

APPENDIX M

Page 1 of 2
CR #97-2022

CITY MANAGER'S COORDINATED REPORT TO CITY COUNCIL

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

TRANSPORTATION/ENGINEERING – RECOMMENDATION

Date: 11/16/2022

Bob Vickrey

NO OBJECTION

PUBLIC SERVICES – RECOMMENDATION

Date: 11/4/2022

Joel Koopman

NO OBJECTION

METROPOLITAN SEWER - RECOMMENDATION

Date: 11/4/2022

Rob Kern

CONDITIONS

STORMWATER MGT UTILITY- RECOMMENDATION

Date: 11/14/2022

Nick Christopf

CONDITIONS

GREATER CINCINNATI WATER WORKS - RECOMMENDATION

Date: 11/10/2022

Cheri Bush

PARTIAL OBJECTIONS/CONDITIONS

ECONOMIC DEVELOPMENT & COMMUNITY DEVELOPMENT - RECOMMENDATION

Date: 12/1/2022

Mary Poole

NO OBJECTION

CITY PLANNING AND ENGAGEMENT - RECOMMENDATION

Date: 12/5/2022

Katherine Keough-Jurs

CONDITIONS

DUKE ENERGY – GENERAL

Date: 12/1/2022

Michael Abel

CONDITIONS

DUKE ENERGY, GAS - RECOMMENDATION

Date: 10/29/2022

Jesse Orth

CONDITIONS

DUKE ENERGY, ELECTRIC- RECOMMENDATION

Date:

Matthew Reis

NO RESPONSE matthew.ries@duke-energy.com

ALTAFIBER - RECOMMENDATION

Date: 11/22/2022

Breck Cowan

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

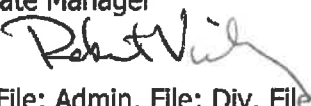
OFFICE OF ENVIRONMENT AND SUSTAINABILITY- RECOMMENDATION

Howard Miller

Date: 12/5/2022

NO OBJECTION

Date: November 16, 2022

To: Thomas R. Klumb, Real Estate Manager
From: Bob Vickrey, Deputy Director 
Copies to: Nick Edge, Right-of-Way; CR File; Admin. File; Div. File
Subject: CR#97-2022 Queen City Hill Development

The Department of Transportation and Engineering (DOTE) has no objection to the above request.

Bunch, Renee

From: Koopman, Joel
Sent: Friday, November 4, 2022 2:30 PM
To: CoordinatedReports
Subject: Re: CR #97-2022 Queen City Hills Development

DPS has no objection to vacation/sale of existing ROW and dedication of new street ROW.

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> on behalf of CoordinatedReports <coordinatedreports@cincinnati-oh.gov>
Sent: Friday, November 4, 2022 2:17 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopf, Nick <Nick.Christopf@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonnis, Paul <Paul.Tonnis@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com <david.cox@cinbell.com>; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Subject: RE: CR #97-2022 Queen City Hills Development

Attached is an updated request on CR #97-2022 which has included an additional component of sale of City owned property at 439 Martin Luther King Drive (106-1-143-9).

Due to additional review needed, **the response time has been extended to December 6, 2022.**

Thanks!

Reneé

From: Bunch, Renee Renee.Bunch@cincinnati-oh.gov On Behalf Of CoordinatedReports
Sent: Friday, October 28, 2022 4:20 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopf, Nick <Nick.Christopf@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E

Bunch, Renee

From: Kern, Rob
Sent: Friday, November 4, 2022 3:13 PM
To: CoordinatedReports
Subject: RE: CR #97-2022 Queen City Hills Development

Request #1 – dedication of ROW: No objection.

Request #2 – Vacation of existing public ROW: No objection, but there is an existing 12" sewer main that must remain in service. An easement for this sewer will be required.

Request #3 – Vacation of existing City easements: MSD does not object to vacation of easements not related to the public sewer main. Any easements protecting the main will remain in effect. If no easement exists, one should be dedicated.

The additional parcel does not impact MSD response.

Rob Kern

Permit Supervisor | Development Services Branch - Wastewater Engineering
Metropolitan Sewer District of Greater Cincinnati

D: 513-244-5588 | E: Rob.Kern@cincinnati-oh.gov

https://msdgc.org/Doing_business/development_services/index.html

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Friday, November 4, 2022 2:18 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonnis, Paul <Paul.Tonnis@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
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Thanks!

Bunch, Renee

From: Christopfel, Nick
Sent: Monday, November 14, 2022 11:12 AM
To: CoordinatedReports
Subject: RE: CR #97-2022 Queen City Hills Development
Attachments: Capture.PNG

SMU has no objections. There are a few inlets with short storm lines that may need to be properly filled/sealed/abandoned depending on the scope of the project.

Nick Christopfel
Engineering Technical Supervisor
Stormwater Management Utility



From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Friday, November 4, 2022 2:18 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonniss, Paul <Paul.Tonniss@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
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Thanks!

Reneé

From: Bunch, Renee Renee.Bunch@cincinnati-oh.gov **On Behalf Of** CoordinatedReports
Sent: Friday, October 28, 2022 4:20 PM

Date: November 10, 2022
To: Thomas R. Klumb, Manager, Law- Real Estate
From: Cheri Bush, Supervising Engineer, Greater Cincinnati Water Works
Copies to: Maria Meyer, Aaron Burkhardt, Philip Young, Engineering File
Subject: CR97-2022 – Queen City Hills Development at Vernon Place and Martin Luther King Jr Drive

The Greater Cincinnati Water Works (GCWW) **objects to the proposed vacation of easements** on Parcel 106-0001-0254-00 and **proposed vacation of right of way** in the general vicinity of Vernon Place/Harvey Avenue south of Martin Luther King Jr Drive (Items 2 & 3).

GCWW **conditionally approves** the dedication of public right of way for parcels 106-0001-0143-90 (consolidated), 106-0001-0250-00 and 091-0001-0031-90 (Item 1). The conditional approval is contingent upon the installation of a public water main within the project limits.

GCWW has no objection to the sale of a portion of parcels 145 and 146 (part of 106-1-143-90 consolidated) as noted under Item 4 (revised).

Vacation of Easement and Vernon Place ROW (Items 2 & 3)

Within the subject parcel and the subject portion of Vernon Place/Harvey Ave, there exists an 8 inch public water main and related appurtenances. GCWW will consider removing this object after the public water main is installed within Vernon Place and this main is abandoned, entirely at the petitioner's cost. There are active water services on this water main so all services must be addressed by the petitioner/owner before GCWW would consider abandoning the is main. Not all services are currently owned by the petitioner so this task will require the cooperation of the owners of the services.

