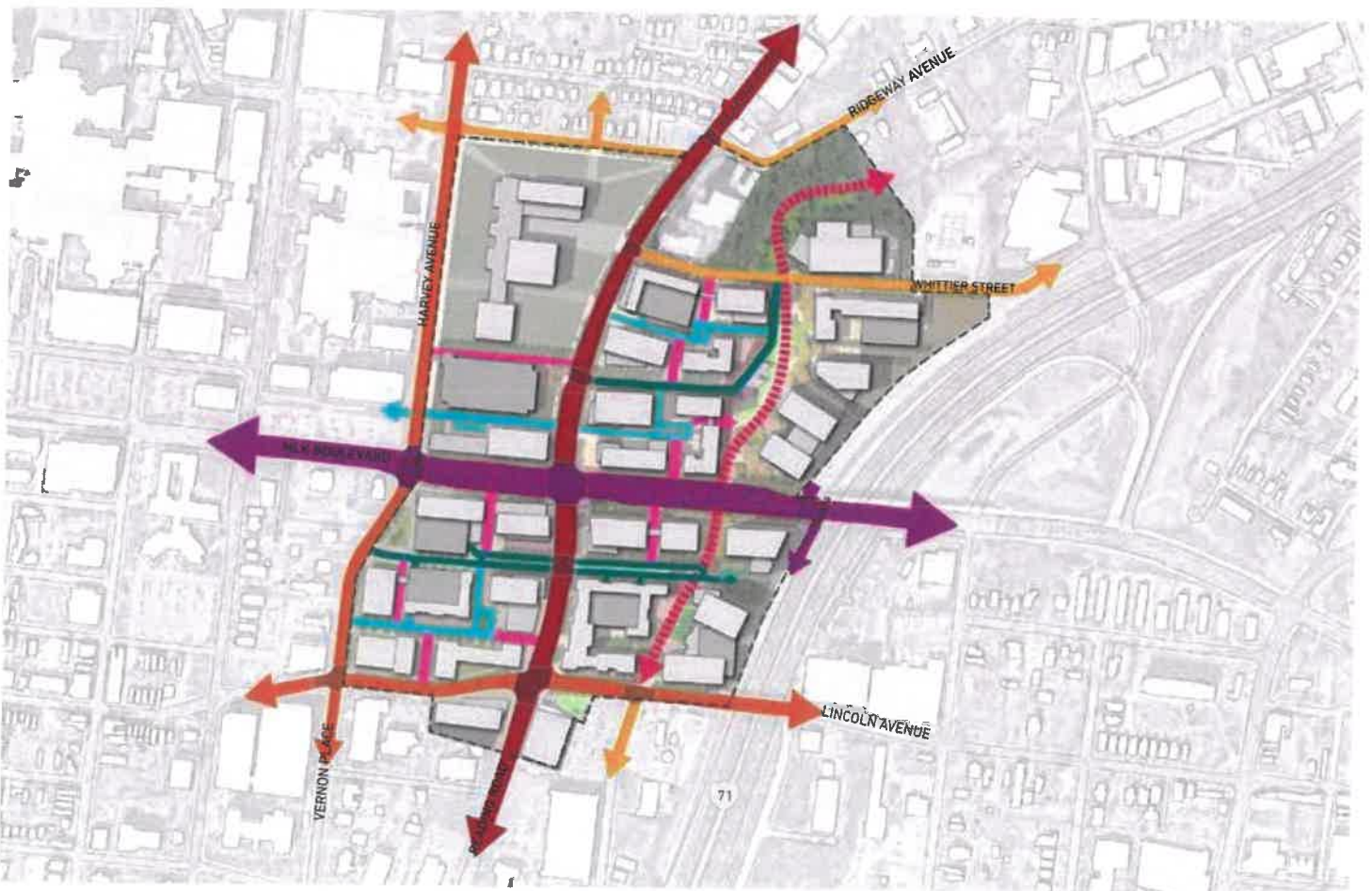
OVERVIEW

Public works include a wide variety of infrastructure elements and facilities ranging in purpose from the purely utilitarian to the highly ornamental. Public roadways often fall in the middle of this spectrum. They serve a basic utilitarian function by providing mobility and access and must be designed to meet safety and transportation service standards. But streets are also part of the built environment that people physically experience on a daily basis. They establish the baseline experience for people moving through them. To create the desired identity

and environment desired in the Uptown Innovation District, the visual quality of the public right-of-way is critical.

Street design must be a balance of providing for the safe and effective movement of people in various modes and the creation of an appealing aesthetic and foundational sense of place. Streets can be classified into groups based upon the traffic and modes they accommodate and the type of character they establish. Provided here is the street hierarchy for the Uptown Innovation District study area.

STREET HIERARCHY







STREET DESIGN MATRIX

We have classified the streets into seven types in three groups. The arterial streets that carry traffic to and through the area are identified as "Signature Boulevard" (Martin Luther King Jr. Boulevard) and "Primary Avenue" (Reading Road). The collector streets that provide access within the Uptown District and surrounding neighborhoods are "District Avenue" (Harvey Avenue/Vernon Place and University Avenue/Lincoln Avenue) and "Neighborhood Collector" (Ridgeway Avenue, Whittier Street, Winslow Avenue, etc.). The last group are internal streets and ways, a number of

which do not exist today and which will be built as the area and blocks develop. They are "ceremonial street", "courtyard commons", and "pedestrian way". These internal streets and ways may include both publicly-dedicated streets and private streets. Generally, the vehicular traffic volumes range from greatest – Signature Boulevard, to least – Courtyard Commons.

The following matrix summarizes the characteristics and define parameters for each of the street types.

						MEDIAN	TRAVEL LANES	LANE WIDTH	SPEED	ROW WIDTH	BIKE FACILITIES
ARTERIAL	SIGNATURE BOULEVARD	●	●	◐	◐	Allowed Turn Lane Planted	6	12'	30-40 mph	100' - 132'	Off-Street Through Zone
	PRIMARY AVENUE	●	●	◐	◐	Allowed Turn Lane	4 - 5	11'	25-35 mph	74' - 112'	On-Street Bike Lanes
COLLECTOR	DISTRICT AVENUE	◐	●	◐	◐	Prohibited	2 - 3	11'	25-35 mph	60' - 72'	On-Street Bike Lanes
	NEIGHBORHOOD CONNECTOR	○	●	●	●	Prohibited	2	10'	25 mph or less	48' - 52'	On-Street Sharows
INTERNAL STREETS	CEREMONIAL STREET	○	●	◐	◐	Allowed Planted Programed	2	10'	25 mph or less	52' - 166' Street may be private.	Off-Street Through Zone
	COURTYARD COMMONS	○	◐	◐	◐	Allowed	2	10'	20 mph or less	40' - 60' Street may be private.	Off-Street Through Zone
	PEDESTRIAN VIADOR	○	○	◐	●	n/a	n/a	n/a	n/a	18'-45' Alley private	Shared Through Zone

COMPLETE STREETS
BALANCING MODE EMPHASIS

- Mode Emphasized
- ◐ Mode Balanced with Other Modes
- Mode Not Emphasized

STREETSCAPE HIERARCHY

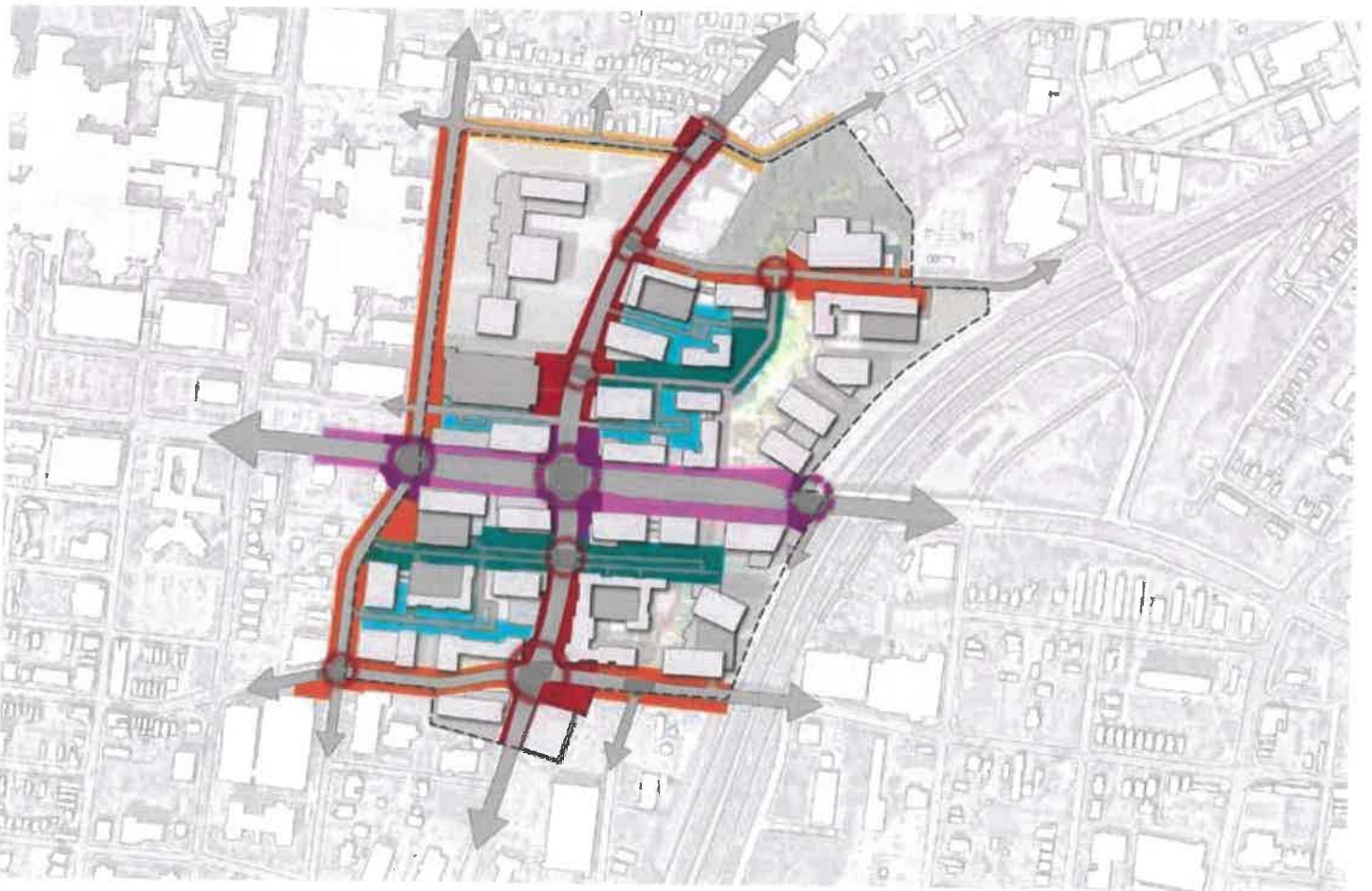
OVERVIEW

While the Street Hierarchy focuses on travel and modes, the Streetscape Hierarchy provides additional guidance for the street and streetscape design – particularly behind the curb. To create the identity and environment desired in the Uptown Innovation District, the visual quality of the public right-of-way and the private frontage behind it is crucial. Intersections also represent important identity and wayfinding opportunities. This matrix

highlights the component public realm zones and streetscapes of the various street types.

The objective is to create a distinct pedestrian street character throughout the district that encourages an active pedestrian environment. Fundamental components include the creation of a street canopy, and aesthetically-pleasing, comfortable, and appropriately lighted sidewalks. It is also important to provide for on-street parking to support active first-floor uses.

STREETSCAPES



STREETSCAPE DESIGN MATRIX

This also helps to describe the character of the quasi-public space between the right-of-way and building face on private property. These are the expanded outdoor seating, entry, forecourt, and pocket park areas that create an engaging street and place. They should be of materials and function as an extension of the public street and open space system.

identity. Streets within the Uptown Innovation District should prioritize architectural/ landscape design, high-quality materials, and construction quality to reinforce Uptown's identity as a leading innovation district.

The following pages further expand upon these design details.

It is expected that these streetscapes are all complementary and part of the same general

The following matrix summarizes the characteristics and define parameters for each of the streetscape and public realm types.

		EXTENSION ZONE	AMENITY ZONE	THROUGH ZONE	FRONTAGE ZONE	AMENITY ZONE PERMEABILITY	ON-STREET PARKING	LIGHTING	STREET TREES	MATERIAL PALETTE
ARTERIAL	SIGNATURE BOULEVARD	n/a	8'	12' - 20'	0' - 35'	Low	Not Allowed	Street, pedestrian and accent	Canopy	Palatte A
	PRIMARY AVENUE	0' - 8'	8'	10'	0' - 10'	Medium	Permitted	Street, pedestrian and accent	Standard	Palatte A
COLLECTOR	DISTRICT AVENUE	8' - 12'	6' - 12'	8' - 9'	0' - 30'	Medium	Permitted	Street, pedestrian and accent	Standard	Palatte B
	NEIGHBORHOOD CONNECTOR	0' - 8'	4' - 6'	4' - 6'	0' - 15'	High	Encouraged	Street and pedestrian	Standard	Palatte C
INTERNAL STREETS	CEREMONIAL STREET	8'	8'	8' - 10'	0' - 10'	High	Encouraged	Street, pedestrian and accent	Standard	Palatte A
	COURTYARD COMMONS	n/a	4' - 6' *	10' *	0' - 10'	High	Encouraged	Street, pedestrian and accent	Ornamental	Palatte B,C
	PEDESTRIAN VIADOR	n/a	n/a	n/a	n/a	n/a	n/a	Pedestrian and accent	Ornamental	Palatte A

PUBLIC REALM
STREETSCAPE

RIGHT-OF-WAY

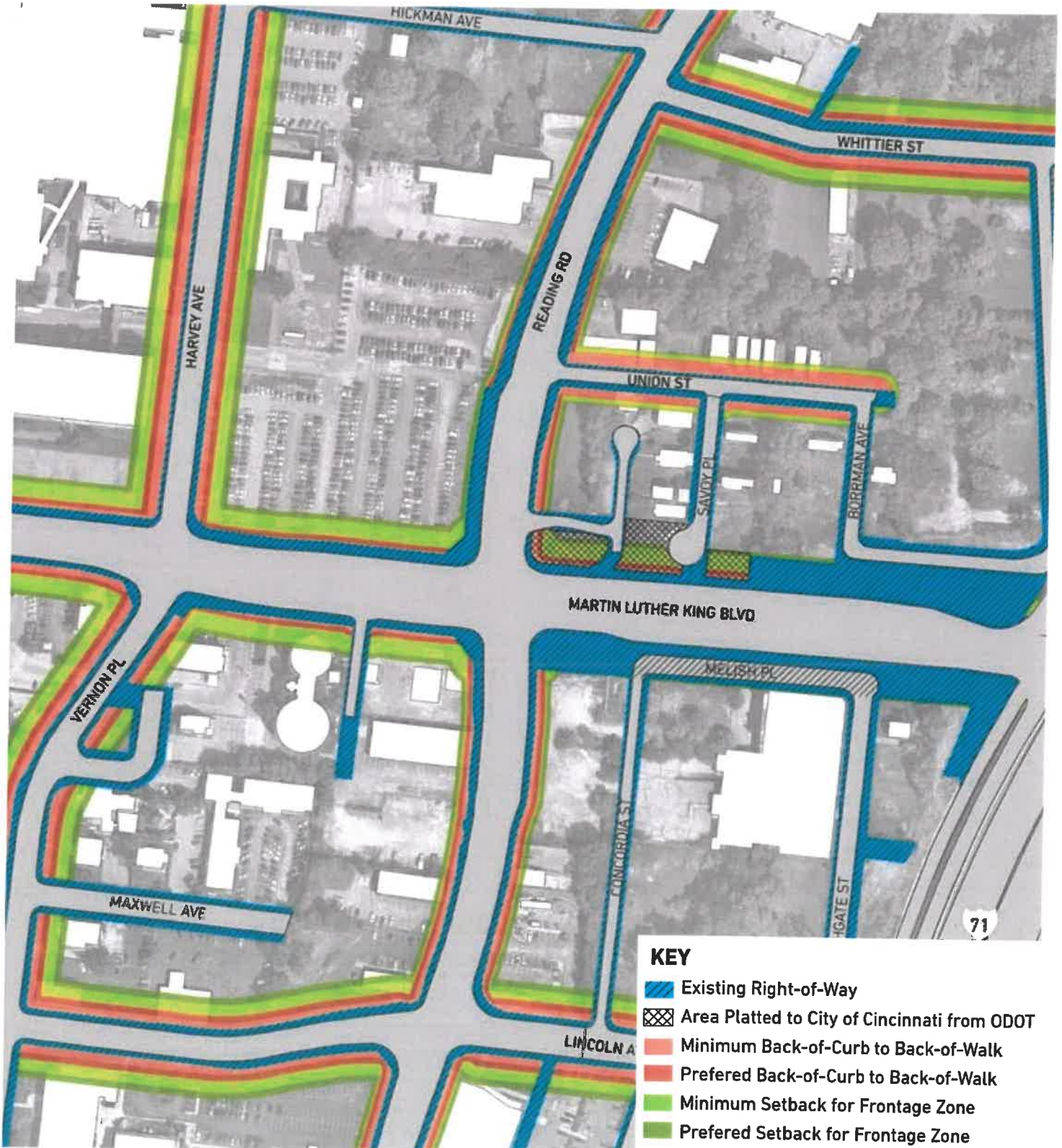
IMPLICATIONS OF THE RIGHT-OF-WAY

The amount of right-of-way necessary to achieve the streetscape hierarchy for the Uptown Innovation District varies depending upon the location within the district. This is because existing right-of-way varies along streets and blocks, and because the design of the street responds to its classification and location. As a result, there are areas within the district where additional right-of-way, streetscape easements, or private landowner partnerships will be necessary. Creating the appropriate and desired streetscape will require coordination and cooperation between public agencies, the city of Cincinnati, and private landowners. Because the four corners of the focus area are slated for complete transformation, it is possible to achieve this vision and meet the guidelines.

To provide a more detailed understanding of these issues, the desired streetscape hierarchy has been compared to the existing right-of-way. The map to the right highlights the existing right-of-way, and areas where additional ground will be needed to achieve the identified streetscape. Blue hatched areas highlight the existing right-of-way. Orange highlights the area where additional ground is needed to achieve the minimum identified streetscape. Red highlights the area needed to achieve the preferred identified streetscape. The combined blue, orange, and red areas are necessary to achieve the desired streetscape for the Uptown Innovation District. The green areas highlight the proposed building setback.

Note, these dimensions are based upon the Street and Streetscape Hierarchy.

PROPOSED RIGHT-OF-WAY/EASEMENT



SIGNATURE BOULEVARD

STREETSCAPE OVERVIEW

Martin Luther King Jr. Boulevard is Uptown's signature boulevard and the main east-west connector and entry way to the Innovation District. It is the signature gateway from the new I-71 interchange and must immediately establish a positive impression. It must also be made a comfortable pedestrian experience. To accomplish this along a wide, ten-lane corridor requires substantial, majestic street trees, a wide pedestrian throughway, and five-plus story development that frames the street. The preferred condition is a large tree planter zone (8') that buffers a combined bicycle and pedestrian multiuse way (15 ft.) and private frontage zone in front of new signature buildings. It is important to create a double-row of street trees on each side of MLK east of Reading and this can be achieved because the needed ground is publicly-controlled.

