

January 15, 2021

Honorable City Planning Commission  
Cincinnati, Ohio

**SUBJECT:** A report and recommendation on a proposed zone change at 4164 Dane Avenue from Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.

**GENERAL INFORMATION:**

**Location:** 4164 Dane Avenue, Cincinnati, OH 45223 (Exhibit A)

**Petitioner:** Urban Sites  
1209 Sycamore Street  
Cincinnati, OH 45202

**Owner:** Dane Property, LLC.  
7430 Industrial Road  
Florence, KY 41042

**Request:** To change the zoning of the property from Manufacturing General (MG) to Planned Development (PD) to permit a three-story multi-family building with 45-55 dwelling units, a preschool, and 45-60 parking spaces for a Scholar House, a living-learning program for low-income single parents and their children.

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Petition for Zone Change
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Development Program Statement
- Exhibit F Concept Plan  
Includes: Demolition Plan, Proposed Site Plan, Floor Plans, and Roof Plan
- Exhibit G Northside Scholar House Overview
- Exhibit H Coordinated Site Review Letter
- Exhibit I Letters from Community Members
- Exhibit J Community Engagement Timeline

**BACKGROUND:**

The subject property, comprised of five parcels, is 3.95 acres in size. It is located at the northeast corner of Dane Avenue and Knowlton Street approximately 0.25 miles from the Northside Neighborhood Business District. An existing 50,459 square foot warehouse with two accessory structures, 1,301 and 818 square feet in size, along with a 96,734 square foot on-grade concrete slab are currently on the property. A pallet repair and paper recycling facility operate on the site.

Urban Sites, the petitioner, proposes to develop the site into a Scholar House, a living-learning program for low-income single parents and their children. The petitioner has a purchase option with the owner, Dane Property LLC, which is tied to a Low-Income Housing Tax Credit (LIHTC)

application to be submitted to the Ohio Housing Finance Agency (OHFA) in February 2021. OHFA requires that the property be properly zoned prior to the LIHTC application submission. As such, Urban Sites requests a zone change from Manufacturing General (MG) to Planned Development (PD) at 4164 Dane Avenue in Northside to permit a three-story structure with 45-55 units of multi-family residential, a day care center, and 45-60 parking spaces.

Should the petitioner fail to receive LIHTC in May 2021, the purchase option agreement would be terminated, and Dane Property LLC would retain ownership and continue its operations on the subject property. In order to permit the flexibility in uses contingent upon the LIHTC award, the petitioner also requests that all regulations for the existing Manufacturing General zoning district, as outlined in Chapter 1413 of the Cincinnati Zoning Code, also be permitted within the proposed Planned Development.

**ADJACENT LAND USE AND ZONING:**

The property requested is currently zoned Manufacturing General (MG). The existing zoning and land use surrounding the subject site is as follows:

**North:**

Zoning: Manufacturing General (MG)  
Existing Use: Office and commercial

**East:**

Zoning: Manufacturing General (MG)  
Existing Use: Manufacturing

**South:**

Zoning: Manufacturing General (MG)  
Existing Use: Single-family residential and manufacturing

**West:**

Zoning: Single-family (SF-2) and Manufacturing General (MG)  
Existing Use: Single-family residential and vacant

**PROPOSED DEVELOPMENT:**

Urban Sites has an option to purchase five parcels at the corner of Knowlton Street and Dane Avenue to develop a 3.95-acre site. Their proposed development is contingent upon the award of LIHTC in May 2021. As such there are two potential proposed developments:

**Northside Scholar House**

If Urban Sites is awarded LIHTC, they propose to develop the site as the Northside Scholar House, a living-learning program and residence that assists low-income single parents with the support they need to obtain a four-year degree and better economic outcomes. The Northside Scholar House would be modeled after a successful community in Lexington, Kentucky. There are 11 Scholar House communities throughout Kentucky and Ohio, including the Alice May Easton Scholar House in the Walnut Hills neighborhood of Cincinnati.

Residents would need to be enrolled as a full-time student at a local university in order to receive a rental subsidy to live in the Northside Scholar House building, have their children enrolled in the on-

site preschool, and be offered supportive programming, such as mentorship and financial literacy classes.

The proposed development is a partnership between Urban Sites, the developer, Cincinnati Metropolitan Housing Agency (CMHA), the property manager, and Cincinnati Union Bethel (CUB), the service provider.

### *Building*

One three-story building, 55,000-70,000 gross square feet (GSF) in size, is proposed for the subject property. The L-shaped building would be situated at the southwest corner of the subject property along Knowlton Street and Dane Avenue. There is a zero to ten-foot setback proposed from Knowlton Street and Dane Avenue, along with a five-foot minimum buffer to be provided at the boundaries with abutting properties. 45-55 dwelling units, a mix of two- and three-bedroom units, are proposed for the residential portion of the building. The preschool would be located within the building on half of the first floor as seen in the floor plans included as Exhibit F. The preschool, proposed to be 7,000-9,000 square feet, would consist of classrooms, a music room, offices, and multi-purpose rooms to be used for both preschool and adult programming.

### *Parking and Circulation*

44-60 parking spaces are proposed to meet the anticipated need of residents and employees of the day care center. The subject property is located less than a tenth of a mile from the Northside Transit Center. Based on experience from the Walnut Hills Scholar House, the petitioner's team anticipates that some residents will not own a car and will use public transit. The parking will be located behind the building and accessed by two drives, one from Knowlton Street and one from Dane Avenue. The main entrance of the building would be located just off of the parking lot. Sidewalks would connect the main entrance around the building to the right-of-way on Knowlton Street and Dane Avenue.

### *Open Space, Landscaping, and Buffering*

Final landscaping and buffering will be submitted with the Final Development Plan. The Development Program Statement proposes preserving 57-70% (85,000 – 105,000 square feet or 1.95-2.41 acres) of the site as open space. The vast majority of the open space will be preserved as a grass area; however, trees and plantings are proposed along the perimeter of the building, throughout the parking lot, and as a buffer between the adjacent property to the east. An enclosed play yard, an amenity of the preschool, would be located outside the preschool wing of the building (Exhibit F). The play yard is proposed to be 1,500-2,000 square feet and will have a landscaped buffer around the sides facing the parking lot.

### *Schedule*

If the Northside Scholar House proposed development is awarded LIHTC in May 2021, Urban Sites would execute the purchase option. Dane Property LLC would continue operating on the subject property until the end of 2021. The petitioner plans to hold two design charrettes with the community over the summer of 2021 prior to submitting a Final Development Plan. The petitioner aims to begin construction in the summer of 2022 with a completion date in the fall of 2023 and an opening date in the winter of 2023.

### **Manufacturing General**

If Urban Sites does not receive LIHTC in May 2021, their purchase option agreement with Dane

Property LLC will be terminated. Dane Property LLC will retain ownership and continue operating on the site. All uses and development standards for the Manufacturing General zoning district as outlined in Chapter 1413 of the Cincinnati Zone Code should be permitted within the proposed Planned Development, included Sec. 1413-05 – Land Use Regulations, Sec 1413-07 – Development Regulations, Sec. 1413-09 – Driveway Restrictions, and Sec. 1413-11 – Truck Docks; Loading and Services Areas.

### *Schedule*

If Dane Property LLC or a future owner wants to alter the site in any way that would require a permit, they would need to submit a Final Development Plan for Technical Design Review in the City's Coordinated Site Review process and for review and approval by the City Planning Commission per Sec. 1429-13 of the Cincinnati Zoning Code. Per Sec. 1429-11, the approval of the Concept Plan and Development Program Statement would lapse two years from its effective date unless a Final Development Plan has been approved or the City Planning Commission has approved an extension of time not to exceed one year (which would revert back to the prior zoning of MG).

### **BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. ***Minimum Area*** – *The minimum area of a PD must be two contiguous acres.*

The proposed zone change area is approximately 3.4 contiguous acres (Exhibit A and C).

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The petitioner has a purchase option with the property owner, Dane Property LLC (Exhibit B and E).

- c. ***Multiple buildings on a lot*** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicate one three-story building, 55,000 – 70,000 gross square feet in size, situated on the southwest corner of the lot (Exhibit E and F).

- d. ***Historic Landmarks and Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the subject property is located within a historic district, nor does it contain any historic landmark.

- e. **Hillside Overlay Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The subject property is not located with a Hillside Overlay District.

- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The subject property is not located within an Urban Design Overlay District.

**CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibits E and F). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Development Program Statement (Exhibit E) and Concept Plan (Exhibit F) that includes sufficient information regarding proposed uses, building location, street access, pedestrian circulation systems, and open space and landscaping. See *Proposed Development* for more information. The petitioner proposes to regrade the property after the existing concrete slab and loading docks are removed. The subject property would be regraded at a gradual slope to connect existing grades of the adjacent properties. The site is proposed to remain relatively flat with six feet of elevation change over 500 feet from the higher point on the southwest corner of the site to the lower point at the northeast corner of the site (Exhibit E).

- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The petitioner has a purchase option with the property owner, Dane Property LLC (Exhibit B and E).

- c. **Schedule** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

The petitioner has provided a schedule for the proposed development. The estimated

timeline provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report. Should the petitioner not receive LIHTC in May 2021, the owner will continue their current operations on the site. An approval of the Concept Plan and Development Program Statement would lapse two years from its effective date unless a Final Development Plan is approved, or the City Planning Commission approves an extension per Sec. 1429-11.

- d. ***Preliminary Reviews*** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was reviewed by departments during the Coordinated Site Review process, including the City’s Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). MSD and SMU noted that a Utility Plan and Erosion and Sediment Plan would be required prior to permitting. These plans will be submitted as part of the Final Development Plan.

- e. ***Density and Open Space*** – *Calculations of density and open space area.*

The Development Program Statement explains that 57-70% of the site (1.95-2.41 acres) will be preserved as open space. The vast majority of the open space will be preserved as a grass area; however, there trees and plantings are proposed along the perimeter of the building, throughout the parking lot, and as a buffer between the adjacent property to the east.

