

**CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT  
ZONING AMENDMENT REQUEST AND ZONING CHANGE REQUEST**

**REZONE OG, CC-A and CC-P ZONING TO PD  
for  
UPTOWN INNOVATION CORRIDOR  
Located at  
SOUTHWEST CORNER OF READING RD & MLK BLVD**

**1. APPLICANT/PETITIONER:**

Queen City Hills, LLC (via the developer, Foxx-Danis, LLC “Developer”)  
324 W. 9th Street  
Cincinnati, OH 45202

As may be subsequently assigned.

**2. SUMMARY OF REQUEST**

Applicant is requesting the rezoning of the 15 street addresses (“Subject Property”) shown in the schedule below from various current zoning to Planned Development (“PD”).

The Subject Property has various current zoning classifications, which are noted in the schedule below. These current classifications include General Office and Community Commercial and publicly owned land. The total area to be re-zoned is approximately 7.80 acres. See Appendix H.

Applicant is requesting the rezoning of the Subject Property to allow a large-scale, mixed-use redevelopment (“Proposed Development”) to be developed on the Subject Property, which is generally located in the southwest quadrant of the Martin Luther King Drive. and Reading Rd. intersection. Based on proximity of buildings, the various uses, complexities of the site and in-depth discussions with City staff, Applicant believes that Planned Development will best suit the ability to develop the best project on the Subject Property in keeping with the wishes of the community and the City.

**3. PROJECT NARRATIVE**

QCH has assembled the land parcels necessary to develop 5.85 acres of land. The consolidated properties, located at the southwest corner of Martin Luther King Dr. and Reading Rd. will be re-zoned as a planned development with design focusing on the Uptown District Design Guidelines. The project is an innovative mix of complementary uses to create a vibrant place to work, live and play. Major site components include:

- A state of the art, Commercial Development Lab. This clinical phase research, manufacturing, and product development entity, focused on bridging academic, proof of concept cell and gene therapeutic research through later stage evaluation, in support of emerging biotech and pharmaceutical companies in preparation for late-stage registration/pivotal trials, commercial approval and global distribution.
- A Research Lab and Office Center will provide incubator lab space, general office space as well as support the functions of the Commercial Development Lab. Together, these labs will help attract the best and brightest to this Bio-Tech Life Sciences Research Park
- A Multi-Family Housing Development will provide a mix of studio, two- and three-bedroom units coupled with interior and exterior amenities. These residential units will provide the scientific and medial professionals with ideal places to live and play.

- A street level Retail Space facing Martin Luther King Drive providing opportunities for food, shopping and /or entertainment, helping to further fulfill the play component of this multi-use development.
- A structured parking garage and podium with entrances off of MLK Dr., Vernon Ave., and Maxwell St. The garage will serve as the base for the Research Lab and Housing Units and will also contain the sites stormwater retention system.
- A large Public Plaza is set atop the parking garage, weaving between the Commercial Development Lab, the Research Lab and Office Center and Multi-Family Housing and connecting down to the MLK level via a grand sweeping staircase

Each component contributes to the overall ambiance and sense of place to enhance the others both in design and function.

Design and construction is planned to be accomplished in three phases.

- Phase 1: Full site development, including utility infrastructure, deep foundations, rough grading and retaining walls.
- Phase 2A: Construction of Commercial Development Lab, Parking Garage, Retail
- Phase 2B: Construction of the Research Lab and Office Center.
- Phase 3: Construction of Multi-Family Housing and amenity deck with associated upper parking garage podium.,

This proposed development will improve the vacant and underutilized existing properties and create a dynamic mixed-use environment providing places for life science professionals to work, live and play.

## PLAN ELEMENTS

### Location of Development

This proposed PD Zoning District, referred to as the Biotech Cincinnati Life Science Research Park for Innovation Corridor, is located on Southwest Corner of Martin Luther King Blvd and Reading Road generally bound by Vernon Place on the West and Maxwell Avenue on the south and Reading Road on the east.

### Ownership & Property Addresses Ord.\_1429-09 (b)

The properties comprising the development site are listed individually below.

