

Honorable City Planning Commission
Cincinnati, Ohio

March 19, 2021

SUBJECT: A report and recommendation on proposed zone changes from Residential Mixed (RMX) to Park and Recreation (PR) along Erkenbrecher Avenue and Euclid Avenue in Corryville, from Residential Mixed (RMX) and Single-Family (SF-4) to Park and Recreation (PR) at 3429-3447 Vine Street and 3412-3416 Marmet Avenue in Avondale, and from Residential Mixed (RMX) to Park and Recreation (PR) at 3502 to 3526 Vine Street in Avondale.

GENERAL INFORMATION:

Location: East of Vine Street between Tower Street and Beldare Avenue, east and west of Vine Street just north of the existing zoo main parking lot entrance, and the southeast corner of Vine Street and Erkenbrecher Avenue.

Petitioner: Jeff Koehn, IBI Group (representing the Cincinnati Zoo)

Petitioner's Address: 23 Triangle Park Drive, Cincinnati, Ohio 45246

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Zone Change Applications, Legal Descriptions, and Plats
- Exhibit C – Preliminary Site Plan for the expanded parking lot
- Exhibit D – Coordinated Site Review Letters
- Exhibit E – Letters of support from Avondale and Corryville Community Councils

BACKGROUND:

The Cincinnati Zoo and Botanical Garden (CZBG) is currently almost entirely zoned Park and Recreation (PR). The requested changes in zoning are primarily a clean-up exercise as the property is already owned and maintained by the CZBG, which desires to have a consistent zoning district for their properties. A similar measure was done in 2015 for the existing parking lot at the southeast corner of Vine Street and Erkenbrecher Avenue and for the remainder of the Dury Avenue parking lot, which was already being used as a parking lot.

There are three requested zone changes:

1. The first is to rezone 2.575 acres along the east side of Vine Street between Tower Avenue and Beldare Avenue from Residential Mixed (RMX) to Park and Recreation (PR). This site contains the City Barn building, a community garden, and several open spaces that are planned to be turned into pocket parks for the neighborhood. It also contains an apartment building that is being converted on the inside for long-term storage and for seasonal decorations.
2. The second is to rezone 2.215 acres on both the east and west side of Vine Street, just north of the existing main parking lot entrance and pedestrian bridge over Vine Street from Residential Mixed (RMX) and Single-Family (SF-4) to Park and Recreation (PR). The eastern portion contains existing facilities and offices adjacent to the main zoo and will remain unchanged. The western portion contains open space, including several mature trees, and a few houses maintained by the CZBG. There are no current plans to change this area, but there could be an approximately 40 space parking lot or a new entrance to the main parking lot to help with traffic sight-distance around the curve on Vine Street for cars turning left into the parking lot. Both options would be discussed with existing residents along Marmet Avenue prior to construction.

3. The third is to rezone 5.022 acres at the southeast corner of Vine Street and Erkenbrecher Avenue from Residential Mixed (RMX) to Park and Recreation (PR). The purpose of this is to create and expand the parking lot from 433 spaces to slightly over 700 spaces with solar panels, south of Erkenbrecher Avenue, west of Euclid Avenue, north of E. Shields Street, and east of Vine Street. The parking lot plans include extending Euclid Avenue to Erkenbrecher Avenue with a new traffic signal, adding a right hand turn lane on eastbound Erkenbrecher Avenue to Euclid Avenue and Erkenbrecher Avenue, and adding a right hand turn lane on E. Shields Street to Vine Street. This requested zone change also includes several houses along Erkenbrecher Avenue, which are to remain unchanged at this time.

ADJACENT LAND USE AND ZONING:

For the first zone change containing the City Barn site, the existing zoning and land use surrounding the subject properties are as follows:

- North: Single-Family (SF-4) – Vacant land and single-family homes
- East: Residential Mixed (RMX) – Single and two-family homes
- South: Residential Mixed (RMX) – Single and two-family homes
- West: Single-Family (SF-20) – Single-family homes

For the second zone change containing the facilities site, the existing zoning and land use surrounding the subject properties are as follows:

- North: Residential Mixed (RMX) – Single and two-family homes
- East: Park and Recreation (PR) – CZBG
- South: Park and Recreation (PR) – CZBG main parking lot
- West: Single-Family (SF-4) – Single-family homes

For the third zone change containing the proposed parking lot expansion, the existing zoning and land use surrounding the subject properties are as follows:

- North: Residential Mixed (RMX) – Single and two-family homes
- East: Park and Recreation (PR) – CZBG
- South: Institutional Residential (IR) – Cincinnati Veterans Affairs Hospital
- West: Park and Recreation (PR) – CZBG main parking lot

PUBLIC COMMENT:

City Planning Staff held a virtual public staff conference on February 25, 2021. Notice was sent to all property owners within 400 feet, and to the Avondale Community Council, Corryville Community Council, and Clifton Town Meeting as Clifton is within 400 feet of the proposed zone change. There were 23 people in attendance. After a brief presentation by the CZBG representatives concerning the changes in zoning, the conversation focused primarily on the future plans of the CZBG as they own several additional properties in the area.

There were initially concerns about the CZBG using eminent domain to acquire properties around them, but representatives from the CZBG stated that all purchases of additional land were done transparently by the CZBG with the existing property owner and that eminent domain cannot be used for this purpose.

There were questions about the future of the City Barn site, including an apartment building next to the City Barn facility. The CZBG representatives stated that the apartment building is being converted to storage but will still look like an apartment building, and that other parts of this property were planned to include additional parks for the neighborhood. There were also several questions and concerns from residents living on Marmet Avenue in regard to the CZBG's future plans for a potential parking lot or new entrance just north of the existing entrance, as there are mature trees and vegetation that buffer these properties from Vine Street and the CZBG parking lot. Representatives from the CZBG stated that there are required buffering standards, and that they would work with those property owners to ensure they would not be staring at car headlights from their home. They also restated that there are no plans to construct a parking lot or new entrance at this time but wanted to share those plans to be transparent with their neighbors.

There were also questions related to residents living along E. Shields Street and Louis Avenue, as the additional parking lot would potentially add to traffic on their streets, and how it was difficult for them to leave their neighborhood, especially if Louis Avenue west of Euclid Avenue was closed to through traffic. The CZBG representatives stated that improvements would be made with the signal at the extended Euclid Avenue and Erkenbrecher Avenue, along with a new right turn lane on E. Shields street to go north on Vine Street. It was also asked if the new traffic lights would be "no turn on red" similar to several other traffic lights in the area. They are currently proposed to allow right turns on red. That resident followed up by asking if the traffic lights would blink yellow and red at off-peak traffic hours, which is being discussed. Residential permit parking in this area was also briefly discussed.

At the end of the public staff conference, Mark Fisher of the CZBG asked staff to send everyone who signed up for the meeting his email address if they had any additional concerns about the proposed zone changes, or any other CZBG-related matter.

ANALYSIS:

The CZBG has been open and transparent throughout this process, including using their name when purchasing properties and being approachable to working with surrounding residents and their concerns outside of the City process. The change in zoning will consolidate the CZBG properties into one consistent zoning district. The single PR zone designation will allow for easier building permit reviews for both the City and the CZBG.

The expansion of the parking lot east of Vine Street, south of Louis Street, and north of E. Shields Street towards Euclid Avenue will add additional parking spaces to slightly over 700 that should help alleviate the on-street parking congestion currently affecting the residents within the vicinity of the CZBG. The new expanded parking lot, bridge, and improvements to the surrounding streets will hopefully make visiting the CZBG a safer experience for patrons who will no longer have to cross a busy street to enter the premises.

The easement for the bridge, along with the proposed dedications of expanded right-of-way and the vacation of Louis Avenue west of Euclid Avenue will be reviewed by the City Planning Commission at a future meeting.

COORDINATED SITE REVIEW:

The proposed zone changes were initially reviewed by the Coordinated Site Review team as project CPRE200007 as a Preliminary Design Review when the plans were for a parking garage instead of the proposed parking lot. No objections were raised over the zone change, but additional requirements needed to be met before permits could be obtained, such as vacating Louis Avenue west of Euclid Avenue, dedication plats for roadway improvements and an aerial easement for a new bridge over Erkenbrecher Avenue. Due to the CZBG's decreased revenues due to the COVID-19 global pandemic, the project was submitted again as CPRE210010 for a Development Design Review for a surface parking lot instead of a garage. Once again, no objections were raised, with the same requirements to obtain permits as before. Both letters are attached as Exhibit D.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Compete Initiative Area of *Plan Cincinnati (2012)*, and the Goal to “target investment to geographic areas where there is already economic activity” (page 141). It is also consistent with the Sustain Initiative Area Goal to “create a healthy environment and reduce energy consumption” (page 182). The new parking lot and pedestrian entrance is a significant investment in the CZBG property and the addition of solar panels in the new parking lot will help them generate clean, renewable electricity.

