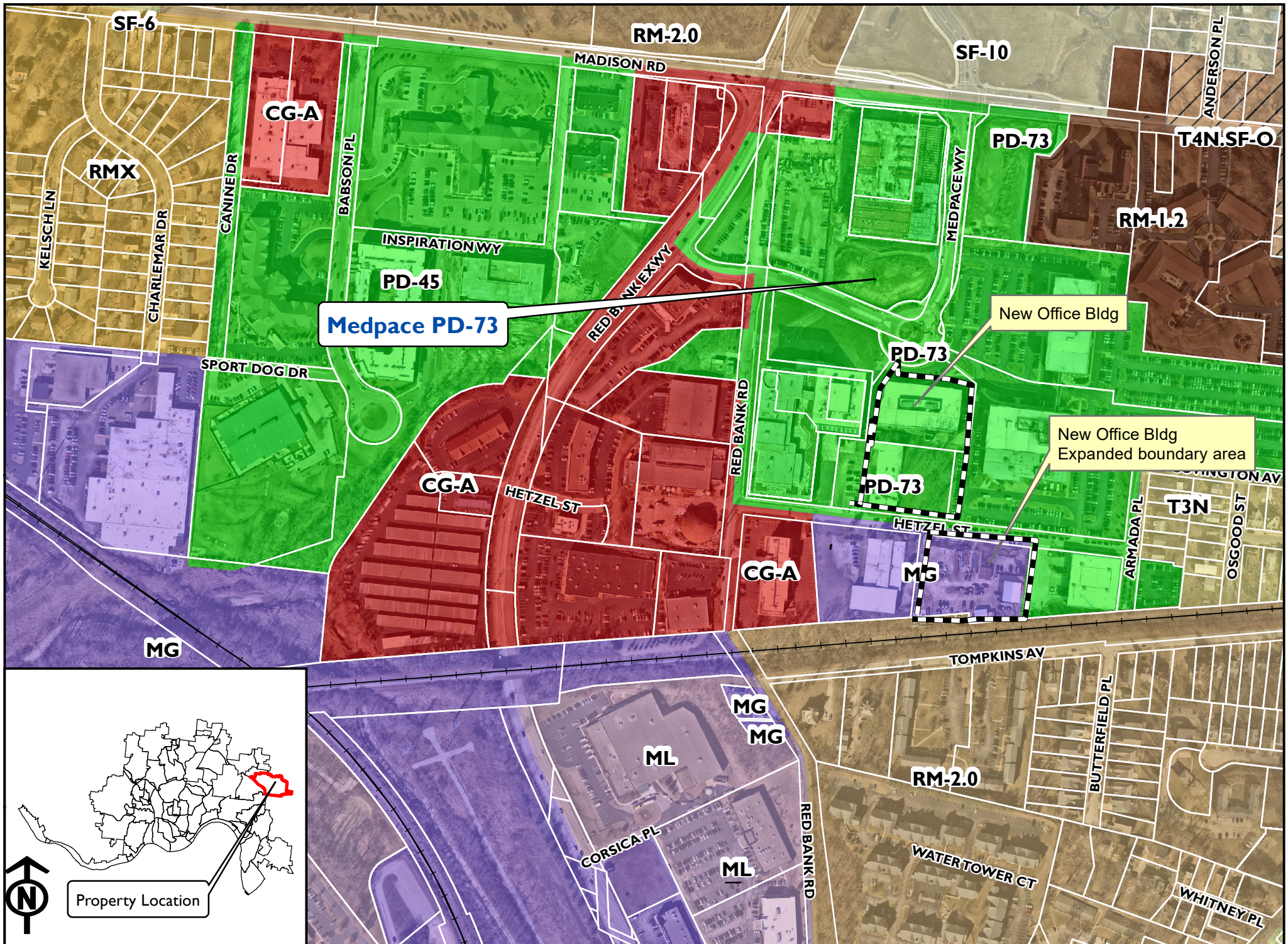
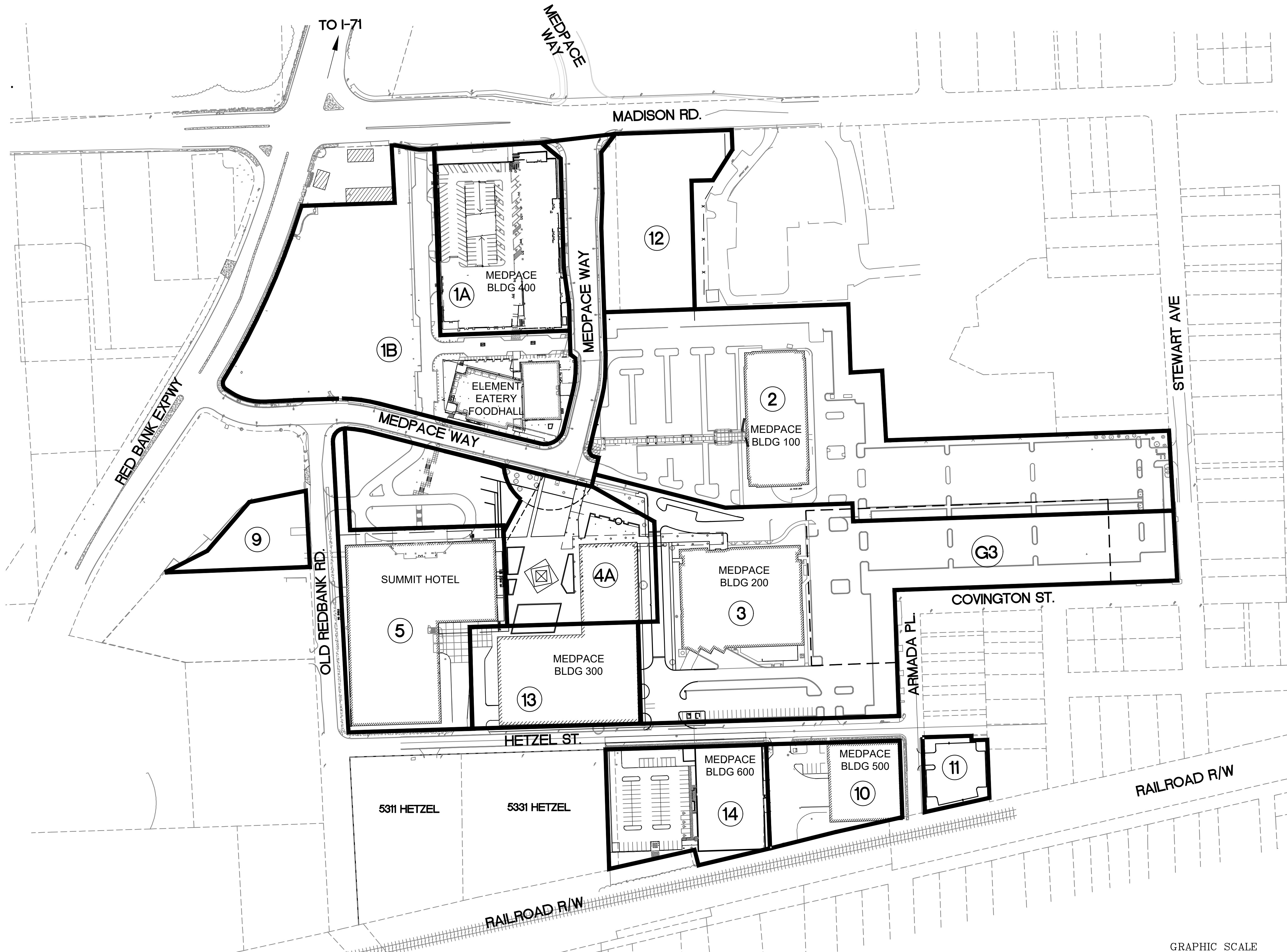