Owner	Address	Parcel ID	Zoning
Central Clinic	(Part of) 512 Maxwell Ave	091-0001-0112	OG
Central Community Health Board of Hamilton County	530 Maxwell Avenue	091-0001-0103	OG
Central Community Health Board of Hamilton County	3020 Vernon Place	091-0001-0107	OG
SGA Enterprises Inc	-	106-0001-0243	OG
SGA Enterprises Inc	3026 Harvey Avenue	106-0001-0150	CC-A
SGA Enterprises Inc	3028 Harvey Avenue	106-0001-0254	CC-A

YWCA Development Corp	516 Maxwell Avenue	091-0001-0102	OG
YWCA Development Corp	(Part of) 512 Maxwell Ave	091-0001-0101	OG
YWCA Development Corp	3006 Vernon Place	091-0001-0100	OG
Uptown Transportation Authority	515 Martin Luther King Drive	091-0001-0201	CC-P
City of Cincinnati	-	106-0001-0328	CC-A
City of Cincinnati	3049 Reading Road	106-0001-0218	CC-P
City of Cincinnati	(Part of city parcel)	091-0002-0215	CC-P
City of Cincinnati	(Part of) 439 E. Martin Luther King Drive	106-0001-0143	CC-A
City of Cincinnati	(Part of) 2915 Vernon Place	091-0001-0031	OG

In addition, a portion of the existing Vernon Place public right-of-way (between Maxwell Avenue and Martin Luther King Drive) will be vacated and included in the new Planned Development District. See appendix N.

A request for a Coordinated Report was submitted to the city’s office of Real Estate Services (RES) on 11/03/22 and the Coordinated Report was received on 12/12/22. See Appendix M. The development team will work the city to get a clear Coordinated Report and purchase the city-owned properties/right-of-way needed for the project.

**Existing Conditions (QCH-Bioscience Research Park)**

The majority of proposed QCH consolidated site is a vacant and cleared lot. Demolition is currently being completed for the old Schaffer single story light industry building company on Reading Road as well as 3 story nursing home on Martin Luther King Drive (MLK). Also, on the proposed PD Development there is an existing 2 Story PNC Office Building (12,612 sq. ft.) on the east corner of MLK and Vernon Place and on the south adjacent parcel we have a Central Community Health Office (25,870 sq. ft.) fronting on Maxwell Ave. The last two properties Describe where have an existing 2 story 11,316 YWCA building and a small two and half story 1,155 sq ft Central Health Clinic building along Maxwell Ave. All existing facilities are preparing for demolition for the new QCH development.

**Community Engagement**

QCH has actively engaged with Avondale Community Council and Cincinnati City Council since fall 2019. We participated in the Avondale Neighborhood Conversation with Uptown Consortium in November 2019 and attended several ACC meetings. City council approved the TIF boundaries for the SW quadrant (December 2019). QCH presented a \$20K gift to ACC for their inclusive development efforts in late 2019. Through 2019 and 2020 we engaged with Uptown Consortium and WEB Ventures monthly to discuss the development goals and continue to do so. QCH also recently participated in the ACC’s Thanksgiving food drive, and will be leading a community winter hiking program through Avon Woods this January in partnership with Cincy Parks.

**Description of Proposed Land Uses, Buildings and Structures** Ord.\_1429-13(i)

QCH has assembled the land parcels necessary to develop 5.85 acres of land. The consolidated properties will be re-zoned as a planned development with design focusing on the Uptown District Design Guidelines. The project is an innovative mix of complementary uses to create a vibrant place to work, live and play. Major site components to include:

### **Commercial Development Lab**

The Commercial Lab Building will research and manufacture medical-use products in the four-level structure. The items produced will ship from a loading dock positioned at grade, accessing Reading Road. The dock will be screened from view via its location on the campus, and will feature additional landscape screening, to meet the Uptown District requirements.

Building specifications:

Area: Up to 350,000 sq. ft.

Height: 175' above grade.

### **Research Lab and Office Center**

The Research Lab and Office Center will house tenants that primarily provides professional, executive, management, or administrative services, such as accounting, architectural, computer software consulting, data management, engineering, medical or other health care professionals, insurance, investment, law, and/or real estate offices, etc. Co-workspaces may also occur. These would combine office, athletic, or reception uses or other social workspaces and requires membership for use of the space. Incubator spaces may be included to provide public and private collaboration and providing management, mentoring, workspace, or other services for business, academic, no-profit, institutional or start-up organizations. Commercial laboratories may be included. These facilities include medical, optical, orthotic, prosthetic, or dental laboratory services, photographic, analytical, or testing services and scientific wet/dry lab research facilities.

