



# City of Cincinnati

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## An Ordinance No. \_\_\_\_\_

- 2022

**AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property in the CUF neighborhood located at 115, 119, and 125 W. McMillan Avenue and 124, 126, 128, 132, 136, 138, and 142 Lyon Street from CC-M, “Commercial Community–Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 95, “Gateway Lofts.”

WHEREAS, Moerlein Properties LLC (“Developer”) owns or controls certain real property located at 115, 119, and 125 W. McMillan Avenue and 124, 126, 128, 132, 136, 138, and 142 Lyon Street in the CUF neighborhood (“Property”); and

WHEREAS, the Property currently contains a surface parking lot along W. McMillan Avenue and six vacant residential buildings, three with three units and three with two units, along Lyon Street; and

WHEREAS, the Developer seeks to develop the Property by constructing two buildings (five-stories tall and four-stories tall) on top of a two-story parking garage (containing 114 parking spaces on the lower level and 113 spaces on the upper level), which buildings will contain 103 units ranging from one-bedroom to five-bedroom units with a total of 365 beds, residential amenities, and 3,900 square feet of ground-floor space along W. McMillan that is convertible to commercial space available for retail or other public uses, and nine three-bedroom townhouses along Lyon Street, five of which will have lower-level one-bedroom flats underneath (“Project”); and

WHEREAS, the Developer has sufficient control over the Property to complete the Project and has submitted a petition to rezone the Property from the CC-M, “Commercial Community–Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 95, “Gateway Lofts,” to permit the construction of the Project; and

WHEREAS, the Developer has submitted a concept plan and development program statement for the Project, supplemented by a letter from the Developer, dated September 15, 2022, which concept plan and development program statement, as supplemented, describe the land use and development regulations that will govern the Project, and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on September 16, 2022, the City Planning Commission approved the rezoning of the Property from the CC-M, “Commercial Community–Mixed,” and RMX, “Residential Mixed,” zoning districts to Planned Development District No. 95, “Gateway Lofts,” upon finding that: (i) the Developer’s concept plan and development program statement, as supplemented by the letter from the Developer, dated September 15, 2022, are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program, as supplemented, enhance the potential for superior urban design in comparison with the

development under the base district regulations that would apply if the plan were not approved; (iii) deviations from the base district regulations applicable to the Property at the time of the Developer's application are justified by compensating benefits of the concept plan and development program statement, as supplemented; and (iv) the concept plan and development program statement, as supplemented, include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, additionally, though the Property is less than the minimum required area under the Cincinnati Municipal Code Section 1429-05(a), the City Planning Commission recommended approval of the Planned Development, finding that special site characteristics exist and the proposed land uses justify development of the Property as a planned development; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Project is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), including the goals to "[p]rovide a full spectrum of housing options, and improve housing quality and affordability" (page 164) and "[p]rovide quality healthy housing for all income levels" (page 165), and is also consistent with the "Compete" Initiative Area, including the goal to "[t]arget investment to geographic areas where there is already economic activity" (page 115); and

WHEREAS, the Project is further consistent with the *University Area Impact Solutions Study* (2016) as the Project is located in an area designated as a "Future Development Opportunity" (page 50); and

WHEREAS, Council considers the establishment of Planned Development District No. 95, "Gateway Lofts," to be 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 the Council hereby adopts as its own independent findings the Department of City Planning and Engagement's and the City Planning Commission's findings that the planned development proposed by Moerlein Properties LLC for the real property located at 115, 119, and 125 W. McMillan Avenue and 124, 126, 128, 132, 136, 138, and 142 Lyon Street in the CUF neighborhood ("Property"), which area contains approximately 1.34 acres, conforms to the

requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11, except as set forth below.

Section 2. That, although it contains less than the minimum acreage requirement established by Cincinnati Municipal Code Section 1429-05, the Council finds that approval of the proposed planned development is appropriate because it will facilitate the remediation of the Property's special site characteristics, namely a surface parking lot and six vacant residential buildings, and it will facilitate the establishment of uses that are consistent with the CUF neighborhood's plans.

Section 3. That the shape and area of the City's official zoning map in the location of the Property is hereby amended from the CC-M, "Commercial Community-Mixed," and RMX, "Residential Mixed," zoning districts to Planned Development District No. 95, "Gateway Lofts." The Property is identified on the map attached hereto as Exhibit "A" and made a part hereof, and it is more particularly described on Exhibit "B," attached hereto and made a part hereof.

Section 4. That the development program statement, attached hereto as Exhibit "C" and made a part hereof, and the concept plan, attached hereto as Exhibit "D" and made a part hereof, each as supplemented by the letter from the owner of the Property, dated September 15, 2022, attached hereto as Exhibit "E" and made a part hereof, are hereby approved. The approved development program statement and concept plan, as supplemented, shall govern the use and development of the Property during the effective period of Planned Development District No. 95, "Gateway Lofts."

Section 5. That, should Planned Development District No. 95, "Gateway Lofts," lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the CC-M, "Commercial Community-Mixed," and RMX,

“Residential Mixed,” zoning districts in effect immediately prior to the effective date of Planned Development District No. 95, “Gateway Lofts.”

Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the petitioner to complete the development and provide additional student housing options prior to the start of the 2024 fall academic term at the University of Cincinnati and to secure time-sensitive financing.

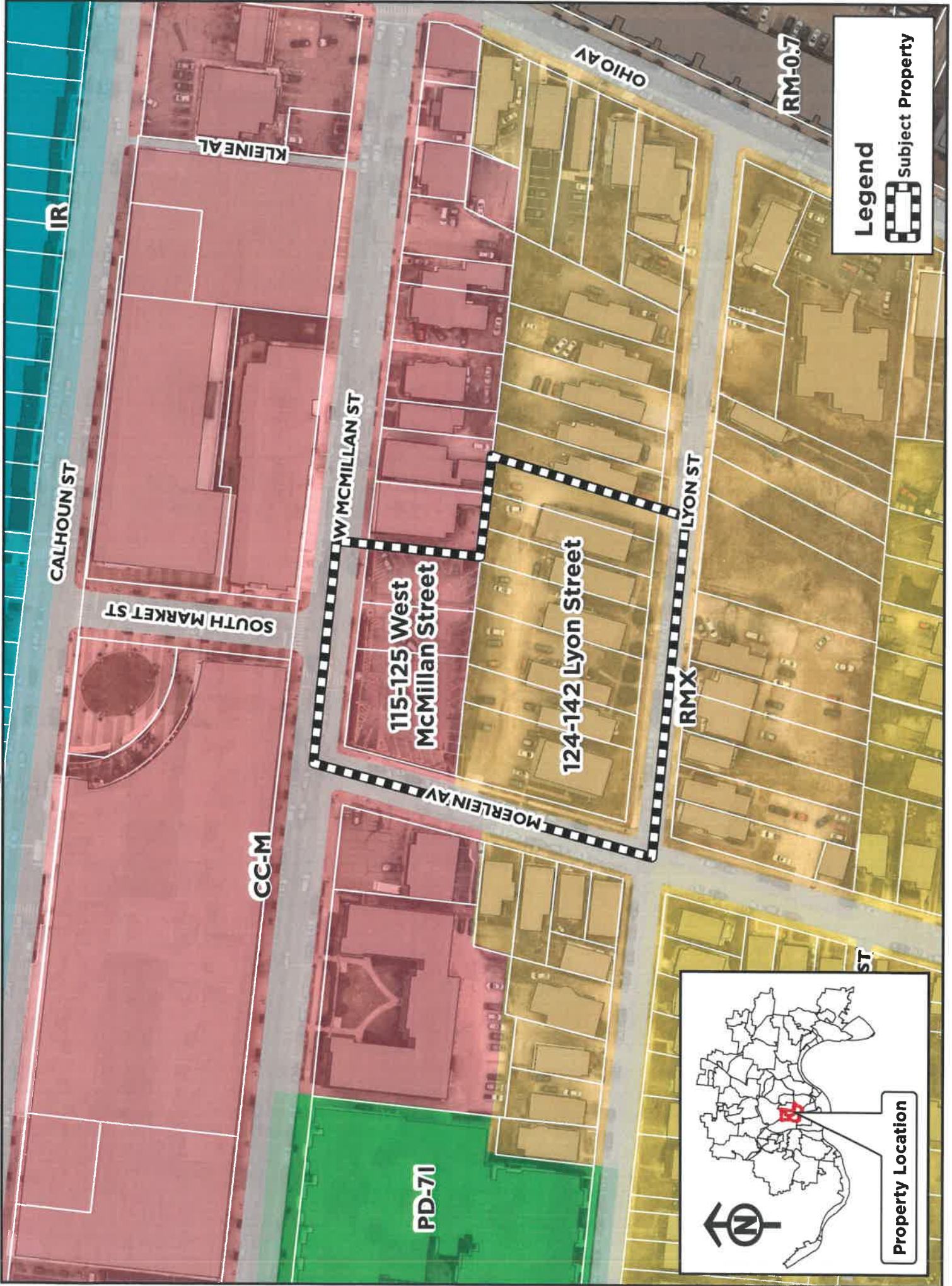
Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor


Attest: \_\_\_\_\_  
Clerk


EXHIBIT A


# Proposed Zone Change from CC-M and RMX to PD in CUF



**Legend**

 Subject Property





**Property Location**

EXHIBIT B

**DESCRIPTION OF A 1.741 ACRE TRACT TO BE REZONED,  
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET & LYON STREET,  
CITY OF CINCINNATI, HAMILTON CO., OHIO**

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, and being all of Lots Nos. 19-25, inclusive, as shown upon the plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 8, Volume 2, Page 11, said lots having been conveyed to 125 W. McMillan Parking LLC, by deed of record in Official Record 13091, Page 1756, all of Lots Nos. 14, 15, 21, 22 and a portion of 23, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1043, all of Lots Nos. 16-20, inclusive, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1040, and portions of McMillan Street (60 feet in width), Moerlein Avenue (50 feet in width) and Lyon Street (36 feet in width), all records referenced to the recorder's Office, Hamilton County, Ohio, said tract to be rezoning boundaed and described as follows:

