

**Honorable City Planning Commission
Cincinnati, Ohio**

March 15, 2024

SUBJECT: A report and recommendation on a proposed zone change from Residential Mixed (RMX) and Office General (OG) to a Planned Development (PD), including a Concept Plan and a Development Program Statement, located at 220 William Howard Taft Road in Corryville.

GENERAL INFORMATION:

Location: 210-230 William Howard Taft Road, 2558-2560 Eden Avenue, and 2603-2607 Bellevue Avenue

Agents: Peoples Church with J.S. Held, DSD Advisors, MSA Design, The Kleingers Group, Julie Cromwell & Associates, and Motz Engineering

Owner: First Christian Assembly of God

Owner's Address: 220 William Howard Taft Road, Cincinnati, OH 45219

Request: To change the zoning of the property from Residential Mixed (RMX) and Office General (OG) to a Planned Development (PD), including a Concept Plan and Development Program Statement, to redevelop the subject site as a new, mixed-use development with residential, office, and business uses including a three-floor underground parking garage.

EXHIBITS:

Provided in addition to this report are the following attachments:

- Exhibit A - Zoning Map
- Exhibit B – Rezoning Plat
- Exhibit C – Legal Description
- Exhibit D – Development Program Statement
- Exhibit E – Concept Plan
- Exhibit F – Proposed Elevations and Renderings
- Exhibit G – Summary of Community Engagement
- Exhibit H – Coordinated Site Review Letter

BACKGROUND:

The subject properties are located on the northern side of William Howard Taft Road, situated between Eden Avenue and Bellevue Avenue. The University of Cincinnati and University Village Business District are situated directly west of the subject site. Peoples Church, a diverse church organization, submitted a proposed zone change to a Planned Development, including a Concept Plan and Development Program Statement, to develop a mixed-use development consisting of worship spaces and a sanctuary, white box tenant spaces to accommodate retail café, food service, health clinic, job training, thrift store, and community service/outreach functions, a private daycare, and office spaces. There will also be market-rate residential apartments included in the proposed development, ranging from studios to two-bedroom units. The request for the zone change to a Planned Development allows the applicant to have a mix of uses, optimizing site design and open space, while being comparable in size to developments in the surrounding area.

The 2.96-acre site, currently zoned Residential Mixed (RMX) and Office General (OG), consists of twenty (20) parcels, which will be consolidated into one large site. The site is near neighborhood amenities and within walking distance of a grocery store, pharmacy, parks and greenspace, the University of Cincinnati, entertainment venues, and businesses located within the Corryville and CUF neighborhood business districts. There are additionally two Metro bus stops adjacent to the site along William Howard Taft Road.

The Corry Street right-of-way that falls within the subject site will be vacated. This transaction is filed under a separate request.

ADJACENT LAND USE AND ZONING:

The property requested for the zone change is currently zoned Residential Mixed (RMX) and Office General (OG). The existing buildings on the subject site, including the existing Peoples Church structure, will be demolished for the future development. The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning:	Residential Mixed (RMX)
Existing Use:	Single and multi-family dwellings

East:

Zoning:	Office General (OG)
Existing Use:	Hamilton County Public Health

South:

Zoning:	Office General (OG)
Existing Use:	Offices and multi-family dwellings

West:

Zoning:	Office General (OG)
Existing Use:	Multi-family 40+ unit apartment building

PROPOSED DEVELOPMENT:

The proposed development, Peoples Church, is a mixed-use development which will incorporate several uses mainly for a place of worship along with commercial, office, and residential components. Peoples Church is a church celebrating over 115 years within Cincinnati and moved to Corryville in 1952. The current facility is being outgrown, and the organization envisions a larger campus to support their many ministry outreaches among other uses.

The church components of the proposed development will include an 800-seat religious sanctuary, a 200-seat event and worship space, a space for young adult church programs, and other miscellaneous and multi-purpose spaces. There will also be several white box tenant spaces planned to include: a retail café and food service provider, a health clinic, job training, a thrift store, food pantry, and other community service and outreach functions. A private daycare and early education center tenant will double as a children's Sunday school and worship space on weekends. The proposed tower will range from three to six stories tall and will include offices and market-rate residential apartments ranging from studios to two-bedroom units.

Parking

The proposed development will be built upon a three-level underground parking podium that will include 290 off-street parking spaces. There will be dedicated open space and landscaping as part of the main pedestrian entrance plaza along William Howard Taft Road. The proposed parking will be in compliance with Sections 1425-25 “Off Street Parking and Loading Dimensions” and 1425-29 “Parking Lot Land Use” of the Cincinnati Municipal Code. Peoples Church additionally has an ongoing agreement with Christ Hospital across the street to use their parking lot for a certain number of spaces on Sundays during religious services.

Open Space and Landscaping

The site will dedicate approximately half an acre of open space (17% of the site), with landscaping, amenity spaces, and a rooftop terrace on the second floor. A detailed landscaping plan will be submitted with the Final Development Plan. Fencing, walls, and refuse and storage areas will be in compliance with the associated sections of the Cincinnati Municipal Code per §1421-33 “Fences and Walls” and §1421-35 “Refuse and Storage Areas.”

Signage

Signage for the proposed project will be submitted in full during the Final Development Plan phase of the PD process. The applicant intends to provide signage that meets the underlying Office General (OG) zoning district and believes this is sufficient for the development. The development will likely install a two-sided primary ground sign with an LED changeable message board displaying only static images or text change at no less than ten seconds at a time along William Howard Taft Road. There will also be wall signs for each tenant within the overall development. The applicant team is aware that if the signage deviates from the OG zoning requirements, this may result in a minor or major amendment to the Final Development Plan at a future date.

Schedule

The development will be constructed 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 3.76 contiguous acres. This development site also includes the vacation of Corry Street and the southern vacation of Gerard Street.