Major Amendment to Concept and FDP - PD-73 Medpace in Madisonville





PROPERTY ADDRESS

1A	5400 MEDPACE WAY
1B	5350 MEDPACE WAY
2	5375 MEDPACE WAY
3	5365 MEDPACE WAY
4A	5355 MEDPACE WAY
5	5345 MEDPACE WAY
10	5425 HETZEL STREET
12	5401 MEDPACE WAY
13	5340 HETZEL STREET
14	5401 HETZEL STREET

Revisions:
Issue Date: 8-18-2023

**RBM DEVELOPMENT/
MEDPACE**

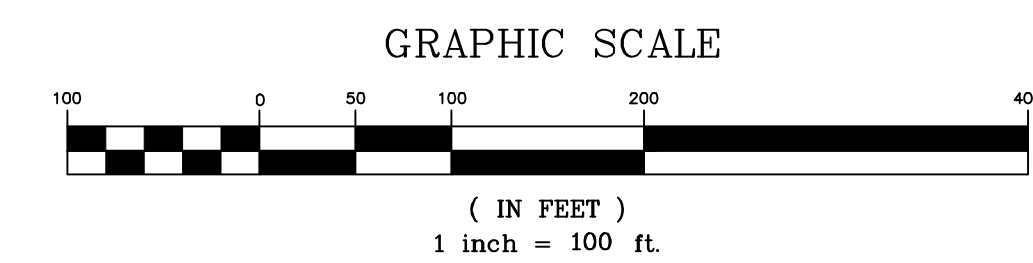
CINCINNATI, OHIO

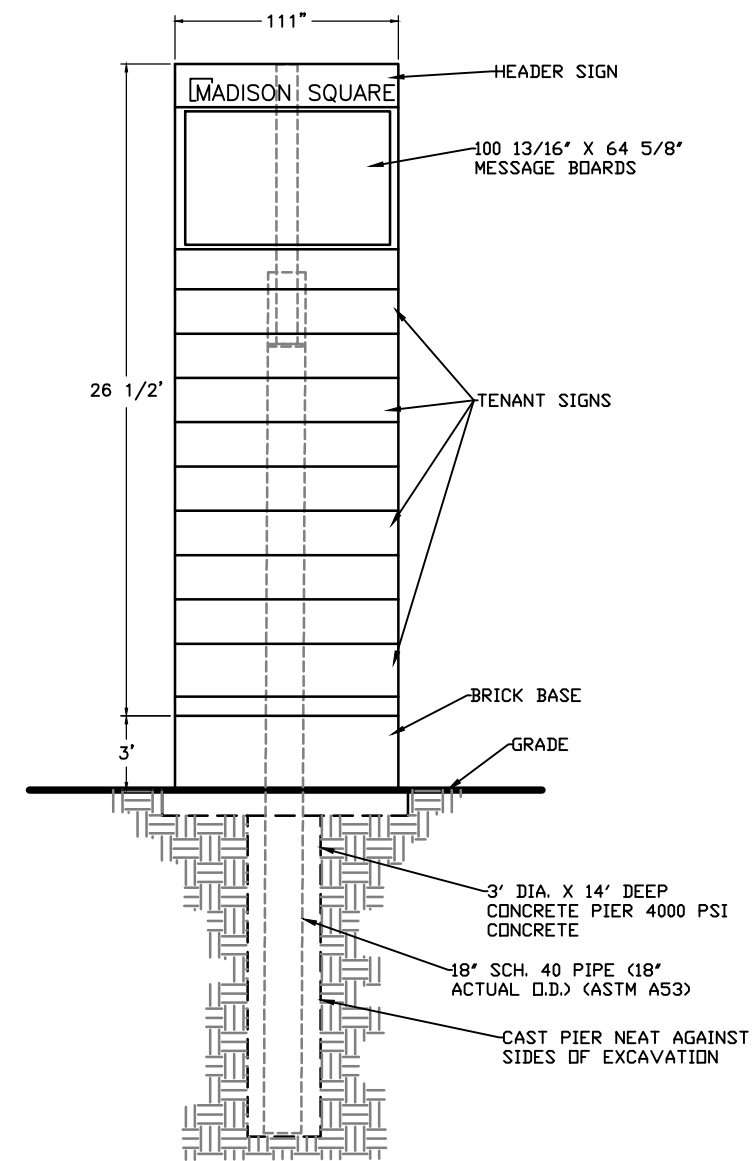
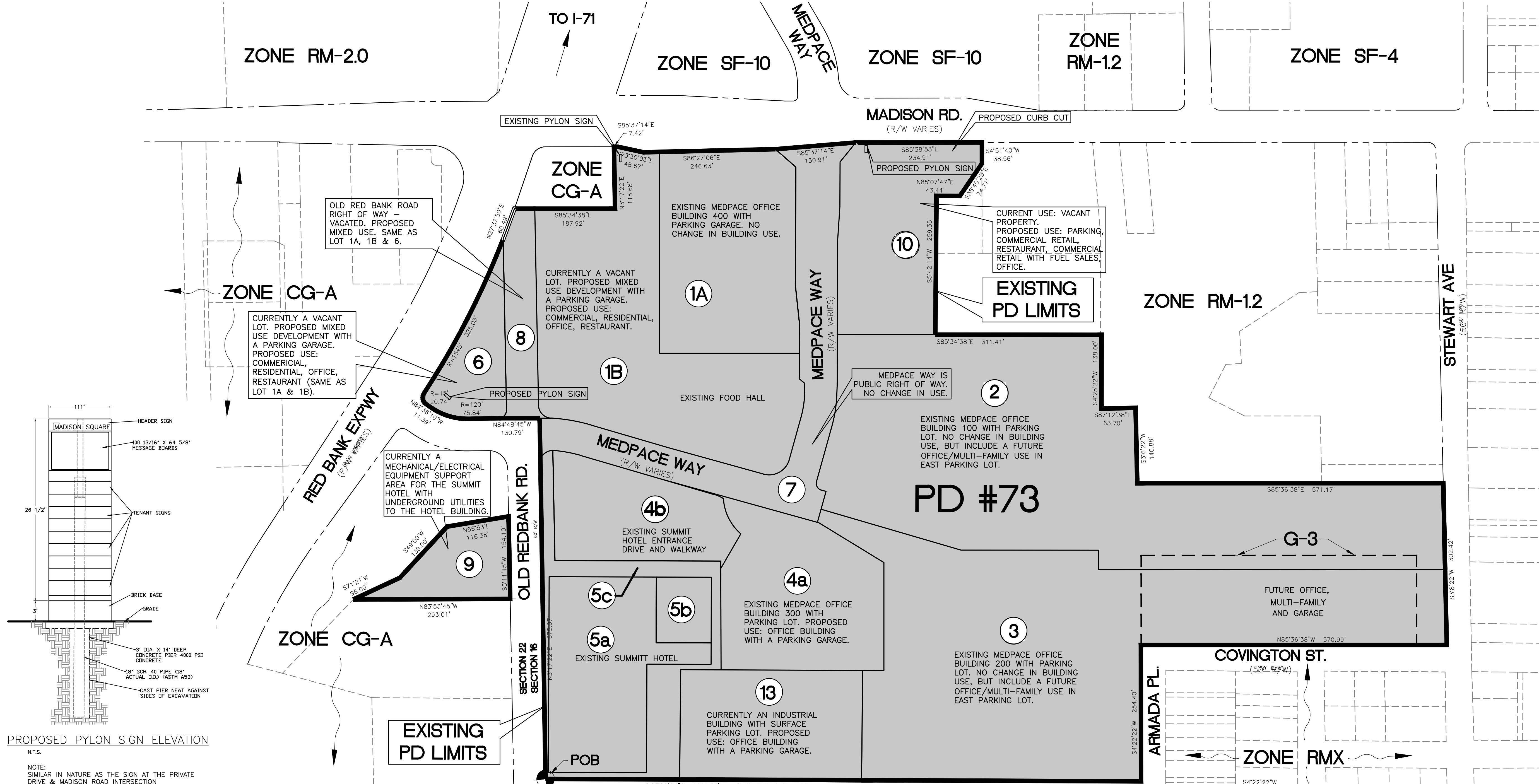
**MEDPACE
CAMPUS MAP**

Project No.