Beginning at a point at the intersection of the centerline of McMillan Street with the centerline of Moerlein Avenue;

thence S 83° 52' 34" E along the centerline of McMillan Street a distance of 194.67 feet to a point at the intersection of the Centerline of McMillan Street with the northerly extension of the east line of said Lot No. 19, also being the northerly extension of Lot No. 18, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 18 being a portion of a tract of land conveyed to McMillan LLC, by deed of record in Official Record 11268, Page 1130;

thence S 05° 37' 26" W crossing a portion of said McMillan Street, along the east line of said Lot No. 19 and along the west line of said Lot No. 18 a distance of 127.51 feet to a point at the southeast corner of said Lot No. 19, the southwest corner of said Lot No. 18 and in the north line of said Lot No. 16, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision;

thence S 83° 52' 34" E along the south line of said Lot No. 18, along the south lines of Lots Nos. 17, 16 and a portion of the south line of Lot No. 15, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, along a portion of the north line of said Lot No. 16 and along the north lines of said Lots Nos. 15 and 14 a distance of 81.55 feet to a point at the northeast corner of said Lot No. 14 and at the northwest corner of Lot No. 13, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 13 having been conveyed to JBMK Partners LLC, by deed of record in Official Record 13164, Page 2040;

thence S 15° 38' 32" W along the east line of said Lot No. 14 and along the west line of said Lot No. 13, and each extended southerly a distance of 168.25 feet to a point in the centerline of Lyon Street;

thence N 83° 52' 34" W along the centerline of Lyon Street a distance of 298.71 feet to a point at the intersection of the centerline of Lyon Street with the centerline of Moerlein Avenue;

thence N 15° 38' 32" E along the centerline of Moerlein Street a distance of 297.54 feet to the place of beginning;

containing 1.741 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd., (formerly Bird+Bull, Inc.) Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2021. Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS\_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.



EXHIBIT C

## Development Program Statement in Support of PD Rezoning:

Moerlein Properties, LLC, an affiliate of Hallmark Campus Communities (Hallmark), is petitioning the City of Cincinnati to rezone approximately 1.34 acres of real property for a multi-family student housing project. The property currently consists of ten individual parcels which will be consolidated upon rezoning to form one parcel. The property is bordered by McMillan Street to the north, Moerlein Avenue to the west, and Lyon Street to the south. The property is currently used as a pay-to-park surface parking lot on the northern CC-M site and six vacant rental houses on the RMX portion of the site.

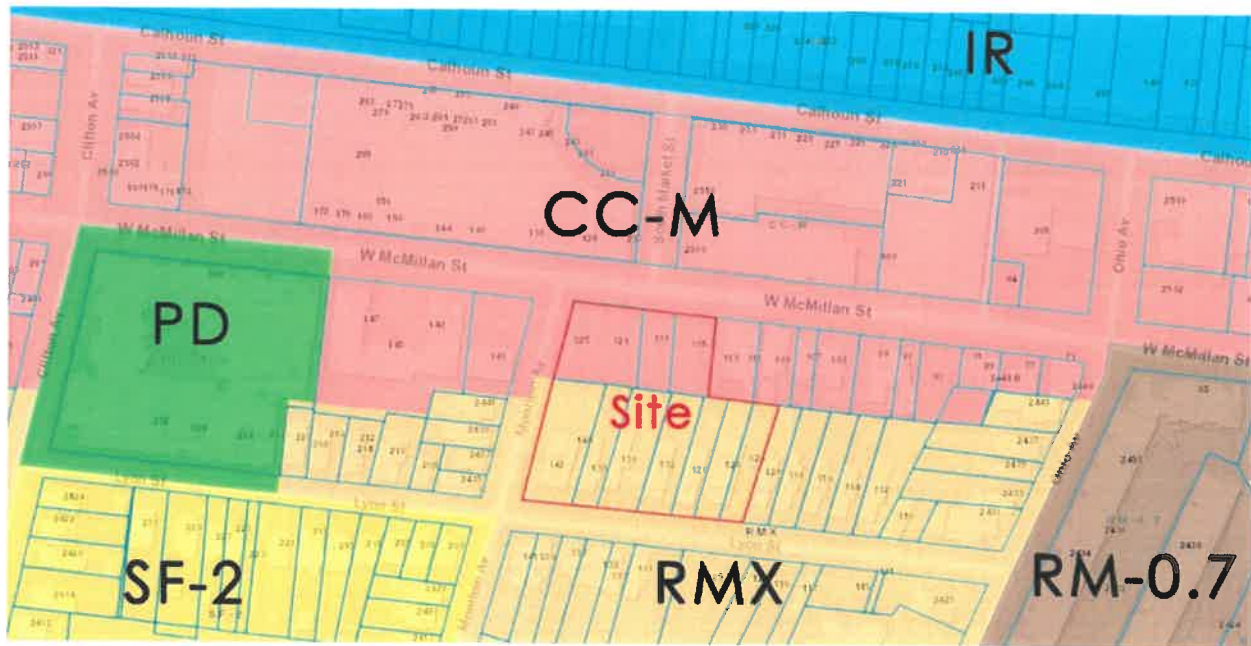
Hallmark is excited to present this redevelopment opportunity in the Clifton Heights – University Heights – Fairview neighborhood of the City of Cincinnati, Ohio. Hallmark has a strong track record of similar redevelopment sites and are experts in the multi-family market whether it be targeted for students or fair market apartments geared towards young professionals and empty-nesters alike. Hallmark has been directly responsible for over 2,000 units of market rate apartments and over 6,000 beds of student housing. The ownership group and design team have worked together on well over 7,500 units of apartments and 10,000 beds of student housing. Hallmark is familiar with this market having redeveloped and owning the University Edge apartments at 3250 Jefferson Avenue which was completed in 2012.