- 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 provided a list of all properties and owners included in the requested zone change area.

- 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 mixed-use building on the site. The subject site includes approximately 20 parcels that will be consolidated into one large parcel.

- 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 site 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 site is not located within the 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 site 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 (Exhibit D and Exhibit E). 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 submitted Development Program Statement (Exhibit D) includes sufficient information regarding proposed uses, building location, site description, street and parking access, pedestrian circulation system, and open space and landscaping. A geotechnical report has also been submitted which provides recommendations regarding earthwork, design, and construction of the project. This will all be included within the Final Development phase portion of the PD process.

- 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 applicant team has provided a list of all properties, parties, and owners that are included in the proposed zone change area.

- 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.*

This proposed development will be constructed in one phase. Construction is anticipated to begin in the fall of 2024.

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

The applicant team has coordinated with the City’s Department of Transportation and Engineering (DOTE), Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). The project has also been through the City’s Coordinated Site Review Process (Exhibit H). The applicant submitted additional items that are meant to be submitted during the Final Development Plan phase such as site lighting, a geotechnical report, noise levels, and will conduct a Traffic Impact Study.

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

The Development Program Statement explains that nearly half an acre of the site will be utilized as open space (Exhibit E).

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

The signage being proposed on the building and site will conform to the requirements of the OG zoning district.

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 Development Program Statement and the 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.

DIVERSITY AND ECONOMIC INCLUSION:

Peoples Church states, “At Peoples Church, we value intentional diversity, inclusion, equity, and unity. It is our expectation that these values will be expressed and demonstrated throughout all teams involved in our New Build. We will work with both the City of Cincinnati and the Port to ensure we are taking all the right steps and working towards best efforts throughout the entirety of this process.”

COORDINATED SITE REVIEW:

The proposed development went through the Development Design Review of the Coordinated Site Review process in November of 2023. There were no immediate concerns from the respective departments and the applicant team is working with associated departments to receive future permits and to address requirements. The proposed development will have to go back through this process at the Final Development Plan submittal.

PUBLIC COMMENT AND ENGAGEMENT:

The applicant team from Peoples Church has been engaging the Corryville community for the past few years. The Department of City Planning and Engagement held a virtual public staff conference on Thursday, January 11, 2024 via Zoom with 15 members of the public in attendance in addition to City staff, Peoples Church members, and members of the applicant team. Most public members in attendance were supportive of the proposed zone change and future development, sharing excitement about the new facilities and inclusion of the residential apartments. Some members of the public had concerns about the loss of trees and on-street parking along Eden Avenue already being limited and that they believe those spots would be filled at a higher capacity due to the development.

Notice of this meeting and the March 15, 2024 City Planning Commission meeting was sent to all property owners within a 400-foot radius of the subject property and the Corryville Community Council. The applicant team also engaged with the Mt. Auburn Community Council and sent out a mailer to adjacent property owners. A more in-depth summary of the community engagement efforts may be found in Exhibit G, including a letter of support from the Corryville Community Council.

CONSISTENCY WITH PLANS:

***Plan Cincinnati* (2012)**

The zone change request is consistent with the Live Initiative Area of *Plan Cincinnati* (2012), particularly the Goal to “build a robust public life” (p. 149) and the strategy to “create a welcoming civic atmosphere” (p. 153). This strategy describes being “welcoming to all people and embracing new residents, including immigrants, encouraging them to make Cincinnati their long-term home and be engaged in their community” (p. 153). Peoples Church is an organization that includes members from nearly 40 ethnicities and is intending to make this development their long-term home through a mix of uses that will be catalytic to the surrounding area, nearby neighborhood business districts, and the University of Cincinnati.

The request is additionally consistent with the Guiding Geographic Principle to “Focus revitalization on existing centers of activity” (p. 86). It is also consistent with the Guiding Policy Principles to “Increase our population” (p. 74) and to “Be aggressive and strategic in future growth and development” (p. 77). Mixed-use developments like the proposed Peoples Church project are important to have in the City as economic development and job growth are key to maintaining a stable city and growing our tax base to allow for public services and future improvements.

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

This zone change request is additionally consistent with the neighborhood study for Corryville and is consistent with the Goals to “Establish where growth and density should be located in the areas near the University of Cincinnati” (p. 47) and to “Create more parking opportunities through revisions of parking regulations and new parking lots/garages” (p. 86). The proposed development is establishing a variety of uses and is providing nearly 300 off-street parking spots in a three-level garage.

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 mix of uses are compatible with the surrounding land use patterns. Adjacent land uses include institutional, multi- and single-family residential, and commercial. The proposal is consistent with and complements the surrounding areas with large-scale developments in close proximity.

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 demolish the existing Peoples Church facility and permit a coordinated a mixed-use development that will serve the general community as a whole. Additionally, the Concept Plan and Development Program Statement illustrate how the proposed project will accommodate both Peoples Church's needs and parking needs.

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 land use for this property provides a productive use on what is currently an underutilized site which is home to the current Peoples Church facility and other buildings that will be demolished for the proposed development. The PD zoning district allows the developer to be innovative in site development combining quality site and building design, open space preservation, 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 and will be detailed further in the Final Development Plan.

ANALYSIS:

The proposed development will reactivate currently vacant or underutilized properties into a community with a mix of religious worship and gathering spaces, residential units, commercial/retail space, offices, covered and protected parking, and open space areas. The OG zoning district is intended to provide sites for offices, research and development facilities, and limited commercial uses in a low intensity manner. Mixed-use developments with residential uses are also allowed. The RMX zoning district only permits a mix of lot sizes and house types at moderate intensities of one to three units.