The following active water services are within the project limits and must be addressed before the water main in Vernon Place/Harvey Ave can be abandoned:

Address	Branch No.	Branch Size	Comment
435 E MLKing Jr Dr	3077197	1.5 inch	To Remain. To be Protected during project.
3030 Vernon Pl	229918	1.5 inch	Must be discontinued or relocated by project
3024 Vernon Pl	34722	¾ inch	Must be discontinued or relocated by project
526 Maxwell Av	201812	¾ inch	Must be discontinued or relocated by project
3006 Vernon Pl	284963	4" inch DS	Must be discontinued or relocated by project
3021 Vernon Pl	215142	1.5 inch	To Remain. To be Protected during project.

To initiate the work, the petitioner's engineer must file an **Preliminary Application** with Philip Young at Phillip.Young@gcww.cincinnati-oh.gov and then complete the constructions plans with GCWW approval as described within the approved Preliminary Application before construction can proceed. GCWW has received the Preliminary Application (CIN 338) and is reviewing it at this time. Other services impacted by the development may need to be disconnected as part of the CIN 338 project, to be identified in the approved Preliminary Application CIN 338.

CAB
CAB



December 1, 2022

To: Thomas R. Klumb, Manager, Real Estate Services Division

From: Marklea L. Carter, Director, Department of Community & Economic Development *Marklea L. Carter*

Subject: **CR#97-2022 Queen City Hills Development Updated Request**

In response to the transmittal received November 4, 2022 and due on or before December 6, 2022 regarding the Queen City Hills Updated Development Request, the Department of Community and Economic Development (DCED) has no objection.

Please email Joseph.Malek@cincinnati-oh.gov or Clinton.McIntosh@cincinnati-oh.gov should you have additional questions, concerns, or if we can be of assistance.

Copy: Roy Hackworth, Division Manager, Housing, DCED
Bob Bertsch, Division, Manager, EDD, DCED
Diana Vakharia, Development Office, EDD DCED
Kira Palmer, Development Officer, Housing, DCED
Renee Bunch, Senior Real Estate Specialist, Real Estate Service
Katrina Gragston, Senior Community Development Officer, EDD, DCED
Gerald Fortson, Senior Community Development Officer, EDD, DCED
Greg Koehler, Senior Community Development Officer, EDD, DCED
Lawrence Taylor, Community Development Officer, Housing, DCED
Scott Wolfe, Development Officer, DCED

Bunch, Renee

From: Hoffman, Stacey
Sent: Monday, December 5, 2022 2:15 PM
To: CoordinatedReports
Subject: RE: CR #97-2022 Queen City Hills Development

The Department of City Planning and Engagement approves the requested elements with the condition that Parcel 106-0001-0150 (3026 Harvey) be reconfigured or consolidated with adjacent parcels to remain a buildable lot with adequate frontage.

Please be in touch with any questions.

Thanks, Stacey

Stacey Hoffman | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202
513-352-4890 (p) | 513-352-4853 (f) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports

Sent: Friday, November 4, 2022 2:18 PM

To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopf, Nick <Nick.Christopf@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonnis, Paul <Paul.Tonnis@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>

Subject: RE: CR #97-2022 Queen City Hills Development

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Thanks!

Reneé

Bunch, Renee

From: Abel, Michael D <Michael.Abel@duke-energy.com>
Sent: Thursday, December 1, 2022 10:42 AM
To: CoordinatedReports; Bunch, Renee
Cc: Orth, Jesse Douglas; Ries, Matthew M; Dornbusch, Matthew
Subject: [External Email] RE: [EXTERNAL] FW: CR #97-2022 Queen City Hills Development

External Email Communication

Good Morning Renee,

Duke Energy overhead electric and gas facilities are currently located within the request area and could potentially be impacted by the granting of the request. In order to minimize disruption to existing utilities within said rights of way, Duke Energy reserves the right of unrestricted ingress and egress. No structures may be constructed within said utility area **IN CONFLICT WITH SUCH OVERHEAD ELECTRIC AND GAS FACILITIES**, nor may the utility area be physically altered so as to (1) Reduce the clearances of the facilities; (2) Impair the ability to maintain the facilities or; (3) Create a hazard to the utility's facilities. Any party damaging said facilities shall be responsible for all costs and expenses associated with the repair or replacement of the same.

If the said overhead electric and gas facilities are to remain in the existing location, Duke Energy Ohio, Inc. Enterprise Land Services would request that an easement be granted in our customarily used easement form at the time of the closing of the properties and prior to the objections being lifted.

If you should have any concerns or questions, please don't hesitate to contact me.

Thank you,

Michael D. Abel



Senior Real Estate Representative, Distribution and Transmission
Targeted Underground Program
Submersible Program
Midwest Land Services Delivery
2010 Dana Avenue
Room EF320
Cincinnati, Ohio 45207
Office: (513) 458-4036
Fax: (513) 458-4264
Cell: (513) 781-7985
Michael.Abel@duke-energy.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Friday, October 28, 2022 4:20 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr

Bunch, Renee

From: Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Sent: Thursday, November 10, 2022 2:56 PM
To: CoordinatedReports; Bunch, Renee; Ries, Matthew M; Abel, Michael D; Poth, Carol
Subject: [External Email] RE: [EXTERNAL] RE: CR #97-2022 Queen City Hills Development

External Email Communication

Renee,

The addition of parcel 4 does not change my original response which I have repasted below.

Duke Energy Gas currently has gas main running through both the request #2, shown in red, and request #3, shown in orange, pieces of ROW. Duke Energy gas will need acquire an easement for said gas facilities to remain since they have active services off of them prior to these portions being vacated.

Thanks,

Jesse Orth
Supervisor-Field Services
Distribution Projects
Gas Operations
Cell - 513-906-0130
Jesse.Orth@Duke-Energy.com



From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
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Subject: [EXTERNAL] RE: CR #97-2022 Queen City Hills Development



November 22nd, 2022

Renee Bunch
Law Department – Real Estate
801 Plum Street, Room 122
Cincinnati, OH 45202

Re: CR #97P2-2022
Queen City Hills Development
439 Martin Luther King Drive

Renee:

We have reviewed your letter dated November 4th, 2022 concerning CR #97P2. Our records indicate there are existing underground telephone facilities at this location. Cincinnati Bell can approve this request as long as the following conditions are met: The existing facilities must remain in place, in service and able to be accessed. Any damage done to the facilities, or any work done to relocate the facilities as a result of this request will be handled entirely at the property owner's expense.

A copy of the coordinated report has been forwarded to Steve Tinch (513.566.3158) for review.

Please feel free to call me if you have any questions.