13100

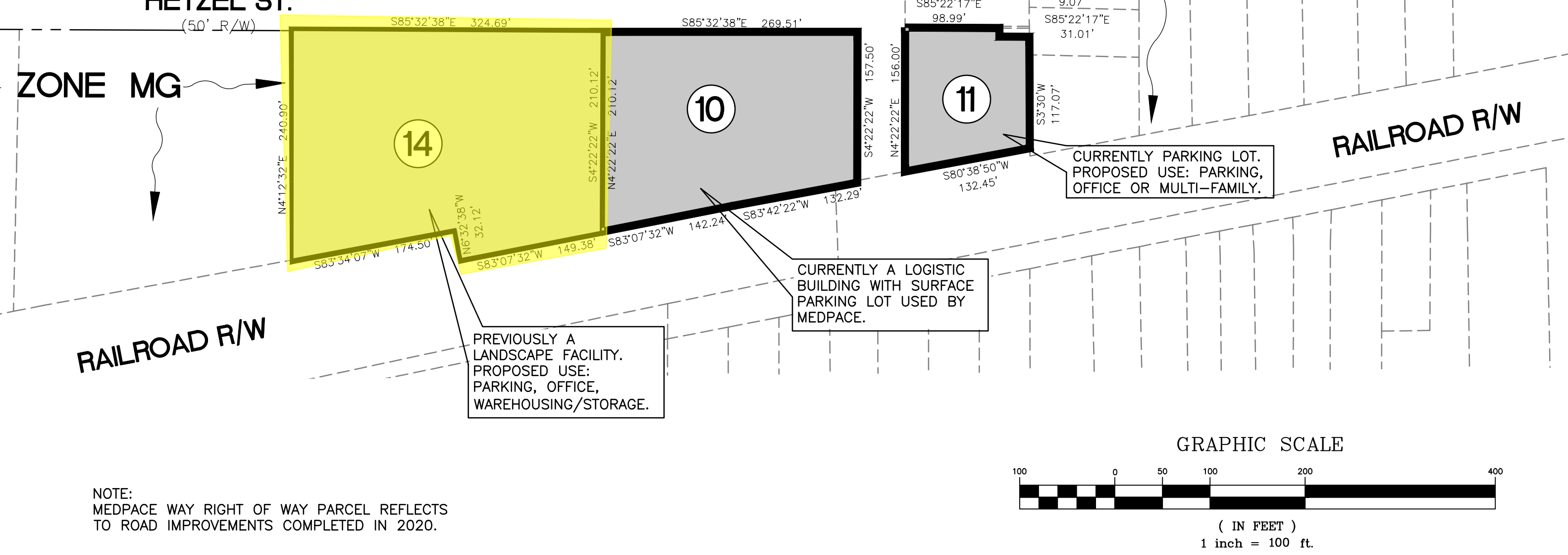
1A





NOTE:
SIMILAR IN NATURE AS THE SIGN AT THE PRIVATE DRIVE & MADISON ROAD INTERSECTION

Plan ID #	Parcel ID	Record Document	Name	Area (Ac)
1A	036-0001-0323 (ground)	O.R. 11275 Pg 1564	Port of Greater Cincinnati Development Authority	2.21
1B	036-0001-0326	O.R. 12402 PG 2203	400 Medpace Way LLC	3.566
2	036-0001-0321	O.R. 11551 Pg 1447	100 Medpace Way LLC	7.06
3	036-0001-0303	O.R. 11742 Pg 1329	200 Medpace Way LLC	6.914
4a	036-0001-0309	O.R. 11742 Pg 1336	300 Medpace Way LLC	1.850
4b	036-0001-0310	O.R. 13119 Pg 1776	Port of Greater Cincinnati Development Authority	1.265
5a	036-0001-0319 (garage)	O.R. 13119 Pg 1776	700 Medpace Way LLC	1.699
5b	036-0001-0311 (hotel)		Port of Greater Cincinnati Development Authority	0.287
5c	036-0001-0313 (ground)		Port of Greater Cincinnati Development Authority	0.87
6	051-0008-0018	O.R. 12275 Pg 1564	400 Medpace Way LLC	0.613
7	036-0001-0332 (Portion of Medpace Way R/W*)		City of Cincinnati	1.941
8	036-0001-0329		400 Medpace Way LLC	0.529
9	051-0008-0019	Plat Book 350 Pg 92	Port of Greater Cincinnati Development Authority	0.605
10	036-0001-0328	Plat Book 11 Pg 56	Medpace INC	1.165
11	036-0001-0327	Plat Book 11 Pg 56	Medpace INC	0.41
12	036-0001-0322	O.R. 13579 Pg 1693	Madison Road Real Estate LLC	1.659
13	036-0001-0008	O.R. 13243 Pg 2785	Madison Road Real Estate LLC	1.598
14	036-0001-0013		Endless Earth Enterprises LLC	1.672
Total				35.913



NOTE:
MEDPACE WAY RIGHT OF WAY PARCEL REFLECTS TO ROAD IMPROVEMENTS COMPLETED IN 2020.

NOTE:
PYLON SIGN TO MATCH EXISTING SIGN
PRIVATE NORTH-SOUTH DRIVEWAY AT
MADISON ROAD

LEGEND

- EXISTING PD AREA
- PROPOSED UPDATED TO PD

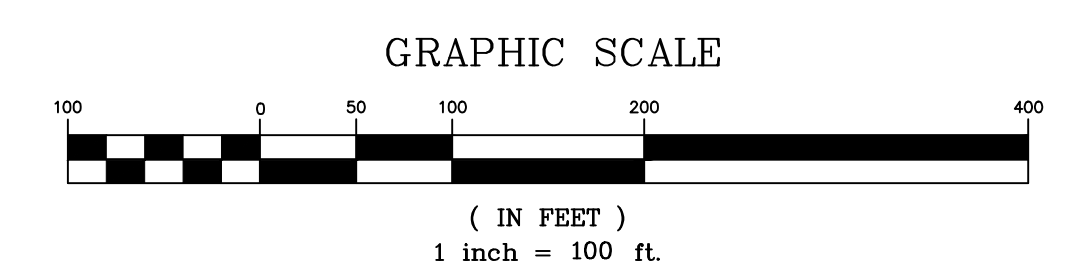
Revisions:
 5-15-2023
 11-11-2022
 7-13-2022
 8-25-2021
 9-16-2016
 Issue Date: 9-7-2016