The vision for this community is geared towards undergraduate students due to its proximity to the University of Cincinnati as well as the growth rate and projections of UC. As shown on the regional context map, the entire west campus is within a 10-minute walk from the site, and UC's Medical campus is roughly a 15-minute walk. There are several bus routes, shuttles, car & bike sharing options that are convenient to the McMillan & Calhoun corridor making this a very transit and pedestrian friendly site.



5-minute Walk Exhibit

## Surrounding Context:



*Existing Zoning*

The subject site consists of three parcels along McMillan, currently zoned CC-M or Commercial Community Mixed district, and 7 parcels in the southern portion of the site that are in the RMX or Residential Mixed district. The site is located at the northeast boundary of Clifton Heights and on the commercial edge of this neighborhood. The immediate surroundings are generally consistent in scale and uses to the proposed redevelopment. Immediately across McMillan are 5 and 6 story mixed-use and a strong pedestrian connection to UC via the Market Street streetscape. Moving further west down McMillan, a 3.5 to 5 story “The Majestic” apartments and a newer infill development the “Verge” anchor the south side. To the east along McMillan sits a one-story retail building then houses that have been converted to retail and/or apartments.

The remaining parcels surrounding the site are primarily rental houses that are in the 3 to 5 story range depending on the natural topography and location. In several instances, the houses to the east allow parking in the front yards and across Lyon Street there are some vacant parcels and similar rental properties. Further to the east, along Ohio Avenue, there are more modern apartments in the RM-0.7 district as well as some mid-century 4 and 5-story apartment buildings.

### Existing Site:

The site along McMillan is currently zoned CC-M or Commercial Community Mixed district and the southern portion of the site is in the RMX or Residential Mixed district. The current uses on the site consist of a surface parking lot on the CC-M zoned north half and six rental houses on the RMX zoned southern portion of the site. There is ample access and utilities to service the site as it is surrounded on three sides by McMillan St., Moerlein Ave., and Lyon St. There is approximately twenty feet of fall from McMillan to Lyon which is mitigated by a +/-10' high wall along the property line dividing the two zoning districts and Moerlein Ave maintaining a 6%+

grade. The existing houses' first floors sit about 10' above Lyon St. via a retaining wall along the Right of Way and steps up to the first floor. Parking is provided to the rear of the residential structures, via a gravel parking area with minimal greenspace and landscaping.

### **Gateway Lofts:**

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Gateway Lofts is a planned five to six story multi-family apartment building. It will contain 103 total units, with a maximum of 365 beds. The project is planned to have a mixture of 1, 2, 4, & 5 bedroom units along with a series of 9 townhouse units fronting onto Lyon Street. It will contain 227 on-site (garage) parking spaces, resulting in a 0.62 spaces per bed or 2.2 spaces per unit ratio. The parking will be provided in a primarily underground garage and the proposed townhouses would conceal the two-story portion that would otherwise be exposed. The two levels of the garage are not connected with a vehicular ramp but rather utilize the existing grades of Lyon Street and Moerlein Ave. for access to each level.

The current mixture of units consists of primarily four-bedroom and five-bedroom units (62%) that tend to attract undergraduate students. The two-bedroom units (24%) appeal to both undergraduate and graduate students and the remaining 14% are in the three-bedroom townhouses and lower level one-bedroom flats beneath the 5 easternmost townhouses. This unit mix targets the undergrad market and comes into play with the lifestyle trends of this market and their lessened need for automobiles. One of the goals of this project is to reduce the dependency on the car and encourage our residents to walk and ride bicycles instead. The development provides the parking via a parking structure underneath the building which will also house several bike racks in a covered and secured setting.

The bulk of the residential units will be housed in two residential buildings over the two-level garage structure. The northern residential building will be 5-stories over the garage 'podium' which results in a 5-story above grade structure fronting onto McMillan. The southern residential building will be 1-story shorter (4-stories over the parking podium) which will have a 5 story appearance at the first level garage entrance on Moerlein then 3.5 to 4 stories exposed behind the townhouses. The townhouses act as a transition from the more intense uses along the McMillan corridor to the scale of the residential neighborhood heading south. The townhouses have been designed to not only line the Lyon Street frontage but also wrap the corner at Moerlein and Lyon which further 'steps' the building down to the neighborhood.

The project will include ample open space. It will feature an approximately 8,000 square foot amenity deck/courtyard for residents and will contain approximately 2,850 square feet of green space that will primarily be professionally landscaped and maintained planting beds. The open space will represent approximately 20% of the total site's acreage.

The overall lot coverage percentage will be approximately 90%. The 52,000 square foot building will cover approximately 89% of the site, and the 1,100 square foot asphalt drives will cover approximately 2% of the site.

