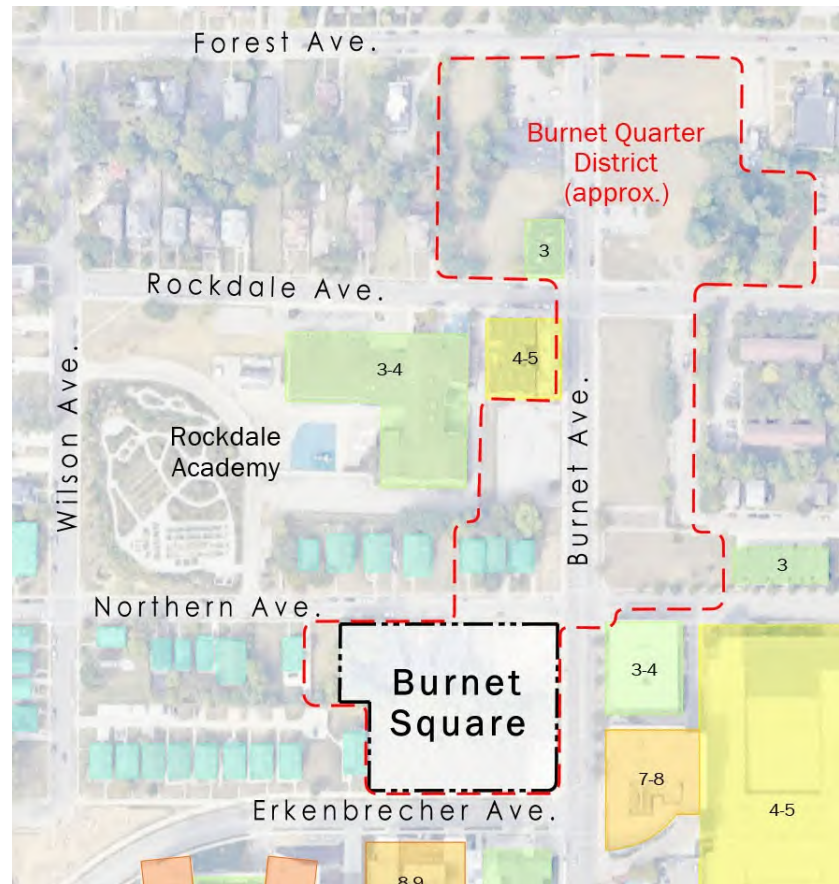


Introduction:

Uptown Consortium, Inc. (UCI) and **Steiner + Associates** (Steiner) are partnering to transform Burnet Avenue into a vibrant mixed-use district. The redevelopment project, called Burnet Quarter, is expected to include multi-family residences, condominiums, affordable housing, a hotel, short-term rentals, office spaces and retail options. The goal is to enhance the Avondale community by integrating new development with the established neighborhood, fostering growth, and providing amenities for current residents and newcomers alike.

Steiner has been actively working on Burnet Avenue development since 2016. They have been collaborating with the community and refining the plans over the last couple of years. Since 2023, Steiner has participated in 20+ interviews with stakeholders, 15+ meetings to discover community needs, and revised the plans multiple times resulting in the current visioning plan. This vision plan was shared at a community meet-and-greet on August 20th of last year and via a virtual meet-and-greet on August 26th.



Steiner + Associates (Steiner), **Civitas Development Group** (Civitas), and **Continental Development Ventures** (Continental) have teamed up to develop approximately 300 units of multi-family apartments with first floor retail at the southern end of Burnet Quarter. The development team has a strong track record of similar redevelopment sites and are experts in mixed-use development and multi-family residential. This mixed-use development, which will be known as **Burnet Square**, is primarily residential apartments which is to draw residents living and working in the Avondale neighborhood. In addition to the residential component, there are two levels of parking beneath the apartments along with ground-level retail space anchoring the corner at the Northern Ave. and Burnet Ave. intersection.

Location/Context:

The site is conveniently located within a 10-minute walk to nearly every building on the medical campus immediately to the south. Beyond the medical campus, one could reach the Cincinnati Zoo and Botanical Garden's main gate within a 5-minute walk, Avondale Town Center within a 10-minute walk, and several destinations within a 15-minute walk; the University of Cincinnati's main campus, the Uptown Innovation District, Hirsch Rec. Center, and N. Avondale Rec Center. There are two public schools within walking distance; Rockdale Academy (north) and South Avondale Elementary School a couple of blocks to the east.

