

## Corryville Community Council

Peoples Church has been attending the 2nd Tuesday evening CCC meetings for years. We have developed friendships and have shared/participated in many CCC outreaches. Examples - Corryville Recreation center landscape project

UC Police Dept. Christmas shop with a cop program

Therefore it was very important to us to share early on our plans for a new campus

These are specific dates that I (Ed Wiethe) presented our plan or gave updates on our plan /timeline

March 15th 2022- Presentation attached below

New Campus Update August 9th 2022 - Presentation Below

Last Update September

## Hamilton County Health Department

(Neighbor to the east on WM Howard Taft)

The Hamilton County Health Department has been a great neighbor for decades. There are occasions on weekends when we use their parking lot as an overflow and vice versa when they have big events during the week.

We started showing them our new campus plans in 2021. Since then, they have become interested in the possibility of leasing office space from us in our new proposed office tower.

## Other Corryville Neighbors

On July 27th 2022 we (Peoples Church) sent an invitation letter to 59 different property owners in the Corryville area.

We used a 400' radius in all directions from our campus as our target mailing list.

We invited the property owners to the monthly Corryville Community Council meeting, so we could share the presentation of our new campus plans  
Letter is attached below.

## Mt Auburn Community Council

While Peoples Church is not in the defined Mt Auburn Community Area, we are neighbors .

Our ministries stretch over community boundaries and reach several people in the Mt Auburn area.

We felt it was only right to share what we are doing and to see if we could develop any synergies to serve people

I met with Carol Gibbs from MT Auburn CC

I presented our new campus plan Friday August 26th

## City of Cincinnati

We started communications with the city of Cincinnati in 2019. In part because of an easement the city owned on our property and also a portion of a paper street. We met with Mayor Cranley and city engineers on March 4th 2020. We made an informal presentation of our intentions to rebuild our campus. See note below

**Subject: Peoples Church Easement**

**Date:** March 4, 2020 at 5:09:24 PM EST

**To:** [markiea.carter@cincinnati-oh.gov](mailto:markiea.carter@cincinnati-oh.gov), [rahel.michael@cincinnati-oh.gov](mailto:rahel.michael@cincinnati-oh.gov)

**Cc:** Ed Wiethe <[ed@peopleschurch.co](mailto:ed@peopleschurch.co)>

Markiea and Rahiel - It was a pleasure meeting you this afternoon. As discussed in our meeting with Mayor Cranley, we would like to begin the process of transferring ownership of the right-of-way between Bellevue and Eden that runs through the Peoples Church parking lot from the city to Peoples Church. I believe the next steps you mentioned were to connect with the Department of Traffic and Engineering? If you could provide an introduction and any other information we might need to provide, that would be greatly appreciated. For your reference, I am attaching a copy of the plat with the easement highlighted.

Best Regards,

Jim Raleigh

## ATTACHMENT Z - COMMUNITY ENGAGEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS  
GROUP

JULIE CROMWELL &  
ASSOCIATES

MOTZ ENGINEERING

**PEOPLES CHURCH**  
220 WILLIAM HOWARD TAFT RD,  
CINCINNATI, OH 45219



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10/06/2023



July 7, 2022

Department of Community Development  
805 Central Ave., Suite 700  
Cincinnati, Ohio 45202  
By email: [communitydevelopment@cincinnati-oh.gov](mailto:communitydevelopment@cincinnati-oh.gov)

To the DCED,

We are writing this letter to indicate our support for the People's Church, 220 William Howard Taft Rd., a Corryville institution, in the ongoing development of their new campus project. People's Church has met with the CCC and presented their plans at our monthly meetings during all phases of their project. We are appreciative of their ongoing investment in Corryville and support for our residents and look forward to the additional services and resources they plan to provide the neighborhood when their new campus reaches fruition.

Respectfully yours,

Leah Hollstein  
Secretary, Corryville Community Council

Cc: Bill Crawford, Dan Luther, Fran Larkin, Robert Rice

Dear

My name is Ed Wiethe and I am writing to you on behalf of Peoples Church, your neighbor on 220 William Howard Taft.

We are undertaking a major overhaul of our campus here in the Corryville area and we want to make sure our community friends are completely aware of our building project.

We will be presenting our plans at the Corryville community council meeting scheduled for August 9<sup>th</sup> starting at 6 PM.

You were identified as an owner of property within a 400' radius of our project. We hope that you can be present to see the exciting vision that we want to develop.

The Corryville Community council meets at the Corryville Recreation center, 2823 Eden Avenue.

We look forward to seeing you on August 9<sup>th</sup>.