Thank You,

Kevin Gribben

cc: File

Kevin Gribben
Specialist – Structure Engineer
altafiber
(513) 565-7056 - Office
(513) 608-7005 - Wireless
kevin.gribben@altafiber.com

Bunch, Renee

From: Goodman, Curtis IV
Sent: Thursday, November 17, 2022 11:34 AM
To: CoordinatedReports
Subject: RE: CR #97-2022 Queen City Hills Development

Fire has no objection

Curtis Goodman

District Chief, Suppression Management
Cincinnati Fire Department
430 Central Ave.
Cincinnati, OH 45202
(O) 513 564 1743
(C) 513 678 1993
curtis.goodman@cincinnati-oh.gov

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Friday, November 04, 2022 2:18 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopf, Nick <Nick.Christopf@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonniss, Paul <Paul.Tonniss@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Subject: RE: CR #97-2022 Queen City Hills Development

Attached is an updated request on CR #97-2022 which has included an additional component of sale of City owned property at 439 Martin Luther King Drive (106-1-143-9).

Due to additional review needed, **the response time has been extended to December 6, 2022.**

Thanks!

Reneé

From: Bunch, Renee Renee.Bunch@cincinnati-oh.gov **On Behalf Of** CoordinatedReports
Sent: Friday, October 28, 2022 4:20 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna

Date: November 14, 2022
To: Lieutenant Colonel Teresa A. Theetge, Interim Police Chief
From: Sergeant Jeffrey Meister, District Four, Neighborhood Liaison Unit
Copies to:
Subject: **PBM# 22-489 Queen City Hills Development and vacation of current easement**

District Four is in possession of PBM# 22-489, A request from Mr. Thomas R. Klumb, City of Cincinnati Real Estate Services Division. The request was channeled to all city departments for the city's consideration of city owned parcels to be sold or easements lifted for the Queen City Hills Development Project near Martin Luther King Dr and Vernon Place in Avondale. (Please see attached report submitted with this memo).

Sergeant Meister forwarded this request to Avondale Community Council President, Mr. Anthony Moore. There were no rejections noted. ✓

Please note; This memo is a re-circulation from the original memo already submitted, to now include sale of city owned property at 439 Martin Luther King Drive.

District Four still does not have any objections.

