



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Equitable Growth & Housing

Chairperson, Reggie Harris
Vice Chairperson, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Mark Jeffreys
Councilmember, Liz Keating
Vice Mayor, Jan-Michele Kearney
Councilmember, Victoria Parks
Councilmember, Scotty Johnson

Tuesday, June 7, 2022

1:00 PM

Council Chambers, Room 300

PUBLIC HEARING

ROLL CALL

PRESENTATIONS

Notwithstanding Ordinance at 50 W. 5th Street in the Central Business District

Stacey Hoffman, Senior City Planner

Plan Cincinnati: The City of Cincinnati's Comprehensive Plan

Katherine Keough-Jurs, Director of City Planning

AGENDA

START OF PUBLIC HEARING

1. [202201158](#) **ORDINANCE** submitted by John P. Curp, Interim City Manager, on 5/11/2022, **AUTHORIZING** certain signage and street-level improvements to the building located at 50 W. 5th Street in the Central Business District NOTWITHSTANDING the provisions of Section 1411-21, "Ground Floor Transparency," and Section 1411-39, "Signs," of Chapter 1411, "Downtown Development Districts," of the Cincinnati Municipal Code.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

2. [202201277](#) **PRESENTATION** submitted by John P. Curp, Interim City Manager, dated 6/7/2022, regarding a proposed Notwithstanding Ordinance (NWO) to permit signage and provide relief from the ground floor transparency requirement of the Zoning Code for the building located at 50 W. 5th Street in the Central Business District.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

END OF PUBLIC HEARING

3. [202201319](#) **PRESENTATION** submitted by John P. Curp, Interim City Manager, dated 6/7/2022, regarding Plan Cincinnati, the City of Cincinnati's Comprehensive Plan, which was adopted by Cincinnati City Council in 2012.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

4. [202201290](#) **MOTION**, submitted by Councilmembers Cramerding, Parks and Vice Mayor Kearney, **WE MOVE** that the Administration provide a REPORT on how the city can include fair wages and safe working conditions clauses in development projects that receive a municipal benefit, rather than placing such requirements on a contract-by-contract bases. (STATEMENT ATTACHED)

Sponsors: Cramerding, Parks and Kearney

Attachments: [Motion 202201290](#)

5. [202201304](#) **MOTION**, submitted by Councilmembers Jeffreys and Harris, **WE MOVE** that the Administration work with the Mt. Washington Community Development Corporation (MWCDC), the Mt. Washington Community Urban Redevelopment Corporation (MWCURC), and the Mt. Washington Community Council (MWCC) to implement an Urban Parking Overlay in the Mount Washington neighborhood in the spirit of the attached map in Exhibit A proposed by MWCDC. (STATEMENT ATTACHED).

Sponsors: Jeffreys and Harris

Attachments: [Motion](#)
[Exhibit A](#)
[Exhibit B](#)

ADJOURNMENT

May 11, 2022

To: Mayor and Members of City Council
From: John P. Curp, Interim City Manager
Subject: Notwithstanding Ordinance – The Foundry, 50 W. 5th Street

Transmitted is a Notwithstanding Ordinance captioned:

AUTHORIZING certain signage and street-level improvements to the building located at 50 W. 5th Street in the Central Business District NOTWITHSTANDING the provisions of Section 1411-21, “Ground Floor Transparency,” and Section 1411-39, “Signs,” of Chapter 1411, “Downtown Development Districts,” of the Cincinnati Municipal Code.

The City Planning Commission recommended approval of the Notwithstanding Ordinance at its May 6, 2022 meeting.

Summary:

Fountain Place, LLC, is completing its conversion of the former Macy’s-anchored Fountain Place at 50 W. 5th Street into a modern, mixed-use development. The project includes approximately 150,000 square feet of office space, along with 35,000 square feet of street-level retail/restaurant space. The applicant proposes street-level restaurant space for Jeff Ruby’s restaurant and cigar bar along Vine Street.

Fountain Place, LLC, requests a Notwithstanding Ordinance for signage and to provide relief from the ground floor transparency requirement of the Zoning Code. The requested permission is notwithstanding provisions of Chapter 1411, “Downtown Development Districts,” and any other applicable zoning regulations that would prevent the property’s development as proposed, including, but not limited to, the transparency requirements set forth in Chapter 1411-21, “Ground Floor Transparency,” and the signage requirements set forth in Chapter 1411-39, “Signs,” of the Cincinnati Zoning Code.

The City Planning Commission recommended the following on May 6, 2022, to City Council:

APPROVE the Notwithstanding Ordinance for relief from the ground floor transparency and signage standards in the Downtown Development (DD) zoning district for a building located at 50 W. 5th Street in the Central Business District with the following conditions:

- 1) The development and signage of 50 W. 5th Street must substantially comply with the plans submitted in Exhibit B; and
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code, DD, “Downtown Development,” zoning district.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement



City of Cincinnati

DBS

An Ordinance No. _____

- 2022

AWB

AUTHORIZING certain signage and street-level improvements to the building located at 50 W. 5th Street in the Central Business District NOTWITHSTANDING the provisions of Section 1411-21, “Ground Floor Transparency,” and Section 1411-39, “Signs,” of Chapter 1411, “Downtown Development Districts,” of the Cincinnati Municipal Code.

WHEREAS, Fountain Place, LLC (“Owner”) owns the real property located at 50 W. 5th Street in the Central Business District (“Property”), which property is presently zoned DD, “Downtown Development,” and consists of the former Macy’s-anchored Fountain Place building; and

WHEREAS, the Owner is in the process of repositioning the Fountain Place building as a 3.5-story, mixed-use structure containing approximately 150,000 square feet of office space and 35,000 square feet of street-level retail and restaurant space, including outdoor dining areas along the Vine Street frontage (“Foundry”); and

WHEREAS, the Foundry will serve as a catalyst for economic development in the area by reinvigorating an important property in downtown Cincinnati across from Fountain Square; and

WHEREAS, Divisions Maintenance Group, which is moving its headquarters to Cincinnati from Kentucky, and a Jeff Ruby’s restaurant are among the tenants who have taken space in the development; and

WHEREAS, the Owner wishes to install numerous signs on the exterior of the Foundry to identify building tenants and further wishes to construct a cigar bar in the Jeff Ruby’s outdoor dining area that is framed by an opaque wall adjacent to Vine Street (“Building Improvements”); and

WHEREAS, the Owner has requested authorization to construct the Building Improvements, notwithstanding certain zoning code provisions that would otherwise prevent the installation of several of the proposed signs and the construction of the cigar bar wall; and

WHEREAS, reasonable deviations from zoning code provisions that would otherwise prevent the installation of the proposed signage and construction of the opaque wall on the Property will provide substantial public benefits by creating an inviting and marketable space for tenants through the reinvention of a key downtown property as a modern mixed-use development; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on May 6, 2022, upon considering the factors set forth in Cincinnati Municipal Code (“CMC”) Section 111-

5, recommended the adoption of a notwithstanding ordinance authorizing the Building Improvements, subject to certain conditions; and

WHEREAS, a committee of Council held a public hearing to consider the passage of this ordinance following due and proper notice pursuant to CMC Section 111-5, and upon considering the factors in CMC Section 111-5 and the recommendation of the City Planning Commission, the committee approved the ordinance, finding that authorizing the Building Improvements notwithstanding the zoning code provisions that would otherwise restrict them will not have an adverse effect on the character of the area or the public health, safety, and welfare, and further finding that permitting the Building Improvements to proceed is consistent with the purposes of the CMC and the zoning district in which the Property is located; and

WHEREAS, legislative variances authorizing the Building Improvements are consistent with the *Cincinnati 2000 Comprehensive Development Plan for Downtown (1986)*, which specifically identifies the west side of Vine Street, opposite Fountain Square, as a prime location for mixed-use development (page 21); and

WHEREAS, legislative variances authorizing the Building Improvements are further consistent with *Plan Cincinnati (2012)* in the Compete Initiative Area, specifically the strategy to “[t]arget investment to geographic areas where there is already economic activity” (page 81) and the Live Initiative Area goal to “[b]uild a robust public life” (page 149); and

WHEREAS, the Council finds that the Building Improvements will preserve the quality and character of the neighborhood by improving and rehabilitating an existing building that will fit within the context of the Downtown Development zoning district; and

WHEREAS, the Council additionally finds that permitting the Building Improvements will not have an adverse effect on the character of the area or the public health, safety, and welfare; and

WHEREAS, the Council finally finds that legislative variances from applicable zoning code provisions related to signage and ground floor transparency will not have an adverse effect on the character of the area or the public health, safety, and welfare, and that they are in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That, after its own independent review and consideration, the City Council incorporates the foregoing recitals as if fully rewritten herein, and it hereby confirms that the legislative variance criteria set forth in Section 111-5 of the Cincinnati Municipal Code are satisfied in all respects.

Section 2. That the Council specifically finds that legislative variances authorizing the installation of seven signs and the construction of an opaque exterior wall (“Building Improvements”) in connection with the renovation of the building located at 50 W. 5th Street in the Central Business District, which property is depicted on the map attached hereto as Exhibit A and incorporated herein by reference, will not have an adverse effect on the character of the surrounding area or the public's health, safety, and general welfare, and are consistent with the purposes of the Cincinnati Municipal Code and the zoning district within which the property is located.

Section 3. That the Council authorizes the construction of the Building Improvements, subject to the terms and conditions set forth in this ordinance. This authorization is granted notwithstanding the signage limitations and ground-floor transparency requirements contained in the provisions of Section 1411-21, “Ground Floor Transparency,” and Section 1411-39, “Signs,” of Chapter 1411, “Downtown Development Districts,” of the Cincinnati Municipal Code and any other applicable zoning regulations that would restrict their construction.

Section 4. That the Council authorizes the Building Improvements subject to the following conditions:

- a. That the Building Improvements must substantially conform to the plans attached hereto as Exhibit B and incorporated herein by reference.
- b. That this ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code and the DD, “Downtown Development,” zoning district.
- c. That the Building Improvements shall not constitute nonconforming uses of land by virtue of this ordinance.

Section 5. That the City Manager and the appropriate City officials are authorized to take all necessary and proper actions to implement this ordinance, including by issuing building permits

and related approvals provided they conform to applicable building codes, housing codes, accessibility laws, or other laws, rules, or regulations.

Section 6. That this ordinance shall take effect at the earliest time allowed by law.

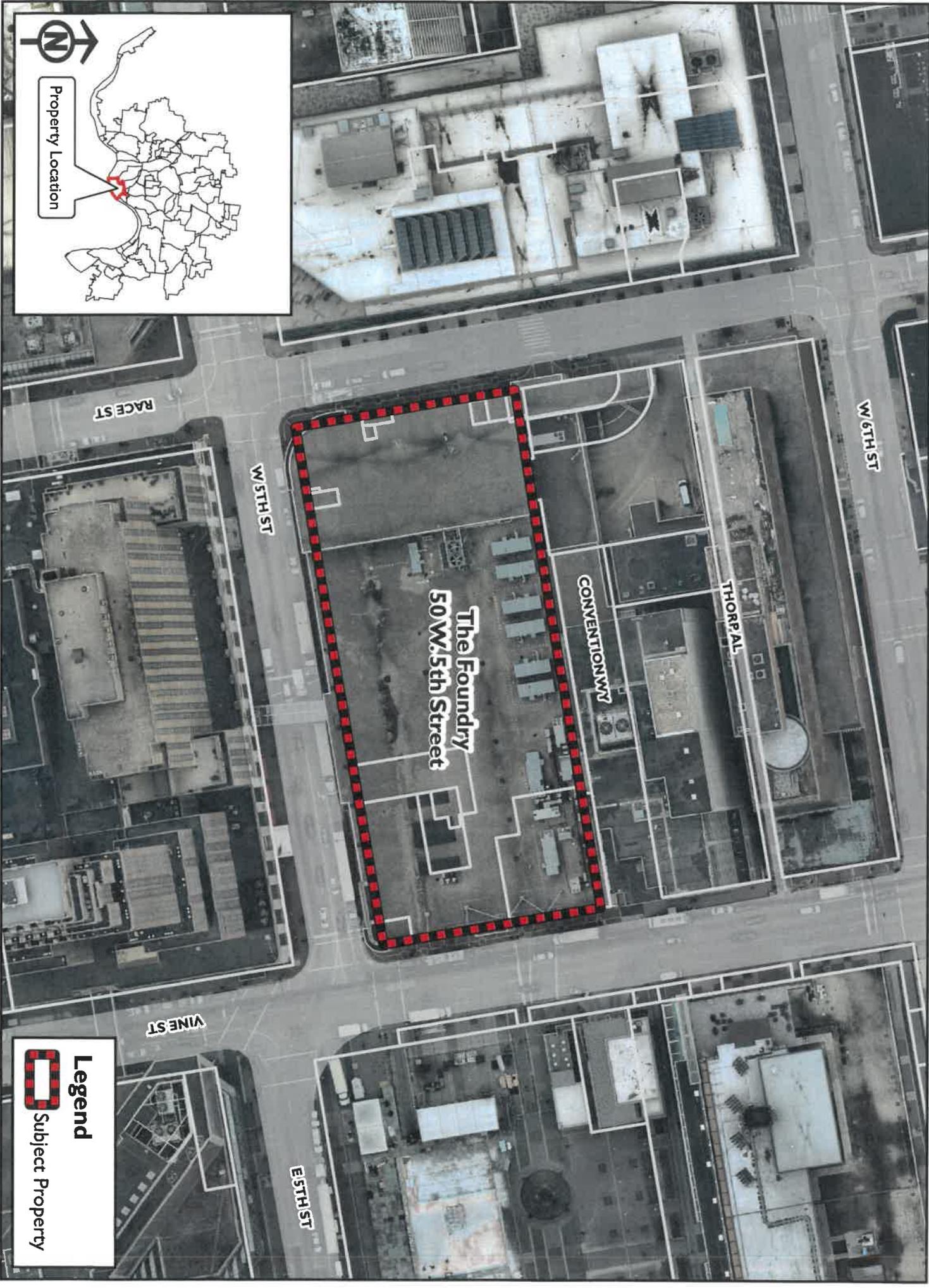
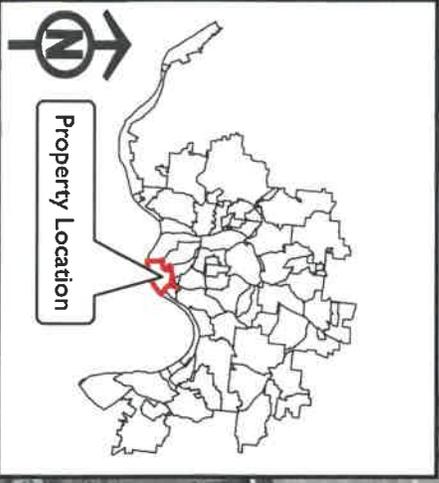
Passed: _____, 2022

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

Proposed Notwithstanding Ordinance at 50 W. 5th Street in the Central Business District



Legend



Subject Property

The legend consists of a red dashed border icon followed by the text 'Subject Property'.

EXHIBIT B



JEFF RUBY
STEAKHOUSE
CINCINNATI
 100 W. 10TH STREET
 CINCINNATI, OH 45202

DATE	NO.	DESCRIPTION
10/15/18	1	ISSUE FOR PERMIT
11/15/18	2	REVISIONS
12/15/18	3	REVISIONS
01/15/19	4	REVISIONS
02/15/19	5	REVISIONS
03/15/19	6	REVISIONS
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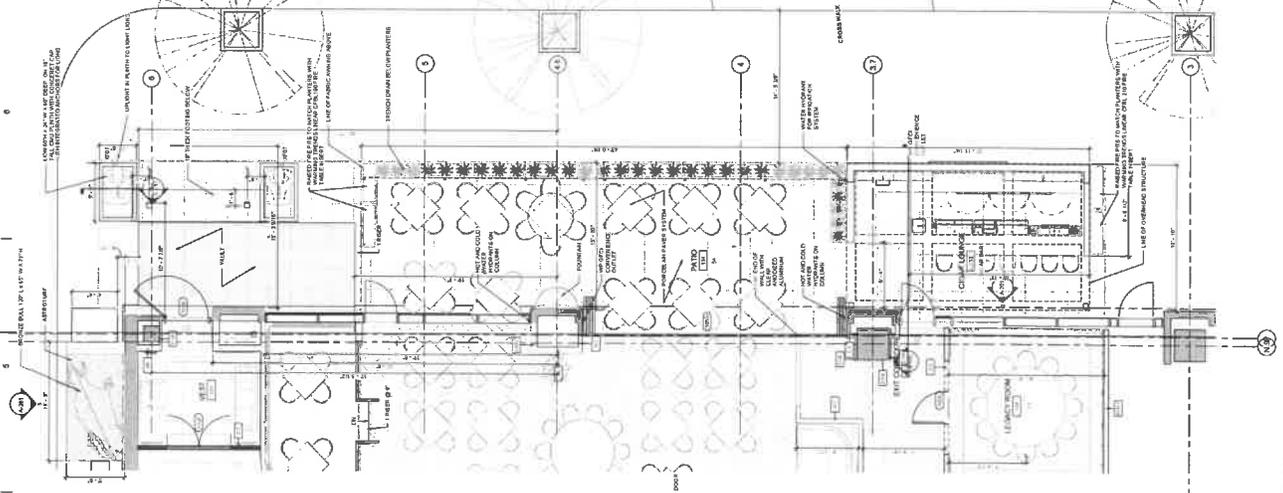
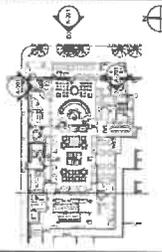
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EXTERIOR ELEVATIONS GENERAL SHEET NOTES

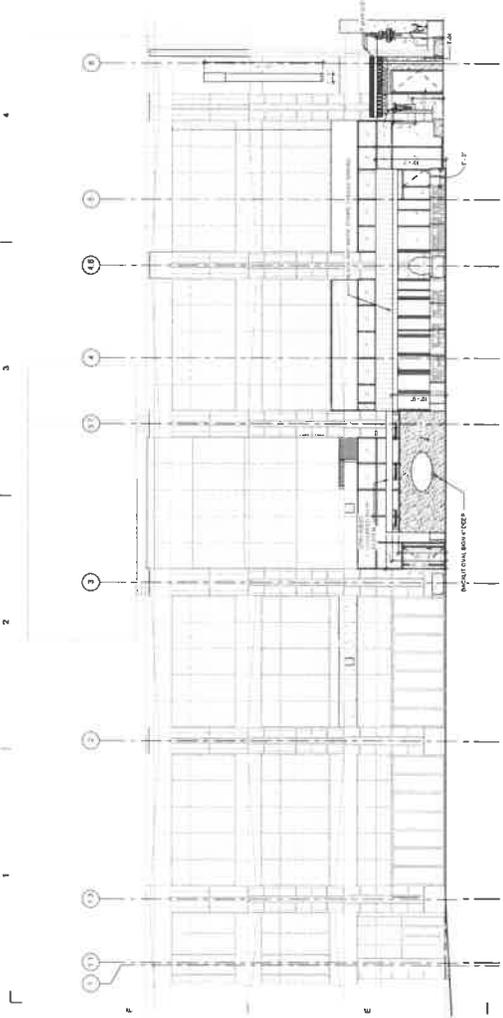
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- 4. SEE ARCHITECTURAL SPECIFICATIONS FOR LIGHTING AND FINISHES.
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EXTERIOR ELEVATIONS SHEET KEYNOTES

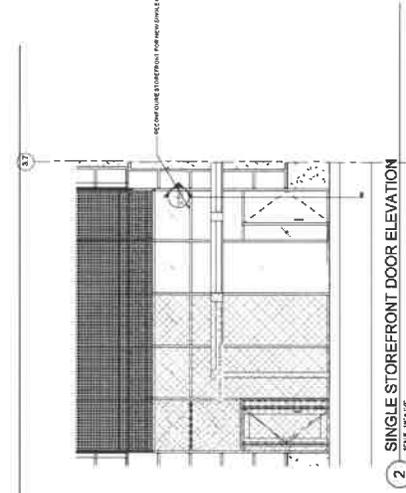
EXTERIOR ELEVATIONS KEY PLAN



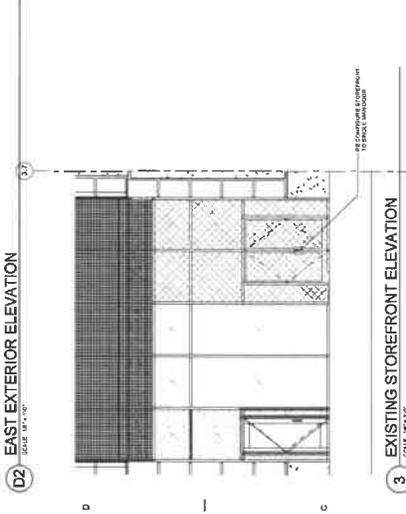
4 PATIO PLAN
 SCALE: 1/4" = 1'-0"



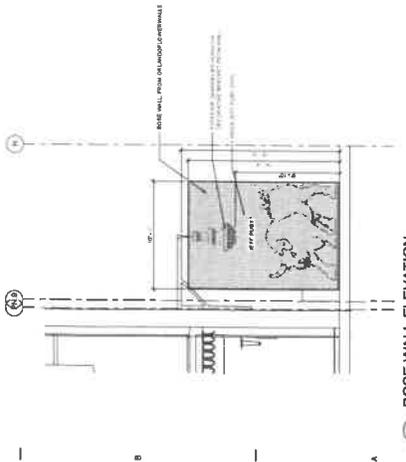
D2 EAST EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



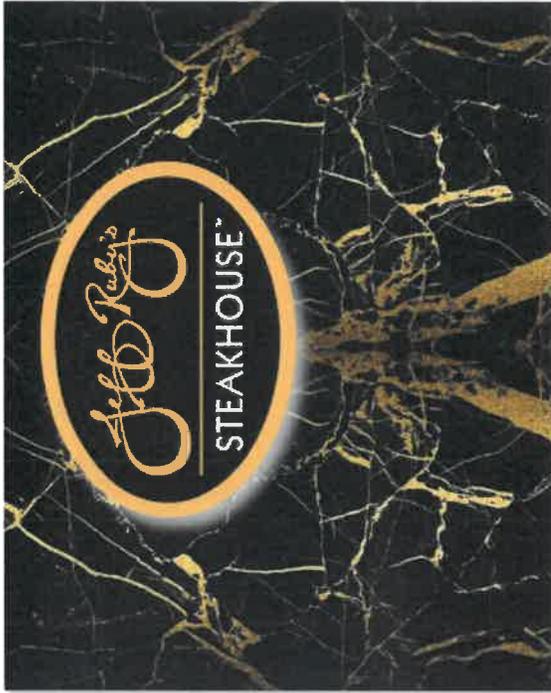
2 SINGLE STOREFRONT DOOR ELEVATION
 SCALE: 1/4" = 1'-0"



3 EXISTING STOREFRONT ELEVATION
 SCALE: 1/4" = 1'-0"



5 ROSE WALL ELEVATION
 SCALE: 1/4" = 1'-0"

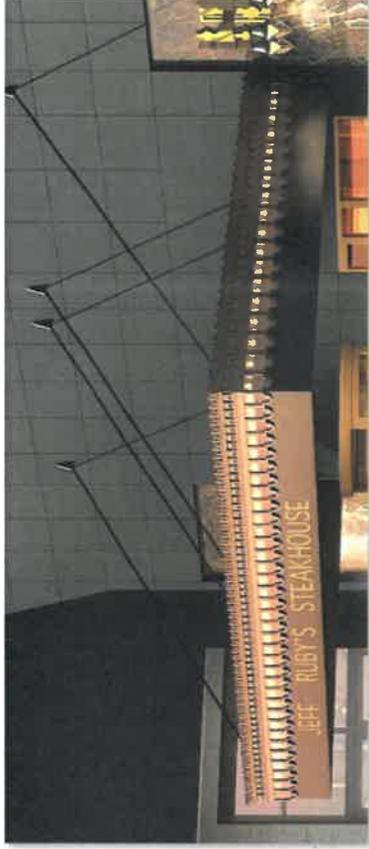


Mid-America
 Black Portoro
 Porcelain Wall Panel
 CT-04



Bronze Lions 60" L x 24" W x 60" H

KNAUER



Marquee

Rose wall
orlandoflowerwalls.com



Bronze Bull
 120" L x 65" W x 73" H

Astroturf

EXTERIOR

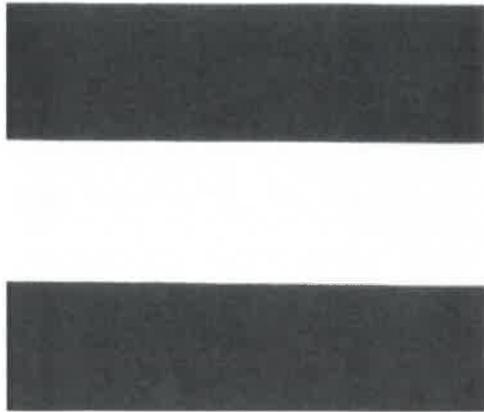
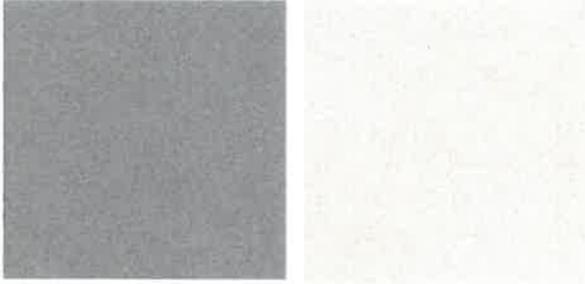
Jeff Ruby's Steakhouse | Cincinnati OH



Blade Sign



**Kronos
Monobromatic**
24" x 24" Basalt and
Bone checkerboard



Canvas Awning
Black and White stripe

KNAUER



RH
20"x20"x40" Rectangular Planters
24"x24"x24" Square Planters
Powder Coated Steel
Iron Finish
Boxwood Hedge + Globe Boxwood

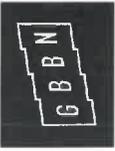
OUTDOOR DINING SEATING

Jeff Ruby's Steakhouse | Cincinnati OH



Foundry Signage Plans and Renderings

Note: this package reflects all the signs planned for the Foundry project, including some signs that do not require zoning relief. The purpose of this is to provide Planning Commission and City Council as much contextual information as possible. Signs that do require zoning relief are identified on the next page.



PROJECT ARCHITECT
 Cincinnati, OH 45202-2317
 + 513.241.8700
 GBBN.COM



CONSULTANTS
 1302 Walnut St. Cincinnati, OH 45202
 + 513.241.4400

OWNER

3CDC
 1302 Walnut St. Cincinnati, OH 45202
 + 513.241.4400

CONSTRUCTION MANAGER

HillierSmith
 443 West Court Street
 Cincinnati, OH 45203
 + 513.241.5800

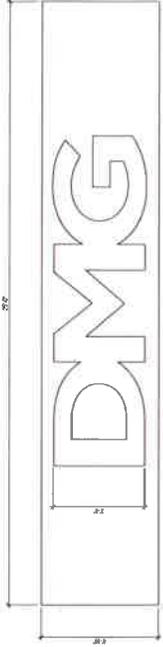
STRUCTURAL ENGINEER

TWP Limited, Inc.
 100 E. 90th St.
 Cincinnati, OH 45244
 + 513.241.2222

AUDIO VISUAL

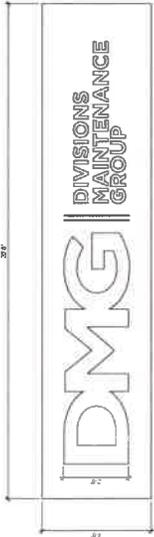
MPJW
 324 Midcourt Rd., Suite 2506
 Carrollton, TX 75006
 + 972.334.3700

THE FOUNDRY 150 West Fifth St., Cincinnati, OH 45222



SIGN DMG3
 SCALE 1/2" = 1'-0"

This sign is not included in the Notwithstanding request.