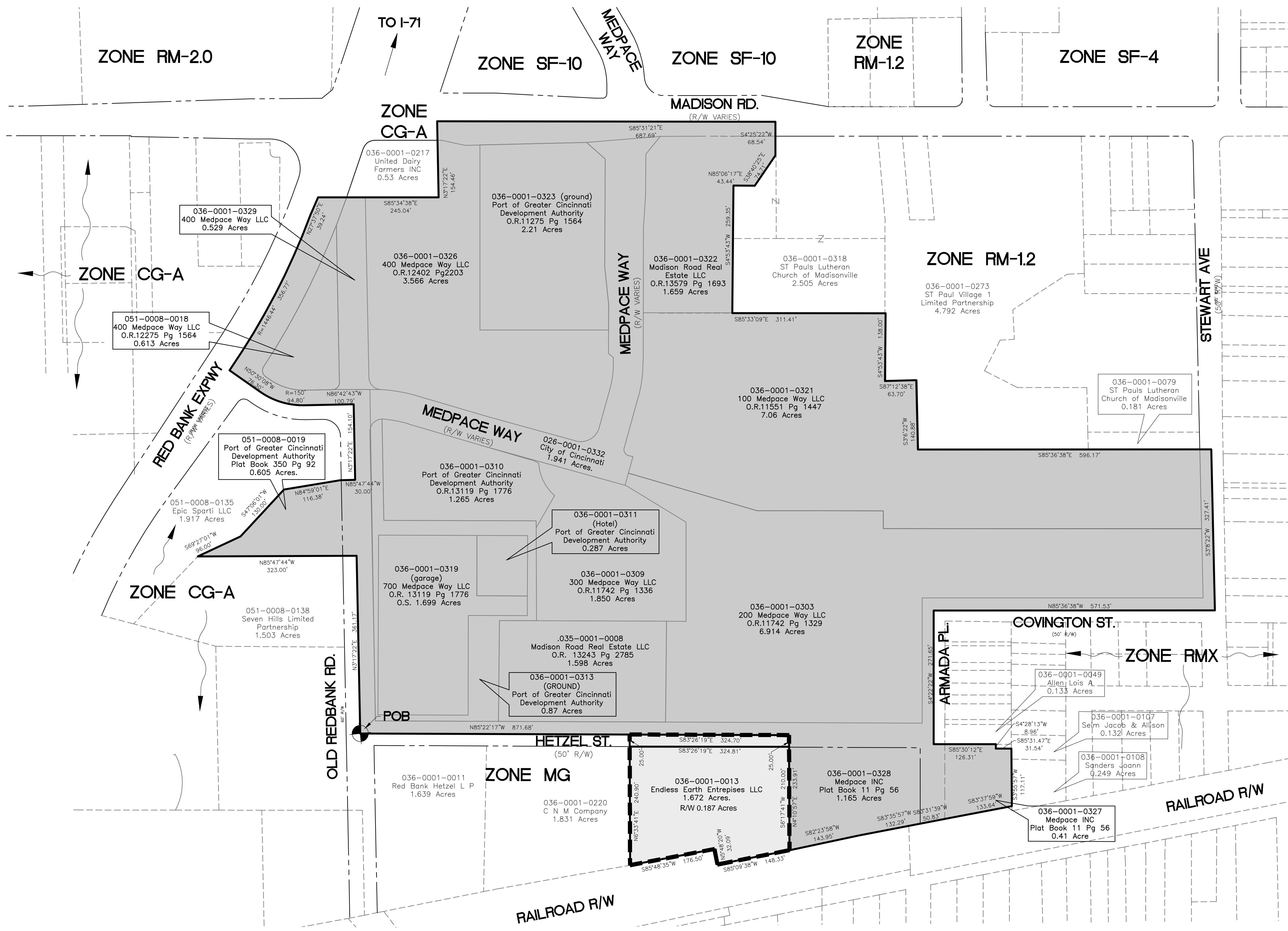
RBM DEVELOPMENT

CINCINNATI, OHIO
PROPERTY AND ZONING MAP

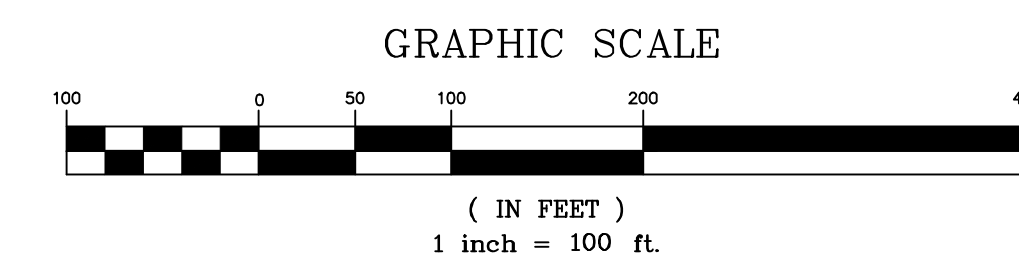
Project No. **13100**

1





NOTE:
MEDPACE WAY RIGHT OF WAY PARCEL REFLECTS
TO ROAD IMPROVEMENTS COMPLETED IN 2020.