Hallmark's engineers have reviewed the existing utility infrastructure. All storm water improvements will be professionally calculated and the project will comply with all applicable storm water regulations. The existing sanitary sewer service is sufficient for the development, as is existing gas and electric. The property is not in the Hillside Overlay District and the site does not pose any material geotechnical concerns. None of the existing buildings on the property are of any historical value.

The estimated cost of the overall development is in excess of \$40 million. Project financing has been secured pending the outcome of this rezoning petition. Construction is expected to start in late 2022 and is expected to be completed for fall semester of 2024. The development will be built in one phase.

Hallmark is committed to working with the surrounding community, and has had preliminary discussions with CUFNA, CHBA, CHCURC and the University. These discussions will continue through the rezoning process and development design. The building will be professionally managed by an experience student housing operator. All tenants will be subject to written lease agreements, as well as well-developed rules and regulations focused specifically for student tenants.

#### **Architectural Massing & Materials:**

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The proposed Gateway Lofts consist of a primary 'podium' building on the northern portions with 2 to 3.5 story townhouses in the southwest corner and along Lyon Street. The buildings have been designed to be cohesive with a fresh urban appeal. It is our intent to break down the overall mass of the primary building by a pattern of projecting and receding faces with a diversity of exterior materials, to create an interesting articulation of shadow and light along the streets. The structure will utilize a parapet wall with projecting cornice surrounding flat roof areas and screening the mechanical equipment such as A/C condensing units.

Although the building has more contemporary massing with flat roofs, many aspects of the design call on more traditional patterns of textures. One example is the chosen window patterns which are comprised primarily of smaller punched openings of the traditional building instead of long expanses of unbroken glass. Another example is the use of familiar and relatable materials such as brick which has been concentrated at the lowest level of the building where people have the most intimate interactions with the building. Likewise, the townhouses have been designed with similar scale and proportions to the surrounding neighborhood yet the materials and colors will remain consistent with the primary structure. With this approach, we feel the building adds a refreshing appeal to the area while maintaining a relationship to the older surroundings it is placed within.

The primary materials include brick veneer, fiber cement panels with panel trim for relief, and vinyl siding. These materials are used to create a pleasing interplay of textures, colors (both light and dark), and changing patterns of shade and shadow with the movement of the sun. A second brick type, which will vary in color and size from the primary brick, is used to create a distinctive base to the building. This architectural device helps to reduce the apparent scale of the building.

### **Streetscape & Pedestrian Realm:**

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The streetscape along McMillan will be consistent with the remainder of the Clifton Heights Urban Renewal Area. The proposed building anchors this streetscape with the primary building entrance and a series of storefront glass and awnings at the terminus of the Market Street corridor. Given the location of the traffic signal, lower overhead electric and crosswalks, tree planters will need to be strategically placed to provide a consistent look in this portion of the McMillan streetscape. A secondary pedestrian access has been shown along the northeast portion of the site. This access will relate to the existing grades of the adjacent retail and provide an 'at grade' connection between the amenity deck and the public walk at McMillan.

The streetscape along Moerlein Avenue will extend the 6' walk adjacent to the parallel parking with foundation plantings in the greenspace outside of the Right of Way. A small portion of this frontage will likely be needed to provide a home for transformers with access to the public street. The 'break' between the 4 & 5 story residential buildings above the parking garage fronting Moerlein will provide for a secondary emergency access point from the public street to the amenity deck/courtyard. This emergency access to the deck can utilize the relatively level drive leading to the garage to stage equipment and rescue workers if necessary. This location will also serve as the place for the trash hauler to access roll-out containers from the two compactor/trash chute locations.

Similar to Moerlein, Lyon Street will provide a widened 8' walk along the parallel parking on the project's side of the street with potential tree planters/lawns at the back of curb. The trees selected for this streetscape will need to be smaller trees due to the overhead utilities in this area. The lower-level units in the eastern half of this frontage will have sunken patios/gardens to allow light into the units and a wrought iron looking fence along the top of wall will act as a guardrail for pedestrians. A single curb-cut along Lyon Street will provide access to the lower-level parking within the garage structure.

### **Closing:**

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Gateway Lofts will be compatible with surrounding development from both an architectural massing/style and land-use perspective. Quality student housing is desperately needed in the UC area, and this project will help fill this critical need on an appropriate site. Hallmark has been engaged in this market for nearly a decade with University Edge and has seen consistent full-occupancy as nearly all surrounding assets have. Hallmark has had a bulk lease with the University for many years and have seen enrollment trending upward with an increased demand for student beds.

The enclosed plans provide additional detail and design information, as well as the detailed information required by Chapter 1429 of the Cincinnati Zoning Code.