STREETSCAPE APPLICATION ZONES



STREETSCAPE DESIGN STANDARDS

EXTENSION ZONE N/A

AMENITY ZONE 8'

THROUGH ZONE 12' - 20'

FRONTAGE ZONE 0' - 35'

AMENITY ZONE PERMEABILITY LOW

ON-STREET PARKING NOT PERMITTED

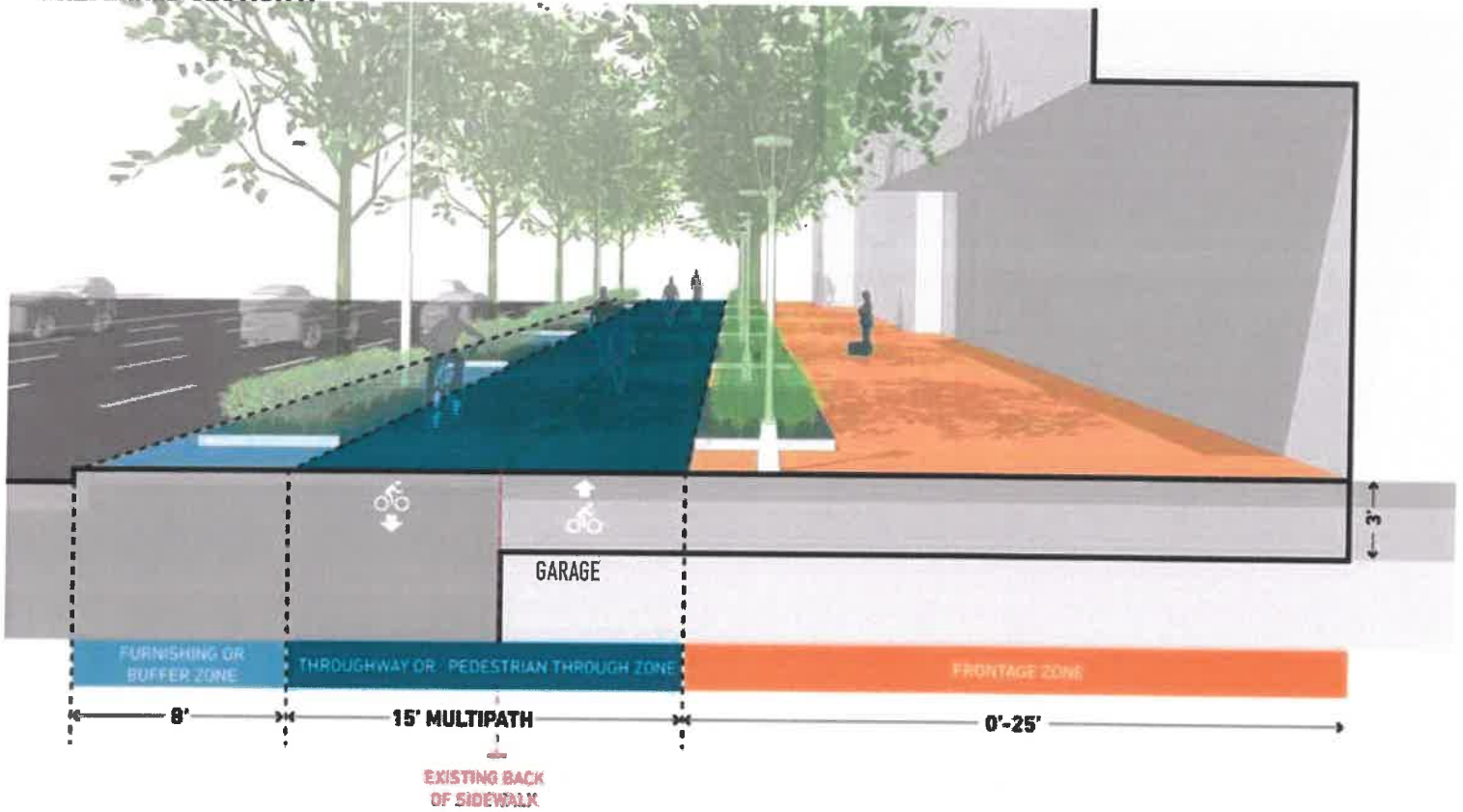
MATERIAL PALETTE PALETTE A
(SEE PAGE ##)

LIGHTING PALETTE #
(SEE PAGE ##)

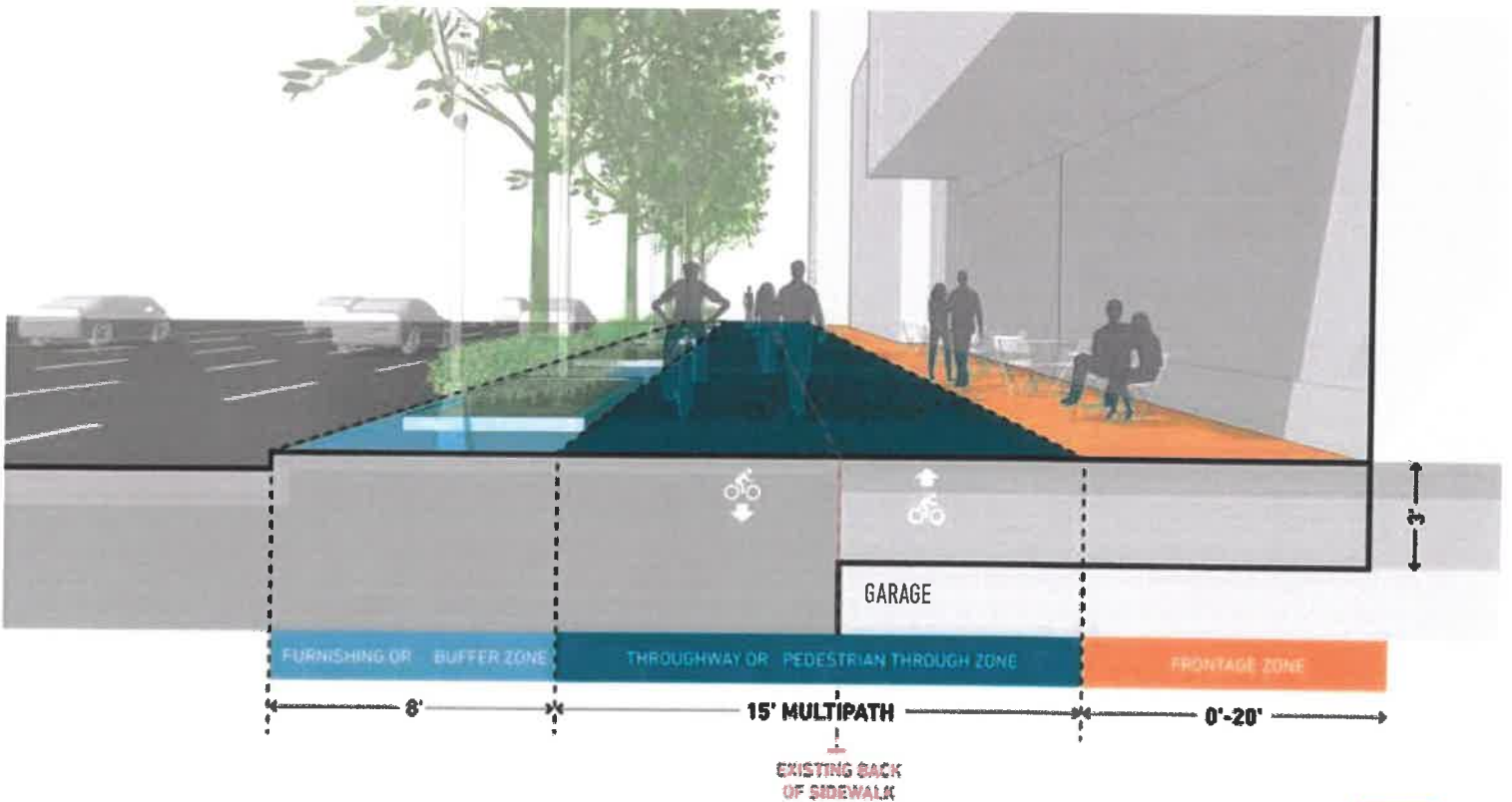
STREET TREES CANOPY
(SEE PAGE ##)

SIGNAGE PALETTE #
(SEE PAGE ##)

PREFERRED SECTION A



PREFERRED SECTION B



SIGNATURE BOULEVARD

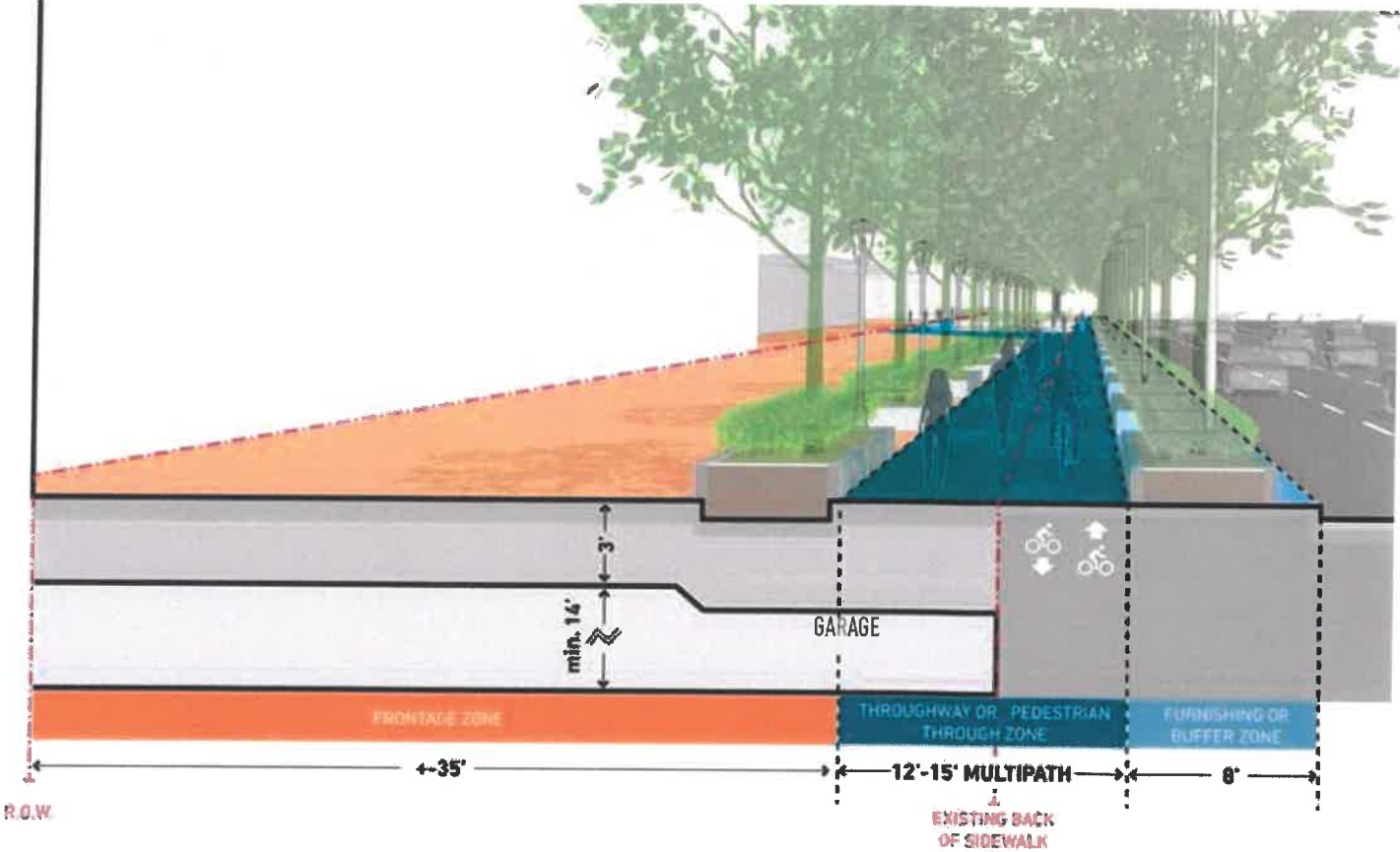
SPECIAL CONDITIONS - MELISH PLACE

The design of the south side of MLK Blvd. between I-71 and Reading Road is complicated by the presence of Melish Place. While this street can be abandoned and there is enough ROW to meet the Guidelines, below this street are substantial regional utilities that cannot be moved or substantially buried. As a result, this requires a special condition. On the roughly third of the block closest to Reading Road, the utilities can be buried, and the desired streetscape can be achieved. On the third closest to

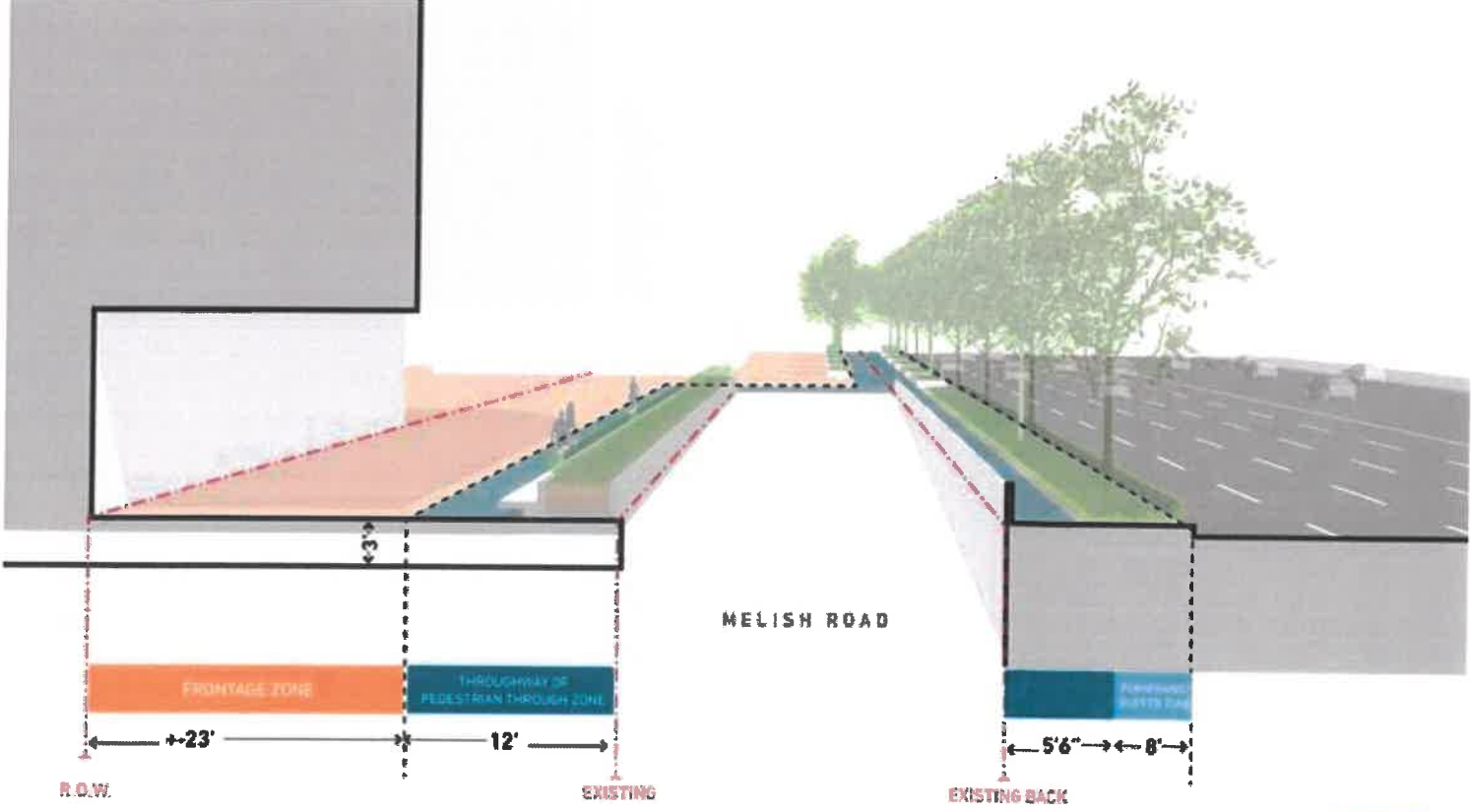
I-71, a cap or parking garage transfer slab should extend over the Melish easements and support the desired streetscape, with parking below that still allows access to the utilities (14' vertical clearance is required). In the middle third, where there is not enough height for a below grade structure, an opening can be provided, and the pedestrian sidewalk rerouted closer to the buildings. The buildings in this area can have recessed first floors to create a comfortable and engaging streetscape environment.



PREFERRED SECTION C.1



PREFERRED SECTION C.2

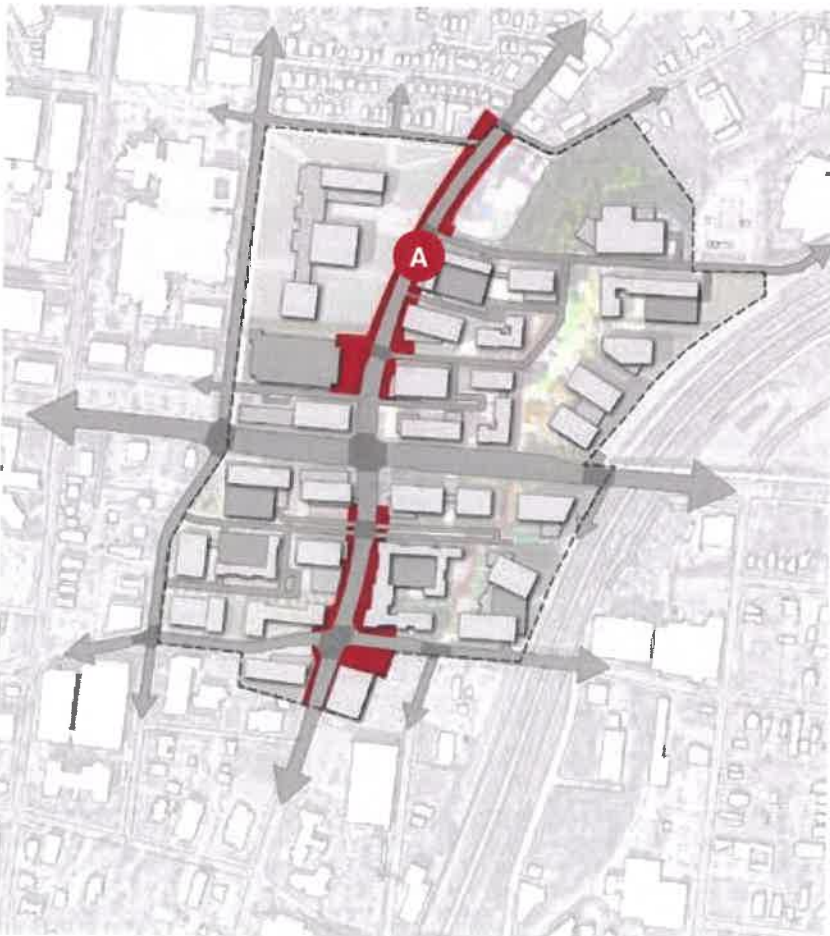


PRIMARY AVENUE

STREETSCAPE OVERVIEW

The primary avenue is the main north-south connector and is also a major entryway to the Innovation District. This six lanes corridor needs to be designed to provide a comfortable pedestrian experience. Buffering the wide street that is highly traveled is critical, this preferred condition is a large tree planter zone between the pedestrian zone and the street.

STREETSCAPE APPLICATION ZONES



STREETSCAPE DESIGN STANDARDS

EXTENSION ZONE 0' - 8'

AMENITY ZONE 8'

THROUGH ZONE 10'

FRONTAGE ZONE 0' - 10'

AMENITY ZONE PERMEABILITY MEDIUM

ON-STREET PARKING PERMITTED

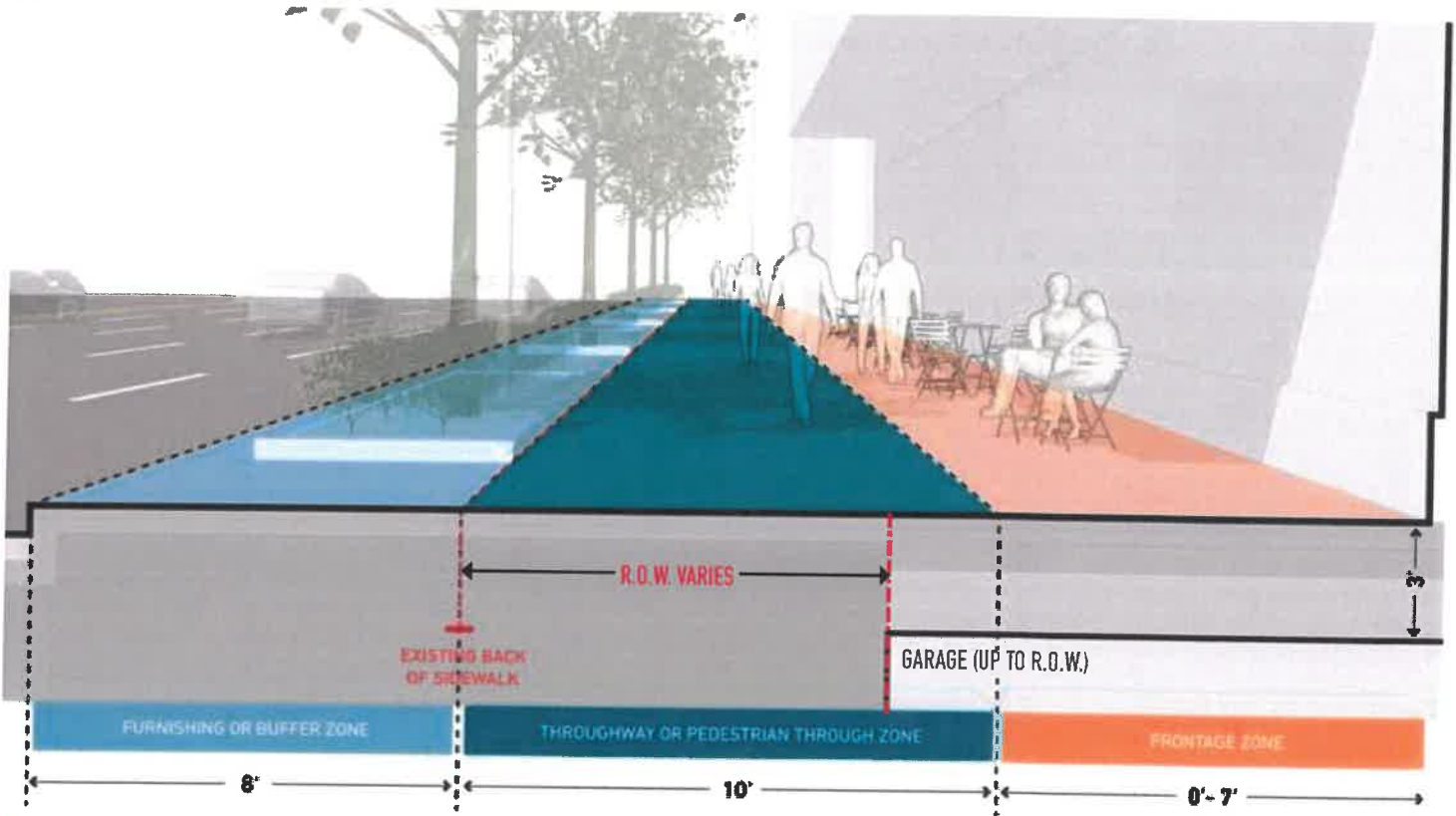
MATERIAL PALETTE PALETTE A
(SEE PAGE ##)

LIGHTING PALETTE #
(SEE PAGE ##)