#### **FINAL DEVELOPMENT PLAN:**

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requirements anticipate changes from the Concept Plan by requiring significantly more detail. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

#### **COORDINATED SITE REVIEW:**

The proposed zone change and Concept Plan went through Coordinated Site Review as a Development Design Review in December 2020 and January 2021. A Coordinated Site Review Advisory Team meeting was held on December 8, 2020. A meeting with the petitioner and project partners was held on January 5, 2021, to allow the petitioner the opportunity discuss the comments outlined by each of the departments. No objections were voiced regarding the zone change or Concept Plan, however, additional requirements need to be met before permits are obtained. The full letter is attached as Exhibit H. Below is an outline of the major additional requirements that will be addressed in the Final Development Plan:

- An approved utility site plan is required to be submitted to and reviewed by the Metropolitan Sewer District (MSD) in order to obtain permits.
- Stormwater Management Utility (SMU) requires a grading plan, erosion and sediments control plan, and a utility site plan prior to permitting. They will also require a detention system for the site.
- The Fire Department outlined standards for fire apparatus access roads requested that the location of fire hydrants and their flows be confirmed.
- The Department of Transportation and Engineering (DOTE) explained requirements for the driveways and improvements needed to the existing walkways.

The petitioner received a copy of the comments from each of the departments and will be working with the departments to address these requirements prior to submitting a Final Development Plan.

**PUBLIC COMMENT:**

The Department of City Planning held a virtual Public Staff Conference on the proposed zone change on December 14, 2020. Notices were sent to property owners within a 400-foot radius of the subject property and the Northside Community Council. 16 community members were in attendance along with the petitioner and project partners, CMHA and Cincinnati Union Bethel. During the staff conference, NEST, a redevelopment organization in the neighborhood, and some community members spoke in support of the proposed development. Community members asked the petitioner specific questions about the residential eligibility criteria for Scholar House and the preschool. Cincinnati Union Bethel explained that if there are available spots at the preschool, they would be open to community members. Other community members expressed concern about parking, buffering, environmental remediation, and pedestrian and traffic circulation. The petitioner explained that they would be doing an environmental study and would perform any necessary remediation on the site. They updated their original Development Program Statement to include an increased parking count range, a minimum buffer of five feet between abutting properties, and an increased range for building setback in order to address the concerns raised. Some of the traffic and pedestrian circulation concerns are pre-existing in the area and the petitioner said they would work with the Northside Community Council and DOTE to ensure that safety concerns are addressed. Some community members shared their ideas for landscaping and design, both of which will be part of the Final Development Plan. The petitioner explained that they will host design charettes before submitting the Final Development Plan. Finally, there were questions about what would be permitted by the zoning in the future if the petitioner did not pursue the Northside Scholar House development, specifically regarding affordability. Staff clarified the Planned Development process and explained that the zoning district accounts for uses and development regulations, but not affordability.

All property owners within a 400-foot radius of the subject property and the Northside Community Council were notified of the January 15, 2021 City Planning Commission meeting.

Urban Sites, the petitioner, submitted a letter outlining community engagement that they have conducted and plan to conduct throughout the Planned Development process (Exhibit J). They have presented to the Northside Community Council, Northsiders Engaged in Sustainable Transformation (NEST), and the Northside Business Association. The Northside Community Council leadership convened a working group of neighborhood stakeholders, including to petitioner, to discuss the details of the proposed development. One of the working group members had 50 conversations with nearby residents and summarized feedback to share with the petitioners during the working group meetings.

In addition, they have had individual conversations with a few adjacent neighbors. If the LIHTC is awarded for the Scholar House, Urban Sites plans to have two community design meetings in the summer of 2021 to gather feedback on design, materials, landscaping, and other features of the proposed building.

As of January 6, 2021, City Planning staff has received written correspondence from three community members in support of the proposed development, in addition to letters of support from NEST, the Northside Business Association (Exhibit I). NEST stated that the development has the potential to be a “catalyst for inclusive housing, improved land use and a spatial connection to the Mill Creek trail area as a community asset.” These letters also noted appreciation for the community engagement plan and the need for affordable housing in the neighborhood.

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

The proposed zone change is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* (2012) to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Provide quality healthy housing for all income levels” (p. 165). It is also consistent with the Strategy in the Complete Initiative Area to “Target investment to geographic areas where there is already economic activity” (p.115) and the Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86), as the subject property is within the compact walkable half mile of the Northside Neighborhood Center.

#### *Northside Comprehensive Land Use Plan (2014)*

The proposed zone change is consistent with the *Northside Comprehensive Land Use Plan* (2014). Like *Plan Cincinnati*, the plan aims to “Focus revitalization on existing centers of activity” (p. 46). The subject property is located within the compact walkable half mile to the Northside Neighborhood Business District. If LIHTC is not awarded, the proposed zone change would permit manufacturing uses to continue on the site which is consistent with the Guiding Geographic Principle to “Maximize industrial reinvestment in existing industrial areas” (p. 50). The proposed zone change would also permit the construction of a “Scholar House” which is consistent with the Live Initiative Area of the plan, specifically the Goals to “Create a neighborhood where all residents, young and old, feel safe, nurtured and enriched” (p. 79) and “Increase the quality and quantity of affordable and market rate rental housing” (82). The subject property is located within an area designated for Commercial-Industrial uses per the Future Land Use Map. However, the plan states that “...community service facilities, day care centers, outdoor recreation and entertainment, park and recreation facilities, public and private schools, religious assembly, residential care facilities, residential if abutting existing residential and special assistance shelters” are welcome in the Commercial-Industrial areas (p. 52). The subject property abuts an existing single-family residential area.

### **CITY PLANNING COMMISSION ACTION:**

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed uses are compatible with the surrounding land use patterns. Adjacent



uses include manufacturing and single-family residential. Additionally, the subject property is located within 0.25 miles of the Northside Business District and is less than a tenth of a mile from the Northside Transit Center making it consistent with both *Plan Cincinnati* (p. 86) and the *Northside Comprehensive Land Use Plan* (p. 46) which aim to “Focus revitalization on existing centers of activity.” It is also consistent with the Future Land Use Map in the *Northside Comprehensive Land Use Plan*.

2. *The PD Concept Plan and Development Program Statement 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;*

The proposed Planned Development would permit a coordinated development effort of five parcels and permit the flexibility for the continued use of the property as a manufacturing site or as a unique residential opportunity. The Concept Plan and Development Program Statement (Exhibit E and F) details the proposed living-learning community. The Scholar House concept includes both residential uses and preschool to best support low-income, single parents pursuing higher education. Additionally, the consolidation of the five parcels ensures that open space is preserved alongside the development. Finally, the proposed Planned Development would permit community input during the design stage of the development prior to the Final Development submission.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed residential and preschool uses are not permitted within the existing zoning district. The PD zoning district allows the developer to be innovative in site development combining a mix of uses, open space, and increased community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan. See *Proposed Development* section for more detail.

#### **ANALYSIS:**

The proposed zone change would permit a three-story building with residential and preschool uses which are not permitted in the existing MG zoning district. Having the appropriate zoning in place is a key aspect of the petitioner’s LIHTC application and a LIHTC award is critical in the development of the Northside Scholar House. The proposed Northside Scholar House would introduce 45-55 units of affordable housing for single parents pursuing higher education, along with a preschool for their children, and supportive services.

The proposed development is located in a walkable area to a variety of amenities; it is within 0.25

miles of the Northside Business District and 0.10 miles of the Northside Transit Center. While the surrounding zoning district is MG, the subject property would be connected to residential uses directly to the west and southwest of the site. The scale of the site provides a transition from the single-family residences west of Dane Avenue to the larger scale manufacturing buildings to the east of the subject property.

The petitioner presented a community engagement plan that includes continued engagement with nearby residents and at least two community design sessions prior to the Final Development Plan submission. The Department of City Planning believes that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. A Planned Development also provides assurance to the City and the community of the intended uses and scale of the development. The Planned Development process ensures that any significant modification to this would constitute as a Major Amendment to the Concept Plan and require public engagement and a public hearing process, which is important since a large portion of the subject property is open space and could potentially be developed in the future.

#### **FINDINGS:**

It is the opinion of staff of the Department of City Planning that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

#### **CONCLUSIONS:**

The staff of the Department of City Planning supports the proposed zone change from Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement for the following reasons:

1. It is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Provide quality healthy housing for all income levels” (p. 165). It is also consistent with the Strategy in the Complete Initiative Area to “Target investment to geographic areas where there is already economic activity,” as the subject property is within the compact walkable half-mile of the Northside Neighborhood Center.
2. The PD zoning is appropriate in this area as the proposed development does not conform with existing zoning. The zone change and Concept Plan are necessary to establish a PD that allows for the construction of a mixed-use building with both multi-family residential and preschool uses and green space.
3. The PD zoning district requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.

#### **RECOMMENDATION:**

The staff of the Department of City Planning recommends the City Planning Commission take the following actions:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;

- 2) **ADOPT** the Department of City Planning Findings as detailed on page 8 of this report; and
- 3) **APPROVE** the proposed zone change at 4164 Dane Avenue from Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside.