EXHIBIT D

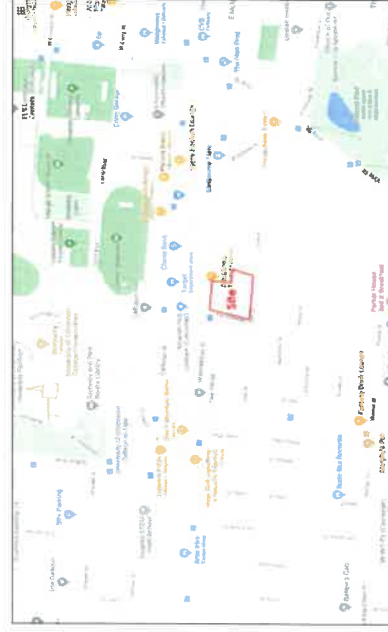
# Gateway Lofts

McMillan & Moerlein  
Cincinnati, Ohio

## CONCEPT PLAN FOR REZONING

Submitted May 12, 2022 (Coordinated Site Review)  
Submitted June 23, 2022 (Zone Change Application)

### VICINITY MAP

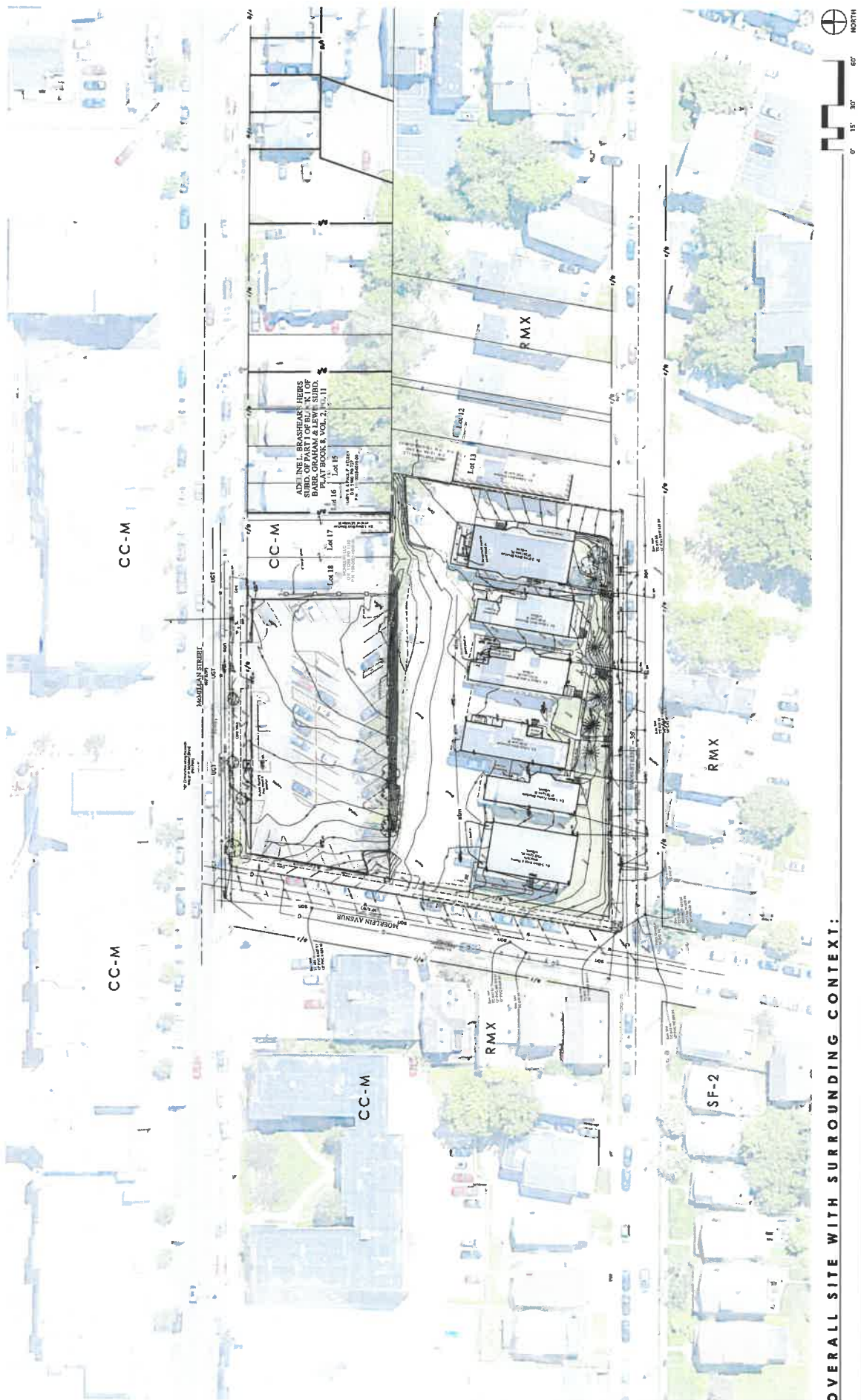


**SHEET INDEX:**

1	SITE SURVEY
2	EXISTING CONDITIONS
3	CONCEPTUAL MASTER PLAN
4	PRELIMINARY ARCHITECTURAL PLANS







OVERALL SITE WITH SURROUNDING CONTEXT:

Gateway Lofts, McMillan & Moerlein ■ Prepared for: Hallmark Campus Communities



**DEVELOPMENT DATA:**  
 Existing Zoning: CC-M (north) RMX (south)  
 Proposed Zoning: Planned Development  
 Site Area: (58,306.7 SF) +/- 1.34 Acres  
 Height: 65 Story + Bsm. 103  
 Density: 76.9 Du./Ac.  
 Total Bedrooms: 365  
 Unit Mix:  
 5 (5%) 1 bedroom  
 23 (24%) 2 bedroom  
 37 (30%) 3 bedroom  
 27 (28%) 3 bed townhouse  
 9 (9%) 3 bed townhouse