**BRANDSTETTER
CARROLL INC**
ARCHITECTS . ENGINEERS . PLANNERS

May 15, 2023

2360 Chauvin Dr
LEXINGTON
KY 40517
859.268.1933
FX: 859.268.3341

308 East 8th St
CINCINNATI
OH 45202
513.651.4224
FX: 513.651.0147

1220 West 6th St
Suite 300
CLEVELAND
OH 44113
216.241.4480
FX: 216.736.7155

17300 Preston Rd
Suite 310
DALLAS
TX 75252
469.941.4926
FX: 469.941.4112

City of Cincinnati Planning Department
Two Centennial Plaza
805 Central Avenue
Cincinnati, Ohio 45202

RE: Madison Center, Hotel and Medpace – Update to Planned Development (PD #73)

Dear Ms. Kellum:

Brandstetter Carroll Inc. (BCI) is pleased to submit an update to the Concept Plan and Program Statement for revisions to the PD # 73.

The following information is our request to the City of Cincinnati Planning Commission and City Counsel for revisions to the PD # 73:

- New Building 300 @ 5355 Medpace Way: The PD Office component square footage is requested to be revised for the updated to existing Building 300. This building has 485,000 sq feet of office space. There are 310 parking spaces in a garage under the office space. The existing Medpace Building 300 will be demolished and a new Building 300 will be constructed. The existing Building 300 has 15,000 Sf of Office, 45,000 Sf of Research and Development. This area will be Consolidated with adjacent tracts.
- Building 600, located @ 5401 Hetzel Street, Is for the Clinical Pharmacology Unit (CPU). This building will consist of 15,000 Sf of office and 25,000 Sf of warehouse/storage and 35,000 Sf of Research and Development.
- Future Mix Use building on the MRRE site at 5401 Madison Road at the southeast corner of Medpace Way and Madison Road, for a total of 265,000 Sf of office, 10,000 Sf of Restaurant and 10,000 Sf of Retail.
- A new 1,300 stall Parking Garage over the existing surface parking lot behind Buildings 100 & 200.
- The total PD district acreage to be revised from 34.241 Ac to 35.913 Ac. An updated Property and Zoning Map with annotated existing and proposed uses is attached. The request includes adding a approximate 1.672 Acre parcel on the south side of Hetzel Street which is adjacent to and on the west side of Medpace Building 500 (their logistics building) to PD # 73. A Legal Description of the additional PD Zoning area request is attached.


Therefore, the request for additional use and Garage spaces to the PD is:

- 619,000 Sf of Office
- 25,000 Sf of Warehouse
- 16,000 SF of Restaurant
- 1,610 spaces in Garages

On the Medpace PD #73 Zoning Map the following updates are indicated: a 1,300 car garage behind Buildings 100 and 200. Also, two Pylon Signs of similar design as the existing Medpace campus sign are shown at the intersections of Red Bank Expressway and Medpace Way and also at the Madison Rd and Medpace Way.

See the Site Plans and Architectural Plans/Renderings attached.

Sincerely,
Brandstetter Carroll Inc.



Joseph P. Dillon, P.E., LEED AP
Director of Site/Civil Engineering

Cc: Seth Barnhard, Sitement, Inc.
Ben Brandstetter, P.E. BCI

Attachment: Fee, Concept Site Plans, Concept Architectural Building Elevations and Floor Plans, updated PD Map, Renderings, Update Legal Description and Deed.

JPD/st

Kellam, Caroline

From: Joe Dillon <jdillon@bciaep.com>
Sent: Friday, July 14, 2023 12:20 PM
To: Kellam, Caroline
Subject: [External Email] Medpace PD #73 Request

External Email Communication

Hi Caroline, See below for the section 1429 items.

The following information is our response to the City Zoning regulation from Section 1429 Planned Development Districts(**In Bold Font**):

Section 1429-09:

(a) *Plan Elements*. A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.

The site plans and figures have these items covered.

(b) *Ownership*. Evidence that the applicant has sufficient control over the tract of land to effect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The ownership of all these parcels are entities controlled by Medpace founder: 300 Medpace Way, LLC, 200 Medpace Way, LLC , Madison Road Real Estate, LLC and Endless Earth Enterprises, LLC.

(c) *Schedule*. Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two year time period.

Start of 3Q of 2023 and completion of 3Q of 2026. Note: the Bldg 300 and the Building are being construction in the same timeframe.

(d) *Preliminary Reviews*. A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

-Geotechnical Engineering Report by Terracon for Building 700 Dated 5/6/22 (The Building 700 name on the Report is now known as Building 300).

-Overflow Building Geotechnical Engineering Report by Terracon Dated 2/21/23 (The Overflow Building name on the Report is now known as Building 600).

-GCWW Preliminary (PA) approved for the new water main in Hetzel dated 6/29/23 and Water Availability dated 6/20/23.

-MSDCG Sewer Availability dated 7/12/23.

(e) *Density and Open Space*. Calculations of density and open space area.

The request for additional use and Garage spaces to the PD is:

- **619,000 Sf of Office**

- **25,000 Sf of Warehouse**
- **16,000 SF of Restaurant**
- **1,610 spaces in Garages**

(f) *Other Information.* Any other information requested by the Director of City Planning or the City Planning Commission.

None

Section 1429-13:

(a) *Survey.* Plan or survey of the parcel to be developed showing existing and proposed physical features, including: topography, drainage, open space areas and landscaping; and streets, easements and utility lines.

This information can be seen on the attached site plan set (i.e. the Existing Condition Plan is Sheet C100). The site parcels are being Consolidated.

(b) *Site Plan.* A site plan showing the location and arrangement of all existing and proposed structures, including building pads, the proposed internal and external traffic circulation pattern, the areas to be developed for parking, the relationship of abutting land uses and zoning districts, proposed lot lines, building setbacks, proposed sidewalks and pedestrian walkways and proposed public or common open space or other public facilities. **This information is reflected on the site plan set.**

(c) *Engineering Plans.* Engineering plans, including: site grading; street improvements; drainage and utility improvements and extensions as necessary. **Same as (b), This information is reflected on the site plan set.**

(d) *Open Space.* A statement of the anticipated open space, gross density and net density.

