

**SUBJECT:** A report and recommendation on a proposed zone change from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD), including the Concept Plan and Development Program Statement, located at 115-125 W. McMillan Street and 124-142 Lyon Street in CUF.

**GENERAL INFORMATION:**

**Location:** 115-125 W. McMillan Street and 124-142 Lyon Street in CUF (Exhibit A)

**Petitioner:** Peter Koenig, Esq., Buechner Haffer Meyers & Koenig, Co. LPA  
221 East 4<sup>th</sup> Street, Suite 2300  
Cincinnati, OH 45202

**Owner:** Moerlein Properties, LLC (Hallmark Campus Communities)  
150 East Broad Street  
Columbus, OH 43215

**Request:** To change the zoning of the property at 115-125 W. McMillan Street and 124-142 Lyon Street from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) to permit a multi-family building with five floors over a two-level parking garage, with 103 dwelling units with 365 beds and 223 off-street parking spaces.

**EXHIBITS:**

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Petition for Zone Change, Zoning Plat, and Legal Description
- Exhibit C Development Program Statement
- Exhibit D Concept Plan
- Exhibit E Architectural Drawings and Renderings
- Exhibit F Illustrative Packet
- Exhibit G Traffic Impact Study
- Exhibit H Proposed Schedule
- Exhibit I Coordinated Site Review Letter
- Exhibit J Letter from Neighborhood Leadership

**BACKGROUND:**

Hallmark Campus Communities wishes to develop the subject property, comprised of fifteen parcels and 1.34 acres in size into a multi-family apartment building known as “Gateway Lofts.” It is located at the corner of W. McMillan Street, Moerlein Avenue, and Lyon Street in CUF. The northern portion of the property is 0.41 acres and contains an existing surface parking lot. It is currently zoned Commercial Community – Mixed (CC-M), which has a maximum building height of 85 feet. The southern portion of the site is 0.93 acres and currently contains six residential buildings – three, three-families and three, two-families which would be demolished. The property is zoned Residential Mixed (RMX) which has a maximum building height of 35 feet. The property slopes down approximately 20 feet from W. McMillan Street to Lyon Street.

On May 5, 2021, Barrett P. Tullis, Esq., representing Hallmark Campus Communities, formally applied for a zone change to a Planned Development. The proposal consisted of 113 units with 442 beds, including three five-bedroom townhomes off Lyon Street. At that time the applicant proposed 223 off-street parking spaces within a two-level parking garage for a parking ratio of 0.50 spaces per bed. The proposed elevations were five-stories over a two-level parking garage up to the right-of-way on W. McMillan Street and a seven-story building off Lyon Street, with three, two-story townhomes and parking garage structure approximately five feet off Lyon Street, stepped back an additional ten feet to a six-story building, then stepped back another seven feet to a seven story that was 22-feet off the right-of-way of Lyon Street.

The initial application was reviewed by the City Planning Commission on November 5, 2021. The City Planning Commission voted to hold the proposal at staff’s recommendation to give the applicant team additional opportunity to meet with the community and revise their plans based on feedback received by the CUF Neighborhood Association (CUFNA), the Clifton Heights Business Association (CHBA), and the City Planning Commission.

The applicant returned to the City Planning Commission on December 17, 2021 with a revised application that removed the townhomes and maximized the amount of off-street parking. The proposal included 103 units with 411 beds; the townhomes were removed from the proposed development. The City Planning Commission denied the proposed zone change as the proposal was not fully consistent with the purpose of the Planned Development Regulations. Prior to a public hearing before City Council, the applicant decided to withdraw their application.

In July 2022, a new application was filed by Peter Koenig, Esq., on behalf of Hallmark Campus Communities. The application included a request for a zone change from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) including a Concept Plan and Development Program Statement for a proposed multi-family residential development at 115-125 W. McMillan Street and 124-142 Lyon Street in CUF. The proposal includes 103 units with 365 beds in two buildings and nine townhomes off Lyon Street. A comparison of the various submittals from November 2021 to July 2022 can be reviewed in the table below.

	<b>Units</b>	<b>Beds</b>	<b>Off-Street Parking Spaces</b>	<b>Buildings</b>
<b>November 2021</b>	113	442	223 0.50 spaces/bed	2 Buildings + 3 Townhomes
<b>December 2021</b>	103	411	263 0.64 spaces/bed	2 Buildings
<b>July 2022</b>	103	365	227 0.62 spaces/bed	2 Buildings + 9 Townhomes

**ADJACENT LAND USE AND ZONING:**

The subject property is currently zoned Commercial Community – Mixed (CC-M) and Residential Mixed (RMX). The existing zoning and land use surrounding the subject site is as follows:

**North:**

Zoning: Commercial Community – Mixed (CC-M)  
Existing Use: Mixed-use and hotel (U-Square)

**East:**

Zoning: Commercial Community – Mixed (CC-M) and Residential Mixed (RMX)  
Existing Use: Commercial restaurant (Adriatico’s) and low density residential

**South:**

Zoning: Residential Mixed (RMX)  
Existing Use: Low-density residential

**West:**

Zoning: Commercial Community – Mixed (CC-M) and Residential Mixed (RMX)  
Existing Use: Convenience market and low-density residential

**PROPOSED DEVELOPMENT:**

The proposed development is located at the corner of W. McMillan Street, Moerlein Avenue, and Lyon Street in CUF. Hallmark Campus Communities has site control of the Lyon Street parcels and is under contract to purchase the W. McMillan Street parcels. The overall 1.34-acre site would be developed as a multi-family residential development referred to as Gateway Lofts.

**Buildings**

The petitioner is proposing two buildings built on top of a two-story parking garage; the north building will be 5-stories tall and the south building will be four-stories tall. Additionally, nine 2.5-story townhomes will be built beginning at the corner of Moerlein Avenue and Lyon Street and continue down Lyon Street. The total building footprint is 52,104 square feet and will cover approximately 89% of the site. The proposed development contains 103 units with 365 beds, including 5 one-bedroom units, 25 two-bedroom units, 37 four-bedroom units, 27 five-bedroom units, and 9 three-bedroom townhomes along Lyon Street.

The northern building would be situated at the right-of-way line on W. McMillan Street and has varying setbacks along Moerlein Avenue up to the right-of-way line. Along Lyon Street, the townhomes have a five-foot setback. Due to the difference in grade from W. McMillan Street to Lyon Street, the top of the parking garage is even with W. McMillan Street. The underground garage is largely concealed along Moerlein Avenue except for the garage ingress/egress about halfway down the block. Townhomes that are approximately 30-feet tall wrap the exterior of the parking garage beginning at the corner of Moerlein Avenue and Lyon Street and along Lyon Street.

**Parking and Circulation**

A total of 227 off-street parking spaces are proposed in a two-level parking garage for a ratio of 0.62 parking spaces per bed. The lower level of the parking structure contains 114 parking spaces and is proposed to be accessed off Lyon Street with the upper level proposed to have 113 spaces and accessed off Moerlein Avenue. There is no vehicular access between the two levels.

**Open Space, Landscaping, and Buffering**

Final landscaping and buffering will be submitted with the Final Development Plan. The Development Program Statement proposes an approximate 7,876 square foot courtyard for resident use and will contain approximately 2,851 square feet of green space around the perimeter of the site. The green space will be professionally landscaped and maintained. The open space will represent approximately 20% of the total site’s acreage.

**Schedule**

If approved, construction is expected to start before the end of 2022 and will be completed on or before the fall semester of 2024. The development will be built in one phase.

**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 1.34 contiguous acres (Exhibit B). Council may approve a PD District that contains less than the minimum acreage required for an area on an affirmative recommendation of the City Planning Commission, finding that special site characteristics exist, and the proposed land uses justify development of the property as a PD.

- 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 provided documentation indicating that the Lyon Street parcels are under control by Hallmark Campus Communities and the W. McMillan Street parcels are under contract to purchase.

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

The submitted Concept Plan and Development Program Statement show a two-level parking garage with two residential buildings built on top (5- and 4-stories). Nine 2.5-story townhomes are placed along Lyon Street, beginning at the corner of Moerlein Avenue and Lyon Street (Exhibit D).

- 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 within 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 C and D). 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 and Concept Plan (Exhibits C and D) that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- 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 provided documentation indicating that the Lyon Street parcels are under control by Hallmark Campus Communities and are under contract to purchase the W. McMillan Street parcels.

- 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 (Exhibit H). The estimated timeline provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report with a targeted opening date to be open for the 2024-2025 school year. 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). Additional 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 and Concept Plan explains that 20% of the site (11,801 square feet) will be preserved as open space. The majority of the open space will be the amenity deck for the building residents; however, trees and plantings are proposed along the perimeter of the building (Exhibits C and D).

- f. **Other Information** - *Any other information requested by the Director of City Planning and Engagement or the City Planning Commission.*

**Signage** – The sign regulations that will apply to this Planned Development are within Chapter 1427-37 Sign Regulations of the Cincinnati Zoning Code for the Commercial Neighborhood-Pedestrian zoning district (CN-P). Any proposed signs in this submittal will be reviewed by staff for compliance at a later date.

**Utility Services** – New power lines will need to be buried or re-routed so they do not extend over the public right-of-way.

**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. The petitioner has stated that this development proposal will be built in one phase.

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 June of 2022. A meeting with the petitioner and development team was held on June 14, 2022, to allow the development team the opportunity to discuss the comments outlined by each of the departments. The feedback letter outlined additional requirements needed to be met before permits are obtained (Exhibit I). The petitioner received a copy of the comments from each of the departments and will continue working with the departments to address requirements prior to submitting a Final Development Plan. Both the Cincinnati Fire Department and the Department of Transportation and Engineering had concerns that have since been resolved with the development team.

**PUBLIC COMMENT:**

In April and May of 2022, the petitioner presented plans to several members of the CUF Neighborhood Association (CUFNA), Clifton Heights Community Urban Redevelopment Corporation (CHCURC), and the Clifton Heights Business Association (CHBA). Staff from the Department of City Planning and Engagement advised the petitioner to continue engaging the neighborhood groups regarding the proposed project. The petitioner regularly offered to meet with CUFNA, CHCURC, and CHBA.

The Department of City Planning and Engagement held a virtual Public Staff Conference on the proposed zone change on August 25, 2022. Notices were sent to property owners within a 400-foot radius of the subject property, CUFNA, CHCURC, CHBA, and individuals previously engaged in the process. Six community members, in addition to City staff and the development team, were in attendance. Overall, attendees seemed pleased with the changes that had been made to the height and setbacks, and the incorporation of the townhomes as the development steps into the neighborhood. Community leadership from CUFNA expressed concern about the lack of retail or restaurant space

on the first floor of the building facing W. McMillan Street. Ideally the ground floor would engage the public on the north side as it was revised to do on the south side along Lyon Street.

The petitioner met with the CUFNA board on September 7, 2022, to present the current plan. Following that meeting, CUFNA, CHCURC, and CHBA, signed a joint letter indicating their support of the proposed zone change and their preference for a retail component or other smaller scale public use on the first floor along W. McMillan Street (Exhibit J).

### **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 Compete Initiative Area to “Target investment to geographic areas where there is already economic activity” (p.115).

The Geographic Principles of *Plan Cincinnati* specifically identify this area in Clifton Heights as a “Neighborhood Center” and a “Center of Activity”. The principle is to “focus revitalization on existing centers of activity”. This part of Clifton Heights is classified in the Plan as an “Urban Center” which means it includes mid-to-high-rise vertical mixed-use buildings with ground floor retail and upper floor commercial or residential uses (p. 86-88).

#### *University Area Impact Solutions Study (2016)*

The redevelopment of this area is partly consistent with the *University Area Impact Solutions Study* (2016) as the proposed development is located in an area identified as a “future development opportunity” (p. 50).

### **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 multi-family use is compatible in this area, however, a mixed-use approach might be a better fit with the surrounding land use patterns along W. McMillan Street, as the northern portion of the site is currently zoned for commercial development and within the Clifton Heights Neighborhood Business District.

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 petitioner proposes a building that is taller along W. McMillan Street and lower along Lyon Street, creating the opportunity for superior urban design. The existing Commercial Community – Mixed (CC-M) zoning district along W. McMillan Street would permit an 85-foot-tall building. The maximum height in the Residential Mixed (RMX) zoning district is 35-feet. The petitioner proposes an approximately 60-foot-

tall building along W. McMillan in the current CC-M zoning district and approximately 30-foot-tall townhomes along Lyon Street.

As the development expands into the RMX zoning district along Moerlein Avenue, the building height is stepped down. The southern residential building is 70-feet tall from the existing Lyon Street grade. This created the opportunity for the community to share input during the design stage of the development, resulting in the southern residential building being setback 35-feet from the Lyon Street sidewalk.