JJM/S723
JJM/S723

11/14/22
NO OBJECTION ✓
Capt. [Signature] /C110
D-4

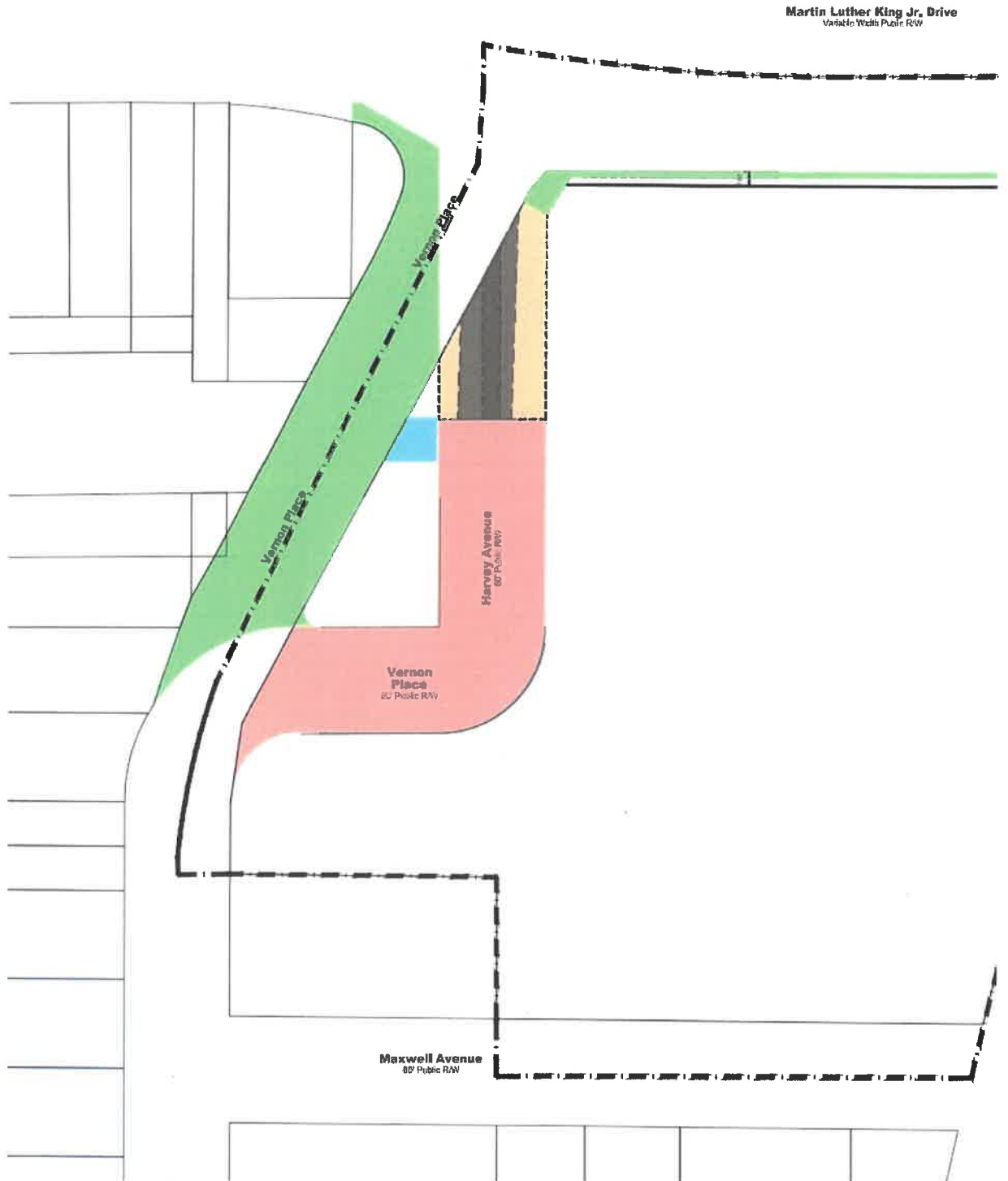
Reviewed - m8/LTC4
11/15/22

Bunch, Renee

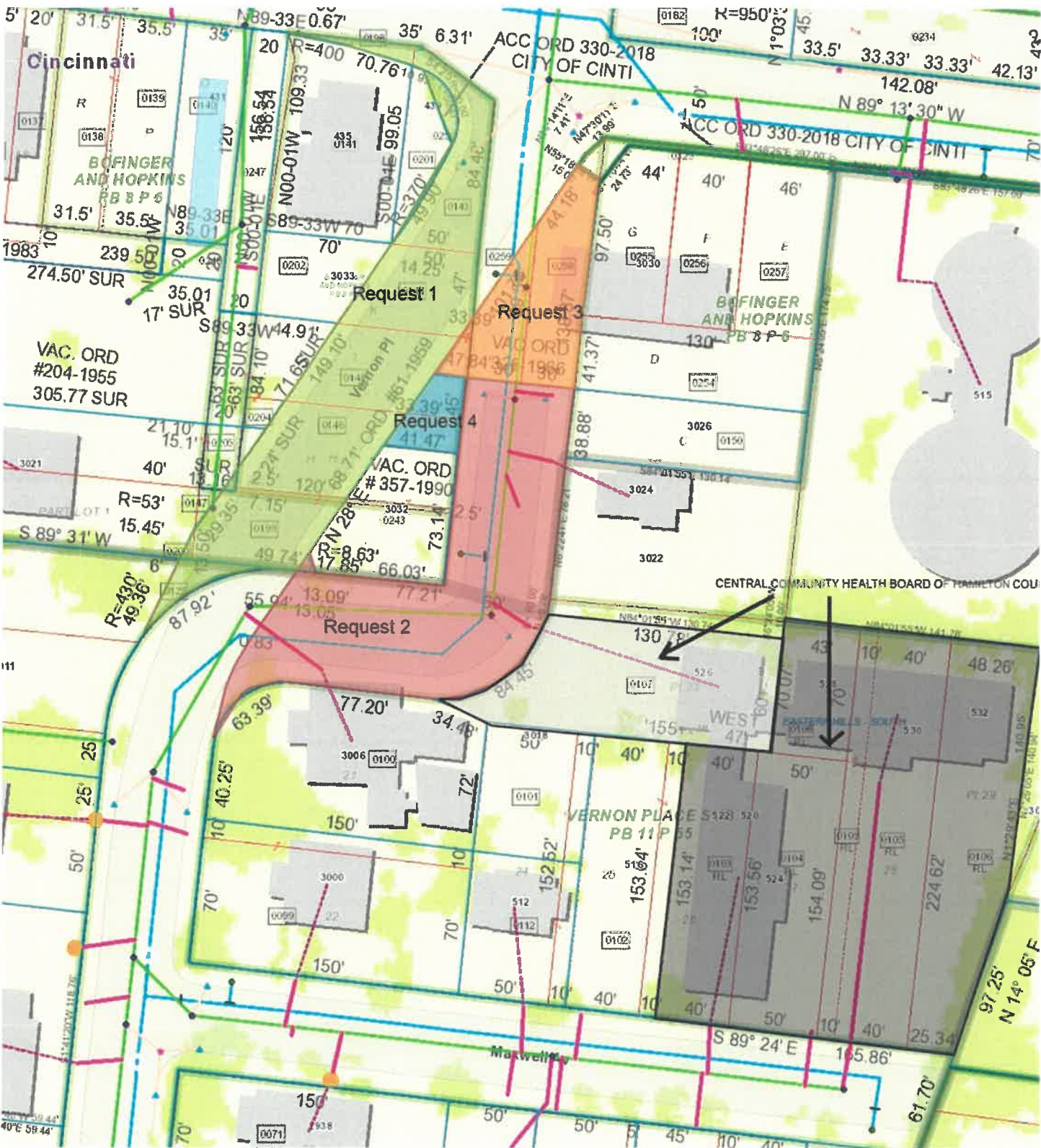
From: Shad, Matthew
Sent: Monday, November 21, 2022 8:54 AM
To: CoordinatedReports
Cc: rsp, cr
Subject: FW: CR #97-2022 Queen City Hills Development
Attachments: CR 97 2022 Queen City Hills Development Updated Request (00373668xC2130).pdf

Renee:

Our understanding is that this request is for the opportunity to assemble a large assemblage of property between Vernon Pl and Reading Rd. south of Martin Luther King. On November 17, 2022 a Coordinated Site Plan Review was submitted (CPRE22071). Excerpts below. The all department recommendation letter is anticipated to be reviewed with the applicant on 12/13/22.



Our only concern was the integrity of sanitary sewer service for 526-530 Maxwell (gray shaded parcels). However, per the initial redevelopment plan, that building that building would be demolished. Presently though, the building is not in common ownership with the other parcels in the proposal. Buildings & Inspections endorsement can only be granted, the lateral is not necessary. This can be achieved by demolition, proof it has been capped, proof its not necessary for building functionality, or that the building is vacated and in common ownership with the remainder properties.



Buildings & Inspections recommends the following:

1. Request 1 (green) – Dedication of Vernon PI – NO OBJECTIONS
2. Request 2 (red) – vacation of former Vernon PI – CONDITIONAL APPROVAL, subject to the following:
 - a. Certification that 526-530 Maxwell Ave (3020 Vernon PI Parcel 0091-0001-0107) either
 - i. Demolition Permit has been sought or acted upon.
 - ii. Applicant seeking the vacation owns the vacated building/property.
 - iii. Applicant/MSD and can certify that the sewer lateral to Vernon PI is not necessary to maintain the viability of the 530 Maxwell building.
3. Request 3 (orange) vacation of easements - CONDITIONAL APPROVAL subject to the following:
 - a. Certification that 526-530 Maxwell Ave (3020 Vernon PI Parcel 0091-0001-0107) either
 - i. Demolition Permit has been sought or acted upon.
 - ii. Applicant seeking the vacation owns the vacated building/property.
 - iii. Applicant/MSD and can certify that the sewer lateral to Vernon PI is not necessary to maintain the viability of the 530 Maxwell building.
4. Request 4 (blue) – partial vacation of right of way – NO OBJECTIONS

Art Dahlberg | Director

City of Cincinnati | Buildings & Inspections
Permit Center | [805 Central Avenue, Suite 500 | Cincinnati, OH 45202](#)