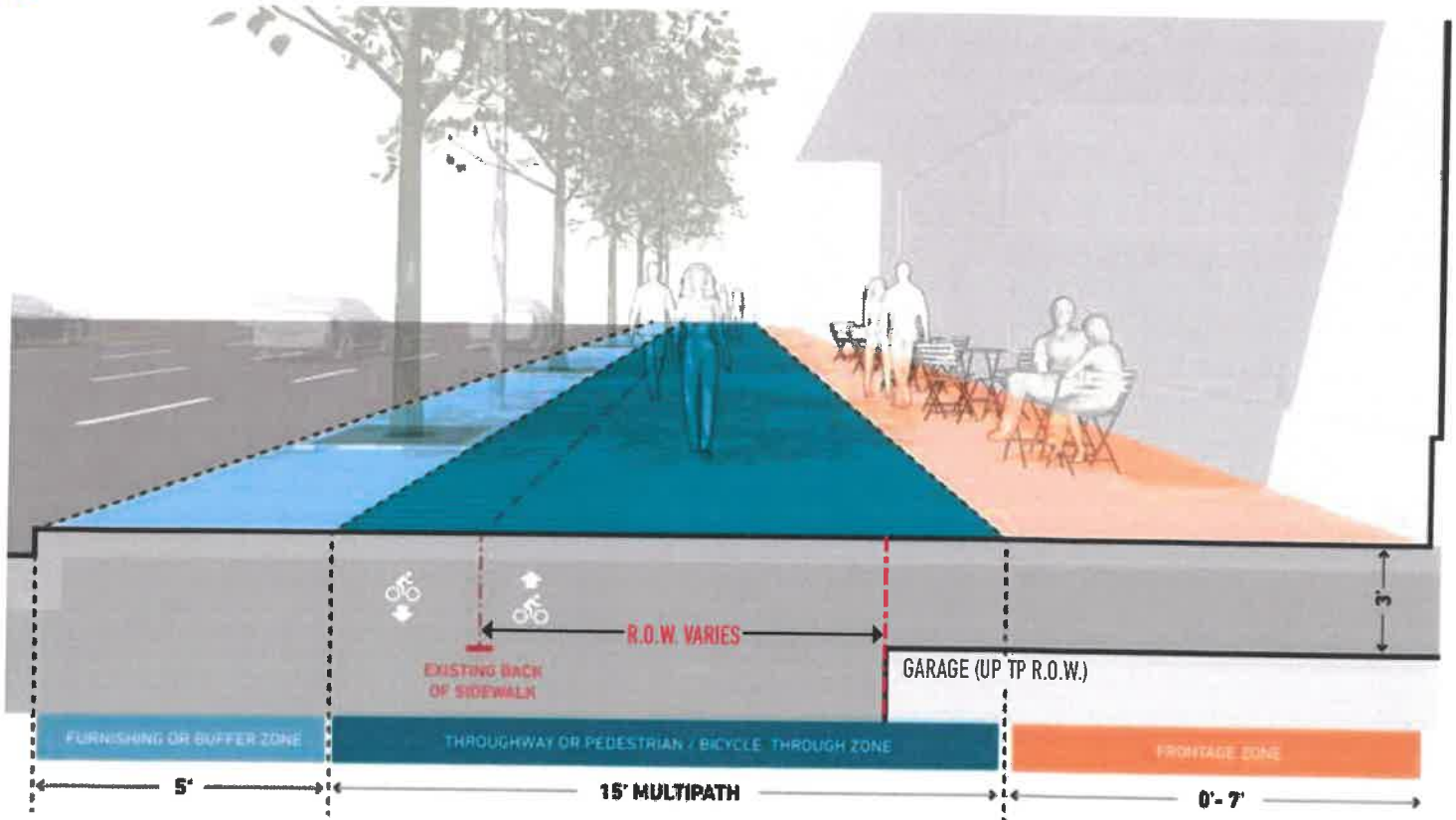
STREET TREES CANOPY
(SEE PAGE ##)

SIGNAGE PALETTE #
(SEE PAGE ##)

PREFERRED SECTION A



PREFERRED SECTION A - ALTERNATE

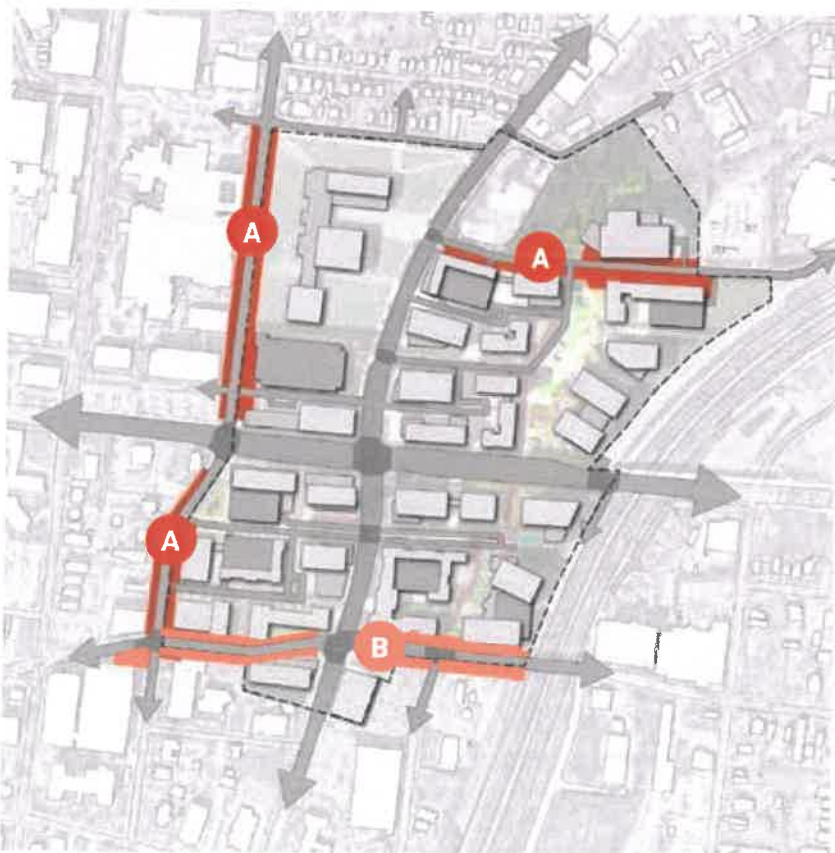


DISTRICT AVENUE

STREETSCAPE OVERVIEW

The district avenues are important district streets but are secondary to the signature boulevard and primary avenue. District avenues do not carry the vehicular volumes of those streets and therefore are generally four to five lane sections, often with off-peak on-street parking. Most have sidewalks adjacent to the curb. As the blocks along the edges of these streets redevelop, there is the opportunity to create dedicated parking, a moderate buffer zone with street trees, and curb extensions at intersections for pedestrian safety. Street trees location may need to be adjusted to the outboard side of the sidewalk depending on utility locations, though this is not preferred. Where traffic conditions allow, reducing street sections to two or three travel lanes with dedicated parking and/or bike lanes is recommended.

STREETSCAPE APPLICATION ZONES



STREETSCAPE DESIGN STANDARDS

EXTENSION ZONE 8' - 12'

AMENITY ZONE 6' - 12'

THROUGH ZONE 8' - 9'

FRONTAGE ZONE + 30'

AMENITY ZONE PERMEABILITY MEDIUM

ON-STREET PARKING PERMITTED

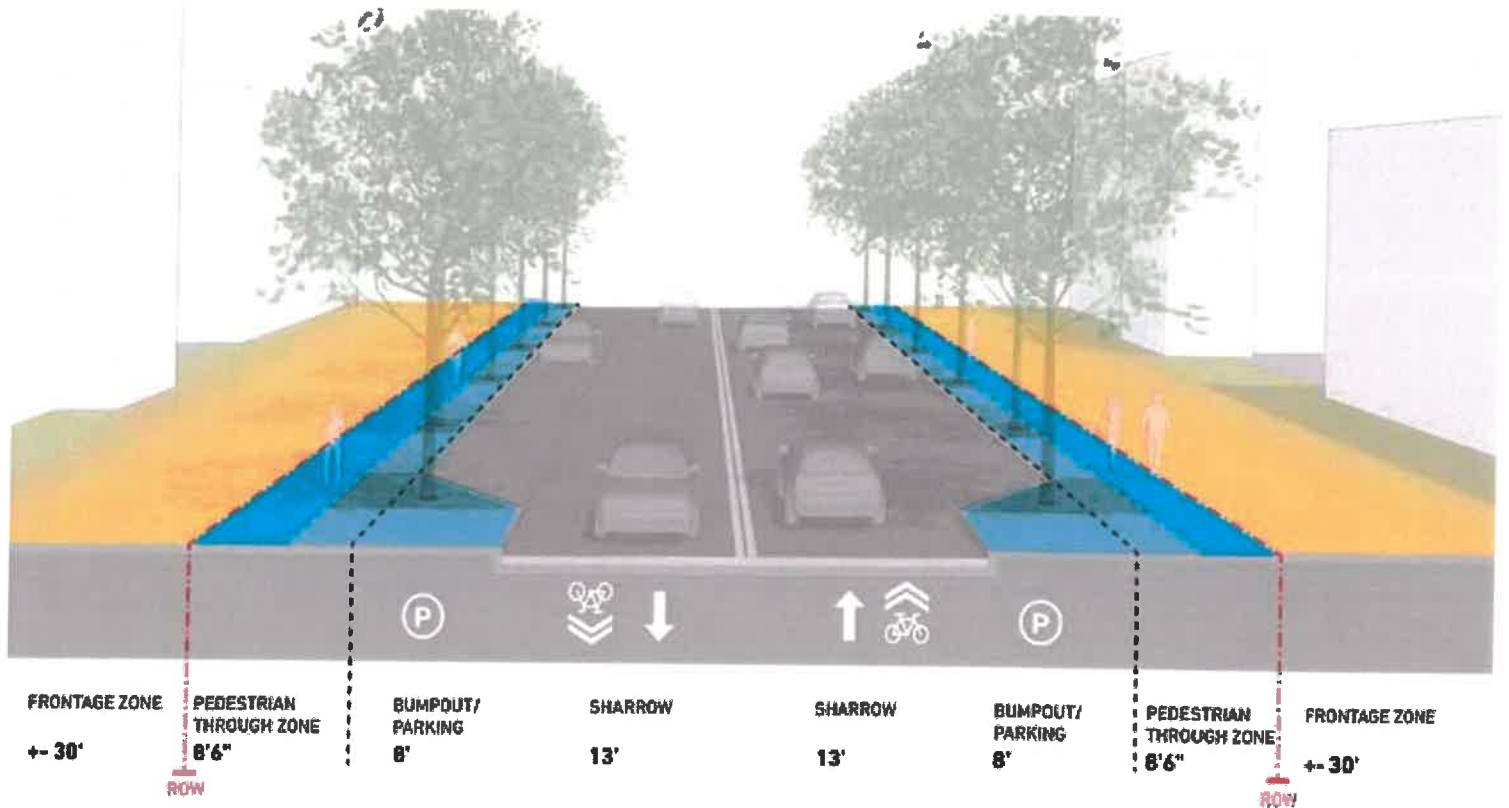
MATERIAL PALETTE PALETTE B (SEE PAGE ##)

LIGHTING PALETTE # (SEE PAGE ##)

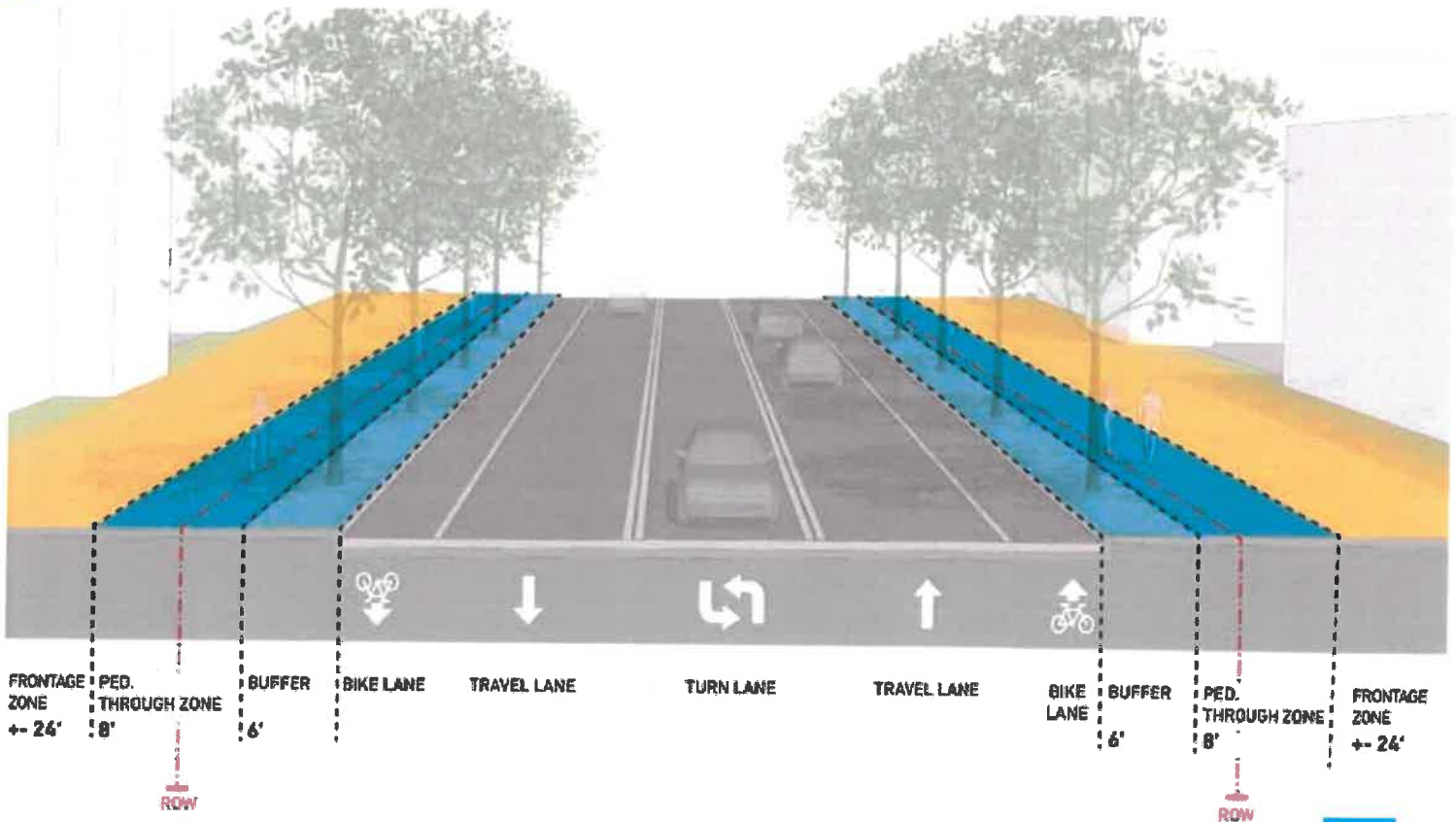
STREET TREES STANDARD (SEE PAGE ##)

SIGNAGE PALETTE # (SEE PAGE ##)

PREFERRED SECTION A



PREFERRED SECTION B

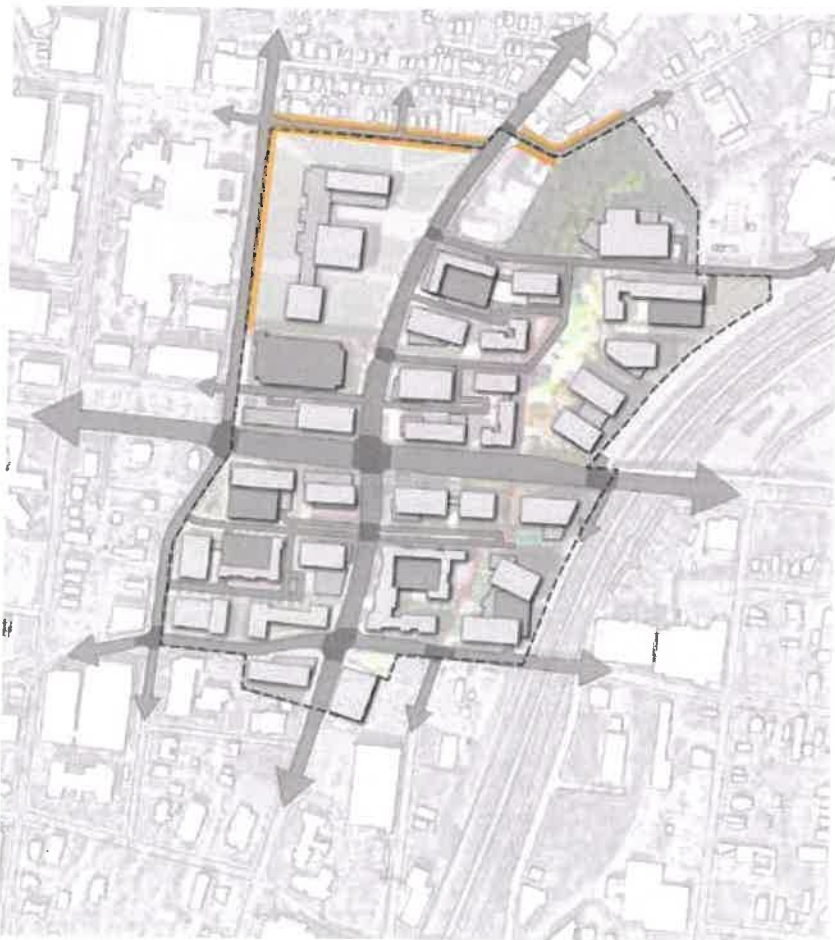


NEIGHBORHOOD CONNECTOR

STREETScape OVERVIEW

The neighborhood transition streets generally border existing residential areas and are smaller in scale with lower traffic volumes. The purpose of Neighborhood Connectors is to transition from the Innovation District back into the existing surrounding neighborhood. The preferred street condition is two travel lanes with dedicated on-street parking on one side of the street. This is similar to the existing condition. The desired streetscape is a moderate tree buffer zone that separates the pedestrian zone from the travel lanes and creates a tree-lined street.

STREETScape APPLICATION ZONES



STREETScape DESIGN STANDARDS

EXTENSION ZONE 0' - 8'

AMENITY ZONE 0' - 6'

THROUGH ZONE 4' - 6'

FRONTAGE ZONE +15'

AMENITY ZONE PERMEABILITY HIGH

ON-STREET PARKING ENCOURAGED

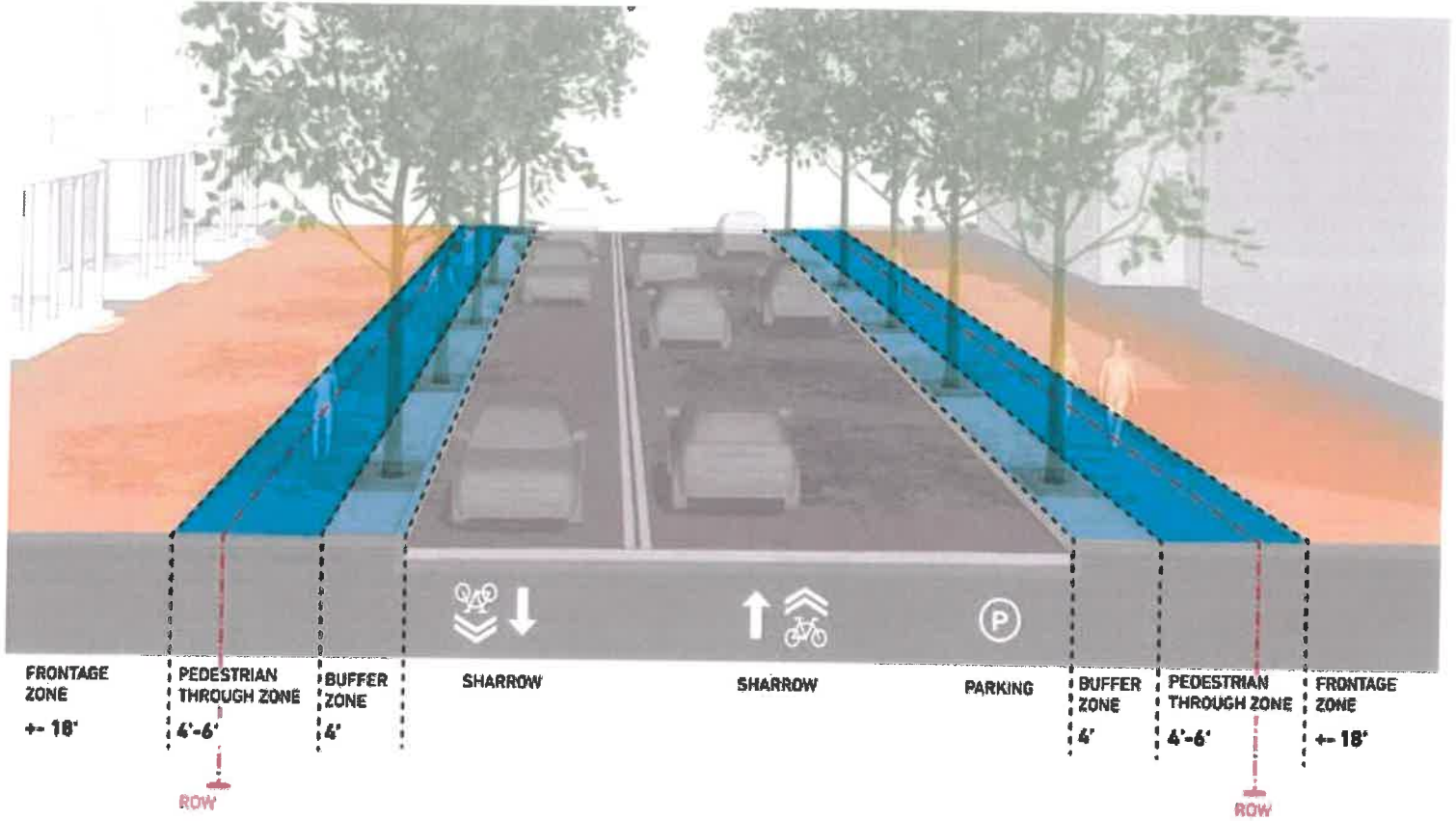
MATERIAL PALETTE PALETTE C
(SEE PAGE ##)

LIGHTING PALETTE #
(SEE PAGE ##)

STREET TREES STANDARD
(SEE PAGE ##)

SIGNAGE PALETTE #
(SEE PAGE ##)

PREFERRED SECTION A

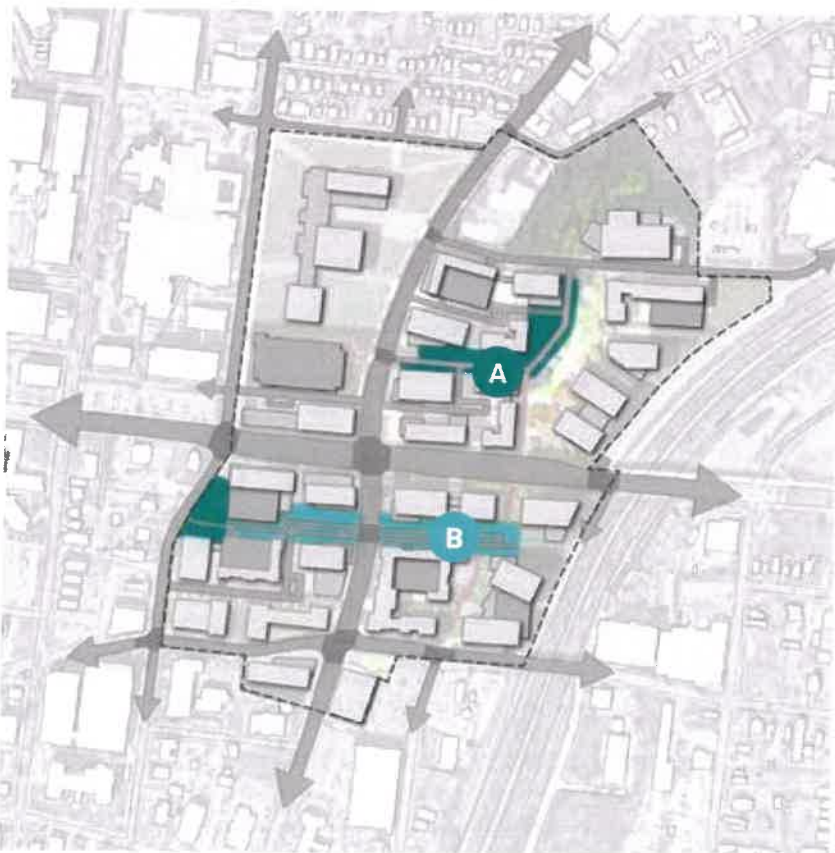


CEREMONIAL STREET

STREETSCAPE OVERVIEW

Ceremonial streets are new internal streets to the Uptown Innovation District blocks. These will likely be privately built and may remain private streets or be publicly dedicated. As such, they may take many forms. The guidelines' objectives for these streets is to create attractive and welcoming entrances into the development that are striking and visible from Reading Road. These streets should provide a sense of arrival for visitors into the internal parking and circulation system of the District. As such they are slow-speed streets and should be designed to be flexible spaces and encourage pedestrian connectivity across them. They could even include central gathering greens or plazas. Because they will be new roads, they can be designed with appropriate space for comfortable pedestrian walks and lush landscape.