There is a Campus wide pedestrian walkways and for Open spaces including landscaping and hardscaping. The new Building 300 will have a plaza area that will be used for the entire Campus. The surface parking lot in front of the existing B-300 will be removed in the proposed Plaza area.

(e) *Schematic Building Plans.* Plans showing building footprints, schematic floor plans and exterior elevations and types of building materials.

This information is attached on the architectural plan set.

(f) *Landscape Plans.* Landscaping plans showing the placement of trees, shrubs, ground cover and associated structures and improvements, including specifications, species and quantities. **See item (d).**

(g) *Phase Schedule.* A schedule for the development of such phases must be submitted when a development is to be constructed in phases. **The schedule is:**

- **Building 300-Office Phase-construction to start in 3rd Quarter of 2023 and completion in Q2 in 2026.**
- **Building 600 (CPU)-construction to start 3rd of 2023 and completion in Q2 2026.**

(h) *Ownership.* Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

The ownership of all these parcels are entities controlled by Medpace founder: 300 Medpace Way, LLC, 200 Medpace Way, LLC and Endless Earth Enterprises, LLC.

The Deeds for this project have been submitted.

(i) *Statement of Uses.* A statement identifying the principal uses that are to be included in the proposed development. **The principal uses incorporated into this update to PD #73: Office Space for Medpace in Building 300 and the Building 600 (CPU) is primarily for Clinical Pharmacology Unit.**

(j) *Future Ownership and Control.* Statement on the present and future ownership and control of the development delineating responsibilities of maintenance and upkeep of the buildings, streets, drives, parking areas, utilities, common areas and common facilities. **Building 300 to be owned and maintained by 300 Medpace Way LLC.**

(k) *Restrictive Covenants.* Copies of any restrictive covenants that are to be recorded with respect to property included in the PD District. **None at this time.**

Joseph P. Dillon, P.E., LEED AP
Director of Site/Civil Engineering



mobile 513.532.4573

Direct 513-618-8909

June 9, 2023

Mr. Joseph P. Dillon
Brandstetter Carroll Inc.
308 East 8th Street
Cincinnati, Ohio 45202

Re: 5355 Medpace Way | Office Building (T) – (CPRE230030) Final Recommendations

Dear Mr. Dillon,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **5355 Medpace Way** in the Community of Madisonville. It is my understanding that you are proposing to construct a 430,000 sq-ft office building with a 310-car garage. 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 **Microsoft Team's conference call meeting** with you on **June 13, 2023 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. The proposed project is located in PD-73. Their PD application for a Major Amendment to the Concept Plan and a new Final Development Plan has been submitted. A public staff conference, CPC and EG & H meeting will be required. This will be a several month-long process. They should also engage the Madisonville CC.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Caroline Kellam** | City Planning | 513-352-4842 | caroline.kellam@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. The proposed project is located in PD-73, so the applicant should work with City Planning regarding the requirements for this Planned Development.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Kate Meehan** | ZPE | 513-352-2441 | kathleen.meehan@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. An approved site utility plan will be required for building to receive approved permit.
3. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at http://www.msdbg.org/customer_care/development_services/index.html Email questions to MSDAvailability@cincinnati-oh.gov

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
 - If detention is required by MSD, SMU will need a copy of approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing.
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.
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:
 - o State Plane Coordinates (N,E) for all MH's and Catch Basins
 - o Inverts and Top elevations for all MHs and Catch Basins
 - o Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov**

Water Works

Immediate Requirements to move the project forward:

1. The owner/developer will need to submit for a Greater Cincinnati Water Works Preliminary Application for water main upgrade in Hetzel Street, the existing 6" water main will not support the proposed water service branch(es) for buildings 200 and 300. Phil Young at 513-591-6567 or Phillip.Young@gcww.cincinnati-oh.gov

Requirements to obtain permits:

1. A stamped and recorded consolidation plat is required before any new branch(es), or meter(s) sold.
2. Each parcel/air lot must receive separate domestic water service. Fire service may be shared between air lots. Water services must be metered upon leaving the right of way. An air lot covenant will be required before any service branches may be sold. The owner/developer should plan an additional 3-6 months for this process.
3. The subject development has inactive water service lines at the following properties:

Address	Branch #	Size	Meter #	Size
5340 Hetzel St	H-151773	6"	002719	1"
5342 Hetzel St	H-950381	3/4"	098777	5/8"
5355 Medpace Wy	H-308686	6"	308686	1.5"
5355 Medpace Wy	H-308686	6"	DC3850	1"
5320 Hetzel St	H-950380	5/8" - FOD ** Not useable; Lead on public and private side		

** FOD - this inactive branch cannot be repurchased.

4. If the water service branch(es) are not to remain, the 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 the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
5. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. 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 and fire protection company 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.
3. For water main replacement, please contact Phil Young, Water Works, 513-591-6567, Phillip.Young@gcww.cincinnati-oh.gov.