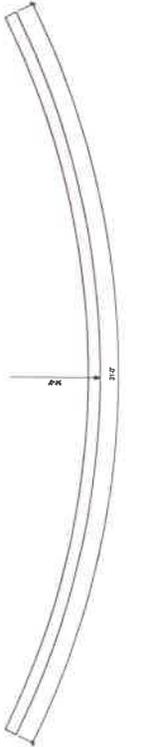
SIGN DMG1
 SCALE 1/2" = 1'-0"

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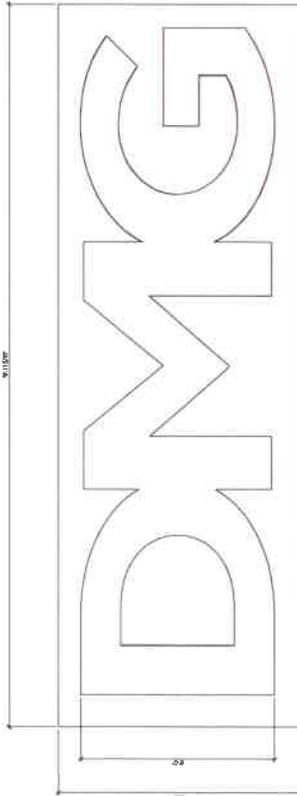


SIGN DM1
 SCALE 1/2" = 1'-0"

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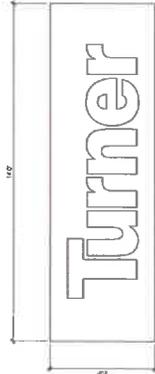
DMG (DOUBLE-WHITE CHARACTERS)



DMG (DOUBLE-WHITE CHARACTERS)

SIGN DMG2
 SCALE 1/2" = 1'-0"

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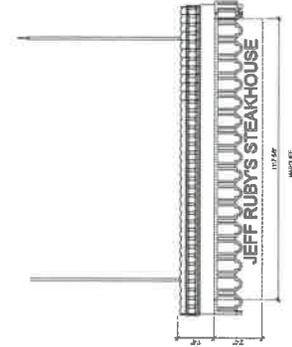
SIGN T2
 SCALE 1/2" = 1'-0"

This sign is not included in the Notwithstanding request.



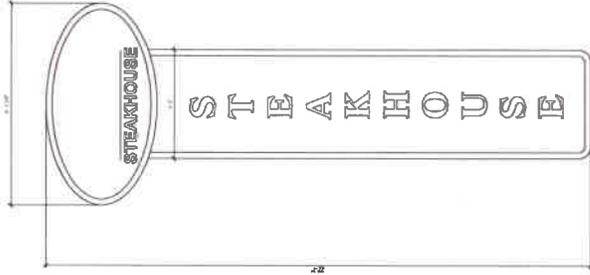
SIGN T1
 SCALE 1/2" = 1'-0"

This sign is not included in the Notwithstanding request.



SIGN R2
 SCALE 1/2" = 1'-0"

This sign is not included in the Notwithstanding request.



STEAKHOUSE (DOUBLE-WHITE CHARACTERS)

SIGN R1
 SCALE 1/2" = 1'-0"

This sign is not included in the Notwithstanding request.



STEAKHOUSE (DOUBLE-WHITE CHARACTERS)

SIGN R3
 SCALE 1/2" = 1'-0"

This sign is not included in the Notwithstanding request.

DRAWING ISSUE

LEVEL 1

DRAWING TITLE

SIGNAGE

SEAL

JOB NUMBER

14314

SIGN 103

03/01/22



PROJECT ARCHITECT
 Cincinnati, OH 45202-2317
 v 513.241.8700
 GBBN.COM



3CDC
 CITY OF CINCINNATI
 DEPARTMENT OF COMMUNITY
 DEVELOPMENT & ECONOMIC
 DEVELOPMENT

CONSULTANTS

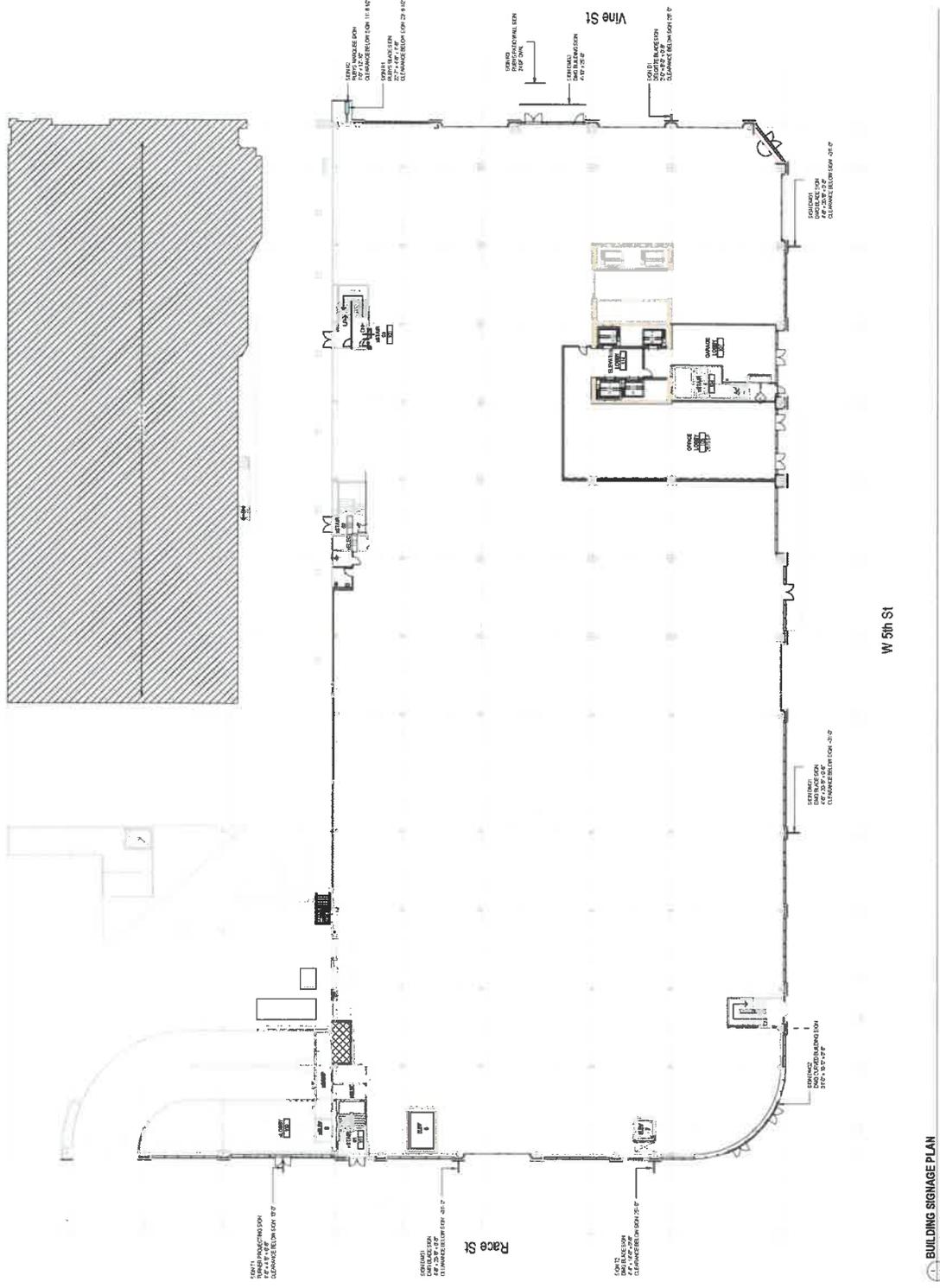
OWNER
 3CDC
 1303 Walnut St 6th Floor
 Cincinnati, OH 45202
 513-451-4400

CONSTRUCTION MANAGER
 M&T
 441 W. W. P. BLVD.
 CINCINNATI, OH 45203
 513.672.5900

STRUCTURAL ENGINEER
 TWP LIMITED, INC
 100 E. BORTH ST
 CINCINNATI, OH 45202
 513-241-2222

AUDIO VISUAL
 WJHW
 3424 MIDCOURT RD. SUITE 100
 CARROLLTON, TX 75006
 972-934-3700

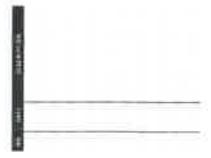
THE FOUNDRY 105 West Fifth St, Cincinnati, OH 45202



BUILDING SIGNAGE PLAN
 SCALE: 1/4" = 1'-0"

DRAWING TITLE

LEVEL 1



DRAWING TITLE

SIGNAGE PLAN

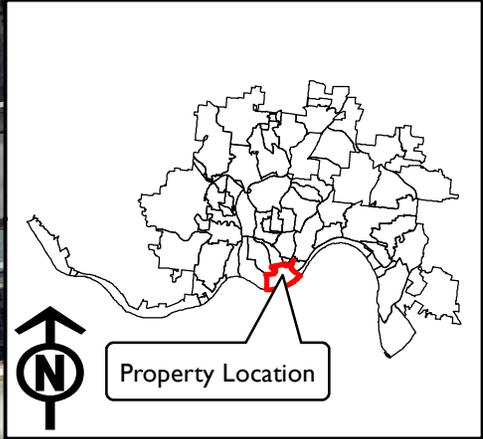
SCALE

JOB NUMBER
 14314

SIGN 101

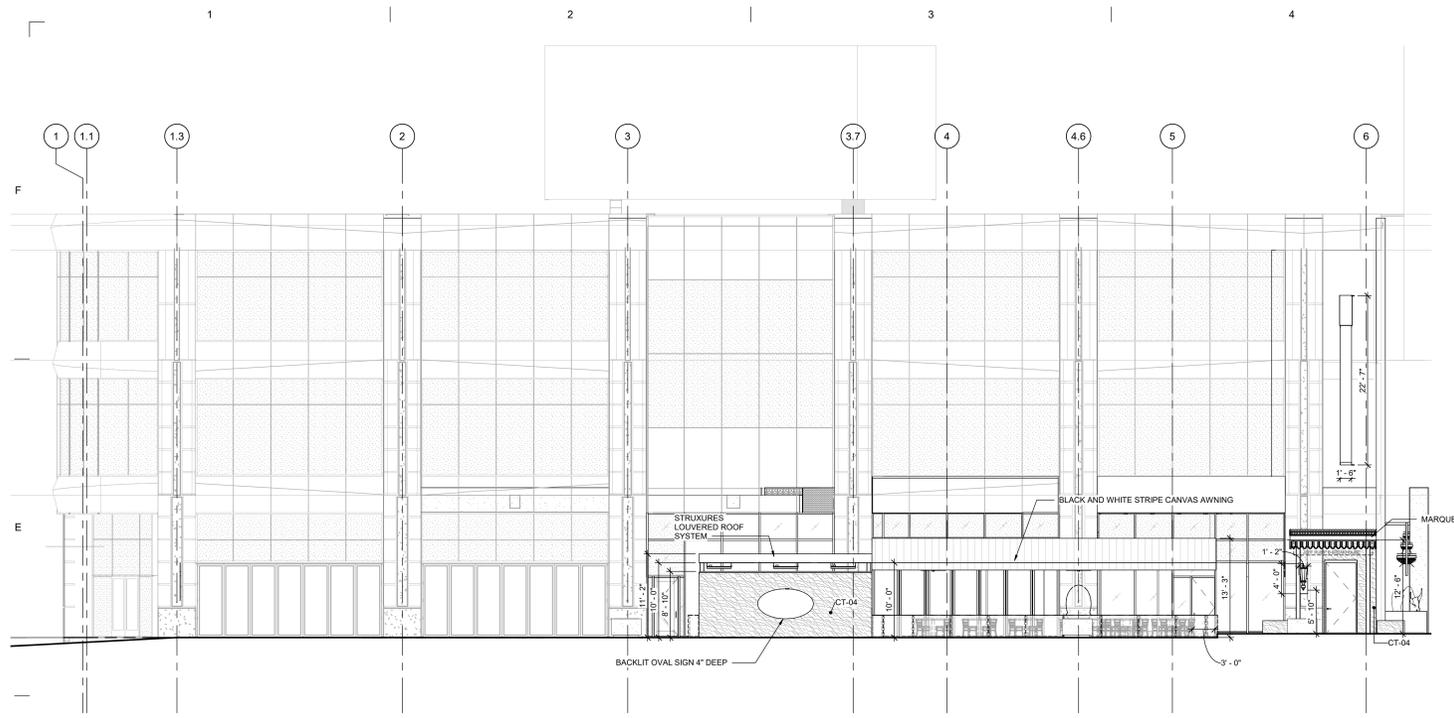
03/01/22

Proposed Notwithstanding Ordinance at 50 W. 5th Street in the Central Business District

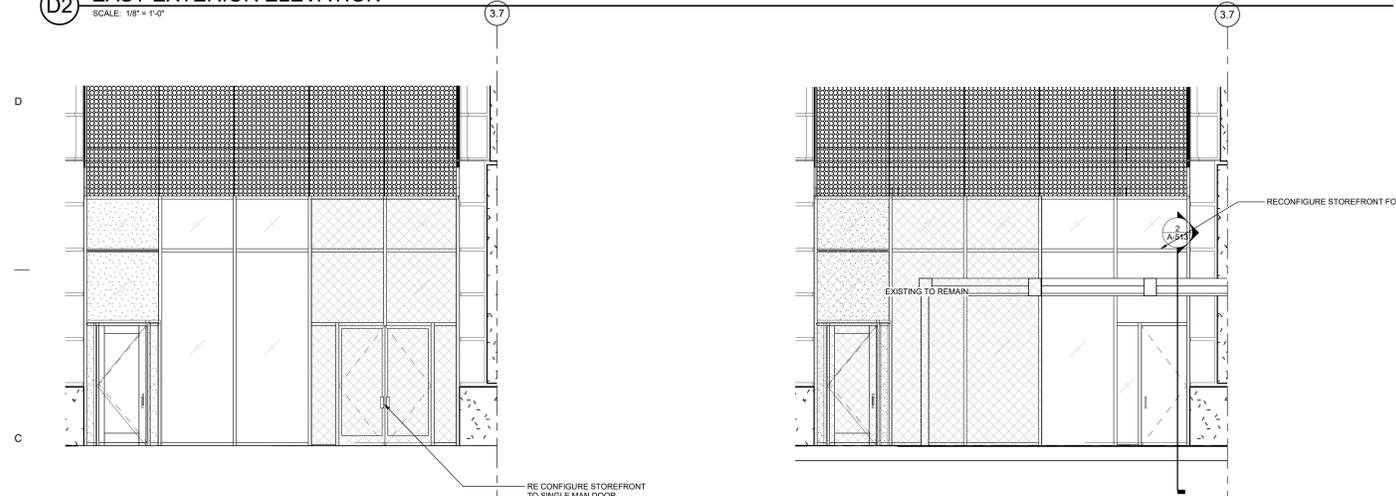


Legend

 Subject Property

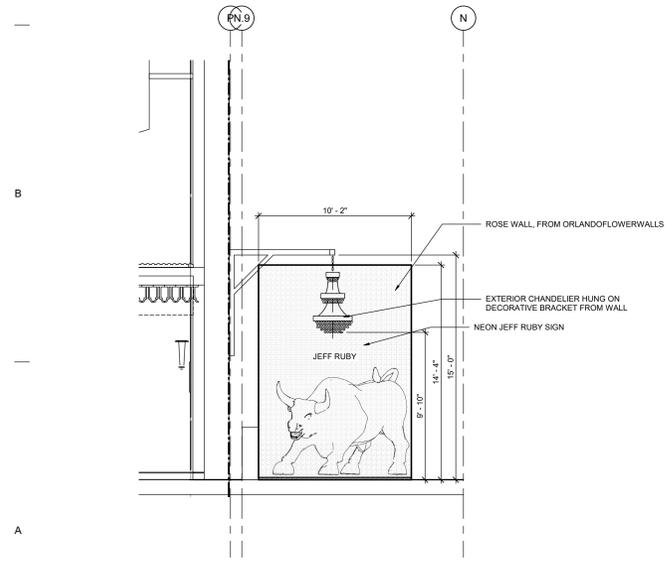


D2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

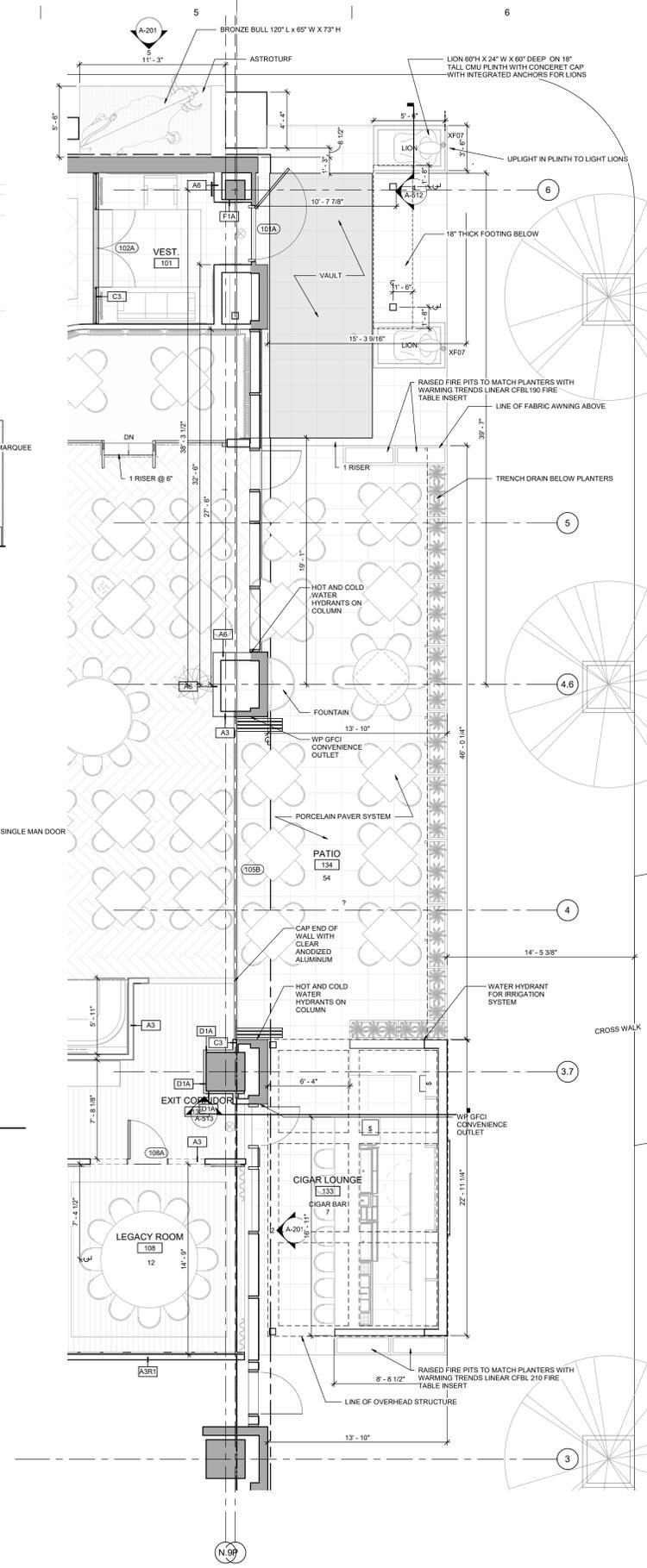


3 EXISTING STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 SINGLE STOREFRONT DOOR ELEVATION
SCALE: 1/4" = 1'-0"



5 ROSE WALL ELEVATION
SCALE: 1/4" = 1'-0"



4 PATIO PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS GENERAL SHEET NOTES

- SEE SHEET A-601 FOR LIGHTING FIXTURE SCHEDULE AND MATERIAL AND COLOR LEGEND
- SEE SHEET A-611 FOR DOOR AND FRAME SCHEDULE AND DETAILS

EXTERIOR ELEVATIONS SHEET KEYNOTES



EXTERIOR ELEVATIONS KEY PLAN

KNAUER
Knauer Incorporated
226 Green Bay Road
Highwood, IL 60040
(847) 946.9500
www.knaufinc.com

- BEAN - ARCHITECTS

STATE OF OHIO
REGISTERED ARCHITECT
J. CARTER BEAN
1015234

MARK	DATE	DESCRIPTION
2	1/7/2021	ISSUED FOR PERMIT RESPONSE
1	11/05/2021	ISSUED FOR BID
1	10/28/2021	ISSUED FOR PERMIT
1	11/19/21	ADDENDUM 1

ISSUED

JEFF RUBY STEAKHOUSE CINCINNATI
505 VINE STREET
FOUNTAIN SQUARE
CINCINNATI, OH

PROJECT NO: 3602
CAD DWG FILE: 2_jeffrubySteakhouse_Cincinnati

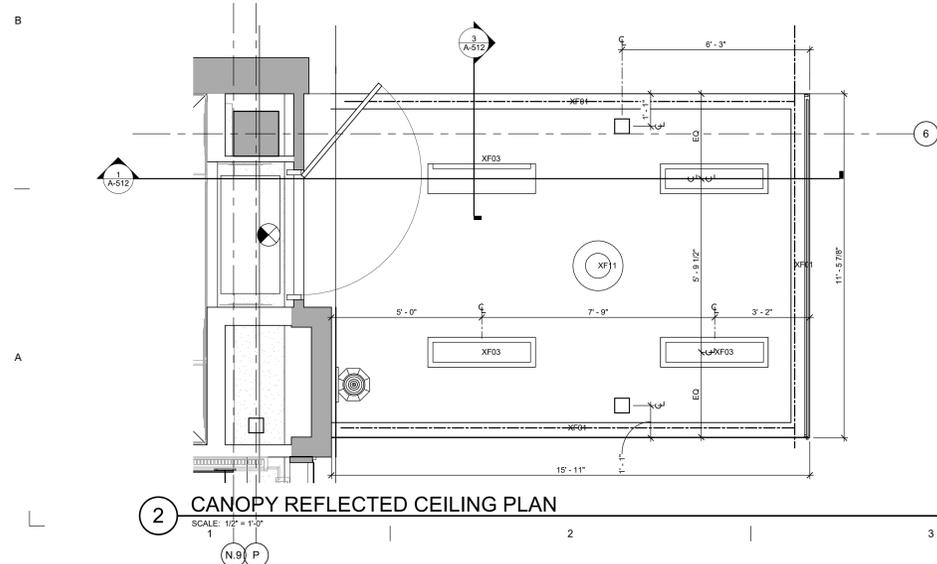
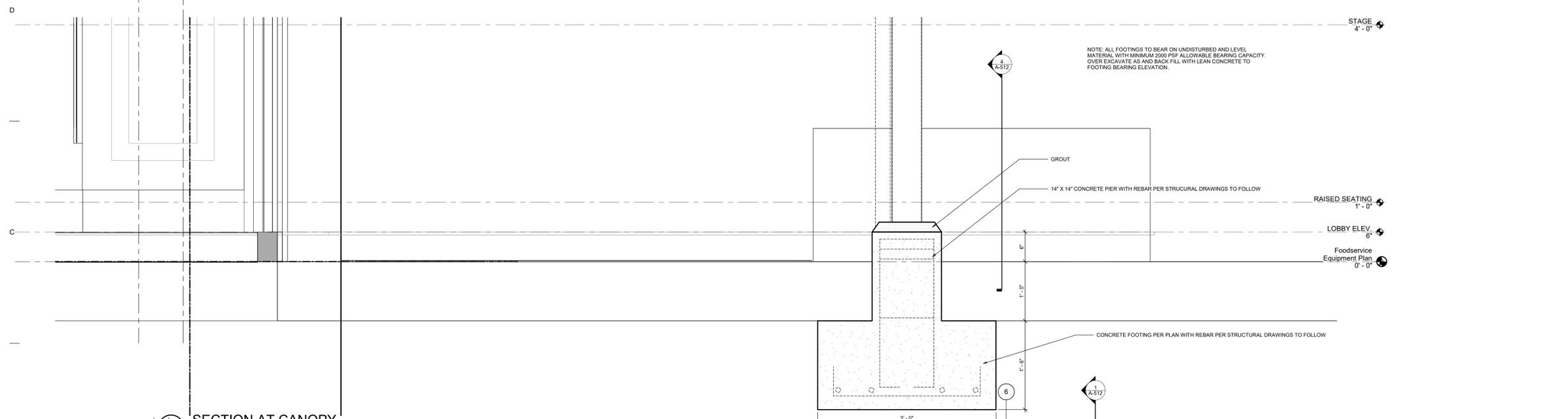
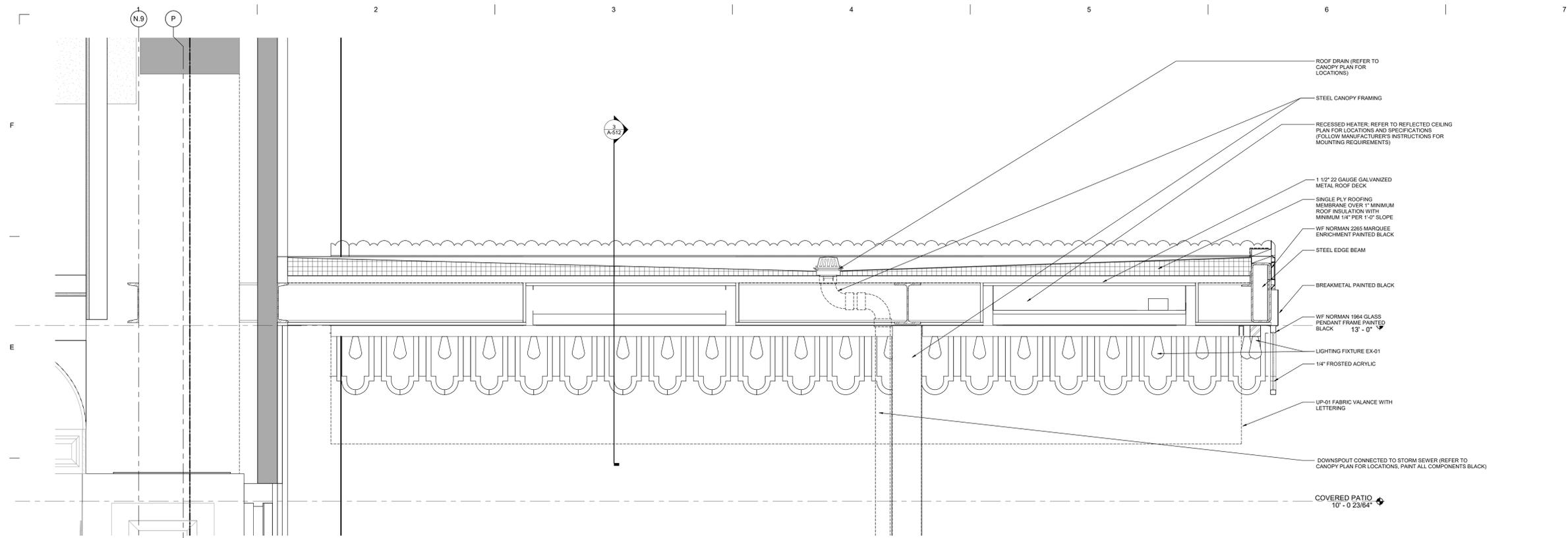
DRAWN BY: Author
CHECKED BY: Checker

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SCALE: DRAWING SCALE MAY VARY. REFER TO EACH DRAWING FOR ITS SCALE.