Sincerely

Ed Wiethe  
Peoples Church  
Cincinnati Ohio

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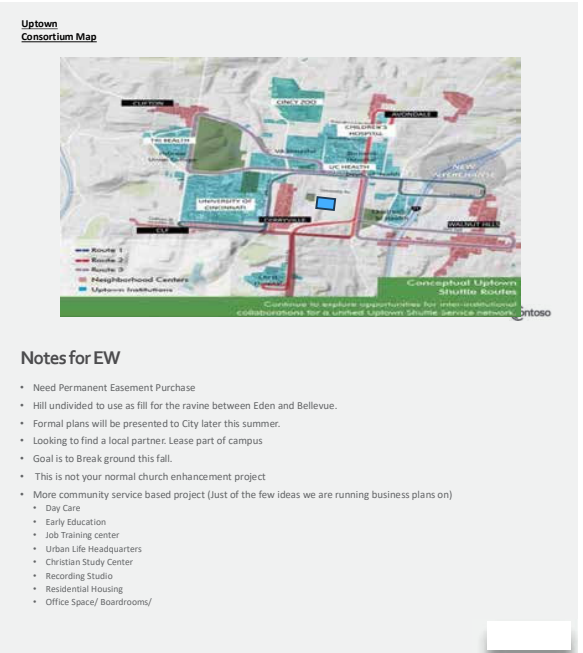
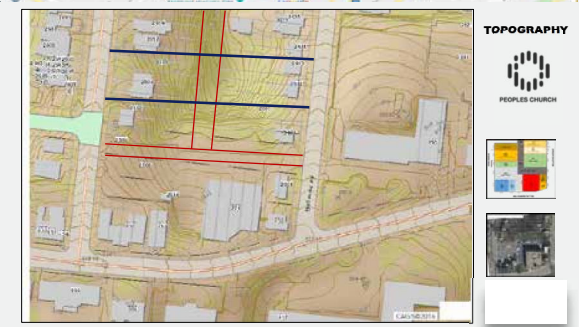
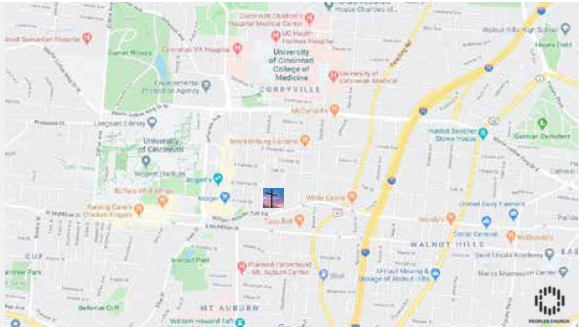
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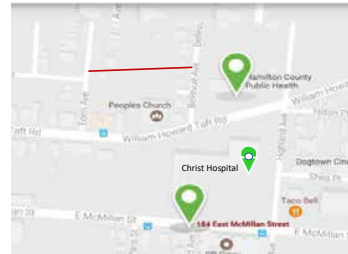
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July 28<sup>th</sup> 2021

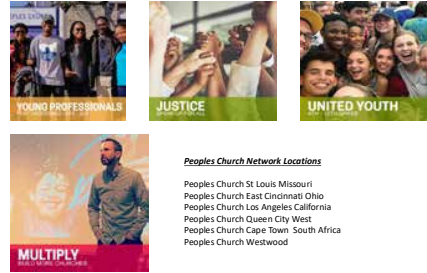
Presentation and discussion with



Neighbors in Uptown Cincinnati

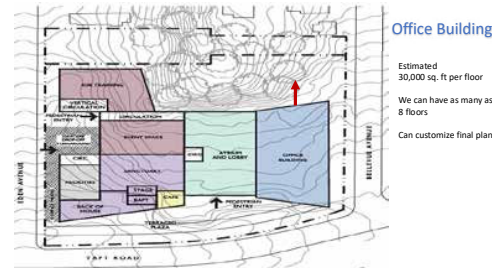
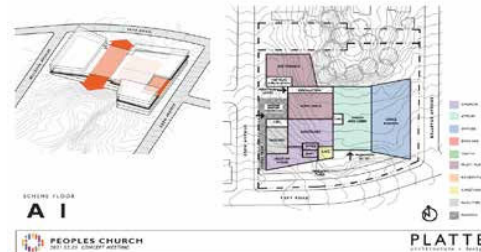
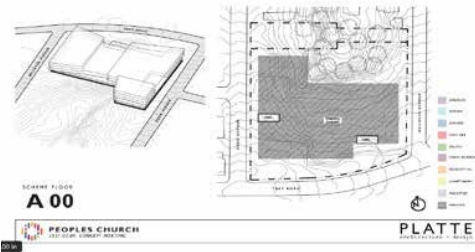


- Celebrating 114 years in Cincinnati Ohio
- We moved to Corryville in 1952
- Our vision statement is what makes us unique - **"To be a racially reconciling, generationally rich, life-giving church, thriving in the heart of the city"**
- Striving to be a church like heaven
- Currently on any given Sunday you can find 35 nations represented in our Congregation.
- We have been blessed and like our neighbors HCHD, and have out grown our current facilities
- New Vision for our campus is to build a new "engine", that will be better equipped to support our many ministry outreaches.