The current RMX zoning district on the northern portion of the property does not permit mixed-uses like the proposed project and the OG zoning district only permits buildings to have a height of 100-feet. Religious assemblies are permitted within both existing zoning districts, but the mix of proposed uses complicates the proposed development as it would be constructed over two zoning districts. 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 and eliminates further need for any zoning relief. A Planned Development also provides assurance to the City and the community of the intended uses and scale for the site, and any significant modification to this proposal 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 the staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-09 and complies with the criteria outlined under 1429-11(a). The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed zone change from Office General (OG) and Residential Mixed (RMX) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for the mixed-used Peoples Church development for the following reasons:

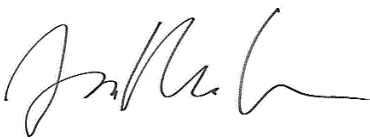
1. It is consistent with the goal in the Live Initiative Area of *Plan Cincinnati* (2012), particularly the Goal to “build a robust public life” and the strategy to “create a welcoming civic atmosphere.”
2. It is consistent with the *University Impact Area Solutions Study* (2016) to “Establish where growth and density should be located in the areas near the University of Cincinnati.”
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 actions:

- 1) **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 3-7 of this report; and
- 2) **ACCEPT and APPROVE** the proposed zone change from Residential Mixed (RMX) and Office General (OG) to a Planned Development (PD), including a Concept Plan and a Development Program Statement, located at 220 William Howard Taft Road in Corryville.

Respectfully submitted:



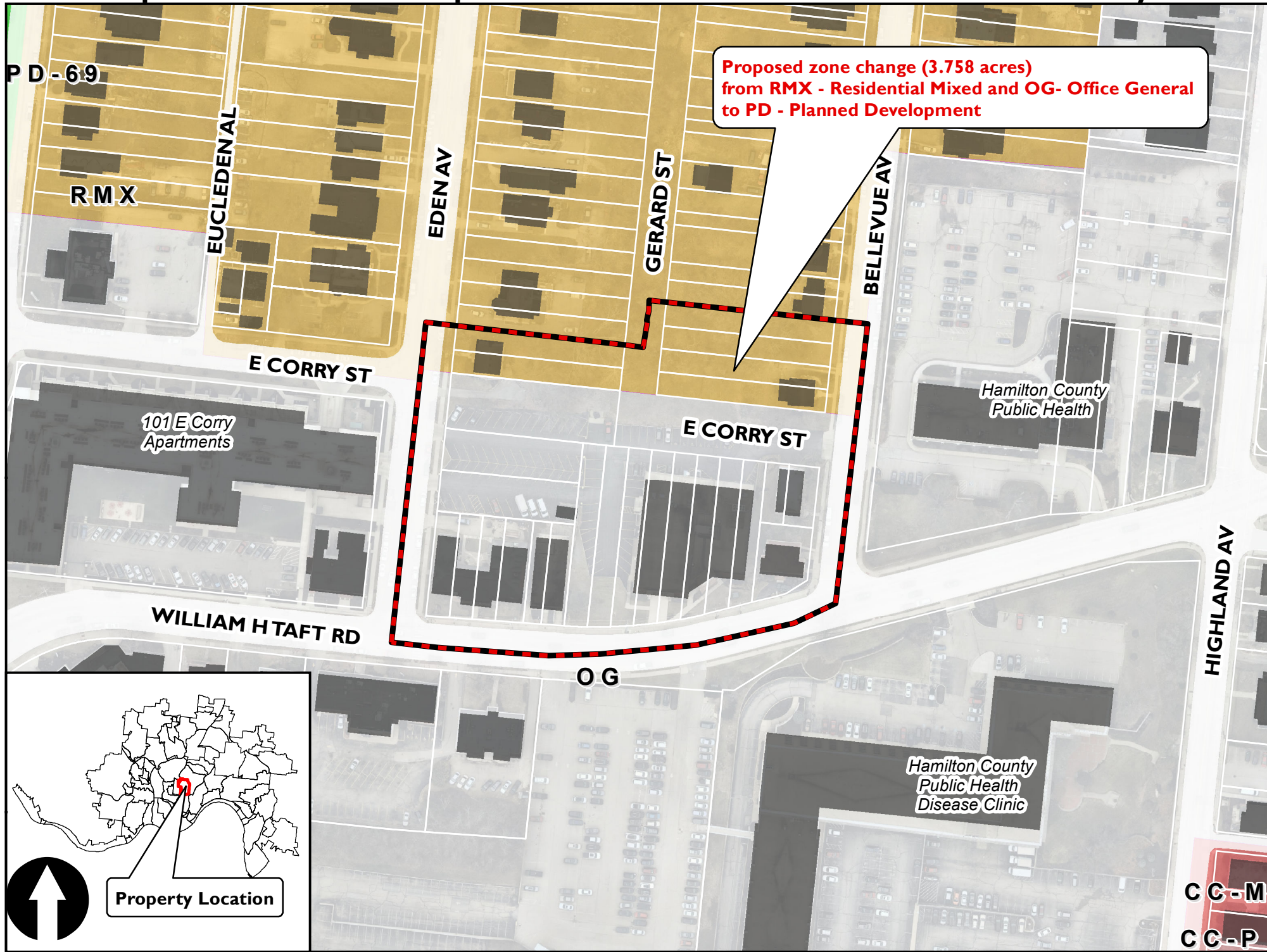
Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