SHEET TITLE
EXTERIOR ELEVATIONS

A-201



1 SECTION AT CANOPY
SCALE: 1/12" = 1'-0"

3 SECTION AT CANOPY HEATER
SCALE: 1/12" = 1'-0"

4 SECTION AT LION PLINTH
SCALE: 1/12" = 1'-0"

HOUSE



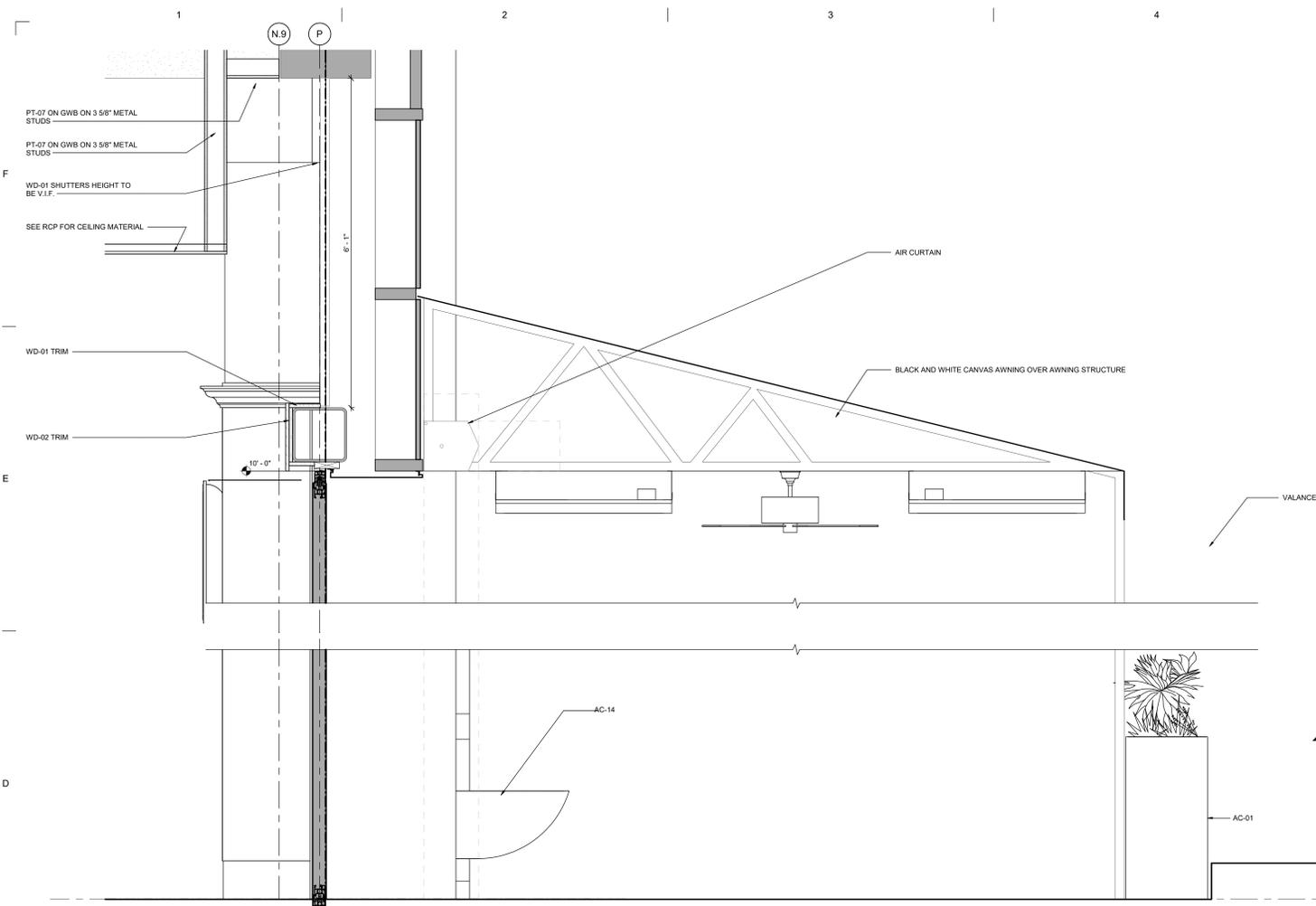
MARK	DATE	DESCRIPTION
11/05/2021	ISSUED FOR BID	
	ISSUED	

JEFF RUBY STEAKHOUSE CINCINNATI
505 VINE STREET
FOUNTAIN SQUARE
CINCINNATI, OH

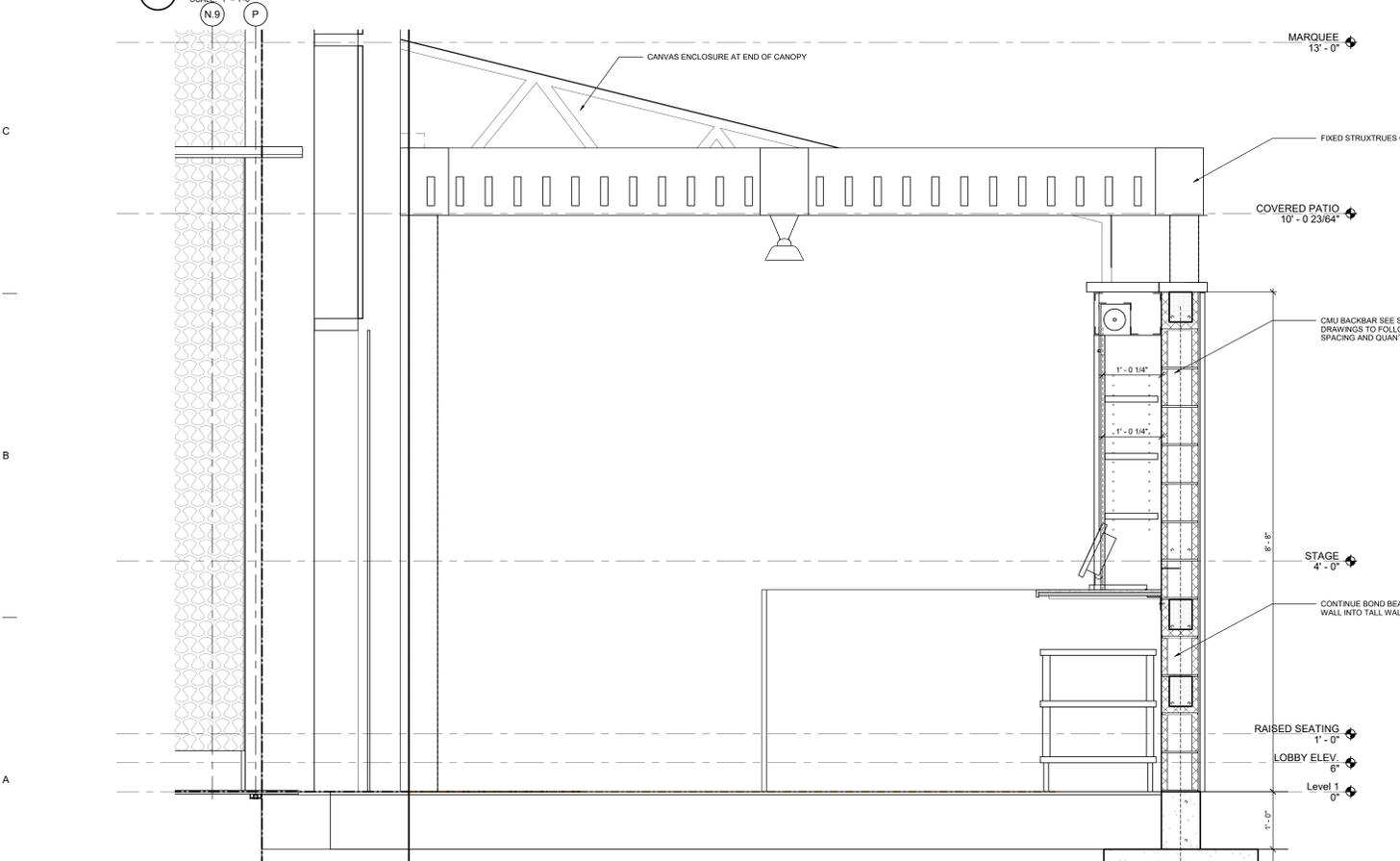
PROJECT NO: 3602
CAD DWG FILE: 2_jeffrubySteakhouse_Cincinnati
DRAWN BY: Author
CHECKED BY: Checker
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SCALE: DRAWING SCALE MAY VARY. REFER TO EACH DRAWING FOR ITS SCALE.

SHEET TITLE
EXTERIOR ARCHITECTURAL DETAILS

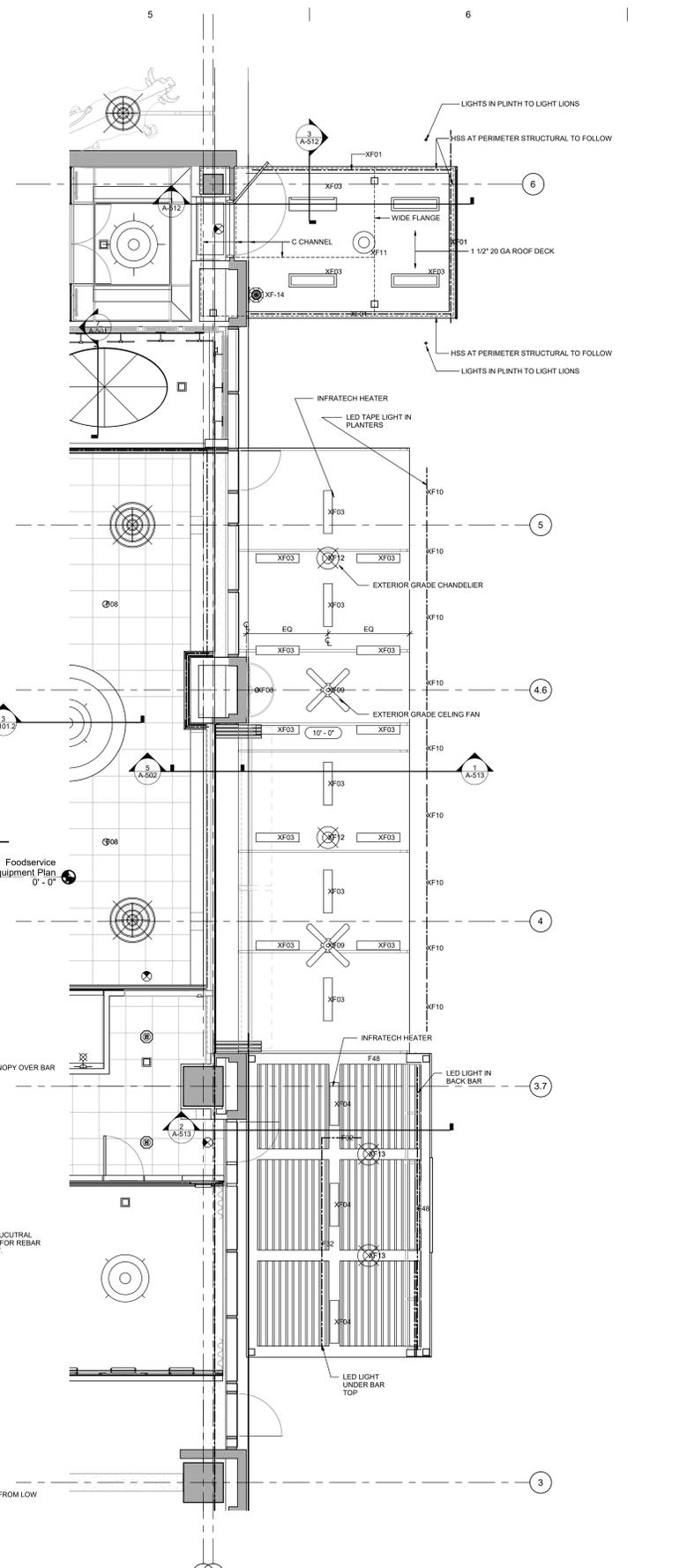
A-512



1 SECTION @ CANVAS CANOPY
SCALE: 1" = 1'-0"



2 SECTION @ BAR CANOPY
SCALE: 1" = 1'-0"



3 REFLECTED CEILING PLAN - EAST - Callout 2
SCALE: 1/4" = 1'-0"



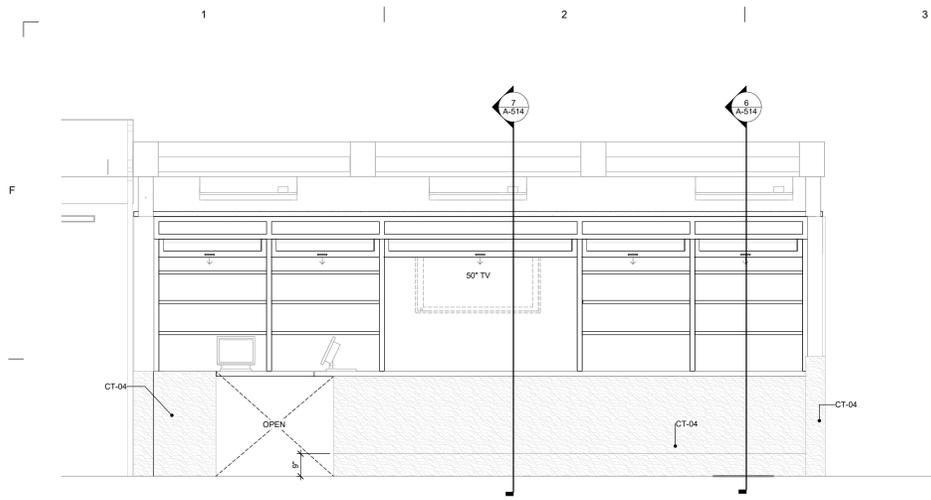
MARK	DATE	DESCRIPTION
2	1/7/2021	ISSUED FOR PERMIT RESPONSE
1	11/05/2021	ISSUED FOR BID
ISSUED		

JEFF RUBY STEAKHOUSE CINCINNATI
505 VINE STREET
FOUNTAIN SQUARE
CINCINNATI, OH

PROJECT NO: 3602
CAD DWG FILE: C:\Users\JRB\OneDrive - Knauer Incorporated\Documents\JEFF RUBY STEAKHOUSE\3602\3602.dwg
DRAWN BY: Author
CHECKED BY: Checker
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SCALE: DRAWING SCALE MAY VARY. REFER TO EACH DRAWING FOR ITS SCALE.

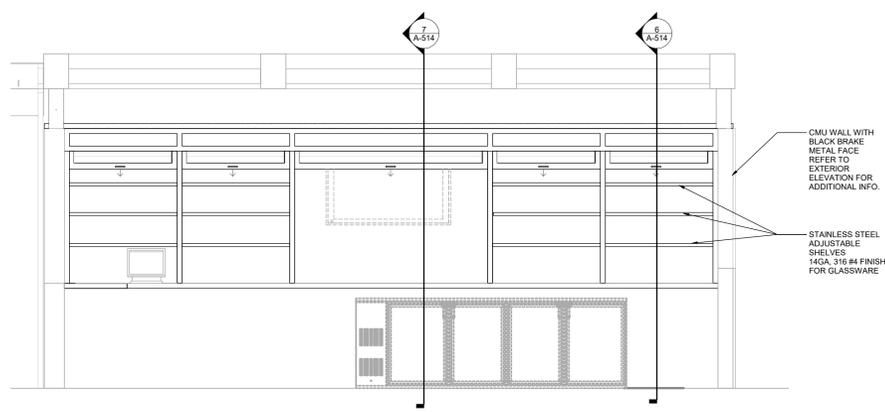
SHEET TITLE
EXTERIOR DETAILS

A-513



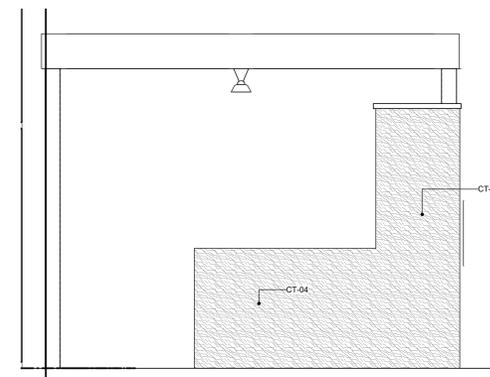
1 CIGAR BAR ELEVATION

SCALE: 1/2" = 1'-0"



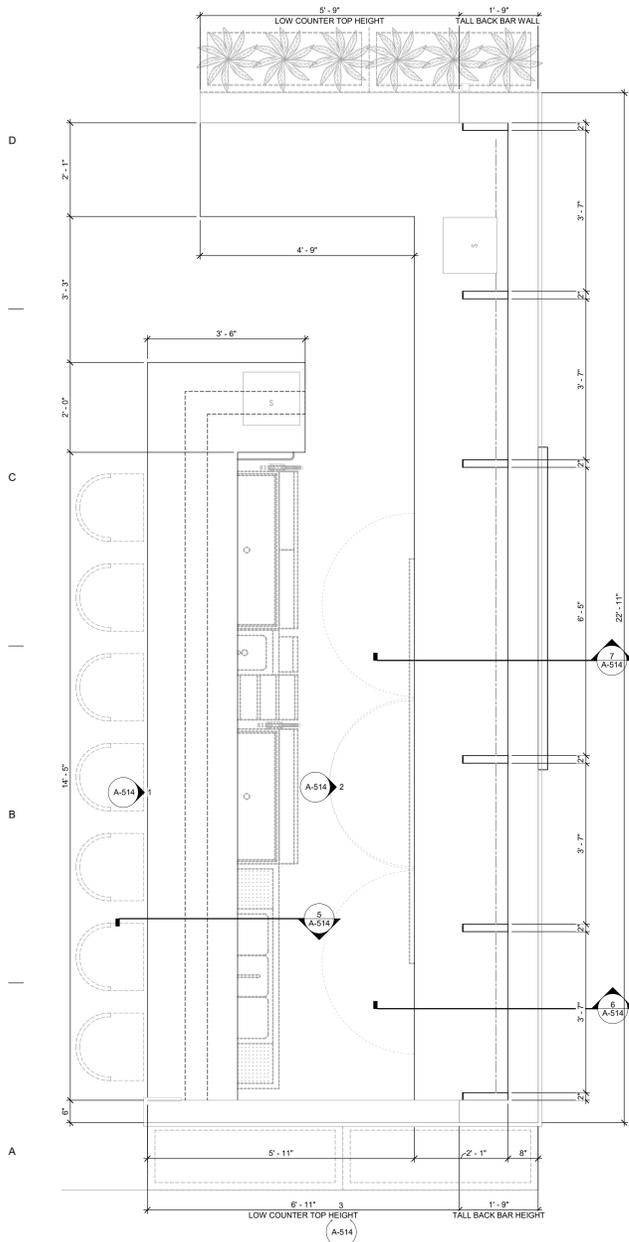
2 CIGAR BAR BACK BAR ELEVATION

SCALE: 1/2" = 1'-0"



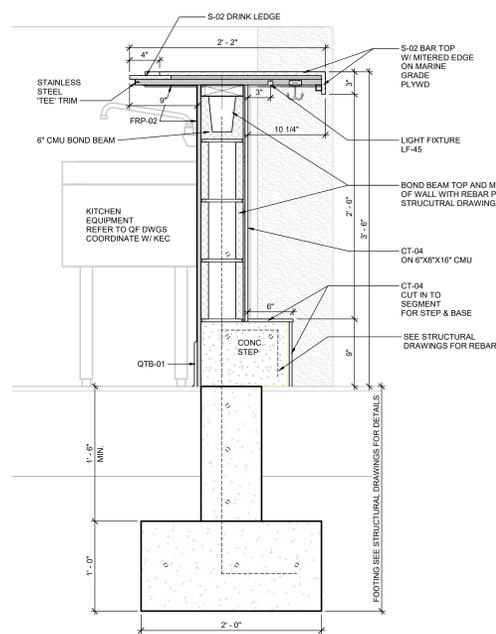
3 SIDE ELEVATION OF BAR

SCALE: 1/2" = 1'-0"



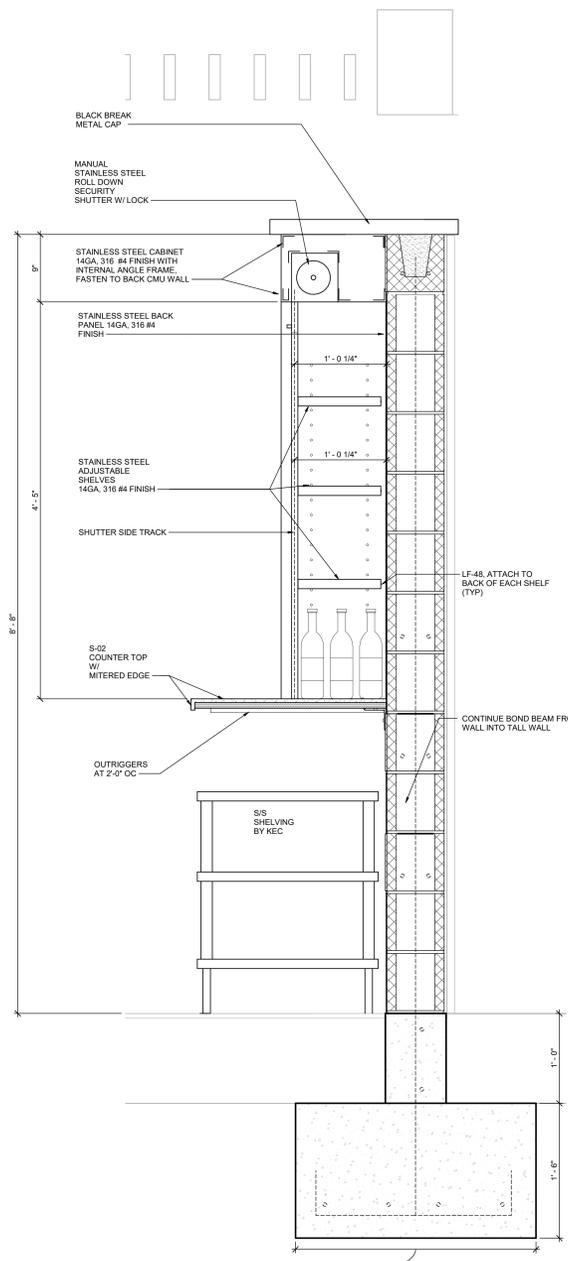
4 ENLARGED CIGAR BAR PLAN

SCALE: 3/4" = 1'-0"



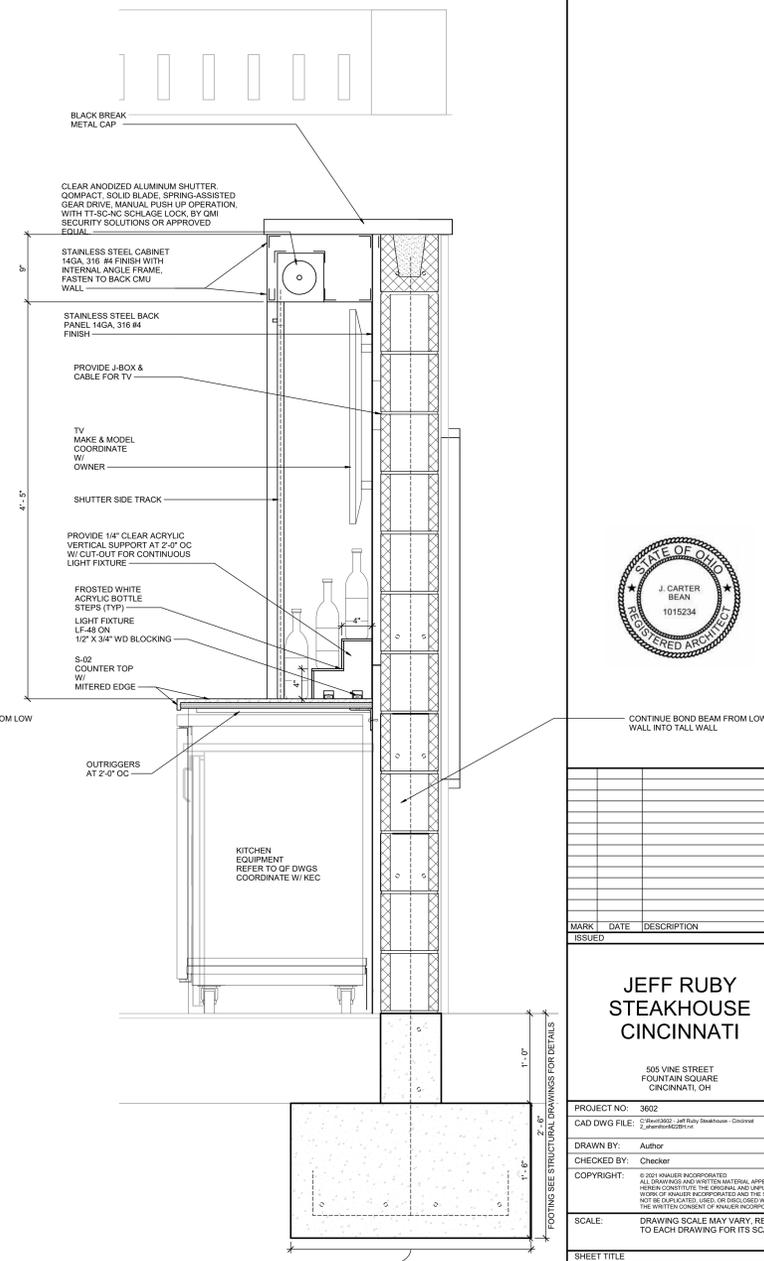
5 SECTION AT BAR

SCALE: 1 1/2" = 1'-0"



6 SECTION AT EXTERIOR BACK BAR

SCALE: 1 1/2" = 1'-0"



7 SECTION AT EXTERIOR BACK BAR 2

SCALE: 1 1/2" = 1'-0"



MARK	DATE	DESCRIPTION
ISSUED		

JEFF RUBY STEAKHOUSE CINCINNATI

505 VINE STREET
FOUNTAIN SQUARE
CINCINNATI, OH

PROJECT NO: 3602

CAD DWG FILE: C:\Users\jbean\Documents\3602\3602.dwg

DRAWN BY: Author

CHECKED BY: Checker

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SCALE: DRAWING SCALE MAY VARY. REFER TO EACH DRAWING FOR ITS SCALE.

SHEET TITLE

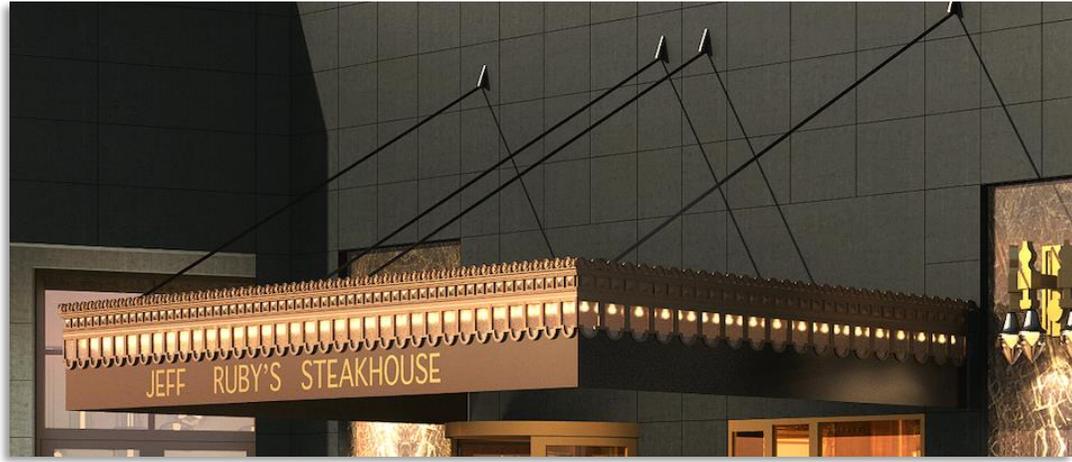
EXTERIOR DETAILS



Mid-America
Black Portoro
Porcelain Wall Panel
CT-04



Bronze Lions 60"L x 24"W x 60" H



Marquee

Rose wall
orlandoflowerwalls.com



Bronze Bull
120"L x 65"W x 73" H

Astroturf



Blade Sign

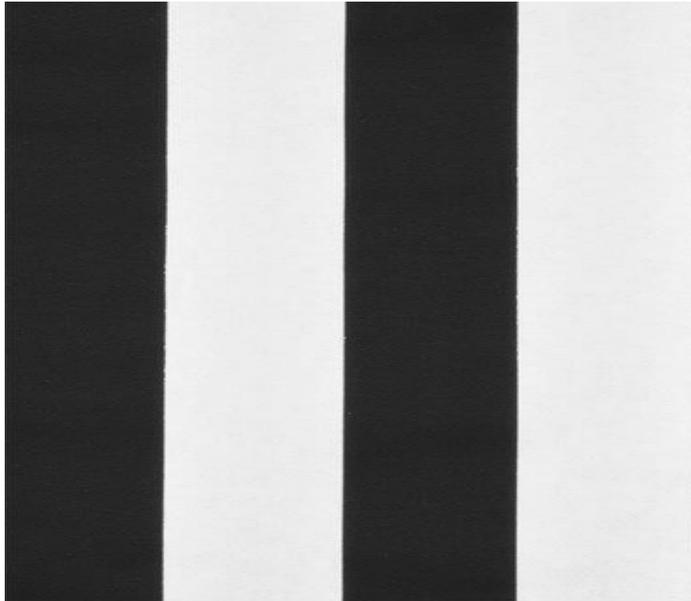
EXTERIOR

KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH



**Kronos
Monobromatic**
24" x 24" Basalt and
Bone checkerboard



Canvas Awning
Black and White stripe



RH
20"x20"x40" Rectangular Planters
24"x24"x24" Square Planters
Powder Coated Steel
Iron Finish
Boxwood Hedge + Globe Boxwood

Foundry Signage Plans and Renderings

Note: this package reflects all the signs planned for the Foundry project, including some signs that do not require zoning relief. The purpose of this is to provide Planning Commission and City Council as much contextual information as possible. Signs that do require zoning relief are identified on the next page.

SUBJECT: A report and recommendation on a proposed Notwithstanding Ordinance for relief from the ground floor transparency and signage standards in the Downtown Development (DD) zoning district for a building located at 50 W. 5th Street in the Central Business District.

GENERAL INFORMATION:

Location: 50 W. 5th Street, Cincinnati, OH 45202
Owner: Fountain Place, LLC
Owner's Address: 1203 Walnut Street, Cincinnati, OH 45202

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Application for a Notwithstanding Ordinance
- Exhibit C – Zoning Analysis

BACKGROUND:

Fountain Place, LLC, the applicant, is completing its conversion of the former Macy's-anchored Fountain Place at 50 W. 5th Street into a modern, mixed-use development. The project involves the conversion of the 3.5-story structure into roughly 150,000 square feet of office space, along with 35,000 square feet of street-level retail/restaurant space. The applicant proposes street-level restaurant space for Jeff Ruby's restaurant and cigar bar along Vine Street. An easement to use the space that fronts the property along Vine Street has been requested of the City of Cincinnati, the owner of the right-of-way.