Respectfully submitted:



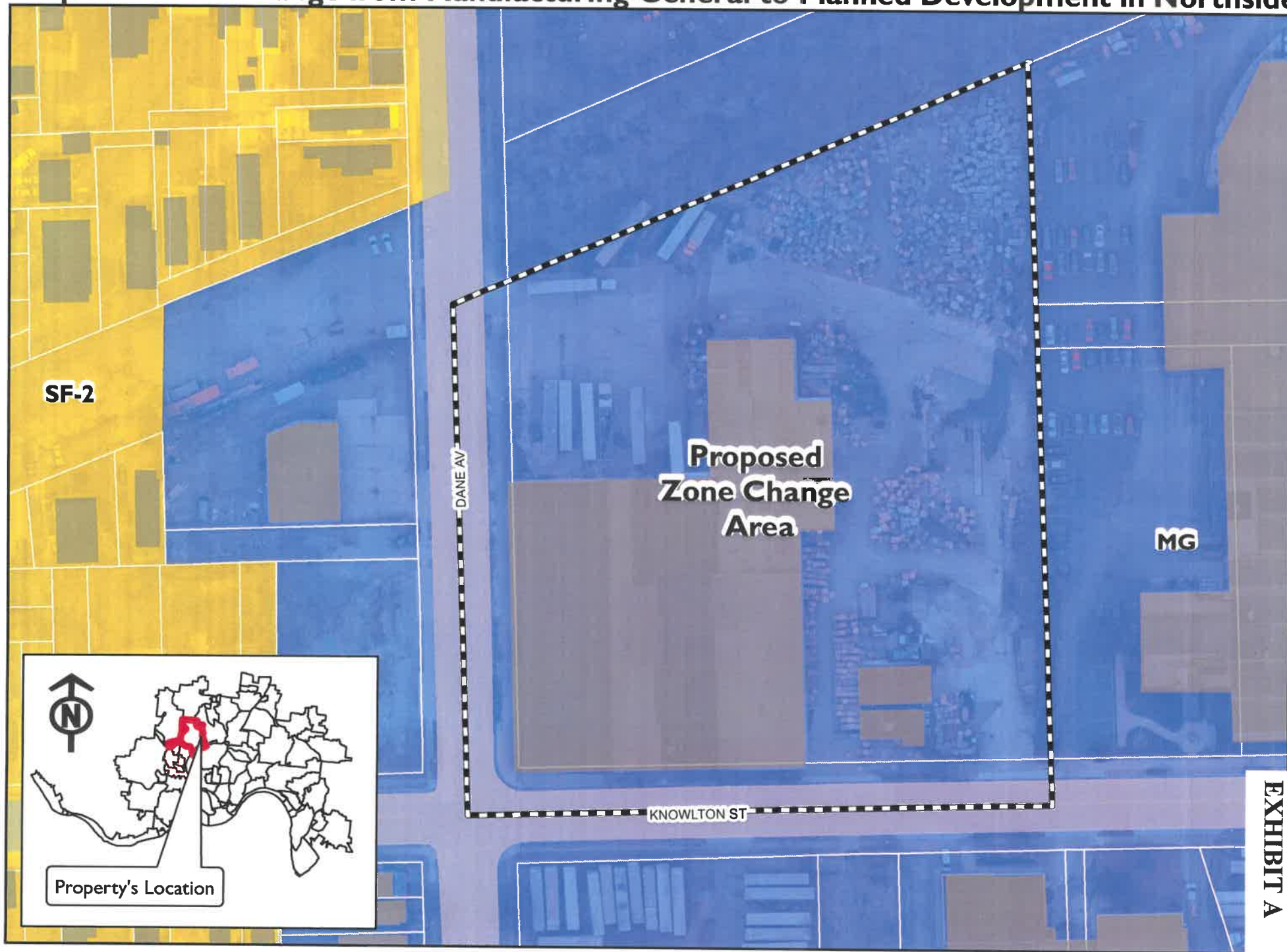
Samantha McLean, City Planner  
Department of City Planning

Approved:



Katherine Keough-Jurs, AICP, Director  
Department of City Planning

# Proposed Zone Change from Manufacturing General to Planned Development in Northside



**EXHIBIT B**

**PETITION FOR CHANGE OF ZONING OF PROPERTY  
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 11/18/20

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the MG Zone District to the PD Zone District.

Location of Property (Street Address): 4164 DANE AVENUE, CINCINNATI OH 45223

Area Contained in Property (Excluding Streets): 3.4 ACRES

Present Use of Property: MANUFACTURING

Proposed Use of Property & Reason for Change: MANUFACTURING AND MULTI-FAMILY RESIDENTIAL (SEE DEVELOPMENT PROGRAM STATEMENT)

Property Owner's Signature: 

Name Typed: Chris Eubank

Address: 4164 Dane Avenue Phone: 8599910855  
Cincinnati, OH 45223

Agent Signature: \_\_\_\_\_

Name Typed: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Please Check if the Following Items are Attached

Application Fee \_\_\_\_\_ Copies of Plat \_\_\_\_\_ Copies of Metes and Bounds \_\_\_\_\_

Convey. number: 131817  
Deed number: 17-406153  
Instr. number: 17-409006  
Transfer date: 01/31/2017  
Sec. 319.202 R.C.  
Sec. 322.02 R.C.

Duety Rhodes  
Hamilton County Auditor

Sales amount: 425000.00  
003 - Transfer Fee 0.50  
050 - Permissive Fee 850.00  
202 - Conveyance Fee 425.00  
Fee total: 1275.50

Norbert A. Nadel  
Hamilton County Recorder's Office  
Doc #: 17-9722 Type: DE  
Filed: 01/31/17 02:57:15 PM \$28.00  
Off.Rec.: 13344 01862 F 18 2 450



LIMITED WARRANTY DEED

E PAUL CORP., an Ohio corporation, for valuable consideration paid, grants with limited warranty covenants, subject to and excepting therefrom (i) all non-delinquent real estate taxes and assessments; (ii) public streets and legal highways; (iii) easements, reservations, limitations, conditions, covenants and restrictions of record; (iv) all building and zoning ordinances and other laws, ordinances and regulations of governmental authorities having jurisdiction over the real property; and (v) matters that would be disclosed by an accurate ALTA survey of the real property, to DANE PROPERTY, LLC, an Ohio limited liability company, whose tax-mailing address is 7430 Industrial Road, Florence, Kentucky 41042, the following REAL PROPERTY:

See the legal description attached hereto as Exhibit A and made a part hereof.

Hamilton County, Ohio Auditor's Parcel No: 222-0018-0001.

Prior Instrument Reference: O.R. Vol. 8195, Page 851 of the Hamilton County, Ohio Records.

EXECUTED this 31<sup>st</sup> day of January, 2017.

E PAUL CORP.

By: [Signature]  
Edward Paul, President

STATE OF OHIO )  
COUNTY OF HAMILTON )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2017 by Edward Paul, President of E Paul Corp., an Ohio corporation, on behalf of the corporation.



DANIEL EDWARD REITZ  
Attorney At Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

[Signature]  
Notary Public  
My commission expires: never

This instrument was prepared in its unexecuted form and without benefit of title exam by: Daniel E. Reitz, Esq., Graydon Head & Ritchey LLP, 1900 Fifth Third Center, 511 Walnut Street, Cincinnati, Ohio 45202.

222-18-(1-2-3-4-90) con

EXHIBIT "A"

SITUATED IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF DANE STREET 342.12 FEET NORTH OF THE NORTHEAST CORNER OF DANE AND KNOWLTON STREETS; THENCE SOUTHWARDLY ALONG THE EAST LINE OF DANE STREET 342.12 FEET TO THE NORTHEAST CORNER OF DANE AND KNOWLTON STREETS; THENCE EASTWARDLY ALONG THE NORTH LINE OF KNOWLTON STREET 363 FEET; THENCE NORTHWARDLY PARALLEL TO THE EAST LINE OF DANE STREET 480.60 FEET TO THE SOUTHERLY LINE OF THE B & O RAILROAD COMPANY RIGHT-OF-WAY; THENCE SOUTH 64° 18' WEST ALONG THE SOUTHERLY LINE OF THE B & O RAILROAD COMPANY RIGHT-OF-WAY TO THE PLACE OF BEGINNING

PPN 221-0018-0001

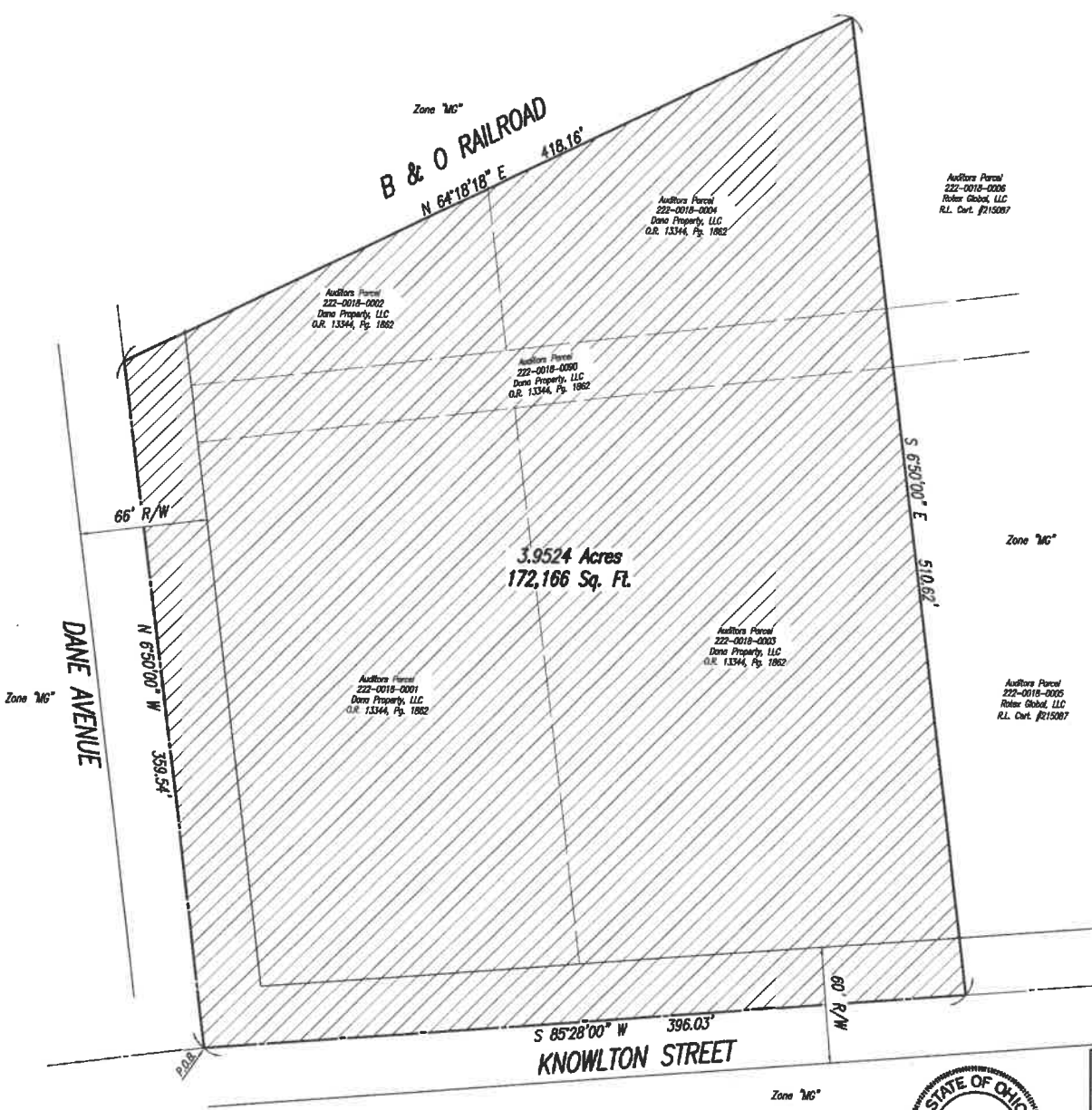
PROPERTY ADDRESS: 4164 DANE AVENUE, CINCINNATI, OHIO


DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax Map - 1/31/17 RD

CAGIS - \_\_\_\_\_





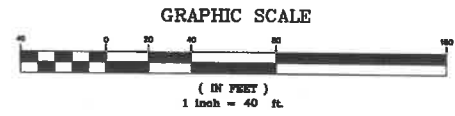
 Area To Be Rezoned To "PD" Planned Development 3.9524 Acres

Zone "MC"  
DANE AVENUE

Zone "MC"  
B & O RAILROAD  
N 64°18'18" E 418.16'

3.9524 Acres  
172,166 Sq. Ft.

S 85°28'00" W 396.03'  
KNOWLTON STREET



Auditors Parcel  
222-0018-0026  
Rohrer Global, LLC  
R.L. Cert. #215287

Auditors Parcel  
222-0018-0002  
Dana Property, LLC  
O.R. 1.3344, Pg. 1862

Auditors Parcel  
222-0018-0000  
Dana Property, LLC  
O.R. 1.3344, Pg. 1862

Zone "MC"

Auditors Parcel  
222-0018-0005  
Rohrer Global, LLC  
R.L. Cert. #215287

Auditors Parcel  
222-0018-0001  
Dana Property, LLC  
O.R. 1.3344, Pg. 1862

Auditors Parcel  
222-0018-0003  
Dana Property, LLC  
O.R. 1.3344, Pg. 1862

### ZONING PLAT

SECTION-22, TOWN-3, F.RANGE-2  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

  
Abercrombie  
& Associates, Inc.  
Civil Engineering + Surveying  
6111 Chevot Road, Suite 200 • Cincinnati, Ohio 45247  
613-386-6767 • www.abercrombie-associates.com

SCALE	DATE	JOB NO.	DRAWN
1" = 40'	11-23-20	20-0395	G.R.

REVISIONS

DWG.: GR-2787

EXHIBIT C





NOVEMBER 24, 2020


**LEGAL DESCRIPTION  
AREA TO BE REZONED  
3.9524 ACRES**

SITUATE IN SECTION 22, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF KNOWLTON AVENUE WITH DANA AVENUE; THENCE ALONG THE CENTERLINE OF DANA AVENUE, NORTH 06°50'00" WEST, 359.54 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF DANA AVENUE, NORTH 64°18'18" EAST, 418.16 FEET TO A POINT; THENCE SOUTH 06°50'00" EAST, 510.62 FEET TO A POINT IN THE CENTERLINE OF KNOWLTON STREET; THENCE ALONG THE CENTERLINE OF KNOWLTON STREET, SOUTH 85°28'00" WEST, 396.03 FEET TO THE PLACE OF BEGINNING.

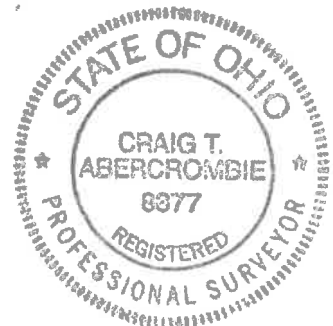
THUS CONTAINING 3.9524 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY PROPOSED TO BE DEVELOPED IS A COMPLETE, PROPER AND LEGAL DESCRIPTION THEREOF.

  
CRAIG T. ABERCROMBIE  
OHIO REGISTERED SURVEYOR #8377

FILE:20-0395.LD1-3.9524AC

8111 Cheviot Road • Suite 200 • Cincinnati, Ohio 45247  
Phone: (513) 385-5757 • Fax: (513) 245-5161  
[www.abercrombie-associates.com](http://www.abercrombie-associates.com)



## EXHIBIT E

Will Yokel, Architect  
Urban Sites  
1209 Sycamore Street  
Cincinnati OH 45202  
will@urbansites.com  
(513) 205-9675

December 18, 2020

Samantha McLean, City Planner  
City of Cincinnati  
805 Central Avenue, Suite 720  
Cincinnati OH 45202  
samantha.mclean@cincinnati-oh.gov  
(513) 352-4886

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

Dear Samantha,

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

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

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

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

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

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

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

Sincerely,



William A Yokel, Architect

**INDEX**

- A001 ZONING SITE PLAN
- A002 DEMO & PROPOSED SITE PLAN
- A101 FIRST FLOOR PLAN
- A102 SECOND & THIRD FLOOR PLAN
- A103 ROOF PLAN

**SUMMARY**

**ADDRESS**  
4164 DANE AVENUE, CINCINNATI OH 45223

**DESCRIPTION**  
NORTHSIDE SCHOLAR HOUSE IS A 3-STORY NEW CONSTRUCTION BUILDING WITH 50 DWELLING UNITS AND A PRESCHOOL.

**ZONING EXISTING**  
DISTRICT: MANUFACTURING

**GENERAL USE**  
MANUFACTURING

**LOT**  
137,905 SF

**MAX HEIGHT**  
35'-0"

**SETBACK**  
0'-0"

**ZONING - PROPOSED**  
DISTRICT: PLANNED DEVELOPMENT

**USE**  
MULTIFAMILY RESIDENTIAL

**LOT**  
137,905 SF

**MAX HEIGHT**  
35'-0"

**SETBACK**  
0'-0"

**USE GROUP**  
R-2 RESIDENTIAL

**CONSTRUCTION TYPE**  
IIA

**PRESIDENTIAL RATING**  
STRUCTURAL FRAME = 1 HR  
BEARING EXTERIOR WALL = 1 HR

**BEARING INTERIOR WALL = 1 HR**  
**NON BEARING INTERIOR WALL = 0 HR**  
**FLOOR CONSTRUCTION = 1 HR**  
**ROOF CONSTRUCTION = 1 HR**

**FIRE PROTECTION**  
BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13B

**PARKING**  
50 SPACES

**DWELLING UNITS**  
3-BEDROOMS 41 82%  
2-BEDROOMS 9 18%  
TOTAL 50

**AREAS**

OFFSHAL	05F
FIRST	27,229
SECOND	21,330
THIRD	21,330
TOTAL	69,889
BRANDOWN	05F
DWELLING UNITS	47,504
PRESCHOOL	8,108
CIRCULATION	3,737
UTILITY	1,656
STAIR/ELEVATOR	1,443
OTHER	2,844
TOTAL	63,892

**KEY**

- SINGLE FAMILY RESIDENTIAL (2,000 SF)
- SINGLE FAMILY RESIDENTIAL (4,000 SF)
- OFFICE LIMITED
- MANUFACTURING GENERAL
- PLANNED DEVELOPMENT DISTRICT
- PARKS & RECREATION



1 ZONING SITE PLAN  
A001 1" = 80'-0"

OWNER  
DMS PROPERTY LLC  
7125 INDUSTRIAL BOULEVARD  
FLORHAM PARK, NJ 07031

ARCHITECT & CONTRACTOR  
URBAN DESIGN & CONSTRUCTION LLC  
CINCINNATI OH 45202  
(513) 871-9000



WILLIAM A. FORKE  
LICENSE #219643  
EXPIRES 12/31/2021

**4164 DANE AVE**  
NORTHSIDE SCHOLAR HOUSE

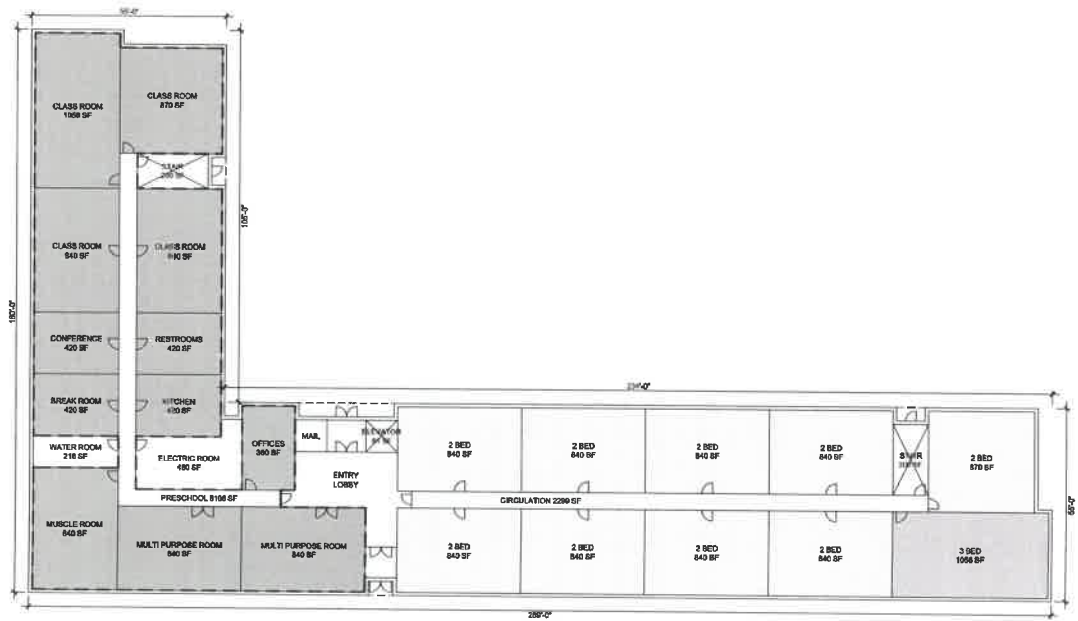
DATE	1	2020/11/18	COORDINATED SITE REVIEW
DATE	1	2020/11/18	DATE

ZONING SITE PLAN  
**A001**

**EXHIBIT F**



C:\Users\jvetch\OneDrive\Documents\4164\_Dane\_Scholar\_House\4164\_Dane\_Scholar\_House.dwg