#### Peoples Church Network Locations

Peoples Church St Louis Missouri  
Peoples Church East Cincinnati Ohio  
Peoples Church Los Angeles California  
Peoples Church Queen City West  
Peoples Church Cape Town South Africa  
Peoples Church Westwood



#### Office Building

Estimated  
30,000 sq. ft per floor  
We can have as many as  
8 floors  
Can customize final plans

#### Reasons for new campus

- Outgrown current facility (sanctuary size, not enough classrooms)
- Introduce more ministries to community
- Safety and security parking(Wm Howard Taft) , children in parking lot
- Better utilization of space
- 40 plus jobs to community
- More functions to offer community. From board rooms to

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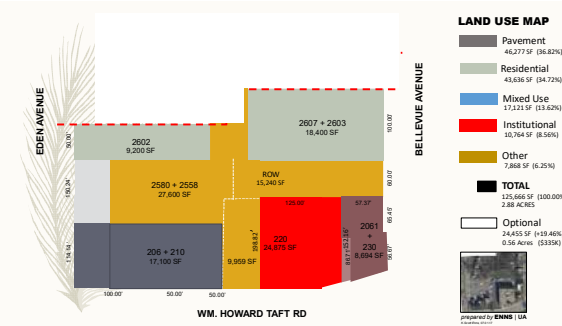
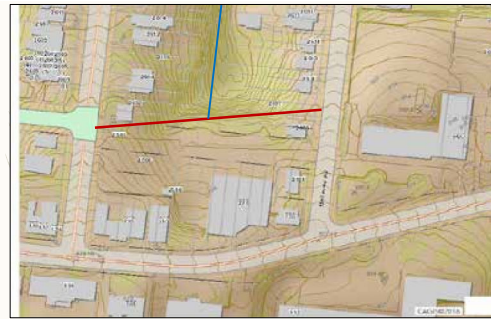
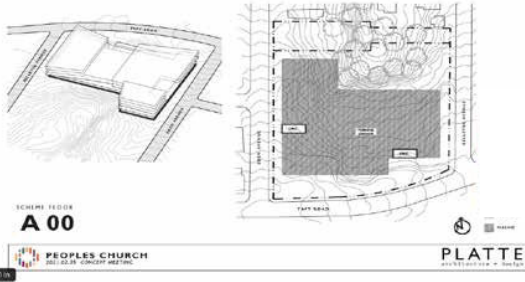
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# Corryville Community Council

Peoples Church New Campus

Presentation September 14<sup>th</sup> 2021



## Estimated Project Timeline

- Currently in the concept stage
- Preliminary Work (Funding, plans, survey, approval.)
- Break ground late 2<sup>nd</sup> or early 3<sup>rd</sup> quarter 2022 (Optimistic)
- 24 month project completion.

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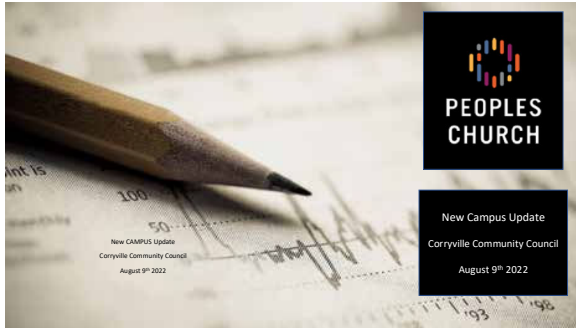
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#### New Campus Highlights



- Parking Garage (400 parking spaces)
- New Sanctuary
- Dual space usage concept Ex (Early Education Center / Peeps Ministry)
- Care Floor – New services to the community.
- New Job opportunities (Potentially 200 – 300)
- Enhanced Thrift Store
- Job Training Center
- Coffee Shop
- Full Service Kitchen /Cafeteria

