

# Midpointe Crossing

## Planned Development Concept Plan & Program Statement













# Contents

Development Character & Vision  
Plan Elements  
Summary of Reviews  
Development Controls  
Density & Open Space  
Economic Inclusion  
Schedule



# Development Character & Vision

*The proposed redevelopment of the long vacant land at Seymour & Reading will have a collection of uses organized in a modern, village-center arrangement.*

*Modeled after the vision plans previously approved by the Bond Hill community, Midpointe Crossing is arranged around a central boulevard that connects Seymour and Reading Roads. Framing this road will be residential and mixed-use buildings. They will be arranged in a manner that is appropriate to this location: walkable and drivable, with a distinctly human-scale.*

*The first phase will be anchored by the mixed-use core. As that gets built out and the market is proven in Bond Hill, future phases will include other uses to round out the development. 15,000-60,000 square feet of office, stand alone restaurant and commercial buildings. It will all tie into the existing network of sidewalks and streets.*

*The character is meant to bring an urban approach to what was previously a suburban mall. Midpointe Crossing will represent a unique way of lifestyle to Cincinnati.*

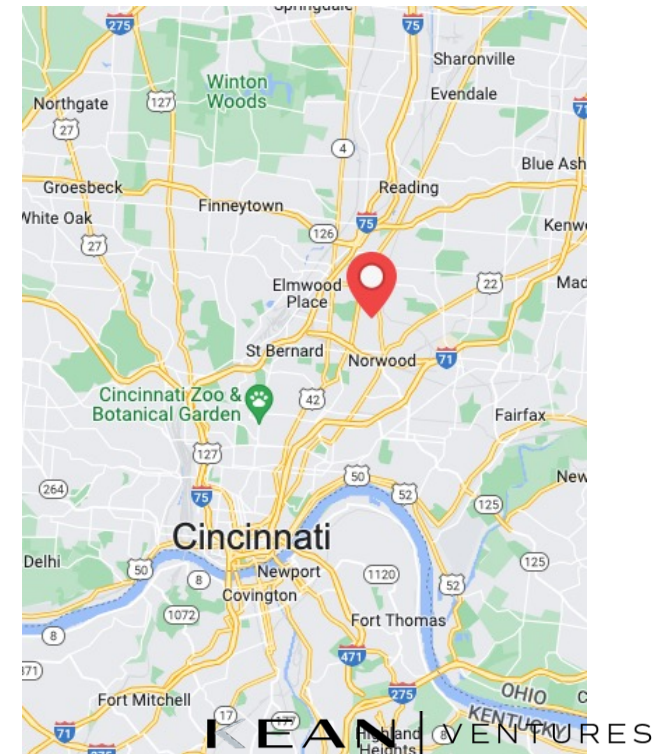
*By redeveloping such a significant, empty space, this development help accelerate the growth of the Seymour/Reading corridor. The mixed-use nature will help provide the link between both nearby residential areas and institutions.*



# Plan Elements

## Location of Site

Located on the site of the former Swifton Commons/Jordan Crossing mall in Bond Hill, near the intersection of Seymour & Reading. The proposed development consists of the redevelopment of the former mall property at approximately 7030 Reading Road, Cincinnati, Ohio 45237.





# Plan Elements

## Legal Description, Ownership & Property Addresses

The properties comprising the development site are listed below. They are owned by the Port of Greater Cincinnati Development Authority.

| Address           | Parcel ID#    |
|-------------------|---------------|
| 7030 Reading Road | 117-0003-0123 |
|                   | 117-0003-0124 |
|                   | 117-0003-0160 |
|                   | 117-0003-0330 |



# Plan Elements

## Description of Proposed Land Uses, Buildings and Structures

The approximately 27.321 acre site will be developed with a mix of uses, over multiple phases. Phase one will include a mixed-use development consisting of 250-450 apartments, and 5,000 – 15,000 square feet of commercial space. Additional phases are planned to include 15,000 – 60,000 square feet of office, restaurants, commercial outparcels, and additional apartments.

Ancillary to the apartment use will be amenities including features such as: pool, clubhouse, fitness, theater room, business center.

A landscaped central boulevard will run through the middle of the site, connecting Seymour to Reading.

The project will be designed to a high quality, urban develop bringing activity and investment to an empty lot.