The Site is bound on three sides by public roads; Northern Ave. along the north, Burnet Ave. along the east, and Erkenbrecher Ave. along the south. To the west, there is a series of recently remodeled single-family houses (rental) along the recently realigned Erkenbrecher along with a new park and playground. Similarly, there are five houses on the site's side of Northern with one being a 2.5-story apartment building. Likewise, there are approximately 3 properties north of Northern Avenue (including two duplexes) that are outside of the Burnet Quarter District's current boundary plus Rockdale Academy's community gardens anchoring the west half of the block.

The site lends itself to providing a transition from the urban scale of the medical campus to the suburban scale of the neighborhood to the northwest. Immediately south of the site sits a new eight-story to nine-story Ronald McDonald House, and a recently constructed nine-story to ten-story critical care building. Immediately to the east of Burnet sits a seven-story to eight-story medical office building at the terminus of Erkenbrecher and a 3-story mixed-use (primarily office with a Sweets & Meats BBQ restaurant) at Burnet and Northern. The proposed six-story (at Burnet frontage) residential building will act as a transition to the neighborhood in both scale and use (See Exhibit B).



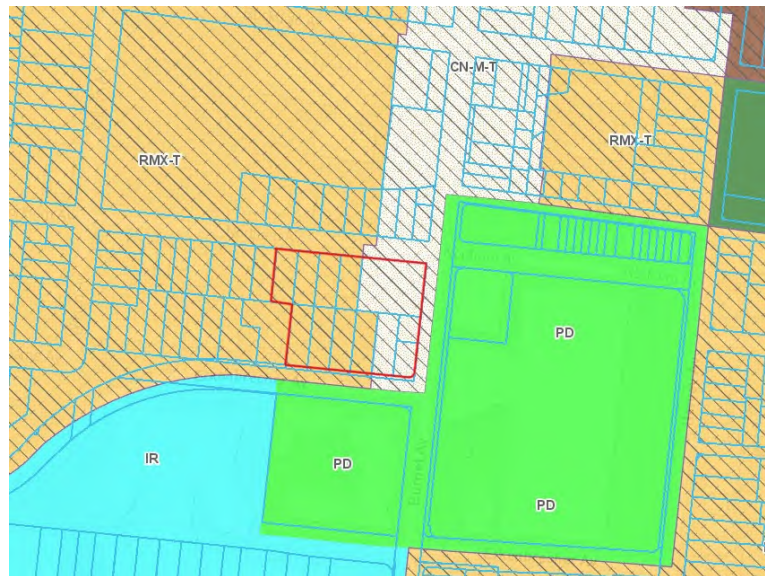
Conceptual Massing Diagram

Legal Description/Ownership:

The +/-1.977 acre site consists of 12 separate (tax) parcels, with corresponding ownership being more particularly depicted on the site survey attached as Exhibit C to the plans. The owners of the parcels comprising the project include: (i) Bace Properties, LLC (Parcel Nos. 113-0004-0038, --0037, --0036, --0035, -0168, and --0171), (ii) Hamilton County Land Reutilization Corporation (Cons. Parcel No. 113-0004-0033 & --0034), (iii) Avondale Rentals, LLC (Parcel Nos. 113-0004-0170 and --0169), and (iv) NTP Development, LLC (Parcel Nos. 113-0004-0172, --0047, and cons. -0173 and -0174). Note that there is a small sliver of Right-of-Way along Erkenbrecher that is labeled as being dedicated but not accepted and the CAGIS mapping confirms this. The 1.977 acres does not include this dedicated R.O.W. Steiner and NTP Development entered into a Purchase and Sale Agreement dated May 4, 2022 (as amended) for the purchase of these parcels, which purchase is conditioned on a final development plan approved by the City of Cincinnati.

Existing Conditions:

The site currently has two zoning classifications with the western half being RMX-T and the eastern portion being CN-M-T. This concept would consolidate the multiple lots into one single parcel and rezone to the PD district. The intensity of the proposed development would be consistent with what is allowed in the CN-M-T except for the height of the building would be one-story taller than this base zoning district (based on Burnet being the Front). The building form and placement are consistent with the CN-M-T classification to encourage a pedestrian scale setting on all 3 public streets.