21,220 GSF

**FIRST FLOOR PLAN**  
A101 1/8" = 1'-0"

OWNER  
DANE PROPERTY LLC  
140 INDUSTRIAL ROAD  
FLORISSANT, WI 53031

ARCHITECT & CONTRACTOR  
WYSE STEEL CONSTRUCTION, LLC  
100 S CALDWELL STREET  
COLUMBIAN DR 402E  
ST JOSEPH, MO 64508



WILLIAM A. YORKEL  
LICENSE #1015643  
EXPIRES 12/31/2021

**4164 DANE AVE**  
**NORTHSIDE SCHOLAR HOUSE**

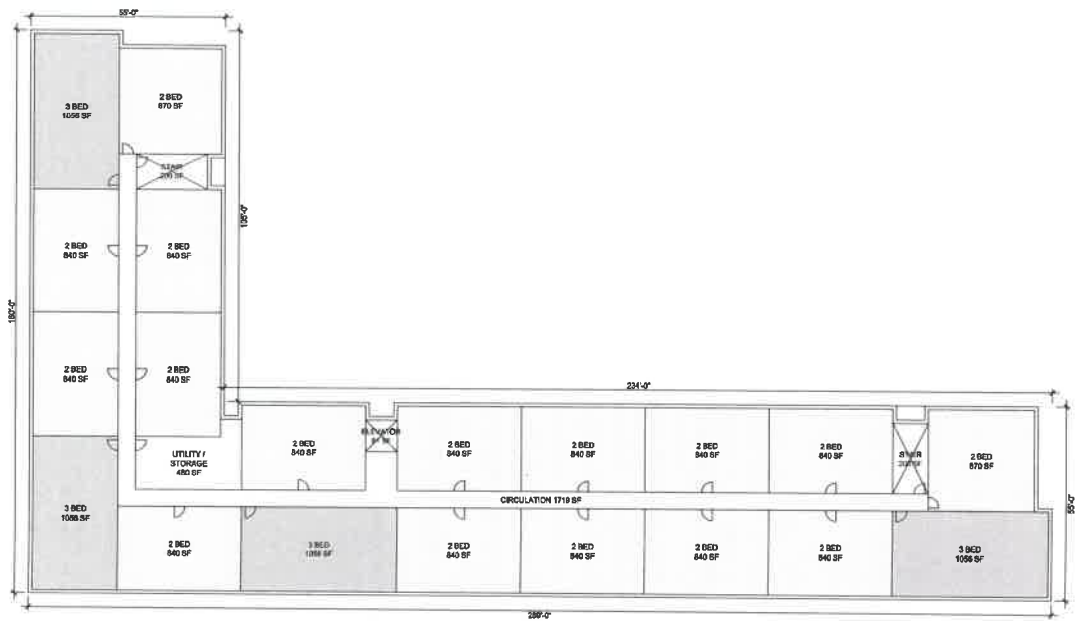
DATE	DESCRIPTION
1/28/21	COORDINATED SITE REVIEW

**FIRST FLOOR PLAN**

**A101**



11/14/2018 11:58:11 AM  
C:\Users\jacob.donovan\OneDrive\Documents\4164\4164\_SCH\4164\_SCH\_2D\4164\_SCH\_2D.dwg  
C:\Users\jacob.donovan\OneDrive\Documents\4164\4164\_SCH\4164\_SCH\_2D\4164\_SCH\_2D.dwg



21,330 GSF

1 SECOND & THIRD FLOOR PLAN  
A102 1/8" = 1'-0"

OWNER  
DANE PROPERTY, LLC  
1500 INDUSTRIAL RD  
WISCONSIN, WI 53186

ARCHITECT & CONTRACTOR  
WILLIAM A YOKEL ARCHITECTS, LLC  
125 HYCHAMER STREET  
CIRCULATI ON #202  
53187-0802



WILLIAM A YOKEL  
LICENSE #9319843  
EXPIRES 12/31/2021

# 4164 DANE AVE

## NORTHSIDE SCHOLAR HOUSE

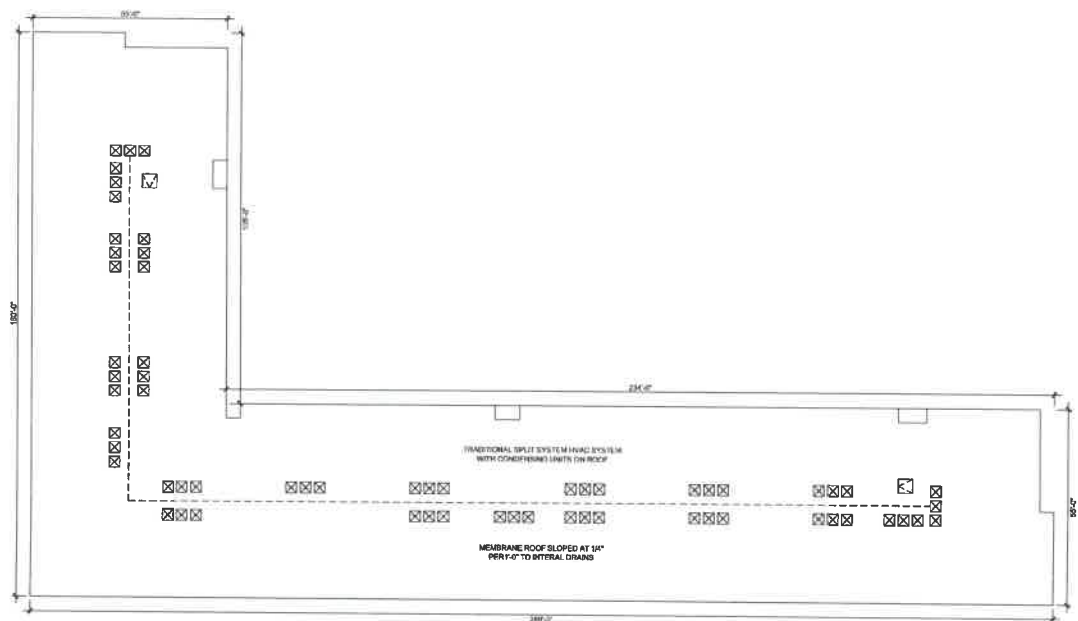
DATE	REVISION	DESCRIPTION

SECOND & THIRD FLOOR PLAN

A102



DATE PLOTTED: 11/11/2021 10:58:11 AM



21,330 GSF

1 ROOF PLAN  
A103 1/4" = 1'-0"

OWNER  
EDGE PROPERTY LLC  
1100 HOSPITAL ROAD  
FLORENCE KY 41042

ARCHITECT & CONTRACTOR  
WILLIAM A YOKEL ARCHITECTURAL LLC  
1000 BYCHAMP ST/BLVD  
CIN. OH 45202  
(513) 671-9800



WILLIAM A YOKEL  
LICENSE #1215843  
EXPIRES 12/31/2021

**4164 DANE AVE**  
**NORTHSIDE SCHOLAR HOUSE**

DATE	2021/11/9	COORDINATED SITE REVIEW
#	1	

ROOF PLAN

A103



## Northside Scholar House Overview December 3, 2020

A unique partnership of Cincinnati Union Bethel (CUB), Cincinnati Metropolitan Housing Authority (CMHA), and Urban Sites proposes the construction of Northside Scholar House, a transitional living-learning community that supports single parents enrolled in post-secondary education on their journey to self-sufficiency. To apply to Northside Scholar House, participants must be enrolled full-time in a post-secondary education program, and must send their children to the early childhood education center located in the building. Modeled on a program started in Lexington that has a 15-year track record of success, this will be the fourth Scholar House in the Cincinnati area.

The building will offer the following supports to families:

- Stable, affordable living: CMHA will operate approximately 50 units of brand-new, high-quality affordable housing designed specifically for the needs of single-parent families with children. The apartments will be professionally managed by Touchstone Property Services, an affiliate of CMHA. The units will include 41 two-bedroom and 9 three-bedroom units.
- Education for children: The first floor of the building will contain the early childhood education center, an approximately 9,000 SF space designed to serve the children living at Scholar House. Cincinnati Union Bethel has been operating high-quality early care for decades, and currently runs the Alice May Easton Scholar House in Walnut Hills, opened in June 2020. The center will include 5 classrooms, muscle room, commercial kitchen, multipurpose room, and support spaces.
- Adult Support Program: Parents will be connected with economic supports including a work-study program, financial aid, mentoring, and other workshops that will assist them in their roles as head-of-household, students, and future employees. Scholar House will offer trainings in other topics including financial literacy, parenting skills, building self-esteem, nutrition, and more, based upon the needs expressed by the parents.

The programs will be offered by a common staff to ensure they are specific to residents' needs.

### Project Goals:

1. Provide 50 affordable units in Northside, at a time when rents are becoming less affordable in the neighborhood
2. Provide a high-quality, transitional program that provides a strong education for two generations of a family at a time.
3. Replace the current industrial building at the property with a brand-new apartment building.

### Project Features:

1. LEED Silver or higher certification for energy efficiency
2. Proven development team with a strong track record. CMHA and Urban Sites will serve as co-developers. Both organizations have strong experience in delivering affordable and market rate projects on time and under budget.
3. CUB is a leader in providing services to women and families in Cincinnati.

### Development Steps:

The project team will be applying for tax credits from the Ohio Housing Finance Agency (OHFA), which has an annual application deadline of February 11, 2021. In order to apply, the project team will need to show the site is properly zoned for residential use. We are currently working with the city's planning staff to change the zoning to a "Planned Development" (PD), which would allow residential. OHFA will announce tax credit awards on May 19, 2021. Should the project not be awarded by OHFA, our agreement with the owner of the property says the property will stay with the current owner, and we will not proceed with the development.

The project team would like the support of the community for the PD application. We will be attending the Northside Community Council meeting on December 21, 2020. We are early in the development of this project, and the exterior has not been designed yet. We propose to hold two design charrettes with NCC and all interested community members to gather input.

### Timeline:

- December 14, 2020: Public "staff conference" held virtually by City Planning staff to gather input on the project
- January 15, 2021 (tentative): PD application goes before City Planning Commission
- February 10, 2021 (tentative): PD application voted on by City Council
- February 11, 2021: Tax credit due date to OHFA
- May 19, 2021: OHFA award announcement date
- Summer 2021: Project team will hold two design charrettes to obtain community's input on the design of the building
- Summer 2022: Close on financing and start construction
- Fall 2023: Completion of construction, lease-up of building begins

December 11, 2020

Mr. Will Yokel  
Urban Sites  
1209 Sycamore Street  
Cincinnati, OH 45202

Re: 4164 Dane Avenue | Multi-family development (D) – (CPRE200108) Final  
Recommendations

Dear Mr. Yokel,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **4164 Dane Avenue** in the Community of Camp Washington. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **January 5, 2021 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

**City Planning Department**

**Immediate Requirements to move the project forward:**

1. The subject property is zoned **Manufacturing General (MG)**. The proposed multi-family housing is not permitted in this zoning district. A zone change is required.
2. The applicant is proposing a zone change to PD. The City Planning Commission and City Council will review the Concept Plan, Development Program Statement, and Zone Change.