# Plan Elements

## Conceptual Depiction of Proposed Land Uses, Buildings and Structures





# Plan Elements

## Conceptual Depiction of Proposed Land Uses, Buildings and Structures





# Plan Elements

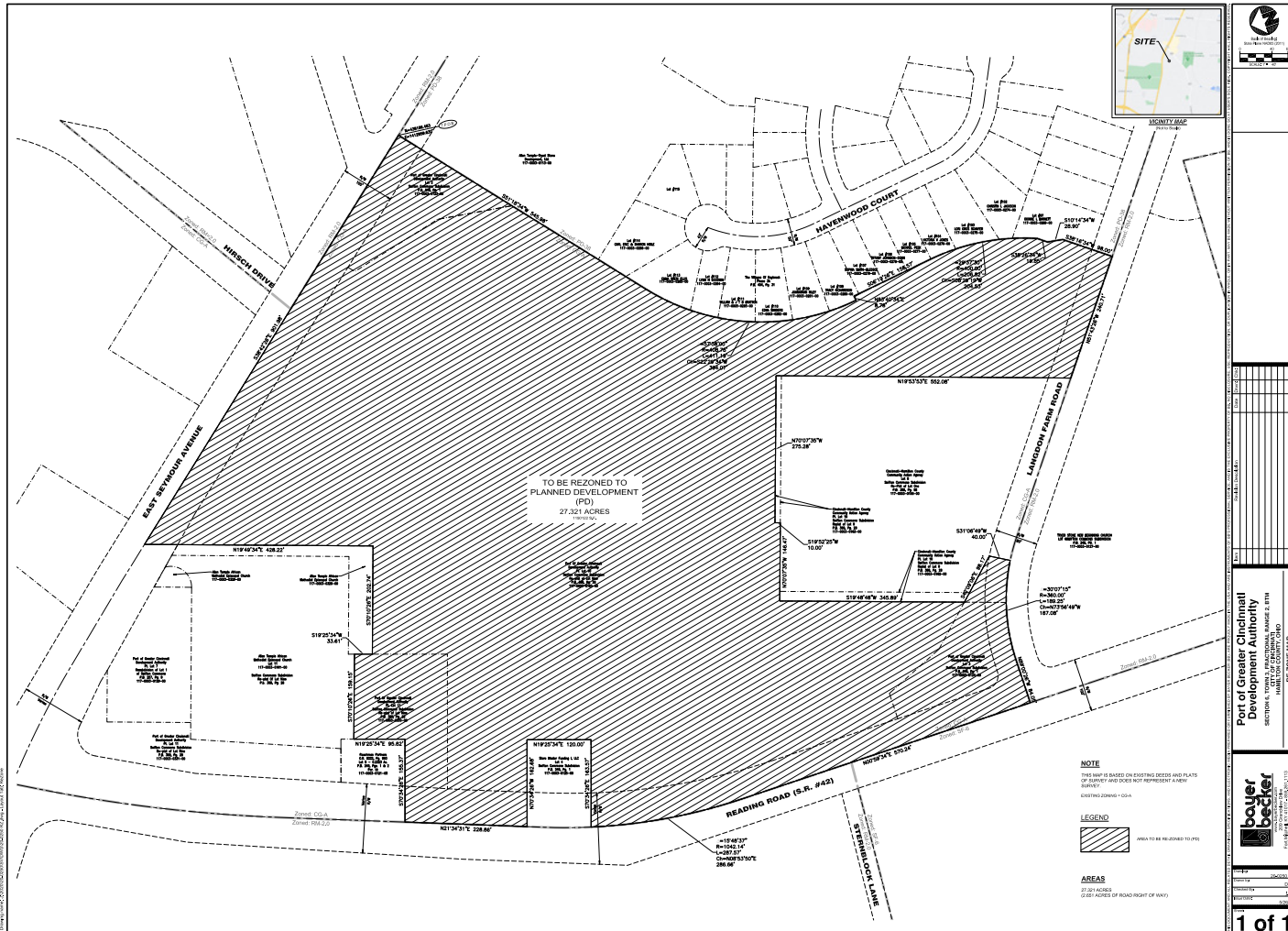
## Conceptual Depiction of Proposed Land Uses, Buildings and Structures





# Plan Elements

## Site Survey



**Port of Greater Cincinnati  
Development Authority**  
 SECTION 4, TOWNSHIP 2, RANGE 3, 8TH  
 HAMILTON COUNTY, OHIO  
 RECORDER MAP

**1 of 1**



# Plan Elements

## Site Plan



- LEGEND**
- RESIDENTIAL
  - MIXED-USE COMMERCIAL & RESIDENTIAL
  - COMMERCIAL
  - OFFICE
  - MINUTES POOL

|  |                              |
|--|------------------------------|
|  |                              |
| <b>MIDPOINT CROSSING</b><br>RESIDENTIAL, MIXED-USE COMMERCIAL & RESIDENTIAL<br>MAY 2024<br>CONCEPTUAL PD SUBMITTAL |                              |
|  | Checked for errors: 10/27/24 |
| Drawn by: [blank]  | Date: [blank]                |
| Designed by: [blank]   | Date: [blank]                |
| Reviewed by: [blank]   | Date: [blank]                |
| Approved by: [blank]   | Date: [blank]                |
| Scale: [blank]   | Date: [blank]                |
| <b>1.0</b>   |                              |