**Parking Spaces Provided:**  
 Off Street: 215  
 Standard Spaces: + 12  
 Total Garage Spaces: 227

**Parking Ratios:**  
 sp/unit: 0.59  
 sp/bed: 0.62

**Open Space Provided:**  
 Standard: 943 SF (2% of site)  
 Amenity Deck: 7,876 SF (14% of site)  
 Planting Areas: 2,851 SF (5% of site)  
 Total: 11,670 SF (20% of site)

**Lot Coverage:**  
 Building: 52,104 SF (89% of site)  
 Asphalt Drive: 1,104 SF (2% of site)  
 Total: 53,208 SF (91% of site)



SITE CONTEXT



UPPER FLOORS



FIRST FLOOR

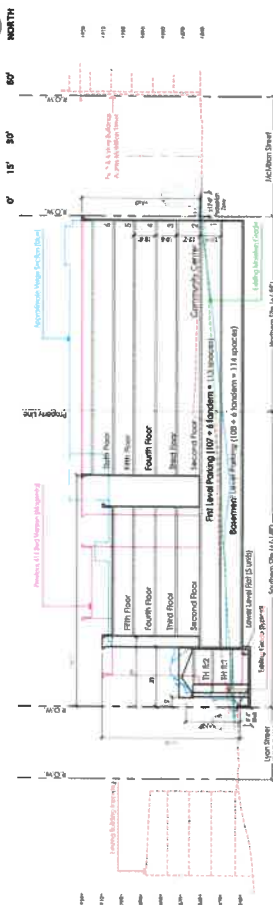


BASEMENT

FLOOR DIAGRAMS



OVERALL SITE PLAN:



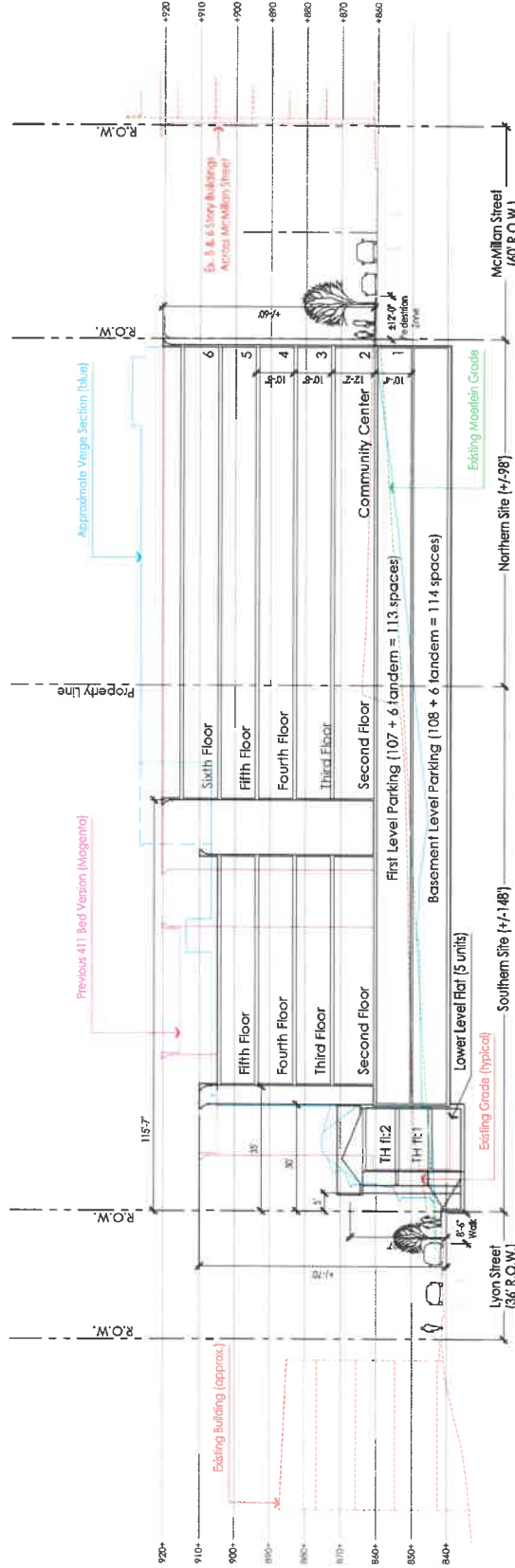
CROSS-SECTION THROUGH SITE LOOKING WEST:

Gateway Lofts, McMillan & Moerlein - Prepared for: Hallmark Campus Communities



Gateway Lofts, McMillian & Moerlein • Prepared for: Hallmark Campus Communities





NOTE: This section is 'Typical' in nature and provided to depict the proposed architectural massing and building relationship to the existing site and surrounding context. Actual building heights will vary due to the existing topography and road grades.