Existing Zoning - Source: CAGIS

Currently, there is a vacant 3-story apartment building (and related vegetation) fronting onto Northern Avenue that will be demolished as part of this redevelopment. Northern Ave. is the only street with on-street parallel parking and we would support additional parallel parking on the other two streets. The site topography generally falls from Burnet towards the west and there is a slight slope along the Burnet frontage with the northern corner being approximately 6' lower than the southern end. The highpoint of the site at the southeast corner is a 747 elevation and the lowest point, in the northwest corner, is roughly 725 resulting in about twenty-two feet of elevation change.



Existing Conditions - Looking Southwest

With frontage on three of the four sides of the site, access to utility connections will not be an issue. The development team will work with the various City departments and utility providers to meet their requirements and ensure a successful development in the end. Storm water run-off will be designed into a system to meet the standards of the City of Cincinnati and the EPA.

Proposed Land Uses, Buildings, and Structures:

The permitted uses would remain consistent with those Permitted (and Limited) within the CN-M zoning district per Schedule 1409-07. The following uses shall be permitted as part of this Planned Development:

Residential Uses:

- **Permanent residential:** Single-family dwelling, Attached single-family dwelling, Two-family, Attached Multi-family dwelling

Public and Semipublic Uses:

- Day care center

Government facilities and offices:

- Offices
- Park and recreation facilities

Commercial Uses:

- Banks and financial institutions
- Business services

- **Eating and drinking establishments:** Convenience markets, Drinking establishments, Restaurants (full service & limited), Food markets, Food preparation,
- Hotels and commercial lodging
- Loft dwelling units
- Maintenance and repair services
- Medical services and clinics
- Offices
- Personal instructional services
- Personal services
- Parking facilities
- **Recreation and entertainment:** Indoor or small-scale
- Retail sales

Agriculture and Extractive Uses:

- Gardens

Accessory Uses:

- Refuse storage areas
- Exterior lighting

The current concept contemplates a seven-level structure with one level being partially subterranean (below grade in the south and eastern portion of the site) resulting in a six-story building on the primary frontage of Burnet Avenue. The concept accounts for up to 15,000 square feet of commercial space activating the Burnet streetscape including a 2,500 to 4,000 square foot retail space at the Northern and Burnet corner along with the primary (residential) building entrance and leasing offices in the central portion of this eastern façade.

As shown in the building diagrams (Exhibit D), there would be 5-stories of residential (+/-200,000 to 300,000 GSF) over the commercial space (6-stories above grade) along the Burnet frontage and/or the 2-levels of structured parking under the majority of the footprint. The levels under the residential have been ‘stepped’ or ‘benched’ into the existing hillside to minimize the earthwork and to allow the commercial components to have finished floors that relate to the existing slope of Burnet Avenue and its associated walk.

Density:

The current CN-M-T underlying zoning does not limit the density nor the minimum parking required. The maximum density would be established as 250 square feet of site per unit. Based on the 1.977 acres of developable site, this would equate to a maximum of 344 units.

Building Heights:

Per the underlying CN-M-T zoning district, the maximum height on the front elevation would be 62’, As shown in the typical building sections (Exhibit E), for all three public frontages, the height of the building fronting onto Burnet is projected to be 72’ or one-story taller than the maximum in the CN-M-T district. The height of the proposed building along Northern Avenue would result in a height of

approximately 82' from the average grade. Hence, the maximum building height shall be eighty-five feet (85'). This building height is consistent with the buildings to the south and east of the site that would be taller due to additional stories and/or their floor-to-floor story heights are taller than what is typical for apartment developments.

Setback Lines:

The proposed setbacks shall remain consistent with the underlying CN-M-T zoning district that extends north through the Burnet corridor. The minimum setbacks along the three public roadways shall zero feet (0') and building massing shall be encouraged to be fill the frontages to reinforce the pedestrian realm. Likewise, CN-M-T does not prescribe a side yard setback and/or rear yard building setback however, it does recognize the Chapter 1423 Buffer Yards when adjacent to RMX zoned parcels. The side yard setback (and along the common rear yard) adjacent to the parcel fronting onto Erkenbrecher shall be five feet (5') with a 5 feet wide (min.) landscape buffer. The side yard setback adjacent to the parcel fronting onto Northern shall be twenty feet (20') with a ten foot (10') wide landscape buffer yard. Pavement is allowed within the setback area while not allowed within the buffer yard areas.