# Concept Plan

### ZONING SUMMARY

TOTAL PD RE-ZONE AREA: 27.32 ACRES

REDEVELOPMENT AREA: 15.39 ACRES  
OPEN SPACE: 3.75 ACRES = 24%

### BUILDING SUMMARY

RESIDENTIAL = 250-450 UNITS TOTAL  
TYPE 1 BUILDING (RESIDENTIAL ONLY) = 190 - 350 UNITS  
TYPE 2 BUILDING (MIXED USE) = 60- 100 UNITS

COMMERCIAL = 28,000 SF - 35,000 SF  
COMMERCIAL/RESTAURANT = 15,000 SF - 20,000 SF  
TYPE 2 BUILDING (MIXED USE) = 5,000 SF - 15,000 SF  
OFFICE = 20,000 SF - 60,000 SF  
AUXILIARY = 5,500 SF - 6,500 SF  
CLUBHOUSE/AMENITY = 2,500 SF - 3,000 SF  
MAINTENANCE = 3,000 SF - 3,500 SF

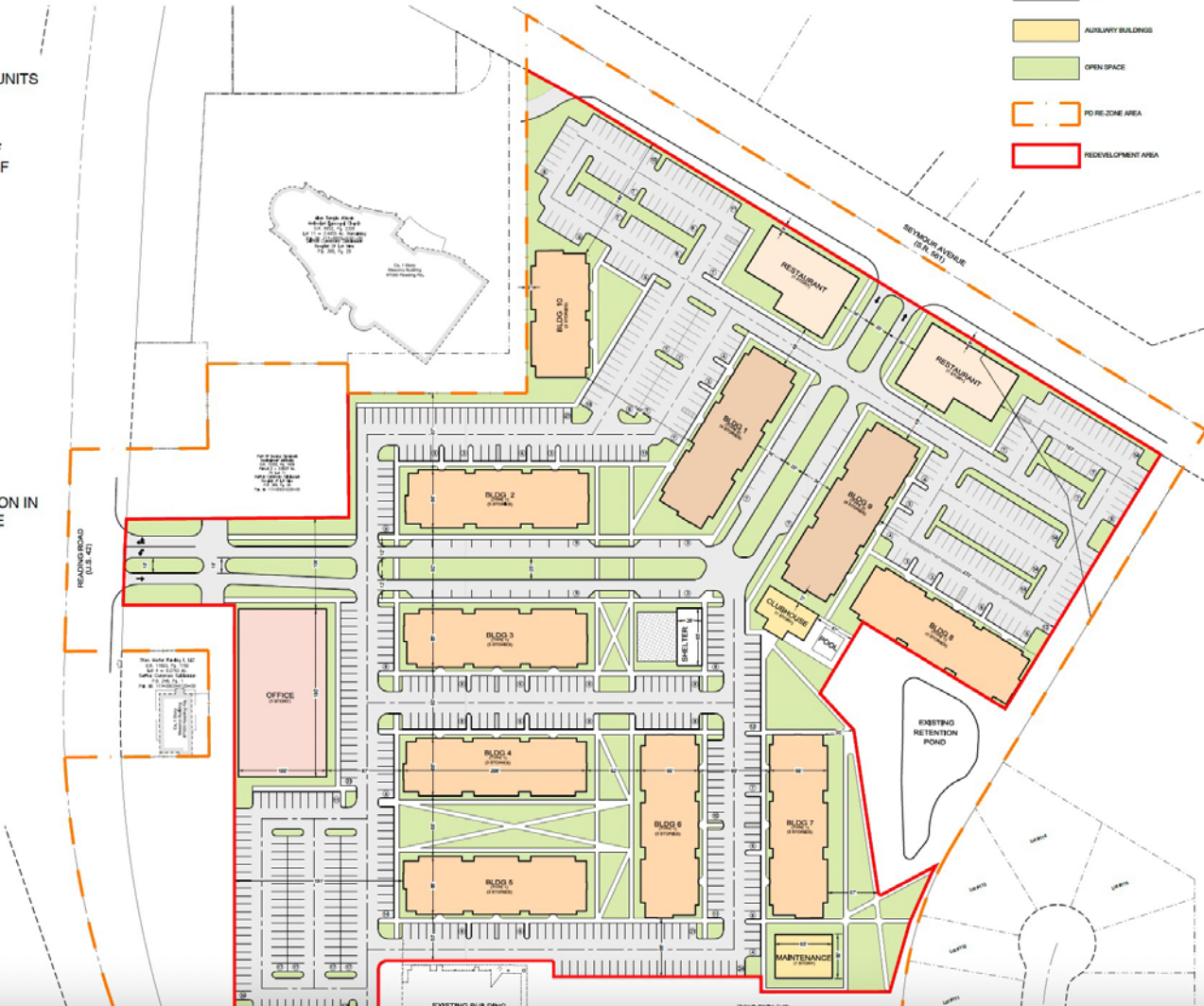
### PARKING SUMMARY

SURFACE SPACES = 400 - 750 SPACES

### ANTICIPATED SCHEDULE

PHASE 1: APARTMENTS AND MIXED USE  
ZONING: 1Q2023  
PERMITTING: 2Q2023  
CONSTRUCTION START: 3Q2023  
SUBSTANTIAL COMPLETION: 1Q2026  
OCCUPANCY: 3Q2026

COMMERCIAL SPACE ANTICIPATED TO BEGIN CONSTRUCTION IN 2025 AND CONCLUDE BY 2030. ADDITIONAL PHASES WILL BE BASED ON THIS CONCEPT PLAN AS SUBMITTED.



Midpoint Crossing  
Reading Road, Seton Avenue, & Landon Farm Road  
SECTION 8, TOWNSHIP 17 NORTH, RANGE 2 WEST  
HAMMOND COUNTY, INDIANA



Boyer Becker  
1423 Crown Point Road, Suite 204  
Hammond, IN 46320 | 317.934.1515

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

Plan Development Exhibit



# Plan Elements

## Legal Description

Date: May 26, 2022  
Description: Greater Cincinnati Development Authority  
Re-Zoning  
Location: City of Cincinnati  
Hamilton County, Ohio



Situated in Section 6, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 27.321 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the northeast corner of Lot #2 of Swifton Commons Subdivision and being on the centerline of East Seymour Avenue and being the **True Point of Beginning**;

thence, leaving the centerline of said East Seymour Avenue and with the westerly boundary extended of The Villages o Daybreak, Phase 3A for the following eight courses:

- 1) South 51° 18' 34" West, 545.98 feet;