STREETSCAPE APPLICATION ZONES



STREETSCAPE DESIGN STANDARDS

EXTENSION ZONE 0' - 8'

AMENITY ZONE 8'

THROUGH ZONE 8' - 10'

FRONTAGE ZONE 0' - 10'

AMENITY ZONE PERMEABILITY HIGH

ON-STREET PARKING ENCOURAGED

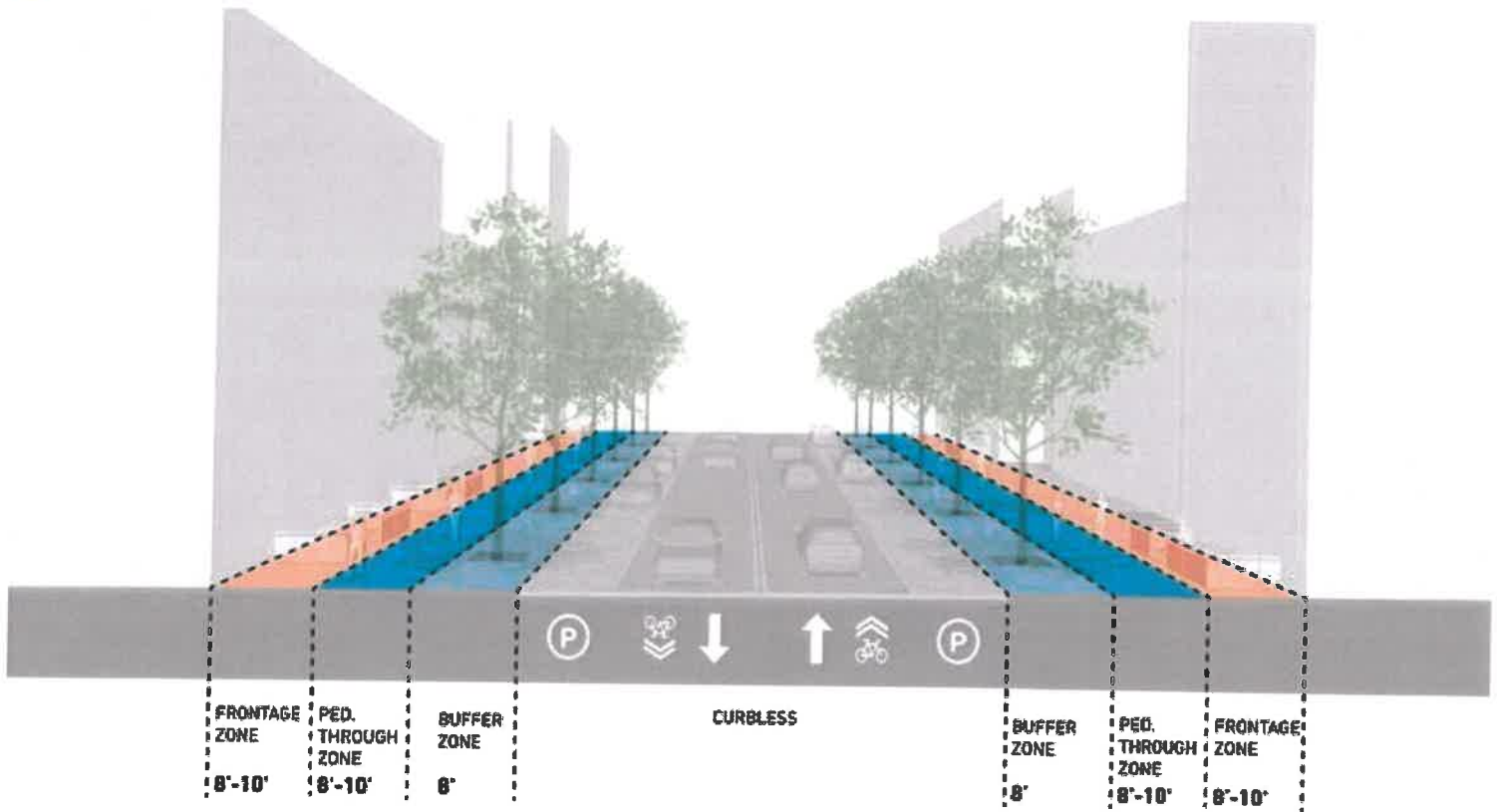
MATERIAL PALETTE PALETTE B (SEE PAGE ##)

LIGHTING PALETTE # (SEE PAGE ##)

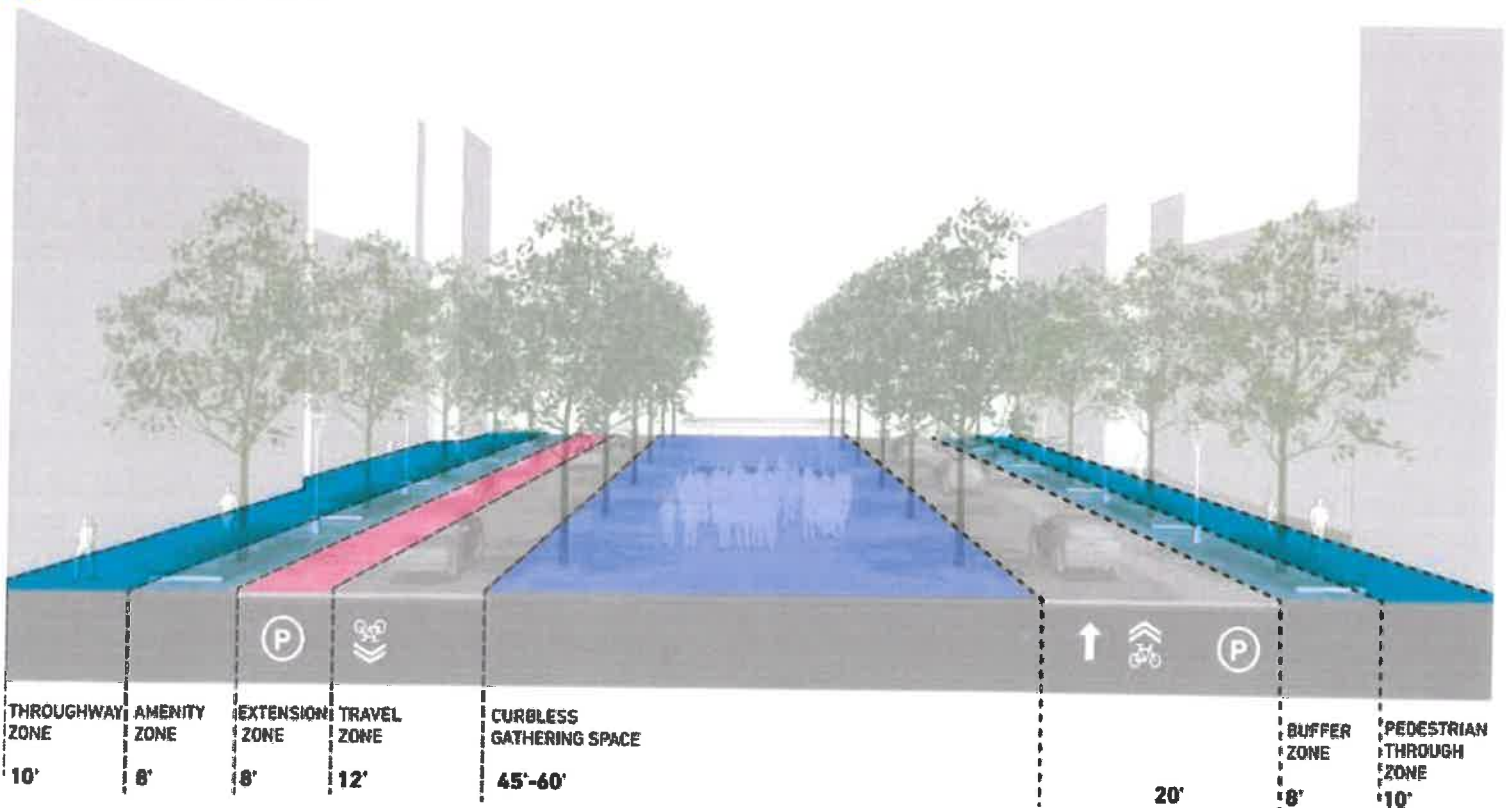
STREET TREES STANDARD (SEE PAGE ##)

SIGNAGE PALETTE # (SEE PAGE ##)

PREFERRED SECTION A



PREFERRED SECTION B

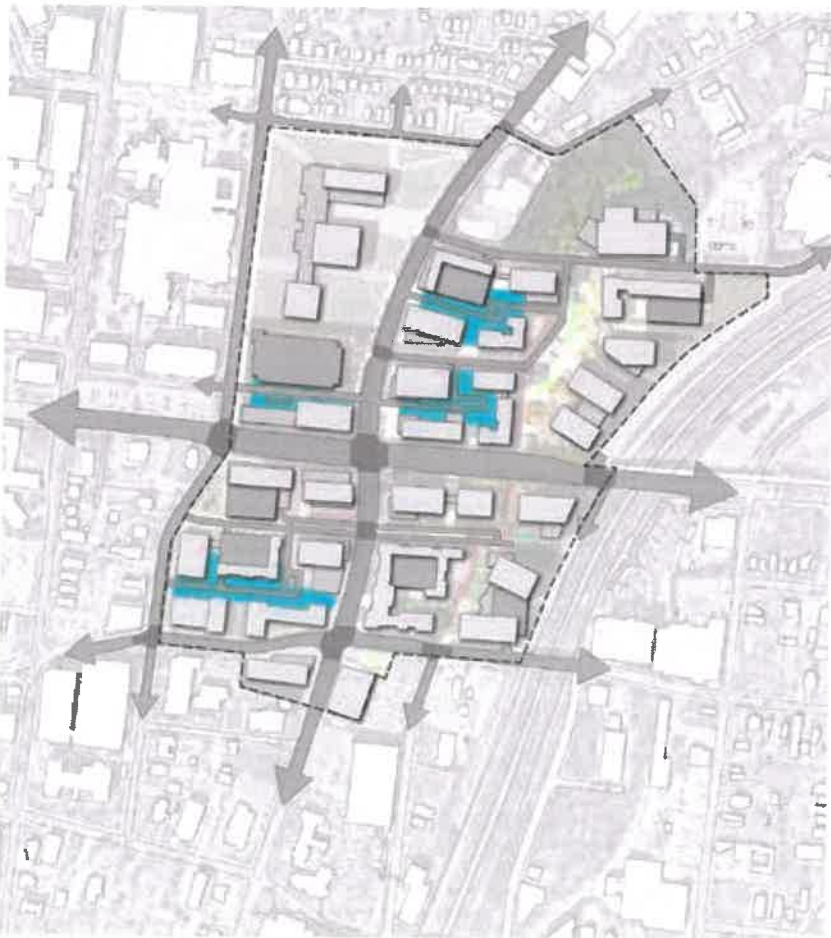


COURTYARD COMMONS

STREETSCAPE OVERVIEW

Courtyard Commons are primarily new private streets that allow access internal to the blocks and are primarily for access to individual buildings and parking. These streets do not serve through traffic. Although specifically for those working, living, or visiting the Innovation District, these streets should be built to public street standards including street pedestrian zones, tree amenity zones, and lighting. These will typically be narrow two-lane roads without parking, although parking could be included if desired. They can also be service alleys.

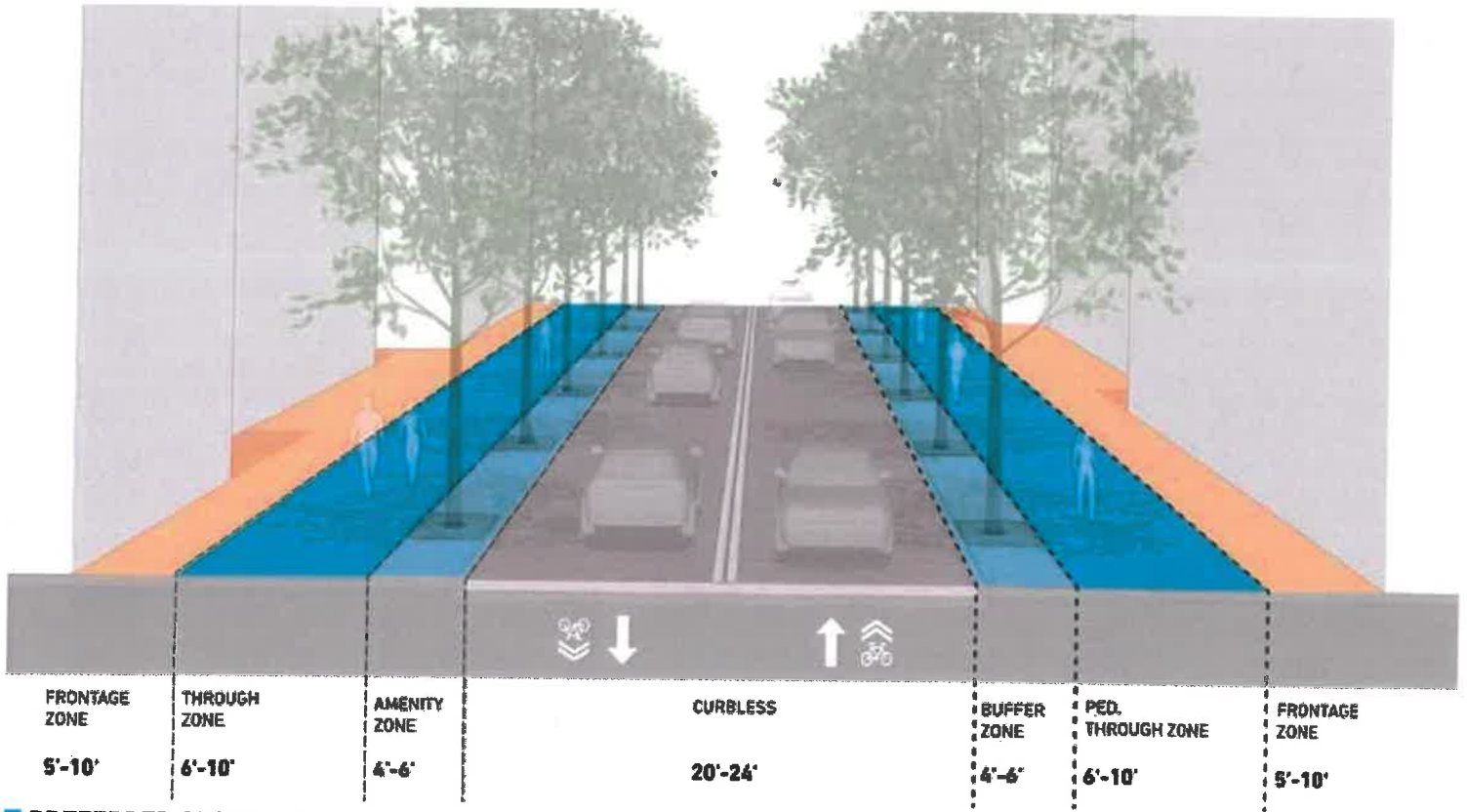
STREETSCAPE APPLICATION ZONES



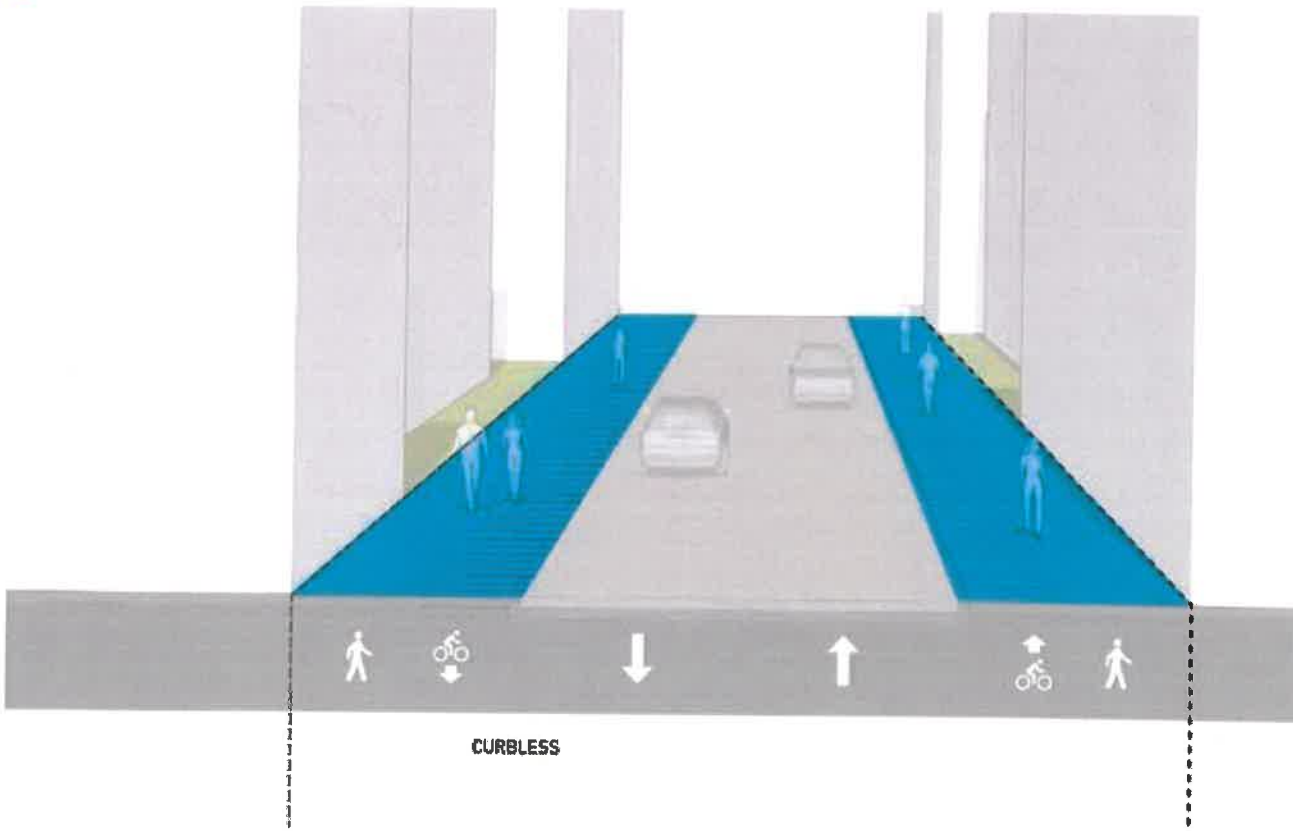
STREETSCAPE DESIGN STANDARDS

EXTENSION ZONE	N/A
AMENITY ZONE	4' - 6'*
THROUGH ZONE	10'*
FRONTAGE ZONE	0' - 10'
AMENITY ZONE PERMEABILITY	HIGH
ON-STREET PARKING	ENCOURAGED
MATERIAL PALETTE	PALETTE B (SEE PAGE ##)
LIGHTING	PALETTE # (SEE PAGE ##)
STREET TREES	ORNAMENTAL (SEE PAGE ##)
SIGNAGE	PALETTE # (SEE PAGE ##)

PREFERRED SECTION A



PREFERRED SECTION B

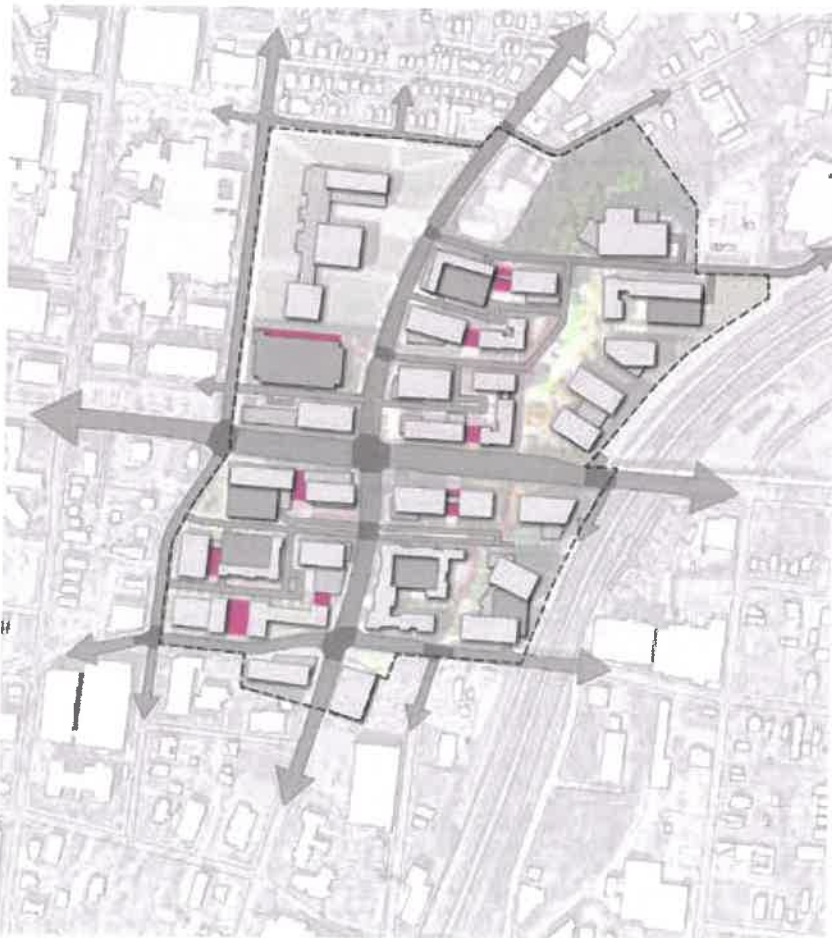


PEDESTRIAN VIADOR

STREETSCAPE OVERVIEW

The pedestrian viadors are critically important to provide pedestrian access from the surrounding streets through the blocks and between developments within the Innovation District. They help to break down the overall size of the district's blocks and should be used to prevent buildings from becoming too long or imposing. These pedestrian viadors should be designed to feel safe and inviting for pedestrians and should be well lit. Viadors are part of what caters to the walkable, mixed-use nature of innovation districts.