Streetscapes, Pedestrian Circulation, and Open Space:

The streetscape shall act as the primary open space and pedestrian circulation for this development. The three streetscapes shall be consistent the opposite side of each street to create a cohesive public realm. The recently constructed streetscapes on Burnet and Erkenbrecher provide patterns and cues to guide the design on this development whereas the Northern Avenue streetscape can set the stage for future 'side' streets throughout the Burnet Quarter District. The intersection of Burnet and Northern shall act as the southern gateway to this district and should incorporate specialty paving and parallel parking 'bump-outs' to help choke down the lane widths to calm traffic and make for a safer pedestrian experience. The final design of the streetscapes, including pavements, tree types, and planting details shall be coordinated with DOTE and the City Forester.

Burnet Avenue:

The Burnet streetscape shall be consistent with what has been installed on the east side of the street near the Herald Building and the Jack H. Rubinstein M.O.B. building to its south. Likewise, this streetscape shall be consistent with the future streetscape running north as part of the Burnet Quarter District (to be determined). Street trees shall be placed at a consistent spacing with the east side of the street of roughly thirty feet (30') to thirty-five feet (35') on-center. If possible, curbside parallel parking would be optimal along this frontage even if for limited non-peak times of the day as an additional traffic-calming measure and to improve the pedestrian experience.

Erkenbrecher Avenue:

The Erkenbrecher streetscape shall be consistent with what has been installed as part of the recent roadway realignment project. This streetscape includes a 10' multi-use path/walk and street trees spaced at approximately forty feet (40') in a five or six foot (5'-6') tree lawn. Any trees damaged or removed as part of this development shall be replaced in kind.

Northern Avenue:

The Northern Ave. streetscape is the only one that includes on-street parallel parking (both sides). As noted above, landscaped ‘bump-outs’ should be considered to reduce the vehicular travel lanes and make for a shorter crosswalk distance. Besides the treatment at the intersection, bump-outs may or may not be utilized at the vehicular entrance to the parking garage. At a minimum, the existing tree lawn (+/-2’ wide) shall be expanded to five or six feet (5’-6’) in width and the adjacent sidewalk shall be five foot (5’) minimum in clear width which is consistent with recent improvements to the east of Burnet. Depending on final building design, the tree lawn may convert into tree pits near the intersection of Burnet to give a more plaza-like appearance at the retail space and as part of the intersection design.

Landscaping & Buffering:

North and South facades: Besides the street trees mentioned in the Streetscape section, the landscaping on this site will primarily consist of foundation plantings along the north and south facades to help ground the building and conceal the parking levels adjacent to the streetscapes. Given the urban nature of the site and proposed ‘Build-To Zone’, the foundation plant beds shall provide foundation shrubs covering a minimum of 75% of each façade’s total length within five years (net of any paved areas including openings for vehicular access, pedestrian access, and/or plaza areas). The plantings shall provide a mixture and rhythm of plantings that complement the architecture they are grounding.

East façade: The landscape along the Burnet Avenue frontage is envisioned to be primarily hardscape and street trees. When/if plant beds are provided as part of the final design, foundation plantings in this corridor shall be consistent with the remainder of the property and complement the architecture and/or adjacent streetscape and pavement patterns.

West façade: Buffering shall be provided in any yard that is adjacent to any RMX zoned property. As stated in the Setback Lines section, buffer yards shall be a minimum of five feet (5’) in width near Erkenbrecher and ten feet (10’) in width near Northern Ave. These buffers shall consist of the same amount of plants as required in table 1423-13-B, Buffer Type B (with fence) except that the deciduous trees can be substituted with additional evergreen trees. This minimum requirement calls for one-6’ ht. evergreen, two-1.5” cal. trees, and one-2.5” cal. tree per each fifty lineal feet (50’), or fraction thereof, of buffer yard. The requirement for 4 trees per 50 lineal feet would space trees at 12.5’ on-center, if narrow/upright evergreens are to be used, they shall be spaced at a maximum of 6.25’ on-center at the replacement rate of two trees per required tree listed above. At a minimum, the evergreens fulfilling this requirement shall reach a minimum of 20’ in height at maturity to conceal the parking levels of the building. A fence shall not be required however, one can be utilized in conjunction with the plants listed above.