**Requirements to obtain permits:**

1. A Consolidation Plat should be recorded with Hamilton County.

**Recommendations:**

1. The applicant is encouraged to engage the Northside Community Council to discuss the proposed plans for the site. Contact information for the community councils can be found here: <https://bit.ly/CommunityCouncilContacts>.

**Contact:**

- **Samantha McLean** | City Planning | 513-352-4886 | [samantha.mclean@cincinnati-oh.gov](mailto:samantha.mclean@cincinnati-oh.gov)

**Buildings & Inspections – Zoning**

**Immediate Requirements to move the project forward:**

1. The subject property is zoned **Manufacturing General (MG)**. The proposed multi-family housing is not permitted in this zoning district. A zone change would be recommended.

**Requirements to obtain permits:**

1. A Consolidation Plat should be recorded with Hamilton County.

**Recommendations:**

- None

**Contact:**

- **Walt Moeller** | ZPE | 513-352-3964 | [walter.moeller@cincinnati-oh.gov](mailto:walter.moeller@cincinnati-oh.gov)

**Metropolitan Sewer District (MSD)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at [http://www.msdc.org/customer\\_care/development\\_services/index.html](http://www.msdc.org/customer_care/development_services/index.html)
2. An approved site utility plan will be required for building to receive approved permit.
3. Detention will be reviewed by Jeff Chen at [jeff.chen@cincinnati-oh.gov](mailto:jeff.chen@cincinnati-oh.gov) or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.

**Recommendations**

- None

**Contact:**

- **Jim Wood** | MSD | 513-352-4311 | [jim.wood@cincinnati-oh.gov](mailto:jim.wood@cincinnati-oh.gov)

**Stormwater Management Utility (SMU)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. Detention requirements: SMU will require a detention system for the site per section 12.2 of SMU Rules & Regulations [https://www.cincinnati-oh.gov/stormwater/assets/File/smu\\_rules\\_and\\_regs\(1\).pdf](https://www.cincinnati-oh.gov/stormwater/assets/File/smu_rules_and_regs(1).pdf)
  - Submit detention calculations.
  - Show details of detention structure. Submit shop drawings of detention if tank/vaults are used.
2. Utility Plan:
  - Label all proposed storm lines' size and material.
  - Show downspouts ties to the sewer system. Add note "All downspouts to tie to the sewer system".
  - FYI: SMU does not permit ties into street gutter inlets.
3. Submit a grading plan. Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
4. Submit an Erosion/Sediments control plan.
5. Include SMU standard Plans Notes <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-july-2019/>

**Recommendation:**

1. FYI, if the Stormwater system ties into public sewers, SMU will require an As-Built survey at the end of construction. The survey should include the following information:
  - State Plane Coordinates (N,E) for all MH's and Catch Basins
  - Inverts and Top elevations for all MHs and Catch Basins
  - Slopes, sizes, and materials for all storm lines.

**Contact:**

- **Saidou Wane** | SMU | 513-591-7746 | [Saidou.wane@cincinnati-oh.gov](mailto:Saidou.wane@cincinnati-oh.gov)

**Water Works**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. The development is receiving water service from the following:

Branch No.	Branch Size	Meter Size	Meter No.
a. H-49945 Lead on the private side	1-1/2"	2"	77254
b. H-76560 Lead on the private side	1-1/2"	1-1/2"	42284
c. H-80138 Fire Branch	6"	1"	DC764

NOTICE: Water Works records indicate the existing private side of the water service lines (H-49945, H-76560) at this site are a Lead Service line. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if these are to remain. Please contact the GCWW Lead Service Line Replacement Coordinator Kathleen Frey at (513) 591-5068. Please call 513-651-5323 and/or refer to <http://www.cincinnati-oh.gov/water/lead-information/>.

**Recommendations:**

1. Any existing water service branch not to be used for this development, must be properly disconnected at the public water main and at the owner's / developer's expense. Owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch before any new water service can be sold, or the Certificate of Occupancy will be signed off.
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and Fire Protection Company to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with Greater Cincinnati Water Works and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

**Contact:**

- **Rick Roell** | WaterWorks | 513-591-6867 | [richard.roell@gcww.cincinnati-oh.gov](mailto:richard.roell@gcww.cincinnati-oh.gov)

**Fire Department**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain Permits:**

The following is needed for the project to be approved by Fire:

1. For this structure confirm that there are at least two fire hydrants that are within 400' from all parts of each structure.
2. The two closest Fire Hydrants are located at 4145 Dane Avenue and 1230 Knowlton Street.
3. Confirm that the closest two hydrants have fire flows of at least 1800 GPM at 20 PSI.

4. Confirm that the Fire Department Connection is within 50' of a fire hydrant.
5. 912.3 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.

**CFPC 1229-13 Access Streets, Roadways or Driveways**

6. Access streets, roadways or driveways where required by Section 1229-11, shall conform to the following:
  - a. The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions:
  - b. The curve radii and grade elevations shall be such as to permit any fire department apparatus to negotiate curves and grades under any weather conditions.
7. OFC 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with paragraph (C)(6)(503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
8. OFC 503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.
9. OFC 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

**Recommendations:**

- None

**Contact:**

- **Robert Hart** | Fire Dept. | 513-357-7597 | [robert.hart@cincinnati-oh.gov](mailto:robert.hart@cincinnati-oh.gov)

**Office of Environment and Sustainability (OES)**

**Immediate Requirements to move forward with project:**

- None

**Requirements to obtain permits:**

1. If this project will receive City qualified incentives, then it must receive OES environmental approval as per Administrative Regulation 30.

**Recommendations:**

1. This site has been operated as an industrial warehouse. To protect the health and safety of construction workers and future occupants, an environmental site assessment should be conducted prior to residential redevelopment. Based on the findings of the assessment, additional investigation and correction action may potentially be needed.
2. Due to the age of the industrial warehouse, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to its demolition.
3. The development goal should be to earn at a minimum the LEED Certified rating level.
4. Rooftop solar should be considered in the design as a renewable energy source.

5. Site parking should include electric vehicle charging stations.
6. Site parking should include bike racks.
7. Site areas designated for trash carts should also have at least equal space designated for recycling carts.
8. The use of trees in the landscape design should be included to enhance urban forestry.
9. The use of pervious surfaces should be maximized to the extent practical in the design.

**Contact:**

- **Howard Miller** | OES | 513-352-6999 | [howard.miller@cincinnati-oh.gov](mailto:howard.miller@cincinnati-oh.gov)

**Police Department**

**Immediate Requirements to move the project forward:**

- None currently.

**Requirements to obtain permits:**

- No comments.

**Recommendations:**

- None

**Contact:**

- **Katalin Howard** | Police Dept. | 513-352-3298 | [katalin.howard@cincinnati-oh.gov](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)

**Health Department**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

**Recommendations:**

1. For assistance in determining whether facility is licensable as an FSO/RFE or not, please contact Trisha Blake.

**Contact:**

- **Trisha Blake** | Health Dept. | 513-352-2447 | [trisha.blake@cincinnati-oh.gov](mailto:trisha.blake@cincinnati-oh.gov)

**Department of Transportation & Engineering (DOT E)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. Drives should be a minimum 20' wide.
2. Aprons are not to cross property line and are to meet City standards.
3. The existing Dane side is one long drive apron.
  - a. This will need to be removed and replaced with full height curb.



- b. There may be some existing granite curb. Either reset per City standards or remove and deliver to City yard. Concrete curb is acceptable in this location.
- 4. Some existing walk is in bad shape and needs repaired.
  - b. Prefer the whole site have 5' tree lawn - 5' walk
- 5. No plantings in the R/W.
- 6. Work with Urban Forestry, Crystal Courtney at 861-9070 regarding existing street tree removal or new street trees.
- 7. Relocate existing inlet within proposed new driveway.
- 8. All work in the right of way requires a DOTE permit.
- 9. Contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov) for address assignments prior to submitting for building permits.

**Recommendations:**

- None

**Contact:**

- **Morgan Kolks** | DOTE | 513-352-5285 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

**Buildings & Inspections – Buildings**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. No issues at this time.

**Recommendations:**

- None

**Contact:**

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | [robert.martin@cincinnati-oh.gov](mailto:robert.martin@cincinnati-oh.gov)

**Department of Community & Economic Development (DCED)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Roy Hackworth** | DCED | 513-352-6119 | [roy.hackworth@cincinnati-oh.gov](mailto:roy.hackworth@cincinnati-oh.gov)

**Law Department**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

1. Review the language contained in the San. Sewer Easement to avoid encroachments.

**Contact:**



- **Charles Martinez** | Law | 513-352-3359 | [charles.martinez@cincinnati-oh.gov](mailto:charles.martinez@cincinnati-oh.gov)

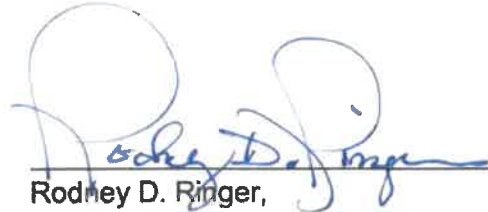
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,  
Director of Buildings and Inspections Department  
& CSPRO Committee Chair



Rodney D. Ringer,  
Development Manager

AD:RDR:hs

Letters attached are in the following order:

- Northside Business Association (January 5, 2021)
- Northsiders Engaged in Sustainable Transformation (NEST) (January 5, 2021)
- Mike Fischer (January 4, 2021) – nearby resident/property owner
- Lisa Meeks (December 8, 2020) – neighborhood business owner and resident/property owner
- Felipe Morales-Torres (December 6, 2020) – neighborhood resident/property owner



**BUSINESS ASSOCIATION**

**NBA President**  
Tim Jeckering

**NBA Vice President**  
Hannah Gedeon

**NBA Secretary**  
Sarah Thomas

**NBA Treasurer**  
Miguel Herrera

**Board of Directors**  
Emily Buddendeck  
Nigel Cotterill  
Cathy Fletcher  
Julia Green  
Michael Heerkens  
James Heller-Jackson  
Kathy Long  
Tommy Rueff  
Victor Williams

<https://welcometonorthside.com/>

January 5, 2021

Samantha McLean, City Planner  
Department of City Planning, City of Cincinnati  
805 Central Avenue, Suite 720  
Cincinnati, Ohio 45202

Re: Proposed Zoning Change from MG to PUD  
4164 Dane Street  
Cincinnati, Ohio 45223

Hello,

Tim Westrich, VP of Affordable Housing at Urban Sites presented the development plans for a Proposed New 50-unit Scholar House to be built at the NE corner of Dane and Knowlton Streets in Northside at the regularly scheduled January Northside Business Association (NBA) General Membership Meeting on 1/4/2021. We understand the existing building at this location will be demolished. The purpose of the presentation was to secure NBA endorsement for a proposed zoning change for this property from the current MG Zoning to the proposed PUD Zoning. We understand the PUD zoning will be in place for (2) years, allowing for the development team to secure adequate funding and community support. If the project does not materialize within the 2-year time frame, the zoning will revert back to MG. The existing-MG based business will be allowed to keep operating during the 2-year time frame allowed for the development team to get the project under construction.