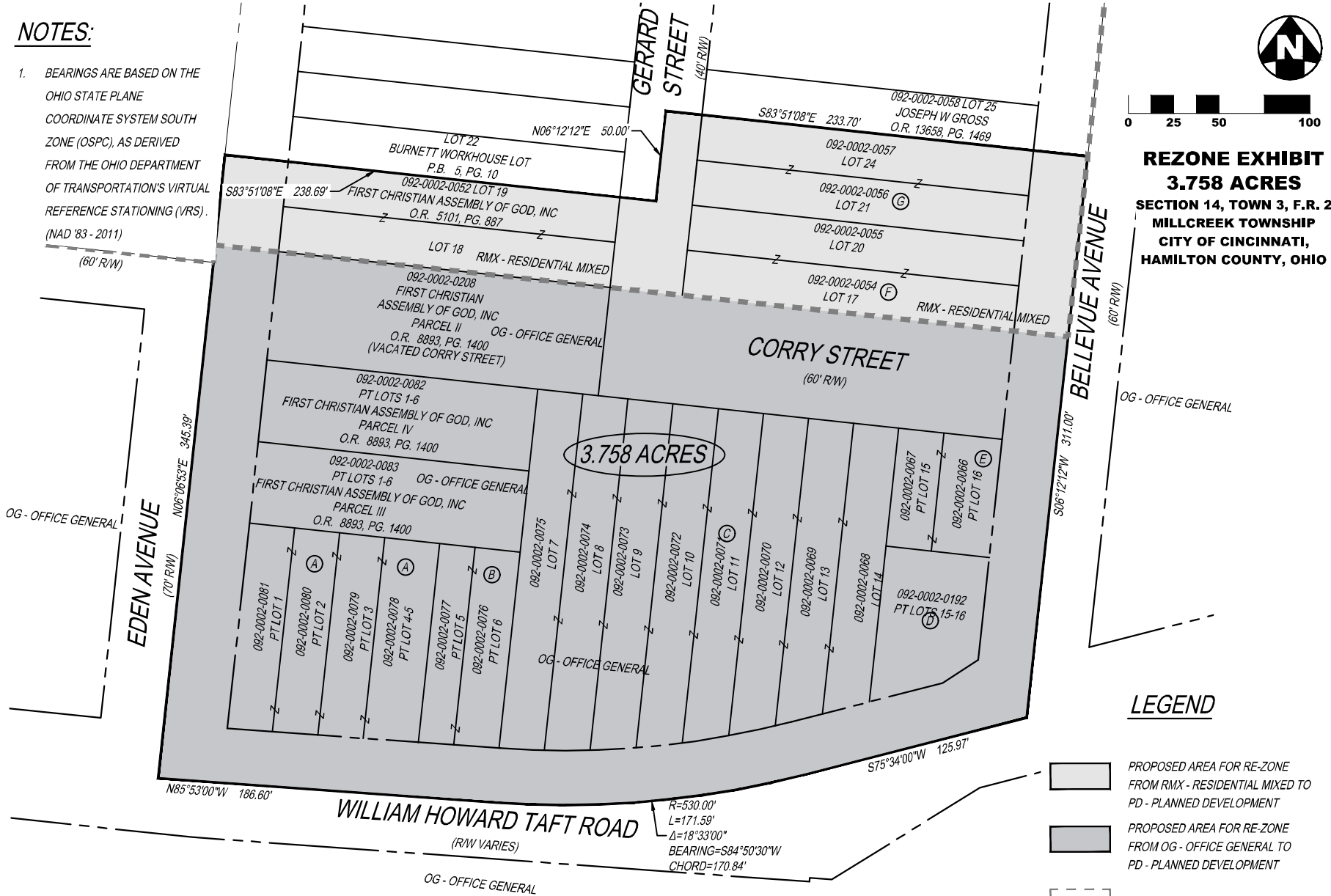
Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Planned Development at 220 William Howard Taft Road in Corryville



NOTES:

1. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC), AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD '83 - 2011)





CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

6219 Centre Park Drive
West Chester, OH 45069
phone 513.779.7851
fax 513.779.7852
www.kleingers.com



Exhibit C

Rezone Description 3.758 Acres

Situate in Section 14, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of the right of ways of Eden Avenue, Gerard Street, Bellevue Avenue, and William Howard Taft, all of the right of way of Original Corry Street, and all of Lots 1-21 and Lot 24 of Burnet Work House Lot as recorded in PB 5 Page 10, the boundary of which being more particularly described as follows:

Beginning at the centerline intersection of William Howard Taft Road and Eden Avenue;

Thence with the centerline of Eden Avenue, N06°06'53"E, a distance of 345.39 feet;

Thence S83°51'08"E, a distance of 238.69 feet to a point in the centerline of Gerard Street;

Thence with said centerline, N06°12'12"E, a distance of 50.00 feet;

Thence S83°51'08"E, a distance of 233.70 feet to a point in the centerline of Bellevue Avenue;

Thence with said centerline, S06°12'12"W, a distance of 311.00 feet to a point in the centerline of William Howard Taft;

Thence with said centerline, the following three (3) courses:


1. S75°34'00"W, a distance 125.97 feet;
2. Along a curve to the right for 171.59 feet, said curve having a radius of 530.00 feet, a deflection angle of 18°33'00" and a chord bearing S84°50'30"W, a distance of 170.84 feet;
3. N85°53'00"W, a distance of 186.60 feet to the Point of Beginning.

The above described parcel containing 3.758 acres of which 0.811 acres is being rezoned from RMX-Residential Mixed to PUD-Planned Unit Development and 2.947 acres is being rezoned from OG-Office General to PUD-Planned Unit Development.

Subject to easements, restrictions and rights-of-way of record.

This description is based upon record data and is not the result of a field survey.

Bearing are based on the Ohio State Plane Coordinate System South Zone (OSPC), as derived from the Ohio Department of Transportation's Virtual Reference Stationing (VRS). (NAD 83-2011)

 11-2-2022
Randy C. Wolfe Date
Ohio Professional Surveyor No. 8033



PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

ATTACHMENT B - DRAFT RE-ZONING PLAT

Attachment AA – Program Statement

Peoples Church (PC) intends to redevelop its current site as a new, mixed-use development to support its mission and to provide additional residential, office, and business space in the community. The project is located along William Howard Taft Road between Eden Avenue and Bellevue Avenue, extending north to generally just beyond the location of the current Corry Street right of way. As part of this development, the Owner is in the process of consolidating individual parcels of property and is working with the city to vacate and rededicate the Cory Street right of way to the north, thereby aggregating all of the Church property into a single, contiguous piece of land.