- 2) with a curve to the left, having a central angle of 57° 38' 00", a radius of 408.78 feet, an arc length of 411.19 feet, and a chord bearing and distance of South 22° 29' 34" West, 394.07 feet;
- 3) North 83° 40' 34" East, 8.78 feet;
- 4) South 06° 19' 26" East, 158.57 feet;
- 5) with a curve to the right, having a central angle of 29° 37' 30", a radius of 400.00 feet, an arc length of 206.82 feet, and a chord bearing and distance of South 08° 29' 19" West, 204.53 feet;
- 6) South 38° 26' 34" West, 19.85 feet;
- 7) South 10° 14' 34" West, 28.90 feet;
- 8) South 38° 16' 34" West, 98.00 feet to the centerline of Langdon Farm Road;

thence, with the centerline of said Langdon Farm Road, North 51° 43' 26" West, 240.71 feet;

thence, leaving the centerline of said Langdon Farm Road for the following six courses:

- 1) North 19° 53' 53" East, 552.08 feet;
- 2) North 70° 07' 35" West, 275.28 feet;
- 3) South 19° 52' 25" West, 10.00 feet;
- 4) North 70° 07' 35" West, 146.47 feet;
- 5) South 19° 48' 48" West, 345.89 feet;
- 6) South 42° 09' 06" East, 98.17 feet to the northerly right of way of said Langdon Farm Road;

thence, South 31° 06' 49" West, 40.00 feet to the centerline of said Langdon Farm Road;

thence, with the centerline of said Langdon Farm Road for the following two courses:

- 1) with a curve to the left, having a central angle of 30° 07' 15", a radius of 360.00 feet, an arc length of 189.25 feet, and a chord bearing and distance of North 73° 56' 49" West, 187.08 feet;
- 2) North 89° 00' 26" West, 84.05 feet to the centerline of Reading Road (S.R. #42);

thence, leaving said Langdon Farm Road and with the centerline of said Reading Road (S.R. #42) for the following two courses:

- 1) North 00° 59' 34" East, 570.24 feet;
- 2) with a curve to the right, having a central angle of 15° 48' 37", a radius of 1042.14 feet, an arc length of 287.57 feet, and a chord bearing and distance of North 08° 53' 50" East, 286.66 feet;

thence, leaving the centerline of said Reading Road (S.R. #42) for the following three courses:

- 1) South 70° 34' 26" East, 163.57 feet;
- 2) North 19° 25' 34" East, 120.00 feet;
- 3) North 70° 34' 26" West, 162.68 feet to the centerline of said Reading Road (S.R. #42);

thence, with the centerline of said Reading Road (S.R. #42), North 21° 34' 31" East, 228.86 feet;

thence, leaving the centerline of said Reading Road (S.R. #42) for the following six courses:

- 1) South 70° 34' 26" East, 155.37 feet;
- 2) North 19° 25' 34" East, 95.82 feet;
- 3) South 70° 10' 26" East, 159.15 feet;
- 4) South 19° 25' 34" West, 33.61 feet;
- 5) South 70° 10' 26" East, 202.74 feet;
- 6) North 19° 49' 34" East, 428.22 feet to the centerline of said East Seymour Avenue;

thence, with the centerline of said East Seymour Avenue, South 38° 42' 26" East, 901.98 feet to the **True Point of Beginning** containing 27.321 acres of which 2.651 acres is right of way.

The above description is a complete, proper, and legal description of the property by deeds and plats of record.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio



# Preliminary Reviews (City & Community)

Representatives of KVRE, LLC have had extensive communications and have met individually with representatives from the following local organizations to review the project and adapt, modify and coordinate their ideas into our conceptual design where appropriate:

City of Cincinnati – Department of Community & Economic Development, Department of Transportation & Engineering  
Bond Hill Community Council  
Allen Temple AME Church  
Villages of Daybreak Homeowners Association  
Cincinnati/Hamilton County Community Action Agency

## **The City of Cincinnati**

Representatives of KVRE, LLC have met with various city departments to introduce the project and discuss redevelopment of the site. Those meetings, phone calls, and discussions have continued at a steady pace and have served an important role in shaping the development. Primary conversations have taken place between the Departments of Community and Economic Development, City Planning, and Transportation & Engineering.

## **Bond Hill Community**

Representatives of the development team met on multiple occasions with the Bond Hill Community Council. At their regular meeting in September 2021, the Community Council voted in support of the proposed development.



# Preliminary Reviews (City & Community) continued

## **Refuse Collection**

Trash and waste facilities shall be provided on-site and located in areas to limit visibility. Waste will be stored within the building structure in a fully enclosed trash room and taken out for pick-up, or enclosed dumpster facilities designed to be least impactful to residents and neighbors.

## **Fire Department Access:**

Developer will coordinate with Cincinnati Fire Department to ensure proper access and that facilities are available for public safety in the event of an emergency.

## **Geotechnical**

Consistent with the site's natural conditions, development of the site will largely follow the existing topography. Preliminary test pits and geotechnical analysis show a site suitable for redevelopment. The buildings will be constructed on a combination of conventional footings. A complete geotechnical report was completed for the site which shows soil conditions consisting of brown sandy clay/clay with gravel as surface fill material following the mall's demolition. Underlying those fills, relatively consistent native clay soils were encountered. The native soils consisted of brown and gray clay/sandy clay underlain by gray silty clay. The technical professionals concluded that conventional foundations can be utilized to support the structures. A full copy of the report can be provided.

## **Sewage**

Existing mains are located within all or portions of Seymour and Reading Roads. Developer will coordinate with MSD for proposed sanitary sewer services and submit a request for availability for sewer service.



# Preliminary Reviews (City & Community) continued

## **Drainage**

An existing retention pond was installed during demolition of the mall campus to handle stormwater discharge from any future development. A portion of the new development will drain to this existing pond, and a new underground detention system will be installed to control the remaining stormwater discharge that the existing pond cannot handle. All storm and detention facilities will be designed in accordance with MSD and SMU standards.

## **Landscaping & Buffering**

Landscaping shall be provided in open space wherever it is possible to sustain plant life and not impede other land uses, including but not limited to: around the perimeter of the building, courtyards, and street trees.

Buffer planting shall be used, wherever possible, to define public and semi-private to private spaces, including but not limited to separation between sidewalks and any ground floor residential uses.

## **Traffic Control**

The Developer met with the Cincinnati Department of Transportation on multiple occasions to review driveway placements, alley treatment, and access points. Additionally, DOTE has participated in the Consolidated Site Review meetings to comment on the plans.



# Preliminary Reviews (City & Community) continued

## Water

Existing water mains are located within all or portions of Seymour & Reading right-of-ways. Developer will coordinate with GCWW for proposed sanitary sewer services and submit a request for availability for water service.

## Electric & Natural Gas

Existing gas and electric service mains are located within all or portions of Seymour and Reading Roads. Developer will coordinate with Duke Energy for proposed gas and electric service.