Contact:

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

Fire Department

Immediate Requirements to move the project forward:

1. A site plan is needed showing 2 readily accessible Fire Hydrants within 400 feet of all sides of your project.
2. The minimum fire flow requirements for Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
4. Fire apparatus access road width with a hydrant must be a minimum of 26 feet.
5. 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.
6. The Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant.
7. Buildings equipped with a standpipe system installed shall have a fire hydrant within 100 feet of the fire department connections.
8. Emergency Responder Bidirectional Antenna radio required in your building.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Elton B. Britton** | Fire Dept. | 513-357-7596 | elton.britton@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 1,000 cubic yards as per City Municipal Code Chapters 1101 and 1031.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Part of this development project is included in the NuTone Ohio EPA Voluntary Action Program (VAP) site, which obtained a No further Action (NFA)/Covenant Not-to-Sue (CNS) status. The site should follow the requirements specified in the Environmental Covenant.
 - b. Due to the anticipated age of the existing site structure at 5340 Hetzel, 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 demolition.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The property 5340 Hetzel has had a long industrial history and is a suspected brownfields site. The development should environmentally evaluate the site for commercial land use suitability.
 - b. The development goal should be to earn at a minimum the LEED Certified rating level.
 - c. Rooftop solar should be considered in the design as a renewable energy source.
 - d. Site parking should include charging stations for electric vehicles.
 - e. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
 - f. The use of trees in the landscape design should be included to enhance urban forestry.
 - g. 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

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Urban Forestry has no issues or concerns with anything in ROW but encourages tree planting as much as possible on private property to increase the tree canopy of the neighborhood.

Recommendations:

- None

Contact:

- **Marianne Prue** | Urban Forestry | 513-861-9070 | marianne.prue@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Provide a 5' sidewalk along the street with a tree lawn, preferably 5' wide.
2. Remove any unused drive aprons and replace them to City standards and match the existing streetscape.
3. Use City standard driveway apron.
4. All work in the public right-of-way will require a separate DOTE permit.
5. The assigned address will remain as 5355 Medpace Way for the new building. Per Ohio Fire Code and Cincinnati Municipal Code, the address number must be posted and visible from the road. Contact DTEaddress@cincinnati-oh.gov with any questions.

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. Permitting, phasing and code questions can be discussed as needed. Please contact me if you have any questions.

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:

1. No comments at this time.

Requirements to obtain permits:

- None

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:

- **Taylor German** | DCED | 513-352-4546 | taylor.german@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

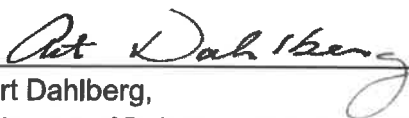
Contact:

- **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



Rodney D. Ringer,
Development Manager

AD:RDR:hs



MADISONVILLE
COMMUNITY COUNCIL

May 24, 2023

Chris Pfaff
Global Head of Facilities

Seth Barnhard
Development Advisor

Medpace, Inc. and RBM Development
5375 Medpace Way
Cincinnati, Ohio 45227

Chris & Seth,

On behalf of the Madisonville Community Council (MCC), I am writing to you to express our organization's support for your application to the City of Cincinnati to amend Planned Development District #73. At our regularly scheduled General Body meeting on May 18, 2023, you requested a Letter of Support for the construction of a new office tower where building B300 currently sits. This proposal also included:

- A public plaza space fronting Medpace Way for performances and other events
- Constructing a new clinic building at 5401 Hetzel Avenue
- Constructing a parking facility in the southern half of the eastern parking lot adjacent to Stewart Avenue

After discussion, the General Body passed a motion to support this submission. For any questions or concerns, please contact me by email at president@ourmadisonville.com.

Sincerely,

Kerry Devery
President, Madisonville Community Council

- Officers**
- President**
Kerry Devery
- Vice President**
Kate Botos
- Treasurer**
Susan Harper
- Recording Secretary**
Anna Albi
- Corresponding Secretary**
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Open Position
- Bylaws**
Open Position
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- Communications**
Amanda Mahaffey
- Crime Prevention & Safety**
Open Position
- Education**
Kate Botos
- History**
Wes Cunningham
- Housing**
Elishia Chamberlain
- Madisonville Cares**
Open Position
- MYCC (Youth Council)**
Rosemary Tanks
- Membership**
Melissa Wilkerson
- Transportation**
Kathleen Colley

Additional land to be
added to PD #73

Legal Description

Parcel # 36-1-13

5401 Hetzel St,

Cincinnati, OH 45227

Boundary Survey

Situated in Section 16, Township 4, Fractional Range 2, Miami Purchase, Madisonville, Cincinnati, Hamilton County, Ohio and more particularly described as follows:

Unless otherwise noted, all iron pins referred to as "set iron pins" are 30" long iron rebar with orange cap stamped "Armstrong, #7133".

Beginning at a point in the centerline of Hetzel St, said point being 546.30 feet east of the West line of Section 16 (at the intersections of centerlines of Hetzel and Red Bank),

Thence along the centerline of Hetzel, S 83° 26' 19" E, 324.70 feet to a point.

Thence leaving said centerline, S 6° 17' 41" W, 210.00 feet (passing a set iron pin at 25.00 feet) to a set iron pin at the Right-of-Way of Baltimore & Ohio Railroad Company (Parcel #36-1-204/205).

Thence along the Right-of-Way of the railroad, S 85° 9' 38" W, 148.33 feet to a set iron pin.

Thence N 5° 48' 20" W, 32.09 feet to a set iron pin.

Thence S 85° 48' 35" W, 176.50 feet to a set iron pin.

Thence N 6° 33' 41" E, 240.90 feet to the Place of Beginning (passing a found iron pin with no cap at 215.90 feet.

Subject to all legal highways and easements in existence.

Containing 1.8595 Total Acres (-0.1863 Right-of-Way Acres = 1.6732 Net Acres)

Bearings based on a survey by Gerard Berding, PS #6880 (Hetzel = S 83° 26' 19" E).

The result of a survey by George Armstrong, LPS #7133 on 6-1-2023, the plat of which is considered attached.



A handwritten signature in black ink, appearing to read "George Armstrong", located below the professional seal.