Avondale Quality of Life Plan (2020)

The proposed zone change is also consistent with the *Avondale Quality of Life Plan (2020)*. The CZBG is listed as a partner to “help implement safety recommendations” (page 31). The proposed pedestrian bridge over Erkenbrecher Avenue will provide a safe way for patrons to get to the Zoo without crossing a busy intersection. It is also consistent with Strategy 8.E – “Resident Groups/ Block Clubs explore pilot pocket park network in Avondale for future expansion” (page 79). The proposed additional pocket parks along Vine Street between Tower Street and Beldare Avenue meet this goal, and the CZBG has been listed as a primary partner.

CONCLUSIONS:


The proposed zone changes are appropriate as they are for property the CZBG already owns. Most of the properties already function as uses consistent with the PR zoning and besides the parking lot, are not proposed for any substantial changes to the built environment. The expansion of the Vine Street, Louis Avenue, E. Shields Street parking area towards Euclid Avenue will assist in alleviating the on-street parking congestion by adding additional parking spaces. The CZBG is making a meaningful effort to address the concerns of surrounding property owners and has been open and transparent regarding potential future plans in this area.

RECOMMENDATION:

The staff of the Department of City Planning recommends that City Planning Commission take the following action:

APPROVE the proposed zone changes from Residential Mixed (RMX) to Park and Recreation (PR) along Erkenbrecher Avenue and Euclid Avenue in Corryville, from Residential Mixed (RMX) and Single-Family (SF-4) to Park and Recreation (PR) at 3429-3447 Vine Street and 3412-3416 Marmet Avenue in Avondale, and from Residential Mixed (RMX) to Park and Recreation (PR) at 3502 to 3526 Vine Street in Avondale.

Respectfully submitted:


James Weaver, AICP, Senior City Planner
Department of City Planning

Approved:



Katherine Keough-Jurs, AICP, Director
Department of City Planning

Exhibit A: Zone Changes for the Cincinnati Zoo in Avondale and Corryville

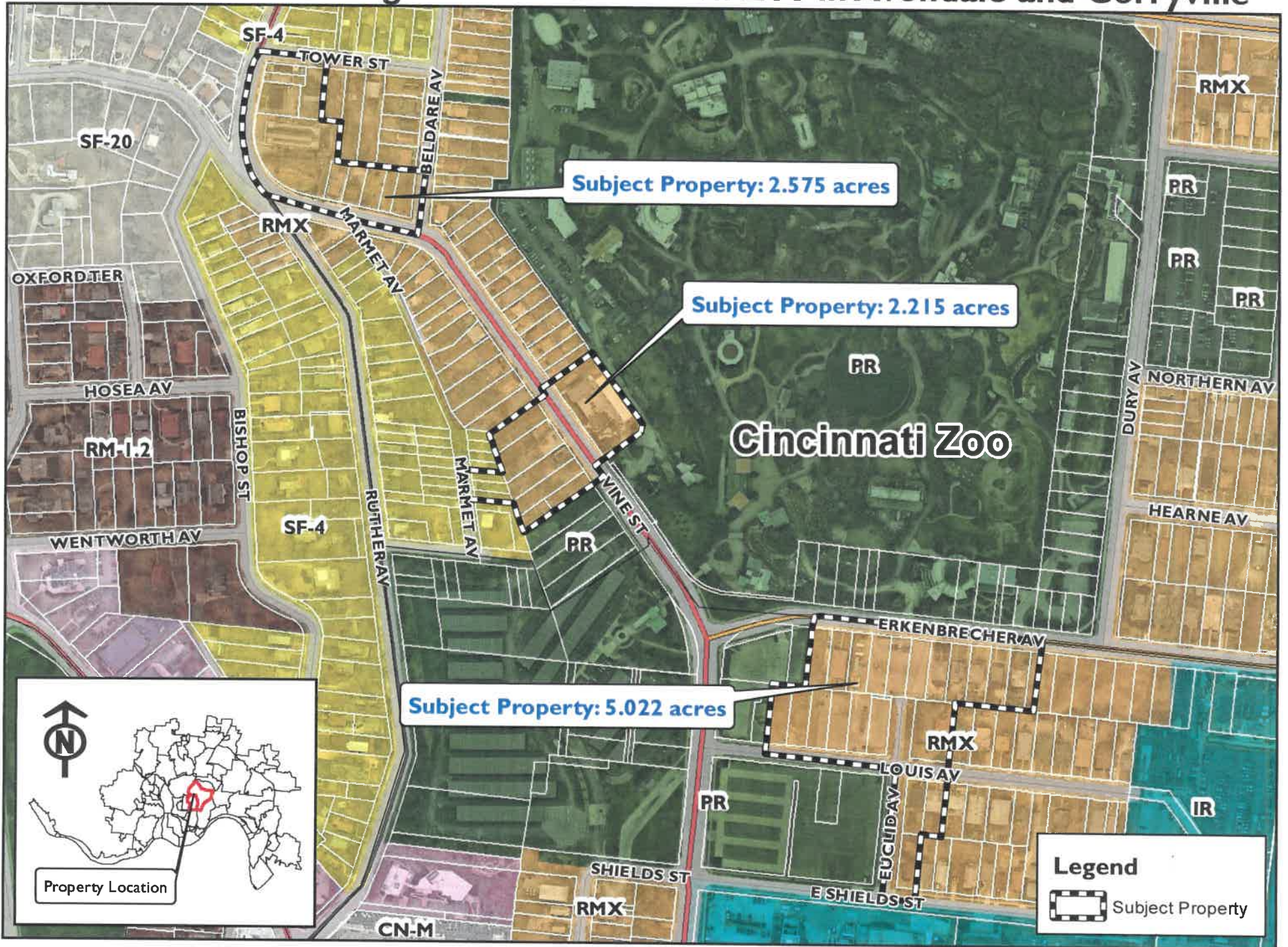


Exhibit B

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The City of Cincinnati Planning Commission

Date: 2021-02-03

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RM-X Zone District to the PR Zone District.

Location of Property (Street Address): 3516 Vine Street; Cincinnati, Ohio 45220

Area Contained in Property (Excluding Streets): 1.769 acres

Present Use of Property: City Barn, CZBG storage, two residences and vacant ground

Proposed Use of Property & Reason for Change: City Barn, CZBG storage, residences and vacant ground. The reason for the change is bring these properties into the same zoning as the rest of the Zoo

Property Owner's Signature: 

Name Typed: Mr. Mark Fisher; VP of Facilities; Cincinnati Zoo & Botanical Garden

Address: 3400 Vine Street; Cincinnati, Ohio 45220 Phone: 513-559-7795

Agent Signature: 

Name Typed: Mr. Jeffrey B. Koehn, PE; Director, IBI Group

Address: 23 Triangle Park Drive; Cincinnati, Ohio 45246 Phone: 513-942-3141

Please Check if the Following Items are Attached

Application Fee X


Copies of Plat X

Copies of Metes and Bounds X



IBI GROUP
23 Triangle Park Drive – Suite 2300
Cincinnati OH 45246 USA
tel 513 942 3141 fax 513 881 2263
ibigroup.com

Memorandum

To/Attention James Weaver **Date** February 3, 2021
From Jeff Koehn, PE  **Project No** 104356
cc Mark Fisher, File
Subject 2021 CZBG Re-Zoning
City Barn Submission

Per our conversations, past emails and coordination with City Planning the Cincinnati Zoo and Botanical Garden (CZBG) intends to re-zone three groups of property owned by the CZBG from RM-X to PR. The three groups of property are referred to as: City Barn; Facilities; and Parking Facility and are shown on the attached exhibit. Each group will be submitted as a separate and unique application.

Please note that all properties that are included to this re-zone are Owned by the CZBG, as such we have only included a single signature of the CZBG VP as part of this application.