## Parking

The development is intended to include both “tuck under” garages for the residential users and surface lots. Parking for the residential will be provided at a minimum of one space per unit. For all other uses, the development will utilize the parking minimums for the underlying CG-A zoning designation as covered in § 1425-19 of the Cincinnati Municipal Code. Minimum count for the entire development is 400 spaces. The first phases (apartments and mixed use) will contain approximately 400 spaces; the office and retail buildings may take the parking count up to 750 spaces. Parking will be provided at a minimum of 1 space for residential unit, 1 space p/150 sf off outlot use, and 1 space p/400 sf of office. Overall parking will be sufficient for mixed use environment.

Handicapped parking is provided in close association with building uses. The number of handicap spaces provided will be per the 2017 Ohio Building Code / ICC A117.1-2009.



# Development Controls

## **Exterior Lighting**

All exterior building mounted light sources, including canopies, building perimeter, building security and lighting for commercial retail drives or loading areas will be shielded to ensure that light is directed away from adjacent properties and public rights of way. Any building façade lighting used to enhance the night-time character of a building façade will be mounted on the façade, or in pavement or landscaped areas at the base of the façade. Light shall be directional with photo metrics or shielding that directs the light to the façade.

## **Building Heights**

The development is composed of multiple buildings housing multiple uses. The residential and mixed-use buildings will be 3 and 4 stories. The site will also have office buildings up to 4 stories, and one-two story commercial outlot buildings. Max height for the buildings will remaining consistent with the existing base zoning limits of 85 feet.

## **Signage**

Building signage will be provided in accordance with code requirements for the underlying CG-A designation. Additionally, the development may include monument signs at the entrances to the development.

## **Density**

Maximum density for the entire 27.321 -acre site shall not exceed 450 residential units, 30,000 sf retail/commercial, and 60,000 sf of office. The approx. site usage is residential 72% (including green space), 15% office and 13% commercial out lots.

## **Open Space**

The development will include at least 20% open space.



# Development Controls

## Retail & Commercial

In addition to the residential component, initial phase of the project will contain a minimum 5,000-15,000 square feet of commercial/retail space along the new central boulevard. The intended uses for this commercial/retail space are:

- Restaurants, full service and limited Drinking establishments
- Food markets
- Medical
- Veterinary
- Offices
- Business services
- Meeting facility
- Personal instructional services
- Personal services
- Retail sales
- Artisan & small-scale production
- Galleries
- Cultural institutions
- Loft dwelling units, live/work units
- Health & fitness, gyms, training studios
- Daycares
- Schools

Consistent with the existing CG-A zoning designation, drive-throughs are permitted. The development may included up to two drive throughs.



# Development Controls

## Architectural Guidelines

The concept for the architectural guidelines is to allow the development to have a character consistent with its use within a common framework of scale, and range of materials. Finishes and colors may be varied, within an overall black, white, and warm color palette that allows for accent colors at entrances, canopies or similar locations.

All mixed-use building facades shall include architectural elements whose composition is anchored by a strong base. Apartment and mixed-use buildings will have a roofline that gives a more residential character as it blends with its neighbors.

Primary building facades will include architectural elements such as fenestration, details, canopies, pilasters, offsets, eaves, cornices in order to provide human scale compatible with the overall size and use of the buildings.

All exterior materials will be weather resistant, and suitable for the use location. Example imagery provided in this package.



# Ownership

The subject property is owned by the Port of Greater Cincinnati Development Authority, and under contract for purchase by KVRE, LLC.

Dusty Rhodes, Hamilton County Auditor  
Property Report  
generated on 5/20/2022 2:03:23 PM EDT

Parcel ID 117-0003-0160-00 Address 7090 READING RD Index Order Parcel Number Tax Year 2021 Payable 2022

**Tax District** 001 - CINTI CORP-CINTI CSD  
**School District** CINCINNATI CSD

**Appraisal Area** 03602 - BOND HILL 02  
**Auditor Land Use** 640 - MUNICIPALITY OWNED

**Owner Name and Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(call 946-4015 if incorrect)

**Tax Bill Mail Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(Questions? 946-4800 or  
treasurer.taxbill@hamilton-co.org)