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 density is not permitted in the existing zoning districts, as the CC-M zoning allows for a maximum density of 700 square feet per dwelling unit, and the RMX zoning allows one-to-three-family units. The PD zoning district is appropriate in this location and allows the developer to be innovative in site development.

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 and are complete as submitted or will be detailed in the Final Development Plan. See *Proposed Development* section for more detail.

### **ANALYSIS:**

The proposed development will reactivate currently vacant and underutilized properties into a residential community with a mix of residential units. A Planned Development allows for the coordinated development of the existing parcels. The proposed development would permit five- (north) and four-story (south) buildings to be constructed on a two-level parking garage for a new student housing development. The development would also include the construction of nine, 2.5 story townhomes. Due to rapidly rising enrollment numbers at the University of Cincinnati, the need for additional housing for students is apparent.

The proposed development is located in a desirable location for students and is partially within the Clifton Heights Neighborhood Business District, along W. McMillan Street. Due to the development's location within the business district and the direction provided by the CUF Neighborhood Association, the Clifton Heights Community Urban Redevelopment Corporation, and the Clifton Heights Business Association, the Department of City Planning and Engagement recommends modifying the Concept Plan and Development Program Statement to incorporate a retail component or other smaller scale public use on the first floor along W. McMillan Street. The mixed-use approach would be a better fit with the surrounding land use patterns along W. McMillan Street and brings vibrancy to the street life.

This is a development of significant scale and the development team has worked to engage with the community and various City Departments to address concerns and improve the quality of the development. The Department of City Planning and Engagement 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.

**FINDINGS:**

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are not 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 as addressed in this report.

**CONCLUSIONS:**

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD), but recommends modifying the Concept Plan and Development Program Statement for the following reasons:

1. The PD zoning is appropriate in this area as the proposed development does not conform with existing zoning. Although the site is smaller than two acres, the unique location and topography of the site make a PD appropriate in this case. However, due to the development’s location within the business district and the direction provided by the CUF Neighborhood Association, the Clifton Heights Community Urban Redevelopment Corporation, and the Clifton Heights Business Association, a mixed-use approach is preferred.
2. This investment is consistent with the *Plan Cincinnati* Goal to “Provide a full spectrum of housing options and improve housing quality and affordability” (p. 164). It is also consistent with the Strategy in the Compete Initiative Area to “Target investment to geographic areas where there is already economic activity,” as the subject property is partially within the Clifton Heights Neighborhood Business District. The proposed development is within an area identified as a “future development opportunity” within the *University Area Impact Solutions Study*.
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 and Engagement recommends the City Planning Commission take the following action:

1. **ACCEPT** the Concept Plan and Development Program Statement with the following modifications:
  - a. Revise the Concept Plan and Development Program Statement to include a mixed-use component along the W. McMillan Street facade. This revision should include a list of permitted uses and the maximum square footage; and
2. **ADOPT** the Department of City Planning Findings as detailed on page 9 of this report; and

3. **APPROVE** the proposed change in zoning from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to Planned Development (PD) at 115-125 W. McMillan Street and 124-142 Lyon Street in CUF.

Respectfully submitted:



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

Approved:



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

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

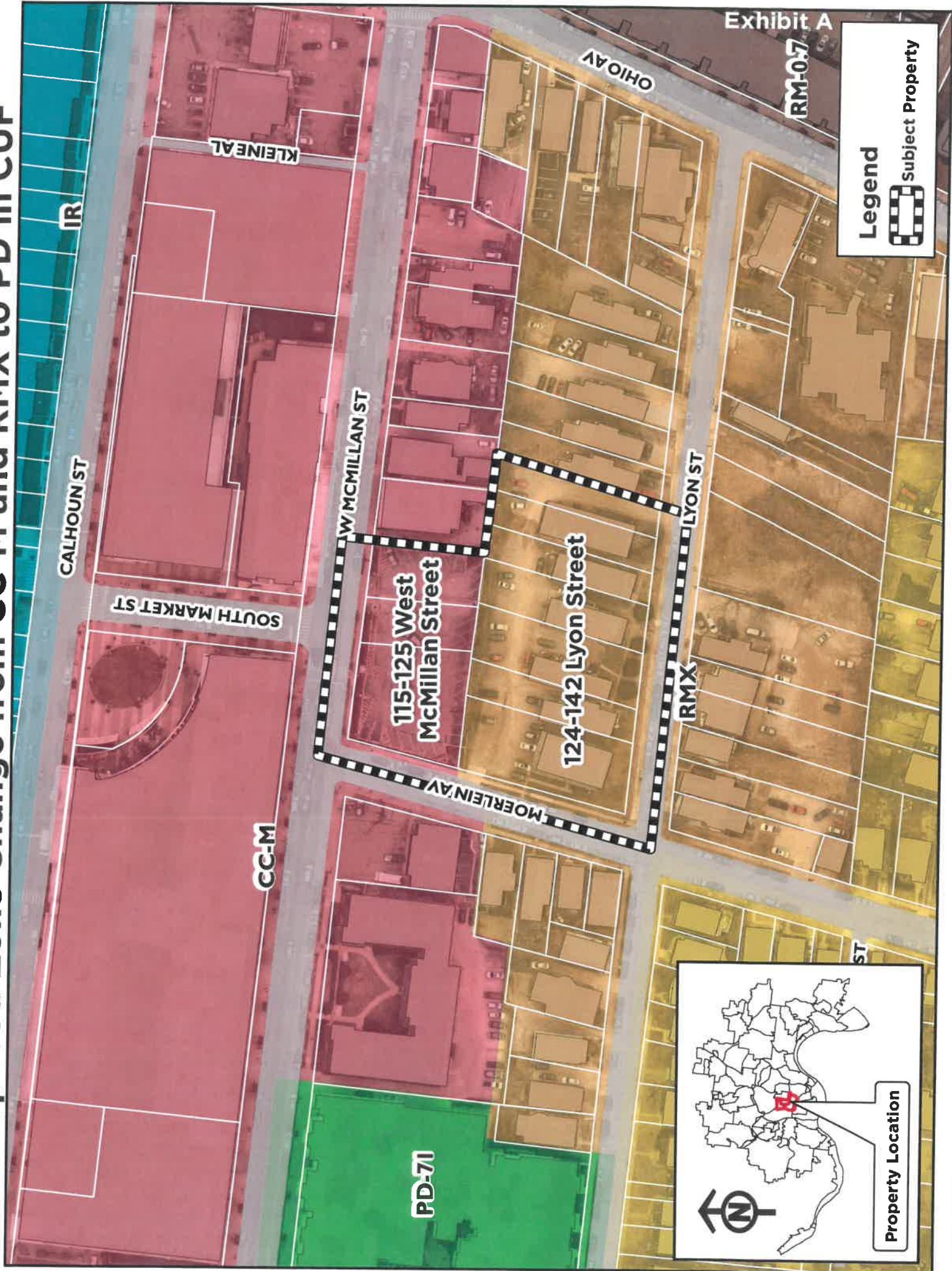


Exhibit A

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

To: The Honorable Council of the City of Cincinnati

Date: June 23, 2022

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 CC-M and RMX Zone Districts to the PD Zone District.

Location of Property (Street Address): 142 Lyon Street, 138 Lyon Street, 136 Lyon Street, 132 Lyon Street, 128 Lyon Street, 126 Lyon Street, and 124 Lyon Street;

125 W. McMillan Avenue, 119 W. McMillan Avenue, and 115 W. McMillan Avenue

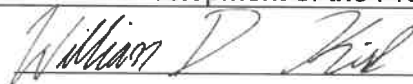
Area Contained in Property (Excluding Streets): 1.34 acres

Present Use of Property: Surface Parking Lot & 6 vacant Rental Houses (CC-M and RMX Zoning)

Proposed Use of Property & Reason for Change: Multi-family residential / student housing

The rezoning is sought to allow the redevelopment of the Property for student housing

Property Owner's Signature:



Name Typed: Will Kirk, Moerlein Properties, LLC

Address: 150 East Broad Street,  
Columbus, Ohio 43215

Phone: 614-883-1046

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

Name Typed: Peter E. Koenig, Esq., Buechner Haffer Meyers & Koenig, Co LPA

Address: 221 East 4<sup>th</sup> Street, Suite 2300,  
Cincinnati, Ohio 45202

Phone: 513-357-4333

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X

April 20, 2021

**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 bounded 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;

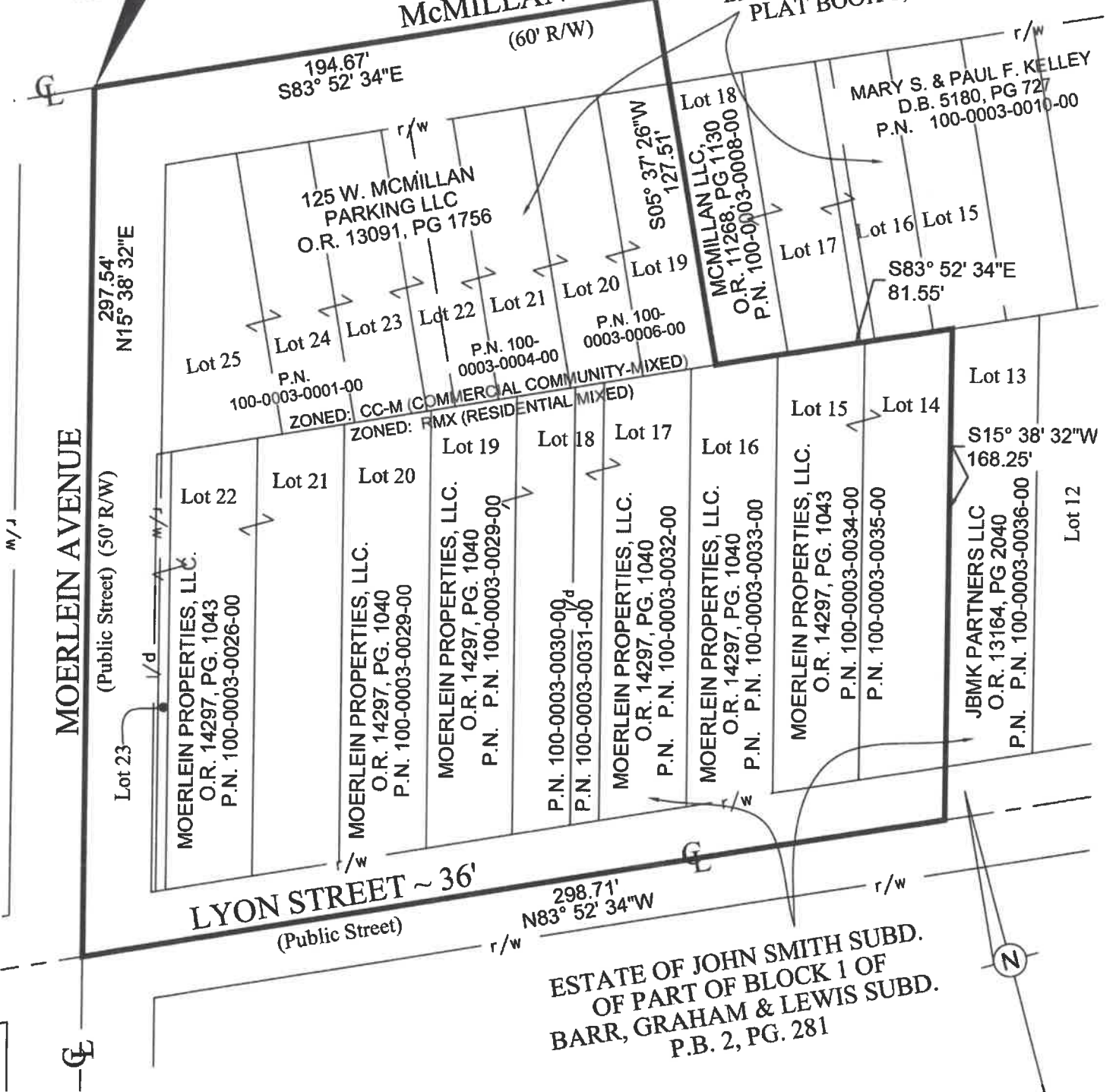
containing 1.741 acres of land, more or less.

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.