Separate from the easement request, the applicant requests a Notwithstanding Ordinance for signage and to provide relief from the ground floor transparency requirement of the Zoning Code. The requested permission is notwithstanding provisions of Chapter 1411, "Downtown Development Districts," and any other applicable zoning regulations that would prevent the property's development as proposed, including, but not limited to, the transparency requirements set forth in Chapter 1411-21, "Ground Floor Transparency," and the signage requirements set forth in Chapter 1411-39, "Signs," of the Cincinnati Zoning Code.

Ground Floor Transparency

The proposed Notwithstanding Ordinance requests relief from Chapter 1411-21, "Ground Floor Transparency". The Cincinnati Zoning Code requires that a minimum of sixty percent of interior facades along exterior facades abutting a sidewalk be transparent. Transparent is defined as "open or enclosed by clear and non-reflecting glass or other material between the height of two feet and ten feet above the walkway grade that provides pedestrians on adjacent sidewalks an unobstructed view extending at least two feet into the building interior." The proposed outdoor dining area includes a cigar bar that is approximately 23-feet wide and approximately 14-feet deep. The cigar bar is proposed to have a solid wall facing Vine Street with no transparency.

Signage

In addition to the ground floor transparency relief, the proposed Notwithstanding Ordinance includes signage. The applicant has provided the comprehensive signage plan for 50 W. 5th Street for context; a total of twelve signs are proposed, seven of which are included in the proposed Notwithstanding

Ordinance (Exhibit B). Staff from the Department of City Planning and Engagement’s Zoning Division analyzed the proposed signage to determine if any variances were necessary (Exhibit C). The strict application of the Cincinnati Zoning Code would not permit the signage package as proposed. The proposed Notwithstanding Ordinance would allow for additional signage, larger signage, and signage above the roof line.

The following six signs are included in the proposed Notwithstanding Ordinance:

Name	Type	Quantity	Location
DMG1	Projecting	1	Race Street
DMG1	Projecting	2	W. 5 th Street
DMG2	Identification	1	Rooftop; Corner of Race and W. 5 th Streets
T2	Projecting	1	Race Street
R1	Projecting	1	Vine Street
R3	Wall	1	Vine Street

ANALYSIS:

The Department of City Planning and Engagement has generally taken a position to not support Notwithstanding Ordinances for land use decisions because they do not comply with the Cincinnati Zoning Code that the department is charged with developing and enforcing. However, Cincinnati Municipal Code Section 111-5 establishes a list of factors by which a City Council committee may consider a notwithstanding ordinance application. As such, the City Planning Commission shall consider the following when making a recommendation on notwithstanding ordinances to City Council:

- 1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

The proposed Notwithstanding Ordinance will provide additional identification for the tenants of the mixed-use building in a commercial area. Additionally, the Notwithstanding Ordinance will provide relief from the ground floor transparency requirement for approximately 23 linear feet.

- 2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

- (a) Providing a guide for the physical development of the city.

Not applicable to this application.

- (b) Preserving the character and quality of residential neighborhoods.

Not applicable to this application.

- (c) Fostering convenient, harmonious and workable relationships among land uses.

The land uses surrounding the subject property are commercial. The proposed use is consistent with the surrounding land uses.

- (d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plans" for further analysis).

- (e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

The proposed land use is permitted and consistent with surrounding land uses.

- (f) Providing opportunities for economic development and new housing for all segments of the community.

The conversion of the former Macy's-anchored Fountain Place at 50 W. 5th Street into a modern, mixed-use development is reinvigorating a key property in the center of downtown Cincinnati. It has provided opportunities for economic development as it has resulted in approximately 150,000 square feet of office space and 35,000 square feet of street-level retail/restaurant space; the building is fully leased. No housing is proposed as part of this project.

- (g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

While the relief from the transparency requirement does not lend itself to a pedestrian-friendly environment, the overall proposed outdoor dining and streetscape items adds to the overall vibrancy in the Fountain Square area.

- (h) Preventing excessive population densities and overcrowding of land or buildings.

The proposed Notwithstanding Ordinance would permit additional signage and relief from a ground floor transparency requirement. The use and density of the building are not in question.

- (i) Ensuring the provision of adequate open space for light, air and fire safety.

The proposed Notwithstanding Ordinance seeks relief from the ground floor transparency requirement. This limits the amount of natural light inside the building at that location but poses no safety threat. The owner will abide by the building code and fire regulations outlined in the Cincinnati Municipal Code.

- (j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

Not applicable to this application.

- (k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

Not applicable to this application.

- (l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

- (m) Providing effective signage that is compatible with the surrounding urban environment.

The proposed signage for the building is more than what is permitted in the zoning district. Strict enforcement of the Cincinnati Zoning Code would not permit the signage. The proposed signage is effective and was designed to complement and enhance the building design. The comprehensive signage package will create a cohesive visual experience.

- (n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

PUBLIC COMMENT AND NOTIFICATION:

Notice of the May 6, 2022 City Planning Commission meeting was sent to property owners within a 400-foot radius of the subject property, as well as the Downtown Residents Council. No correspondence has been received to-date.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Notwithstanding Ordinance is consistent with *Plan Cincinnati* in the Compete and Live Initiative Areas. Within the Compete Initiative Area, the proposal is consistent with the Strategy to “Target investment to geographic areas where there is already economic activity” (p. 115). The conversion of this building complements recent improvements made to Fountain Square directly across the street.

Within the Live Initiative Area, the proposed Notwithstanding Ordinance is consistent with the Goal to “Build a robust public life” (p. 149) and the Strategy to “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (p. 150). Within the Live Initiative Area is a strategy to become more walkable by “increasing mixed-use, compact walkable development throughout the basin and uptown, surrounding our centers of activity, and along transit corridors” (p. 157). The proposed outdoor dining area activates a public space, creates a pedestrian-friendly environment, and brings vibrancy to the street life.

Cincinnati 2000 Comprehensive Development Plan for Downtown (1986)

The building conversion and proposed Notwithstanding Ordinance are consistent with the *Cincinnati 2000 Comprehensive Development Plan for Downtown* as the plan envisioned a strong and concentrated employment, retail, hotel, and entertainment center. The plan specifically identifies the west side of Vine Street, opposite Fountain Square, as a prime location for mixed use development (p. 21).

CONCLUSIONS:

The proposed Notwithstanding Ordinance would permit signage and provide relief from a ground floor transparency requirement. The requested relief through the Notwithstanding Ordinance has been found to be reasonable since the proposed Notwithstanding Ordinance:

- Is consistent with surrounding land uses;
- Permits the usage of additional signage in the Downtown Development (DD) zoning district;
- Grants relief from the ground floor transparency requirements; and
- Is consistent with *Plan Cincinnati* (2012).

However, the Department of City Planning and Engagement has generally taken the position to not support Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing.

RECOMMENDATION:

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

DENY the proposed Notwithstanding Ordinance for relief from the ground floor transparency and signage standards in the Downtown Development (DD) zoning district for a building located at 50 W. 5th Street in the Central Business District.

- 1) The Department of City Planning and Engagement typically does not support Notwithstanding Ordinances for land use decisions because the ordinances do not comply with the zoning laws that the Department of City Planning and Engagement is charged with developing and enforcing.

If the City Planning Commission decides to recommend approval of the Notwithstanding Ordinance, the City Planning Commission should consider the following conditions:

- 1) The development and signage of 50 W. 5th Street must substantially comply with the plans submitted in Exhibit B; and
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code, DD, "Downtown Development," zoning district.

Respectfully submitted:



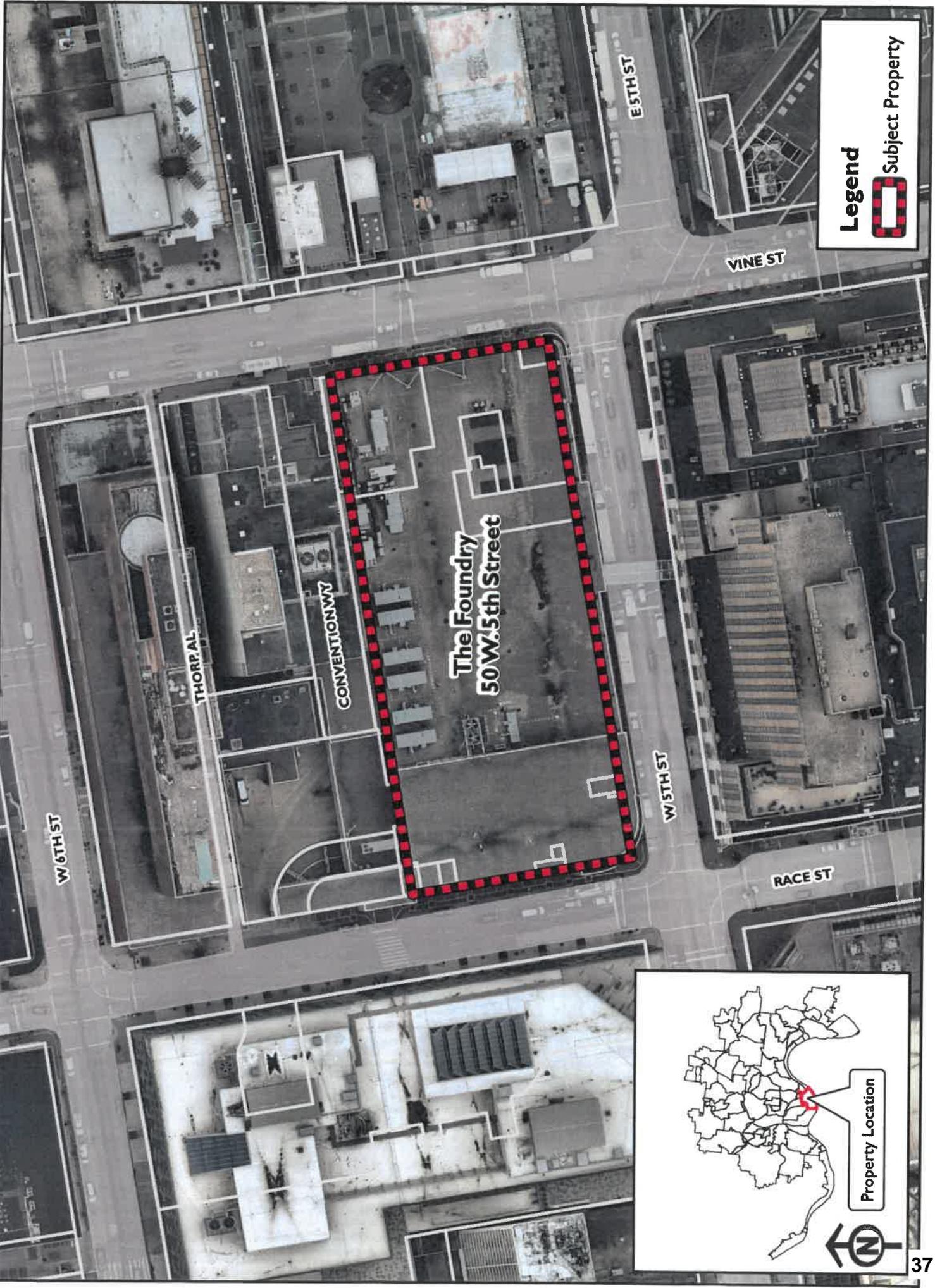
Stacey Hoffman, Senior City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Notwithstanding Ordinance at 50 W. 5th Street in the Central Business District



W 6TH ST

THORP AL

CONVENTION WY

The Foundry
50 W. 5th Street

E 5TH ST

VINE ST

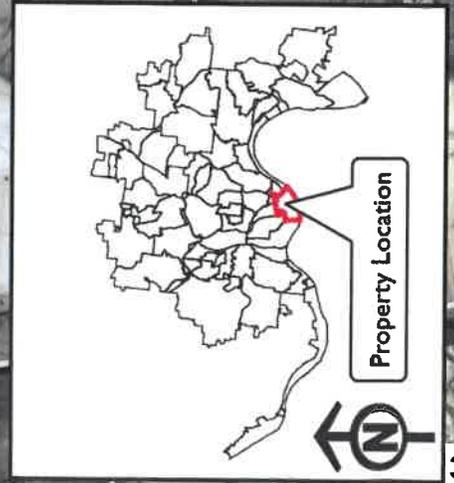
W 5TH ST

RACE ST

Legend



Subject Property



Property Location



805 CENTRAL AVE, SUITE 720
 CINCINNATI OHIO 45202
 P 513 352 3271
 F 513 352 2579
 WWW.CINCINNATI-OH.GOV
 CAGIS.HAMILTON-CO.ORG

**Notwithstanding
 Ordinance Application**

INITIALIZED BY

Part A - Identification

Subject Property Address (Please print in blue or black ink only) 50 W 5th St		
Applicant - Name (Print) Fountain Place LLC	Phone No 513-977-9047	E-mail Address chealy@3cdc.org
Street Number & Name 1203 Walnut St, Cincinnati OH 45202	City / State / Zip Code	Phone No / Fax No
Relationship of Applicant to Owner: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Attorney		
Property Owner - Name (Print) Fountain Place LLC	Phone No	E-mail Address
Street Number & Name 1203 Walnut St, Cincinnati OH 45202	City / State / Zip Code	Phone No / Fax No

Part B - Submission Requirements (Please provide the following for a complete application)

1. A copy of the zoning map showing the subject property. A copy may be obtained through the Zoning Administration by emailing zoninginfo@cincinnati-oh.gov or by calling (513) 352-2430.
2. A written statement outlining all of the practical difficulties created by following existing legislative and administrative procedures.
3. Submit one (1) paper copy and one (1) digital copy of the application to the Director of City Planning at 805 Central Avenue, Suite 720, Cincinnati, Ohio 45202. Payment must be included with the application. (Payable to the City of Cincinnati)

Part C - Authorization

The applicant or agent undersigned does hereby certify that the information and statements given on the application, drawings, and inspections are to the best of their knowledge true and correct. The undersigned further certifies their authorization to grant consent to the inspection by employees of the City of Cincinnati of the described premises at any time when work on those premises is ongoing and hereby grants their consent.

Applicant's Signature  Date 4/14/22

FOR OFFICE USE ONLY

Reviewed By: _____ Processing Fee _____

City Planning Staff _____ Date Application Complete _____



Alex Peppers, AICP
Supervising City Planner
City of Cincinnati

April 12, 2022

Alex:

Fountain Place, LLC, is submitting the attached Notwithstanding Ordinance Application for 50 West Fifth Street, also known as the Foundry project, for an outdoor dining area on Vine Street for Jeff Ruby's as illustrated in the attached plans and renderings. This dining area includes such elements as an entrance marquee, a covered patio area, and a cigar bar wall.

This application also includes several tenant signs that require relief from Chapter 1411-39 of the Zoning Code. These signs are referred to by the following names in the attached documentation:

- DMG1 (three signs of this type all require the same relief)
- DMG2
- T2
- R1
- R3

Enclosed are renderings and drawings to illustrate the locations, dimensions, and appearance of these items.

Without the Notwithstanding Ordinance, these elements would require multiple separate approvals for zoning variances. The Notwithstanding Ordinance consolidates these applications into one comprehensive request. This approach also allows the Planning Commission to review the proposed signage and streetscape elements more holistically. Further, by expediting the review process, the façade and streetscape can be completed more quickly and minimize future construction disruptions in this busy and prominent area of downtown.

This exciting project is a catalyst for economic development and an opportunity to reinvigorate a key property in the heart of downtown across from Fountain Square. The office space is now fully leased, including 162,000 square feet for Divisions Maintenance Group which is moving its headquarters to Cincinnati from Kentucky. The items in this request are integral to the success of this building and its tenants.

Thank you for your consideration.

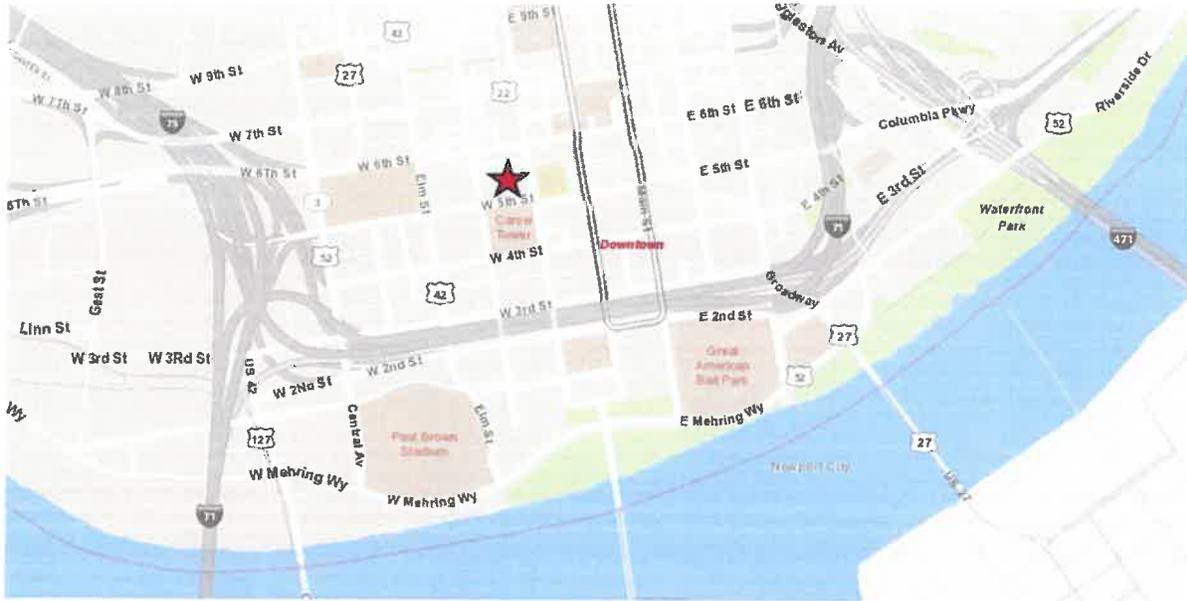
Sincerely,

Katie Westbrook

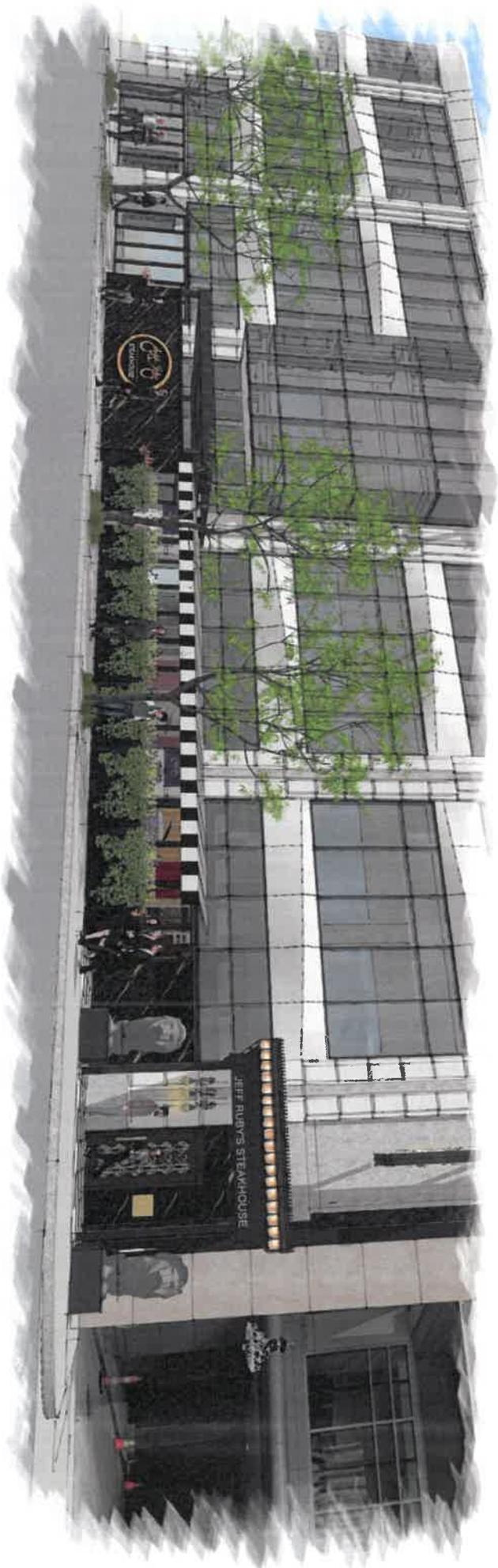
Development Director

ZONING MAP – 50 W 5th St

Property is in the DD zone.



Jeff Ruby's Patio



KNAUER

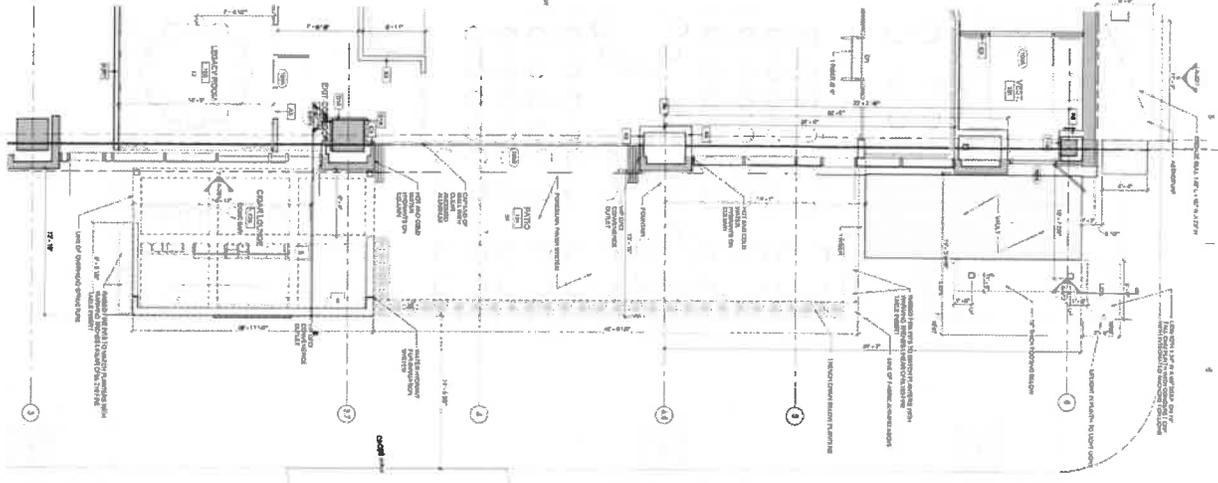
Jeff Ruby's Steakhouse | Cincinnati OH



KNAUER
 ARCHITECTS
 1000 W. 10th St., Suite 100
 Cincinnati, OH 45202
 Phone: (513) 533-1100
 Fax: (513) 533-1101
 www.knauser.com

EXTERIOR ELEVATIONS
GENERAL SHEET NOTES
 1. SEE ALL NOTES ON ALL SHEETS OF THIS SET.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THIS SHEET.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 10. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

EXTERIOR ELEVATIONS SHEET
KEYNOTES



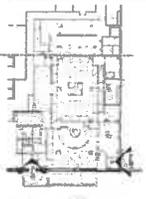
02 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

03 EXISTING STOREFRONT ELEVATION
 SCALE: 1/8" = 1'-0"

02 SINGLE STOREFRONT DOOR ELEVATION
 SCALE: 1/8" = 1'-0"

05 ROSE WALL ELEVATION
 SCALE: 1/8" = 1'-0"

04 PATIO PLAN
 SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS KEY
PLAN



JEFF RUBY
STEAKHOUSE
CINCINNATI
 1000 W. 10th St., Suite 100
 Cincinnati, OH 45202
 Phone: (513) 533-1100
 Fax: (513) 533-1101
 www.knauser.com

A-201
EXTERIOR ELEVATIONS

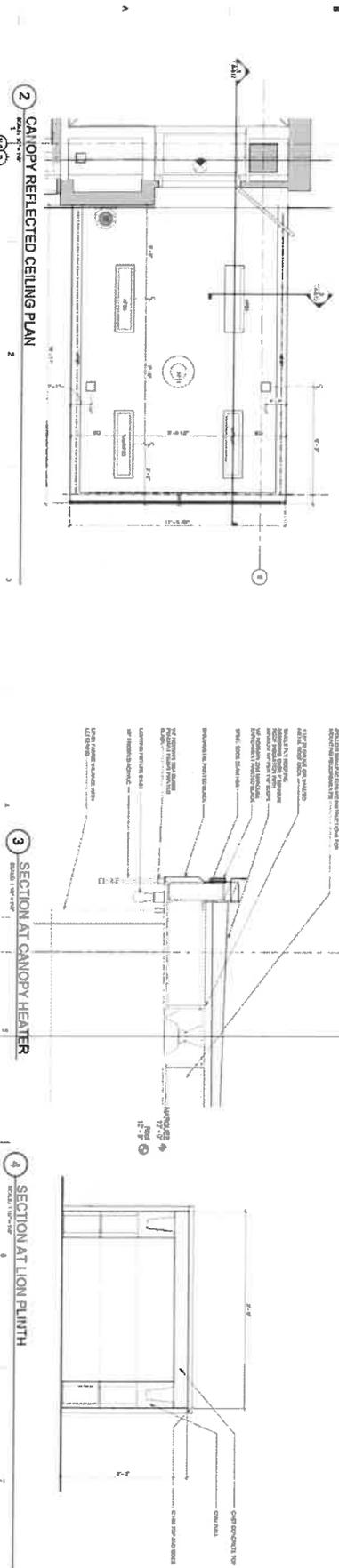
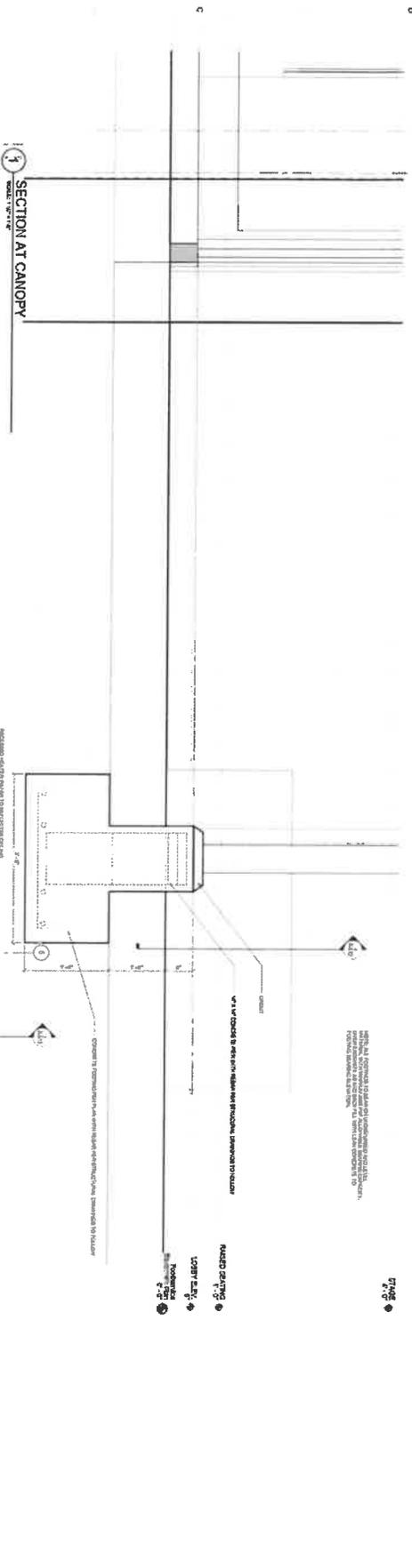
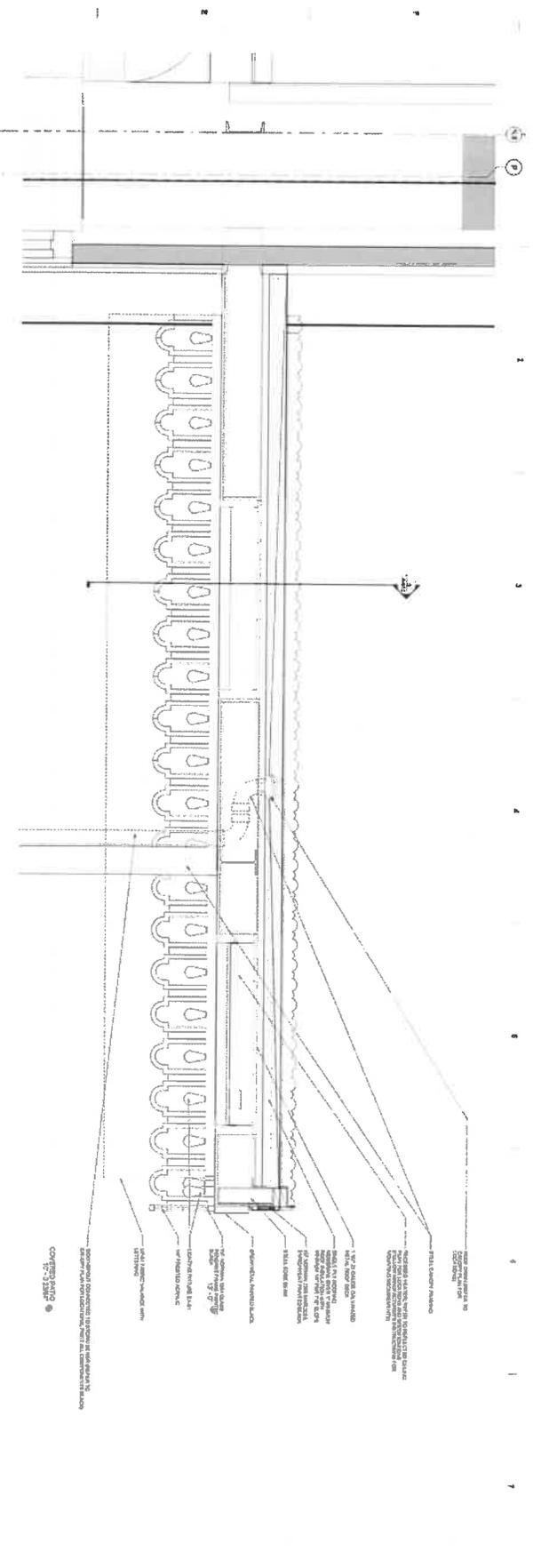