**Assessed Value** 0  
**Effective Tax Rate** 0.00000  
**Total Tax**

**Property Description** SS SEYMOUR AVE 22.6062 ACS PT LOT 10 SWIFTON COMMONS SUB

| Appraisal/Sales Summary |                         | Tax/Credit/Value Summary |         |
|-------------------------|-------------------------|--------------------------|---------|
| Year Built              |                         | Board of Revision        | YES(08) |
| Total Rooms             |                         | Rental Registration      | No      |
| # Bedrooms              |                         | Homestead                | No      |
| # Full Bathrooms        |                         | Owner Occupancy Credit   | No      |
| # Half Bathrooms        |                         | Foreclosure              | No      |
| Last Transfer Date      | 2/27/2013               | Special Assessments      | No      |
| Last Sale Amount        | \$0                     | Market Land Value        | 738,540 |
| Conveyance Number       |                         | CAUV Value               | 0       |
| Deed Type               | WE - Warranty Deed (EX) | Market Improvement Value | 0       |
| Deed Number             | 279684                  | Market Total Value       | 738,540 |
| # of Parcels Sold       | 4                       | TIF Value                | 0       |
| Acreage                 | 22.606                  | Abated Value             | 0       |
|                         |                         | Exempt Value             | 738,540 |
|                         |                         | Taxes Paid               | \$0.00  |
|                         |                         | Tax as % of Total Value  | 0.000%  |

Notes  
1) 10-12-05 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2022 2) 8-29-14 c/u creating 328 for tax year 2014 1) 4/1/04 SPLIT CREATING/1628163 1) 7/17/03 NEW PARCEL CREATED F/159-INMOVED BLDG F/159

Dusty Rhodes, Hamilton County Auditor  
Property Report  
generated on 6/2/2022 2:06:17 PM EDT

Parcel ID 117-0003-0123-00 Address 1931 E SEYMOUR AVE Index Order Parcel Number Tax Year 2021 Payable 2022

**Tax District** 001 - CINTI CORP-CINTI CSD  
**School District** CINCINNATI CSD

**Appraisal Area** 03602 - BOND HILL 02  
**Auditor Land Use** 640 - MUNICIPALITY OWNED

**Owner Name and Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(call 946-4015 if incorrect)

**Tax Bill Mail Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(Questions? 946-4800 or  
treasurer.taxbill@hamilton-co.org)

**Assessed Value** 0  
**Effective Tax Rate** 0.00000  
**Total Tax**

**Property Description** SEYMOUR AVE 0.5312 AC LOT 2 SWIFTON COMMONS SUB

| Appraisal/Sales Summary |                         | Tax/Credit/Value Summary |         |
|-------------------------|-------------------------|--------------------------|---------|
| Year Built              |                         | Board of Revision        | YES(12) |
| Total Rooms             |                         | Rental Registration      | No      |
| # Bedrooms              |                         | Homestead                | No      |
| # Full Bathrooms        |                         | Owner Occupancy Credit   | No      |
| # Half Bathrooms        |                         | Foreclosure              | No      |
| Last Transfer Date      | 3/11/2013               | Special Assessments      | No      |
| Last Sale Amount        | \$0                     | Market Land Value        | 180,480 |
| Conveyance Number       |                         | CAUV Value               | 0       |
| Deed Type               | WE - Warranty Deed (EX) | Market Improvement Value | 0       |
| Deed Number             | 280669                  | Market Total Value       | 180,480 |
| # of Parcels Sold       | 1                       | TIF Value                | 0       |
| Acreage                 | 0.531                   | Abated Value             | 0       |
|                         |                         | Exempt Value             | 180,480 |
|                         |                         | Taxes Paid               | \$0.00  |
|                         |                         | Tax as % of Total Value  | 0.000%  |

Notes  
1) bor #11-506265 decrease to 120,000 1) 1-5-05 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2022 1) 9-3-98 ADDITION 100% FOR 1998

Dusty Rhodes, Hamilton County Auditor  
Property Report  
generated on 6/2/2022 2:18:27 PM EDT

Parcel ID 117-0003-0124-00 Address 8900 READING RD Index Order Parcel Number Tax Year 2021 Payable 2022

**Tax District** 001 - CINTI CORP-CINTI CSD  
**School District** CINCINNATI CSD

**Appraisal Area** 02602 - BOND HILL 02  
**Auditor Land Use** 640 - MUNICIPALITY OWNED

**Owner Name and Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(call 946-4015 if incorrect)

**Tax Bill Mail Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(Questions? 946-4800 or  
treasurer.taxbill@hamilton-co.org)