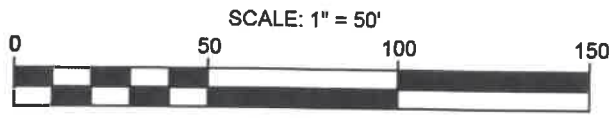
PLACE OF BEGINNING FOR REZONING TRACT

**McMILLAN STREET**  
(60' R/W)

ADELINE L. BRASHEAR'S HEIR'S SUBD. OF PART 1 OF BLOCK 1 OF BARR, GRAHAM & LEWIS SUBD. - PLAT BOOK 8, VOL. 2, PG. 11



**BASIS OF BEARINGS:** Basis of bearings is the centerline of McMullan 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 OF A 1.741 ACRE TRACT TO BE REZONED,  
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET &  
LYON STREET, CITY OF CINCINNATI, HAMILTON CO., OHIO**



V3 Companies, Ltd.  
3500 Snouffer Road, Ste. 225  
Columbus, Ohio 43235  
Ph: (614) 761-1661

APRIL 20, 2021

**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.

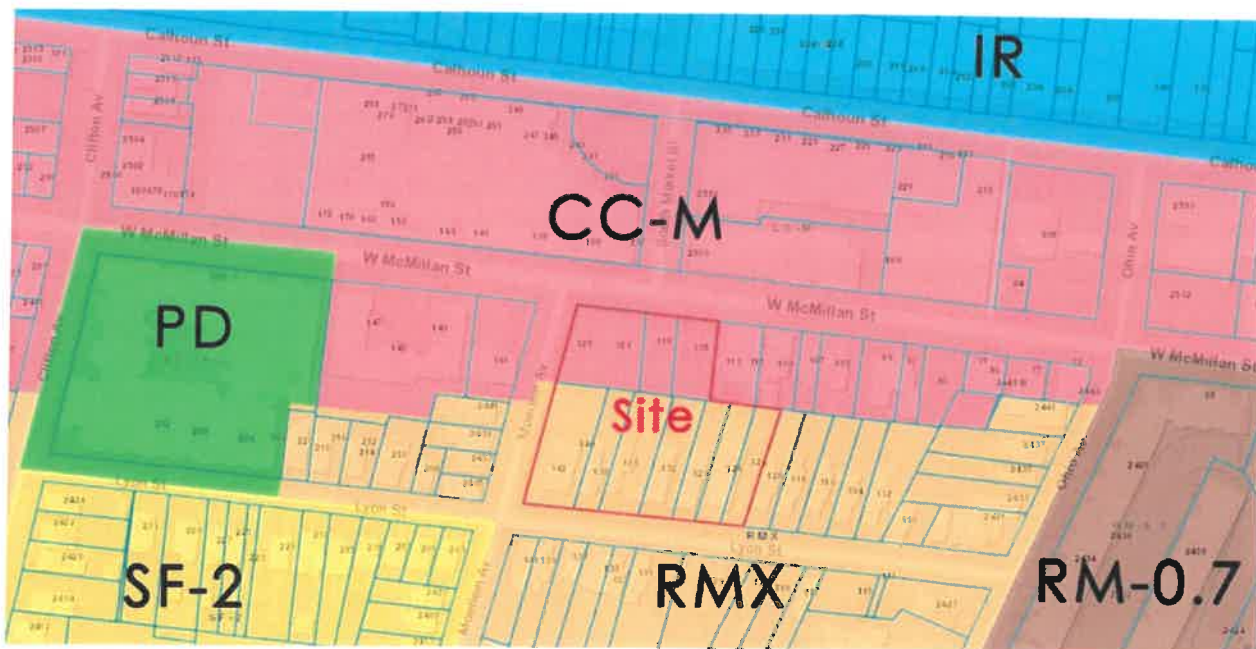
Hallmark is excited to present this redevelopment opportunity in the Clifton Heights – University Heights – Fairview neighborhood of the City of Cincinnati, Ohio. Hallmark has a strong track record of similar redevelopment sites and are experts in the multi-family market whether it be targeted for students 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:**

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.

# 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

# Exhibit D

PARTIAL TOPOGRAPHIC SURVEY  
W. MCMILLAN STREET, MOERLEIN AVENUE AND  
LYON STREET  
CITY OF CINCINNATI, HAMILTON CO., OHIO

1100 Edwards, Suite 215  
Columbus, Ohio 43225  
Ph: 614.791-1661  
Fax: 614.791-1662  
WWW.VACUTON.COM



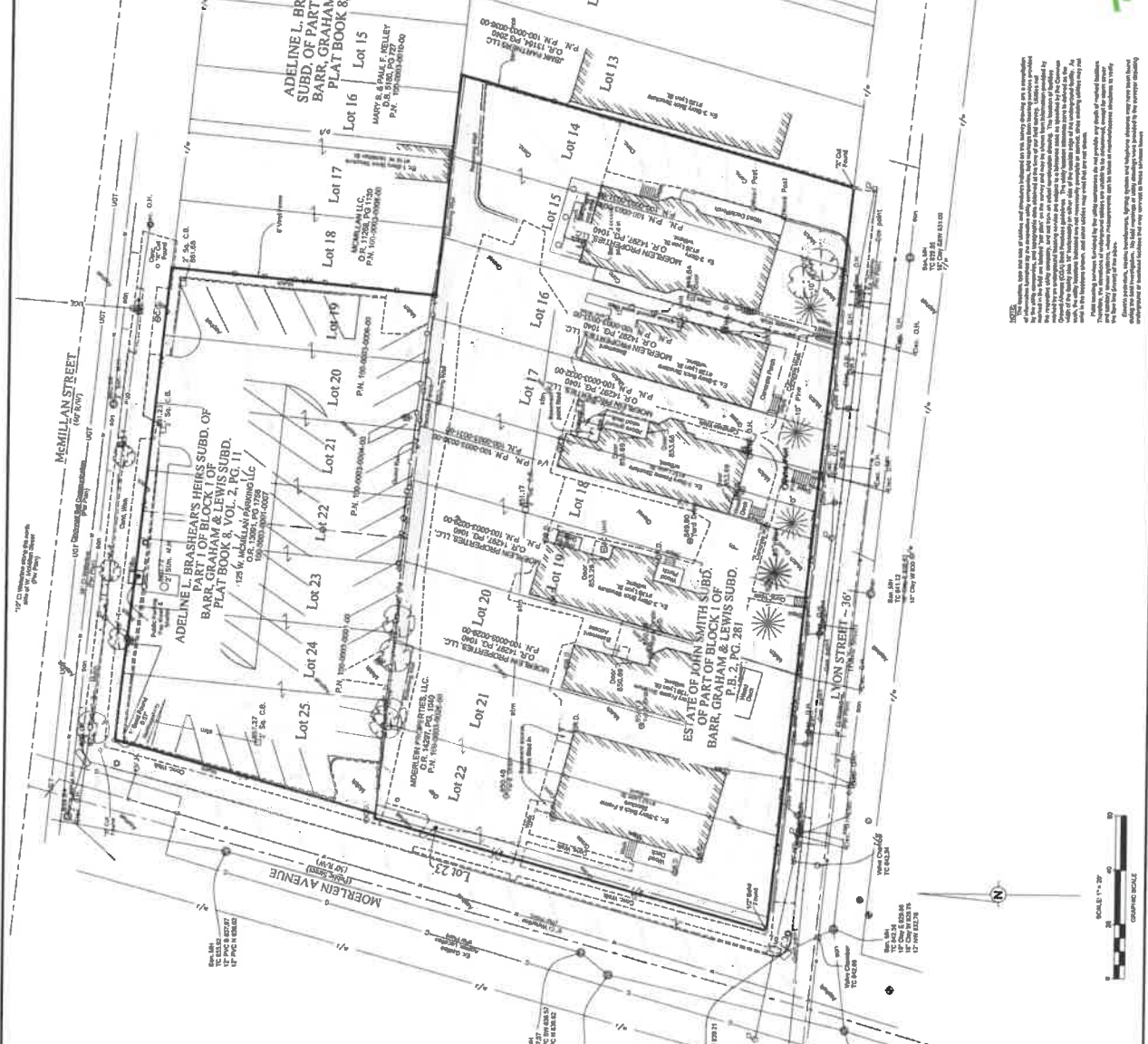
### EXISTING SYMBOLS & LEGEND

AREA LIGHT	CABLE TELEVISION DUCT
CONCRETE	CARLISLE DRIVE
CONCRETE	CONCRETE
CURB	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
FOUNDATION	CONCRETE
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FOUNDATION	CONCRETE
FOUNDATION	CONCRETE

### TREE LEGEND

TREE SYMBOLS DO NOT REPRESENT TREENE SIZE OR AGE

(Symbol)	DECIDUOUS TREE
(Symbol)	EVERGREEN TREE
(Symbol)	SHRUB
(Symbol)	SHRUB
(Symbol)	SHRUB
(Symbol)	SHRUB
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(Symbol)	SHRUB





OVERALL SITE WITH SURROUNDING CONTEXT:

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



**DEVELOPMENT DATA:**

Existing Zoning: CC-M (north) RMX (south)  
 Planned Development  
 Site Area: (58,306.7 SF) +7-1.34 Acres  
 Height: 6-5Story + Barnt.  
 Total Units: 103  
 Density: 76.9 Du/Ac.  
 Unit Mix:

1 bedroom:	5 (5%)
2 bedroom:	25 (24%)
3 bedroom:	37 (36%)
4 bedroom:	27 (26%)
5 bedroom:	9 (9%)

**Parking Spaces Provided:**

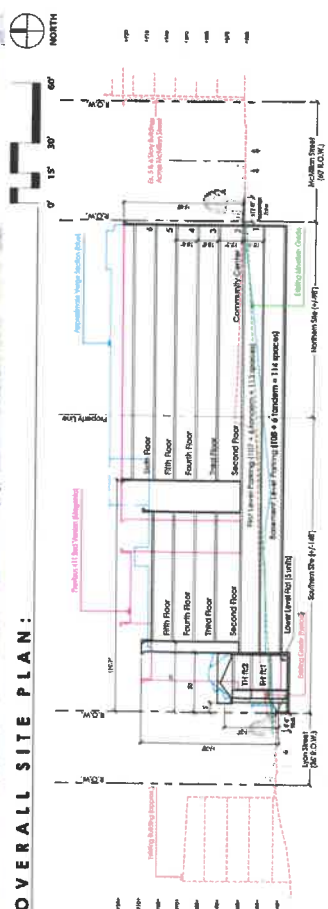
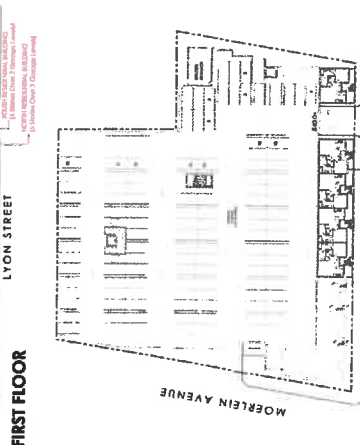
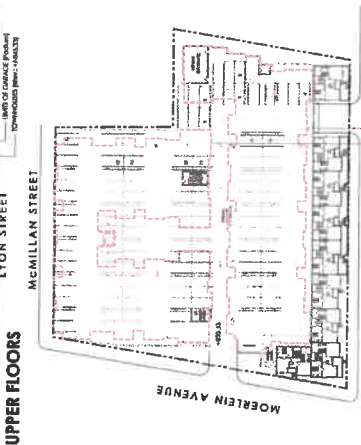
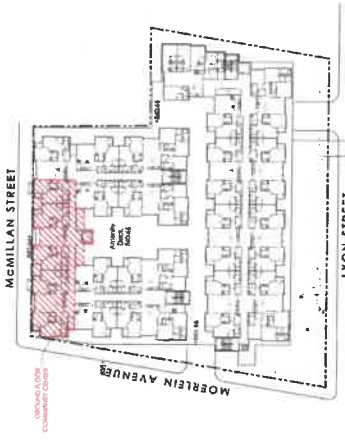
Off Street:	215	sp/unit	0.59
Standard Spaces:	12		
Additional Spaces:	227		
Total Garage Spaces:	227		0.62

**Open Space Provided:**

Sidewalk:	943 SF (2% of site)
Amenity Deck:	7,876 SF (14% of site)
Planting Areas:	2,631 SF (5% of site)
Total:	11,801 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)



