

APPENDIX G



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

AD:RDR:hs



Rodney D. Ringer,
Development Manager