**Assessed Value** 0  
**Effective Tax Rate** 0.00000  
**Total Tax**

**Property Description** LANGDON FARM-READING RD U S 42 0.5367 AC LOT 3

| Appraisal/Sales Summary |                           | Tax/Credit/Value Summary |         |
|-------------------------|---------------------------|--------------------------|---------|
| Year Built              |                           | Board of Revision        | No      |
| Total Rooms             |                           | Rental Registration      | No      |
| # Bedrooms              |                           | Homestead                | No      |
| # Full Bathrooms        |                           | Owner Occupancy Credit   | No      |
| # Half Bathrooms        |                           | Foreclosure              | No      |
| Last Transfer Date      | 12/31/2014                | Special Assessments      | No      |
| Last Sale Amount        | \$0                       | Market Land Value        | 146,300 |
| Conveyance Number       |                           | CAUV Value               | 0       |
| Deed Type               | QE - Quit Claim Deed (EX) | Market Improvement Value | 0       |
| Deed Number             | 334284                    | Market Total Value       | 146,300 |
| # of Parcels Sold       | 1                         | TIF Value                | 0       |
| Acreage                 | 0.541                     | Abated Value             | 0       |
|                         |                           | Exempt Value             | 146,300 |
|                         |                           | Taxes Paid               | \$0.00  |
|                         |                           | Tax as % of Total Value  | 0.000%  |

Notes

Dusty Rhodes, Hamilton County Auditor  
Property Report  
generated on 6/2/2022 2:31:20 PM EDT

Parcel ID 117-0003-0330-00 Address READING RD Index Order Parcel Number Tax Year 2021 Payable 2022

**Tax District** 001 - CINTI CORP-CINTI CSD  
**School District** CINCINNATI CSD

**Appraisal Area** 02602 - BOND HILL 02  
**Auditor Land Use** 680 - CHARITIES, HOSPITALS, RETIR

**Owner Name and Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(call 946-4015 if incorrect)

**Tax Bill Mail Address** PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
3 E FOURTH ST  
SUITE 300  
CINCINNATI OH 45202  
(Questions? 946-4800 or  
treasurer.taxbill@hamilton-co.org)

**Assessed Value** 0  
**Effective Tax Rate** 0.00000  
**Total Tax**

**Property Description** ES READING RD 0.8037 AC PT LOT 11 SWIFTON COMMONS SUB R2 T3 S6

| Appraisal/Sales Summary |                         | Tax/Credit/Value Summary |         |
|-------------------------|-------------------------|--------------------------|---------|
| Year Built              |                         | Board of Revision        | No      |
| Total Rooms             |                         | Rental Registration      | No      |
| # Bedrooms              |                         | Homestead                | No      |
| # Full Bathrooms        |                         | Owner Occupancy Credit   | No      |
| # Half Bathrooms        |                         | Foreclosure              | No      |
| Last Transfer Date      | 2/27/2013               | Special Assessments      | No      |
| Last Sale Amount        | \$0                     | Market Land Value        | 245,060 |
| Conveyance Number       |                         | CAUV Value               | 0       |
| Deed Type               | WE - Warranty Deed (EX) | Market Improvement Value | 0       |
| Deed Number             | 279684                  | Market Total Value       | 245,060 |
| # of Parcels Sold       | 4                       | TIF Value                | 0       |
| Acreage                 | 0.804                   | Abated Value             | 0       |
|                         |                         | Exempt Value             | 245,060 |
|                         |                         | Taxes Paid               | \$0.00  |
|                         |                         | Tax as % of Total Value  | 0.000%  |

Notes  
1) 7-17-03 NEW PARCEL CREATED F/159 2) 8-29-14 c/u created from 117-3-161 for tax year 2014 1) 1-5-05 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2022 2) 8-15-07 REMOVED F/TIF PROGRAM PER OWNER FILING AN EXEMPTION



# Economic Inclusion

Economic inclusion in the construction of this development is very important to the development team. All commercially reasonable efforts will be made to adhere to the City's hiring objectives for Small Business Enterprises.

This will include outreach efforts such as meeting and conferring with trade unions, advertising bidding opportunities to the African American Chamber of Commerce, the Hispanic Chamber of Commerce, and including SBE's on all solicitation lists.

The development team aspires to include 30% of its total dollars spent for construction and 15% of total dollars spent for supplies/services and professional services with SBE's, including SBE's owned by minorities and women.



# Schedule

The development schedule as presented is approximate based on the best currently available information and is subject to change based on a variety of factors including review, approval and permit timing, design and construction requirements and market constraints.

## Phase 1: Apartments and Mixed-Use

|                        |        |
|------------------------|--------|
| Zoning                 | 1Q2023 |
| Permitting             | 2Q2023 |
| Construction Start     | 3Q2023 |
| Substantial Completion | 1Q2026 |
| Occupancy              | 3Q2026 |

Additional phases such as the office and commercial outlots will be developed as end users are identified. It is generally anticipated that these additional commercial phases will begin construction in 2025 and be substantially completed by 2030.





MIDPOINTE CROSSING

**KEAN** | VENTURES  
14 West Fifteenth Street  
Cincinnati, Ohio 45202  
[www.keanventures.com](http://www.keanventures.com)