This submission is for the City Barn re-zoning.

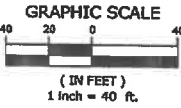
Attached please find:

1. A petition to the City of Cincinnati Planning Commission requesting a re-zone from RM-X to PR;
2. An overall zoning map showing all three groups of property;
3. A zoning map for the City Barn property;
4. A check in the amount of \$1500, payable to the City of Cincinnati;
5. Metes and Bounds legal description of the area to be re-zoned;
6. Re-zoning plat;
7. An email of all of the above, including this memo has already been submitted.

Thanks in advance for your help. Should you have any questions / comments please give me a call at 513-317-3331.

ZONING EXHIBIT "CITY BARN"

PROPOSED ZONE CHANGE
FROM "RMX" TO "PR"
2.576 ACRES



GLOBAL INTELLIGENCE.
LOCAL KNOWLEDGE.
23 Triangle Park Drive, Suite 2300
Cincinnati, OH 45246
Contact: Patrick Finn
513-942-3141 ext. 243
Fax: 513-881-2263
www.ibigroup.com

REVISION:
REV-1-2-11-20 - REVISED BOUNDARY

ZONING DISTRICTS
RMX-RESIDENTIAL
PR-PARKS AND RECREATION
SF4-SINGLE FAMILY
SF20-SINGLE FAMILY

PROPERTY OWNERS

- ① CINCINNATI ZOO PROPERTIES LLC
RMX
- ② PFS REAL ESTATE II LLC
RMX
- ③ THE ZOOLOGICAL SOCIETY OF
CINCINNATI
RMX



ZONING EXHIBIT "CITY BARN"

PROPOSED ZONE CHANGE FROM "RMX" TO "PR"
2.576 ACRES
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

FIELD	DRAFT	CHECK
		PF
IBI NO.:	15-202	
DATE:	JANUARY, 2020	
SCALE:	1"=40'	
SHEET NO.:	1/1	

Exhibit B

CITY BARN

2.576 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 2.576 acre Proposed Rezone Area from Zones "RMX" Residential to "PR" Parks and Recreation, said 2.576 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Zoo Properties LLC, The Zoological Society of Cincinnati, PFS Real Estate II LLC and portions of the right of way of Vine Street, Beldare Avenue and Tower Street and being more particularly described as follows:

Beginning in a point in the centerline intersection of of Vine Street and Beldare Avenue, said point being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 10 courses:

1. In the centerline of Vine Street, North 77° 20' 51" West, 436.62 feet to a point; thence
2. Continuing in said centerline of Vine Street, North 14° 58' 45" West, 105.83 feet to a point; thence
3. Continuing in said centerline of Vine Street, North 07° 04' 25" East, 107.16 feet to a point; thence
4. Continuing in said centerline of Vine Street, North 11° 58' 36" East, 154.29 feet to a point in the centerline of Tower Street; thence
5. In said centerline of Tower Street, South 84° 22' 41" East, 177.62 feet to a point; thence
6. Leaving said centerline of Tower Street, South 05° 52' 35" West, 155.39 feet to a point; thence
7. South 84° 22' 41" East, 49.99 feet to a point; thence
8. South 05° 52' 35" West, 100.00 feet to a point; thence
9. South 84° 22' 41" East, 225.00 feet to a point in the centerline of Beldare Avenue; thence
10. In said centerline of Beldare Avenue, South 05° 52' 35" West, 157.59 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 2.576 acres.

This Description is for rezoning purposes only and is based on partial field surveys, available documents and Tax Maps and is not the result of a complete field survey.

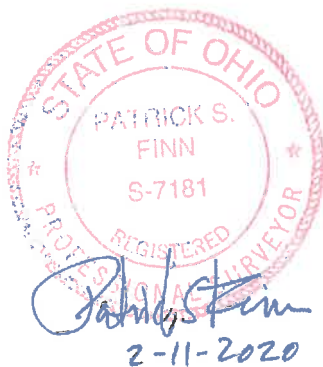


Exhibit B

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The City of Cincinnati Planning Commission

Date: 2021-02-03

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RM-X Zone District to the PR Zone District.

Location of Property (Street Address): 3448 Vine Street; Cincinnati, Ohio 45220

Area Contained in Property (Excluding Streets): 1.882 acres

Present Use of Property: Two residences converted into office; horticultural facilities and vacant ground.

Proposed Use of Property & Reason for Change: The use is unchanged from the above. The reason for the change is to bring these properties into the same zoning as the rest of the Zoo

Property Owner's Signature: 

Name Typed: Mr. Mark Fisher; VP of Facilities; Cincinnati Zoo & Botanical Garden

Address: 3400 Vine Street; Cincinnati, Ohio 45220 Phone: 513-559-7795

Agent Signature: 

Name Typed: Mr. Jeffrey B. Koehn, PE; Director, IBI Group

Address: 23 Triangle Park Drive; Cincinnati, Ohio 45246 Phone: 513-942-3141

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X



IBI GROUP
23 Triangle Park Drive – Suite 2300
Cincinnati OH 45246 USA
tel 513 942 3141 fax 513 881 2263
ibigroup.com

Memorandum

To/Attention James Weaver **Date** February 3, 2021
From Jeff Koehn, PE **Project No** 104356
cc Mark Fisher, File
Subject 2021 CZBG Re-Zoning
Facilities Submission

Per our conversations, past emails and coordination with City Planning the Cincinnati Zoo and Botanical Garden (CZBG) intends to re-zone three groups of property owned by the CZBG from RM-X to PR. The three groups of property are referred to as: City Barn; Facilities; and Parking Facility and are shown on the attached exhibit. Each group will be submitted as a separate and unique application.

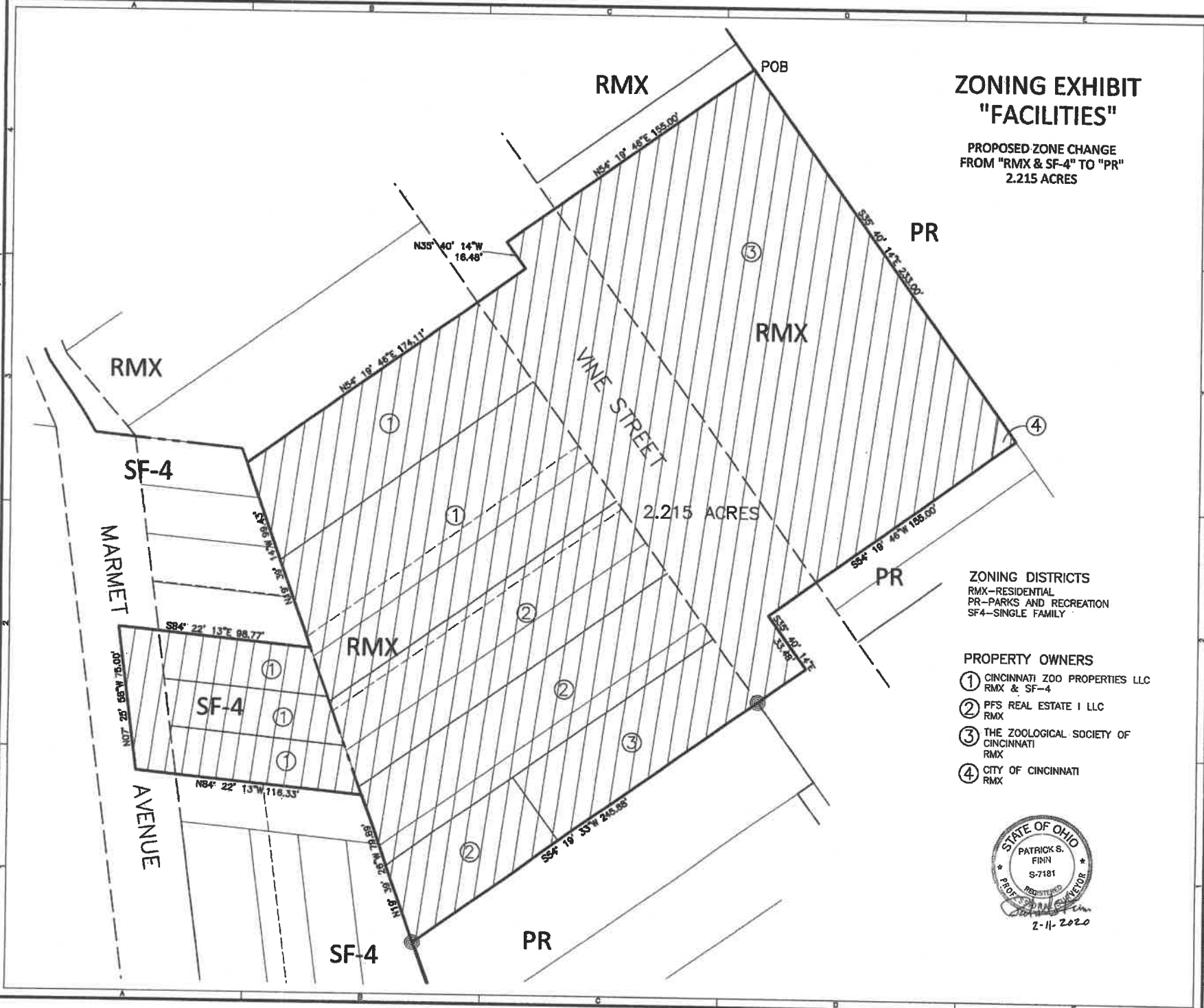
Please note that all properties that are included to this re-zone are Owned by the CZBG, as such we have only included a single signature of the CZBG VP as part of this application.