The majority of the property is located within the OG Office General zone and abuts an RMX Residential Mixed zone to the north. A single small parcel at the northeast corner of the PC’s property lies within the RMX zone.

This submission seeks to address the 2.79-acre site as a Planned Development. The Planned Development would allow for the construction of an underground parking structure with office, residential, retail, assembly, and educational space above. The preliminary layout of the site provides about a half-acre of open space and we anticipate the final design will provide approximately 6%

The program specifics include:

- A three-level underground parking structure which will include vehicular access from both Eden and Bellevue. Preliminary parking counts indicate approximately 290 spaces will be available in the structure.
- Single level of PC-related or supported functions at the main level – Level 100 including:
 - Primary church entry and atrium, +/-800-seat sanctuary, 200 seat event and worship space, space for young adult church programs, miscellaneous assembly/multipurpose spaces;
 - Several white box tenant spaces will be provided and are currently planned to include: a retail café and food service provider, a health clinic, job training, thrift store, food pantry, and other community service/outreach functions;
 - A private daycare / early education tenant which will double as a children’s Sunday school and worship space on weekends.
- Two to Five levels of tenant space (Levels 200 and 300, potentially 400 / 500 / 600). Tenants may be a mix of office and market-rate residential. Units will primarily be one-bedroom but will also include several studios and two-bedroom units. Each level is +/-11,000 GSF.
- One +/-11,000 GSF level of PC + Tenant offices (Level 400) PC Offices will occupy +/-8,500 SF, includes a small open-air terrace and will house both PC’s local church offices as well as offices for its global network of churches. A counseling office tenant will occupy the other 2,500 sf.

The topography of the site varies significantly from a high point of elevation 875' near the corner of William Howard Taft and Eden to a low point of elevation 822' at the north property line, resulting in an approximately a 50-foot variation within 340 feet horizontally. Although the total building height including parking levels and tower amounts to 7-10 “floors” and approximately 94’ – 136’ (depending

on number of tenant tower floors), the massing and layout of the development coupled with the varied topography diminishes the height and size of the building. The approximate average height of the building along each face elevation is as follows:

- West (sanctuary and daycare elevation): 50'
- South (sanctuary and café elevation): 50'
- East (retail and tower elevation): 84' (126' max potential if additional tower floors added)
- North (garage, church, and office/residential tower elevation): 95' (137' max potential)

The development will provide an open landscape area and main pedestrian entry at the south, along William Howard Taft Road. As a one-way street, this will allow visitors to recognize the development and then make the right hand turn onto Eden Avenue to enter the garage. Visitors from the neighborhood to the north can access the garage from either Eden or Bellevue. The garage is sized to accommodate the zoning requirements of the largest single use, namely the sanctuary. This parking demand is seen only during Sunday services when other uses, including other neighborhood functions, are low and additional on-street and off-site parking is available. The office tenants; daycare patrons; residents; retail, food service, and café patrons; and other church users will share the parking at various times. The non-simultaneous nature of these uses allows for shared parking among the various building occupancies.

ATTACHMENT AA - PROGRAM STATEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS GROUP