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

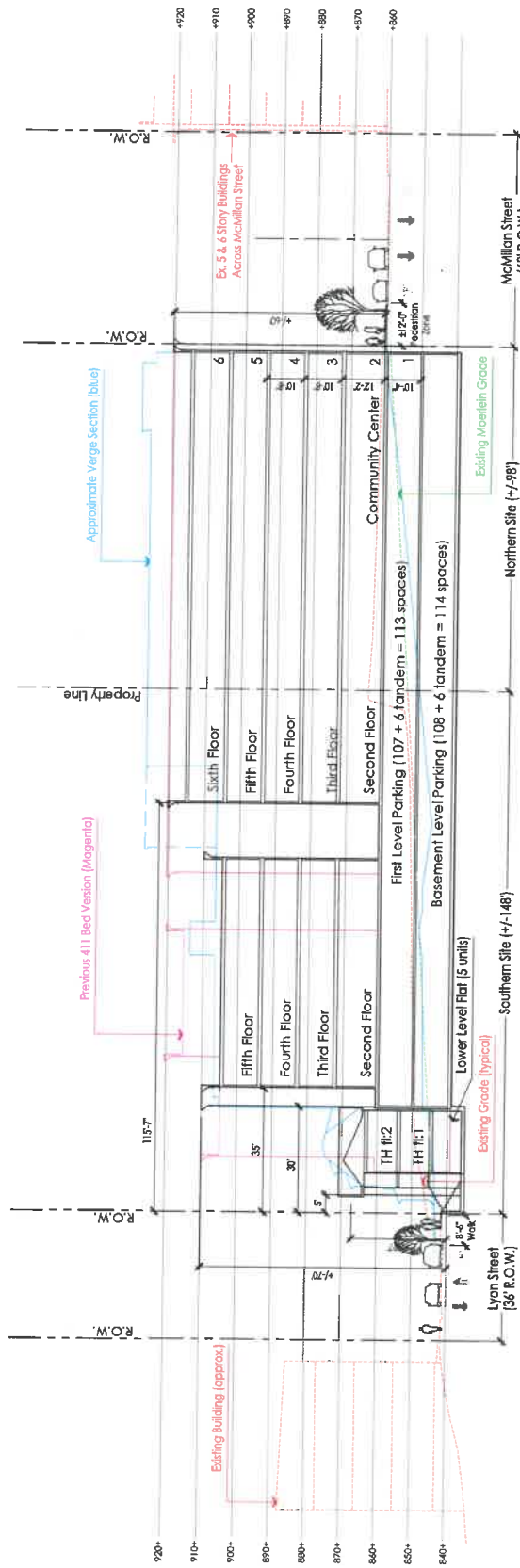




Gateway Lofts, McMullan & Moerlein • Prepared for: Hailmark Campus Communities

JUL 28 2022





Gateway Lofts Cincinnati  
McMillan Street



1. McMillan Street Presentation  
12 x 14"

**DEAN A. WENZ**  
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Gateway Lofts Cincinnati  
McMillan Street



McMillan Entrance Presentation  
12 of 100

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Gateway Lofts Cincinnati  
McMillan Street



① McMillan Corner View Presentation  
1/2" = 1'-0"

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Gateway Lofts Cincinnati  
McMillan Street



① Lion Street View - Street Level

Exhibit E

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Gateway Lofts Cincinnati  
McMillan Street



1 Main Street View - Above

Exhibit E

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McMillan Street



① - Lion Street View - West

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1. Lion Street View - East

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# Gateway Lofts Cincinnati

McMillan Street



1 North  
3/32" = 1'-0"



2 East  
3/32" = 1'-0"

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Gateway Lofts Cincinnati

McMillan Street



③ South  
3/32" = 1'-0"

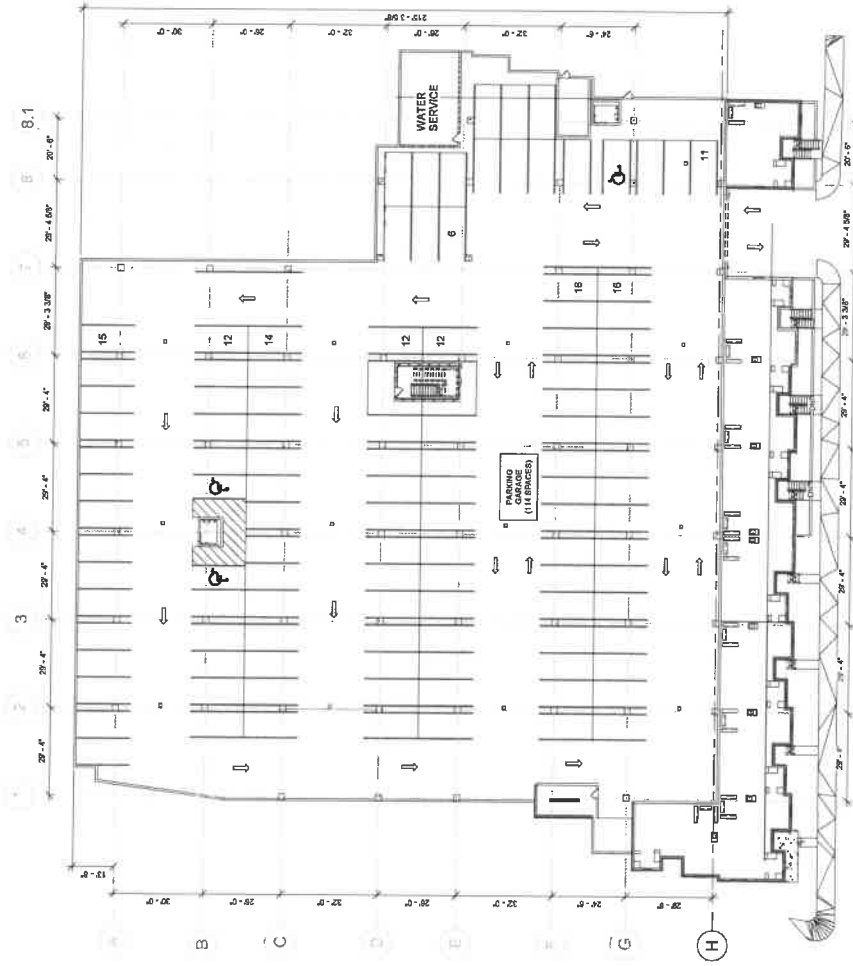


④ West  
3/32" = 1'-0"

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Gateway Lofts Cincinnati  
McMillan Street

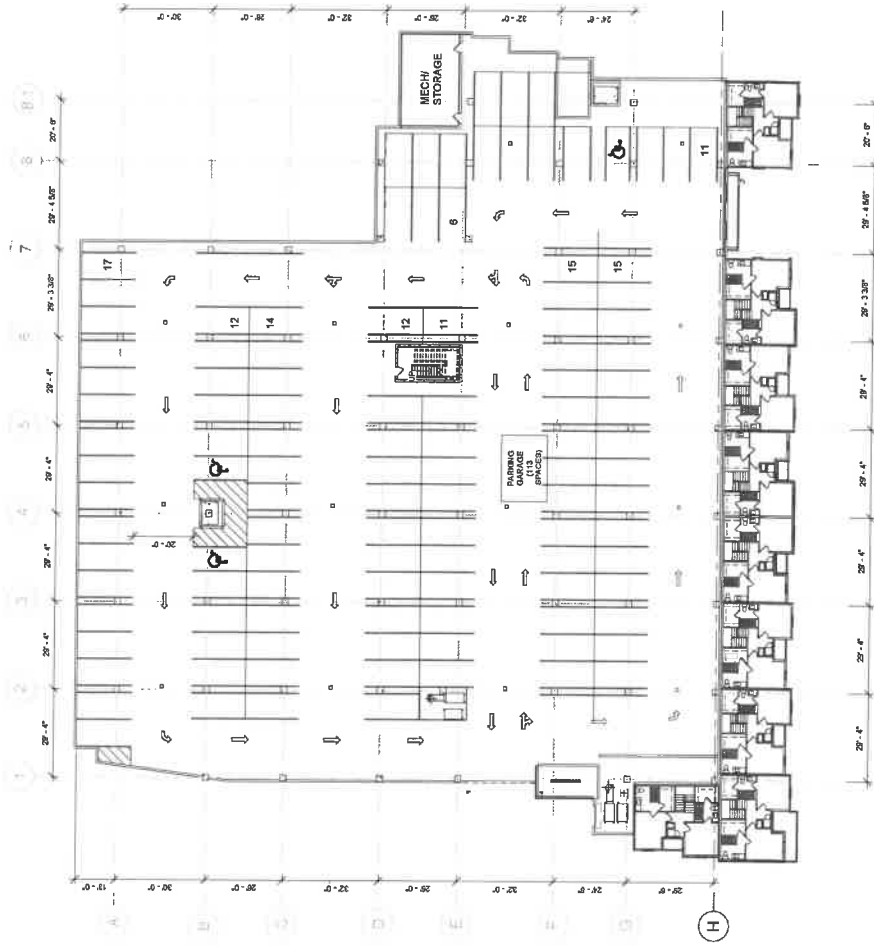


① Overall Basement Plan Presentation  
1" = 20'-0"

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# Gateway Lofts Cincinnati McMillan Street



① Overall 1st Floor Plan Presentation  
1" = 20'-0"

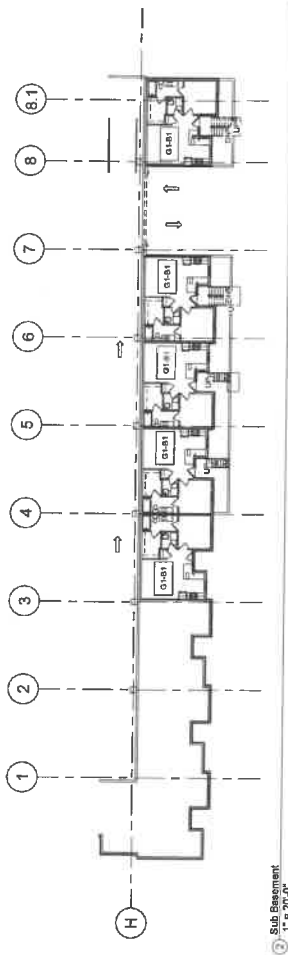
## DEAN A. WENZ ARCHITECTS

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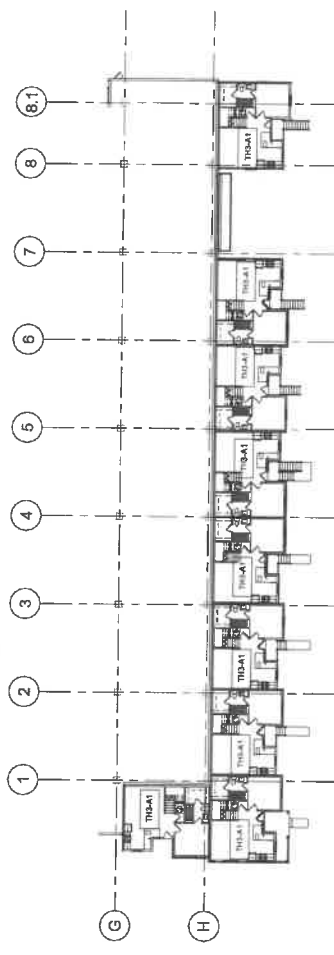
# Gateway Lofts Cincinnati

## McMillan Street

FINISH  
GRADE  
(SEE SPACES)



② Sub-Basement  
1" = 20'-0"

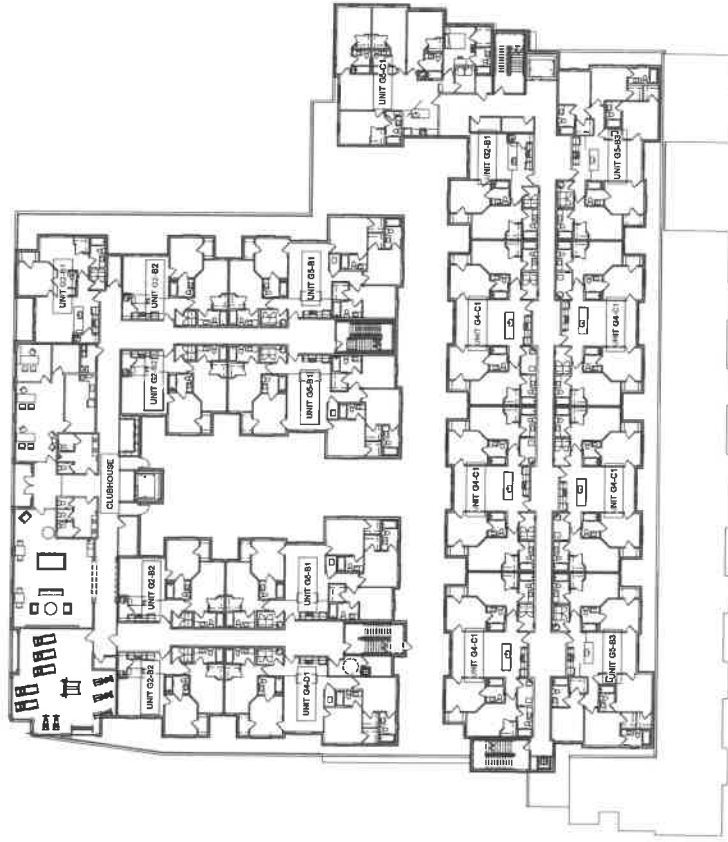


① 1st Floor  
1" = 20'-0"