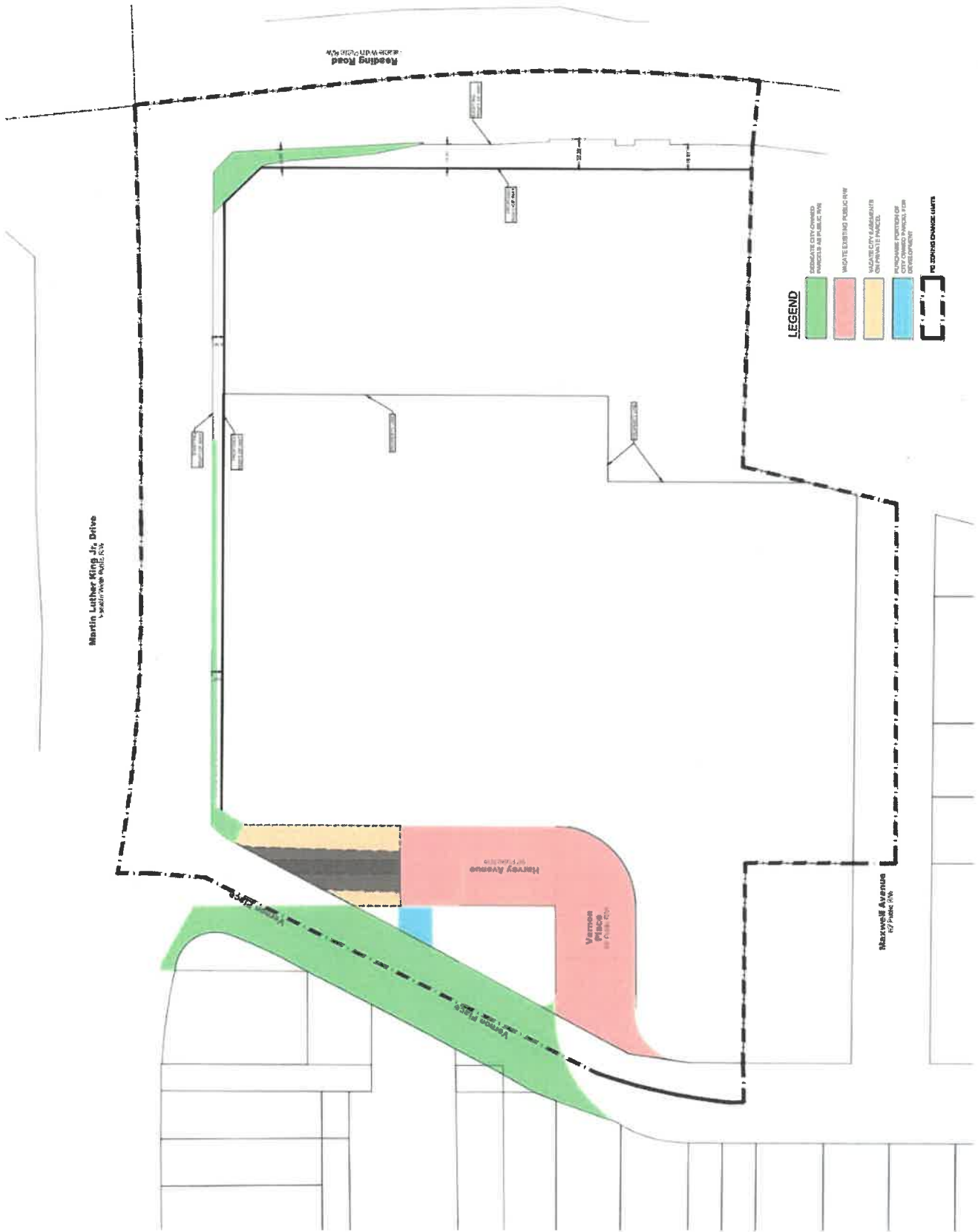
513-352-2424 (p) | 513-352-2378 (f) | art.dahlberg@cincinnati-oh.gov



From: Dahlberg, Art <art.dahlberg@cincinnati-oh.gov>
Sent: Friday, November 18, 2022 5:24 PM
To: Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>
Subject: RE: CR #97-2022 Queen City Hills Development

Ok to proceed

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> On Behalf Of CoordinatedReports
Sent: Friday, November 4, 2022 2:18 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonniss, Paul <Paul.Tonniss@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel

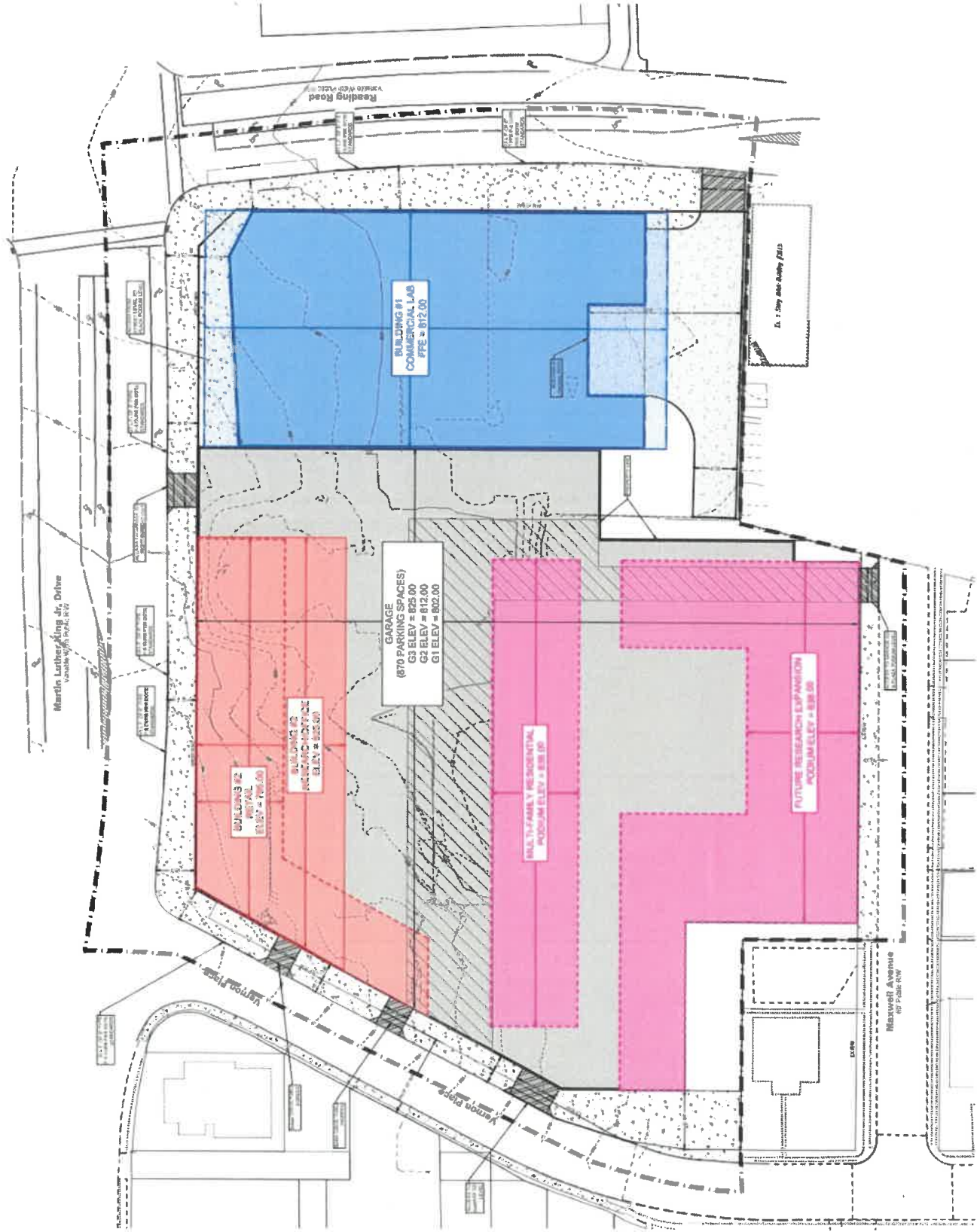


LEGEND

- PROPOSED INTERIOR DRIVE APPROXIMATE
- PROPOSED HEAVY DUTY DRIVE APPROXIMATE (SEE DETAIL 201.1)
- PROPOSED CONCRETE DRIVE APPROXIMATE (SEE DETAIL 201.1)
- PROPOSED TRUCK ACCESS PAVEMENT
- PROPOSED CHANCE LANE