This submission is for the Facilities re-zoning.

Attached please find:

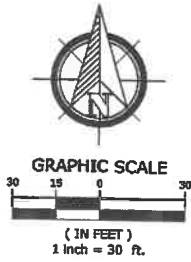
1. A petition to the City of Cincinnati Planning Commission requesting a re-zone from RM-X to PR;
2. An overall zoning map showing all three groups of property;
3. A zoning map for the City Barn property;
4. A check in the amount of \$1500, payable to the City of Cincinnati;
5. Metes and Bounds legal description of the area to be re-zoned;
6. Re-zoning plat;
7. An email of all of the above, including this memo has already been submitted.

Thanks in advance for your help. Should you have any questions / comments please give me a call at 513-317-3331.



ZONING EXHIBIT "FACILITIES"

PROPOSED ZONE CHANGE FROM "RMX & SF-4" TO "PR"
2.215 ACRES



GLOBAL INTELLIGENCE.
LOCAL KNOWLEDGE.
23 Triangle Park Drive, Suite 2300
Cincinnati, OH 45246
Contact: Patrick Finn
513-942-3141 ext. 243
Fax: 513-941-2283
www.ibigroup.com

REVISION:
REV-1-3-11-20 - REVISED BOUNDARY

ZONING DISTRICTS
RMX-RESIDENTIAL
PR-PARKS AND RECREATION
SF4-SINGLE FAMILY

- PROPERTY OWNERS
- ① CINCINNATI ZOO PROPERTIES LLC
RMX & SF-4
 - ② PFS REAL ESTATE I LLC
RMX
 - ③ THE ZOOLOGICAL SOCIETY OF CINCINNATI
RMX
 - ④ CITY OF CINCINNATI
RMX



ZONING EXHIBIT "FACILITIES"

PROPOSED ZONE CHANGE FROM "RMX & SF-4" TO "PR"
2.215 ACRES
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

FIELD	DRAFT	CHECK
	PF	PF
IBI NO.:	15-202	
DATE:	JANUARY, 2020	
SCALE:	1"=30'	
SHEET NO.:	1/1	

Exhibit B

FACILITIES

2.215 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 2.215 acre Proposed Rezone Area from Zones "RMX" Residential and "SF-4" Single Family to "PR" Parks and Recreation, said 2.215 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Zoo Properties LLC, The Zoological Society of Cincinnati, City of Cincinnati, PFS Real Estate I LLC and a portion of the right of way of Vine Street and Marmet Avenue and being more particularly described as follows:

Beginning in a point in the northwesterly corner of a parcel conveyed to The Zoological Society of Cincinnati (Auditors Parcel 216-0042-0245) by deed recorded in Official Record 13365, Page 988, said point being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 12 courses:

1. South 35° 40' 14" East, 233.00 feet to a point; thence
2. South 54° 19' 46" West, 155.00 feet to a point in the centerline of Vine Street; thence
3. In said centerline of Vine Street, South 35° 40' 14" East, 33.48 feet to a point; thence
4. Leaving said centerline of Vine Street, South 54° 19' 33" West, 245.88 feet to a point; thence
5. North 19° 39' 26" West, 79.89 feet to a point; thence
6. North 84° 22' 13" West, 116.33 feet to a point in the centerline of Marmet Avenue; thence
7. In said centerline of Marmet Avenue, North 07° 25' 58" West, 75.00 feet to a point; thence
8. Leaving said centerline of Marmet Avenue, South 84° 22' 13" East, 98.77 feet to a point; thence
9. North 19° 39' 14" West, 99.43 feet to a point; thence
10. North 54° 19' 46" East, 174.11 feet to a point in said centerline of Vine Street; thence
11. In said centerline of Vine Street, North 35° 40' 14" West, 16.48 feet to a point; thence
12. Leaving said centerline of Vine Street, North 54° 19' 46" East, 155.00 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 2.215 acres.

This Description is for rezoning purposes only and is based on partial field surveys, available documents and Tax Maps and is not the result of a complete field survey.



Exhibit B

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The City of Cincinnati Planning Commission

Date: 2021-02-03

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RM-X Zone District to the PR Zone District.

Location of Property (Street Address): 35 Erkenbrecher; Cincinnati, Ohio 45220

Area Contained in Property (Excluding Streets): 3.836 acres

Present Use of Property: Vacant ground and residential buildings.

Proposed Use of Property & Reason for Change: Parking facility, vacant ground and residential buildings. The reason for the change is to bring these properties into the same zoning as the rest of the Zoo

Property Owner's Signature: 

Name Typed: Mr. Mark Fisher; VP of Facilities; Cincinnati Zoo & Botanical Garden

Address: 3400 Vine Street; Cincinnati, Ohio 45220 Phone: 513-559-7795

Agent Signature: 

Name Typed: Mr. Jeffrey B. Koehn, PE; Director, IBI Group

Address: 23 Triangle Park Drive; Cincinnati, Ohio 45246 Phone: 513-942-3141

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tel 513 942 3141 fax 513 881 2263
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Memorandum

To/Attention James Weaver
From Jeff Koehn, PE 
Date February 3, 2021
Project No 104356

cc Mark Fisher, File

Subject 2021 CZBG Re-Zoning
Parking Facility Submission

Per our conversations, past emails and coordination with City Planning the Cincinnati Zoo and Botanical Garden (CZBG) intends to re-zone three groups of property owned by the CZBG from RM-X to PR. The three groups of property are referred to as: City Barn; Facilities; and Parking Facility and are shown on the attached exhibit. Each group will be submitted as a separate and unique application.

Please note that all properties that are included to this re-zone are Owned by the CZBG, as such we have only included a single signature of the CZBG VP as part of this application.

This submission is for the Parking Facility re-zoning.