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Gateway Lofts Cincinnati  
McMillan Street



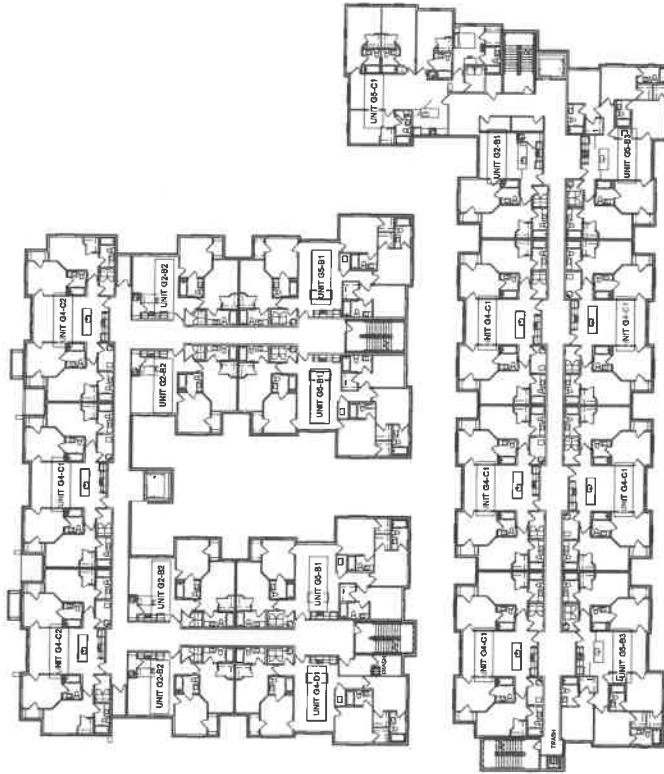
1 Overall 2nd Floor Plan Presentation  
1-8-2009

Exhibit E

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Gateway Lofts Cincinnati  
McMillan Street



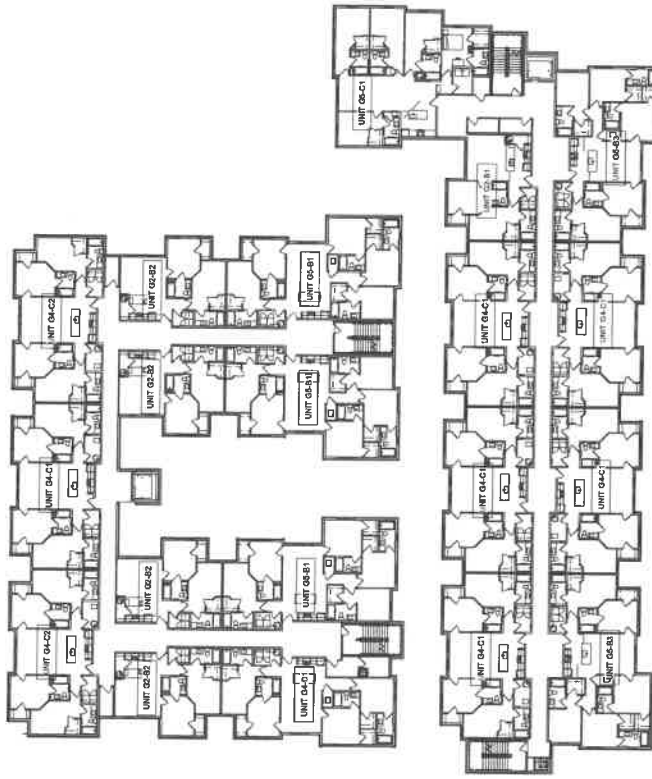
1st Floor Plan Presentation  
11-2006

Exhibit E

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Gateway Lofts Cincinnati  
McMillan Street



① 4th & 5th Floor Plan Presentation  
11-2009

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ARCHITECTS

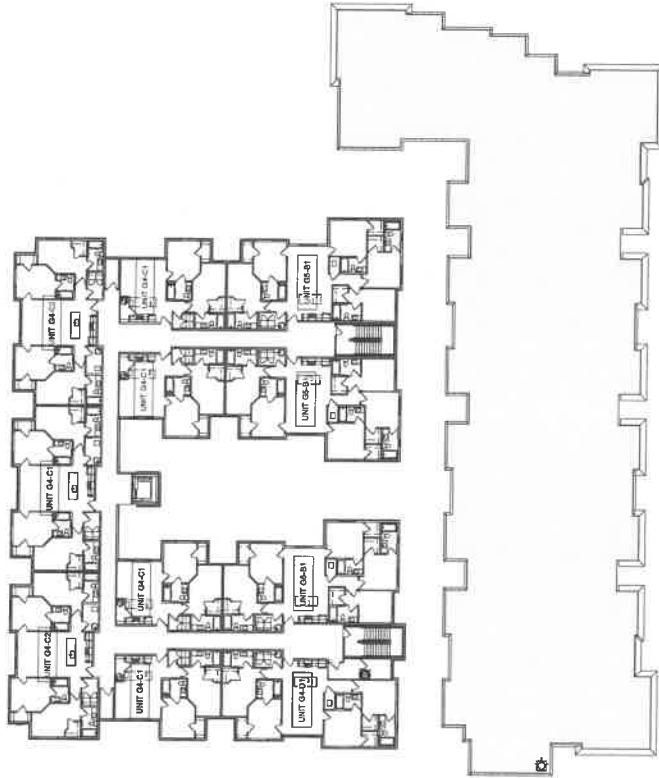
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# Gateway Lofts Cincinnati

McMillan Street



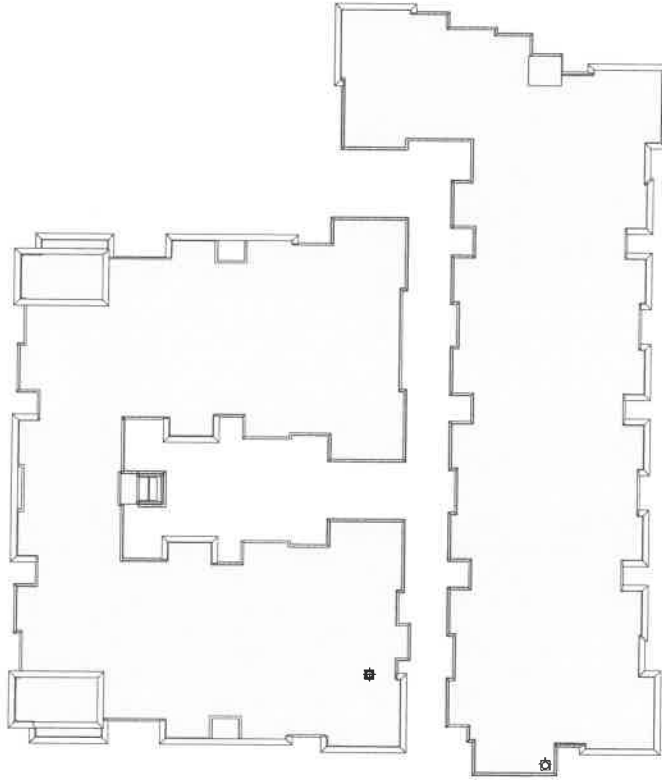
① 6th Floor Plan Presentation  
1" = 20'-0"

Exhibit E

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Gateway Lofts Cincinnati  
McMillan Street



① Overall Floor Plan Presentation  
11-2013

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# GATEWAY LOFTS

McMillan & Moerlein



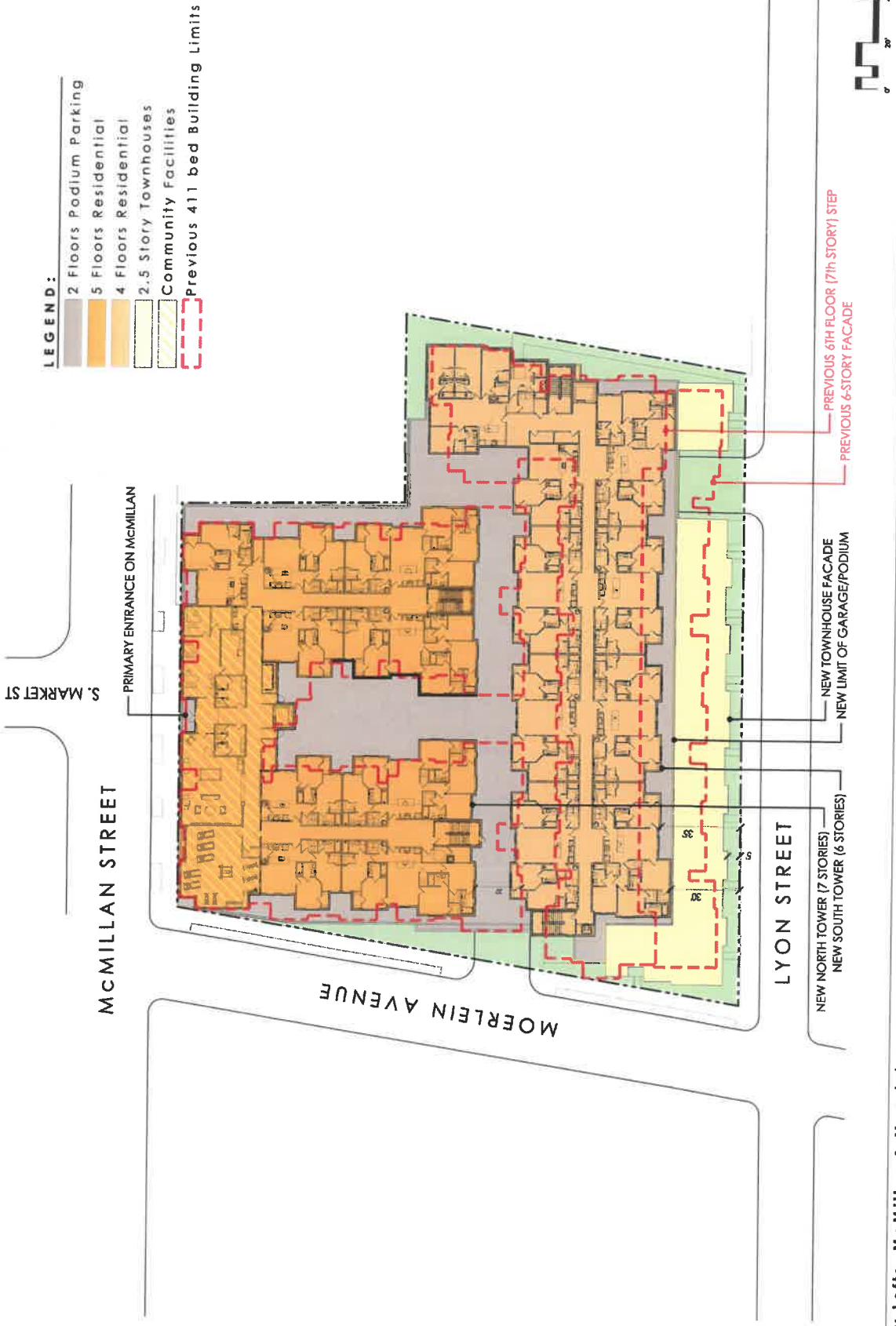
HALLMARK

*Stronger Communities*



Exhibit F

Planned District (PD)  
Concept Plan  
Submitted June 23, 2022

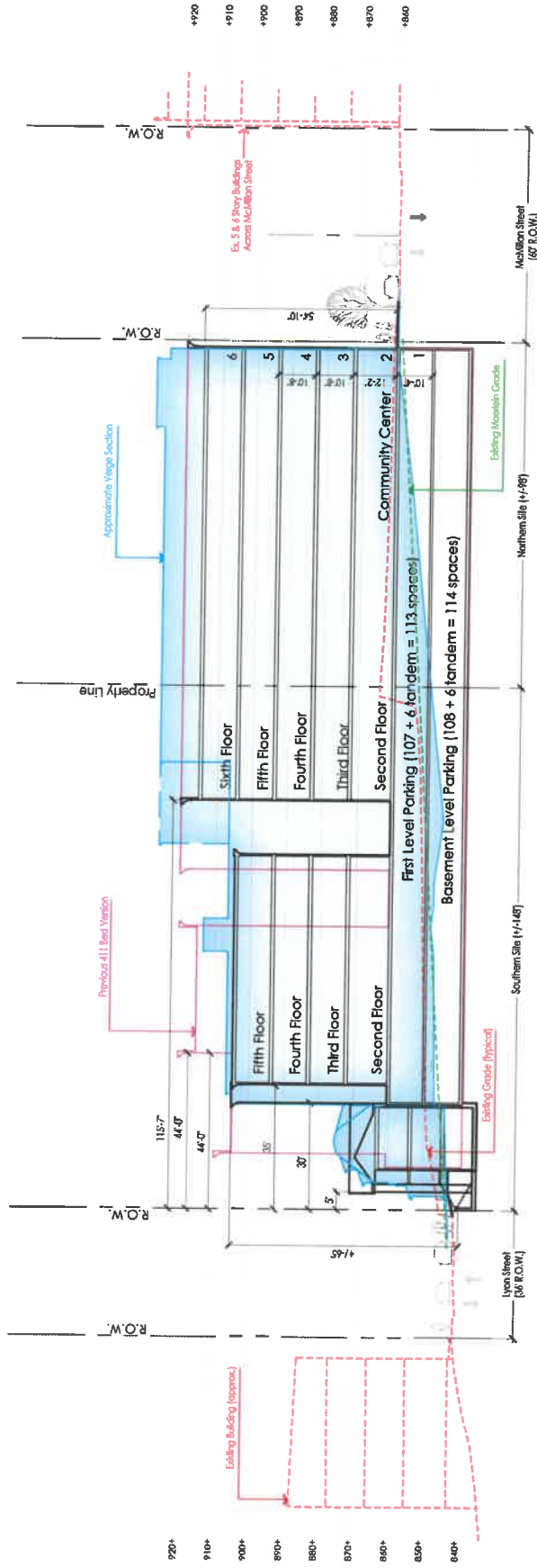


**LEGEND:**

- 2 Floors Podium Parking
- 5 Floors Residential
- 4 Floors Residential
- 2.5 Story Townhouses
- Community Facilities
- Previous 411 bed Building Limits