JULIE CROMWELL & ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219

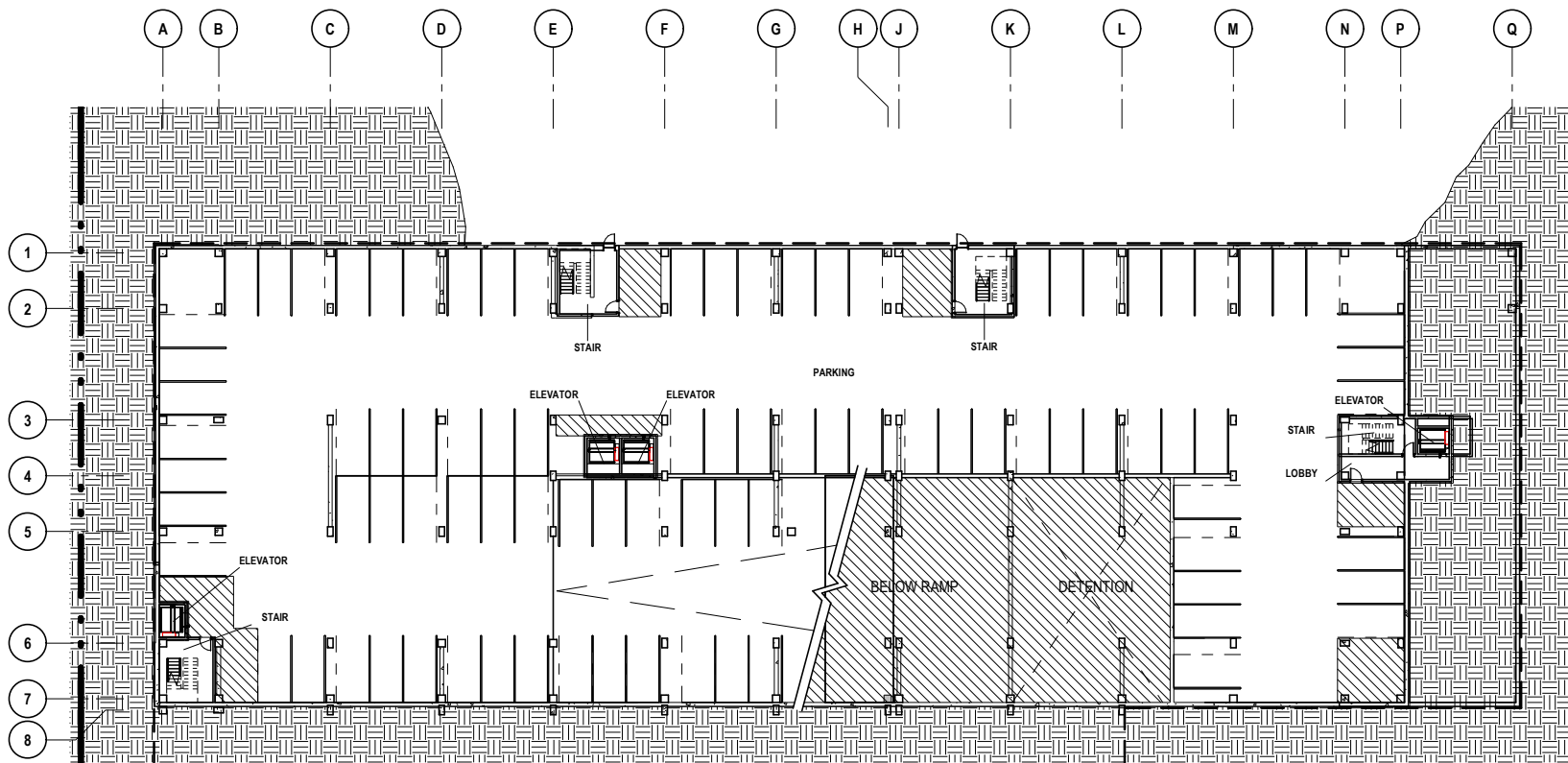


CONCEPT PD
SUBMITTAL
10/06/2023



0' 20' 40' 80' ⌚





PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

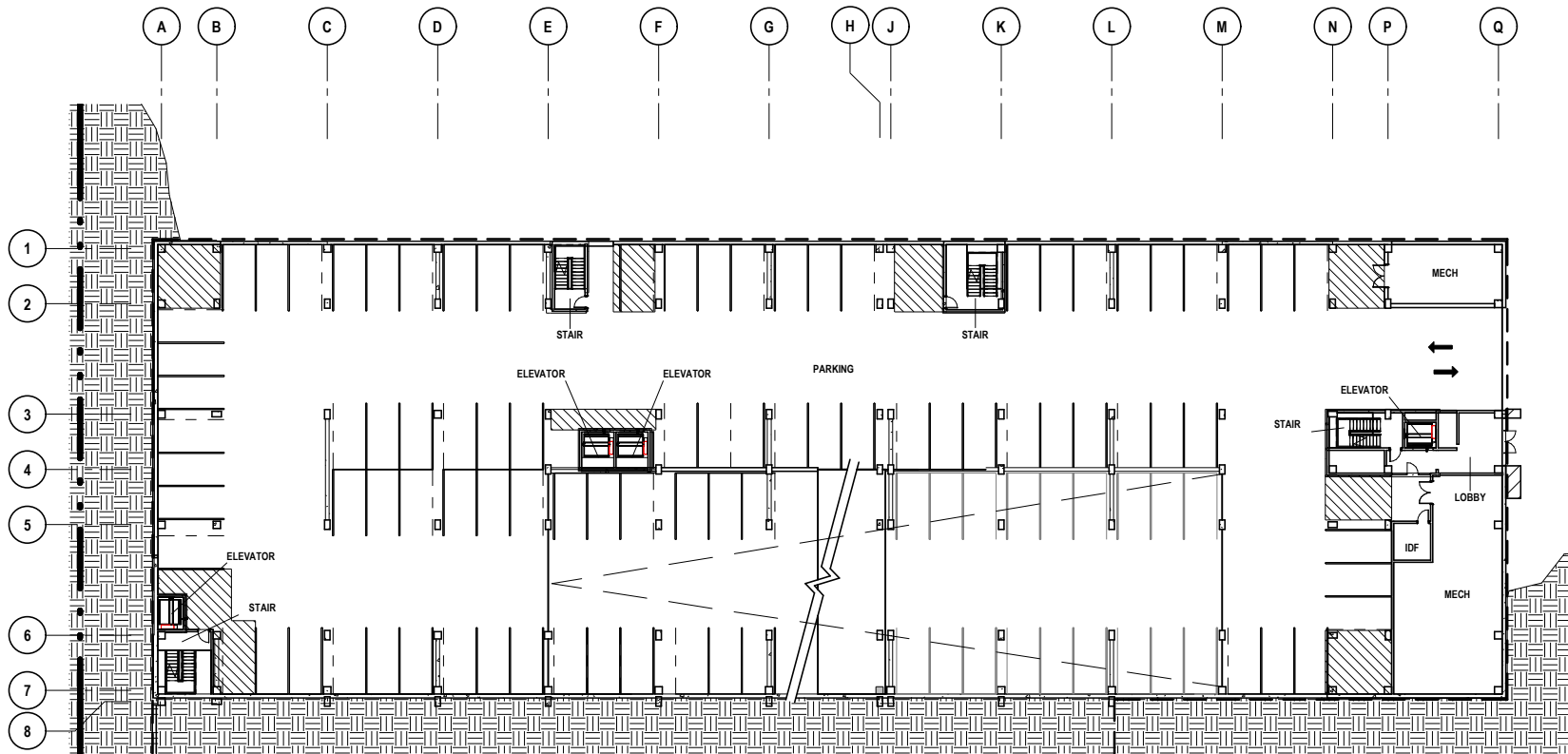


1
O-1

LEVEL P3 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL P3 FLOOR PLAN



PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

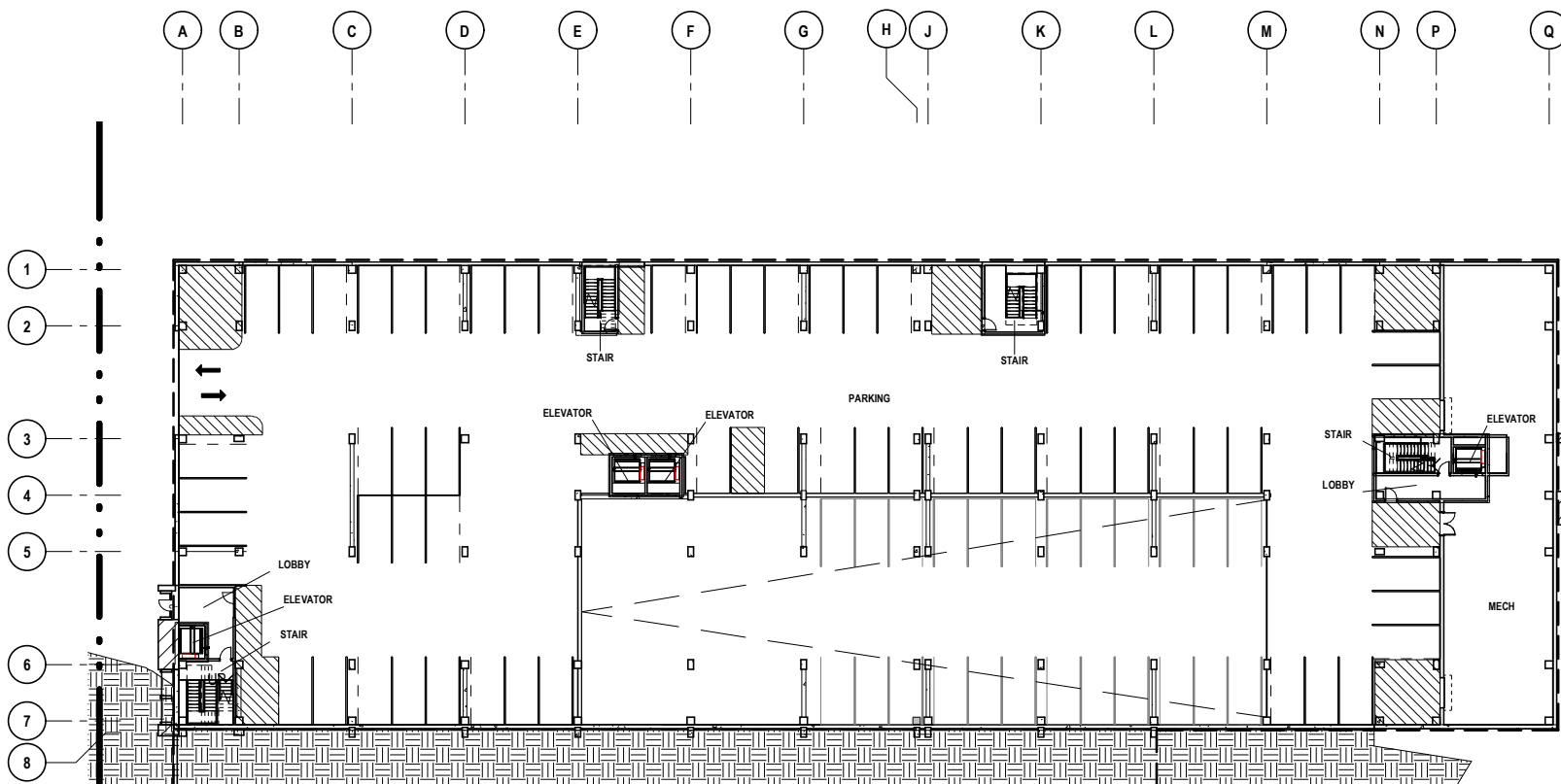


1
O-2

LEVEL P2 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL P2 FLOOR PLAN



PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

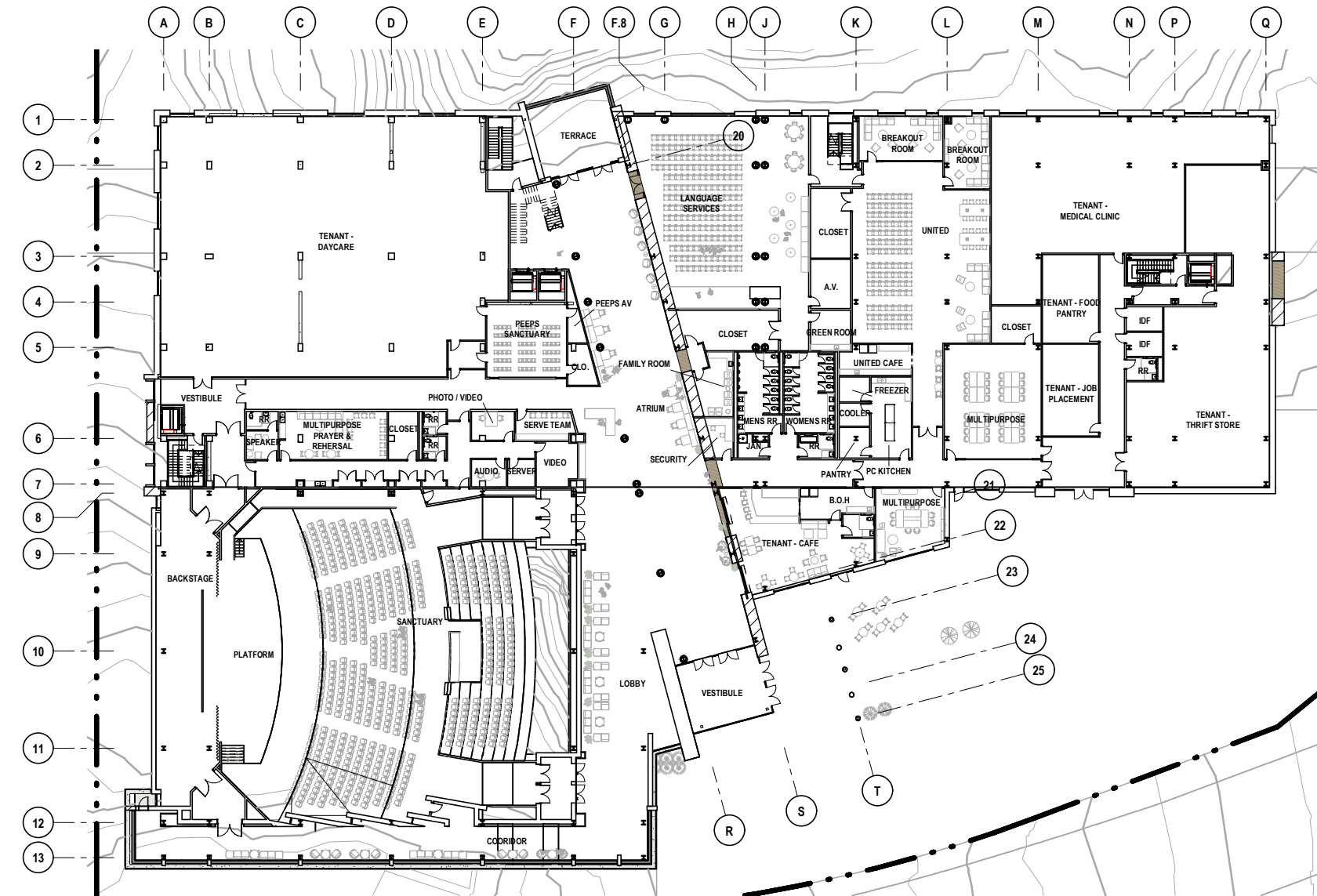


1
O-3

LEVEL P1 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL P1 FLOOR PLAN