This Scholarship House is being co-developed by Cincinnati Union Bethel, Cincinnati Metropolitan Housing Authority, and Urban Sites. NBA voted to support this zoning change at our January 2021 meeting. Furthermore, NBA supports the co-developer's efforts to attract financing for the project, including applying to Ohio Housing Finance Agency for tax credits, and to the City of Cincinnati for NOFA funds.

NBA is aware the co-developers have committed to convening 2 additional design meetings with the community once NOFA Funds are secured. The purpose of these meetings is to gather input on the exterior design, including massing, exterior materials, landscaping, and other aesthetic features. These meetings are anticipated to occur in late summer 2021, as the building goes through its design process. An optional third design meeting will happen as part of the process of value engineering, anticipated in late 2021.

Please contact me with any questions or comments.

Sincerely,

Tim Jeckering, NBA President



Northsiders Engaged in  
Sustainable Transformation

January 4<sup>th</sup>, 2021

To Whom It May Concern:

NEST is aware of the proposal to finance and build Northside Scholar House, a 50-unit new construction apartment project at 4164 Dane Ave in the Northside neighborhood of Cincinnati. The Scholar House project is a transitional living-learning community that supports single parents enrolled in post-secondary education on their journey to self-sufficiency. The co-developers for Northside Scholar House are Cincinnati Union Bethel, Cincinnati Metropolitan Housing Authority, and Urban Sites.

**Executive Director**

Sarah Thomas

**Board of Directors**

Sara Bedinghaus, President

Pete Metz, Vice President

Nicole Merrill, Secretary

Tom Jackson, Treasurer

Vicki Hayes

Skip Jones

Barry Schwartz

Cindy Sherding

Carl Sterner

Will Yokel

Laila Ammar

Chad Munitz

Rachel O'Malley

Following community engagement sessions and a presentation to our organization, the NEST Board of Directors has voted to strongly support this project. The Scholar House will be a positive development in Northside as it produces affordable family housing, improves the land use in the proposed area and is likely to serve as a catalyst for inclusive housing, improved land use and a spatial connection to the Mill Creek Greenway trail area as a community asset.

Further, NEST supports the co-developers' efforts in attracting financing for the project, including applying to Ohio Housing Finance Agency for tax credits, and to the City of Cincinnati for NOFA funds. NEST also supports the co-developers' Planned Development application to the city, which would allow for residential use at the site.

We are aware that the co-developers have committed to convening two design meetings with the community to gather input on the exterior design, including massing, exterior materials, landscaping, and other aesthetic features. These meetings are anticipated to occur in late summer 2021, as the building goes through its design process. An optional third design meeting will happen as part of the process of value engineering, anticipated in late 2021. We appreciate the developers' commitment to community engagement regarding this project.

[www.NorthsideNEST.org](http://www.NorthsideNEST.org)

1546 Knowlton Street

Cincinnati, OH 45223

Cincinnati Northside Urban  
Redevelopment Corporation,  
dba NEST, is a 501(c)3  
tax-exempt, tax deductible  
non-profit corporation.

Best,

Sarah Thomas,  
NEST Executive Director

## McLean, Samantha

---

**From:** Michael Fischer <fischer.michael.g@gmail.com>  
**Sent:** Monday, January 4, 2021 9:57 AM  
**To:** McLean, Samantha  
**Cc:** Tim Westrich; Will Yokel  
**Subject:** [External Email] Support for Scholar House  
  
**Categories:** CPC/Council

External Email Communication

Ms. McLean,

I am writing in support of the proposed Scholar House in Northside.

I've lived in Northside since 2009 and currently reside at 1316 Knowlton Street, about 200 yards from the proposed project site. I believe this proposal aligns with the 2014 Northside Land Use Plan as well as the current desires and needs of the neighborhood and as such I believe Urban Sites should be granted the PD designation they are seeking. The project proposes to create a substantial amount of sustainably-built affordable housing and reduce blight through the activation of an underutilized site. These characteristics are the basis for my support of Urban Sites and their proposed development.

If you have any questions or concerns, please do not hesitate to contact me.

--

Mike Fischer  
513-604-9589



December 8, 2020

Ms. Samantha McLean  
Via email [Samantha.McLean@cincinnati-oh.gov](mailto:Samantha.McLean@cincinnati-oh.gov)

RE: Letter of Support for proposed zone change from Manufacturing General (MG) to Planned Development (PD) at 4164 Dane Avenue in Northside

Dear Ms. McLean:

I am a long-time resident of Northside. My business, Rock Island Realty, is located in Northside. And we have renovated 50+ homes in this community, including our current projects at the corner of Knowlton and Chambers, just a couple of blocks from 4164 Dane. I received notice of the staff conference to gather public comment regarding the proposed zone change that would allow Urban Sites to develop its project at 4164 Dane.

I am not able to attend the virtual meeting, so please include this letter in the comments. I support this project 100%. I have absolute confidence in Urban Sites as I am very familiar with their reputation for excellent work and community development. I can't think of another project that our City and our neighborhood need more than the one proposed. I also plan to attend the Northside Community Council meeting on December 21, 2020, to vote for Northside's official support for the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Meeks", is written over a light blue circular background.

Lisa Meeks, CEO  
Rock Island Realty  
[lisa@rockislandrealty.com](mailto:lisa@rockislandrealty.com)  
513-608-8795

4014 Spring Grove Avenue  
Cincinnati, OH 45223

(513) 952-9200 office  
(513) 952-9201 fax

[info@rockislandrealty.com](mailto:info@rockislandrealty.com)  
[www.rockislandrealty.com](http://www.rockislandrealty.com)

## McLean, Samantha

---

**From:** Felipe Morales-Torres <felipe.moralestorres@gmail.com>  
**Sent:** Sunday, December 6, 2020 1:37 PM  
**To:** McLean, Samantha  
**Subject:** [External Email] Comments re: Scholar House at 4146 Dane Ave.

External Email Communication

Hi Samantha,

The Northside Community Council forwarded information about the Northside Scholar House to me. I am writing to you to voice enthusiastic support for this project. This is exactly the kind of creative problem solving needed to achieve socio-economic equity in Cincinnati.

Thank you!

Felipe Morales-Torres  
1569 Spring Lawn Ave, Cincinnati, OH 45223

## EXHIBIT J

Will Yokel, Architect  
Urban Sites  
1209 Sycamore Street  
Cincinnati OH 45202  
will@urbansites.com  
(513) 205-9675

January 5, 2021

Samantha McLean, City Planner  
City of Cincinnati  
805 Central Avenue, Suite 720  
Cincinnati OH 45202  
samantha.mclean@cincinnati-oh.gov  
(513) 352-4886

**Subject: Community Engagement  
Northside Scholar House  
4164 Dane Ave, Cincinnati OH 45223**

Dear Samantha,

*Please find community engagement description and outline below for the proposed Planned Development District at 4164 Dane Ave.*

Urban Sites finalized a purchase option with Dane Property LLC for 4164 Dane Ave on November 18, 2020. With co-developers Cincinnati Union Bethel and Cincinnati Metropolitan Housing Authority, we immediately reached out to Northside Engaged in Sustainable Transformation (NEST) Executive Director Sarah Thomas and Northside Community Council (NCC) President Becky Smolenski Finnigan to begin community engagement efforts.

We presented to NEST Board of Directors on December 10, 2020 and received a letter of support for the zoning change and the Low-Income Housing Tax Credit application.

We presented to NCC General Council on December 21, 2020 and will be presenting again on January 25, 2021 to garner a letter of support for the project.

NCC President Smolenski Finnigan also put together a Working Group that includes representatives from NCC, NEST and Northside Business Association (NBA) in which we were able to discuss the project in more detail on December 21, 2020 and December 28, 2020. The Working Group also included Resident Block Captain Anna Donnell who delivered 500 fliers and had 50 conversations with nearby residents which she was able to summarize for our review and consideration at the second meeting.

And finally, we presented to NBA General Membership on January 4, 2020 and received a letter of support from them as well.

In addition to community engagement efforts through NEST, NCC and NBA we've had various individual conversations with the following adjacent property owners: Anna Donnell, Michael Fischer, Abby Friend and Alaina Paszt. Abby Friend encouraged we fill out the Peaslee Neighborhood Centre Equitable Development Rubric which we've done and reviewed with her.

We are dedicated to continuing these discussions with the neighborhood throughout this process and if awarded the Low-Income Housing Tax Credit we are committed to convening two design meetings with the community in late summer 2021 to gather input on the exterior design, including massing, exterior materials, landscaping and other aesthetic features. An optional third design meeting could also happen in late fall 2021 as part of the process of value engineering. Northside Scholar House has been well received by the community and we are excited to be working on a project that will have such a great and needed impact on the neighborhood.