**EDGE**



TYPICAL CROSS SECTION LOOKING WEST:

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



# Exhibit F

June 23, 2022

Conceptual Rendering - NW Corner (Day)



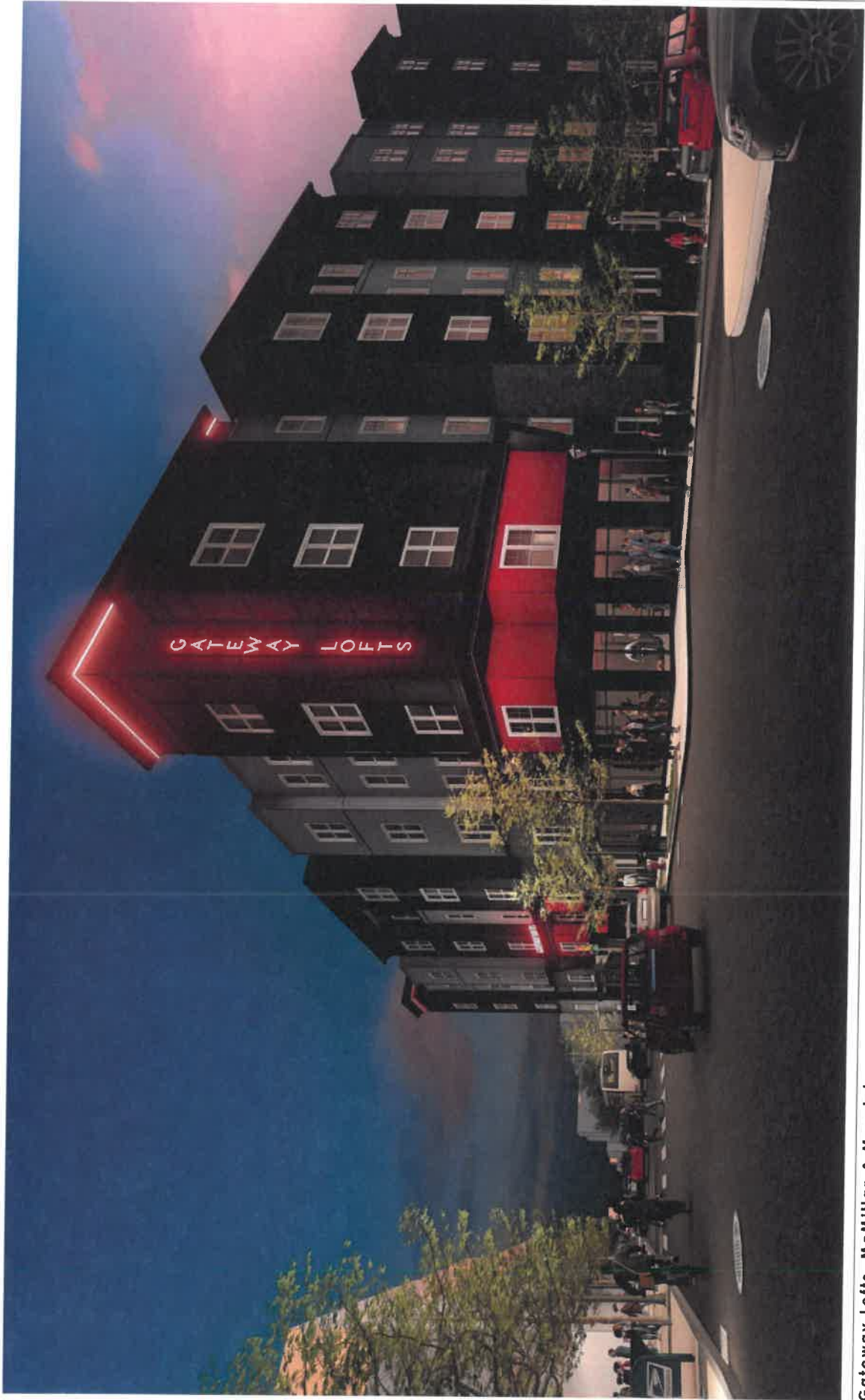
**EDGE**  
ARCHITECTURE  
INTERIORS  
LANDSCAPE ARCHITECTURE

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

# Exhibit F

June 23, 2022

Conceptual Rendering - NW Corner (Night)



**EDGE**

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

# Exhibit F

June 23, 2022

Conceptual Rendering - McMillan Facade (Day)



**EDGE**  
Architectural  
Interiors  
Exterior  
Construction

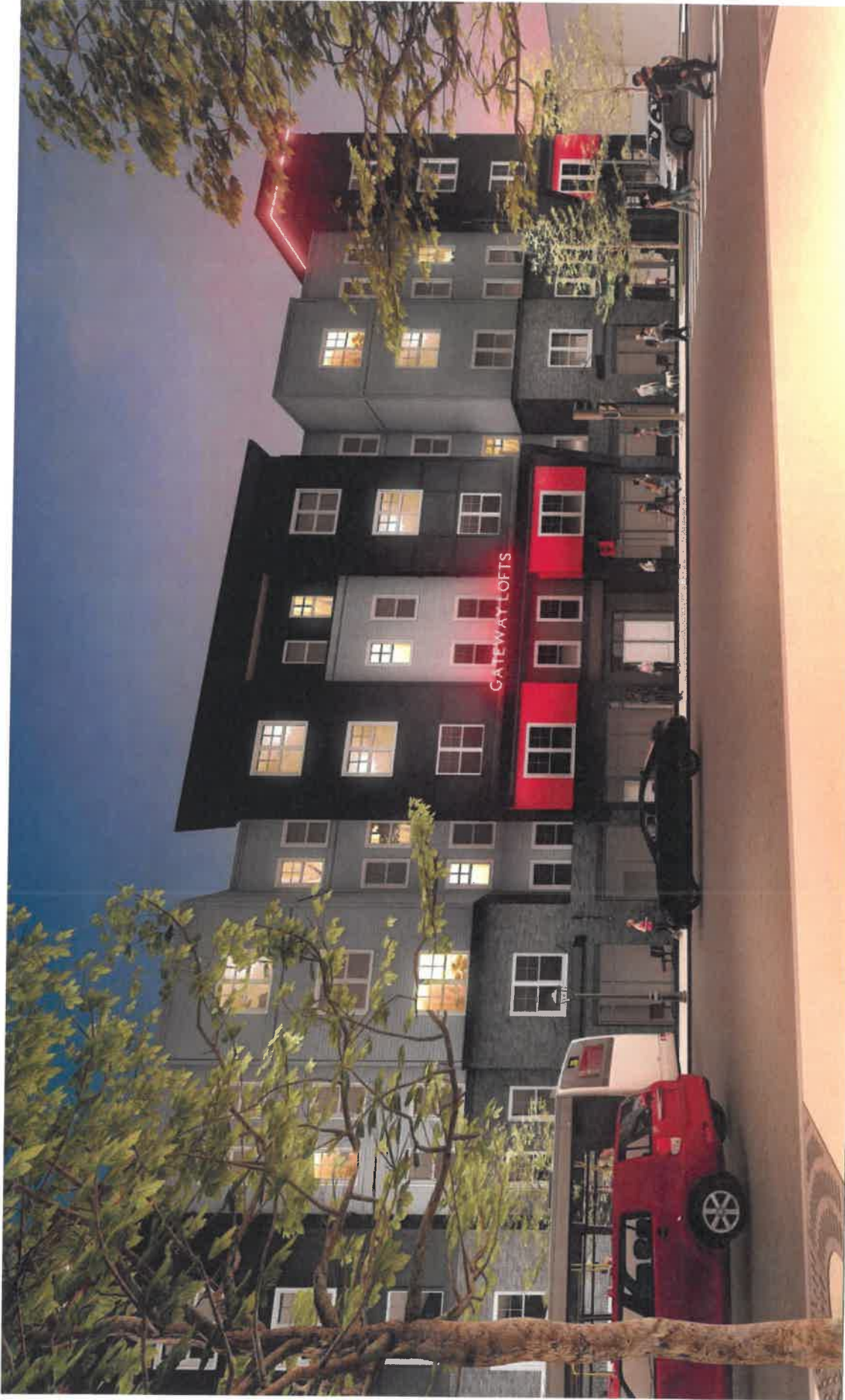
Gateway Lofts, McMillan & Moerlein - Prepared for: Hallmark Campus Communities



# Exhibit F

June 23, 2022

Conceptual Rendering - McMillan Facade (Night)



**EDGE**  
ARCHITECTURE  
PLANNING  
INTERIORS

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



# Exhibit F

June 23, 2022

Conceptual Rendering - Moerlein & Lyon



**EDGE**

Gateway Loffs, McMillan & Moerlein • Prepared for: Hallmark Campus Communities

# Exhibit F

June 23, 2022

Conceptual Rendering - Lyon St. Townhouses



**EDGE**  
ARCHITECTURE  
INTERIORS  
LANDSCAPE

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

# Exhibit F

June 23, 2022

Conceptual Rendering - Lyon St. Townhouses



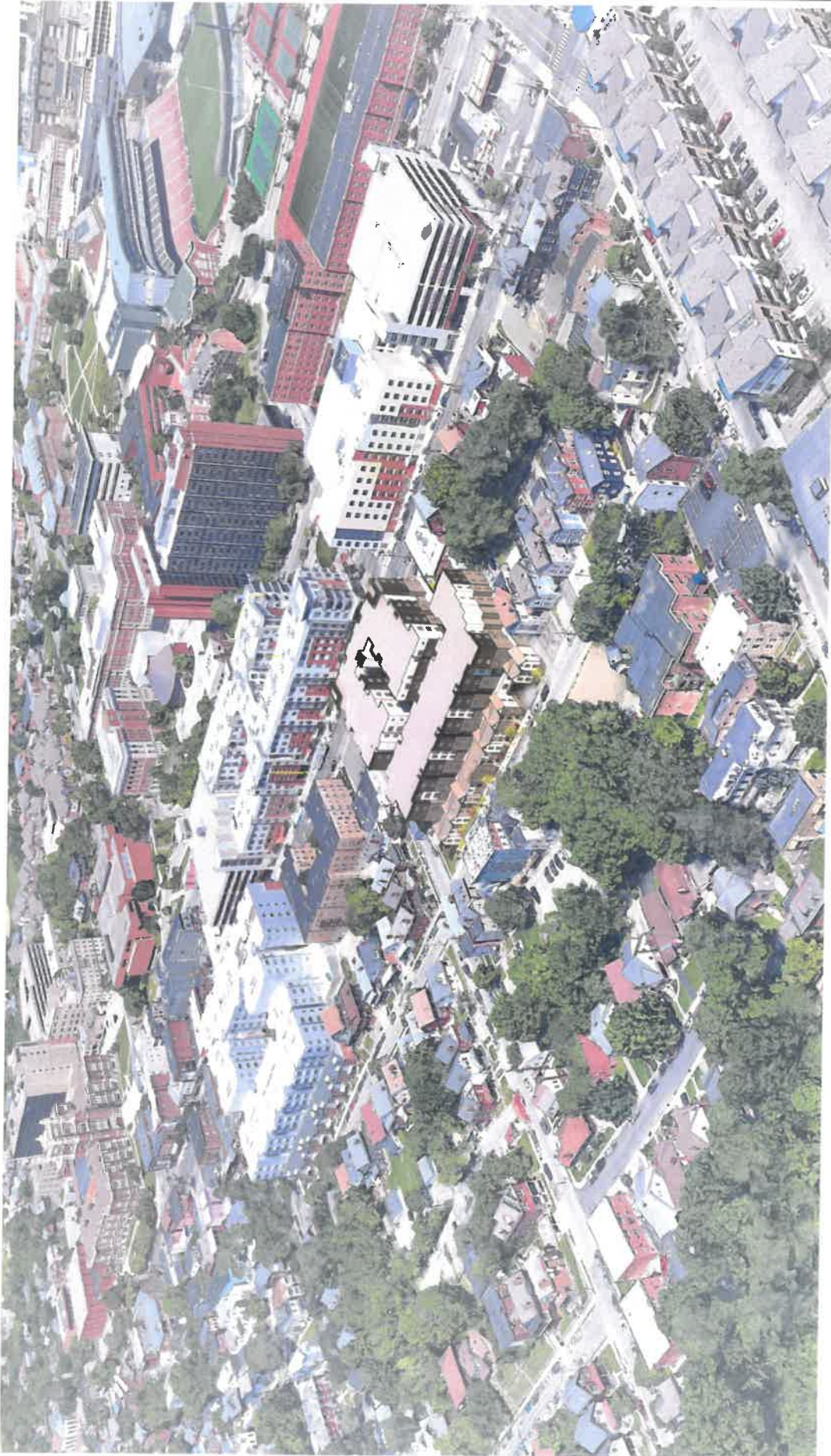
**EDGE**  
Architectural  
Interiors  
Landscape  
Urban Planning