STREETSCAPE APPLICATION ZONES



PASSAGEWAY

Passive pedestrian connections. Throughway or contemplation spaces.

ACTIVATION & PROGRAMING

Active pedestrian environment through activation and programing. Brings the community together to experience and exchange ideas.

PEDESTRIAN VIADOR BENCHMARKS

PASSAGEWAY



ACTIVATION & PROGRAMING

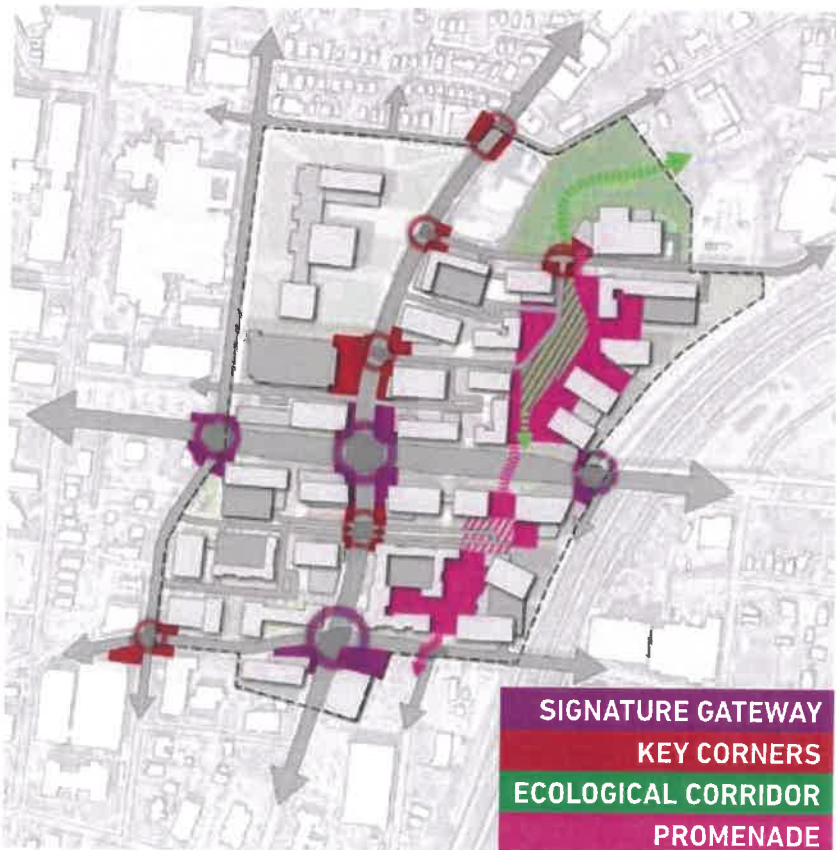


PLACES FOR STAYING

OVERVIEW

Great places are anchored by a variety of elements that appeal to the human condition and scale. They are often unique and defining to the place. One potential defining character of the Uptown Innovation District is the “ecological corridor.” This is an opportunity to incorporate the natural ravine that bifurcates the east side of the district and could even serve as a connection to the Wasson Way trail network. It could be extended as a signature promenade through the southern quarter of the district. Other opportunities include defining key corners as gateways and places for activity; as well as the creation of signature plazas to foster special events, gathering, and interaction. Connecting to nature, neighbors, and those one would not otherwise meet should be hallmarks of the Uptown Innovation District.

GREAT PLACES



SIGNATURE PLAZAS

Ample setbacks at significant intersections. Commercial activity should also be focused on these nodes.

KEY CORNERS

Smaller plazas centered on key corners as well as areas fronting buildings which generate significant pedestrian traffic.

ECOLOGICAL CORRIDOR

Preserve natural features and systems. Allow for recreational trails. Provide alternative connection to district from Wasson Way.

PROMENADE

Incorporate nature into hardscape. Will allow for physical and visual north-south connections to the Ecological Corridor as well as east-west connectivity.

BENCHMARKS

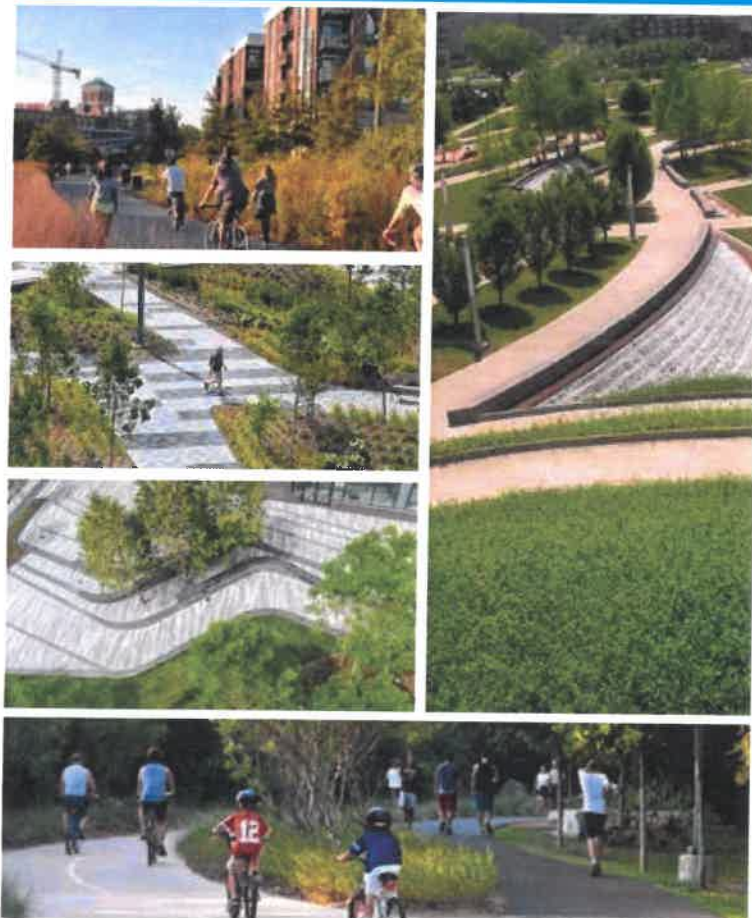
SIGNATURE PLAZAS



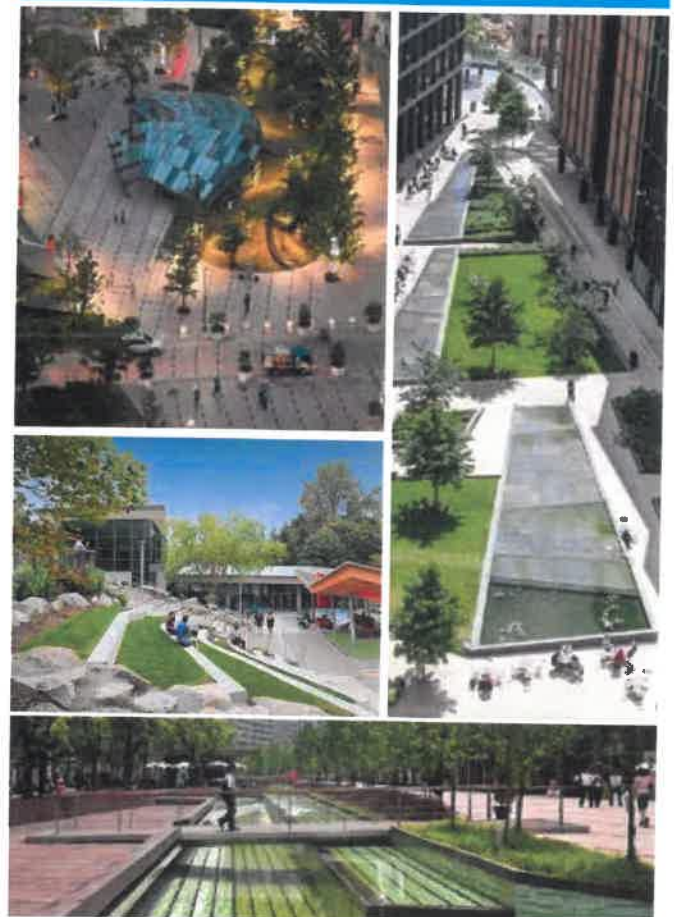
KEY CORNERS



ECOLOGICAL CORRIDOR



PROMENADE



MATERIAL PALETTE

PALETTE A

PALETTE A OVERVIEW

The Uptown Innovation District must prioritize architectural and landscape design, material, and construction quality along key streets to reinforce Uptown's identity as a leading innovation district. The building architecture of the district is expected to be a high-quality, modern design that reflects the image of the innovation corridor. This includes transparency, articulation, shading, form, materials, and other elements that link indoor and outdoor spaces to create a vibrant urban character.

The streetscape must reflect this and establish the foundational character of the district. The palette of materials and components should be modern, clean, durable, forward-looking, and sustainable. The signature and primary streets and gateways of the district must have particular emphasis of the highest quality materials and engaging design.

Palette 'A' consists of the highest quality materials including signature and custom design furnishings. Primary use along the arterials and more visible streets within the Innovation District as indicated in the matrix.

PRIMARY HARDSCAPE



ACCENT MATERIAL



CURBS



PAVER CROSSING



STREET FURNITURE



SEATING



PLANTINGS



LANDSCAPED EDGE



PALETTE B

PALETTE A OVERVIEW

Palette 'B' is complementary to Palette 'A' and reflects similar high quality. Includes clean design and premium and customizable furnishings. Land

Its intended use is along the collector streets, particularly the District Avenues, within the Innovation District as indicated in the matrix.

PRIMARY HARDSCAPE



ACCENT MATERIAL



CURBS

GRANITE CURB



CONCRETE CURB



CROSSINGS

PAVERS CROSSING



THERMOPLASTIC CROSSING



STREET FURNITURE



CLEAN DESIGN



SEATING



PREMIUM/CUSTOMIZED SEATING



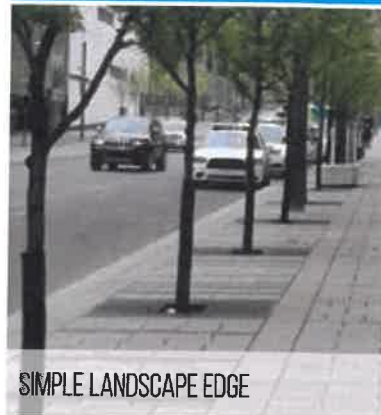
PLANTINGS



HARDY PLANTINGS/SEASONAL PLANTINGS



LANDSCAPED EDGE



SIMPLE LANDSCAPE EDGE



PALETTE C

PALETTE A OVERVIEW

Palette 'C' is a simplified version of palettes 'A' and 'B'. Includes clean and simple design, standard furnishings and low maintenance landscaping. Its primary use is along the Neighborhood Connector streets at the neighborhood edges of the Innovation District, as indicated in the matrix.

PRIMARY HARDSCAPE



ARCHITECTURAL FINISH CONCRETE

ACCENT MATERIAL



TOP SEEDED CONCRETE

CONCRETE UNIT PAVERS

CURBS

CONCRETE CURB



CROSSINGS

STANDARD STRIPPING



STANDARD THERMOPLASTIC



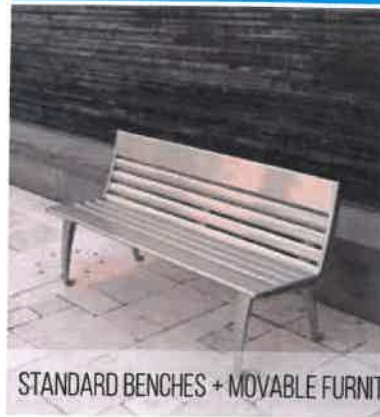
STREET FURNITURE



SIMPLE/BASIC DESIGN



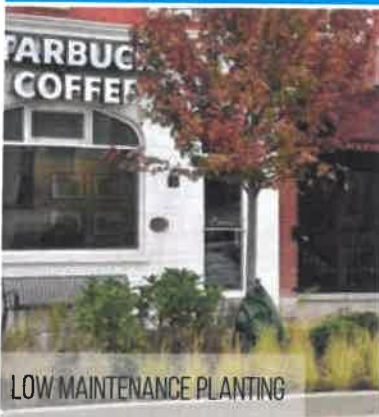
SEATING



STANDARD BENCHES + MOVABLE FURNITURE



PLANTINGS



LOW MAINTENANCE PLANTING



LANDSCAPED EDGE



OPEN PLANTER



LIGHTING

OVERVIEW

Lighting and the character of the related fixtures and poles reinforces the district identity and helps create special, memorable experiences. Sleek, timeless fixtures have been selected for the Uptown Innovation District. The street lights complement those that already exist along the central Uptown section of MLK Boulevard.

In addition to consistently spaced and placed street lights, appropriate and thorough pedestrian lighting contributes to a safe and comfortable pedestrian environment. Distinctive pedestrian lights could be used to highlight retail and gathering places within the district. Likewise, additional accent lights, bollard lights, catenary lights and other artistic lighting are encouraged to activate public spaces and outdoor dining areas.



LIGHTING STANDARDS

STREET LIGHTING

- Pavement illumination
- Glare (75-90 degrees)
- Illumination uniformity
- Vertical object illumination
- Higher illumination levels
- Coordinate color temperatures for all
- 20'-30' tall

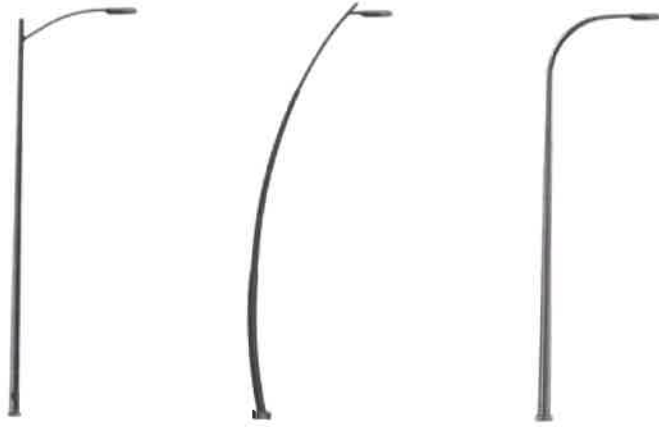
PEDESTRIAN LIGHTING

- Daytime appearance of fixture
- Glare (0-75 degrees)
- Diffused horizontal illuminance patterns
- Warm light color — outdoor dining
- 2700k LED all other others 3000-3500k LED
- Lower illumination levels
- 10'-15' tall

ACCENT LIGHTING

- Various types
- Artistic
- Uploight/Downlight
- Placemaking

STREET LIGHTING



PEDESTRIAN LIGHTING



ACCENT LIGHTING



LANDSCAPE

STREET TREES

Trees and landscaping are critically important to the creation of great streets. In fact, few streets can be great without them. Street trees and landscape help to balance the modern design and aesthetic of innovation districts and introduce nature and sustainability into the corridors.

In addition to the environmental and aesthetic quality improvements, trees and lush landscaping have been shown to have positive effects on consumer behavior in business districts. Across multiple studies, consumers are more likely to stay longer, visit more often, and spend more money in business districts that feature high quality streetscapes.

Street trees in particular must be carefully selected and placed within street corridors to coordinate with utility, lighting, and clear zone requirements. Street tree species have been selected that are tolerant of urban environments and have a high canopy that not only provides needed shade and comfort for pedestrians, but also allows for better visibility of storefronts and signage. Careful attention to design must be made to ensure that street trees are planted in appropriate, quality soils with ample volume to improve longevity and health. Following initial planting, they will need to be properly limbed and maintained to ensure they become high canopy trees.

GENERAL SELECTION CRITERIA

- + USDA Plant Hardiness to Zone 5
- + Adaptable to a variety of soil conditions, pH 6.6
- + Native or indigenous, if possible
- + Relatively disease free or resistant cultivar
- + Strong, withstands winds and ice
- + Easy to transplant

SOIL DEPTHS

Trees are recommended based upon their potential size at maturity and the available soil volumes where they are to be planted. Based on best practices, large street tree canopy require 1200-1500 cubic feet (CF) of soil, small street trees 800-1000 CF, and ornamental trees 600-800 CF.

LANDSCAPE MATRIX

The following matrix summarizes the different landscape components' characteristics:

	HEIGHT	WIDTH	SIZE	SPACING	SOIL DEPTH
LARGE STREET TREES	50'-75'	30'-60'	4" caliper minimum	approx. 30-40'	36"
SMALL STREET TREES	25'-45'	15'-35'	4" caliper minimum	approx. 30'	30"
ORNAMENTAL TREES	20'-25'	10'-20'	15' height, multi-stem		24" min.
SHRUBS	12"-60"	24"	#5 CONT. or B&B	36"-48" O.C.	18" min.
VINES, & GROUNDCOVERS	6"-18"	NA	#1, #2, #3 CONT.	4"-12" O.C.	12" min.
GRASSES & PERENNIALS	6"-30"	12"-30"	PEAT POT OR #1 CONT.	12"-18" O.C.	18" min.

LARGE STREET TREES

NORTHERN RED OAK



Quercus rubra

Size: 60' Height, 60' Width

Flowers: Inconspicuous

Fall Color: Brilliant Red

Size: 4" Caliper Minimum planted size, 6" recommended. Larger planted size preferred for high visibility areas.

LONDON PLANETREE



Platanus x acerifolia

Size: 60' Height, 40' Width

Flowers: Inconspicuous

Fall Color: Yellow/Brown

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

TULIP POPLAR



Liriodendron tulipifera L.

Size: 70' Height, 35' Width

Flowers: Yellow, Showy

Fall Color: Orange/Yellow

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

PIN OAK



Quercus palustris

Size: 60' Height, 30' Width

Flowers: Inconspicuous

Fall Color: Brilliant Red

Size: 4" Caliper Minimum planted size, 6" recommended. Larger planted size preferred for high visibility areas.

PRINCETON ELM



Ulmus americana 'Princeton'

Size: 50' Height, 35' Width

Flowers: Insignificant

Fall Color: Yellow

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

SMALL STREET TREES

RED RAGE TUPELO



Nyssa sylvatica 'Red Rage'

Size: 35' Height, 20' Width

Flowers: Inconspicuous

Fall Color: Brilliant Red

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

SKYLINE HONEYLOCUST



Gleditsia triacanthos var. inermis 'Skyline'

Size: 45' Height, 35' Width

Flowers: Yellow, inconspicuous

Fall Color: Golden Yellow

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

PRINCETON SENTRY GINKGO



Ginkgo biloba 'Princeton Sentry'

Size: 40' Height, 15' Width

Flowers: Green

Fall Color: Yellow

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

FRONTIER ELM



Ulmus (carpinifolia x parvifolia)
'Frontier'

Size: 30' Height, 20' Width

Flowers: Inconspicuous

Fall Color: purple-red

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

SUN VALLEY RED MAPLE



Acer rubrum 'Sun Valley'

Size: 30' Height, 20' Width

Flowers: Inconspicuous

Fall Color: Brilliant Red

Size: 4" Caliper Minimum planted size. Larger planted size preferred for high visibility areas.

LANDSCAPE TREES

WHITESPIRE BIRCH



Betula populifolia 'Whitespire'

Size: 30' Height, 20' Width

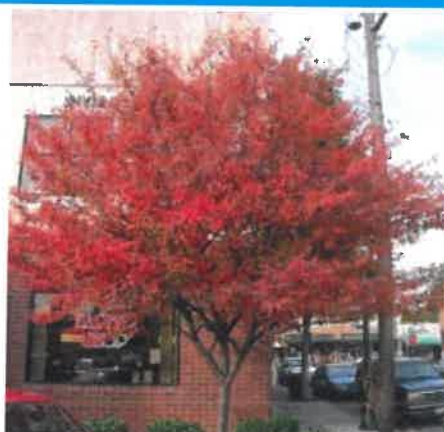
Flowers: Yellow (male), Green (female)

Fall Color: Yellow

Size: 15' height single or multi-stem. Larger planted size preferred for high visibility areas.

Note: For use in high visibility landscape areas or large planters

AUTUMN BRILLIANCE SERVICEBERRY



Amelanchier x grandifolia

Size: 20' Height, 15' Width

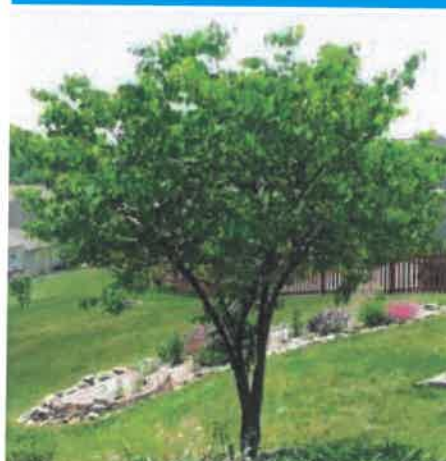
Flowers: White

Fall Color: Bright Red

Size: 15' height single or multi-stem. Larger planted size preferred for high visibility areas.

Note: For use in high visibility landscape areas or large planters

EASTERN REDBUD



Cercis canadensis

Size: 20' Height, 25' Width

Flowers: Purple

Fall Color: Bright Red

Size: 15' height single or multi-stem. Larger planted size preferred for high visibility areas.