PROJECT NO.	2018-001
CLIENT	JEFF RUBY STEAKHOUSE CINCINNATI
DATE	10/15/18
SCALE	AS SHOWN
DESIGNER	JEFF RUBY
CHECKER	JEFF RUBY
DATE	10/15/18

JEFF RUBY STEAKHOUSE CINCINNATI

EXTERIOR ARCHITECTURAL DETAILS

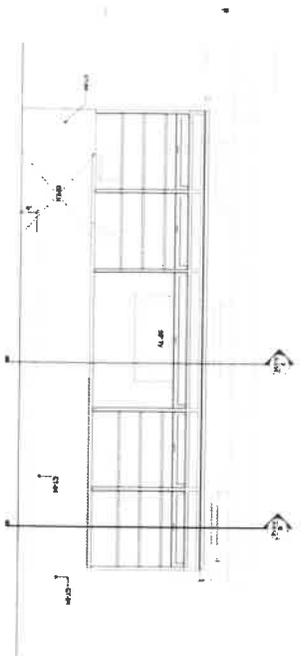
A-512



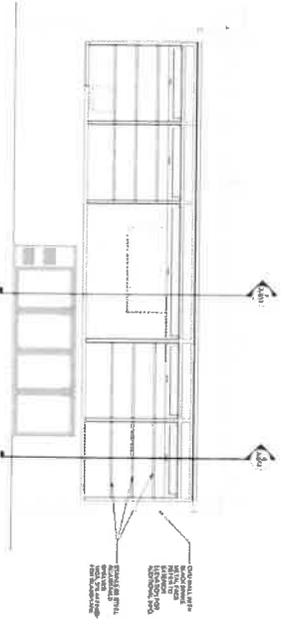
2 CANOPY REFLECTED CEILING PLAN

3 SECTION AT CANOPY HEATER

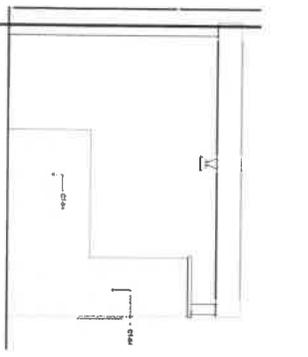
4 SECTION AT LION PLINTH



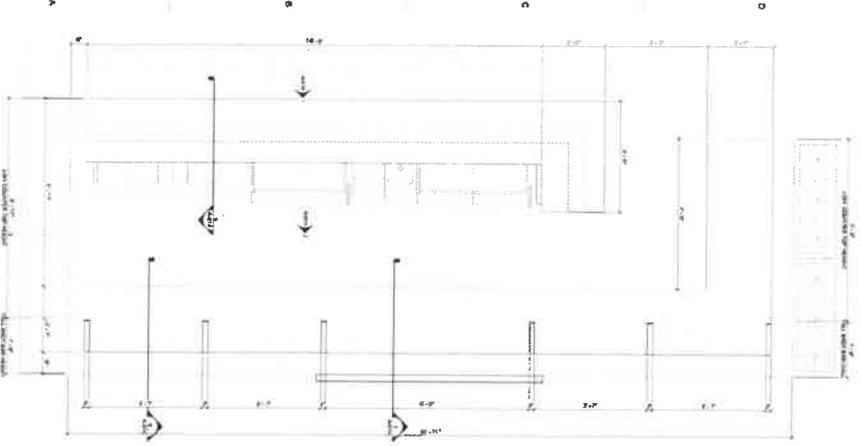
1 CIGAR BAR ELEVATION
SCALE: 1/8" = 1'-0"



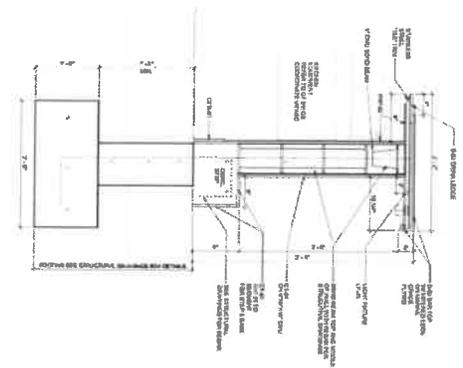
2 CIGAR BAR BACK BAR ELEVATION
SCALE: 3/4" = 1'-0"



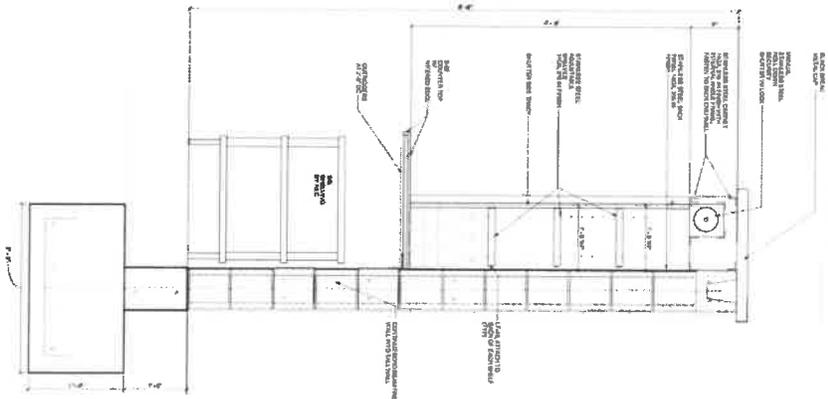
3 SIDE ELEVATION OF BAR
SCALE: 3/4" = 1'-0"



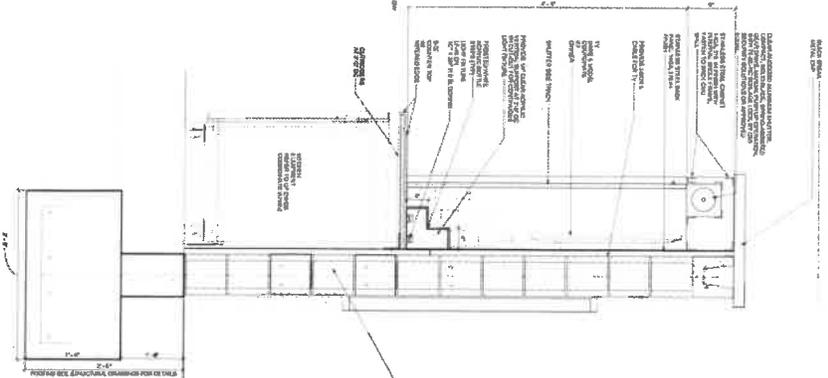
4 ENLARGED CIGAR BAR PLAN
SCALE: 3/8" = 1'-0"



5 SECTION AT BAR
SCALE: 1/4" = 1'-0"



6 SECTION AT EXTERIOR BACK BAR
SCALE: 1/4" = 1'-0"



7 SECTION AT EXTERIOR BACK BAR 2
SCALE: 1/4" = 1'-0"

KNAUER
ARCHITECTS



JEFF RUBY
STEAKHOUSE
CINCINNATI

A-514
EXTERIOR DETAILS



KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH





KNAUER

Jeff Ruby's Steakhouse | Cincinnati OH

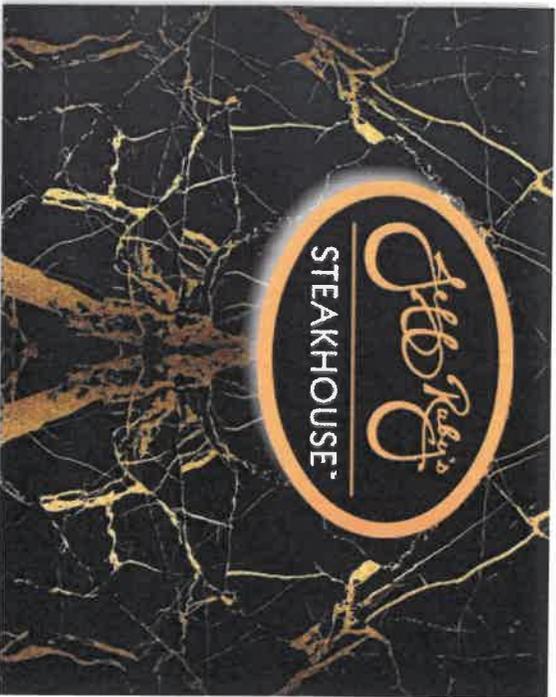




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Jeff Ruby's Steakhouse | Cincinnati OH





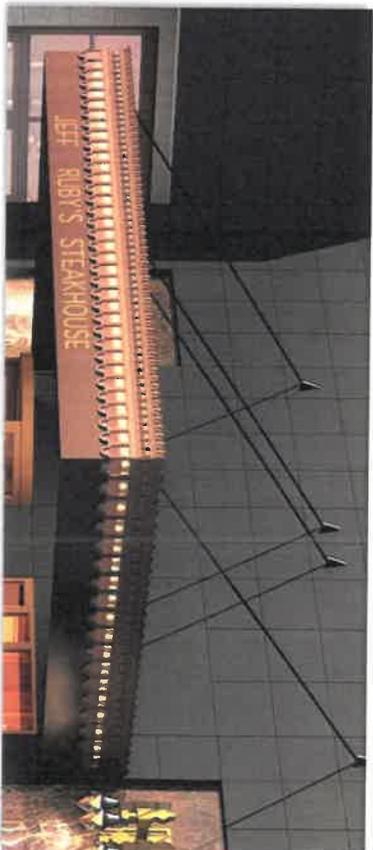
Mid-America
 Black Portoro
 Porcelain Wall Panel
 CT-04



Bronze Lions 60"L x 24"W x 60" H

KNAUFER

Jeff Ruby's Steakhouse | Cincinnati OH



Marquee

Rose wall
orlandofflowerwalls.com

Bronze Bull
 120"L x 65"W x 73" H

Astro turf



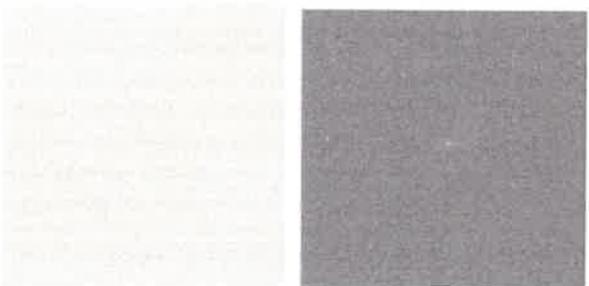
EXTERIOR



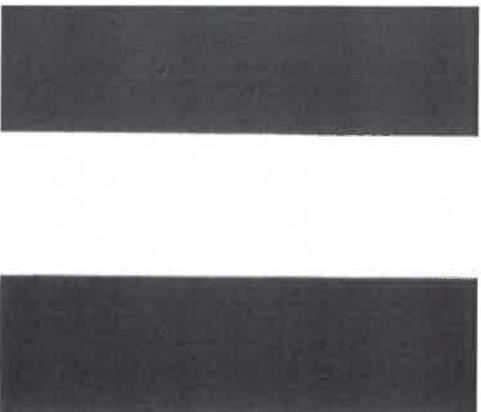
Blade Sign



**Kronos
Monobromatic**
24" x 24" Basalt and
Bone checkerboard



Canvas Awning
Black and White stripe



RH
20"x20"x40" Rectangular Planters
24"x24"x24" Square Planters
Powder Coated Steel
Iron Finish
Boxwood Hedge + Globe Boxwood



KNAUER

OUTDOOR DINING SEATING
Jeff Ruby's Steakhouse | Cincinnati OH



Foundry Signage Plans and Renderings

Note: this package reflects all the signs planned for the Foundry project, including some signs that do not require zoning relief. The purpose of this is to provide Planning Commission and City Council as much contextual information as possible. Signs that do require zoning relief are identified on the next page.



PROJECT ARCHITECT
232 E. 8th St.
Cincinnati, OH 45202-2217
1-800-391-8888
BBN.COM



CONSULTANTS
3CDC
CHANNING CONSULTANTS
CONSTRUCTION MANAGEMENT

OWNER
3CDC
7700 Winton St., 4th Floor
Cincinnati, OH 45240
913.801.4200

CONSTRUCTION MANAGER
MESSER CONSTRUCTION CO.
4000 W. WILSON AVE.
CINCINNATI, OH 45223
513.472.2900

STRUCTURAL ENGINEER
THP LIMITED, INC.
700 E. BIRCH ST.
CINCINNATI, OH 45203
513.541.4322

ADDD VISUAL
WORK
2424 HICKORY RD. SUITE 100
CARROLLTON, TX 75006
972-393-3700

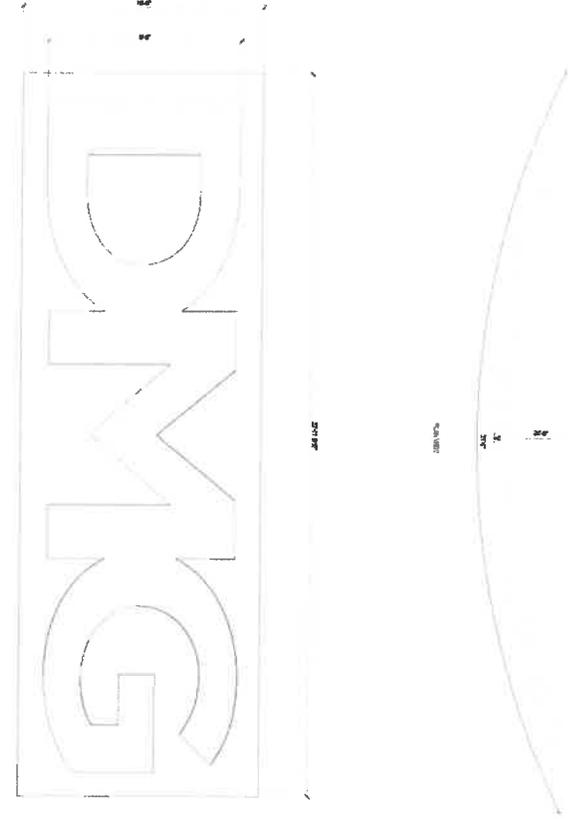
THE FOUNDRY 150 West Fifth St. Cincinnati, OH 45202



SIGN D1
SIGN OF SCALE SERVICE
This sign is not included in the Notwithstanding request.

SIGN D1#01
SIGN OF SCALE SERVICE
This sign is included in the Notwithstanding request.

SIGN D1#02
SIGN OF SCALE SERVICE
This sign is not included in the Notwithstanding request.



SIGN D1#02
SIGN OF SCALE SERVICE
This sign is included in the Notwithstanding request.

SIGN R1
SIGN OF SCALE SERVICE
This sign is included in the Notwithstanding request.

SIGN R2
SIGN OF SCALE SERVICE
This sign is not included in the Notwithstanding request.

SIGN T1
SIGN OF SCALE SERVICE
This sign is not included in the Notwithstanding request.

SIGN T2
SIGN OF SCALE SERVICE
This sign is included in the Notwithstanding request.

SIGN 103

JOB NUMBER
14314

DRAWING TITLE
SIGNAGE
SCALE

03/01/22

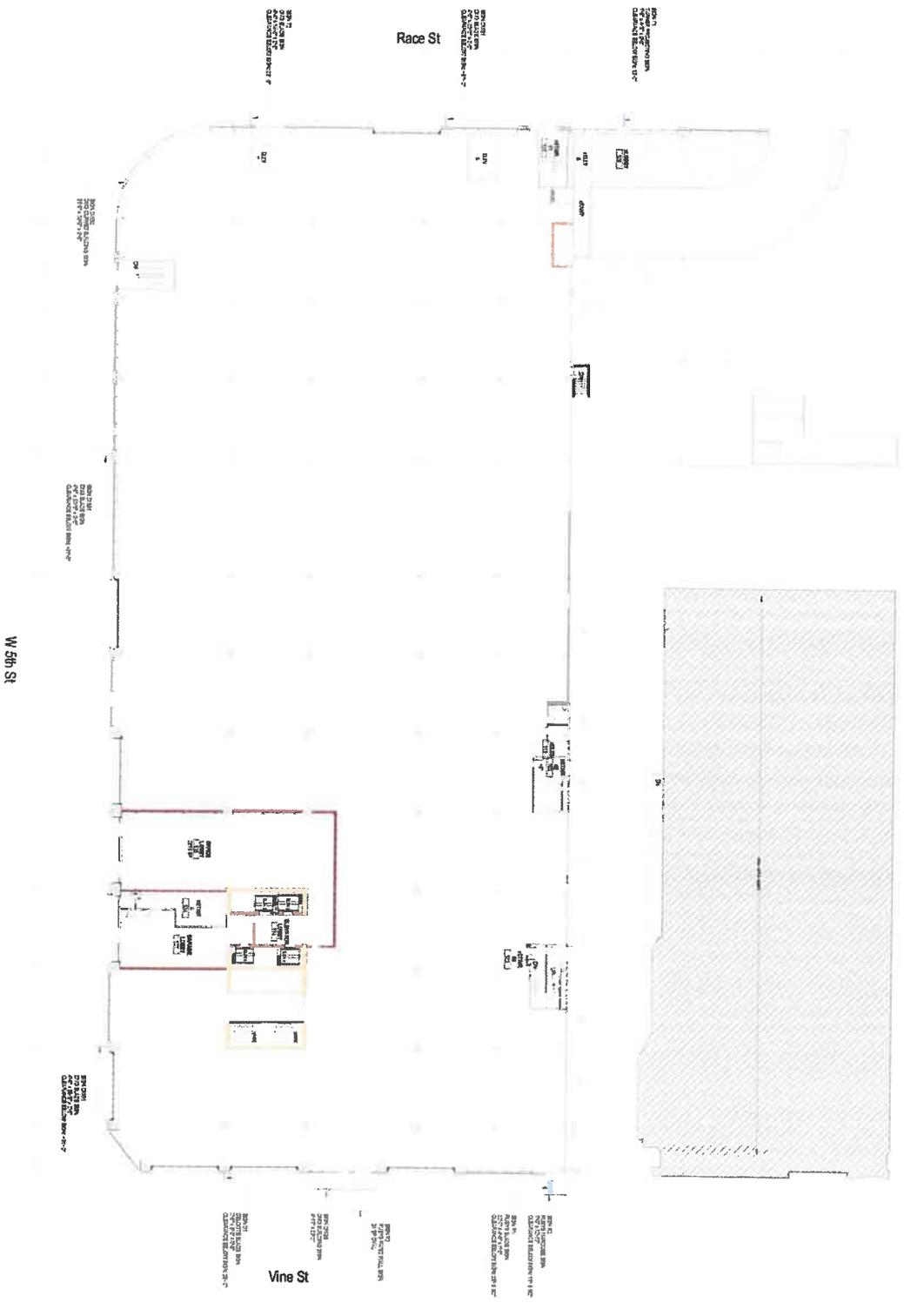


SOUTHEAST VIEW OF FOUNDRY



SOUTHWEST VIEW OF FOUNDRY

BUILDING SIGNAGE PLAN



PROJECT ARCHITECT
 322 E. 9th St.
 Cincinnati, OH 45202-2217
 513.421.4200
 gbbn.com



CONSULTANTS
 OWNER
 1200 Walnut St. 4th Floor
 Cincinnati, OH 45202
 513.421.4200

CONSTRUCTION MANAGER
 HESS & CO. CONSTRUCTION CO.
 465 S. WINEY CREEK RD.
 CINCINNATI, OH 45220
 513.972.5000

STRUCTURAL ENGINEER
 TWP LIMITED, INC.
 100 E. BROAD ST.
 CINCINNATI, OH 45202
 513.241.7500

AUDIO VISUAL
 WALSH
 2424 HANCOCK RD. SUITE 200
 CINCINNATI, OH 45204
 972-924-3700

DRAWING ISSUE
 LEVEL 1

DRAWING TITLE
 SIGNAGE PLAN

JOB NUMBERS
 14314

SIGN 101

02/01/22



PROJECT ARCHITECT
 322 E. 9th St.
 Cincinnati, OH 45202
 513.471.4480
 gbrn.com



3CDC
 CINCINNATI CENTER CITY
 DEVELOPMENT CORPORATION

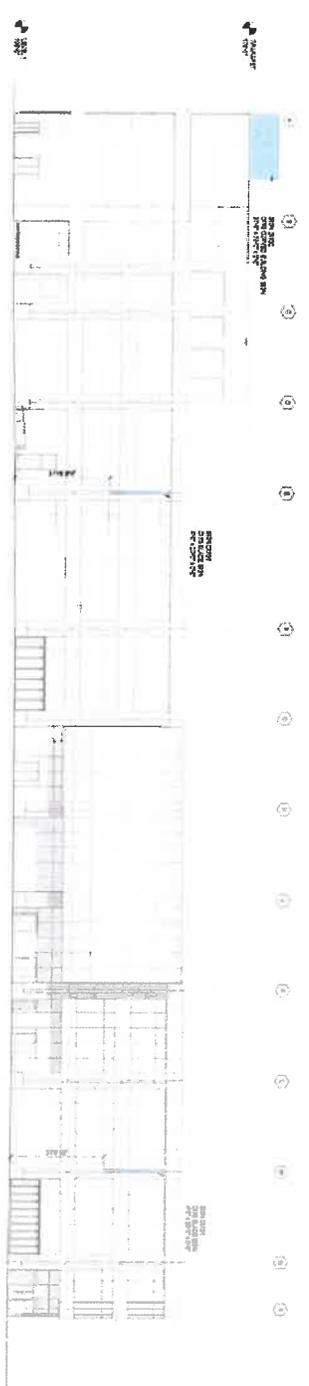
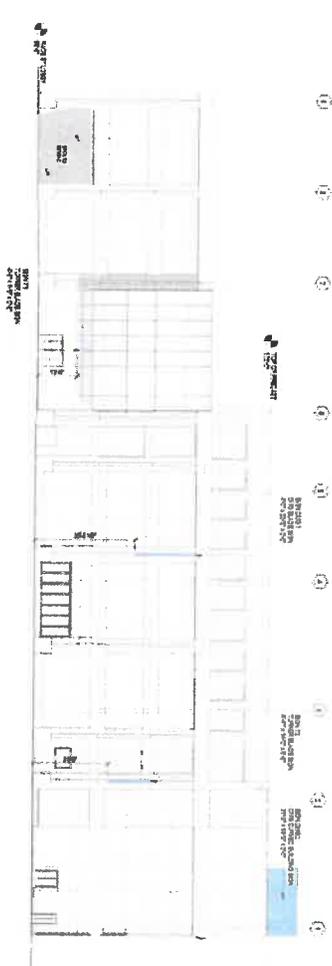
CONSULTANTS

ARCHITECT
 1705 Walnut St. 4th Floor
 Cincinnati, OH 45202
 513.471.4480

CONSTRUCTION MANAGER
 KESSLER CONSTRUCTION CO.
 4000 W. WILSON AVE
 CINCINNATI, OH 45229
 513.472.5000

STRUCTURAL ENGINEER
 TWP LIMITED, INC
 100 E. BRIGHT ST
 CINCINNATI, OH 45202
 513.501.4322

ADDD VISUAL
 ZARA HANCOCK FROST
 CARROLLTON, TX 75006
 972.504.3700



DRAWING ISSUE
 LEVEL 1

DRAWING TITLE
 BUILDING ELEVATION
 SIGNAGE

SCALE

JOB NUMBER
 14314

SIGN 102

03/01/22

Zoning Analysis of Proposed Signage Package
50 W. 5th Street

Sign	Type	Width Proposed	Length Proposed	Width Permitted	Length Permitted	Variance Needed	Location	Description
T1	Projecting	1' 6"	4' 6"	3' 6"	8'	None	Race Street	Turner Projecting Sign
DMG1	Projecting	4' 6"	20' 6"	3' 6"	8'	1' x 12' 6"	Race Street	DMG Blade Sign
T2	Projecting	4' 4"	14'	3' 6"	8'	8" x 6'	Race Street	DMG Blade Sign
DMG2	Identification	3' 1"	10'			Roof top not permitted	Rooftop; Corner of Race and W. 5th Streets	DMG Curved Building Sign
DMG1	Projecting	4' 6"	20' 6"	3' 6"	8'	1' x 12' 6"	W. 5th Street	DMG Blade Sign
DMG1	Projecting	4' 6"	20' 6"	3' 6"	8'	1' x 12' 6"	W. 5th Street	DMG Blade Sign
D1	Projecting	2'	8'	3' 6"	8'	None	Vine Street	Deloitte Blade Sign
DMG3	Wall	25'	4' 10"			None	Vine Street	DMG Building Sign
R3	Wall	7' 5.25"	4'	Horizontal limits of the premise	3' 6"	6"	Vine Street	Jeff Ruby's Patio Wall Sign
R1	Projecting	4' 6"	22' 7"	3' 6"	8'	1' x 16' 7"	Vine Street	Jeff Ruby's Blade Sign
R2	Awning	1'	12'			None	Vine Street	Jeff Ruby's Marquee Sign
Neon Sign	Wall	8"	3"	Horizontal limits of the premise	3' 6"	None	Convention Way	Neon Jeff Ruby's Sign

