

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.

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