Note: For use in high visibility landscape areas or large planters

SHRUBS

GROW LOW SUMAC



Rhus aromatica 'Gro-Low'

Size: #3 CONT, 24" Height, 24" Width

Flowers: Insignificant

Fall Color: Red

Spacing: 30" O.C.

EVERLOW YEW



Taxus x media 'Everlow'

Size: 18" Height, 24" Width

Flowers: Insignificant

Fall Color: Green

Spacing: 24" O.C.

DWARF KOREAN LILAC



Syringa meyeri 'Palibin'

Size: #5 CONT, 5' Height, 5' Width

Flowers: Insignificant

Fall Color: Pink

Spacing: 36" O.C.

SHRUBS

PRAGUE VIBURNUM



Viburnum x pragense

Size: B&B, 12" Height,
Flowers: White
Fall Color: NA
Spacing: 36" O.C.

OAKLEAF HYDRANGEA

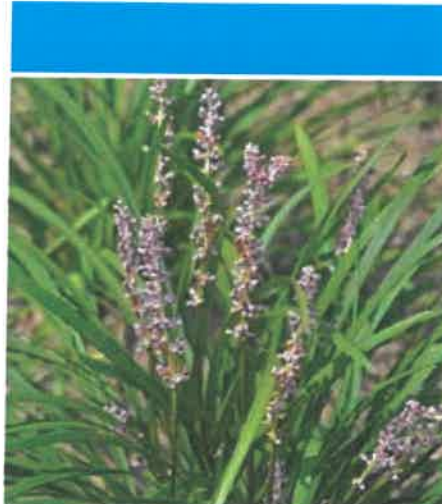


Hydrangea quercifolia 'sikes dwarf'

Size: B&B, 36" Height
Flowers: White
Fall Color: Red
Spacing: 30" O.C.

GRASSES, VINES, & GROUNDCOVERS

BIG BLUE LILYTURF



Liriope muscari 'Big Blue'

Size: #1 CONT, 18" Height

Flowers: Blue

Fall Color: Green

Spacing: 15" O.C.

GREEN SHEEN PACHYSANDRA



Pachysandra terminalis 'green sheen'

Size: #1 CONT, 10" Height

Flowers: Light Purple

Fall Color: Green

Spacing: 15" O.C.

LITTLE KITTEN DWARF MAIDEN GRASS



Miscanthus sinensis 'Little Kitten'

Size: #2 CONT, 3' Height,

24"-30" Width

Flowers: Tan

Fall Color: Bronze

Spacing: 18" O.C.

GRASSES, VINES, & GROUNDCOVERS

KARLEY ROSE FOUNTAIN GRASS



Pennisetum orientale
'Karley Rose'

Size: #3 CONT, 24" Height
Flowers: Pink
Fall Color: Bronze
Spacing: 18" O.C.

SHENANDOAH RED SWITCH GRASS



Panicum virgatum
'Shenandoah'

Size: #2 CONT, 3' Height
Flowers: Pink
Fall Color: Burgundy
Spacing: 24" O.C.

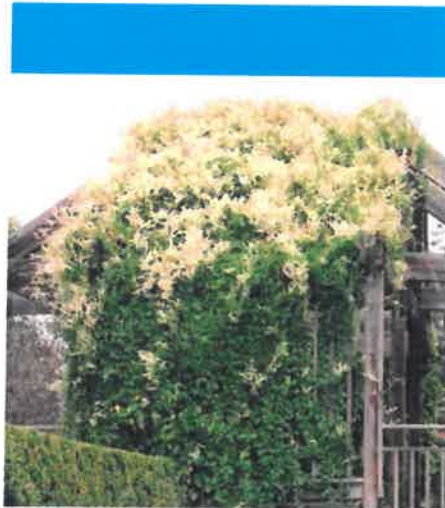
PRAIRIE DROPSEED



Sporobolus heterolepis

Size: #2 CONT, 15" Height
Flowers: Tan
Fall Color: Orange
Spacing: 15" O.C.

SILVER LACE VINE



Polygonum aubertii

Size: #2 CONT, 6" Height
 Flowers: White
 Fall Color: N/A, Semi-Evergreen
 Spacing: 24" O.C.
 Note: Aggressive Vine for Vertical Surfaces, will grow to 25-30'.
 Drought tolerant

BOSTON IVY



Parthenocissus tricuspidata
 'Veitchii'

Size: #2 CONT, 6" Height
 Flowers: Inconspicuous
 Fall Color: Deep Red
 Spacing: 24" O.C.
 Note: Aggressive Vine for Vertical Surfaces, will grow to 25-40'.
 Drought tolerant

BALTIC IVY



Hedera helix 'Baltica'

Size: Peat pots, 6" length
 Flowers: Inconspicuous
 Fall Color: Evergreen/bronze
 Spacing: 4" O.C.
 Note: Aggressive Vine for Vertical Surfaces, will grow to 25-40'.
 Drought tolerant

PERENNIALS

GOLDSTURM RUDBECKIA



Rudbeckia fulgida 'Goldsturm'

Size: #2 CONT, 30" Height

Flowers: Yellow

Fall Color: N/A

Spacing: 15" O.C.

Note:

LITTLE SPIRE RUSSIAN SAGE



*Perovskia atriplicifolia
'Little Spire'*

Size: #2 CONT, 18" Height

Flowers: Purple

Fall Color: N/A

Spacing: 18" O.C.

Note:

WHITE SWAN PURPLE CONEFLOWER



*Echinacea purpurea
'White Swan'*

Size: #2 CONT, 18" Height

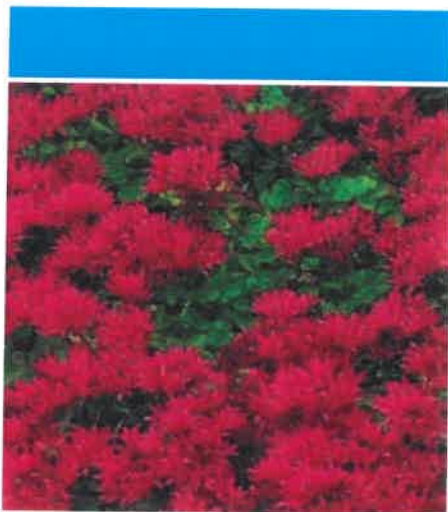
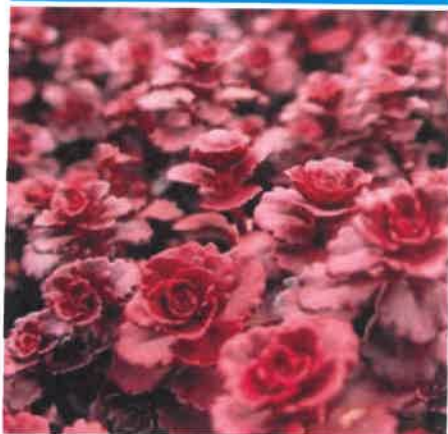
Flowers: Salmon, White

Fall Color: N/A

Spacing: 18" O.C.

Note:

DRAGON'S BLOOD STONECROP



Sedum spurium
'Dragon's Blood'

Size: #2 CONT, 6" Height

Flowers: Red

Fall Color: Burgundy

Spacing: 12" O.C.

Note:

WINEBERRY CANDY DAYLILY



Hemerocallis
'Wineberry Candy'

Size: #2 CONT, 18" Height

Flowers: Red/Yellow

Fall Color: None

Spacing: 16" O.C.

Note:

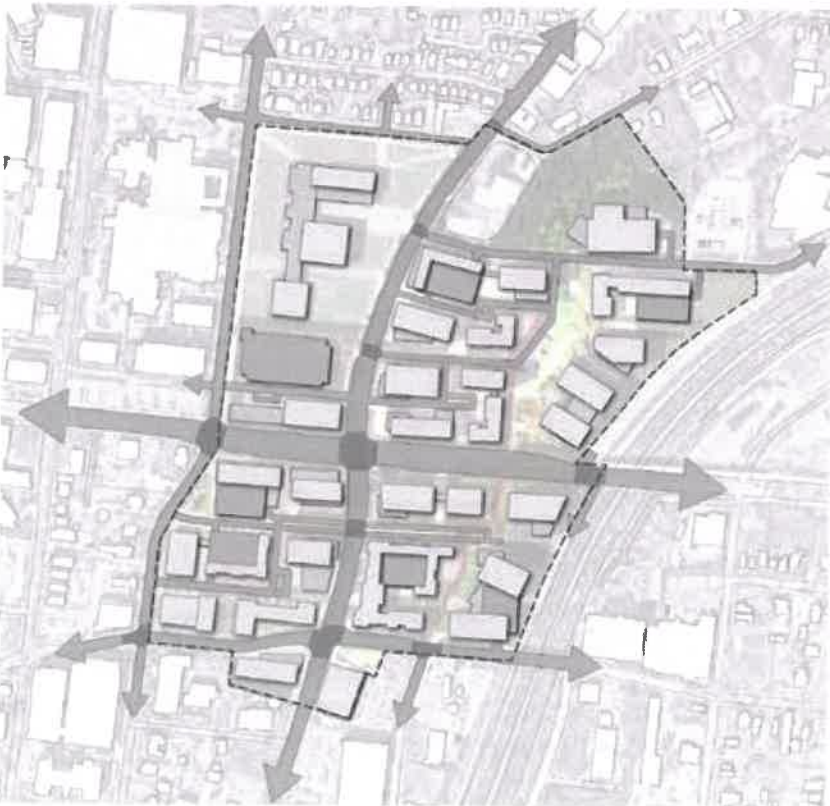
SIGNAGE

SIGNAGE OVERVIEW

Because the Uptown Innovation District will be a transformed area with new development and places, it is important to develop and incorporate a signage and wayfinding system that both represents the new district and is part of an overall Uptown wayfinding system. The creation of the Uptown Innovation District presents an opportunity to tell the district's story, stimulate economic development, and create community pride and identity. Place branding is about discovering what makes a place unique and then sharing that story with residents, businesses, and visitors in interesting ways. Often, place branding manifests in signage and environmental graphics, both of which contribute to a unified brand for a community.

Within the Innovation District there are numerous locations that would be well-suited for different types and scales of environmental graphics. District gateways are major points

WAYFINDING CORRIDORS HIERARCHY



FAMILY OF SIGNS

A - GATEWAY

Signs welcoming and directing travelers as they enter the district

B - TRAFFIC SIGN

Traffic signs or road signs are signs erected at the side of or above roads to give instructions or provide information to road users.

C - CYCLE SIGN

On-street and off-street bike wayfinding

D - GROUND SIGN

Intended primarily for buildings with greater front and corner side required build zones or setbacks.

E - DIRECTORY SIGN

Directory signs are intended to provide identification for upper story tenants and/or tenants that are otherwise not permitted an individual sign. Directory signs may also be used for restaurant menus and other similar uses.

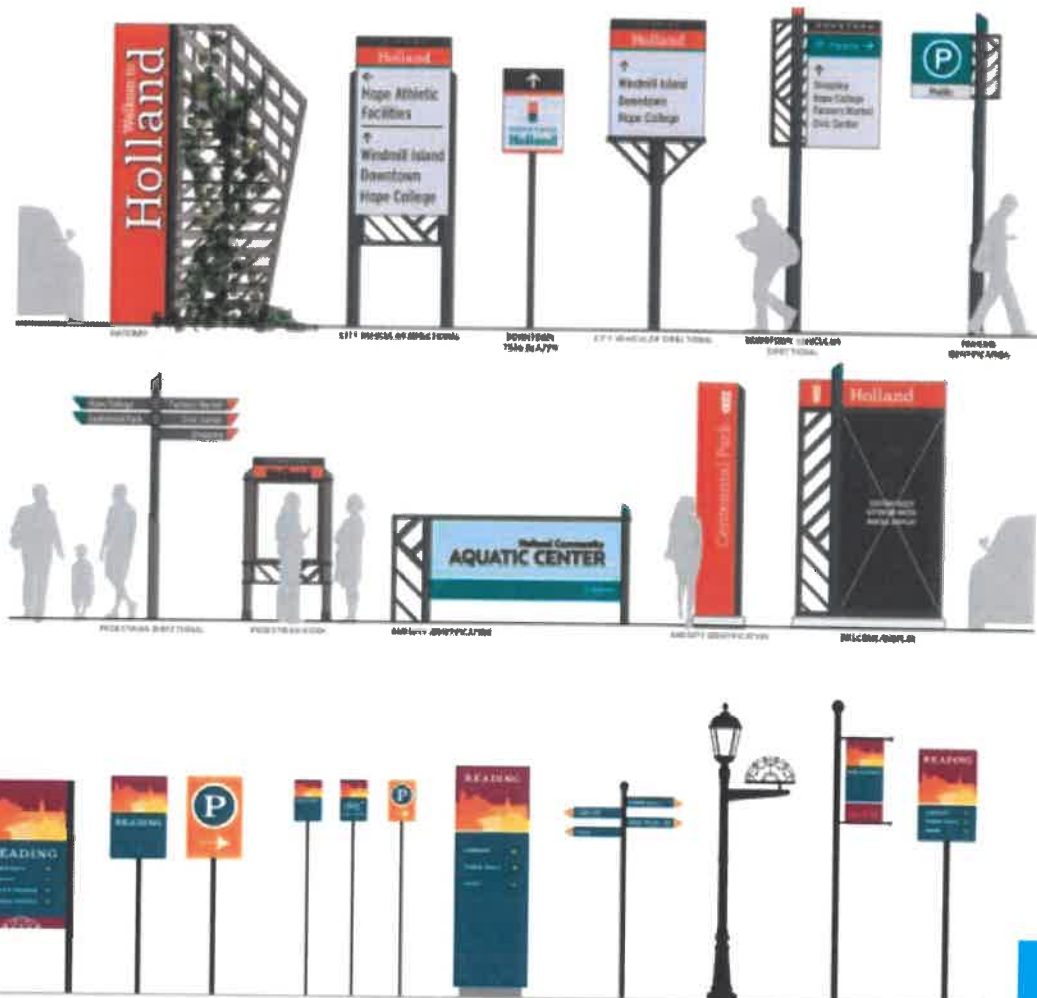
FAMILY OF SIGNS

of entry into the Innovation District, like at the intersection of MLK Boulevard and Reading Road. Placemaking strategies like signature architecture, art installations, super graphics, and large signage would be most appropriate in these locations. Likewise, district thresholds are the points that signify the start or termination of the Innovation District. Here, signature streetscape gestures or public art works could be installed that relate to the district's identity. These thresholds should also help direct vehicular traffic towards the core of the Innovation District through wayfinding signage.

Within the Innovation District blocks, pedestrian-scale signage and graphics would be most

appropriate. The addition of artistic crosswalks, pedestrian wayfinding signage, parking identification, and branded banners could contribute to the District's distinctive identity and create a more interesting pedestrian environment.

This system needs to be designed for the Uptown Innovation District. Examples of other district branding and wayfinding are below. Some topics to consider when branding the Innovation District include the appropriate symbolism that represents the entire district experience; the mediums through which the identity will be shared; the creation of an identity for the Innovation District as part of the larger Uptown area; and how to direct people here.





Bayer Becker
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 513-336-6600 wardellwilcox@bayerbecker.com

Count Name: King and Reading
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Reading Road Southbound					Martin Luther King Drive Westbound					Reading Road Northbound					Martin Luther King Drive Eastbound					InL Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:15 AM	34	86	37	1	158	36	530	5	0	571	7	23	25	0	55	23	244	27	0	294	930
7:30 AM	42	110	61	1	214	44	469	11	0	524	3	42	38	0	83	18	333	29	0	380	1077
7:45 AM	43	92	54	0	189	38	416	14	0	468	7	62	25	0	94	20	267	29	0	316	1278
8:00 AM	29	89	32	0	150	40	471	16	0	527	5	43	34	0	82	41	266	23	0	330	1089
Total	148	377	184	2	711	158	1886	46	0	2090	22	170	122	0	314	102	1110	108	0	1320	4435
Approach %	20.8	53.0	25.5	0.3	-	7.6	89.0	2.2	0.0	-	7.0	54.1	38.9	0.0	-	7.7	84.1	8.2	0.0	-	-
Total %	3.3	8.5	4.1	0.0	16.0	3.6	42.5	1.0	0.0	47.1	0.5	3.8	2.8	0.0	7.1	2.3	25.0	2.4	0.0	29.7	-
PHF	0.860	0.857	0.754	0.500	0.831	0.898	0.890	0.719	0.000	0.915	0.786	0.685	0.803	0.000	0.835	0.622	0.833	0.931	0.000	0.868	0.868
All Vehicles (no classification)	148	377	184	2	711	158	1886	46	0	2090	22	170	122	0	314	102	1110	108	0	1320	4435
% All Vehicles (no classification)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0



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 Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Reading Road Southbound					Martin Luther King Drive Westbound					Reading Road Northbound					Martin Luther King Drive Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
4:30 PM	31	127	57	0	215	35	234	15	0	284	52	90	36	0	178	17	421	17	0	455	1142
4:45 PM	32	94	86	0	212	33	228	9	0	270	30	71	34	0	135	14	398	19	0	431	1048
5:00 PM	43	156	81	0	280	36	211	16	0	263	55	91	30	0	176	15	428	31	0	474	1193
5:15 PM	27	121	74	0	222	35	248	12	0	295	59	121	42	0	222	35	465	30	0	530	1269
Total	133	498	298	0	929	139	921	52	0	1112	196	373	142	0	711	81	1712	97	0	1890	4652
Approach %	14.3	53.6	32.1	0.0	-	12.5	82.8	4.7	0.0	-	27.6	52.5	20.0	0.0	-	4.3	90.6	5.1	0.0	-	-
Total %	2.9	10.7	6.4	0.0	20.0	3.0	20.0	1.1	0.0	23.9	4.2	8.0	3.1	0.0	15.3	1.7	38.8	2.1	0.0	40.6	-
PHF	0.773	0.798	0.868	0.000	0.829	0.965	0.928	0.813	0.000	0.942	0.831	0.771	0.845	0.000	0.801	0.579	0.920	0.782	0.000	0.892	0.916
All Vehicles (no classification)	133	498	298	0	929	139	921	52	0	1112	196	373	142	0	711	81	1712	97	0	1890	4652
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0



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Count Name: King and Harvey and Vernon
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Harvey Avenue Southbound					Martin Luther King Drive Westbound					Vernon Place Northbound					Martin Luther King Drive Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:15 AM	7	11	30	0	48	180	399	16	0	595	8	25	9	0	42	20	276	48	0	344	1029
7:30 AM	12	17	52	0	81	143	353	25	0	521	10	43	10	0	63	16	291	39	0	346	1011
7:45 AM	8	37	37	0	82	125	367	15	0	507	11	41	9	0	61	17	272	41	0	330	980
8:00 AM	18	28	38	0	84	140	349	20	0	509	17	37	14	0	68	10	252	24	0	286	947
Total	45	93	157	0	295	588	1468	76	0	2132	46	146	42	0	234	63	1091	152	0	1306	3967
Approach %	15.3	31.5	53.2	0.0	-	27.6	68.9	3.6	0.0	-	19.7	62.4	17.9	0.0	-	4.8	83.5	11.6	0.0	-	-
Total %	1.1	2.3	4.0	0.0	7.4	14.8	37.0	1.9	0.0	53.7	1.2	3.7	1.1	0.0	6.0	1.6	27.5	3.8	0.0	32.9	-
PHF	0.625	0.628	0.755	0.000	0.878	0.817	0.919	0.76	0.000	0.896	0.678	0.849	0.750	0.000	0.860	0.788	0.937	0.792	0.000	0.944	0.964
All Vehicles (no classification)	45	93	157	0	295	588	1468	76	0	2132	46	146	42	0	234	63	1091	152	0	1306	3967
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0



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 Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Harvey Avenue Southbound					Martin Luther King Drive Westbound					Vernon Place Northbound					Martin Luther King Drive Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
4:30 PM	48	73	60	0	181	29	267	8	0	304	22	23	9	0	54	7	351	12	0	370	909
4:45 PM	33	55	65	0	153	38	252	11	0	301	16	27	11	0	54	9	390	13	0	412	920
5:00 PM	42	68	47	0	157	31	247	4	0	282	19	34	14	0	67	8	394	13	0	415	921
5:15 PM	29	47	60	0	136	46	266	10	0	322	11	24	4	0	39	7	460	20	0	487	984
Total	152	243	232	0	627	144	1032	33	0	1209	68	108	38	0	214	31	1595	58	0	1684	3734
Approach %	24.2	38.8	37.0	0.0	-	11.9	85.4	2.7	0.0	-	31.8	50.5	17.8	0.0	-	1.8	94.7	3.4	0.0	-	-
Total %	4.1	6.5	6.2	0.0	16.8	3.9	27.6	0.9	0.0	32.4	1.8	2.9	1.0	0.0	5.7	0.8	42.7	1.6	0.0	45.1	-
PHF	0.792	0.832	0.892	0.000	0.866	0.783	0.966	0.750	0.000	0.939	0.773	0.794	0.679	0.000	0.799	0.861	0.867	0.725	0.000	0.864	0.949
All Vehicles (no classification)	152	243	232	0	627	144	1032	33	0	1209	68	108	38	0	214	31	1595	58	0	1684	3734
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0



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Count Name: Reading & University & Lincoln
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Reading Road Southbound					Lincoln Avenue Westbound					Reading Road Northbound					University Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:30 AM	8	86	43	0	137	17	29	0	0	46	13	110	27	0	150	0	10	8	0	18	351
7:45 AM	21	95	43	0	159	11	27	0	0	38	13	118	22	0	153	0	13	7	0	20	370
8:00 AM	14	92	57	0	163	20	26	2	0	48	15	104	21	0	140	8	8	12	0	28	379
8:15 AM	24	89	47	0	160	17	15	1	0	33	13	70	19	0	102	2	11	3	0	16	311
Total	67	362	190	0	619	65	97	3	0	165	54	402	69	0	545	10	42	30	0	82	1411
Approach %	10.8	58.5	30.7	0.0	-	39.4	58.8	1.8	0.0	-	9.9	73.8	16.3	0.0	-	12.2	51.2	36.6	0.0	-	-
Total %	4.7	25.7	13.5	0.0	43.9	4.6	6.9	0.2	0.0	11.7	3.8	28.5	6.3	0.0	38.6	0.7	3.0	2.1	0.0	5.8	-
PHF	0.698	0.953	0.833	0.000	0.949	0.813	0.836	0.375	0.000	0.859	0.900	0.852	0.824	0.000	0.891	0.313	0.808	0.625	0.000	0.732	0.931
All Vehicles (no classification)	67	362	190	0	619	65	97	3	0	165	54	402	89	0	545	10	42	30	0	82	1411
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0