84.51 HQ BUILDING COMPANY LLC
100 W 5TH ST
CINCINNATI, OH 45202

CAREW REALTY INC
441 VINE ST, #3900
CINCINNATI, OH 45202

FIFTH THIRD BANK
38 FOUNTAIN SQ
CINCINNATI, OH 45263

HUNTINGTON CENTER
CINCINNATI REALTY LP
ONE WORLD TRADE CENTER, SUITE 83G
NEW YORK, NY 10038

OTR HOLDINGS INC
1203 WALNUT ST 4TH FLOOR
CINCINNATI, OH 45202

DOWNTOWN RESIDENTS COUNCIL
P.O. BOX 868
CINCINNATI, OH 45201

14 E 4TH LLC
14 EAST FOURTH ST
CINCINNATI, OH 45202

4TH & RACE ST INVESTMENTS LLC
21 S ALEX RD
MIAMISBURG, OH 45342

501 GRAYDON LOFTS LLC
15 WEST 4TH ST, #409
CINCINNATI, OH 45202

601 VINE HOTEL LLC
601 VINE ST
CINCINNATI, OH 45202

613 RACE LLC
2550 WOODBURN AVE
CINCINNATI, OH 45206

ACG MERCHANTS LLC
3005 DIXIE HWY
COVINGTON, KY 41017

ALLEN, JONATHAN
417 VINE ST, #402
CINCINNATI, OH 45202

ANSTETT, LYNN
26 E 6TH ST, #202
CINCINNATI, OH 45202

BAM REALTY GROUP LLC
3094 MADISON RD
CINCINNATI, OH 45209

BEACHLER, CRAIG
26 E 6TH ST, #702
CINCINNATI, OH 45202

BEERING, JAMES WALTER TR
26 E 6TH ST, #201
CINCINNATI, OH 45202

BOEDECKER, GEORGE
7990 POPLAR CREEK RD
NASHVILLE, TN 37221

BOILEAU, VINCENT
& MARINE RZOTKIEWICZ
417 VINE ST, #302
CINCINNATI, OH 45202

BRAY, BRANDON & SARA
417 VINE ST, #202
CINCINNATI, OH 45202

BUGG, KEVIN &
TRACI ROSE BUGG TR
26 E 6TH ST, #602
CINCINNATI, OH 45202

CINCINNATI FIFTH STREET HOTEL LLC
ONE RAVINIA DR, #1600
ATLANTA, GA 30346

CINCINNATI TERRACE ASSOCIATES LLC
3958 D BROWN PARK DR
HILLIARD, OH 43026

CITYVIEW EQUITIES INC
165 PARKROW 21 B
NEW YORK, NY 10038

CLARK, JANICE & JERRY
26 E 6TH ST, #404
CINCINNATI, OH 45202

DE GOES, PLINIO & JANETTE
417 VINE STREET, #601
CINCINNATI, OH 45202

DEBLASIO, ANTHONY
& KATHRYN HOLLSTEGGE
3327 ARROW AVE
CINCINNATI, OH 45213

END, ELIZABETH
26 E 6TH ST, #605
CINCINNATI, OH 45202

ENSON REALTY INC
605 N WAYNE AVE
CINCINNATI, OH 45215

FDP CINCINNATI LLC
P O BOX 12070
DALLAS, TX 75225

FLETCHER, JOHN & DONNA
4223 PEPPERMILL LN
CINCINNATI, OH 45242

FOURTH NATIONAL REALTY LLC
2199 VICTORY PW
CINCINNATI, OH 45206

GREENBERG, ANNE
26 E 6TH ST, #303
CINCINNATI, OH 45202

HANEY, JAMES
26 E 6TH ST, #504
CINCINNATI, OH 45202

HERR, JOSEPH
26 E 6TH ST, #302
CINCINNATI, OH 45202

HERTZ CENTER AT 600 VINE LLC
600 VINE ST, #1912
CINCINNATI, OH 45202

HESKAMP, ERICA TR
26 E 6TH ST, #803
CINCINNATI, OH 45202

IGEL, ROBERT
26 E 6TH ST, #601
CINCINNATI, OH 45202

INGALLS HOTEL LLC
5113 PIPER STATION DR, #300
CHARLOTTE, NC 28277

JANSEN, JILL
26 E 6TH ST, #205
CINCINNATI, OH 45202

JENSEN, SHANNON
417 VINE ST, #201
CINCINNATI, OH 45202

KAIT, RICHARD
417 VINE ST, #403
CINCINNATI, OH 45202

LEVIN, ARON & MARGI
1951 WILARAY TR
CINCINNATI, OH 45230

MABLEY PLACE GARAGE LLC @3
8880 W SUNSET RD, SUITE 210
LAS VEGAS, NV 89148

MACKIE, IAN
417 VINE ST, #502
CINCINNATI, OH 45202

MAISLIN, CONTESSA
417 VINE ST, #602
CINCINNATI, OH 45202

MILLER, MATTHEW
26 E 6TH ST
CINCINNATI, OH 45202

MOJAVE HOLDING LLC
SUITE 271 US 42
FLORENCE, KY 41042

MR INC
5437 BLUESKY DR
CINCINNATI, OH 45247

MURRAY, JOSEPH & DEBRA
417 VINE ST, #301
CINCINNATI, OH 45202

NAVARRO, CARLOS
407 VINE ST, #297
CINCINNATI, OH 45202

NEERGAARD, ARTHUR
226 EAST 6TH ST, #701
CINCINNATI, OH 45202

NEW BABA PROPERTIES LLC
26 E 6TH ST
CINCINNATI, OH 45202

OBELISK LLC
1009 HULBERT AVE
CINCINNATI, OH 45214

OLJ LLC
P O BOX 1573
NEWPORT, KY 41072-1573

PATEL, ROSHEN
26 E 6TH ST, #304
CINCINNATI, OH 45202

PEET, KELLY TR
26 E 6TH ST, #301
CINCINNATI, OH 45202

PORT OF GREATER CINCINNATI
DEVELOPMENT AUTHORITY
3 E FOURTH ST, SUITE 300
CINCINNATI, OH 45202

POYER, JULIE
26 E 6TH ST, #405
CINCINNATI, OH 45202

RAMSTETTER, PHILIP JR
26 E 6TH ST, #204
CINCINNATI, OH 45202

ROBERTSON, BARRY & JUDITH
26 E 6TH ST, #401
CINCINNATI, OH 45202

ROLFES, GREGORY
417 VINE ST, #503
CINCINNATI, OH 45202

SCHRODER, WILLIAM
26 E 6TH ST, #403
CINCINNATI, OH 45202

SIPPERLEY, SALLY
26 E 6TH ST, #505
CINCINNATI, OH 45202

SNOW, STEVEN & TOBE
417 VINE ST, #501
CINCINNATI, OH 45202

STEWART, ANIELIA & ZACHARY
417 VINE ST, #203
CINCINNATI, OH 45202

STIMSON, DAVID
26 E 6TH ST
CINCINNATI, OH 45202

STOKES, FABIAN & TONYA
26 E 6TH ST, #502
CINCINNATI, OH 45202

THE CINCINNATI ATHLETIC CLUB
111 SHILLITO PL
CINCINNATI, OH 45202

THOBE, EMILY
417 VINE ST, #204
CINCINNATI, OH 45202

VICTA, FRANCIS & MARIA TANYA
26 E 6TH ST, #801
CINCINNATI, OH 45202

WARNING, TIMOTHY & ALISON
8075 SILKYRIDER CT
CINCINNATI, OH 45249

WILSON, JACOB
26 E 6TH ST, #402
CINCINNATI, OH 45202

WOLFORD, JAMES & AMY
250 MARQUETTE AVE 11TH FL
MINNEAPOLIS, MN 55401

ZIMMERMANN, AMY TR
4733 HAMPTON POND RD
MASON, OH 45040

May 11, 2022

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith a Notwithstanding Ordinance captioned as follows:

Transmitted is a Notwithstanding Ordinance captioned:

AUTHORIZING certain signage and street-level improvements to the building located at 50 W. 5th Street in the Central Business District **NOTWITHSTANDING** the provisions of Section 1411-21, "Ground Floor Transparency," and Section 1411-39, "Signs," of Chapter 1411, "Downtown Development Districts," of the Cincinnati Municipal Code.

The City Planning Commission recommended approval of the Notwithstanding Ordinance at its May 6, 2022 meeting.

Summary:

Fountain Place, LLC, is completing its conversion of the former Macy's-anchored Fountain Place at 50 W. 5th Street into a modern, mixed-use development. The project includes approximately 150,000 square feet of office space, along with 35,000 square feet of street-level retail/restaurant space. The applicant proposes street-level restaurant space for Jeff Ruby's restaurant and cigar bar along Vine Street.

Fountain Place, LLC, requests a Notwithstanding Ordinance for signage and to provide relief from the ground floor transparency requirement of the Zoning Code. The requested permission is notwithstanding provisions of Chapter 1411, "Downtown Development Districts," and any other applicable zoning regulations that would prevent the property's development as proposed, including, but not limited to, the transparency requirements set forth in Chapter 1411-21, "Ground Floor Transparency," and the signage requirements set forth in Chapter 1411-39, "Signs," of the Cincinnati Zoning Code.

The City Planning Commission recommended the following on May 6, 2022, to City Council:

APPROVE the Notwithstanding Ordinance for relief from the ground floor transparency and signage standards in the Downtown Development (DD) zoning district for a building located at 50 W. 5th Street in the Central Business District with the following conditions:

- 1) The development and signage of 50 W. 5th Street must substantially comply with the plans submitted in Exhibit B; and

- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code, DD, "Downtown Development," zoning district.

Motion to Approve: Ms. Kearney

Ayes: Mr. Eby
Ms. Kearney
Ms. McKinney
Mr. Stallworth
Mr. Weber

Seconded: Ms. McKinney

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

May 11, 2022

To: Chelsey Pettyjohn, Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *AP FOR KKTJ*

Copies to: Stacey Hoffman, Senior City Planner, Department of City Planning and Engagement

Subject: Scheduling of Notwithstanding Ordinance – The Foundry, 50 W. 5th Street

The above referenced Ordinance is requested to be scheduled for the Equitable Growth and Housing Committee on June 7, 2022. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter to the Mayor and City Council;
- 2) A copy of the City Planning Commission staff report dated May 6, 2022;
- 3) The Notwithstanding Ordinance;
- 4) Mailing labels for the notice of the public hearing; and
- 5) A copy of the mailing labels for your file.

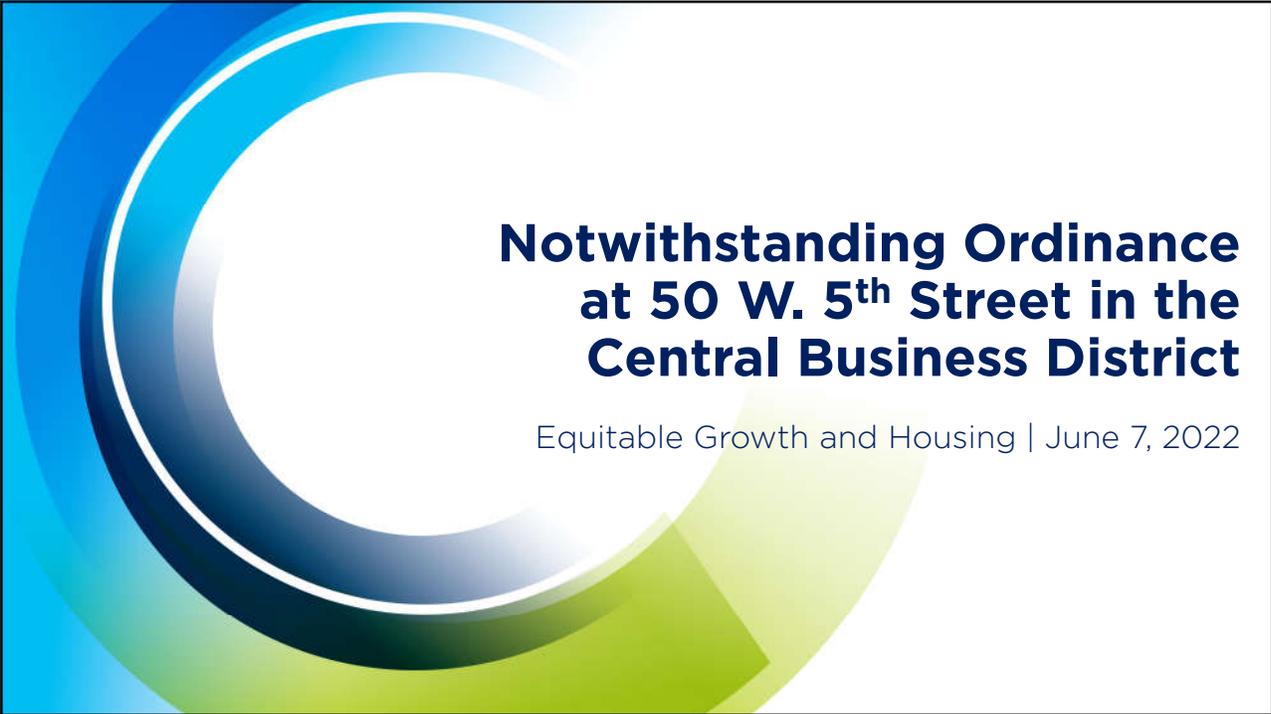
June 7, 2022

202201277

TO: Mayor and Members of City Council
FROM: John P. Curp, Interim City Manager
SUBJECT: Presentation – Notwithstanding Ordinance – The Foundry, 50 W. 5th Street

Attached is the presentation for a proposed Notwithstanding Ordinance (NWO) to permit signage and provide relief from the ground floor transparency requirement of the Zoning Code for the building located at 50 W. 5th Street in the Central Business District.

cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement



Notwithstanding Ordinance at 50 W. 5th Street in the Central Business District

Equitable Growth and Housing | June 7, 2022

1



2

Proposed Notwithstanding Ordinance

Relief Requested through the NWO for:

- **Ground Floor Transparency** (1411-21)

Vine Street (East) Elevation

- *“Requires that a minimum of sixty percent of interior facades along exterior facades abutting a sidewalk be transparent”*

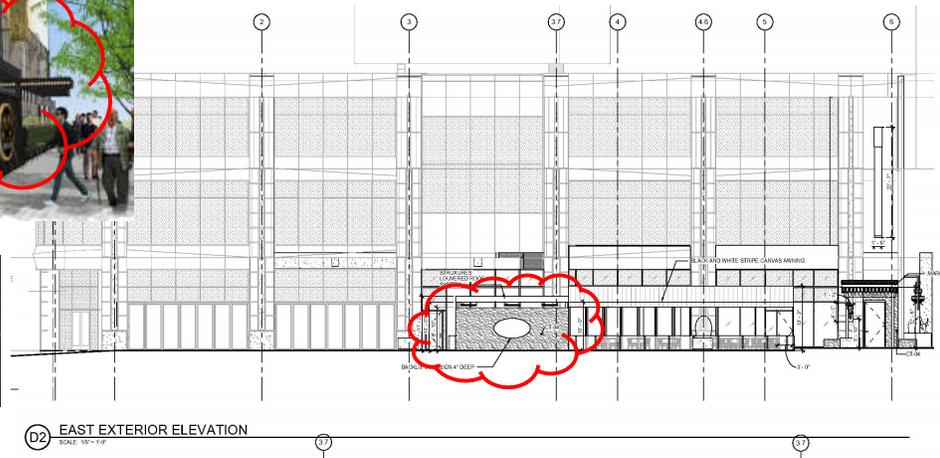
- **Signage** (1411-39)

Race Street (West), W. 5th Street (South), and Vine Street (East) Elevations

- Size, location, and amount of signage

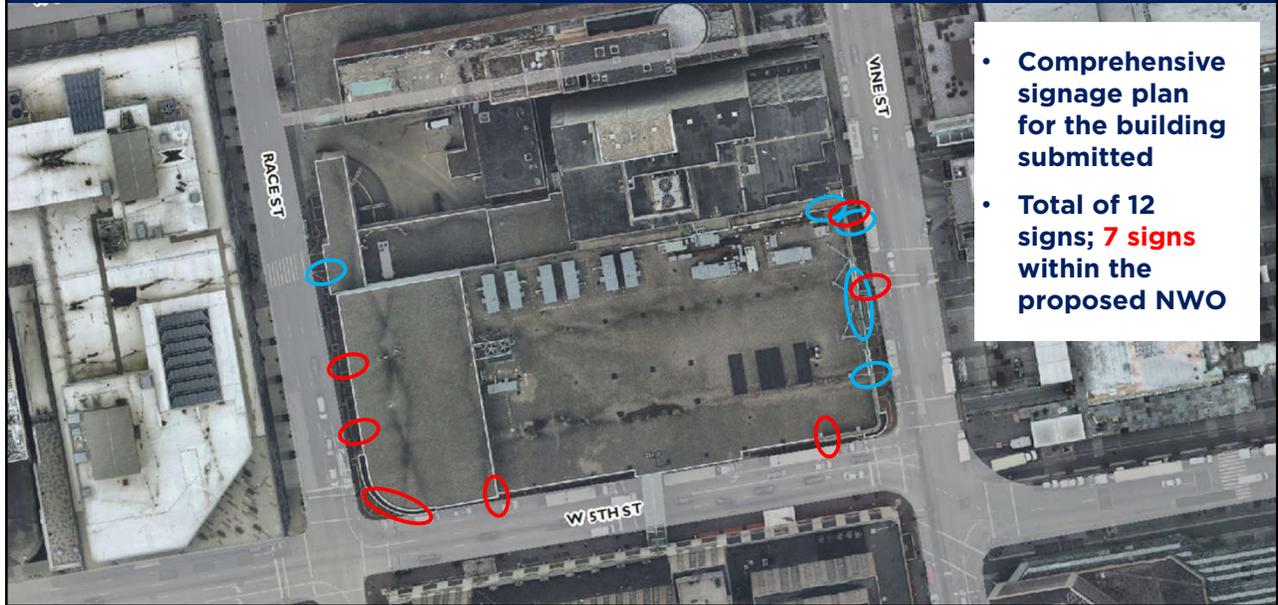
3

Ground Floor Transparency



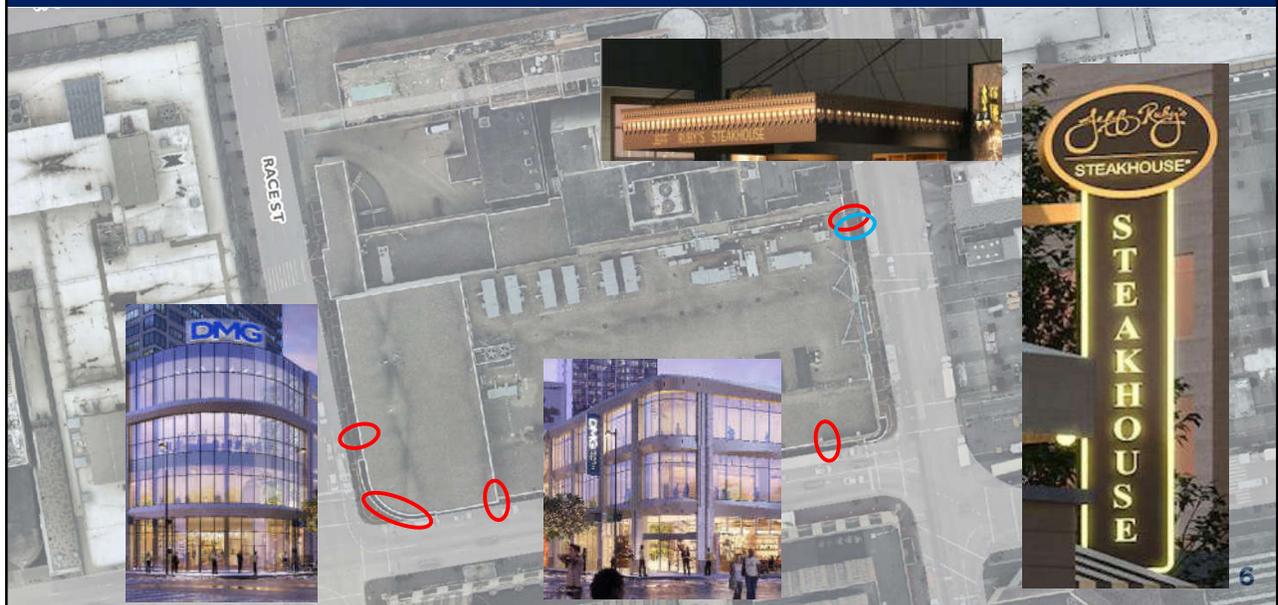
4

Proposed Signage



5

Proposed Signage



6



SOUTHWEST VIEW OF FOUNDRY

7

7



SOUTHEAST VIEW OF FOUNDRY

8

8

Analysis

Section 111-5 of the Cincinnati Municipal Code

The committee of council shall consider the following when making a recommendation to council:

- Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;
- Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:
 - (see staff report for details)

Consistency with Plans

Plan Cincinnati (2012)

Compete Initiative Area

Strategy: “Target investment to geographic areas where there is already economic activity”

Live Initiative Area

Goal: “Build a robust public life”

Strategy: “Develop and maintain inviting and engaging public spaces”

Strategy: Become more walkable by “increasing mixed-use, compact walkable development”

Cincinnati 2000 Comprehensive Development Plan (1986)

The plan envisioned “a strong and concentrated employment, retail, hotel, and entertainment center”

Conclusions

The **Notwithstanding Ordinance** will permit signage and provide relief from a ground floor transparency requirement. The NWO has been found to be reasonable since the proposed NWO:

- Is consistent with surrounding land uses;
- Includes elements that complement the building design;
- Takes a comprehensive approach to building signage, creating a cohesive visual experience; and
- Is consistent with *Plan Cincinnati* (2012)

RECOMMENDATION

The City Planning Commission recommends that City Council take the following action:

ADOPT the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and

APPROVE the Notwithstanding Ordinance for relief from the ground floor transparency and signage standards in the Downtown Development (DD) zoning district for a building located at 50 W. 5th Street in the Central Business District with the following conditions:

RECOMMENDATION

(continued)

- 1) The development and signage of 50 W. 5th Street must substantially comply with the plans submitted in Exhibit B; and
- 2) The Notwithstanding Ordinance does not provide a variance from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code, DD, "Downtown Development," zoning district.

June 7, 2022

TO: Mayor and Members of City Council
FROM: John P. Curp, Interim City Manager 202201319
SUBJECT: Presentation – Plan Cincinnati

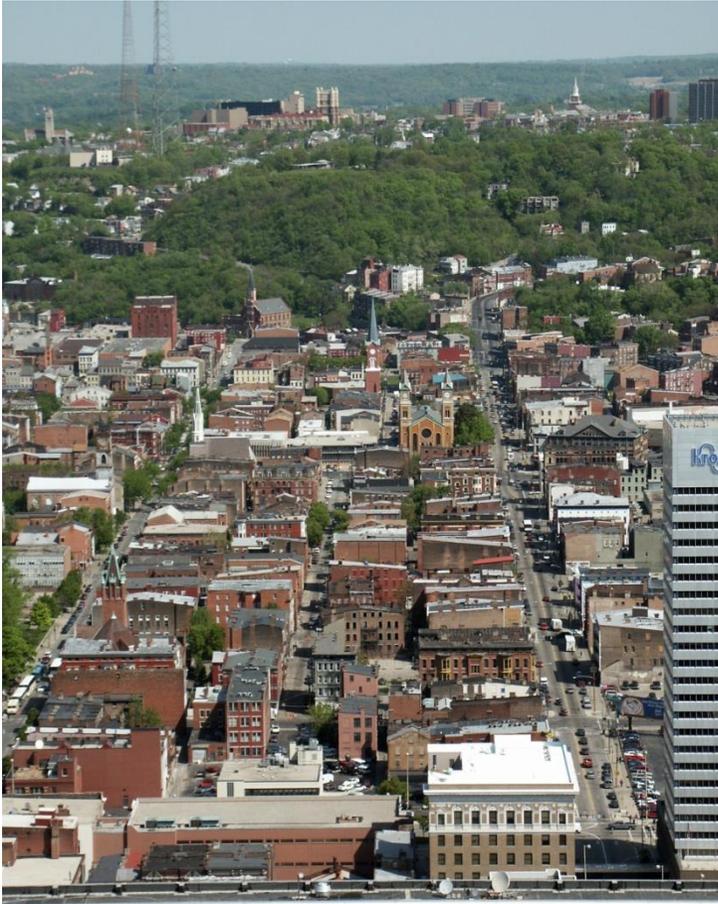
Attached is a presentation for the Equitable Growth and Housing Committee about Plan Cincinnati, the City of Cincinnati's Comprehensive Plan, which was adopted by Cincinnati City Council in 2012.

cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Plan Cincinnati: The City of Cincinnati's Comprehensive Plan

Equitable Growth and Housing Committee | June 7, 2022

What is a Comprehensive Plan?



- A guide to the City's future development and redevelopment
- Provides guidance to the City in developing and directing future capital budgets
- Serves as the basis for zoning recommendations

What is it NOT?

- It does not make operational recommendations – it makes physical and policy recommendations.
- It does not focus on individual neighborhoods or go into detail. It focuses on the City as a whole.
- It is not simply a list of tasks for the City to complete.

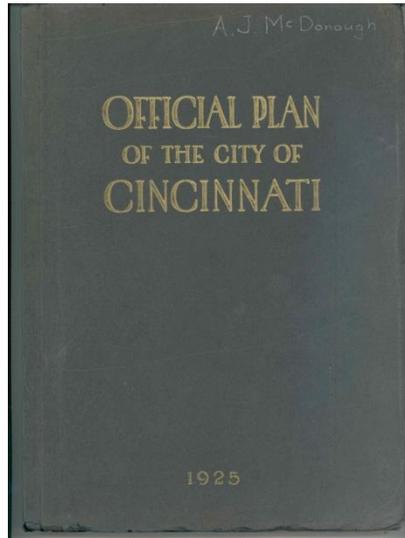
Why did the City need a New Comprehensive Plan?



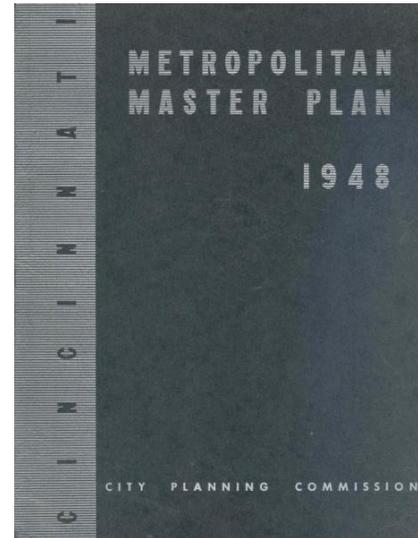
- Cincinnati was growing and changing
- Projects moving forward simultaneously
- Needed a clear vision and strategy of how projects relate to one another
- Slower Economy = Good time for Long-Range Planning

A Once-in-a-Generation Opportunity

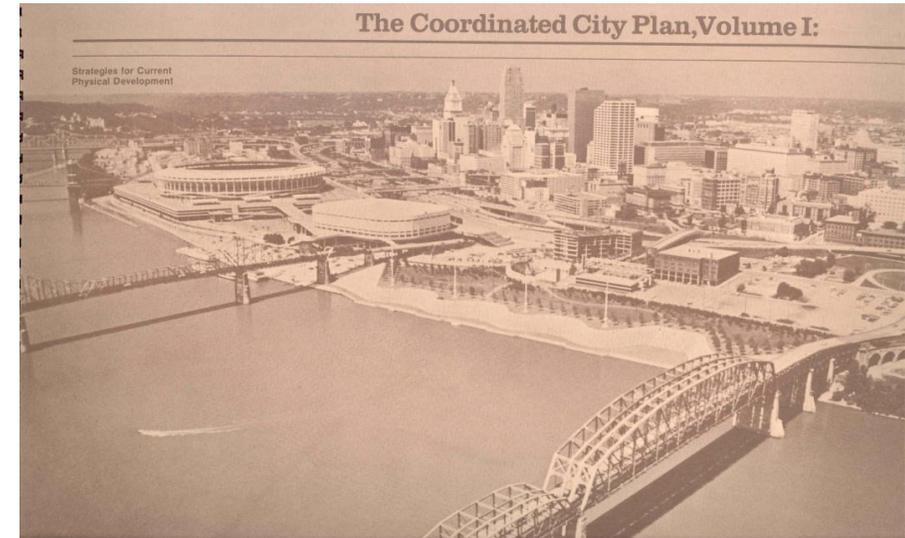
1925



1948



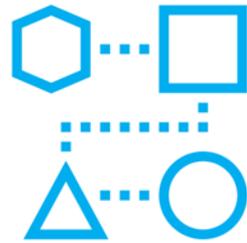
1980



2012



The Plan Cincinnatiati Process



3 Year Process



**40 Member
Steering Committee**



**25+ Steering
Committee
Meetings**



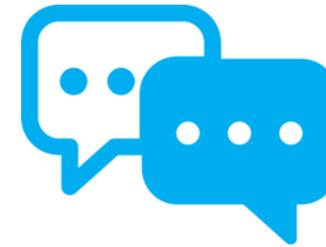
**24 Working
Group Meetings**



**Visits to all
Community Councils**



**4 Public
Kick-Off Meetings**



**2 Neighborhood
Summits**



**"Planting
Our Future"**

A Plan Based on Community Character

- A focus on re-creating urban form – modernization without suburbanization.
- An approach to policy based on revitalizing our **neighborhood centers** and **corridors** and improving quality of life.
- A significant shift in comprehensive planning.

Thriving Re-Urbanization

The vision for the future of Cincinnati is focused on an unapologetic drive to create and sustain a thriving inclusive urban community, where engaged people and memorable places are paramount, where creativity and innovation thrive, and where local pride and confidence are contagious.

Summary of Plan Cincinnati

- Guiding Policy Principles
- Guiding Geographic Principles
- Five Initiative Areas
- Goals

Guiding Policy Principles

The “Big Ideas” of Plan Cincinnati.

Increase our population.





Build on our assets.

Be recognized.



A construction site at dusk. A large blue crane stands in the center, with its arm extending upwards. To the left, a building is under construction, with its steel frame visible. A sign on the building reads "QUEEN CITY SQUARE". To the right, a completed multi-story office building is visible, with many windows lit up. The sky is a deep blue, and the scene is illuminated by construction lights and the lights from the buildings.

Be aggressive and strategic
in growth and development.



Preserve (or create) a pedestrian-scaled city.

Spend public funds more strategically.





Develop a culture of health.



Preserve our natural and historic resources.

Westwood Town Hall

Cincinnati **R**ecreation **C**ommission

3017 Harrison Ave.



Strengthen our
community organizations.



A nighttime photograph of the Great American Ball Park in Cincinnati. In the foreground, a large fountain displays multiple jets of water illuminated with vibrant red, blue, and purple lights. The wet pavement reflects these colors. In the background, the stadium's iconic white steel structure is lit up, and the sign "GREAT AMERICAN BALL PARK" is visible in blue neon. To the left, a modern building with a grid of windows is also illuminated. The overall scene is a vibrant display of city lights and architecture.

**Lead by example to
strengthen our region.**



Implement our plan.



Guiding Geographic Principles

Strategically guide the location of future investment and growth.

The Guiding Geographic Principles

Focus revitalization on existing centers of activity.

Link centers with effective transportation for maximum accessibility.