Community Engagement Outline

11/18/20	Sarah Thomas
11/19/20	Becky Smolenski Finnigan
11/30/20	Aliana Paszt
12/1/20	Aliana Paszt
12/10/20	NEST Board of Directors
12/14/20	<i>City Public Staff Conference</i>
12/15/20	Becky Smolenski Finnigan
12/21/20	NCC-NEST-NBA Working Group
12/21/20	NCC General Council
12/22/20	Michael Fischer
12/28/20	NCC-NEST-NBA Working Group
12/29/20	Abby Friend
1/4/21	NBA General Membership
1/15/21	<i>City Planning Commission</i>
1/25/21	NCC General Council

Sincerely,



William A Yokel, Architect

## ITEM 4 - Additional Correspondence

### McLean, Samantha

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**From:** Tara Murdock <tlmurdock29@gmail.com>  
**Sent:** Tuesday, January 12, 2021 4:15 PM  
**To:** McLean, Samantha  
**Subject:** Re: [External Email] Dane project

I spoke with Tim voicing my concerns, he was very open listening to what I had to say. My concern is not with the women or children, it's with the boyfriends. I asked him has this been an issue at other locations, he said yes at times. I appreciate him being honest.

My biggest concern is how is this property going to be managed? Having recently left OTR for this reason, I'm gravely concerned because OTR housing did nothing to help the situation. As many times as I spoke with the caseworker & the head of OTR housing, all they said was "It's difficult to evict someone." We finally had to get attorneys involved to evict the young lady across the street who was part of a prostitution/drug ring. It took a year and a half to get her evicted. I lost count of how many times the police/fire department/ambulance was there in the middle of the night dealing with drug overdoses. The same cast of characters would be back at it days later.

I lost count of how many times the police were called due to fights in front of the building. It was constant. These are my concerns.

I said I would feel comfortable if they had an overnight security guard, a physical presence say between the hours of midnight to 5 AM & he said it's not in the budget.

Anyway, I sincerely appreciate you contacting me. If it's planned and managed properly, it can be good for all of us. If this passes, I pray this will be the outcome.

Thank you again Samantha, I look forward to Fridays meeting.

On Tue, Jan 12, 2021 at 12:46 PM Tara Murdock <[tlmurdock29@gmail.com](mailto:tlmurdock29@gmail.com)> wrote:  
Thank you Samantha...

On Tue, Jan 12, 2021 at 12:04 PM McLean, Samantha <[Samantha.McLean@cincinnati-oh.gov](mailto:Samantha.McLean@cincinnati-oh.gov)> wrote:

Hi Tara,

Noted! I will sign you up for the meeting. You will receive a link sometime on Thursday.

Best,

Samantha

**Samantha McLean** | City Planner

3650 REDBANK ROAD LLC  
400 PIKE ST  
CINCINNATI OH 45202

4121 DANE LLC  
5535 COLERAIN AVE  
C/O RAW PROPERTY MANAGEMENT  
CINCINNATI OH 45239

ARMSTRONG TRENELL  
9322 ROUND TOP DR  
CINCINNATI OH 45251

ARNETT KAREN  
7373 HICKMAN ST  
CINCINNATI OH 45231

ASHCRAFT ANTHONY F  
1312 VANDALIA AVE  
CINCINNATI OH 45223

BAKER JAMES H III & JILL K  
1301 CHASE AVE  
CINCINNATI OH 45223

BAKIE ADRIAN  
4167 MAD ANTHONY ST  
CINCINNATI OH 45223

BALTIMORE & OHIO RAILROAD  
COMPANY  
500 WATER ST  
JACKSONVILLE FL 32202

BLACKWELL RAHSHANN K  
693 WINDINGS LN  
CINCINNATI OH 45220

BOWMAN CHRISTINA  
212 S VINE ST  
HARRISON OH 45030

BRAUCH WESLEY A JR  
4251 FERGUS ST  
CINCINNATI OH 45223

BUCKEYE HOLDINGS LLC  
2587 CAMINO CHUECO  
SANTA FE NM 87505

CHRISTIAN ALEX D  
1315 KNOWLTON ST  
CINCINNATI OH 45223-2124

CINCINNATI CAPITAL PARTNERS 280  
LLC  
P O BOX 2024  
CINCINNATI OH 45220

CINCINNATI CAPITAL PARTNERS 280  
LLC  
161 27TH AVE  
SAINT PETERSBURG FL 33704

CINCINNATI CAPITAL PARTNERS 344  
LLC  
42 INDIANA AVE  
NEWPORT KY 41075

DANE PROPERTY LLC  
7430 INDUSTRIAL ROAD  
FLORENCE KY 41042

DANIELS DAVID  
2366 VERA AVE  
CINCINNATI OH 45237

EDGAR CONSTRUCTION LLC TR OF  
TRUST 169  
9468 TOWNE SQUARE AVE  
CINCINNATI OH 45242

FENING SOPHIA A & JONATHAN R LUZ  
MEDINA  
1312 BOYD ST  
CINCINNATI OH 45202

FISCHER MICHAEL G & EMILY VERBA  
4143 DANE AVE  
CINCINNATI OH 45223

GREENE SHARON L  
4122 CHAMBERS ST  
CINCINNATI OH 45223-2155

HAMILTON COUNTY COMMRS BOARD  
OF  
138 E COURT ST  
ROOM 603  
CINCINNATI OH 45202  
HOME CPR LLC  
7723 TYLERS PLACE BLVD  
#293  
WEST CHESTER OH 45069

HAMILTON COUNTY LAND  
REUTILIZATION CORPORATION  
3 EAST FOURTH ST  
STE 300  
CINCINNATI OH 45202  
JENNARATOR LLC  
1675 BRUNNERWOOD DR  
CINCINNATI OH 45238

HAT TRICK HOMES LLC  
P O BOX 255  
MAINEVILLE OH 45039

JONES JORDAN  
1308 CHASE AVE  
CINCINNATI OH 45223

JOSHI BHAVIK R  
1307 CHASE AVE  
CINCINNATI OH 45223

KARAUS RICHARD E  
1308 APJONES ST  
2ND FL  
CINCINNATI OH 45223

KINKELE MICHELE  
1315 VANDALIA AVE  
CINCINNATI OH 45223-2523

KLISH MARTIN & DARAL D WALKEJ  
1311 BOYD ST  
CINCINNATI OH 45223-2113

KOMER JEREMY  
1325 CHASE AVE  
CINCINNATI OH 45223

MASON LEROY  
4176 CHAMBERS ST  
CINCINNATI OH 45223-2172

MAYNARD SHAILAH & JOHN MICHAEL  
STANKOVICH  
448 MYRTLE AVE  
#2  
BROOKLYN NY 11205

MCINTOSH BEN R  
4162 CHAMBERS ST  
CINCINNATI OH 45223-2172

MCMULLEN JOHN  
477 BRANCH HILL  
LOVELAND OH 45140

MEYER ROBERT J  
4172 CHAMBERS ST  
CINCINNATI OH 45223-2172

MILLER DARNELL KALEN  
2270 MADISON RD  
UNIT 32  
CINCINNATI OH 45208

MLS HOMES LLC  
4159 DANA AVE  
CINCINNATI OH 45223

MLS HOMES LLC  
4159 DANE AVE  
CINCINNATI OH 45223

MM RETIREMENT PROPERTIES LLC  
3189 PRINCETON RD  
# 298  
HAMILTON OH 45011

MOUCH DANIEL J  
4636 HOWARD AVE  
CINCINNATI OH 45223

MURDOCK TARA  
4173 DANE AVE  
CINCINNATI OH 45223

MURPHY MICHAEL J  
8809 BLUEJAY VIEW DR  
CLEVES OH 45002

NORTHSIDE LLC  
10801 EVENDALE DR  
CINCINNATI OH 45241

OHANA PROPERTIES LLC  
4141 ROSE HILL AVE  
CINCINNATI OH 45223

OMEARA WILLIAM F IV  
1310 KNOWLTON ST  
CINCINNATI OH 45223

ORLOWSKI ANDREA J & CHRISTINA N  
GORSUCH  
1321 CHASE AVENUE  
CINCINNATI OH 45223

P J FRENCH PROPERTIES LLC  
10289 WILLOW DR  
LOVELAND OH 45140

PORGIEMAN PROPERTIES INC  
PO BOX 58279  
CINCINNATI OH 45258

RE PARTNERS LLC  
4275 SPRING GROVE AVE  
CINCINNATI OH 45223

REAJ INVESTMENTS LLC  
2344 KEMPER LN  
UNIT 68011  
CINCINNATI OH 45206

RED DOG REALTY LLC  
4014 SPRING GROVE AVE  
CINCINNATI OH 45223

RIDDICK ERICA M  
1314 VANDALIA AVE  
CINCINNATI OH 45223

ROE-BLEH AMBER M  
4141 DANE AVE  
CINCINNATI OH 45223

ROTEX GLOBAL LLC  
1230 KNOWLTON ST  
CINCINNATI OH 45223

SALVATION ARMY THE  
4220 DANE AVE  
CINCINNATI OH 45223

SAWYER DAVID  
7335 PARK AVE  
CINCINNATI OH 45231

SCHNEIDER NICHULAS & SAMUEL  
4133 DANE AVE  
CINCINNATI OH 45223

SHAW ROBERT & DEBBIE  
4170 CHAMBERS ST  
CINCINNATI OH 45223

SINCLAIR THOMAS  
3458 RUTHER AVE  
CINCINNATI OH 45217

SPIKE PROPERTIES LLC  
1326 KNOWLTON ST  
CINCINNATI OH 45223

STANKOVICH JOHN MICHAEL &  
SHAILAH MAYNARD  
1311 CHASE AVE  
CINCINNATI OH 45223

T & J NORTHSIDE PROPERTIES LLC  
1234 ELLIS ST  
CINCINNATI OH 45202

UNGER CAROLYN J  
7695 GAINES RD  
CINCINNATI OH 45239

WEYBRIDGE PROPERTIES LLC  
7672 MONTGOMERY RD  
#211  
CINCINNATI OH 45236

WIETHE LAUREN A  
1309 KNOWLTON ST  
CINCINNATI OH 45223

WIZER MICHAEL  
1 MOLINE CT  
CINCINNATI OH 45223

WYNN MONROE JR & MARY B  
4135 DANE AVE  
CINCINNATI OH 45223-1851

URBAN SITES  
1209 SYCAMORE ST  
CINCINNATI OH 45202

NORTHSIDE COMMUNITY COUNCIL  
PO BOX 19398  
CINCINNATI OH 45219