Building specifications:

Area: Up to 225,000 sq. ft.

Height: 175' above grade

### **Multi-Family Housing Development**

Multi-Family Housing Development will provide a mix of studio, two- and three-bedroom units coupled with interior and exterior amenities. The units will sit one level higher than the ground plain for enhanced security and provide the required fire truck access to the site. The intended housing provided will focus on congregate housing- Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other support services appropriate to the residents. The dwellings are defined as one or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes. Dwelling includes: rowhouse, multi-family dwellings and loft dwellings.

Building specifications:

Number of Units: 120-400 units

Height: 125' above grade

### **Retail Space**

The Retail space facing Martin Luther King Drive. The Retail services provided could include: the following: food service (eating and drinking establishments, full-service restaurants, limited-service restaurants, breweries, Distilleries, food market, food preparation, or drinking establishment. Other options include convenience market (limited goods), patio/garden store (limited service), personal services (barber/beauty shop, nail salon, tanning salon, massage therapy, electrolysis, seamstress, tailor, shoe repair, dry cleaner, self-service laundry and photo studio. Retail sales, including alcohol, furniture and home furnishing, electronics and appliances, clothing and shoes, jewelry, luggage and leather

goods, hobbies shop, books, periodicals and music, department stores, office supplies, gifts and novelties, pets, hardware, video stores and auto parts. Banking and financial institutions.

Area: Up to 25,000 sq. ft.  
Height: Up to 35' above grade

**Structured Parking Garage, Podium and Public Plaza**

On grade, and lower-level parking spaces (garage) will be provided to support the activities that will occur on the campus. It will be sized per local zoning code to support the new square footage created at the campus, and the buildings' mixed-uses. The principal use will be a surface parking lot, and parking garage offering parking to the public and is the principal use of the premises.

The rooftop amenity spaces (plazas) that are generated above the parking garage, will prove supplemental activity space to support the infrastructure created at the development.

Parking Spaces: 850-1250 parking spaces  
Height: 50' above grade

**City CSR Review**

The city held a Coordinated Site Review (CSR) meeting on Tuesday 12/13/22 to discuss the project. It was determined at that meeting that the project could move forward with the Planned Development re-zoning. The CSPRO Committee review letter is included in Appendix G.

**Set Back Lines:**

The Setback lines will be determined by the Final PD Development planning process, however the Appendix J – Uptown Innovation District Design Guidelines that indicate the conceptual right of way and recommended setbacks for the Innovation Corridor as envisioned by UCI- Uptown Consortium Inc (also depicted in Appendix O). Buildings will generally be set back 0-20' from the public right-of-way.

**Building Heights and Areas:**

Final height measurements will be determined at the time of any filing for final development plan. See Section "Description of Proposed Land Uses, Buildings and Structures" above and Appendix "B" for approximate building heights and areas.

**Streetscapes:**

Final streetscaping planning has not been finalized but will incorporate the guidelines shown in Appendix J – Uptown Innovation District Design Guidelines. This work will include sidewalk widths and open space requirements and Calculations. See appendix O. Final streetscape design to be submitted with final development plan.

Pedestrian circulation and walkability to and through the site by public sidewalks along all streets will be a minimum of 8'-10'-0" on all perimeters as indicated on page 55 of Appendix J – Uptown Innovation District Design Guidelines. Our Sidewalk "Amenity Zone and Zero setback will be considered as shown on page 58 and 59 of the attached Appendix J – Uptown Innovation District Design Guidelines.

Streetscape along Reading Road and MLK will include viable trees to provide overhead shade, and site furnishing amenity space for potential outdoor engaging pedestrian zones and an extension of active retail/entertainment venues.

Landscape Open Spaces are proposed in our upper plazas and courtyards. Refer to site plans included in this PD submission.

**Density and Open Space:** Ord.\_1429-09 (e)

The project includes up to 80,000 SF of plaza/amenity space on two levels above the parking garage. This open space would account for over 25% of the project’s total 5.85-acre development area.

**Refuse Collection:** Ord.\_142909 (a)

Trash and waste facilities shall be provided on-site and located in areas to limit visibility. The design team will coordinate the details of trash operations with Rumpke prior to Final Development Plan submittal.

**Geotechnical**

See Appendix E.