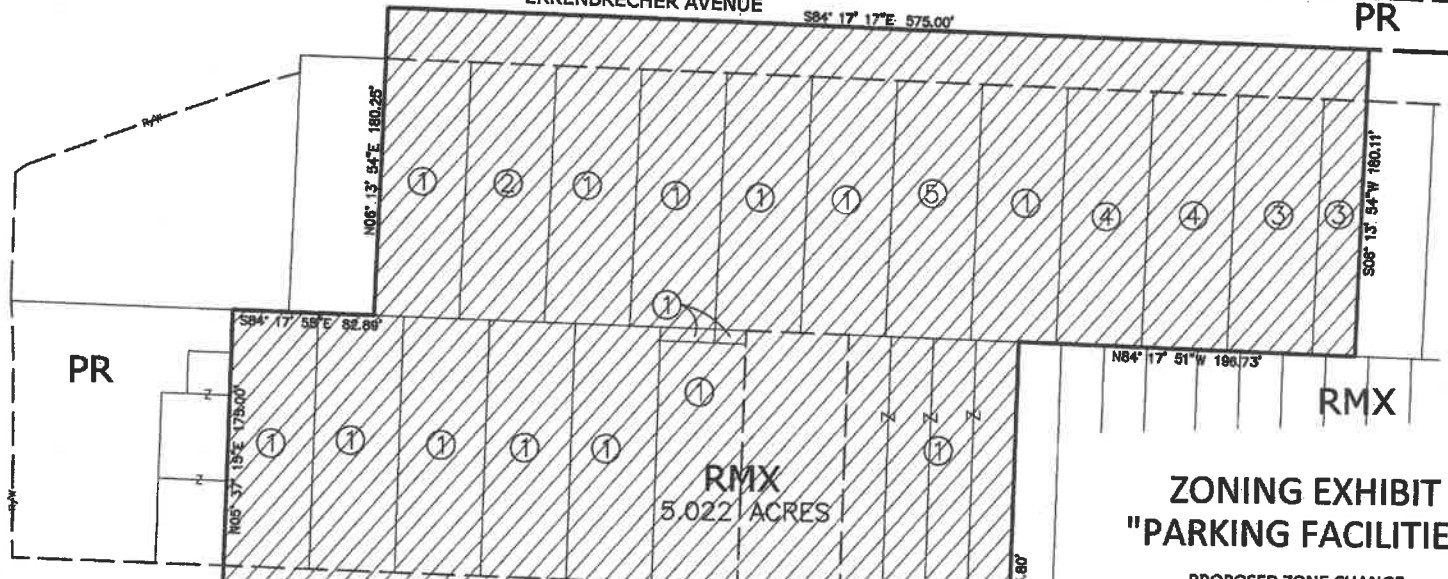
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5. Metes and Bounds legal description of the area to be re-zoned;
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7. An email of all of the above, including this memo has already been submitted.

Thanks in advance for your help. Should you have any questions / comments please give me a call at 513-317-3331.

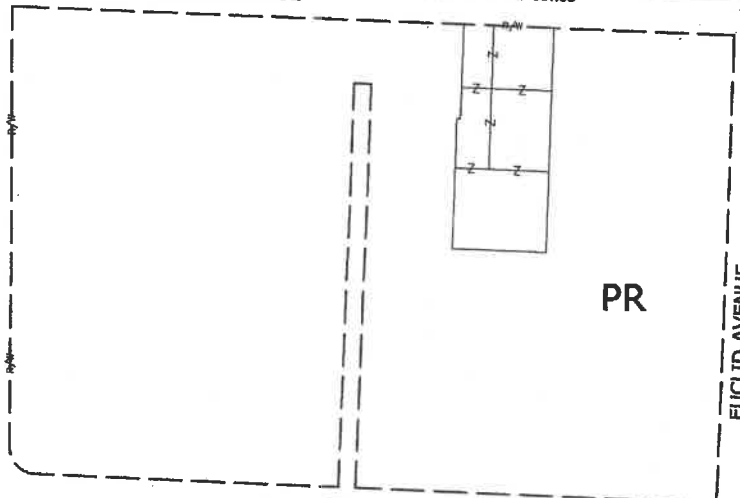
VINE STREET

ERKENBRECHER AVENUE
 S84° 17' 17"E 575.00'



RMX
 5.022 ACRES

LOUIS AVENUE
 N84° 17' 55"W 331.33'



PR

SHIELDS STREET

EUCLID AVENUE
 N05° 33' 45"E 329.56'

RMX

IP

RMX
 N84° 18' 51"W
 80.00'

ZONING EXHIBIT "PARKING FACILITIES"

PROPOSED ZONE CHANGE
 FROM "RMX" TO "PR"
 5.022 ACRES

ZONING DISTRICTS
 RMX-RESIDENTIAL
 PR-PARKS AND RECREATION
 IR-INSTITUTIONAL/RESIDENTIAL

- PROPERTY OWNERS
- ① CINCINNATI ZOO PROPERTIES LLC
RMX
 - ② 21 ERKENBRECHER LLC
RMX
 - ③ PFS REAL ESTATE I LLC
RMX
 - ④ PFS REAL ESTATE II LLC
RMX
 - ⑤ 43 ERKENBRECHER LLC
RMX



GRAPHIC SCALE
 0 25 50 100
 (IN FEET)
 1 inch = 50 ft.



GLOBAL INTELLIGENCE.
 LOCAL KNOWLEDGE.
 23 Tingle Park Drive, Suite 2300
 Cincinnati, OH 45246
 Contact: Patrick Finn
 513-942-3141 ext. 243
 Fax: 513-881-2263
 www.ibigroup.com

REVISION:
 REV-1-2-11-20 - REVISED BOUNDARY

ZONING EXHIBIT "PARKING FACILITIES"

PROPOSED ZONE CHANGE FROM "RMX" TO "PR"
 5.022 ACRES
 CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

FIELD	DRAFT	CHECK
	PF	PF
IBI NO.:	15-202	
DATE:	JANUARY, 2020	
SCALE:	1"=50'	
SHEET NO.:	1/1	

Exhibit B

PARKING FACILITIES

5.022 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 5.022 acre Proposed Rezone Area from Zone "RMX" Residential to "PR" Parks and Recreation, said 5.022 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Zoo Properties LLC, 21 Erkenbrecher LLC, 43 Erkenbrecher LLC, PFS Real Estate I LLC, PFS Real Estate II LLC and portions of the right of way of Erkenbrecher Avenue, Louis Avenue, Euclid Avenue and Shields Street and being more particularly described as follows:

Beginning in the centerline of intersection of Euclid Avenue and Louis Avenue and being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 12 courses:

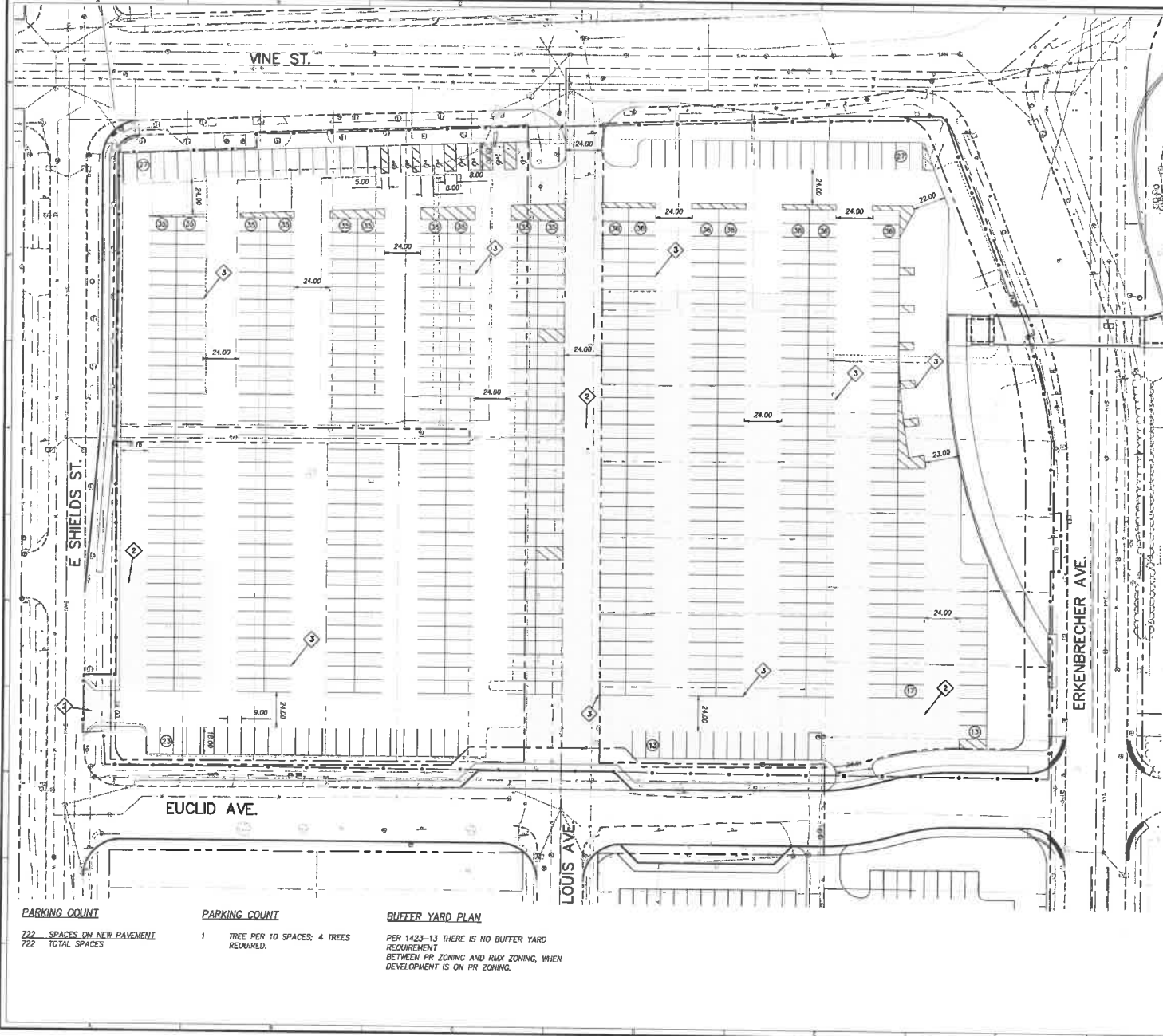
1. In said centerline of Louis Avenue, North 84° 17' 55" West, 331.33 feet to a point; thence
2. Leaving said centerline of Louis Avenue, North 05° 37' 15" East, 175.00 feet to a point; thence
3. South 84° 17' 55" East, 82.89 feet to a point; thence
4. North 06° 13' 54" East, 180.25 feet to a point in the centerline of Erkenbrecher Avenue; thence
5. In said centerline of Erkenbrecher Avenue, South 84° 17' 17" East, 575.00 feet to a point; thence
6. Leaving said centerline of Erkenbrecher Avenue, South 06° 13' 54" West, 180.11 feet to a point; thence
7. North 84° 17' 51" West, 196.73 feet to a point; thence
8. South 05° 33' 45" West, 336.80 feet to a point; thence
9. North 84° 21' 38" West, 50.00 feet to a point; thence
10. South 05° 33' 45" West, 167.72 feet to a point in the centerline of Shields Street; thence
11. In said centerline of Shields Street, North 84° 18' 51" West, 80.00 feet to a point in said centerline of Euclid Avenue; thence
12. In said centerline of Euclid Avenue, North 05° 33' 45" East, 329.47 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 5.022 acres.