Construction Phase Summary:

- Phase 1.0 - Ground Site Development
Site Preparation for infrastructure development includes grading, utilities, earth retention, and a system.
- Phase 2.1 - Northern Site Development
Foundations for Building No. 1 (Commercial Lab) Foundations for North Garage
- Phase 2.2 - Northern Site Development
Superstructure and Core/Shell for Building No. 1 (Commercial Lab)
- Phase 2.3 - Northern Site Development
North Garage and podium to serve Building 1, B 2 (Research Office), and retail spaces
- Phase 2.4 - Northern Site Development
Lower Amenity Deck and Pedestrian Zone Superstructure, and Core/Shell for Building No. 2 (Research Office)
- Phase 3.0 - Future Phases of Development
South Garage and Podium to serve future Build Upper Amenity Deck and Pedestrian Zone Potential Garage Over-Build: Residential (Multi-Family) and/or Research Expansion



Bunch, Renee

From: DiBona, Matt
Sent: Tuesday, December 6, 2022 8:43 AM
To: CoordinatedReports
Subject: RE: CR #97-2022 Queen City Hills Development

Hi Renee,

Parks do not have an objection.

Matthew DiBona | *GIS Computer Systems Analyst*
Cincinnati Park Board | 2625 Reading Rd | Cincinnati, OH | 513-475-9600
www.cincinnatiiparks.com

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Monday, December 5, 2022 4:48 PM
To: DiBona, Matt <Matt.Dibona@cincinnati-oh.gov>
Subject: FW: CR #97-2022 Queen City Hills Development

Response needed. Thanks!

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Friday, October 28, 2022 4:20 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breittfelder, Steven <Steven.Breittfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopf, Nick <Nick.Christopf@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonniss, Paul <Paul.Tonniss@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Subject: FW: CR #97-2022 Queen City Hills Development

Please review attached. Responses are due by **December 1, 2022**.



Reneé Bunch
Senior Real Estate Specialist
Law Department – Real Estate Services

Bunch, Renee

From: Schiller, Matthew E
Sent: Wednesday, November 9, 2022 7:28 AM
To: CoordinatedReports
Subject: FW: CR #97-2022 Queen City Hills Development
Attachments: CR 97 2022 Queen City Hills Development Updated Request (00373668xC2130).pdf

CRC has no objection.

Matt Schiller
Civil Engineering Technician III
805 Central Ave. Suite 800
Cincinnati, OH 45202
C (513) 509-6775
O (513) 352-4044
CincyRec.org



From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Friday, November 4, 2022 2:18 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonniss, Paul <Paul.Tonniss@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Subject: RE: CR #97-2022 Queen City Hills Development

Attached is an updated request on CR #97-2022 which has included an additional component of sale of City owned property at 439 Martin Luther King Drive (106-1-143-9).

Due to additional review needed, **the response time has been extended to December 6, 2022.**

Thanks!

Bunch, Renee

From: Abernathy, Chris
Sent: Monday, November 21, 2022 10:37 AM
To: CoordinatedReports
Subject: RE: CR #97-2022 Queen City Hills Development

With the additional lot, ETS still has no objections to this request.

Chris Abernathy
Network Services
City of Cincinnati
513-352-6939(D)
Chris.abernathy@cincinnati-oh.gov

From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> **On Behalf Of** CoordinatedReports
Sent: Friday, November 4, 2022 2:18 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonnis, Paul <Paul.Tonnis@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Subject: RE: CR #97-2022 Queen City Hills Development

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Due to additional review needed, **the response time has been extended to December 6, 2022.**

Thanks!

Reneé

From: Bunch, Renee Renee.Bunch@cincinnati-oh.gov **On Behalf Of** CoordinatedReports
Sent: Friday, October 28, 2022 4:20 PM
To: Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey

Bunch, Renee

From: Miller, Howard
Sent: Monday, December 5, 2022 9:58 AM
To: CoordinatedReports
Subject: Re: CR #97-2022 Queen City Hills Development

Renee,

OES has no objections. For Item Nos. 2 and 4, OES requests Law to include appropriate environmental indemnification language into the respective sale agreements.

Howard Miller, CPG
Senior Environmental Safety Specialist
City of Cincinnati
Office of Environment and Sustainability
801 Plum Street, Suite 130
Cincinnati, Ohio 45202
(513) 352-6999
howard.miller@cincinnati-oh.gov



From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov> on behalf of CoordinatedReports <coordinatedreports@cincinnati-oh.gov>
Sent: Friday, November 4, 2022 2:17 PM
To: CoordinatedReports <coordinatedreports@cincinnati-oh.gov>; Abernathy, Chris <Chris.Abernathy@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; rsp, cr <cr.rsp@cincinnati-oh.gov>; Bonner, Nancy <Nancy.Bonner@gcww.cincinnati-oh.gov>; Bowling, Donna <Donna.Bowling@cincinnati-oh.gov>; Breitfelder, Steven <Steven.Breitfelder@cincinnati-oh.gov>; Bush, Cheri <Cheri.Bush@gcww.cincinnati-oh.gov>; Christopfel, Nick <Nick.Christopfel@cincinnati-oh.gov>; Courtney, Crystal <Crystal.Courtney@cincinnati-oh.gov>; Dobbs, Addeline <Addeline.Dobbs@cincinnati-oh.gov>; Goodman, Curtis IV <Curtis.Goodman@cincinnati-oh.gov>; Gross, Joel <joel.gross@cincinnati-oh.gov>; Hoffman, Stacey <Stacey.Hoffman@cincinnati-oh.gov>; Hunt, Robin <Robin.Hunt@cincinnati-oh.gov>; Jones, Dan G. (Recreation) <Dan.Jones@cincinnati-oh.gov>; Kern, Rob <Rob.Kern@cincinnati-oh.gov>; Koopman, Joel <Joel.Koopman@cincinnati-oh.gov>; Miller, Howard <Howard.Miller@cincinnati-oh.gov>; Mobley, Jenny <Jenny.Mobley@cincinnati-oh.gov>; Poole, Mary <Mary.Poole@cincinnati-oh.gov>; Rekow, Cheri <Cheri.Rekow@cincinnati-oh.gov>; Schiller, Matthew E <Matthew.Schiller@cincinnati-oh.gov>; Shad, Matthew <Matthew.Shad@cincinnati-oh.gov>; Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>; Tonniss, Paul <Paul.Tonniss@cincinnati-oh.gov>; Carol Poth <Carol.Poth@duke-energy.com>; david.cox@cinbell.com <david.cox@cinbell.com>; Matthew Ries <Matthew.Ries@duke-energy.com>; Michael Abel <Michael.Abel@duke-energy.com>; Orth, Jesse Douglas <Jesse.Orth@duke-energy.com>
Subject: RE: CR #97-2022 Queen City Hills Development