Vehicular Access/Drives:

As per the underlying CN-M-T zoning district, the primary vehicular entrances will be a maximum of 24’ wide and restricted to the Northern and Erkenbrecher frontages (side streets). Given the difference in grade between these two streets, the Northern Ave. entrance will access the lower level of the garage and the Erkenbrecher entrance will access the upper parking level. Besides

these two access points, there may be a second curb-cut per frontage that will be limited to short-term intermittent use to access the trash room and/or for moving trucks to access a nearby elevator. Loading for the retail in the northeast corner shall be allowed to occur from the either Northern or Burnet during off-peak traffic hours.

Parking:

As per the underlying CN-M-T zoning district, the minimum parking requirement has been reduced to zero spaces. However, parking is necessary to ensure this development is successful in the short term. Although this site is very ‘walkable’, the development’s goal is to provide 25 to 350 spaces to ensure convenient overnight parking for residents and depending on future needs, the garage may provide parking for additional infill development and retail in the Burnet Quarter District. As mentioned in the streetscape section, on-street parallel parking in the curbside lanes would be ideal if The City will allow this lane to convert to parking.

Signage:

Signage for ground level uses shall comply with Chapter 1427-37 (CN-M). In addition to the ground level signage, building identification signage shall comply with 1417-15(C) for wall mounted signage. The building identification signage shall be limited to the North, East, and South building elevations fronting the public roadways. The intent of this modification is to allow for building mounted signage for the building and/or residential component that is separate from the potential signage at the ground floor commercial space fronting onto Burnet. These signs would respect the other limitations listed in sections 1427-27 and 1427-37 that regulate quantity, size, lighting, and clearances.

In addition to the wall mounted building identification signage, a single larger projecting sign shall be allowed for building identification along the Burnet Avenue frontage. This sign shall complement the building materials & design and help create character within the Burnet Quarter District. Building Identification – Projecting Signage shall be restricted to a zone between the top of the first story to the top of the fourth story with a maximum horizontal distance of six feet (6') from the face of the building. The maximum sign area shall be 150 square feet per face (two-sided) and the graphic shall be limited to Burnet Square (or final name of the building/apartment community).



Building Identification – Projecting Sign Examples

Exterior Lighting:

Exterior lighting will comply with code Chapter 1421-39 and consist of Street lights within the streetscapes and shall be per the City of Cincinnati standard fixtures or, light fixtures that are consistent with the remainder of the Burnet Quarter District's streetscape if they are different than the City's standard.

Refuse Collection:

At this time, refuse will likely be handled via trash cutes and compactors to minimize the frequency of pick-ups. The trash collection rooms will be limited to a maximum of three (3) areas (2 for residential, 1 for commercial) with pick-up access coming from Erkenbrecher and/or Northern. Hauling will likely be contracted with a private company with pick-ups on an as-needed basis.

Maintenance:

This property will have on-site management and maintenance staff to provide a maintenance free lifestyle for the residents as well as to protect the asset for the ownership group. The maintenance staff will perform routine inspections of the interior and exterior of the development. Professional contractors/crews will be utilized for repairs and routine maintenance of the grounds.

Preliminary Reviews (Water, Sewage, Geotechnical, & Drainage):

Water, sanitary sewer, and storm water management will be designed to meet the City of Cincinnati and EPA minimum requirements. The point of connection to any public systems will be coordinated with the appropriate departments prior to submitting the Final Development Plan. Likewise, geotechnical data will be reviewed and incorporated into any applicable utility and structural designs as part of the final permitting and construction documents for the development.

Electric and Natural Gas:

The residential units will be all electric and coordinated with the appropriate utility companies. The retail use will likely have a natural gas connection. Additional information will be provided as part of the Final Development Plan submission.

Schedule:

The goal of this phase is to continue developing this concept while going through the rezoning process and submit Final Development Plans as soon as possible. The projected schedule is to begin construction in early 2026 with completion and opening towards the end of 2027.