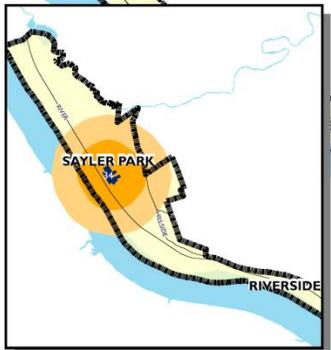
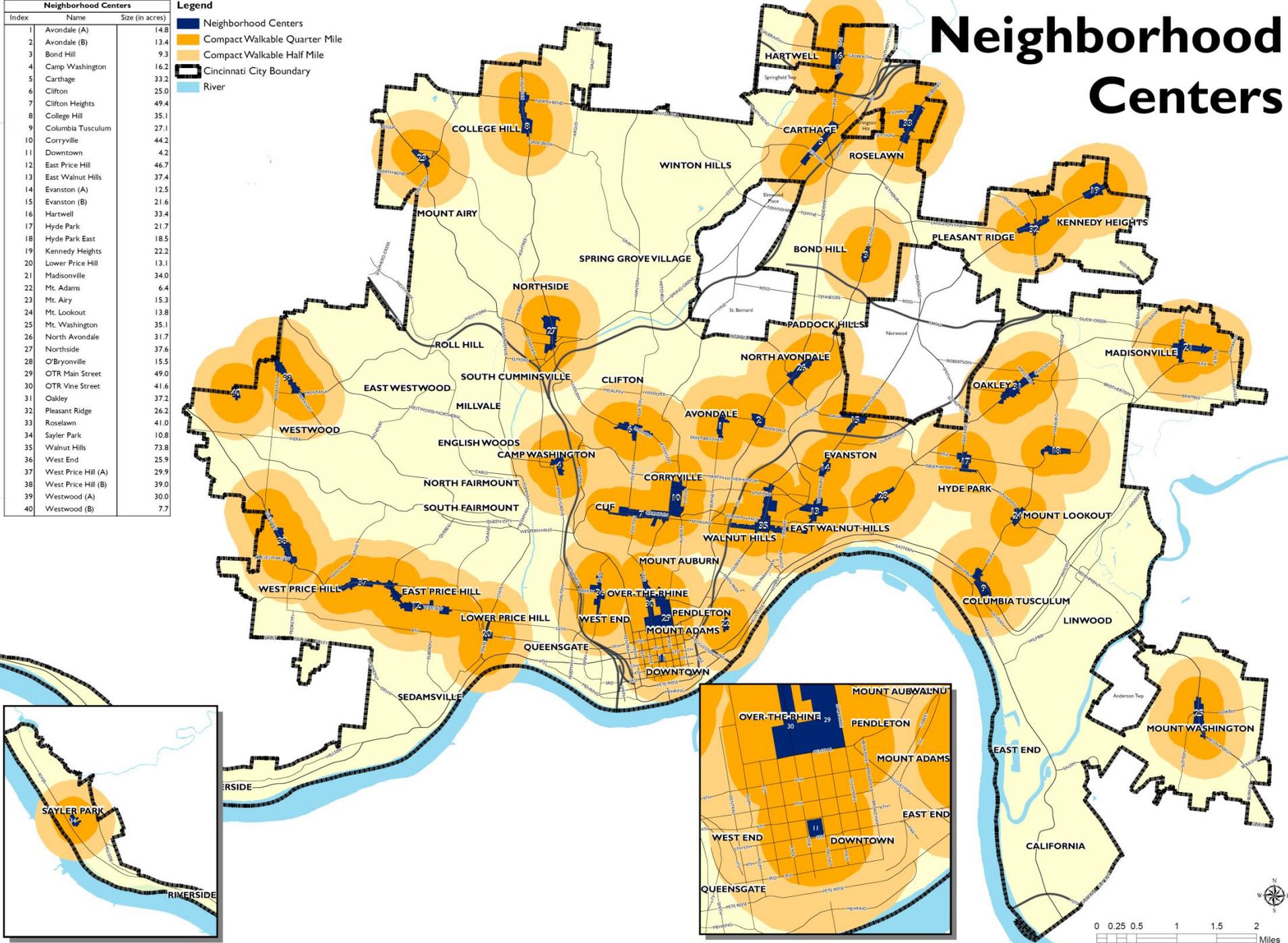
Create new centers of activity where appropriate.

Maximize industrial reinvestment in existing industrial areas.

Neighborhood Centers

Neighborhood Centers		
Index	Name	Size (in acres)
1	Avondale (A)	14.8
2	Avondale (B)	13.4
3	Bond Hill	9.3
4	Camp Washington	16.2
5	Carthage	33.2
6	Clifton	25.0
7	Clifton Heights	49.4
8	College Hill	35.1
9	Columbia Tusculum	27.1
10	Corryville	44.2
11	Downtown	4.2
12	East Price Hill	46.7
13	East Walnut Hills	37.4
14	Evanston (A)	12.5
15	Evanston (B)	21.6
16	Hartwell	33.4
17	Hyde Park	21.7
18	Hyde Park East	18.5
19	Kennedy Heights	22.2
20	Lower Price Hill	13.1
21	Madisonville	34.0
22	Mt. Adams	6.4
23	Mt. Airy	15.3
24	Mt. Lookout	13.8
25	Mt. Washington	35.1
26	North Avondale	31.7
27	Northside	37.6
28	O'Byronville	15.5
29	OTR Main Street	49.0
30	OTR Vine Street	41.6
31	Oakley	37.2
32	Pleasant Ridge	26.2
33	Roselawn	41.0
34	Sayler Park	10.8
35	Walnut Hills	73.8
36	West End	25.9
37	West Price Hill (A)	29.9
38	West Price Hill (B)	39.0
39	Westwood (A)	30.0
40	Westwood (B)	7.7

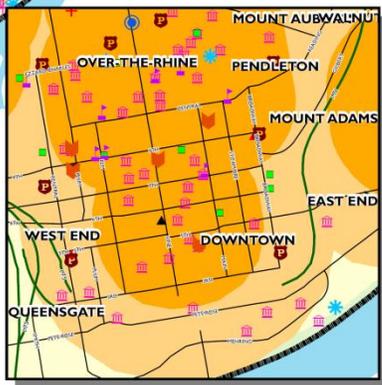
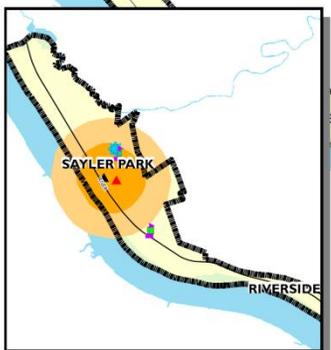
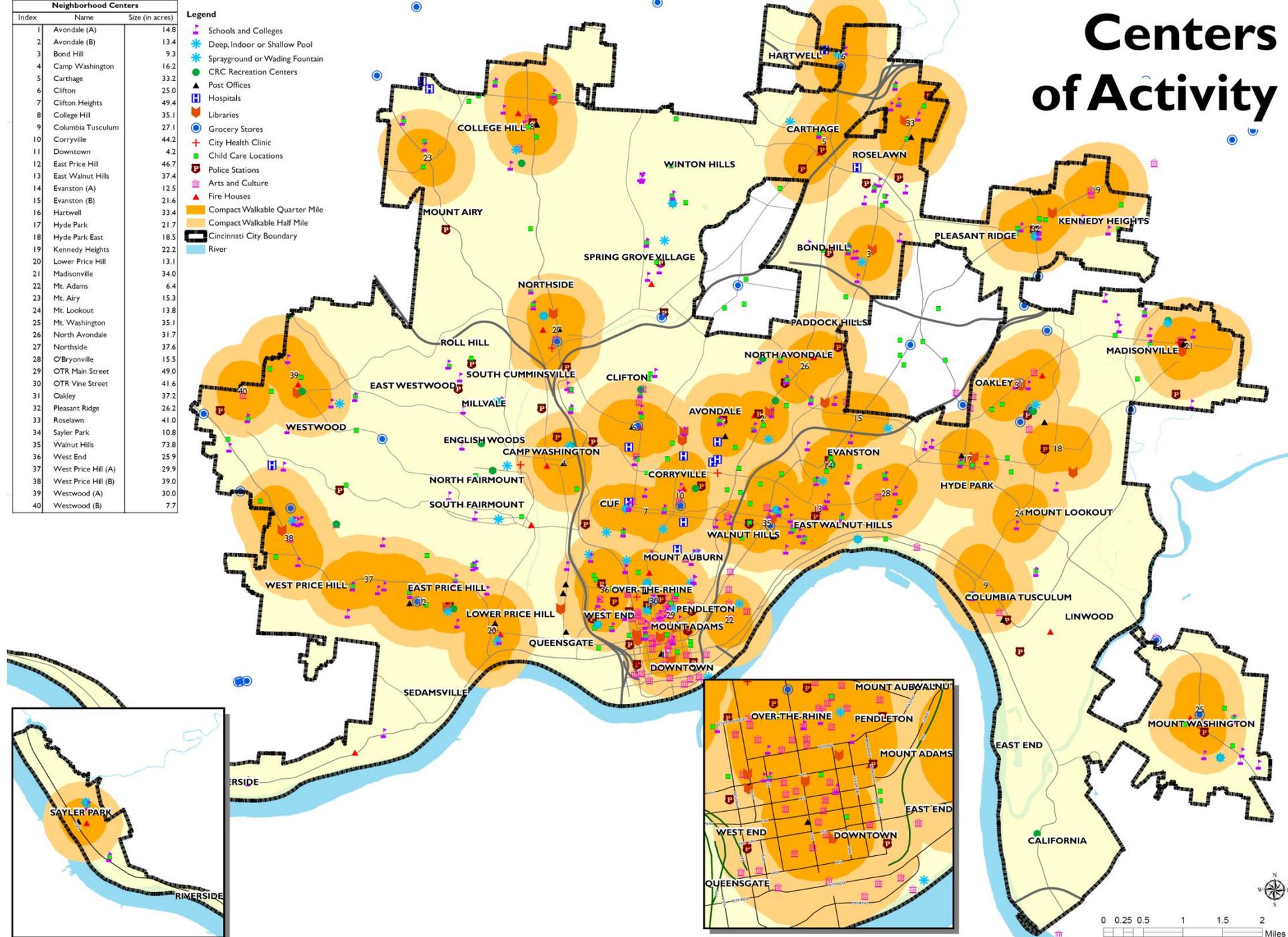
- Neighborhood Centers
- Compact Walkable Quarter Mile
- Compact Walkable Half Mile
- Cincinnati City Boundary
- River



Centers of Activity

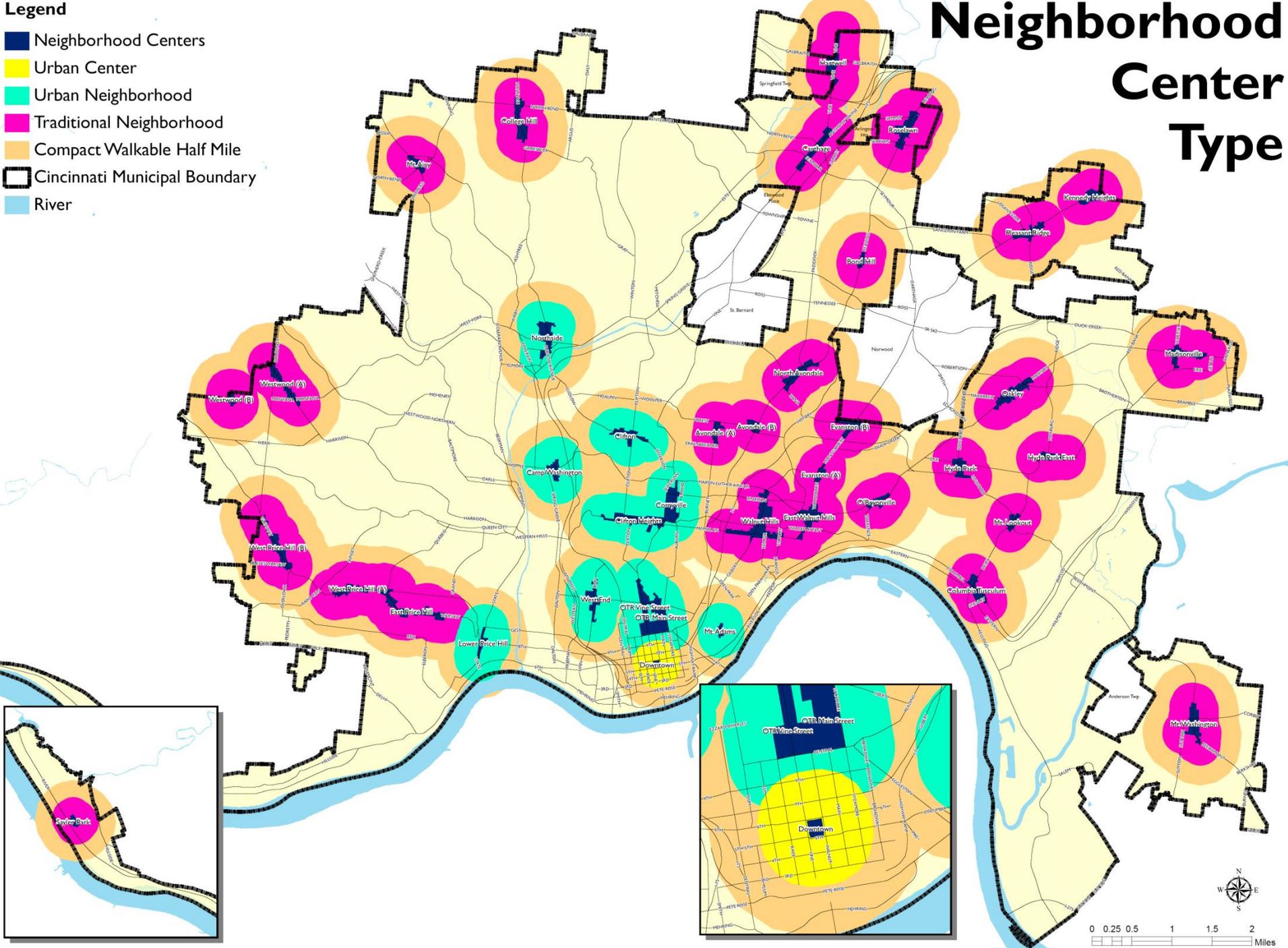
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- Legend**
- Schools and Colleges
 - Deep, Indoor or Shallow Pool
 - Sprayground or Wading Fountain
 - CRC Recreation Centers
 - Post Offices
 - Hospitals
 - Libraries
 - Grocery Stores
 - City Health Clinic
 - Child Care Locations
 - Police Stations
 - Arts and Culture
 - Fire Houses
 - Compact Walkable Quarter Mile
 - Compact Walkable Half Mile
 - Cincinnati City Boundary
 - River



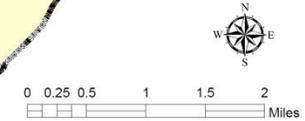
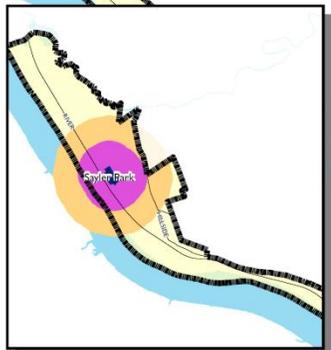
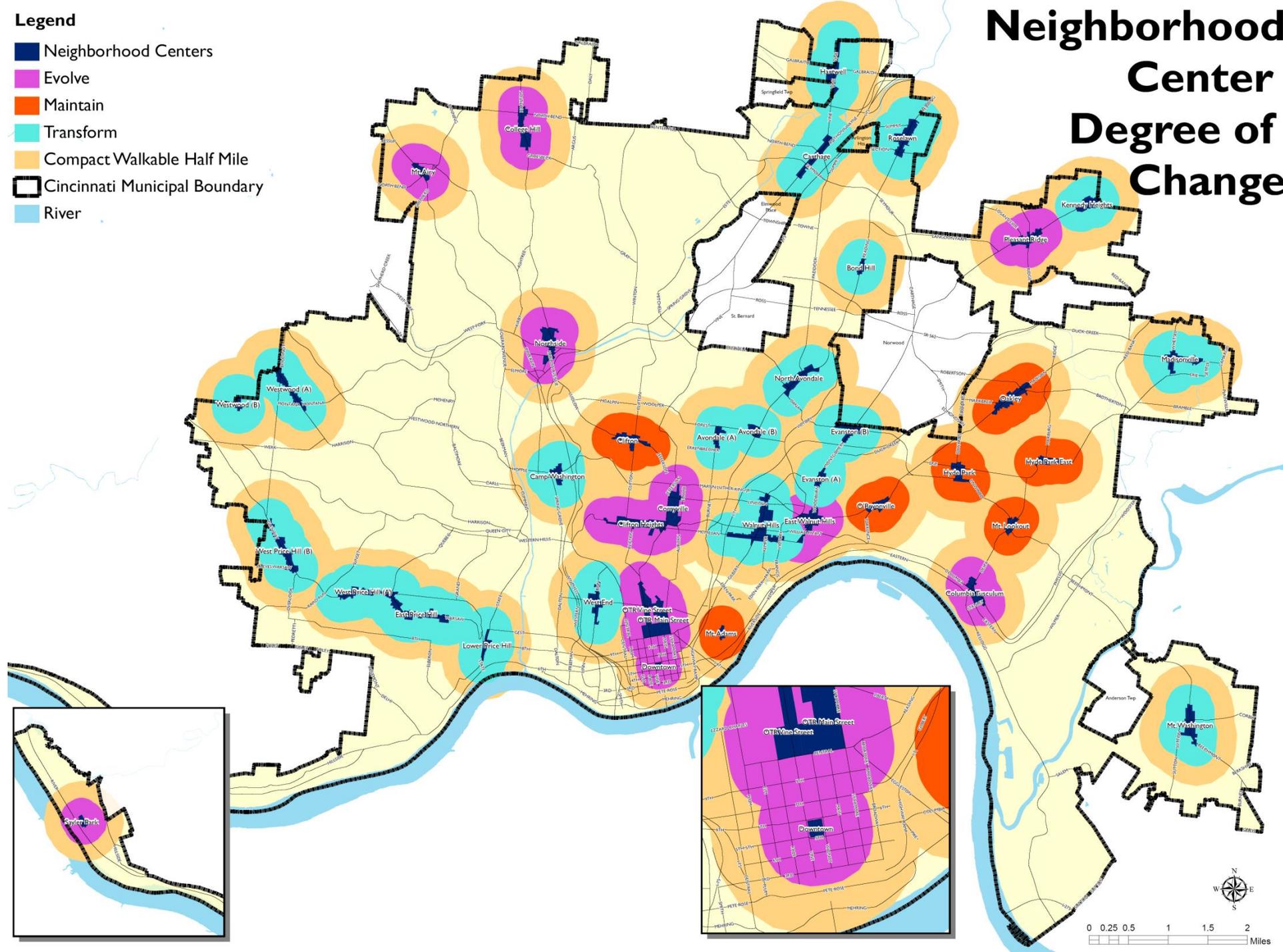
Neighborhood Center Type

- Legend**
- Neighborhood Centers
 - Urban Center
 - Urban Neighborhood
 - Traditional Neighborhood
 - Compact Walkable Half Mile
 - Cincinnati Municipal Boundary
 - River



Neighborhood Center Degree of Change

- Legend**
- Neighborhood Centers
 - Evolve
 - Maintain
 - Transform
 - Compact Walkable Half Mile
 - Cincinnati Municipal Boundary
 - River



Legend

Percent of Units, No Vehicle Available

0% - 21.91%

21.92% - 50%

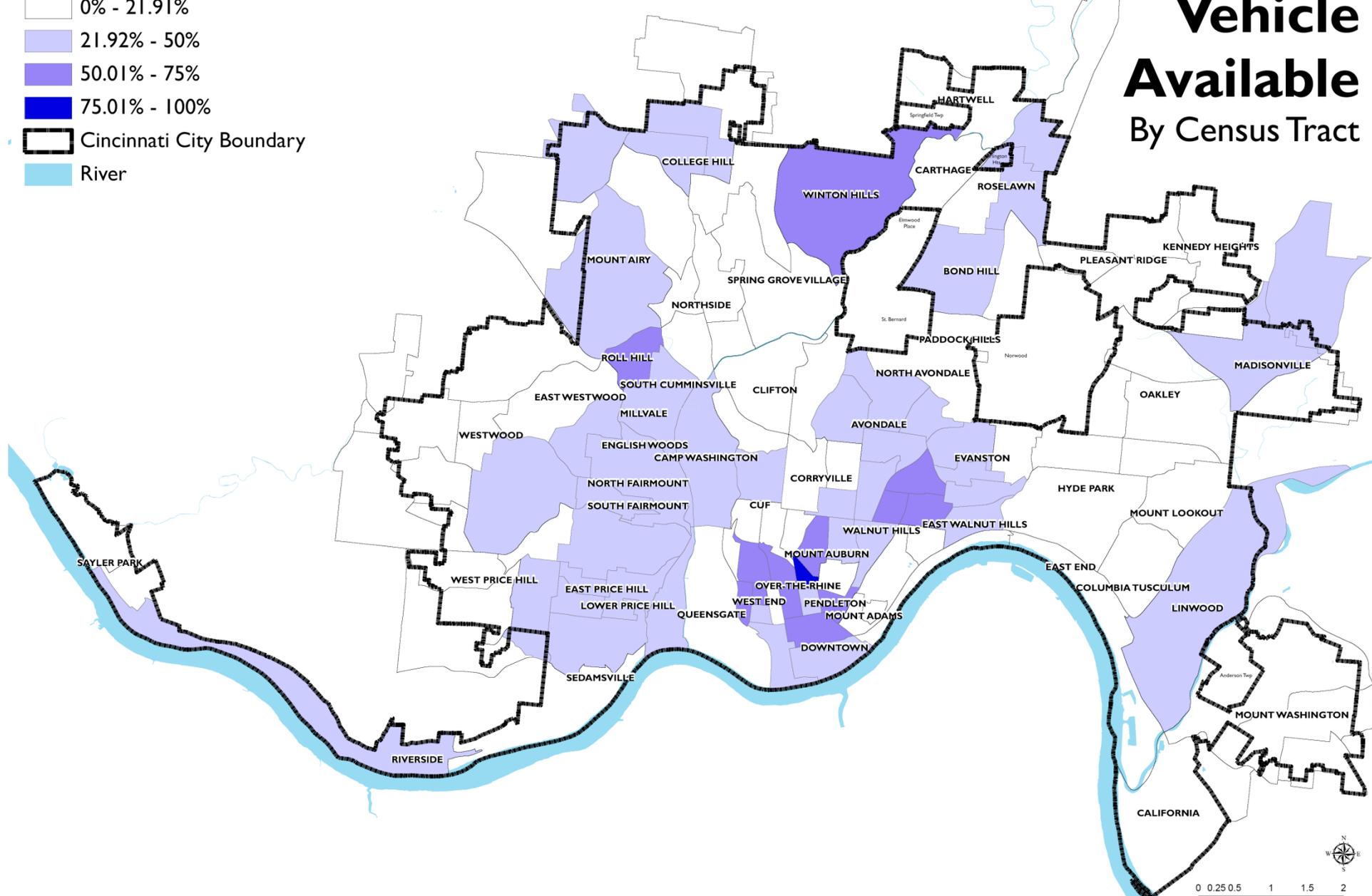
50.01% - 75%

75.01% - 100%

Cincinnati City Boundary

River

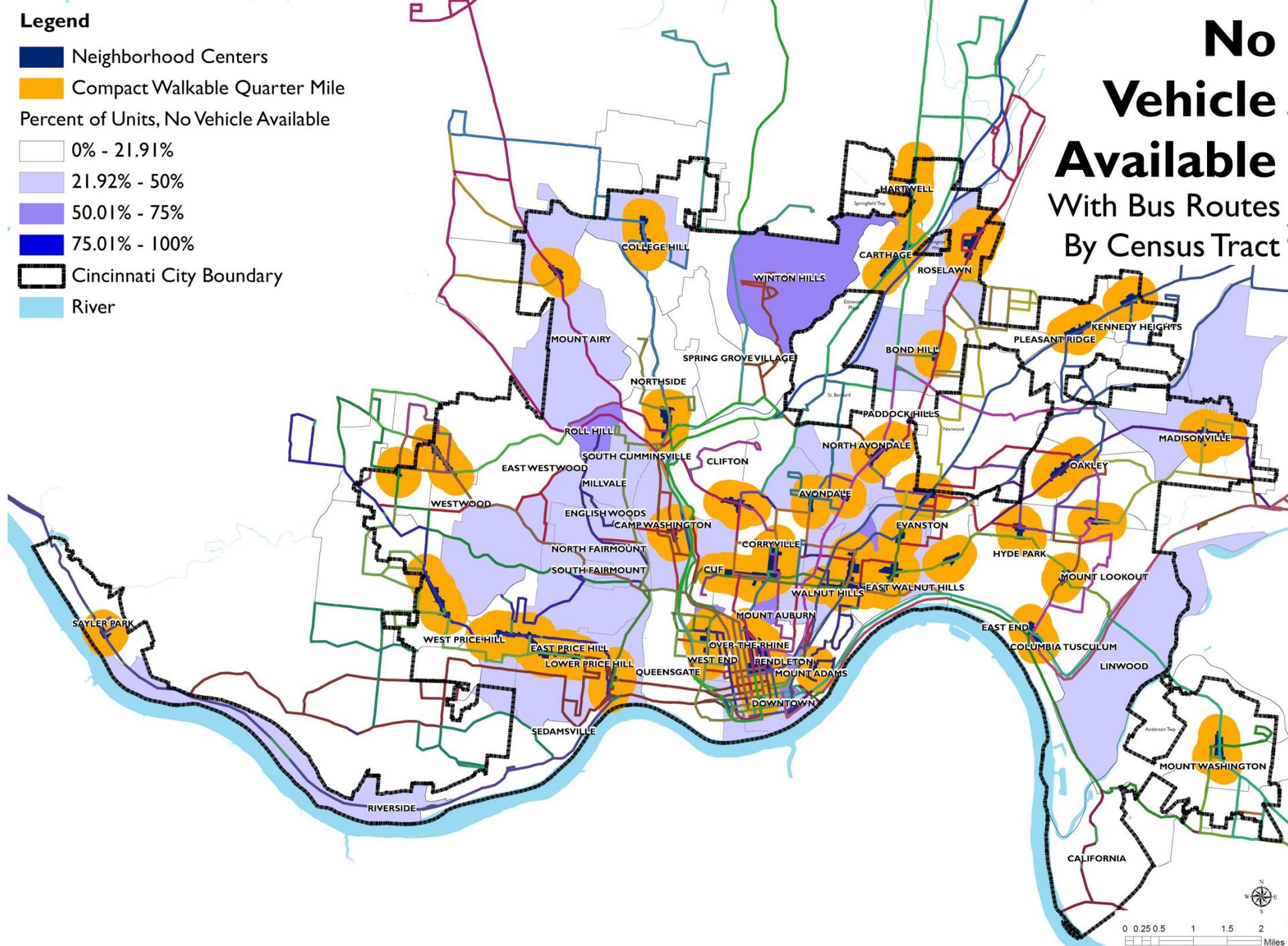
No Vehicle Available By Census Tract



Legend

- Neighborhood Centers
- Compact Walkable Quarter Mile
- Percent of Units, No Vehicle Available
 - 0% - 21.91%
 - 21.92% - 50%
 - 50.01% - 75%
 - 75.01% - 100%
- Cincinnati City Boundary
- River