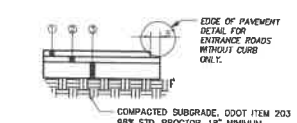
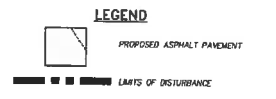
This Description is for rezoning purposes only and is based on partial field surveys, available documents and Tax Maps and is not the result of a complete field survey.



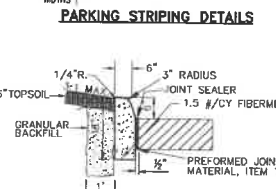
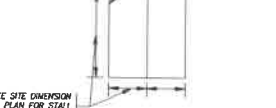
Exhibit C



- CODED NOTES**
1. PROPOSED TYPE 6 CURB PER DETAIL THIS SHEET.
 2. PROPOSED ASPHALT PAVEMENT PER DETAIL THIS SHEET.
 3. PROPOSED PAVEMENT STRIPING PER DETAIL THIS SHEET.
 4. PROPOSED LANDSCAPE TREE.
 5. PROPOSED "BEGIN ONE WAY" SIGN
 6. PROPOSED "ONE WAY DO NOT ENTER" SIGN

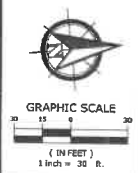


- ODITEM 448 - 1 1/2" ASPHALT SURFACE, TYPE 1
ODITEM 301 - 4" ASPHALT INTERMEDIATE, TYPE 2
ODITEM 304 - 6" COMPACTED AGGREGATE BASE



- NOTE:**
- 1.) CONTROL JOINTS 5' O.C. MAX.
 - 2.) EXPANSION JOINTS 30' O.C. MAX.

- LEGEND:**
- [1] EXPANSION JOINT MATERIAL AND JOINT SEALER ARE NOT REQUIRED FOR THE PORTION OF THE CURB THAT IS ADJACENT TO A FLEXIBLE PAVEMENT TYPE. BOTH MATERIALS ARE REQUIRED, AS DETAILED, FOR THE FULL HEIGHT OF RIGID PAVEMENT AND CONCRETE BASES.



IBI

DEFINING THE CITIES
OF TOMORROW
23 THUNDER BOLT DRIVE, SUITE 2300
CINCINNATI, OH 45240
CONTACT: BOB COOPER
513-943-2541 ext. 232
Fax: 513-943-2343
www.ibiworld.com



Adventure - Construction Education

DESIGN	DRAFT	CHECK
HEB	HEB	JKC
NO.:	15-202	
DATE:	SEPTEMBER, 2020	
SCALE:	HORIZONTAL: 1" = 30'	
SHEET TITLE:	SITE DIMENSION PLAN	
SHEET NO.:	C2.0	

PARKING COUNT
722 SPACES ON NEW PAVEMENT
722 TOTAL SPACES

PARKING COUNT
1 TREE PER 10 SPACES; 4 TREES
REQUIRED.

BUFFER YARD PLAN
PER 1423-13 THERE IS NO BUFFER YARD
REQUIREMENT
BETWEEN PIR ZONING AND RMX ZONING, WHEN
DEVELOPMENT IS ON PIR ZONING.



February 6, 2020

Mr. Jeff Koehn
IBI Group
23 Triangle Park Drive
Cincinnati, Ohio 45246

Re: 3350 Vine Street | CZBG Parking Facility (P) – (CPRE200007) Initial Comments and Recommendations

Dear Mr. Koehn,

This Preliminary Design Review letter informs you that our Advisory-TEAM has reviewed your proposed project at **3350 Vine Street** in the Community of Avondale. We hope that the information provided below will help you move forward with your project. Please see our initial feedback listed below. We strongly recommend that you return to us for either a Development Design Review or Technical Design Review before you get ready for permitting. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move forward with project:

1. The property is zoned PR and RMX. The applicant is requesting a zone change to make the entire property PR, so a zone change is required. An application, survey and legal description are required with a fee of \$1,500.

Requirements to obtain Permits:

1. Louis Avenue will need to be vacated, which requires a Vacation Plat approved by the City Planning Commission.
2. The extension of Euclid Avenue will require a Subdivision Improvement Plan and Dedication Plat approved by the City Planning Commission.
3. The property will need to be consolidated, which is done through Hamilton County.

Recommendations:

1. If the applicant wishes to continue the PR zoning to encompass this project, the Department of City Planning recommends that the applicant obtain approval from the Zoning Division of the Department of Buildings & Inspections to allow parking facilities in this location as an accessory use to the Zoo (cultural institution) north of Erkenbrecker Avenue. Otherwise, it is recommended that the applicant request a zone change to another zoning district that allows for parking facilities to be built.
2. The Department of City Planning recommends that the applicant share their plans with the Avondale Community Council before any City notice of a change in zoning is sent out.

Contact:

- **James Weaver** | City Planning | 513-352-4882 | james.weaver@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move forward with project:

1. The Zoning Administrator has determined that the proposed garage project will require Conditional Use approval.
2. Provide elevation drawings. Per Section 1416-07, the maximum height of structures in the Parks and Recreation (PR) zoning district is 35 feet. Based upon previous communication and meetings with the CZBG team, the proposed garage will exceed 35 feet in height. A Dimensional Variance will be required, but Zoning Staff cannot issue the required adjudication letter without accurately dimensioned drawings.

Requirements to obtain Permits:

1. Each of the three areas being rezoned will require recorded Consolidation Plats. For example, the parcels on the west side of Vine Street should be consolidated with the parcel containing the existing main parking lot unless future plans dictate otherwise. The resulting consolidated parcels should be under single ownership (of the CZBG-related entities) and control. Zoning Staff recognizes that this will not include the City land required for the garage project.
2. Provide descriptions of proposed land uses, site plans, and structures for the other two areas (excluding the garage) so that Zoning Staff can effectively evaluate proposed development. For example, the proposed structure on the south side of Tower Street that would be accessory to the repurposed car barn at 3516 Vine Street, as previously discussed with Jeff Koehn and Mark Fisher.
3. Provide a detailed Landscaping Plan(s) for the garage project and any other proposed development of the areas under review.

Recommendations:

1. Consider proposing signage and graphics for zoning review prior to the hearing.
2. Per Section 1421-39, exterior lighting cannot exceed 20 feet in height.

Contact:

- **Tre Sheldon** | ZPE | 513-352-2422 | henry.sheldon@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None at this time.

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.