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Due to additional review needed, **the response time has been extended to December 6, 2022.**

DATE: November 4, 2022
TO: All City Departments
FROM: Thomas R. Klumb, Real Estate Manager
COPIES: File
SUBJECT: **CR #97-2022 – Queen City Hills Development**

This coordinated report is being circulated requesting:

Dedication of City Owned Parcels as Right of Way:
106-0001-0143-90 439 Martin Luther Kind Drive
106-0001-025-00 2915 and 091-0001-0031-9 Vernon Place, partial

Vacation/Sale right of way along Vernon Place/Harvey Avenue

Vacation of existing city easements on SGA Enterprises, Inc. property:
106-0001-0254-00 3028 Harvey Avenue.

UPDATED REQUEST TO INCLUDE SALE OF CITY OWNED PROPERTY 106-1-143-9 – 439 MARTIN LUTHER KING DRIVE

It is requested that a response be made on or before **December 6, 2022**. If this is not possible, please respond with anticipated response date and cause for delay.

Please investigate and forward your comments by email to Reneé Bunch in Real Estate Services or you may forward your responses to:

Thomas R. Klumb, Manager
Real Estate Services Division
801 Plum Street
Room 122, City Hall
Cincinnati, Ohio 45202

TRK/rb
Enclosures

Bunch, Renee

From: Mike Dooley <mikedooley@bayerbecker.com>
Sent: Thursday, November 3, 2022 10:12 AM
To: Bunch, Renee; Klumb, Tom
Cc: Rigaud, Eddie; Tom Hesse; Brian Currin; vterry@moodynolan.com; lpallay@moodynolan.com
Subject: RE: [External Email] Queen City Hills Development - Request for Coordinated Report
Attachments: 21-0192 RES Request 221103.pdf

Renee/Tom,

We have one additional item that we'd like to include with the report. Attached is an updated version of our request, which now includes purchase of a portion of city-owned property (item #4, shown in blue).

Please circulate this as a revision to the original. Let me know of any questions. Thanks.



Michael P. Dooley, P.E., LEED AP
Principal

D: 513-492-9851
M: 513-446-0294
E: mikedooley@bayerbecker.com

bayerbecker.com

mason | cincinnati | ft. mitchell | oxford



From: Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Sent: Friday, October 28, 2022 4:30 PM
To: Klumb, Tom <Tom.Klumb@cincinnati-oh.gov>; Mike Dooley <mikedooley@bayerbecker.com>
Cc: Rigaud, Eddie <eddie.rigaud@queencityhills.com>; Tom Hesse <tom.hesse@danis.com>; Brian Currin <brian.currin@danis.com>; vterry@moodynolan.com; lpallay@moodynolan.com
Subject: RE: [External Email] Queen City Hills Development - Request for Coordinated Report

CR is circulating. Responses are due 12/1. I should have a completed report the 2nd week of December.

From: Klumb, Tom <Tom.Klumb@cincinnati-oh.gov>
Sent: Friday, October 28, 2022 11:36 AM
To: Mike Dooley <mikedooley@bayerbecker.com>; Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Cc: Rigaud, Eddie <eddie.rigaud@queencityhills.com>; Tom Hesse <tom.hesse@danis.com>; Brian Currin <brian.currin@danis.com>; vterry@moodynolan.com; lpallay@moodynolan.com
Subject: RE: [External Email] Queen City Hills Development - Request for Coordinated Report

Received thanks!

From: Mike Dooley <mikedooley@bayerbecker.com>
Sent: Friday, October 28, 2022 8:58 AM
To: Klumb, Tom <Tom.Klumb@cincinnati-oh.gov>; Bunch, Renee <Renee.Bunch@cincinnati-oh.gov>
Cc: Rigaud, Eddie <eddie.rigaud@queencityhills.com>; Tom Hesse <tom.hesse@danis.com>; Brian Currin

<brian.currin@danis.com>; vterry@moodynolan.com; lpallay@moodynolan.com

Subject: [External Email] Queen City Hills Development - Request for Coordinated Report

External Email Communication

Good morning Tom,

As a follow-up to our meeting on 10/11 to discuss the Queen City Hills development (SW corner of Reading and MLK), attached is our request for a Coordinated Report.

Please circulate the request and let us know of any comments. Please also confirm receipt of this email. Thanks.



Michael P. Dooley, P.E., LEED AP
Principal

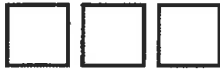
D: 513-492-9851

M: 513-446-0294

E: mikedooley@bayerbecker.com

bayerbecker.com

mason | cincinnati | ft. mitchell | oxford





November 3, 2022

bayerbecker.com
513.336.6600
mason | cincinnati | oxford | fort mitchell

City of Cincinnati Law Department
Real Estate Services
801 Plum Street, Suite 214
Cincinnati, OH 45202
Attn: Mr. Tom Klumb

Re: Request for Coordinated Report

Tom,

On behalf of the Queen City Hills development team, Bayer Becker officially requests the city's consideration for the following (4) items:

1. Dedication of city-owned parcels as public right-of-way
 - Parcel IDs #106-0001-0143-90 (439 Martin Luther King Dr); #106-0001-0250-00; and #091-0001-0031-90 (2915 Vernon Place, partial)
 - Area shown in **GREEN** on Exhibit A
2. Vacation of existing public right-of-way along Vernon Place / Harvey Avenue
 - Area shown in **RED** on Exhibit A
3. Vacation of existing city easements on SGA Enterprises Inc property
 - Parcel ID #106-0001-0254-00 (3028 Harvey Avenue)
 - Area shown in **ORANGE** on Exhibit A
4. Purchase a portion of city-owned parcel for proposed development
 - Parcel ID #106-0001-0143-90 (439 Martin Luther King Dr)
 - Area shown in **BLUE** on Exhibit A