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

# Exhibit F

June 23, 2022

Conceptual Rendering - Bird's Eye



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

**EDGE**  
ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE



July 28, 2022

Mr. Bryan Williams, P.E.  
Department of Transportation and Engineering  
801 Plum Street, Suite 450  
Cincinnati, Ohio 45202

Dear Mr. Williams:

Per your request at our Coordinated Site Review on June 14<sup>th</sup>, regarding traffic impacts from the proposed Gateway Lofts (student housing) development at the southeast corner of W. McMillan St. and Moerlein Ave. we have provided a brief estimate for your review and understanding. We have utilized information based on a previous study for 65 West apartments which is directly east of the proposed site and is a similar target market for undergraduate students.

**Existing Conditions:**

The northern half of the proposed site is a pay-to-park surface parking lot consisting of 47 parking spaces with a single access point at McMillan just east of the signalized intersection with South Market Street. The southern half of the proposed site contains 6 vacant houses which were previously student rentals with access to a gravel parking area via a concrete drive from the easternmost point on Lyon Street and a second access point at the mid-block point on Moerlein Avenue.

**Proposed Conditions:**

**Access:**

- The proposed development eliminates vehicular access from McMillan St. and is proposing to replace the single on-street parallel parking space with a short-term loading space for Delivery and Mail trucks that is close to the project's front door and just beyond the signalized intersection.
- Moerlein Ave. entrance, which accesses the 113 spaces in the upper floor of the parking garage, will be located in the same general location as the existing curb-cut for the gravel parking area.
- Lyon St. entrance, which will access the 114 spaces in the lower level of the parking garage, is very close to the existing curb-cut for the gravel parking area.
- Each of the proposed access points is limited to the number of spaces above as there aren't any internal ramp connections between the two levels.

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Hjw106\*10.00!  
N\_ec!0 mnd10!

**Trip Generation:**

- The proposed development will have a maximum of 103 units per the submitted concept plan with 227 off-street (assigned) parking spaces.
- Trip generation:
  1. **AM peak** = 0.27 trips/unit or 28 trips (103 x 0.27) with 11 of those trips incoming (40%) and 17 trips exiting (60%) which would equate to roughly **5.5 incoming trips and 8.5 exiting trips per entrance** given each level is approximately ½ of the total parking provided.
  2. **PM peak** = 0.55 trips/unit or 57 trips (103 x 0.55) with 34 of those trips incoming (60%) and 23 trips exiting (40%) which would equate to roughly **17 incoming trips and 11.5 exiting trips per entrance** given each level is approximately ½ of the total parking provided.

This development is located directly across from the University of Cincinnati and within walking distance of dining and entertainment which will be the lion's share of our residents' daily destinations. Likewise, the convenience to the grocery store and other weekly to monthly destinations are either within walking distance or more convenient to use one of the mass transportation or ride share services in this area than it will be to use their car. We anticipate the majority of the cars within the garage being parked for the majority of the time and accessed on the weekends for trips home or exploring the greater community.

Please feel free to reach out to me if you have any further questions or if you need additional information. I look forward to working with you as this proposal moves through the future submittals and City reviews/approvals.

Sincerely,



Ryan A. Pearson  
Principal



Gateway Lofts - McMillan, Cincinnati, OH		2022												2023												2024											
Phase	Task	Meeting & Start/ Submittal Dates	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August							
Zoning Entitlements	Submit CSR:	5/12/2022	█																																		
	CSR Review:	6/14/2022	█	█																																	
	Submit Rezoning Petition:			█	█																																
	Planning Commission Hearing: City Council: 30 day referendum period: Submit Final Dev. Plan: Planning Commission Hearing:	9/9/2022 10/9/2022				█	█	█	█	█																											
Construction Documents	Architecture Drawings:					█	█	█	█	█																											
	Civil Drawings:					█	█	█	█	█																											
Bidding	Demo Permits:																																				
	Site/Underground Permits:																																				
	Garage Structure Permit: Building Permits:																																				
Financing	Demolition:	11/1/2022																																			
	Site excavation/Garage:	1/1/2023																																			
Construction	Vertical Construction:	5/1/2023																																			
	Final Turnover/Furniture:	7/1/2024																																			
	Move-In Week:	8/1/2024																																			

█ Potential overlap with permit submittal and Final Development Plan Approval



June 13, 2022

Mr. Peter E. Koenig  
BHMK Law  
221 E. Fourth Street, Suite 2300  
Cincinnati, Ohio 45202

Re: 115-125 W. McMillan & 124-142 Lyon Street | Gateway Lofts (D) – (CPRE220032) Final Recommendations

Dear Mr. Koenig,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **115-125 W. McMillan & 124-142 Lyon Street** in the CUF. 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 **June 14, 2022 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

**City Planning and Engagement - Planning**

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

1. **The project requires a zone change to Planned Development (PD). The zone change application requires a Concept Plan and Development Program Statement. All items outlined in Chapter 1429-09 of the Cincinnati Zoning Code must be submitted in conjunction with the application.**

**Requirements to obtain permits:**

1. Once the zone change, Concept Plan and Development Program Statement is approved, a Final Development Plan is required.

**Recommendations:**

1. The Department of City Planning and Engagement recommends sharing these plans with the CUF Neighborhood Association and surrounding property owners.

**Contact:**

- **Stacey Hoffman** | City Planning | 513-352-4890 | [stacey.hoffman@cincinnati-oh.gov](mailto:stacey.hoffman@cincinnati-oh.gov)

**City Planning and Engagement – Zoning**

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

1. If the site is proposed to be re-zoned to a PD, then zoning staff has no comment.
2. Zoning staff did review the proposal based on possible rezoning to several RM districts and the CC-M commercial district. This review indicated that numerous variances for setbacks, density, and multiple principal structures would be needed for the RM districts; and bufferyard, density and first floor residential variances would be needed for the CC-M district.

**Requirements to obtain permits:**

- None



**Recommendations:**

1. Re-zone to a PD so that the PD parameters are based on the specific proposed design and limited to the proposed use.

**Contact:**

- **Wes Munzel** | ZPE | 513-352-2442 | [weston.munzel@cincinnati-oh.gov](mailto:weston.munzel@cincinnati-oh.gov)

**Metropolitan Sewer District (MSD)**

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

- None

**Requirements to obtain permits:**

1. 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.
2. An approved site utility plan will be required for building to receive approved permit,
3. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service. Form may be found at [https://www.msdc.org/customer\\_care/development\\_services/index.html](https://www.msdc.org/customer_care/development_services/index.html) Email questions to [MSDAvailability@cincinnati-oh.gov](mailto:MSDAvailability@cincinnati-oh.gov).

**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 Stormwater detention system for this proposed development.  
Design for the detention may follow MSD 303 rules (combination sewer area). Please consult with MSD.  
Submit detention calculations.  
Show details of detention control structure with design elevations. Submit manufacturer's drawings if detention tanks are proposed.
2. Utility Plan:
  - o Label all proposed storm lines size and material.
  - o Show how roof downspouts tie to the detention system.
  - o Any proposed pipes inside Public Right-of-Ways must be in DIP or RCP material.
3. Grading plan: SMU allows up to 800sf of uncaptured impervious surfaces.
4. Submit an Erosion/Sediments control plan.
5. Include the SMU standard Plans Notes. See link <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
6. **SMU will require separate stormwater permits for changes/relocation of any Stormwater Inlets/MHs on McMillan St, Moerlein Ave or Lyon St.**



**Recommendation:**

- None

**Contact:**

- **Saidou Wane** | SMU | 513-352-3204 | [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. A stamped and recorded consolidation plat will be required before any new branch(es), or meter(s) sold.
2. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size	
140 Lyon St (FOD)	H-30407	3/4"	56399	5/8"	Unknown mat'l private side
124 Lyon St	H-30201	3/4"	48131	5/8"	Lead private side*
124 Lyon St	H-30201	3/4"	611	5/8"	Lead private side*
126 Lyon St	H-30202	3/4"	48132	5/8"	Lead private side*
128 Lyon St	H-24975	3/4"	57080	5/8"	Lead private side*
132 Lyon St	H-26343	3/4"	57414	5/8"	Lead private side*
136 Lyon St	H-29175	3/4"	56873	5/8"	Lead private side*
138 Lyon St	H-30228	3/4"	12710	5/8"	Lead private side*
142 Lyon St	H-30408	3/4"	114781	5/8"	Lead private side*
119 W McMillan St	H-57520	5/8"	FOD		Lead service line*
115 W McMillan St	H-56598	5/8"	129517	3/4"	Lead service line*
2540 Moerlein Av	H-234929	1"	234929	1"	

\* Please note that there are known health risk with lead service lines. Greater Cincinnati Water Works records indicate lead to be associated with the above listed water service lines, at this site. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if they are to remain. Please contact the GCWW Lead Service Line Replacement Coordinator at 513-651-5323 and/or refer to <http://www.cincinnati-oh.gov/water/lead-information/>.

3. Any existing water service branch not to be used for this development, must be properly disconnected 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. Any questions contact 513-591-7837.
4. According to the "Overall Basement Plan Presentation" drawing it shows a "Water Service" room in the middle of the development. All meter settings and pertinences must be immediately inside the parcel near the right of way. Greater Cincinnati Water Works standard is outside meter settings in a vault.

**Recommendations:**

1. It is the responsibility of the owner/developer to abandoned branches which will require a drawing showing which branches are to be physically removed from the main. Each



branch will need to show the branch number. Submit to Erwin Mamacos at [Erwin.Mamacos@gcww.cincinnati-oh.gov](mailto:Erwin.Mamacos@gcww.cincinnati-oh.gov).

2. **Please be aware that there will be public water main replacements in W. McMillan Street, Moerlein Avenue and Lyon Street in the year of 2023. It would be the best interest of the owner/developer to Discontinue any unused water service branches prior to the new public water mains are installed.**
  - a. **If developer wishes to Discontinue the water service branch(es) prior to installation of the new public water mains Greater Cincinnati Water Works will waive the requirement for the disconnection of those branches(es).**
  - b. **Developer should work with the Greater Cincinnati Water Works in the coordination with the new construction of water mains and new curb-only (future dual service branch).**
3. 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.
4. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

**Contact:**

- **Rick Roell** | WaterWorks | 513-591-7858 | [richard.roell@gcww.cincinnati-oh.gov](mailto:richard.roell@gcww.cincinnati-oh.gov)

**Fire Department**

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

1. A site plan is needed showing 2 readily accessible Fire Hydrants within 400' of all sides of your project.
2. The closest Fire Hydrants currently are 142 Lyon and 2450 Moerlein Avenue.
3. The site plan should show the location of any FDC's. A Fire hydrant should be located within 50' of the FDC. The FDC's needed on this project will be "Siamese Connections".
4. The minimum fire flow requirements for Commercial structures is a minimum of 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

**Requirements to obtain Permits:**

1. Fire apparatus access roads shall have an unobstructed width of not less than 20'.
2. Emergency Responder Radio Coverage is required for your building.
3. The Fire Department has some concerns on whether an Aerial Ladder would be able to access the loft windows behind the townhouses in the event of a rescue. Our Aerial information can be provided to evaluate this condition. We would like to setup a consultation to discuss if the buildings will be sprinklered. This will help us devise a plan of action for the development. Please contact me to discuss farther.