Recommendations:

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Demolition/Abandonment Plan: highlight SMU infrastructure proposed to be abandoned.
2. Submit detention calculations and drainage maps.
3. Utility Plan: show Inlets to be relocated/modified. Inlet relocations/modifications will require separate SMU tap permits.
4. Submit an approved Erosion and Sediment control plan.
5. Include SMU's Standard Plan Notes (<https://cincinnati-oh.gov/stormwater/construction-and-design/standards/standard-plan-notes-updated-july-2017/>).

Recommendation:

1. Specify materials for all proposed storm lines.
2. Any proposed/modified storm line in the public R/W must be in DIP or RCP material; show profile.

Contact:

- **Saidou Wane** | SMU | 513-591-7746 | saidou.wane@cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

1. According to the Utility Plan submitted. The public water main in Louis Avenue will need to be abandoned and a new public water main will need to be installed in Euclid Avenue. Owner(s)/Developer(s) will need to have a Civil Engineer submit a Preliminary Application (PA) to Shawn Wagner 513.591.7877 or email Shawn.Wagner@gcww.cincinnati-oh.gov. Pipe materials and fittings will be determined through the PA process.

Requirements to obtain Permits:

1. Greater Cincinnati Water Works will not approve any new building permits and water service branch(es) until the existing public water mains are abandoned and the new public water main is in service.
2. Any existing water service branch not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch before any new water service can be sold.

Recommendations:

1. Owner(s)/Developer(s) will need to hire civil engineering company will perform the public water main design work to submit to Shawn Wagner, Greater Cincinnati Water Works, 591-7877.
2. If there are existing water service branches on this property is not to be used for this development, they must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of

any existing water service branches before any new water service can be sold. Any questions contact 513-591-7837.

3. The Owner/developer must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service, any questions call (513-591-7836).

Contact:

- **Bill Morris** | WaterWorks | 513-591-7858 | bill.morris@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. Confirm that the closest two hydrants have fire flows of at least 1000 GPM at 20 PSI.

Requirements to obtain Permits:

1. For this structure confirm that there are at least two fire hydrants that are within 400' from all parts of each structure.
2. The closest hydrants are located at 3400 Vine St, 3390 Vine St, 28 Erkenbrecher Avenue, 52 Erkenbrecher Avenue, 210 Erkenbrecher Avenue, 7 Louis, 100 Louis 5 E. Shields, 99 E. Shields and Euclid
3. Fire Department Connections are to be shown and are to be within 50' of a fire hydrant, two or more Fire Department Connections will be required for the stadium and two for the garage.
4. If the Building is over 30 feet in height, show the standpipe. The standpipe spacing is to be in accordance to the requirements of the Fire Code.
5. Hydrants and FDC placement are not to block fire apparatus access to the structures. Sec. 1229-5. - Location of Buildings and Structures.
6. Confirm that the Fire Department Connection is within 50' of a fire hydrant, two Fire Department Connections will be required for this structure due to access issues and the type of fire standpipe system that will be installed
7. Bidirectional antenna for fire department communication maybe required for the structure.

Recommendations:

1. Due to size of the structure, its location and its use it is strongly recommended that the owner install a second Fire Department Connection for the structure.

Contact:

- **Fred Prather** | Fire Dept. | 513-357-7595 | fred.prather@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If this project will receive City qualified incentives, then the project must receive environmental approval.

2. If this project will receive City qualified incentives, then the parking garage must include electric vehicle parking stations.
3. Bike rack areas must be included in the site parking garage.
4. If this project will include a new City permanent right-of-way and/or utility easement (i.e., water and/or sewer), then each of these must receive environmental approval.
5. If more than 1,000-cubic yards of off-site sourced fill material will be used for this project, then the source of the fill material must receive environmental approval.

Recommendations:

1. For any existing site buildings due to their anticipated age, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to their demolition.
2. The use of trees in the landscape design should be included to enhance urban forestry.
3. The use of non-impervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No Comments.

Recommendations:

- None

Contact:

- **Matt Hammer** | Police Dept. | 513-478-2257 | matt.hammer@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. No need for Health review for project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov



Department of Transportation & Engineering (DOTE)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Continue to work with DOTE on developing plans.
2. No encroachments, including foundations, are permitted in the right of way.
3. All proposed walk must be 10' minimum in all areas the where there are roadway improvements.
4. Driveway aprons must meet City Standards.
5. All unused drive apron needs to be removed.
6. All work in the right of way requires a DOTE permit.
7. Addressing to be assigned by dteaddress@cincinnati-oh.gov prior to submitting for building permit.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-352-5285 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- No issues at this time.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Joseph Malek** | DCED | 513-352-6129 | joseph.malek@cincinnati-oh.gov



Law Department

Immediate Requirements to move forward with project:

1. Vacation and sale of City ROW requires:
 - o Coordinated Report
 - o Appraisal
 - o Certificate of Title
 - o City Planning Commission Approval
 - o City Council Approval
2. Dedication of new ROW is subject to the subdivision process and requires City Planning Commission approval and acceptance by City Council.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rodney D. Ringer".

Rodney D. Ringer
Development Manager

RDR: rdr



February 5, 2021

Mr. Jeff Koehn
IBI Group
23 Triangle Park Drive
Cincinnati, Ohio 45246

Re: 3350 Vine Street | CZBG Parking Facility (D) – (CPRE210010) Final Recommendations

Dear Mr. Koehn,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **3350 Vine Street** in the Community of Avondale. 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 **February 9, 2021 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move the project forward:

1. The property is zoned PR and RMX. The applicant is requesting a **zone change to make the entire property PR, so a zone change is required**. An application, survey and legal description are required (zoning goes to the street centerline) with a fee of \$1,500.

Requirements to obtain permits:

1. Louis Avenue will need to be vacated, which requires a Vacation Plat approved by the City Planning Commission.
2. The extension of Euclid Avenue will require a Subdivision Improvement Plan and
3. Dedication Plat approved by the City Planning Commission.
4. The property will need to be consolidated, which is done through Hamilton County if new lots are not being created.

Recommendations:

1. The Department of City Planning recommends that the applicant share their plans with the Avondale Community Council and Clifton Town Meeting along with the Corryville Community Council before any City notice of a change in zoning is sent out.

Contact:

- **James Weaver** | City Planning | 513-352-4882 | james.weaver@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move the project forward:

1. Rezoning to PR approved.
2. Recorded Consolidation Plat for entire contiguous parking lot (preexisting and new). Please confirm what City land will still be required for the parking lot project now that the garage is no longer proposed.

3. Recorded Covenant approved as to form by the Law Department limiting the use of the Plat exclusively for accessory parking use for the CZBG.
4. Per Section 1425-29 (Parking Lot Landscaping), provide a Landscape Plan that provides a perimeter landscape area of at least 3 feet around the entirety of the parking lot. Provide at least 1 tree, 2 inches or more in caliper, for every 10 parking spaces. The submitted Site Dimension Plan indicates that only 4 trees are required. 722 parking spaces are proposed, so 72 trees will be required. Please revise accordingly.
5. Per Section 1421-39, exterior lighting cannot exceed 20 feet in height and must be shielded to ensure that all light is directed away from adjacent properties and public rights-of-way. Provide a Lighting Plan and photometric measurements to show that light spill will not affect neighboring residential properties.

Requirements to obtain permits:

- None.

Recommendations:

1. You have indicated that no work is proposed for the Facilities area, but you have not indicated the proposed work for the City Barn area. Please provide descriptions of proposed land uses, site plans, and structures so that Zoning Staff can effectively evaluate proposed development. For example, the proposed structure on the south side of Tower Street as previously discussed with Jeff Koehn and Mark Fisher would need to be accessory to the repurposed car barn at 3516 Vine Street.
2. Consider submitting any proposed signage and graphics for zoning review prior to applying for sign permit(s).

Contact:

- **Tre Sheldon** | ZPE | 513-352-2422 | henry.sheldon@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.
2. For information on sewer abandonment please contact Rob Kern at 513-244-5588 or rob.kern@cincinnati-oh.gov
3. Any ground disturbance or grading above or around the MSD sewer will require a permit. Contact Steve Parker at steven.parker@cincinnati-oh.gov or 513-244-1351 for assistance.