PEOPLES CHURCH

J.S. HELD

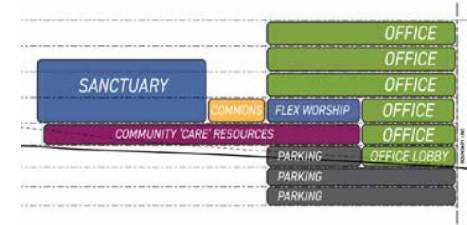
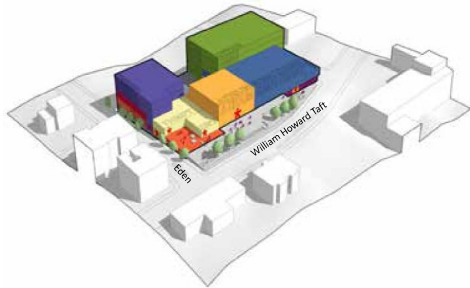
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#### Our New Campus Construction tag line

- At Peoples Church, we value intentional diversity, inclusion, equity, and unity. It is our expectation that these values will be expressed and demonstrated throughout all teams involved in our New Build.



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## ATTACHMENT Z - COMMUNITY ENGAGEMENT

## Attachment AA – Program Statement

Peoples Church (PC) intends to redevelop its current site as a new, mixed-use development to support its mission and to provide additional residential, office, and business space in the community. The project is located along William Howard Taft Road between Eden Avenue and Bellevue Avenue, extending north to generally just beyond the location of the current Corry Street right of way. As part of this development, the Owner is in the process of consolidating individual parcels of property and is working with the city to vacate and rededicate the Cory Street right of way to the north, thereby aggregating all of the Church property into a single, contiguous piece of land.

The majority of the property is located within the OG Office General zone and abuts an RMX Residential Mixed zone to the north. A single small parcel at the northeast corner of the PC's property lies within the RMX zone.

This submission seeks to address the 2.79-acre site as a Planned Development. The Planned Development would allow for the construction of an underground parking structure with office, residential, retail, assembly, and educational space above. The preliminary layout of the site provides about a half-acre of open space and we anticipate the final design will provide approximately 6%

The program specifics include:

- A three-level underground parking structure which will include vehicular access from both Eden and Bellevue. Preliminary parking counts indicate approximately 290 spaces will be available in the structure.
- Single level of PC-related or supported functions at the main level – Level 100 including:
  - Primary church entry and atrium, +/-800-seat sanctuary, 200 seat event and worship space, space for young adult church programs, miscellaneous assembly/multipurpose spaces;
  - Several white box tenant spaces will be provided and are currently planned to include: a retail café and food service provider, a health clinic, job training, thrift store, food pantry, and other community service/outreach functions;
  - A private daycare / early education tenant which will double as a children's Sunday school and worship space on weekends.
- Two to Five levels of tenant space (Levels 200 and 300, potentially 400 / 500 / 600). Tenants may be a mix of office and market-rate residential. Units will primarily be one-bedroom but will also include several studios and two-bedroom units. Each level is +/-11,000 GSF.
- One +/-11,000 GSF level of PC + Tenant offices (Level 400) PC Offices will occupy +/-8,500 SF, includes a small open-air terrace and will house both PC's local church offices as well as offices for its global network of churches. A counseling office tenant will occupy the other 2,500 sf.

The topography of the site varies significantly from a high point of elevation 875' near the corner of William Howard Taft and Eden to a low point of elevation 822' at the north property line, resulting in an approximately a 50-foot variation within 340 feet horizontally. Although the total building height including parking levels and tower amounts to 7-10 "floors" and approximately 94' – 136' (depending

on number of tenant tower floors), the massing and layout of the development coupled with the varied topography diminishes the height and size of the building. The approximate average height of the building along each face elevation is as follows:

- West (sanctuary and daycare elevation): 50'
- South (sanctuary and café elevation): 50'
- East (retail and tower elevation): 84' (126' max potential if additional tower floors added)
- North (garage, church, and office/residential tower elevation): 95' (137' max potential)

The development will provide an open landscape area and main pedestrian entry at the south, along William Howard Taft Road. As a one-way street, this will allow visitors to recognize the development and then make the right hand turn onto Eden Avenue to enter the garage. Visitors from the neighborhood to the north can access the garage from either Eden or Bellevue. The garage is sized to accommodate the zoning requirements of the largest single use, namely the sanctuary. This parking demand is seen only during Sunday services when other uses, including other neighborhood functions, are low and additional on-street and off-site parking is available. The office tenants; daycare patrons; residents; retail, food service, and café patrons; and other church users will share the parking at various times. The non-simultaneous nature of these uses allows for shared parking among the various building occupancies.

## ATTACHMENT AA - PROGRAM STATEMENT

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