**Recommendations:**

- None

**Contact:**

- **Greg Phelia** | Fire Dept. | 513-357-7598 | [greg.phelia@cincinnati-oh.gov](mailto:greg.phelia@cincinnati-oh.gov)



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

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

- None

**Requirements to obtain permits:**

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.

**Recommendations:**

1. The following recommendation is based on State of Ohio requirements:
  - a. Due to the age of the existing site buildings, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to their demolition.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
  - a. The development goal should be to earn at a minimum the LEED Certified rating level.
  - b. Rooftop solar should be considered in the design as a renewable energy source.
  - c. Site parking should include electric vehicle charging stations.
  - d. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
  - e. The use of trees in the landscape design should be included to enhance urban forestry.
  - f. 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)

**Parks Department (Urban Forestry)**

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

- None

**Requirements to obtain permits:**

1. If working within 15 foot of street tree, contact Urban Forestry (Jacob Edwards) to obtain public street tree permit. And if any trees need to be removed due to construction contact Forestry (Jacob Edwards) for compensation prior to removal.

**Recommendations:**

1. For future plantings, discuss with Urban Forestry (Jacob Edwards) for species selection.

**Contact:**

- **Jacob Edwards** | Urban Forestry | 513-861-9070 | [jacob.edwards@cincinnati-oh.gov](mailto:jacob.edwards@cincinnati-oh.gov)



**Department of Transportation & Engineering (DOTE)**

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

- None

**Requirements to obtain permits:**

1. Traffic Analysis is needed. Work with DOTE on the scope.
2. All three sides of the site need 10' sidewalks with tree wells. McMillan needs to match the score pattern on the north side.
  - a. Lyon Street can be 5' sidewalk with 5' tree lawn if preferred.
3. The right of way on all three sides of the site needs to be at the back of the 10' walks.
4. The sidewalks need to be at a 2% cross slope. The curb heights need to be 6".
5. McMillan needs to match the black streetscape sign and meter poles on north side.
6. Street lighting is shown. Is lighting being proposed for the project? If so, it will need permission. Work with DOTE.
7. Submit a streetscape plan separately to DOTE for review and approval.
8. A railing will be required on Lyons where the elevation drops at the town homes. The railings are to be located on private property.
9. No door swings are permitted into the right of way.
10. No portion of the foundation is to cross the property line into the right of way.
11. Any encroachments into the right of way require RSP or easement.
12. Remove any unused driveway aprons, or portions of aprons, and replace to meet City standards.
13. Use City standard driveway aprons at garages. All clearance requirements must be met.
14. Garage doors must be located 20' minimum from the right of way line.
15. All work in the right of way will require a DOTE permit.
16. Addresses were assigned in May 2021 as: 115 W McMillan St (northern residential bldg.), 126 Lyon St (southern residential building & basement parking garage), and 2440 Moerlein Av (1st floor parking garage). For the updated plan, individual addresses will need to be assigned to each townhome. Contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov) with questions.

**Recommendations:**

- None

**Contact:**

- **Morgan Kolks** | DOTE | 513-335-7322 | [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 building code summary provided
2. Appears to be podium construction with 2 buildings on top of the podium
3. The 2 buildings on top of the podium need to be designed per 2017 OBC section 503.1.2.

**Recommendations:**

- None

**Contact:**

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



**Law Department**

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

1. No comments at this time.

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

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

**Health Department**

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

- None

**Requirements to obtain permits:**

1. No need for Health to review project as proposed.

**Recommendations:**

- None

**Contact:**

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





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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 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,

A handwritten signature in blue ink that reads "Art Dahlberg". The signature is written over a horizontal line.

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

A handwritten signature in blue ink that reads "Rodney D. Ringer". The signature is written over a horizontal line.

Rodney D. Ringer,  
Development Manager

AD:RDR:hs



September 7, 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)

Ms. Hoffman,

Last December, our organizations (Clifton Heights CURC, CUF Neighborhood Association, and Clifton Heights Business Association) co-signed a letter summarizing our shared concerns regarding Hallmark's proposed "Gateway" development at the corner of McMillan / Moerlein / Lyon. We appreciate the support we received from City Planning Staff & Planning Commission at that time and are pleased to report that the developer has since made substantial changes to the proposal which have satisfied a number of our concerns in regards to the setback and height along Lyon. We are appreciative of these efforts. The Southern portion of the plans are now in alignment with the desire for new developments to maintain interaction with the neighborhood.

Many in the community would prefer that the first floor along McMillan contain a retail component or other smaller scale public uses to enhance this important mixed commercial corridor in the heart of our business district. We are pleased that the developer has made efforts to activate that first-floor space with a workout room, lounge, office, etc., but we ask that the construction of the "storefront" be such that, if warranted and desired in the future, modifications could be made to accommodate one or more new entrances to new commercial space by ensuring that the interior floor grade align with the public sidewalk, etc.

If you have any questions regarding our position relative to this project, please do not hesitate to reach out.

Sincerely,

Handwritten signature of Jack Martin in blue ink.

Jack Martin, President  
CUF Neighborhood Assoc.

Handwritten signature of JD DuBois in blue ink.

JD DuBois, President  
Clifton Heights Business Assoc.

Handwritten signature of Matt Bourgeois in blue ink.

Matt Bourgeois, Director  
Clifton Heights CURC

125 W MCMILLAN PARKING LLC  
30 W 3RD STREET 4TH FL  
CINCINNATI, OH 45202

227 LYON STREET LLC  
3852 LINCOLN RD  
CINCINNATI, OH 45247

2423 OHIO LLC  
5169 GRANTS GREDRICK  
SOUTH LEBANON, OH 45065

77 CORNERSTONE LLC  
3322 BISHOP ST  
CINCINNATI, OH 45231

AHMAD, MUHAMMAD & NABILA  
118 LYON ST  
CINCINNATI, OH 45219

ATKINSON APARTMENTS LLC  
3449 MICHIGAN AVE #2  
CINCINNATI, OH 45208

BATSCH, PHILLIP  
225 LYON ST  
CINCINNATI, OH 45219-1303

BATSCH, PHILLIP  
9580 BLUEWING TE  
CINCINNATI, OH 45241

BATSCH, STEVE  
227 LYON ST, APT A  
CINCINNATI, OH 45219

CABS LLC  
7755 GRAVES RD  
CINCINNATI, OH 45243

CALHOUN PARTNERS LLC  
1220 EDWARDS RD  
CINCINNATI, OH 45208

CALLAHAN, CLARE & SYLVIA PLYLER  
219 LYON ST  
CINCINNATI, OH 45219-1303

CHATAUQUA PROPERTIES LLC  
11752 GRANDSTONE LN  
CINCINNATI, OH 45249

WINW LLC  
4805 CHAPEL RIDGE RD  
CINCINNATI, OH 45223

CINCIAPTS LLC  
139 LYON ST, SUITE 200  
CINCINNATI, OH 45219-1511

CLIFTON HTS COMMUNITY  
URBAN REDEVELOPMENT CORP  
2510 OHIO AVE, SUITE C  
CINCINNATI, OH 45219

CORRYVILLE COMMUNITY COUNCIL  
260 STETSON ST, SUITE E  
CINCINNATI, OH 45219

CUF NEIGHBORHOOD ASSOCIATION  
2364 W. McMICKEN AVE  
CINCINNATI, OH 45214

DEERING PROPERTIES II LLC  
3427 MANOR HILL DR  
CINCINNATI, OH 45220

DETTINGER LLC  
2938 VERNON PL  
CINCINNATI, OH 45219

DETZEL PROPERTIES LLC  
6022 MONTICELLO AVE  
CINCINNATI, OH 45224

DISSINGER, MELISSA & ROBERT  
105 FETTERBUSH RD  
ELGIN, SC 29045

DODD, ALBERT SIDNEY IV & ALBERT  
229 LYON ST  
CINCINNATI, OH 45219-1303

WELLS, ROGER & JENNIFER  
8404 GUSTIN RIDER RD  
BLANCHESTER, OH 45107

EDENU LLC  
359 RESOR AVE  
CINCINNATI, OH 45220

ELLERBE, WALTER & TERI  
12009 KILBRIDE DR  
CINCINNATI, OH 45251

EMMING-CLIFTON APARTMENTS LLC  
210 W MCMILLAN AVE  
CINCINNATI, OH 45219

ESM RESIDENTIAL LLC  
5065 SHATTUC AVE  
CINCINNATI, OH 45208

FRANCIOSE, WILLIAM & MADONNA  
207 LYON ST  
CINCINNATI, OH 45219-1303

GASLIGHT VENTURES LLC  
2718 VINE ST  
CINCINNATI, OH 45242

GRIGGS, JOAN  
 124 DETZEL PL  
 CINCINNATI, OH 45219-1510

HUBBARD, JASON  
 9044 ZOELLNER DR  
 CINCINNATI, OH 45251

HUSSEY, JOHN & BETH  
 8690 SOUTH COVE DR  
 MAINEVILLE, OH 45039

JBMK PARTNERS LLC  
 2652 LITTLE DRY RUN RD  
 CINCINNATI, OH 45244

KELLEY, MARY  
 3435 GOLDEN AVE, #402  
 CINCINNATI, OH 45226

LYON STREET RENTALS LLC  
 210 LYON ST  
 CINCINNATI, OH 45219

MCMILLAN APARTMENTS LLC  
 c/o GILBANE DEV CO  
 7 JACKSON WALKWAY  
 PROVIDENCE, RI 02903

MCMILLAN LLC  
 2985 GRANDIN RD  
 CINCINNATI, OH 45208

MDB REAL ESTATE FIVE LLC  
 1564 GEORGETOWN RD  
 LOVELAND, OH 45140

MITCHELL, BRENDAN  
 652 EDINBURGH CT  
 FT MITCHELL, KY 41017

WILLIAMS, NORMAN  
 4806 COUNTRY WOODS LN  
 GREENSBORO, NC 27410

PRESTIGE APARTMENT HOLDINGS LLC  
 2570 MADISON RD #22  
 CINCINNATI, OH 45208

RANZ, KARYN  
 112 DETZEL PL  
 CINCINNATI, OH 45219-1510

ROQUE, ALFREDO & MARIA  
 7913 KIRKLAND DR  
 CINCINNATI, OH 45224

SCHMIDT, PHILIP & PAMELA  
 7733 TEMPLIN RD  
 BLANCHESTER, OH 45107

SMITH, THERESA &  
 VINCENT DePAUL SMITH  
 4901 PICONE ST  
 METAIRIE, LA 70006

STALLO, ANDREW  
 4324 HUTCHINSON RD  
 CINCINNATI, OH 45248

STATE OF OHIO  
 505 S STATE ROUTE 741  
 LEBANON, OH 45036

STAVALE, FRANCESCO  
 116 DETZEL PL  
 CINCINNATI, OH 45219

STRAIGHT STREET PROPERTIES LLC  
 10480 STABLEHAND DR  
 CINCINNATI, OH 45242

TEPPERBERG, BENJAMIN TR  
 P O BOX 20163  
 CINCINNATI, OH 45220

TJ PROPERTIES PLUS LLC  
 5699 ROSECLIFF DR  
 HILLIARD, OH 43026

TURNER, PAMELA  
 140 DETZEL PL  
 CINCINNATI, OH 45219-1510

U SQUARE LLC  
 1055 ST PAUL PL  
 CINCINNATI, OH 45202

UC ELLIE LLC  
 1890 NORTHWEST BLVD, SUITE 320  
 COLUMBUS, OH 43212

UNIVERSITY BIBLE FELLOWSHIP  
 2441 MOERLEIN AVE  
 CINCINNATI, OH 45219

UNIVERSITY HOUSING GROUP LLC  
 2616 SHORT VINE  
 CINCINNATI, OH 45219

UNIVERSITY OF CINCINNATI  
 c/o OFFICE OF GENERAL COUNSEL  
 650 UNIVERSITY PAVILION  
 CINCINNATI, OH 45219

USQUARE HOTEL LLC  
 125 W SPRING ST  
 OXFORD, OH 45056

VOELKERDING, JASON  
 & MICHAEL SCHEIBLE  
 3954 BREMAN PASS  
 CLEVELAND, OH 45002