EXHIBIT E

September 15, 2022

Stacey Hoffman, Senior City Planner  
Department of City Planning & Engagement  
City of Cincinnati  
[Stacey.hoffman@cincinnati-oh.gov](mailto:Stacey.hoffman@cincinnati-oh.gov)

Dear Ms. Hoffman:

Hallmark Campus Communities has reviewed the staff report dated September 16<sup>th</sup>, 2022 and the letter of support from the CHCURC/CUFNA/CHBA. Hallmark Campus Communities is willing to modify the Concept Plan dated June 23<sup>rd</sup>, 2022 (revised July 28<sup>th</sup>, 2022) to include a provision for the ability to convert +/- 3,900 square feet of the ground floor portion of the building fronting along West McMillan Street (see attached diagram on page 2) from community facilities and leasing to retail and/or small public uses if warranted and desired in the future.

The current plans have earmarked the ground floor along West McMillan Street as commercial space specifically for the use of the Community Center which entails the amenity space and leasing activities. Given this use, the space can be easily converted into multiple small single-use commercial spaces. The entire frontage has a relatively consistent sidewalk elevation that relates to the ground-floor level. The copious storefront and awning locations allow for maximum flexibility for the placement of doors for retail conversion.

Hallmark Campus Communities would like to allow all of the uses currently permitted in the Commercial Community-Mixed (CC-M) zoning district.

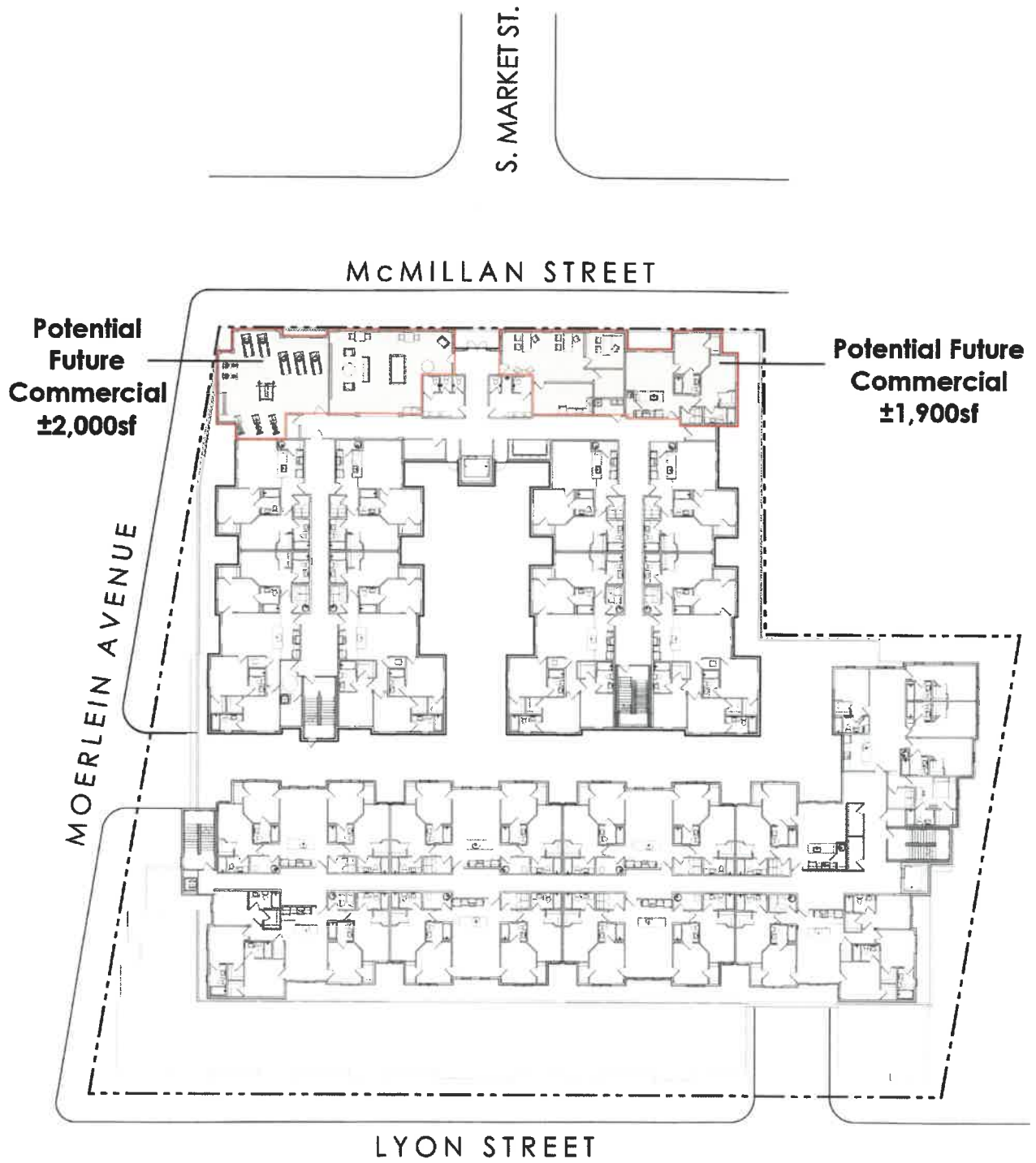
Please feel free to reach out to me if you have any further questions or if you need additional information.

Sincerely,



Ryan A. Pearson  
Principal

CC: Peter E. Koenig, Esq.



*Potential Retail Conversion Areas along W. McMillan St.*