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Count Name: Reading & University & Lincoln
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 5

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Reading Road Southbound					Lincoln Avenue Westbound					Reading Road Northbound					University Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
4:15 PM	9	148	20	0	177	48	13	6	0	67	1	114	4	0	119	8	44	51	0	103	466
4:30 PM	12	152	19	0	183	49	16	9	0	74	4	134	6	0	144	25	34	54	0	113	514
4:45 PM	10	144	20	0	174	41	20	3	0	64	2	93	3	0	98	23	50	34	0	107	443
5:00 PM	17	157	16	0	190	39	19	11	0	69	5	122	9	0	136	20	41	26	0	87	482
Total	48	601	75	0	724	177	68	29	0	274	12	463	22	0	497	76	169	165	0	410	1905
Approach %	6.6	83.0	10.4	0.0	-	64.6	24.8	10.6	0.0	-	2.4	93.2	4.4	0.0	-	18.5	41.2	40.2	0.0	-	-
Total %	2.5	31.5	3.9	0.0	38.0	9.3	3.6	1.5	0.0	14.4	0.6	24.3	1.2	0.0	26.1	4.0	8.9	8.7	0.0	21.5	-
PHF	0.706	0.957	0.938	0.000	0.953	0.903	0.850	0.659	0.000	0.926	0.600	0.864	0.611	0.000	0.863	0.760	0.845	0.764	0.000	0.907	0.927
All Vehicles (no classification)	48	601	75	0	724	177	68	29	0	274	12	463	22	0	497	76	169	165	0	410	1905
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
 6900 Tylersville Road
 Suite A
 Mason, Ohio, United States 45040
 513-336-6600 wardellwilcox@bayerbecker.com

Count Name: University & Vernon
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Vernon Place Southbound					University Avenue Westbound					Vernon Place Northbound					University Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:30 AM	27	19	2	0	48	23	32	3	0	58	1	16	5	0	22	2	24	22	0	48	176
7:45 AM	40	27	9	0	76	20	35	8	0	63	2	25	4	0	31	7	18	15	0	40	210
8:00 AM	23	22	10	0	55	21	30	9	0	60	3	32	6	0	41	8	17	9	0	34	190
8:15 AM	23	22	1	0	46	13	35	2	0	50	2	24	4	0	30	4	11	14	0	29	155
Total	113	90	22	0	225	77	132	22	0	231	8	97	19	0	124	21	70	60	0	151	731
Approach %	50.2	40.0	9.8	0.0	-	33.3	57.1	9.5	0.0	-	6.5	78.2	15.3	0.0	-	13.9	46.4	39.7	0.0	-	-
Total %	15.5	12.3	3.0	0.0	30.8	10.5	18.1	3.0	0.0	31.6	1.1	13.3	2.6	0.0	17.0	2.9	9.6	8.2	0.0	20.7	-
PHF	0.706	0.833	0.550	0.000	0.740	0.837	0.943	0.811	0.000	0.917	0.667	0.758	0.792	0.000	0.756	0.656	0.729	0.682	0.000	0.786	0.870
All Vehicles (no classification)	113	90	22	0	225	77	132	22	0	231	8	97	19	0	124	21	70	60	0	151	731
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
 6900 Tylersville Road
 Suite A
 Mason, Ohio, United States 45040
 513-336-6600 wardellwilcox@bayerbecker.com

Count Name: University & Vernon
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 5

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Vernon Place Southbound					University Avenue Westbound					Vernon Place Northbound					University Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
4:15 PM	20	43	22	0	85	3	21	1	0	25	12	13	3	0	28	1	66	13	0	80	218
4:30 PM	17	50	32	0	99	6	30	2	0	38	10	16	4	0	30	8	78	13	0	99	266
4:45 PM	21	36	20	0	77	2	35	1	0	38	8	10	3	0	21	11	75	27	0	113	249
5:00 PM	21	33	35	0	89	11	39	2	0	52	6	22	6	0	34	6	56	13	0	75	250
Total	79	162	109	0	350	22	125	6	0	153	36	61	16	0	113	26	275	66	0	367	983
Approach %	22.6	46.3	31.1	0.0	-	14.4	81.7	3.9	0.0	-	31.9	54.0	14.2	0.0	-	7.1	74.9	18.0	0.0	-	-
Total %	8.0	16.5	11.1	0.0	35.6	2.2	12.7	0.6	0.0	15.6	3.7	6.2	1.6	0.0	11.5	2.6	28.0	6.7	0.0	37.3	-
PHF	0.940	0.810	0.779	0.000	0.884	0.500	0.801	0.750	0.000	0.736	0.750	0.693	0.667	0.000	0.831	0.591	0.881	0.611	0.000	0.812	0.924
All Vehicles (no classification)	79	162	109	0	350	22	125	6	0	153	36	61	16	0	113	26	275	66	0	367	983
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
 6900 Tylersville Road
 Suite A
 Mason, Ohio, United States 45040
 513-336-6600 wardellwilcox@bayerbecker.com

Count Name: Vernon and Maxwell
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Vernon Place Southbound				Maxwell Avenue Westbound				Vernon Place Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
7:30 AM	54	2	0	56	2	0	0	2	2	49	0	51	109
7:45 AM	78	4	0	82	1	0	0	1	5	58	0	63	146
8:00 AM	58	6	0	64	2	1	0	3	5	59	0	64	131
8:15 AM	48	3	1	52	3	1	0	4	4	41	0	45	101
Total	238	15	1	254	8	2	0	10	16	207	0	223	487
Approach %	93.7	5.9	0.4	-	80.0	20.0	0.0	-	7.2	92.8	0.0	-	-
Total %	48.9	3.1	0.2	52.2	1.6	0.4	0.0	2.1	3.3	42.5	0.0	45.8	-
PHF	0.763	0.625	0.250	0.774	0.667	0.500	0.000	0.625	0.800	0.877	0.000	0.871	0.834
All Vehicles (no classification)	238	15	1	254	8	2	0	10	16	207	0	223	487
% All Vehicles (no classification)	100.0	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
 6900 Tylersville Road
 Suite A
 Mason, Ohio, United States 45040
 513-336-6600 wardellwilcox@bayerbecker.com

Count Name: Vernon and Maxwell
 Site Code: 21-0192
 Start Date: 11/09/2022
 Page No: 5

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Vernon Place Southbound				Maxwell Avenue Westbound				Vernon Place Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
4:15 PM	77	1	0	78	4	3	0	7	1	25	0	26	111
4:30 PM	96	3	0	99	7	5	0	12	1	38	0	39	150
4:45 PM	78	1	1	80	5	1	0	6	1	37	0	38	124
5:00 PM	79	3	0	82	7	3	0	10	1	44	0	45	137
Total	330	8	1	339	23	12	0	35	4	144	0	148	522
Approach %	97.3	2.4	0.3	-	65.7	34.3	0.0	-	2.7	97.3	0.0	-	-
Total %	63.2	1.5	0.2	64.9	4.4	2.3	0.0	6.7	0.8	27.6	0.0	28.4	-
PHF	0.859	0.667	0.250	0.856	0.821	0.600	0.000	0.729	1.000	0.818	0.000	0.822	0.870
All Vehicles (no classification)	330	8	1	339	23	12	0	35	4	144	0	148	522
% All Vehicles (no classification)	100.0	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0



November 30, 2022

Kam Smith
Bayer Becker
1404 Race Street
Suite 204
Cincinnati, OH 45202

**Subject: Conditional Availability of Sewers
Office Medical Lab 60,000sf
Auditor's Parcel Number 0091-0001-0201, -0215, -0218, -0330, & -0331
3041 Reading Road
Cincinnati
APD Number CMD2200208**

Dear Mr. Smith,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via the connection to the existing public sewer in Reading Road, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which governs the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at https://www.msdc.org/Doing_business/msd-rules-regulations/index.html.
2. Due to the age, pipe material type, and diameter of the sanitary sewer, special considerations should be made to protect MSDGC's infrastructure during construction. Any damage to the sanitary sewer is to be remediated at the cost of the contractor. Once the connection point to the sewer has been uncovered, MSDGC's on-site inspector will need to verify any necessary repairs to the sanitary sewer that must be completed before the work can take place.
3. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed in accordance with Section 614 of the MSD Rules and Regulations.
4. This development shall be subject to the requirements of Article XV of the MSD Rules and Regulations, which requires filing the appropriate Waste Discharge Permit Application as a condition of obtaining sewer service. These forms can be downloaded from the MSD website at https://www.msdc.org/Customer_care/Industrial_and_Commercial_Customers/index.html. Additional information can be obtained by contacting the MSD Division of Industrial waste at 513.557.7000.
5. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. After the tap permit is issued, the sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection.
6. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD in accordance with Section 1212 of the MSD Rules and Regulations.
7. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open-cut any public street, road, or highway from the appropriate

public authority that has jurisdiction in accordance with Section 1210 of the MSD Rules and Regulations.

8. Each structure or each dwelling is to be provided with a separate water service and meter and shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system in accordance with Section 1202 of the MSD Rules and Regulations.
9. All storm and sanitary sewer flows shall be separated within the development site before discharging to the combined sewer system in accordance with Section 302 of the MSD Rules and regulations.
10. Storm detention shall be provided in accordance with Section 303 of the MSD Rules and Regulations. MSD will require additional detention regulations due to downstream capacity issues, which will be determined during the Detailed Review.
11. For additional site stormwater requirements within the City of Cincinnati, contact the City of Cincinnati's Stormwater Management Utility (SMU) at 513.591.5050.

The conditional availability of sewer service as described in this letter is effective until one year from the date of this letter and may be extended for one additional year in accordance with Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, the hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call William Weinheimer at 513.557.7019 or me at 513.557.7188.

Sincerely,



Robert Franklin
Engineering Tech. Supervisor, Development Services
Metropolitan Sewer District of Greater Cincinnati

RF: WW

c: Availability File, Cincinnati, Katherine Keough-Jurs



November 30, 2022

Kam Smith
Bayer Becker
1404 Race Street
Suite 204
Cincinnati, OH 45202

Subject: Conditional Availability of Sewers
Mixed Use Retail – 24,000sf Office – 30,000sf, Apartments 100 1-Br, 200 2-Br
Auditor's Parcel Number 0091-0001-0201, -0100 to -0109, -0112
0106-0001-0145, -0146, -0149, -0150, -0204, -0243, -0254 to -0260, -0328
515 E. Martin Luther King Jr Drive
Cincinnati
APD Number CMD2200209

Dear Mr. Smith,

Your sewer availability request for the property referenced above has been processed and approved. Sanitary sewer service is available via the connection to the proposed public sewer in Vernon Place, subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which governs the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at https://www.msdc.org/Doing_business/msd-rules-regulations/index.html.
2. Due to the age, pipe material type, and diameter of the sanitary sewer, special considerations should be made to protect MSDGC's infrastructure during construction. Any damage to the sanitary sewer is to be remediated at the cost of the contractor. Once the connection point to the sewer has been uncovered, MSDGC's on-site inspector will need to verify any necessary repairs to the sanitary sewer that must be completed before the work can take place.
3. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the elevation of the rim of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed in accordance with Section 614 of the MSD Rules and Regulations.
4. A mainline sewer extension is required for the proposed development. Concept and detail plans must be submitted for MSD review and approval in accordance with Articles VI and VII of the latest revision of the MSD Rules and Regulations.

A Permit to Install is required from the Ohio EPA before MSD will grant final approval of Detail Plans for sanitary sewer construction. The permit application shall be prepared by a Registered Ohio Professional Engineer for submittal by MSD to the Ohio EPA. No construction of a mainline extension can begin prior to obtaining a PTI from the Ohio EPA.

A public sanitary sewer easement shall be dedicated for all portions of the proposed mainline extension which will be located outside of a dedicated public right of way. This easement shall be dedicated by plat, prepared in accordance with MSD, Hamilton County, and State of Ohio standards, and shall be submitted to MSD for review prior to execution by the grantors. All public sewer easements shall be a minimum of 20 feet in width, and MSD reserves the right to require a wider

easement if site conditions warrant.

5. A public sewer traverses the proposed development site. No soil grading shall take place within the boundaries of recorded or prescribed easements until an Excavation/Fill permit has been obtained in accordance with Section 406 of the MSD Rules and Regulations. Additionally, no permanent structures or retaining walls may be constructed over a public sewer or within a recorded public easement as set forth in Sections 206 and 207 of the MSD Rules and Regulations until the sewer is properly abandoned and the new sewer is constructed.
6. A tap permit must be obtained in accordance with Section 1201 of the MSD Rules and Regulations. After the tap permit is issued, the sewer contractor must contact the MSD Field Office at 513.244.1369 for sewer inspection.
7. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD in accordance with Section 1212 of the MSD Rules and Regulations.
8. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open-cut any public street, road, or highway from the appropriate public authority that has jurisdiction in accordance with Section 1210 of the MSD Rules and Regulations.
9. Each structure or each dwelling is to be provided with a separate water service and meter and shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system in accordance with Section 1202 of the MSD Rules and Regulations.
10. All storm and sanitary sewer flows shall be separated within the development site before discharging to the combined sewer system in accordance with Section 302 of the MSD Rules and regulations.
11. Storm detention shall be provided in accordance with Section 303 of the MSD Rules and Regulations. MSD will require additional detention regulations due to downstream capacity issues, which will be determined during the Detailed Review.
12. For additional site stormwater requirements within the City of Cincinnati, contact the City of Cincinnati's Stormwater Management Utility (SMU) at 513.591.5050.

The conditional availability of sewer service as described in this letter is effective until one year from the date of this letter and may be extended for one additional year in accordance with Article V, Section 510 of the MSD Rules and Regulations. Extension requests may be made within thirty (30) days of the expiration date of this application. Subsequent extension requests may or may not be granted depending on the availability of sewer credits, the hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati and is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, from federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call William Weinheimer at 513.557.7019 or me at 513.557.7188.

Sincerely,



Robert Franklin
Engineering Tech. Supervisor, Development Services
Metropolitan Sewer District of Greater Cincinnati

RF: WW

c: Availability File, Cincinnati, Katherine Keough-Jurs

**CITY MANAGER'S
COORDINATED REPORT TO CITY COUNCIL**

SUBJECT: CR #97-2022 – Queen City Hills Development

TRANSPORTATION/ENGINEERING – RECOMMENDATION Bob Vickrey	Date: 11/16/2022
NO OBJECTION	
PUBLIC SERVICES – RECOMMENDATION Joel Koopman	Date: 11/4/2022
NO OBJECTION	
METROPOLITAN SEWER - RECOMMENDATION Rob Kern	Date: 11/4/2022
CONDITIONS	
STORMWATER MGT UTILITY- RECOMMENDATION Nick Christopfel	Date: 11/14/2022
CONDITIONS	
GREATER CINCINNATI WATER WORKS - RECOMMENDATION Cheri Bush	Date: 11/10/2022
PARTIAL OBJECTIONS/CONDITIONS	
ECONOMIC DEVELOPMENT & COMMUNITY DEVELOPMENT - RECOMMENDATION Mary Poole	Date: 12/1/2022
NO OBJECTION	
CITY PLANNING AND ENGAGEMENT - RECOMMENDATION Katherine Keough-Jurs	Date: 12/5/2022
CONDITIONS	
DUKE ENERGY – GENERAL Michael Abel	Date: 12/1/2022
CONDITIONS	
DUKE ENERGY, GAS - RECOMMENDATION Jesse Orth	Date: 10/29/2022
CONDITIONS	
DUKE ENERGY, ELECTRIC- RECOMMENDATION Matthew Reis	Date:
<i>NO RESPONSE matthew.ries@duke-energy.com</i>	
ALTA FIBER - RECOMMENDATION Breck Cowan	Date: 11/22/2022
CONDITIONS	

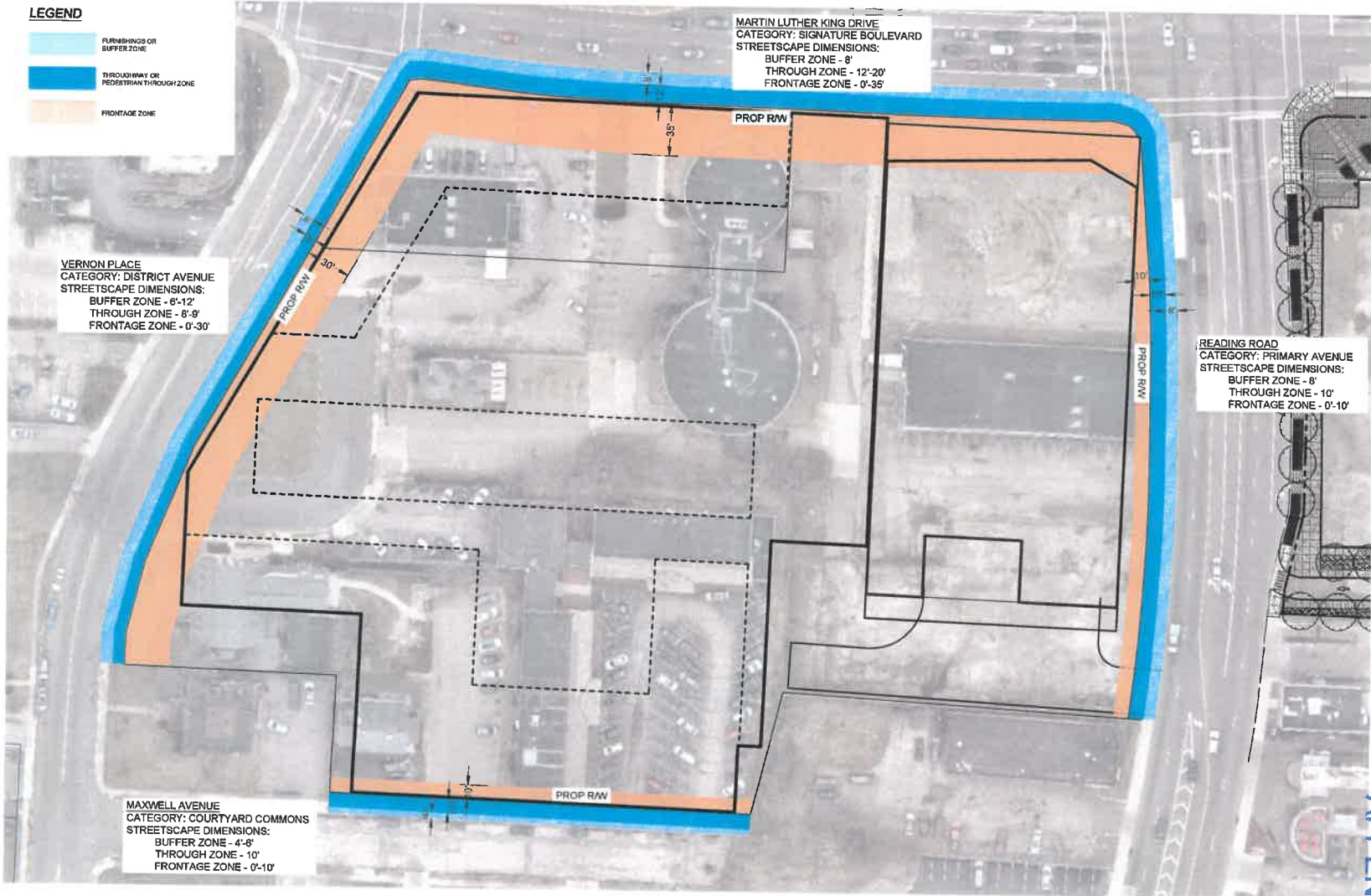
SUBJECT: CR #97-2022 – Queen City Hills Development

FIRE DEPARTMENT – RECOMMENDATION Chief Michael A. Washington, Sr.	Date: 11/17/2022
NO OBJECTION	
POLICE DEPARTMENT – RECOMMENDATION Interim Chief Teresa A Theetge	Date: 11/15/2022
NO OBJECTION	
BUILDINGS & INSPECTIONS Arthur Dahlberg	Date: 11/21/2022
CONDITIONS	
PARKS DEPARTMENT – RECOMMENDATION Matt DiBona	Date: 12/6/2022
NO OBJECTION	
RECREATION COMMISSION – RECOMMENDATION Matt Schiller	Date: 11/9/2022
NO OBJECTION	
COMMUNICATIONS TECHNOLOGY- RECOMMENDATION Chris Abernathy	Date: 11/21/2022
NO OBJECTION	
OFFICE OF ENVIRONMENT AND SUSTAINABILITY- RECOMMENDATION Howard Miller	Date: 12/5/2022
NO OBJECTION	

APPENDIX O

LEGEND

- FURNISHINGS OR BUFFER ZONE
- THROUGHWAY OR PEDESTRIAN THROUGH ZONE
- FRONTAGE ZONE



Project No.: 2022-01-01
 Drawing No.: 2022-01-01-APPENDIX O
 Drawing Title: Queen City Hills - Landscape Standards Exhibit



Revision Description	Date	Drawn	CHK

QUEEN CITY HILLS
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO
 STREETScape DESIGN STANDARDS EXHIBIT



APPENDIX O

Date: 11/08/22
 Drawn by: BPO
 Title: 13-14-2022

C1.0

CITY OF CINCINNATI
CITY PLANNING COMMISSION RULES
(Amended as of [____], 2023)

SECTION 1. GENERAL POWERS.

- A. Enacting Authority. The City Planning Commission (the “Commission”) of the City of Cincinnati, Ohio (the “City”) is established pursuant to, and shall exercise all the powers granted by, Art. VII of the City of Cincinnati Charter (the “Charter”), the applicable laws of the State of Ohio, the Cincinnati Municipal Code, and the ordinances of the City.
- B. Governance. The Commission is governed by the Charter, the Ohio Revised Code, the applicable laws of the State of Ohio, the Cincinnati Municipal Code, the ordinances of the City, and the rules hereinafter set forth and duly adopted by the Commission.
- C. Conflicts of Law. These rules supersede any previously adopted rules in their entirety. Whenever a conflict exists between these rules and the applicable laws of the State of Ohio, the Cincinnati Municipal Code, or ordinances of the City, the applicable laws of the State of Ohio, the Cincinnati Municipal Code, or ordinances of the City shall prevail.