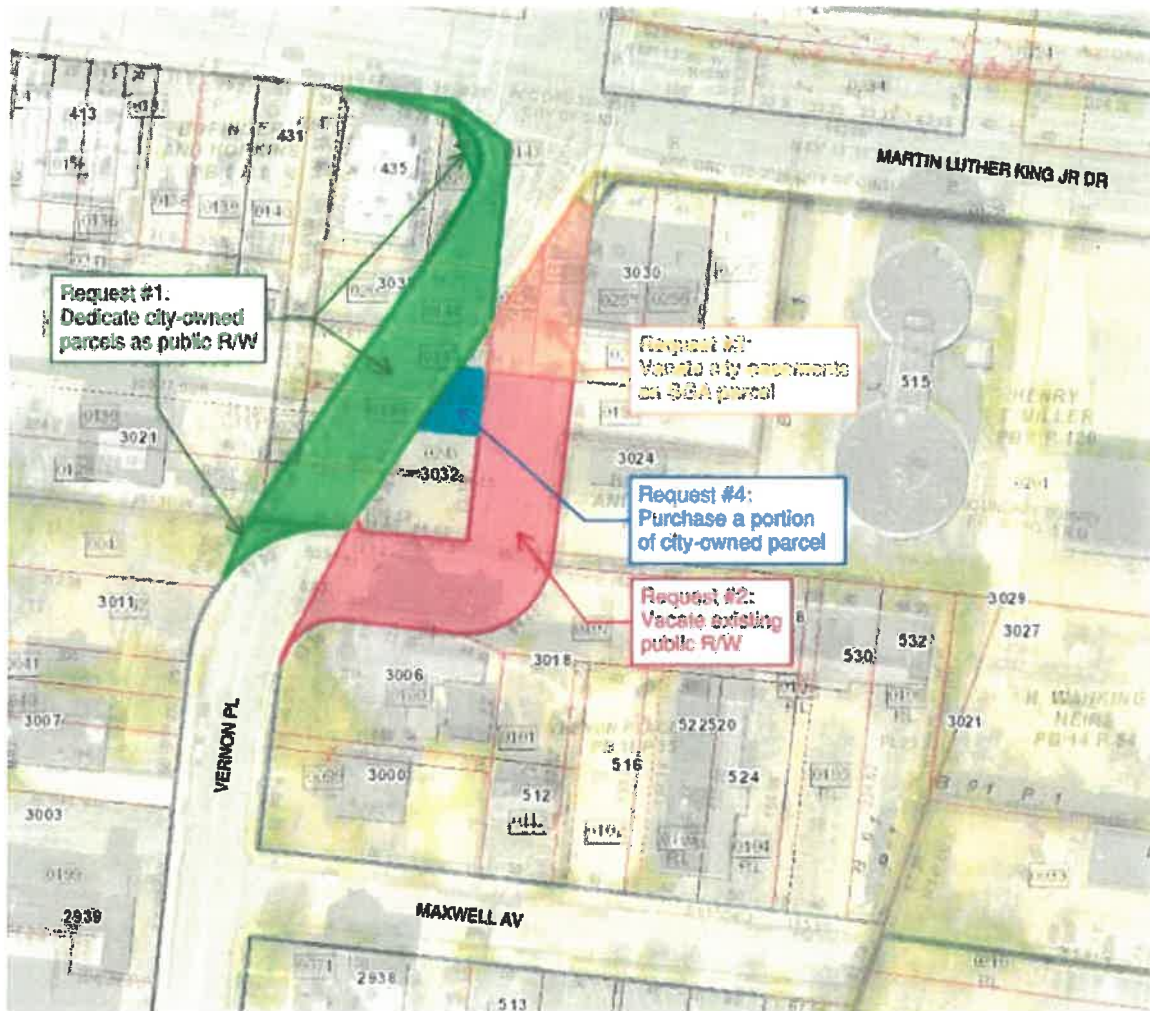
Attached is Exhibit A, which summarizes the location of these requests.

Please initiate the Coordinated Report process and let us know of any questions or comments. Thank you.

Sincerely,

Michael P. Dooley, PE, LEED AP
Principal, Bayer Becker (Applicant)

Exhibit A – Vicinity Map



DATE: October 28, 2022
TO: All City Departments
FROM: Thomas R. Klumb, Real Estate Manager
COPIES: File
SUBJECT: CR #97-2022 – Queen City Hills Development

This coordinated report is being circulated requesting:

Dedication of City Owned Parcels as Right of Way:
106-0001-0143-90 439 Martin Luther Kind Drive
106-0001-025-00 2915 and 091-0001-0031-9 Vernon Place, partial

Vacation/Sale right of way along Vernon Place/Harvey Avenue

Vacation of existing city easements on SGA Enterprises, Inc. property:
106-0001-0254-00 3028 Harvey Avenue.

It is requested that a response be made on or before December 1, 2022. If this is not possible, please respond with anticipated response date and cause for delay.

Please investigate and forward your comments by email to Reneé Bunch in Real Estate Services or you may forward your responses to:

**Thomas R. Klumb, Manager
Real Estate Services Division
801 Plum Street
Room 122, City Hall
Cincinnati, Ohio 45202**

**TRK/rb
Enclosures**

{ 00371223-1 }

Bunch, Renee

From: Mike Dooley <mikedooley@bayerbecker.com>
Sent: Friday, October 28, 2022 8:58 AM
To: Klumb, Tom; Bunch, Renee
Cc: Rigaud, Eddie; Tom Hesse; Brian Currin; vterry@moodynolan.com; lpallay@moodynolan.com
Subject: [External Email] Queen City Hills Development - Request for Coordinated Report
Attachments: 21-0192 RES Request 221028.pdf

External Email Communication

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513.336.6600
mason | cincinnati | oxford | fort mitchell

October 28, 2022

City of Cincinnati Law Department
Real Estate Services
801 Plum Street, Suite 214
Cincinnati, OH 45202
Attn: Mr. Tom Klumb

Re: Request for Coordinated Report

Tom,

On behalf of the Queen City Hills development team, Bayer Becker officially requests the city's consideration for the following (3) items:

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#106-0001-0250-00; and #091-0001-0031-90 (2915 Vernon Place, partial)
 - Area shown in **GREEN** on Exhibit A
2. Vacation of existing public right-of-way along Vernon Place / Harvey Avenue
 - Area shown in **RED** on Exhibit A
3. Vacation of existing city easements on SGA Enterprises Inc property
 - Parcel ID #106-0001-0254-00 (3028 Harvey Avenue)
 - Area shown in **ORANGE** on Exhibit A

Attached is Exhibit A, which summarizes the location of these requests.

Please initiate the Coordinated Report process and let us know of any questions or comments. Thank you.

Sincerely,

Michael P. Dooley, PE, LEED AP
Principal, Bayer Becker (Applicant)

Exhibit A – Vicinity Map

