

EXHIBIT E

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December 18, 2020

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**Subject: Development Program Statement
Northside Scholar House
4164 Dane Ave, Cincinnati OH 45223**

Dear Samantha,

Please find development program statement revised below for the proposed Planned Development District at 4164 Dane Ave based on feedback from the Staff Conference on December 14, 2020.

4164 Dane Ave is 3.4 acres across five separate parcels (222-18-1, 2, 3, 4 & 90) owned by Dane Property LLC. At the northeast corner of Knowlton St and Dane Ave is an existing 50,459 SF warehouse building with two accessory structures – 818 SF and 1,301 SF. The remainder of the site is 96,734 SF concrete slab on grade with two loading docks east of the warehouse building connected by a ramp. Urban Sites has a purchase option agreement with Dane Property LLC which is tied to an application with Ohio Housing Finance Agency (OHFA) for a 9% Low-Income Housing Tax Credits (LIHTC) due on February 11, 2021. A threshold requirement for the LIHTC application is that the property be zoned for its intended use which is only achieved with a timely approval of the proposed Planned Development District.

If Urban Sites is awarded the incentive for affordable family housing on May 19, 2021 the development project would move forward and the construction of the site would begin in the summer of 2022. Dane Property LLC would continue operating until Urban Sites closes on the property at the end 2021. If Urban Sites is not awarded the incentive for affordable family housing, the purchase agreement would terminate and Dane Property LLC would continue operating. The Planned Development should also include all regulations for the Manufacturing General zoning district as outlined in Chapter 1413 of the Cincinnati Zoning Code.

The site would be cleared and remediated for Northside Scholar House and a 3-story multi-family residential building would be built at 55,000-70,000 gross square feet. The building would be situated at the southwest corner of the site along Knowlton St and Dane Ave with a setback of 0 to 10 feet. The building would contain 45-55 dwelling units and a preschool at 7,000-9000 square feet. The 149,188 square foot lot would have 1 dwelling unit per 2,712-3,315 square foot lot with 85,000-105,000 square foot open grass area at 57-70%. The site would be regraded after the concrete slab on grade and loading docks are removed at a gradual slope to connect to the existing grades of the adjacent properties. The site would remain relatively flat with 6 feet of elevation change over approximately 500 linear feet from the higher southwest corner of the site to the lower northeast corner of the site. A minimum 5' buffer yard would be provided at abutting properties. The parking lot would be located behind the building with 45-60 parking spaces and access driveways to both Knowlton St and Dane Ave. The building lobby would have a main entrance to the parking lot with a secondary entrance to Knowlton St and a concrete sidewalk behind the building would connect the main entrance and egress stairways around the building to the right of way at Knowlton St and Dane Ave. A play yard amenity would also be connected to the preschool close to the main entrance at 1,500-2,000 square feet.

Northside Scholar House would open in the winter of 2023 as a living-learning program that assists low-income single parents with the support they need to obtain a 4-year degree and better economic outcomes. The program

is modeled after a successful community in Lexington KY that has since grown to 11 other communities in Ohio and Kentucky. Northside Scholar House residents would have to be enrolled as a full-time student at a local university in order to 1) be offered rental subsidy to live in the building, 2) have their children enrolled in a high-quality on-site preschool and 3) be offered programs such as mentorship, financial literacy, and other supports.

The 2014 Northside Comprehensive Land Use Plan under Commercial-Industrial Land Use states, "We welcome community service facilities, day care centers, outdoor recreation and entertainment, park and recreation facilities, public and private schools, religious assembly, residential care facilities, residential if abutting existing residential and special assistance shelters" (Page 52). Urban Sites has reached out to Northside Community Council and Northside Engaged in Sustainable Transformation (NEST) for letters of support with this much needed project.

Sincerely,

A handwritten signature in blue ink, appearing to read "William A. Yokel". The signature is fluid and cursive, with the first name being the most prominent.

William A Yokel, Architect