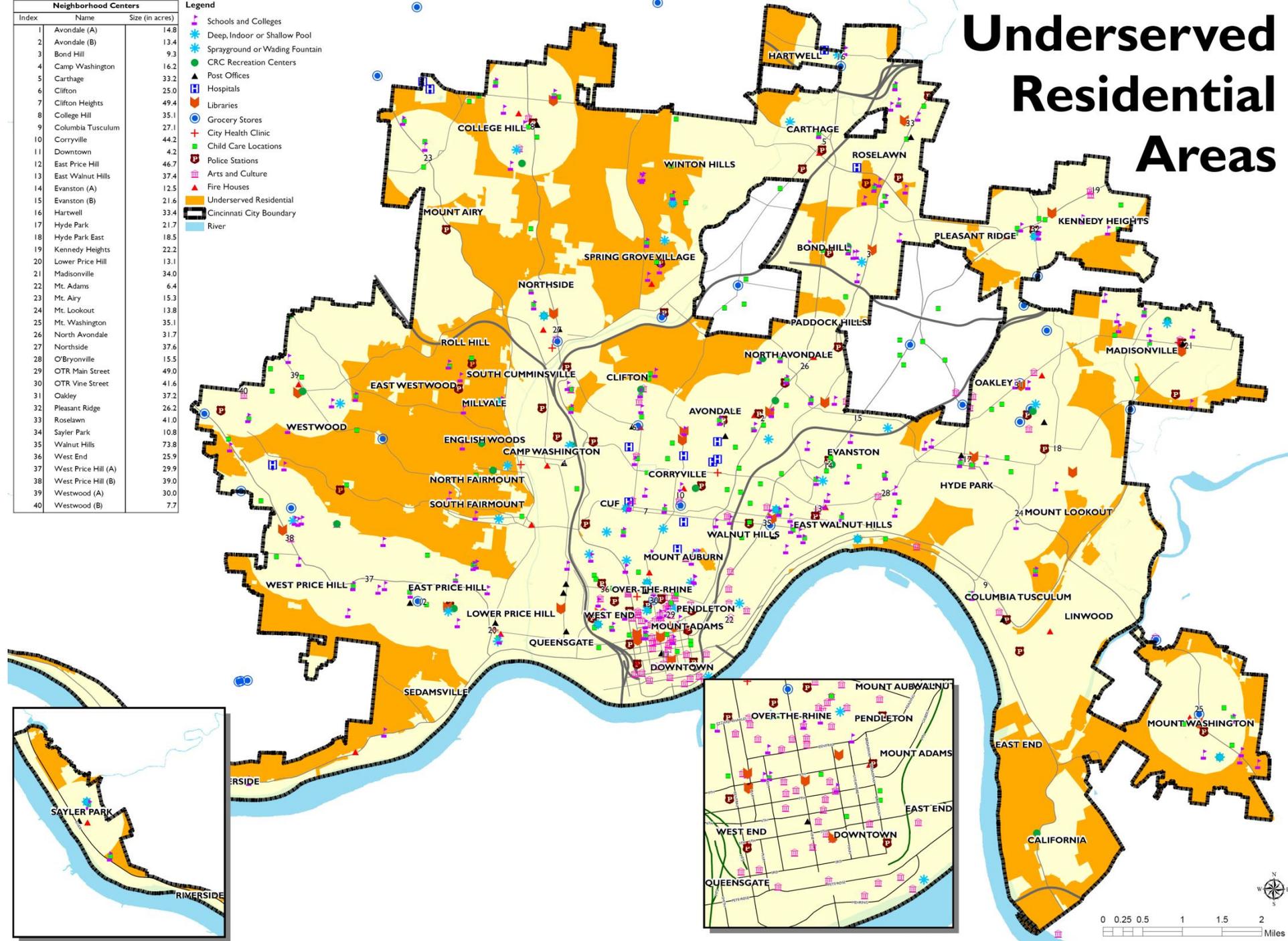
No Vehicle Available With Bus Routes By Census Tract



Underserved Residential Areas

Neighborhood Centers		
Index	Name	Size (in acres)
1	Avondale (A)	14.8
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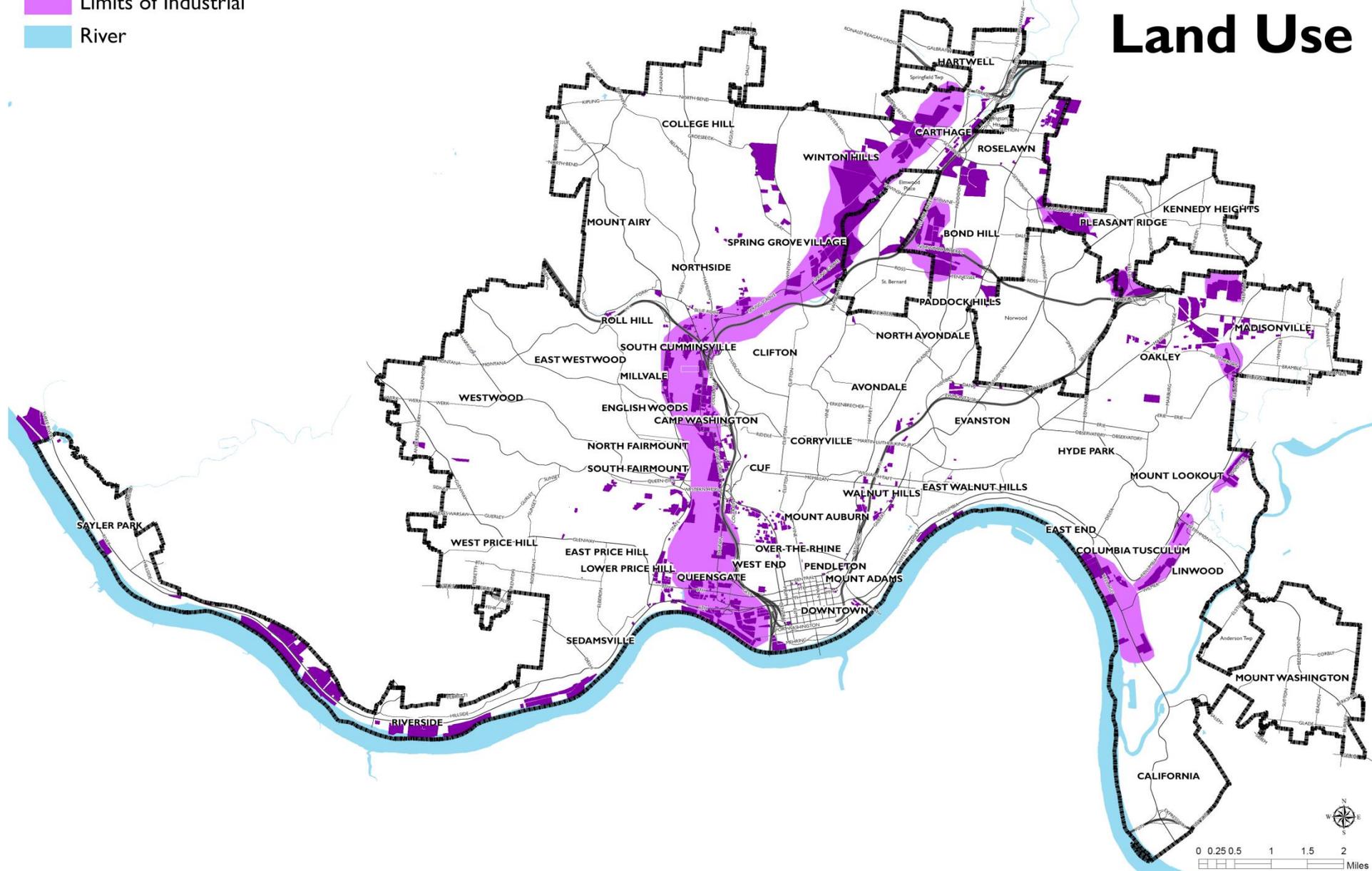
- Legend**
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 - Deep, Indoor or Shallow Pool
 - Sprayground or Wading Fountain
 - CRC Recreation Centers
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 - Libraries
 - Grocery Stores
 - City Health Clinic
 - Child Care Locations
 - Police Stations
 - Arts and Culture
 - Fire Houses
 - Underserved Residential
 - Cincinnati City Boundary
 - River



Future Industrial Land Use

Legend

-  Cincinnati City Boundary
-  Existing Industrial Properties
-  Limits of Industrial
-  River



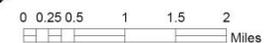
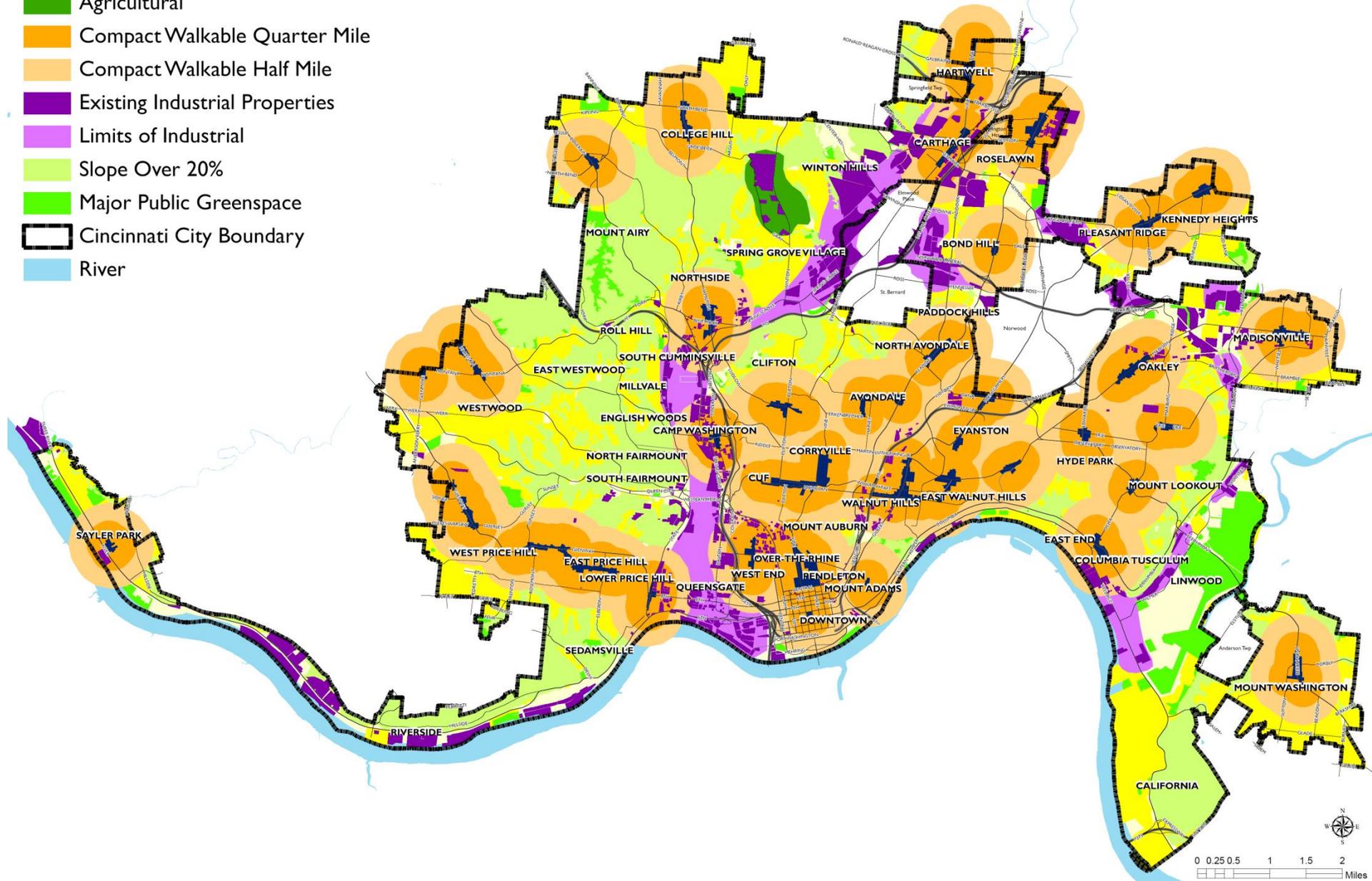
Conceptual Land Use Map

- Strict parcel-by-parcel land use-driven approach is ineffective for compact walkable areas.
- Maps define the areas where compact walkable development should be reinforced or established.
- A new kind of map, showing conceptual framework, guided by community character.

Conceptual Land Use

Legend

- Neighborhood Centers
- Residential
- Agricultural
- Compact Walkable Quarter Mile
- Compact Walkable Half Mile
- Existing Industrial Properties
- Limits of Industrial
- Slope Over 20%
- Major Public Greenspace
- Cincinnati City Boundary
- River



Five Initiative Areas

Compete: *Be the pivotal economic force of the region*

Connect: *Bring people and places together*

Live: *Strengthen our magnetic City with energized people*

Sustain: *Steward resources and ensure long-term viability*

Collaborate: *Partner to reach our common goals*

Compete

Be the pivotal economic force of the region.

Compete Goals

- **Foster a climate conducive to growth, investment, stability, and opportunity.**
- **Cultivate our position as the most vibrant and economically healthiest part of our region.**
- **Become nationally and internationally recognized as a vibrant and unique city.**

Connect

Bring people and places together.

Connect Goals

- **Develop an efficient multi-modal transportation system that supports neighborhood livability.**
- **Develop a regional transportation system that promotes economic vitality.**

Live

Strengthen our magnetic city with energized people.

Live Goals

- **Build a robust public life.**
- **Create a more livable community.**
- **Provide a full spectrum of housing options, and improve housing quality and affordability.**

Sustain

Steward resources and ensure long-term viability.

Sustain Goals

- **Become a healthier Cincinnati.**
- **Preserve our natural and built environment.**
- **Manage our financial resources.**

Collaborate

Partner to reach our common goals.

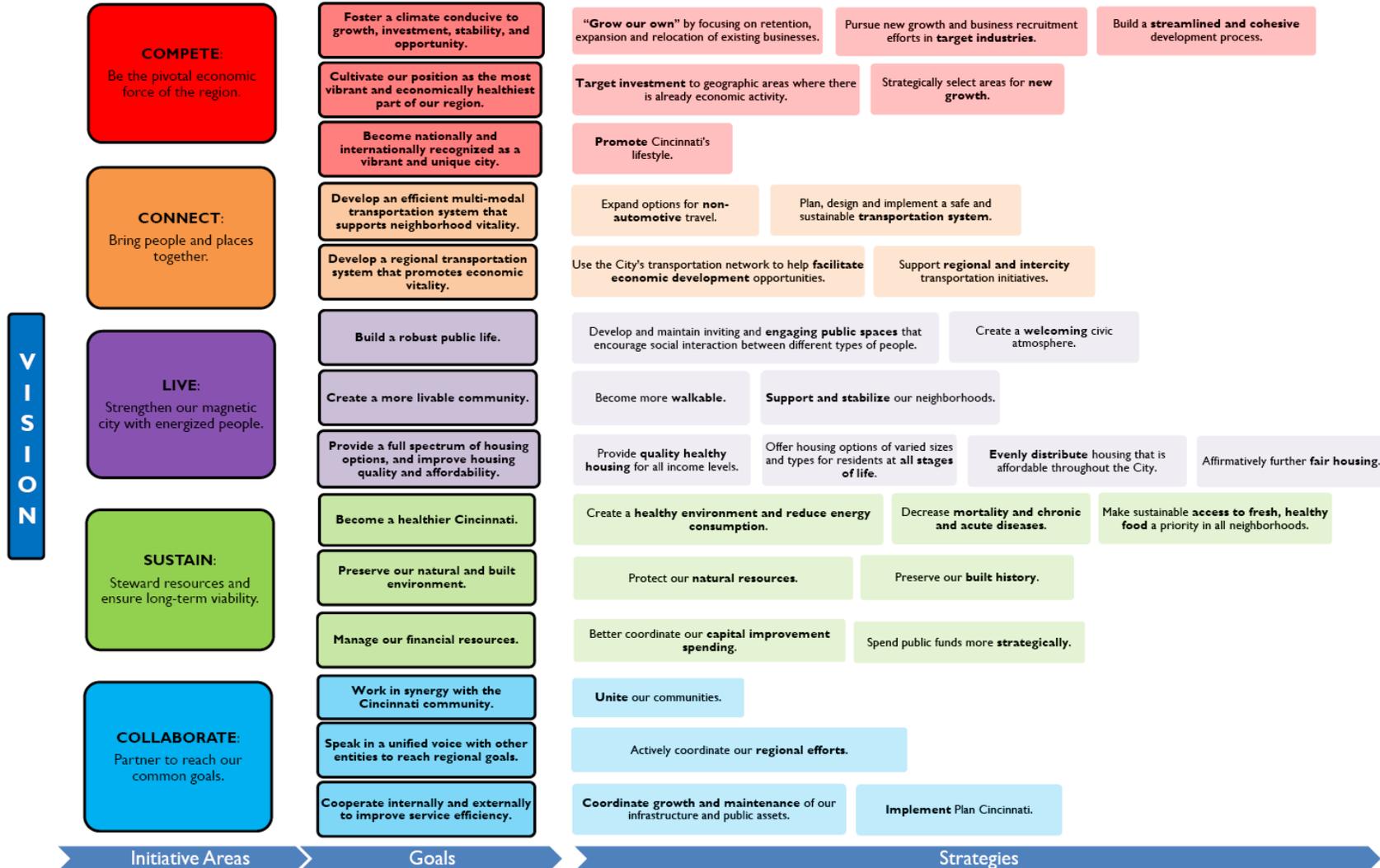
Collaborate Goals

- **Work in synergy with the Cincinnati community.**
- **Speak in a unified voice with other entities to reach regional goals.**
- **Cooperate internally and externally to improve service efficiency.**

Our Goals and Strategies

Our Vision: Thriving Re-Urbanization

The vision for the future of Cincinnati is focused on an unapologetic drive to create and sustain a thriving inclusive urban community, where engaged people and memorable places are paramount, where creativity and innovation thrive, and where local pride and confidence are contagious.



Plan, design and implement a safe and sustainable transportation system.

To create a sustainable transportation network that reinforces the quality of life, minimizes impacts to the environment and is fiscally responsible, we will plan for and implement an efficient, balanced, multi-modal system. We will take into account future land use as well as the function of the transportation facility, including the continued use of existing infrastructure by implementing multiple modes of transportation and, when creating new streets and roads, applying complete streets principles.



Incorporate environmental best practices in the planning and design of transportation systems.

Clean and efficient transportation options that are safe and affordable will be available to develop a sustainable transportation system serving the needs of all users. This effort is not a one-step process and has already begun in many cases, and the efforts will continue to reach efficiency in both the City and the region.

Short-range (1-3 years):

- Implement transportation components included in the Office of Environmental Quality, Green Cincinnati

Plan (Climate Protection Plan 2008), such as energy efficient street lighting and traffic signals.

Mid-range (4-7 years):

- Complete greening the fleet of Cincinnati with hybrid, diesel, propane and electric systems where appropriate.
- Work with METRO to pursue hybrid buses and various other types of vehicles that can serve the routes in varying degrees of capacity.

Long-range (8-10 years):

- Continue to research and apply new methods to increase sustainability in transportation systems.



Image Source: Michael Providenti

Bicyclists sharing the road

Partnerships

- Some things in the Plan are pivotal to the City but we can't do it alone – need partners
- Each Strategy lists partners necessary for implementation
 - *City may not always be the lead agency but will always have a role*

An Award-Winning Plan

- **2013 Frank F. Ferris Award**
 - For Outstanding Planning in Hamilton County
- **2013 Award for Contribution and Excellence, Ohio Chapter of the American Planning Association (APA)**
 - Comprehensive Planning in a Large Jurisdiction
- **2014 Daniel Burnham Award, American Planning Association (APA) National Planning Excellence and Achievement Award**
 - Planning profession's highest honor for a Comprehensive Plan



2014
Daniel Burnham Award
for a Comprehensive Plan

Plan Cincinnati:
A Comprehensive Plan for the Future
Department of City Planning and Buildings
Cincinnati, Ohio

American Planning Association

Plan Cincinnati Today

- Still guiding policy decisions
- Since adoption, Ordinances reflect Plan consistency
- Capital budget reviewed for Plan consistency
- Plan being implemented, but not being tracked or reported as well as it could
- 10 years in 2022 – should be updated in coming years

PLAN CINCINNATI

a comprehensive plan for the future

www.plancincinnati.org



202201290

Jeff Cramerding
Councilmember

MOTION

May 23, 2022

WE MOVE that the Administration provide a REPORT on how the city can include fair wages and safe working condition clauses in development projects that receive a municipal benefit, rather than placing such requirements on a contract-by-contract basis.

BACKGROUND

The City of Cincinnati does not have any contractual wage or working conditions requirements in development projects that receive municipal benefits. The report requested through this motion would assist City Council in creating a policy that would provide clarity to developers.

Austoria Parks

Jan-Michael Senneker

JMC



Mark Jeffreys
Councilmember

May 31, 2022

MOTION

Housing & Transportation

WE MOVE that, the Administration work with the Mt. Washington Community Development Corporation (MWCDC), the Mt. Washington Community Urban Redevelopment Corporation (MWCURC), and the Mt. Washington Community Council (MWCC) to implement an Urban Parking Overlay in the Mount Washington neighborhood in the spirit of the attached map in Exhibit A proposed by MWCDC.

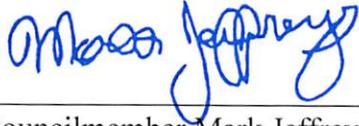
STATEMENT

An Urban Parking Overlay is a zoning overlay that removes parking requirements from the zoning code within that overlay. Parking requirements—generally speaking—require most housing developments and small businesses to provide a certain number of parking spaces corresponding to their housing development/business. Parking requirements are one example of how cities across the United States have actively promoted and prioritized cars over people. Mt. Washington is doing a commendable job reversing this trend and revitalizing their business district and neighborhood towards a walkable, multi-modal future. For example, MWCDC would like to renovate a historic building in their business district; unfortunately, the current parking requirements inhibit this building from being redeveloped into its highest and best use. By implementing an Urban Parking Overlay in Mt. Washington, the City will buttress Mt. Washington's efforts to continue to grow and thrive as a community.

The City of Cincinnati has already implemented two Urban Parking Overlay Districts: District #1 covers Downtown, Over-the-Rhine, Pendleton, and parts of Mt. Auburn and West End, and District #2 covers a large portion of Camp Washington. These two districts were approved on September 19, 2019 and June 23, 2021 respectively.

The Mt. Washington Community Development Corporation (CDC) reached out to Councilmember Jeffreys's and Councilmember Harris's offices in February of 2022 to discuss the possibility of implementing an Urban Parking Overlay in their neighborhood. The MWCDC then furnished the map displayed in Exhibit A and engaged with the MWCC as well as the

MWCURC. All three organizations have expressed their support for this initiative, with corresponding letters of support attached as Exhibit B to this motion.



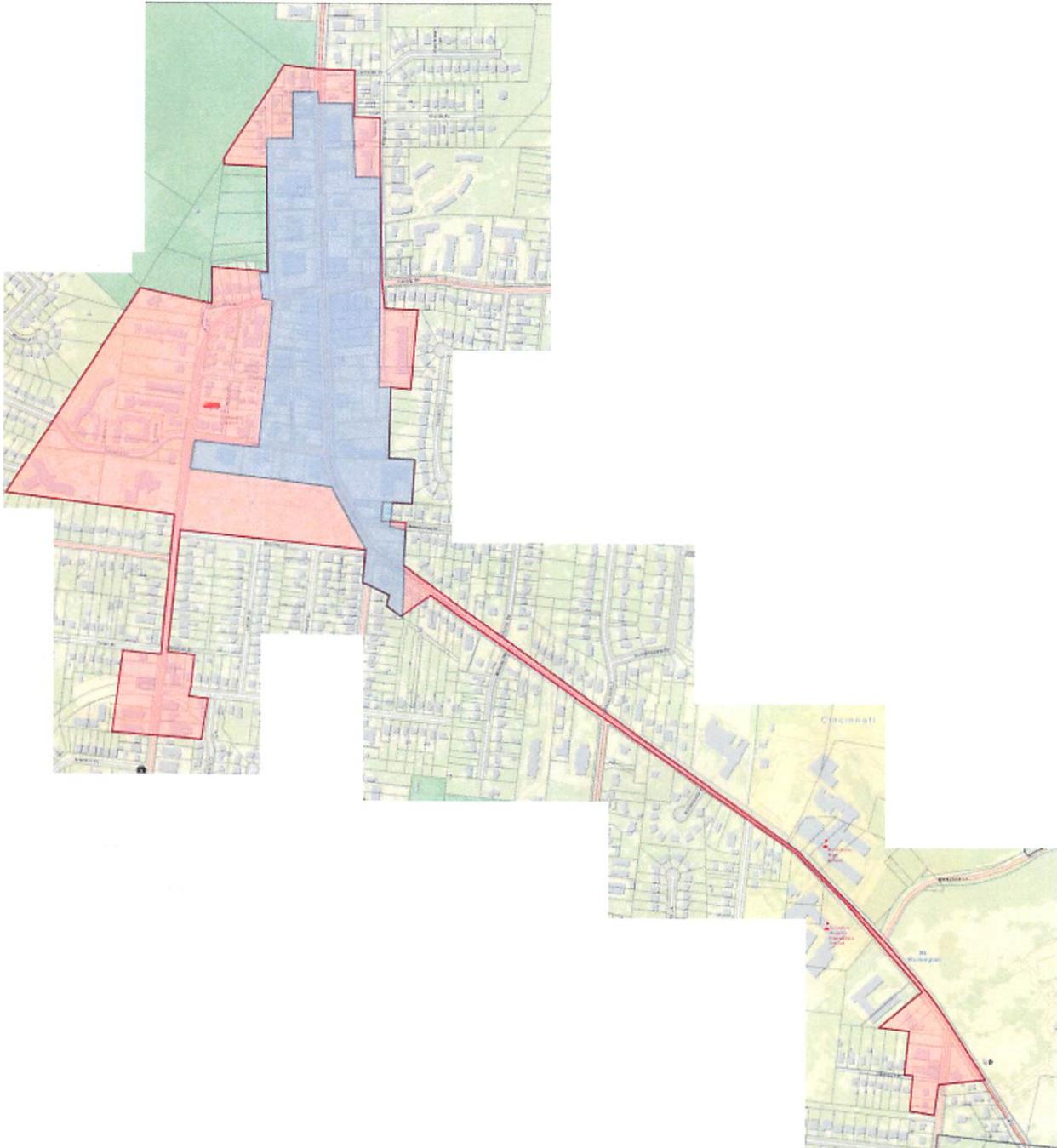
Councilmember Mark Jeffrey



Councilmember Reggie Harris

Exhibit A

Desired implementation area of the Urban Parking Overlay



Mt. Washington has requested that the area depicted in red and blue (blue representing Mt. Washington's Neighborhood Business District) become an Urban Parking Overlay District.

Exhibit B
Letters of Support



May 9, 2022

Mayor Aftab Pureval
City Manager John Curp
Members of City Council
City Hall, 801 Plum Street
Cincinnati, OH 45202

Re: Parking Overlay for Mt. Washington

Dear City of Cincinnati,

Mt. Washington Community Council supports establishing an Urban Parking Overlay in the Mt. Washington business district.

Easing current parking requirements will be a benefit to our existing businesses as well as allow us to attract new businesses to our Neighborhood Business District and to be competitive with other neighborhoods.

We also believe this will encourage more neighbors to bike and walk to our NBD which aligns with our primary goals for the NBD and supports our Neighborhood Comprehensive Plan.

Sincerely,

Elissa Pogue

Elissa Pogue
President, Mt. Washington Community Council

Letter of Support from Mt. Washington's Community Council

MT. WASHINGTON COMMUNITY DEVELOPMENT CORPORATION (MWCDC)

May 9, 2022

Mayor Aftab Pureval
Members of Cincinnati City Council
John Curp, City Manager of Cincinnati
801 Plum Street, Cincinnati, OH 45202

re: Urban Parking Overlay, Mt. Washington

To City Leadership,

Mt. Washington Community Development Corporation sincerely supports establishing an Urban Parking Overlay District in the Mt. Washington business district.

MWCDC
513-232-8373
mwcdcinfo@gmail.com

6508 Ambar Avenue
Cincinnati, OH
45230-2817

As we work attract new and varied businesses to our Neighborhood Business District (NBD), we are consistently asked about parking availability. While we are fortunate to have significant free and public parking in our NBD, removing the barriers created by some of the parking restrictions will make all of our commercial properties more competitive and attractive.

We also believe this will encourage more neighbors to bike and walk to our NBD which aligns with our primary goals for the NBD and supports our Neighborhood Comprehensive Plan.

We have presented and discussed this with our Community Council, business association and various business owners in our NBD and have their enthusiastic support.

Sincerely,

Wendy O'Neal

Wendy L. O'Neal
President, Mt. Washington CDC

Letter of Support from Mt. Washington's Community Development Corporation



MT WASHINGTON
COMMUNITY URBAN REDEVELOPMENT CORPORATION
6229 BEECHMONT AVE. CINCINNATI, OH 45230
MWCURC.ORG

May 9, 2022

Mayor Aftab Pureval
Members of Cincinnati City Council
John Curp, City Manager of Cincinnati
801 Plum Street, | Cincinnati, OH 45202

Cincinnati Mayor Pureval, Members of City Council and Manager Curp,

Mt. Washington Community Urban Redevelopment Corporation supports an Urban Parking Overlay in our business district.

Easing current parking requirements will be a benefit to our existing businesses as well as allow us to attract new businesses to our Neighborhood Business District (NBD) and allow Mt. Washington to be competitive with other neighborhoods.

We also believe this will encourage more neighbors to bike and walk to our NBD which aligns with our primary goals for the NBD and supports our Neighborhood Comprehensive Plan.

Sincerely,

Jack Vilardo

Jack Vilardo
President MWCURC

Letter of Support from Mt. Washington's Community Urban Redevelopment Corporation

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