SECTION 2. TERM; LEADERSHIP AND DUTIES; MEMBERSHIP.

- A. Term. The term of the Commission is one full calendar year beginning January 1 and ending December 31 (“Commission Term”). The term of each Commission member is in accordance with the Charter.
- B. Selection of Commission Leadership. The leadership of the Commission consists of a Chair and a Vice-Chair, which positions are elected by a majority vote of the members of the Commission at the first regularly scheduled meeting of each Commission Term.
- C. Duties of the Chair. The duties of the Chair include:
 - 1. To preside at all regularly scheduled and special meetings of the Commission;
 - 2. To decide all points of procedure, unless otherwise directed by a majority vote of the members of the Commission;
 - 3. To sign the meeting minutes of the Commission;
 - 4. To consult with the Secretary, as defined below, concerning meeting agendas; and
 - 5. Those duties otherwise set forth herein.

- D. Duties of the Vice-Chair. The Vice-Chair shall assume all the duties of the Chair in the Chair's absence or incapacity.
- E. Secretary. The Director of the Department of City Planning and Engagement, or his or her designee, is the secretary of the Commission (the "Secretary"). The Secretary is the point of contact between the Commission and the public and the Commission and planning staff. The Secretary has the specific duties set forth herein.
- F. Absence of Commission Leadership. In the absence of the Chair and the Vice-Chair at a meeting, a majority of the members of the Commission present at the meeting must elect a temporary Chair to assume the Chair's role solely for the purposes of that meeting.
- G. Membership. Art. VII, § 2 of the Charter governs the composition of Commission membership and Commission member terms.
- H. Public Officials. Commission members are public officials and are bound by certain provisions of the Ohio Revised Code, including, but not limited to, the ethics laws contained in Ohio Revised Code Sections 102.03, 102.04, 2921.42 and 2921.43.
- I. Committee Appointments. The Chair may appoint standing or special committees of the Commission at their election. Each standing or special committee must consist of at least four members and must have a chair and a vice chair. The Chair appoints the membership and leadership of such committees at their sole discretion. Standing or special committees shall not have any authority to take any action to bind the Commission. All meetings of the standing or special committees of the Commission shall be open to the public except as provided by Ohio law.
- J. Review of Department of City Planning and Engagement Work Plans. The Secretary shall present to the Commission the Department of City Planning and Engagement's annual work plan at the first meeting of each term.
- K. Adoption of Meeting Calendars. The Commission shall adopt a meeting calendar for the subsequent term before the end of each term.

SECTION 3. APPLICATIONS.

- A. Application Forms. Requests for consideration of a petition to, or approval of, the Commission must be made on forms approved by the Commission and furnished by the Secretary in the manner and procedure deemed appropriate by the Secretary and subject to all applicable rules and regulations.
- B. Applicant. Any reference herein to the term "applicant" includes an applicant's attorney or an authorized agent.

- C. Timeliness and Completeness. All applicants must timely file all applications and supporting documents with the Secretary, detailing all information requested on the form and any additional information requested in writing by the Chair or Secretary. Any deadline for filing applications and supporting documents shall be 4 p.m. Eastern Standard Time on the respective date.
- D. Withdrawal. An applicant may request the Secretary to withdraw an application at any time before a motion is pending to determine the outcome of the application. If a motion is pending to determine the outcome of the application, then the motion may only be withdrawn by a motion from the moving Commission member upon a second by another Commission member and an affirmative vote by the Commission members present.
- E. Postponements. The Secretary is authorized to grant an applicant's request to postpone consideration of an item so long as the request for postponement is in writing, and the Secretary receives the request to postpone at least one business day in advance of the scheduled meeting. The Secretary shall not consider more than two requests from an applicant to postpone an item.
- F. Continuances. Following the expiration of the deadline to make a written request for postponement, an applicant must request the continuance of the consideration of an item by appearing at the scheduled meeting and making an oral request to the Commission. Upon hearing an oral request for a continuance, the Commission may grant the continuance if it determines the applicant has demonstrated good cause that the consideration of the item should be continued.

SECTION 4. MEETINGS.

- A. Open to the Public. All meetings of the Commission shall be open to the public except as provided by applicable law. In accordance with Cincinnati Municipal Code Chapter 121, the Commission may hold and attend meetings and may conduct and attend hearings by means of teleconference, video conference, or any other similar technology. All votes of the Commission shall be taken in open session, recorded by the Secretary, and available for public inspection at the Department of City Planning and Engagement.
- B. Notice of Public Meeting. The Secretary shall provide notice of all regularly scheduled and special meetings in accordance with the Cincinnati Municipal Code.
- C. Regular Meetings. The Commission shall conduct regularly scheduled meetings on the first and third Friday of each calendar month (unless a Friday is a recognized holiday by the City, in which case the meeting shall take place on the following Friday) at 9:00 a.m. in Cincinnati City Hall, City Council Chambers, 3rd Floor, 801 Plum Street, Cincinnati, Ohio 45202, or other location or by means of teleconference, video conference, or any other similar technology, as determined by the Chair from time to time, in consultation with the Secretary, subject to advance

notice in accordance with the Cincinnati Municipal Code. If no official matters are scheduled for a regularly scheduled meeting, then the Commission is not required to conduct a meeting.

- D. Special Meetings. The Chair, in consultation with the Secretary, may, at his or her discretion, convene a special meeting of the Commission. Notice of the time, place, and purpose of all special meetings shall be delivered by telephone or e-mail to the Commission members at least 24 hours in advance of the special meeting. If a special meeting is open to the public, the Secretary shall post notice of the time, place, and purpose of all special meetings for public viewing at the Department of City Planning and Engagement, the office of the Clerk of Council, on the City's website, and by such other methods as are reasonably calculated to provide notice.
- E. Agenda. In consultation with the Chair, the Secretary shall prepare an agenda showing items for consideration at each regularly scheduled meeting (the "Agenda"). Items for consideration shall be presented to the Secretary no less than ten (10) calendar days before the regularly scheduled meeting at which they would be considered. The Commission may only consider items not included on the Agenda following a motion, second, and a majority vote of members present to consider such items by leave. In their sole discretion, the Secretary may petition the Commission to add an item to an Agenda by leave.
1. Agenda Composition. The Agenda shall contain consent items and discussion items. The Secretary shall further identify each item as a legislative, quasi-judicial, or administrative item. The Secretary shall appropriately identify other special items, i.e., special presentations to the Commission.
 2. Agenda Publication. The Secretary shall mail or otherwise distribute the Agenda and all materials pertinent to each item thereon to the Commission at least five business days before the regularly scheduled meeting.
- F. Staff Report. The Secretary shall prepare a staff report of all new business items, which shall be delivered or otherwise made available to the members of the Commission with the Agenda.
- G. Quorum. A quorum for any meeting or any undertaking of official business of the Commission shall consist of no less than four Commission members.
1. Establishing Quorum. The Secretary shall make a reasonable effort to notify an applicant and/or any other known interested parties of a failure to obtain a quorum before the meeting.
 2. Absence of Quorum. Failure to obtain a quorum, or the loss of an established quorum, shall postpone the meeting until the next regularly scheduled Commission meeting, unless another date is selected by the Chair, in consultation with the Secretary.

- H. Attendance. Any Commission member unable to attend a meeting shall notify the Secretary by telephone or e-mail at least one business day before the meeting. Three or more consecutive unexcused absences during any Commission Term will result in the Secretary issuing a letter to the Commission member seeking their resignation from the Commission. The resigning Commission member shall submit a resignation letter to the Mayor.
- I. Voting.
1. Voting Rights. All members of the Commission shall be voting members. Any member of the Commission may make a motion or second a motion.
 2. Official Commission Action. The Commission shall adopt all official acts by a majority vote of the Commission members present at a meeting unless applicable law or these rules require more votes.
 3. Motions. All official acts of the Commission shall first require a motion by a member of the Commission seconded by another member of the Commission. All motions shall be stated clearly and shall list any proposed conditions. If a motion is not seconded and is not eligible for a vote of the Commission, the motion shall expire, and the Chair shall entertain further discussion by the Commission until another motion is made and seconded.
 4. Roll Call Vote. All votes of the Commission shall be taken by a roll call vote. However, the Chair may permit a straw poll vote of the Commission at their discretion.
 5. Majority Vote. As used in these rules, the phrase “majority vote of the members of the Commission” shall mean an affirmative vote by a simple majority of the Commission members present at a meeting.
 6. Abstentions. A Commission member may abstain from voting on an item, but an abstention shall not reduce the votes required to take official Commission action.
 7. Tie Vote. If the vote on a motion produces a tie, the motion shall have failed as if the Commission had taken no action on the item. Accordingly, further action by the Commission shall be required to dispose of the item.
 8. Record of Vote. The Secretary shall record each Commission member’s vote on every question. Alternatively, the Secretary shall indicate if the member is absent, recused, abstains, or otherwise fails to vote.
 9. Conflicts of Interest and Ethics. No Commission member shall vote, or take any official action, in violation of Ohio ethics law provisions, including, but not limited to Ohio Revised Code Sections 102.03, 102.04, 2921.42, and 2921.43.
 10. Duty to Disclose Conflicts of Interest and Ethics Concerns. Any Commission member who encounters a possible conflict of interest or ethics concern shall disclose that issue to the Secretary and the City Solicitor as soon as practical before a scheduled meeting.

11. Determination of Conflicts of Interest and Ethics Concerns. Commission members are encouraged to consult the City Solicitor for legal guidance concerning conflicts of interest and ethics concerns.
12. Duty to Recuse. In the event of a conflict of interest or ethics concern, the affected member shall remove themselves from the meeting room during that portion of the meeting involving the item from which that member is conflicted. A member who recuses themselves from consideration of an item due to a conflict of interest or ethics concern shall be treated as absent for the item, which absence shall reduce the number of Commission members used to calculate quorum and the number of votes required to take official Commission action.

SECTION 5. MEETING PROCEDURES.

A. General Rules.

1. Meeting Procedure. The Chair shall call items in the order set forth on the Agenda unless the Chair, in their sole discretion, determines to dispose of agenda items more efficiently.
2. Appearances. Any person may appear in person at the meeting or may be represented by an attorney or by a duly authorized agent. All persons wishing to appear before the Commission shall sign in on a form or a speaker card furnished by the Secretary and located at the entrance to the meeting room or by other means deemed appropriate by the Secretary. The Commission may exclude the testimony of anyone who has failed to sign in at the meeting.
3. Written Submissions. The Commission may consider timely received written submissions, communications, memoranda, or other written arguments from an applicant or any person.
 - a. Submission Deadline. All persons shall submit written narratives, communications, memoranda, arguments, or other materials to the Secretary no later than two business days before the meeting date to ensure that the Commission members are fully apprised of the issues, positions, arguments, and contentions concerning an application. If the submission deadline falls on a holiday, then the deadline is one business day before the holiday. The Secretary shall not accept late submissions. The Commission may consider written materials after the filing deadline at the hearing at the sole discretion of the Chair.
4. Applicant's Failure to Appear. If an applicant fails to appear before the Commission on a quasi-judicial item as scheduled and has not requested to postpone or to continue the hearing as provided in Section 3 above, the Commission, in its discretion, may take one of the following actions:

- a. Postpone. Postpone the hearing until the next regularly scheduled Commission meeting; or
 - b. Dismiss. Dismiss the application based on the applicant's failure to prosecute; or
 - c. Rule. Rule on application's merits provided that each Commission member participating in such a vote acknowledges on the record that they have reviewed all materials in the record including any written arguments, evidence or testimony.
 5. Decorum. The Chair shall maintain decorum at all times during meetings. Before testifying at a Commission meeting, all persons appearing before the Commission shall clearly state their first and last name and their personal address or business address for the record. All speakers shall speak clearly into the microphone provided on the speaker's table or podium and shall refrain from speaking over other parties. No one shall be permitted to speak from the audience. The Chair shall have the right to expel from a meeting any person exhibiting a lack of decorum or causing disruptive or combative behavior.
 6. Criminal Offenses Against Public Administration. Commission members are public officials whose duties and actions are protected from threats of violence and intimidation, among others. Commission members shall report immediately to the City Solicitor any instances or attempts of bribery, intimidation, retaliation, or obstruction of official business by an applicant or any other party.
- B. Consent Items. The Chair shall conduct the disposition of items found on the consent agenda in the following manner:
1. Inquiry. The Chair shall ask the Secretary whether anyone has petitioned to move items from the consent agenda to the discussion agenda and whether any Commissioners wish to move any items from the consent agenda. The Chair shall then entertain a motion to remove items from the consent agenda, if any, and place those items under the applicable quasi-judicial or legislative discussion heading.
 2. Action. The Chair shall next entertain a motion to approve the items remaining on the consent agenda.
- C. Rules Applicable to Legislative Discussion Items.
1. Ex-Parte Communication. Commission members may discuss legislative items with members of the public outside of regularly scheduled meetings of the Commission but are not required to do so if, at the member's discretion, such discussions or contact would impair the member's professional obligations to the Commission and the public.
 2. Legislative Discussion Item Hearing Procedure. The Chair shall conduct the disposition of legislative discussion items in the following manner:

- a. Call Item. The Chair shall call legislative items in the order provided by the Agenda unless the Chair, in their sole discretion, determines to dispose of agenda items more efficiently.
- b. Staff Presentation. The Chair shall call the Department of City Planning and Engagement staff to present its staff report to the Commission.
- c. Questions of Staff. The Chair shall permit Commission members to ask questions of staff.
- d. Applicant's Presentation. The Chair shall provide the applicant an opportunity to make a statement. Presentations for legislative items shall be limited to three (3) minutes per person.
- e. Questions of the Applicant. The Chair shall permit Commission members to ask questions of the applicant.
- f. Public Comment. The Chair shall call any members of the public who have completed a request to speak on an item. Persons providing public comment for legislative items before the Commission shall not be sworn. Comments on legislative items shall be limited to three (3) minutes; provided, however, the Chair may, in their sole discretion, waive such time limitations in the interest of advancing relevant public discourse. Any unused portion of that three-minute allotment is not transferable to another person. The Chair shall permit Commission members to ask questions of the members of the public following their comments.
- g. Affiliated Groups. If a group of affiliated persons speaks on an item, the Chair may also request that one spokesperson from the group address the Commission.
- h. Commission Discussion. The Chair shall entertain discussion among the Commission members, including any requests by a Commission member to ask questions of any person who has spoken or requested to speak on an item. The Chair may end the discussion by calling the question, provided, however, a majority of the members of the Commission may vote to overrule the Chair.
- i. Motion. The Chair shall entertain a motion to dispose of the item. If a motion is not seconded and is not eligible for a vote of the Commission, the motion shall expire, and the Chair shall entertain further discussion of the Commission until another motion is made and seconded.

- j. Vote. If the motion is seconded, the Chair shall request a vote. If the motion is not seconded or otherwise fails, the Chair shall entertain further discussion of the Commission until another motion is seconded and approved.

D. Rules Applicable to Quasi-Judicial Discussion Items.

1. Ex Parte Communication. Outside of a scheduled quasi-judicial proceeding, Commission members shall not engage in conversation with an applicant, or members of the public, about applications and similar subjects related to matters that will be the subject of deliberation and judicial discretion. Applicants and members of the public may contact the Department of City Planning and Engagement to request access to an application or for clarification of these rules.
2. Directly Affected Persons. For the purposes of these rules, “directly affected person” means a person who can demonstrate some unique harm distinct from the harm suffered by the community at large. An entity may qualify as a directly affected person, provided that one member of the entity qualifies as a directly affected person.
3. Burden of Proof. With respect to quasi-judicial items, an applicant bears the ultimate burden of proof by a preponderance of the evidence.
4. Sworn Testimony. A city solicitor shall swear all persons providing testimony before the Commission for quasi-judicial items at the beginning of the meeting or before their testimony.
 - a. Attorneys. Attorneys may not be sworn unless they are serving as a witness or providing testimony rather than as an advocate and providing argument.
 - b. Department of City Planning and Engagement Staff. Department of City Planning and Engagement staff members may not be sworn unless they serve as witnesses in the proceeding.
5. Presentation Time Limits. Parties participating in a quasi-judicial hearing shall limit the presentation of evidence, witnesses, cross-examination, and rebuttal to a reasonable duration. The Chair may, at their sole discretion, extend presentation time pursuant to this Section as necessary to ensure that the parties are fully permitted to present any relevant position, argument, or contention; to refute the positions, arguments, and contentions of opposing parties; to conduct cross-examination; and, to ensure that all non-duplicative evidence and testimony is entered into the record and that the requirements of due process are otherwise satisfied.
6. Quasi-Judicial Discussion Item Hearing Procedure. The Chair shall conduct the disposition of quasi-judicial discussion items in the following manner:
 - a. Call Item. The Chair shall call quasi-judicial items in the order provided by the Agenda unless the Chair, in their sole discretion, determines to dispose of agenda items more efficiently.

- b. Staff Presentation. The Chair shall call a staff member from the Department of City Planning and Engagement to present their staff report to the Commission. The staff member's presentation shall be limited to evidence submitted by the parties and found in the public record.
- c. Presentation by the Applicant. The Chair shall call the applicant to present its position, arguments, and contentions, offer and examine witnesses, and present evidence supporting its position. In their discretion, the Chair may limit or restrict the applicant's presentation to the matters relevant to the application.
- d. Cross Examination of the Applicant. If an attorney represents a directly affected person, the Chair shall permit the attorney to cross-examine the witnesses proffered by the applicant.
- e. Presentation by Directly Affected Person. The Chair shall call a directly affected person to present their position, arguments, and contentions, offer and examine witnesses, and present evidence supporting their position.
 - i. Multiple Directly Affected Persons. If there are multiple directly affected persons, the Chair shall permit each directly affected person to present their positions, arguments, and contentions, offer and examine witnesses, and present evidence relevant to the application. However, at their discretion, the Chair may limit duplicative and redundant arguments.
- f. Cross Examination of Directly Affected Persons. If an applicant is represented by an attorney, the Chair shall permit the attorney to cross-examine the position, arguments, and contentions of witnesses proffered by directly affected persons.
- g. Rebuttal. The Chair shall provide the applicant the right to rebut or refute any position, argument, or contention in opposition to its application.
- h. Commission Member Questions. The Chair shall entertain any requests by a Commission member to ask questions of any person who has testified or offered to testify on the item. The Chair shall have the discretion to end questioning by a Commission member by calling the question, provided, however, a majority of the members of the Commission may vote to overrule the Chair.
- i. Deliberation. The Chair shall entertain discussion and deliberation. Upon a motion duly made, seconded, and a vote approved by a majority of Commission members, the Commission may deliberate off the record and in private.
- j. Vote. Following deliberation, the Chair shall entertain a motion on the record to determine the item, to continue the hearing, or to take any other action permitted by applicable law.

- E. Parliamentary Rules. The Commission shall follow the rules and procedures set forth herein in the conduct of its meetings. The Chair may apply Roberts' Rules of Order where these rules and procedures are silent.

SECTION 6. PLANNING STAFF CONFERENCES.

- A. Proposed Zone Change, Text Amendment, and Final Development Plan Staff Conferences. The Secretary shall convene a public staff conference for petitions to change the zoning map or to consider final development plans before consideration of such items before the Commission. In their discretion, the Secretary may convene a public staff conference related to an amendment to the text of the City of Cincinnati Zoning Code before considering such text amendment by the Commission. The Secretary shall determine the time and place of all public staff conferences.
- B. Notice of Public Staff Conferences. The Secretary shall provide notice of a public staff conference by regular mail and postmarked at least 14 calendar days before a conference on the following:
1. To owners of record of real property within the area proposed for zone change and to all owners of real property located within a 400-foot radius of the subject property. The Secretary shall also notify the community council(s) representing the citizens in the area of concern and other parties as the Secretary may deem advisable to notify. The Secretary may require an applicant to place signage concerning the proposed change(s) in a form approved by the Commission and furnished by the Secretary at the subject property or in a manner reasonably calculated to afford notice to the citizens of the area of concern.
- C. Notice of Public Staff Conference for Text Amendments. The Secretary shall provide notice of a public staff conference for a text amendment by regular mail and postmarked at least 14 calendar days before a conference on the following:
1. The community council(s) representing the citizens in the area of concern; and,
 2. To other parties as the Secretary may deem advisable to notify.
- D. Conference Procedure. A Department of City Planning and Engagement staff member shall be present at a public staff conference. The procedure for a public staff conference shall be as follows:
1. A staff member shall act as chairperson and shall direct a presentation of the petition and the relevant facts.
 2. The chairperson shall call upon the petitioner and opponents, if any, for their presentations.
 3. The staff may ask questions of the petitioner, proponents, and opponents and may allow reasonable rebuttals by the proponents and opponents.
 4. The staff shall record the statements made at the conference.

5. The staff may request written statements from the petitioner, proponents, and opponents addressed to the Commission.

E. Staff Reports. Following a public staff conference, the staff shall present the petition, staff recommendations, and written statements to the Commission. After the staff has held a public staff conference and made a recommendation, the Secretary shall place the item on the Agenda for a regularly scheduled Commission meeting, unless the Commission decides to consider such item at a special meeting. In addition to public notice of a Commission meeting, notices of the date, time, and place of the presentation shall be sent to all persons who indicated at the public staff conference that they wished to be notified of the meeting before the Commission. Copies of the staff report and recommendations will be made available to the applicant or his representative, community council representatives, and interested citizens, limited in number by economic prudence. The interested parties shall indicate at the public staff conference who shall receive the report and recommendation.

SECTION 7. EFFECTIVE DATE; AMENDMENTS OR SUSPENSION OF RULES.

- A. Effective Date. These rules shall be made effective upon approval by a majority vote of all the members of the Commission.
- B. Amendments. The Commission may amend or revoke these rules by a majority vote of Commission members, provided that written notice of the proposed amendment or revocation is provided to each Commission member at least three business days before such meeting.
- C. Suspension. The Commission may suspend these rules at any meeting by a majority vote of the members present.

Rules of Procedure City of Cincinnati City Planning Commission: Table of Amendments		
Action	Effective Date	Section(s)
Adopted	April 5, 1984	
Revised	September 28, 1990	
Revised	January 7, 2011	1-7
Revised	November 18, 2011	1-7
Amended		

[END OF RULES]