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. Submit detention calculations.
 - o Submit Utility Plan:
2. Label all proposed storm lines' size and material.
3. Show slopes for all pipes
4. Submit grading plan:
5. Show existing and proposed contours
6. 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.
7. Submit an Erosion/Sediments control plan.
8. Follow SMU's standard <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
9. Include SMU standard Plans Notes <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-july-2019/>
10. Stormwater as-builts will be required for this project.

Recommendation:

- None

Contact:

- **Josh Snow** | SMU | 513-591-5050 | joshua.snow@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. According to the Utility Plan submitted. The public water main in Louis Avenue will need to be abandoned and a new public water main will need to be installed in Euclid Avenue. Owner(s)/Developer(s) will need to have a Civil Engineer submit a Preliminary Application (PA) to Shawn Wagner 513.591.7877 or email Shawn.Wagner@gcww.cincinnati-oh.gov. Pipe materials and fittings will be determined through the PA process.

Requirements to obtain permits:

1. Greater Cincinnati Water Works will not approve any new building permits and water service branch(es) until the existing public water mains are abandoned and the new public water main is in service.
2. Any existing water service branch not to be used for this development, 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 the existing water service branch before any new water service can be sold. Any questions contact 513-591-7837.
3. 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 Shawn Wagner at Shawn.Wagner@gcww.cincinnati-oh.gov.

Recommendations:

1. Owner(s)/Developer(s) will need to hire civil engineering company will perform the public water main design work to submit to Shawn Wagner, Greater Cincinnati Water Works, 591-7877.

2. The Owner/developer must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service, any questions call (513-591-7836).

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roellr@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. For this development, confirm that there are at least two fire hydrants that are within 400' from all parts of the development.

Requirements to obtain Permits:

1. The minimum fire flow is **1,800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa)**.
2. The closest Fire Hydrants to this project are **3400 Vine Street, 3 Louis Ave, 3 East Shields Avenue, and 28 Erkenbrecher Avenue.**

CFPC 1229-13 Access Streets, Roadways or Driveways

3. Access streets, roadways or driveways where required by Section 1229-11, shall conform to the following:
 - a. The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
 - b. The curve radii and grade elevations shall be such as to permit any fire department apparatus to negotiate curves and grades under any weather conditions.
4. **OFC 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with paragraph (C)(6)(503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
5. **OFC 503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.
6. **OFC 503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Recommendations:

- None

Contact:

- **Robert 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. If this project will receive City qualified incentives, then it must receive OES environmental approval as per Administrative Regulation 30.

2. If this project will need to include a new City public right-of-way, then it must receive OES environmental approval as per Administrative Regulation 30.
3. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 1,000 cubic yards for non-residential land use as per City Municipal Code Chapter 1031.
4. Commercial waste, including construction and demolition debris, generated during the demolition of existing site structures and/or the construction of new site structures as part of this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Current franchise holders include Rumpke of Ohio, Republic Services of Ohio, Best Way of Indiana, and Bavarian Trucking Company.

Recommendations:

1. Due to the age of the existing site structures, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to their demolition.
2. Solar over parking should be considered in the design as a renewable energy source.
3. Site parking should include electric vehicle charging stations.
4. Site parking should include bicycle racks.
5. The use of trees in the landscape design should be included to enhance urban forestry.
6. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@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

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

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Robin Hunt** | Urban Forestry. | 513-861-9070 | robin.hunt@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. East side of Euclid Ave needs 10' R/W from the curb.
 - a. If there is going to be parking to the east of Euclid, then needs to be 15' of R/W. (5' tree lawn - 10' walk)
2. Make sure to have free flow into the lot so traffic does not back up on Euclid into the Erkenbrecher intersection.
3. Drive access on Shields is too close to the Euclid intersection. Consider aligning with driveway on the south side of Shields.
4. Drop off/pull off area on east side of Euclid is too close to the driveway.
5. Remove any unused drive aprons and restore to City standards.
6. Use City standard drive apron for access.
7. All work in the right of way requires a DOTE permit.
8. Address to be assigned by DTEaddress@cincinnati-oh.gov prior to submitting for building permits.

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. No issues at this time per what is presented. A discussion regarding permitting is suggested.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@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:

- **Joseph Malek** | DCED | 513-352-6129 | joseph.malek@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

The lease or sale of right of way requires:

- Coordinated Report
- Appraisal
- City Planning Commission approval
- City Council approval

The proposed aerial street crossing will require an easement. Easements require:

- Coordinated report
- Appraisal
- City Planning commission approval
- Council approval

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@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.

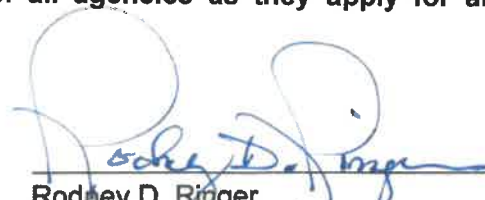
- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair

AD:RDR:hs



Rodney D. Ringer,
Development Manager



Corryville Community Council, Inc.

November 13th, 2020

To: Mr. Byron Stallworth, Chair, Cincinnati Planning Commission

RE: Corryville Community Council Support for Cincinnati Zoo Vine Street Parking Lot Re-configuration

Dear Mr. Stallworth,

The Corryville Community Council (CCC) submits this letter of support for the Cincinnati Zoo & Botanical Garden's (the Zoo) plans for their parking lot located on Vine Street between the Zoo and the VA building. Mark Fisher, VP of Facilities, Planning, & Sustainability presented their plans for the parking lot to the Board on November 10th.

The Zoo has been in contact with the CCC over the past few years to keep us updated on their plans for this existing parking lot - and their former plans for erecting a parking garage on the site. We understand that they are in need of additional parking capacity; this residential portion of the Corryville neighborhood is located between the Zoo and VA and experiences daily street parking shortages associated with those two employers. This expanded parking lot will help to alleviate some of those concerns.

Additionally, we have been assured by Mr. Fisher that the zoo will continue to be proactive about its environmental responsibilities with the design of this parking lot, including on-site stormwater management, addressing the existing urban heat island through extensive tree and shrub plantings, on-site EV charging stations, and including solar as a dual shading/power creation strategy.

A significant concern to Corryville's residents and businesses is pedestrian and automobile safety along the Vine Street corridor. Mr. Fisher has also assured us that the access to the parking lot directly from Vine Street will be only for events and then only an exit and will be staffed with police to manage the traffic. He also has told us of the Zoo's intent to provide a pedestrian bridge across Erkenbrecher Ave. to minimize Vine St. crossings.

Finally, Mr. Fisher has indicated that the Zoo will commit to working with the City of Cincinnati and Corryville residents on Louis Avenue and Shields Street towards a neighborhood parking permit.

The Cincinnati Zoo & Botanical Garden has been a good neighbor to the residents of Corryville over its long history and with good neighbor actions like the ones highlighted above, we see that relationship continuing to thrive into the future. For the above reasons, the Board of the Corryville Community Council supports the aforementioned changes and uses. We do need to note, however, that due to the General Membership not meeting in December, as customary, this project will be presented to them at our January meeting.

Sincerely,

Leah Hollstein
Secretary
Corryville Community Council

Exhibit E



To: Byron Stallworth – Cincinnati Planning Commission

RE: Avondale Community Council Letter of Support

Dear Brian,

On February 2nd, Mark Fisher of the Zoo presented to the board of trustees of the Avondale Community Council, their plans for future parking work and the associated rezone that would be required. The 3 areas being considered for rezone as well as a rendering of the expanded parking lot off of Erkenbrecher are attached.

Mark has presented to the Avondale Community Council multiple times over the past few years in regard to this particular area on Erkenbrecher, and while the scope of work has shifted from a garage to an expanded surface lot, the case for the need has stayed consistent. Parking is a challenge for all in Uptown and we recognize and appreciate the zoo being transparent and collaborative in their efforts to find creative solutions, including a long history of shared parking with the VA.

Safety is of course a key area of focus for the residents of Avondale and we appreciate the concept of a pedestrian bridge across Erkenbrecher that is part of this plan. We also look forward to seeing the zoo's continued investment in green energy and green stormwater management that will be associated with this project.

The Cincinnati Zoo has been a good neighbor this past decade and we agree with the outcomes associated with the attached plans and because of this, the board of trustees as voted unanimously to provide this letter of support for this rezone.

Sincerely,

Sandra M. Jones Mitchell

Sandra Jones-Mitchell

President – Avondale Community Council