**Hazardous Materials**

See Appendix F

**Drainage**

Onsite detention facilities will be installed to control site runoff per MSD standards. It is likely that a concrete vault will be included under a ramp in the parking garage to meet the storage requirements. The stormwater outlet for the project will likely be the existing 12” combination sewer on MLK.

**Landscaping and Buffering:**

Final landscaping and buffering will follow the Appendix J – Uptown Innovation District Design Guidelines and be determined at the time of any filing for a final permit application.

Please see page 76 of Appendix J – Uptown Innovation District Design Guidelines to see general criteria and parameters of Landscape species and objective zones to which designer should consider before submission.

Buffer planting shall be used to help define spaces, screen utilities and service functions and semi-private space when they exist.

**Traffic Control**

Bayer Becker has coordinated the nature of the project with DOTE and have agreed upon the scope of the Traffic Impact Study (TIS) that DOTE will require. The traffic counts from November 2022 are included in Appendix K. Bayer Becker is currently working through the model for the TIS and will coordinate all findings with DOTE. The results of the TIS will help guide vehicular access to, from, through, and around the site for the Final Development Plans.

**Sewage**

See Appendix L for MSD’s “Conditional Availability of Sewers” for Building #1 and the rest of the Queen City Hills development site. The existing public combination sewers in Reading Road, MLK, and Vernon Place will be utilized for sanitary service to the proposed buildings.

The existing public sanitary sewer in Harvey Avenue/Vernon Place will be removed to make way for the new development; and a new 8” public sanitary sewer will be installed in (the re-aligned) Vernon Place to maintain upstream flows.

## **Water**

A Water Availability Application (WAA) and Preliminary Application (PA) have been submitted to GCWW for review and approval. The existing public water mains in Reading Road, MLK, and Vernon Place will be utilized for fire and domestic service to the proposed buildings.

The existing public water main in Harvey Avenue/Vernon Place will be removed to make way for the new development; and a new 8" public water main will be installed in (the re-aligned) Vernon Place to maintain the water loop.

## **Electric & Natural Gas Service**

Duke Energy has existing electric and gas facilities in the area to serve the proposed development. The design team is currently working with Duke Energy on a plan for proposed service, as well as providing adequate clearances from existing overhead electric lines along public roadways to the proposed buildings.

## **Communication Service**

The design team will work with local utility providers to provide communication service to the proposed buildings.

## **DEVELOPMENT CONTROLS**

### **Parking**

A two-level structured parking garage with a podium deck is planned to serve the proposed buildings on site. Between 850 and 1250 parking stalls are anticipated to support the project. The layout and circulation of the garage, as well as total parking count, will be confirmed with the Final Development Plans.

### **Retail and Commercial**

The retail, entertainment and other commercial uses will contribute to the development Live, Work and Play Components of the program. These components are critical to the viability and sustainability of the development. It is our goal to provide a sense of Place and Destination for visiting community as well as day to day employee living at the development. The intended uses for the project shall include retail, micro restaurant shops, selfcare services, fitness, recreation, and entertainment zones along with other general commercial uses not listed in the primary program use statement.

### **Exterior Lighting**

Final exterior lighting will be determined at the time of final permit submission. All site lighting shall enhance the development and encourage community engagement during and after hours. All exterior lighting will adhere to City requirements for life safety and follow the Appendix J – Uptown Innovation District Design Guidelines while providing sensitive softening solutions for the housing components of the development.

### **Signage**

Final Environmental Graphics and key signage will be evaluated and submitted at the time of final permit by a signage consultant team. Wayfinding to public amenities as well as retail will be another critical component to sustain a successful development. The project will generally adhere to CC-A zoning design standards for signage.

### **Project Schedule**

See Appendix D

### **Re-Zone Plat**

See Appendix H

### **Site Plan**

See Appendix A

### **Artistic Renderings**

See Appendix B

**List of Appendices:**

- A - Site Plan
- B - Renderings
- C - Property Control Letters
- D - Project Schedule
- E - Geotech Report
- F - Hazmat Reports
- G – CSPRO Committee Letter
- H - Rezoning Map
- I - Rezoning Legal Description
- J – Uptown Innovation District Design Guidelines
- K - Traffic Counts
- L - Conditional Availability of Sewers
- M - Coordinated Report
- N - Major Subdivision Plan
- O - Streetscape Design Standards