LEVEL 100 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL 100 FLOOR PLAN

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS GROUP

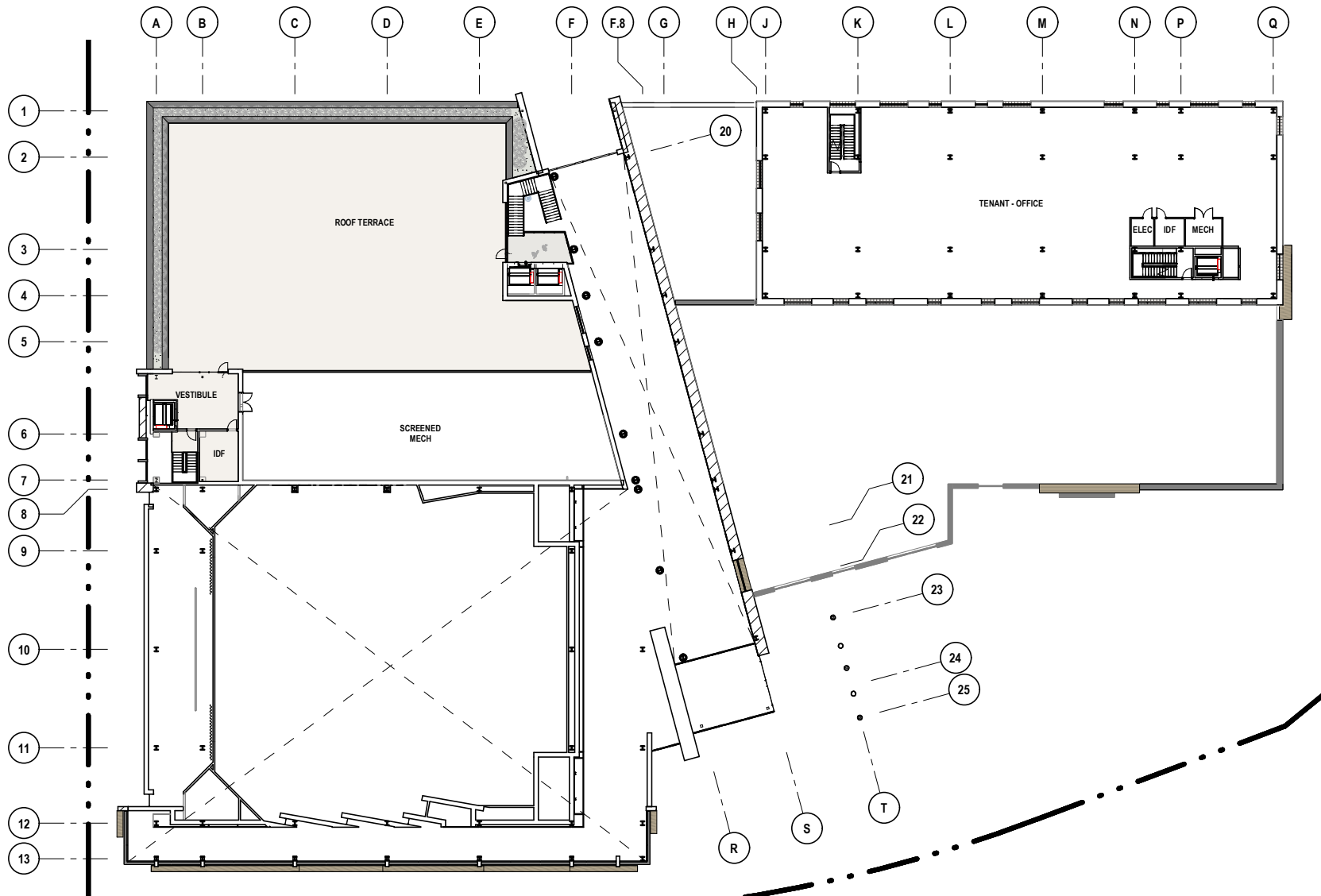
JULIE CROMWELL & ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



LEVEL 200 - FLOOR PLAN - PD

1/32" = 1'-0"

ATTACHMENT O - LEVEL 200 FLOOR PLAN

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

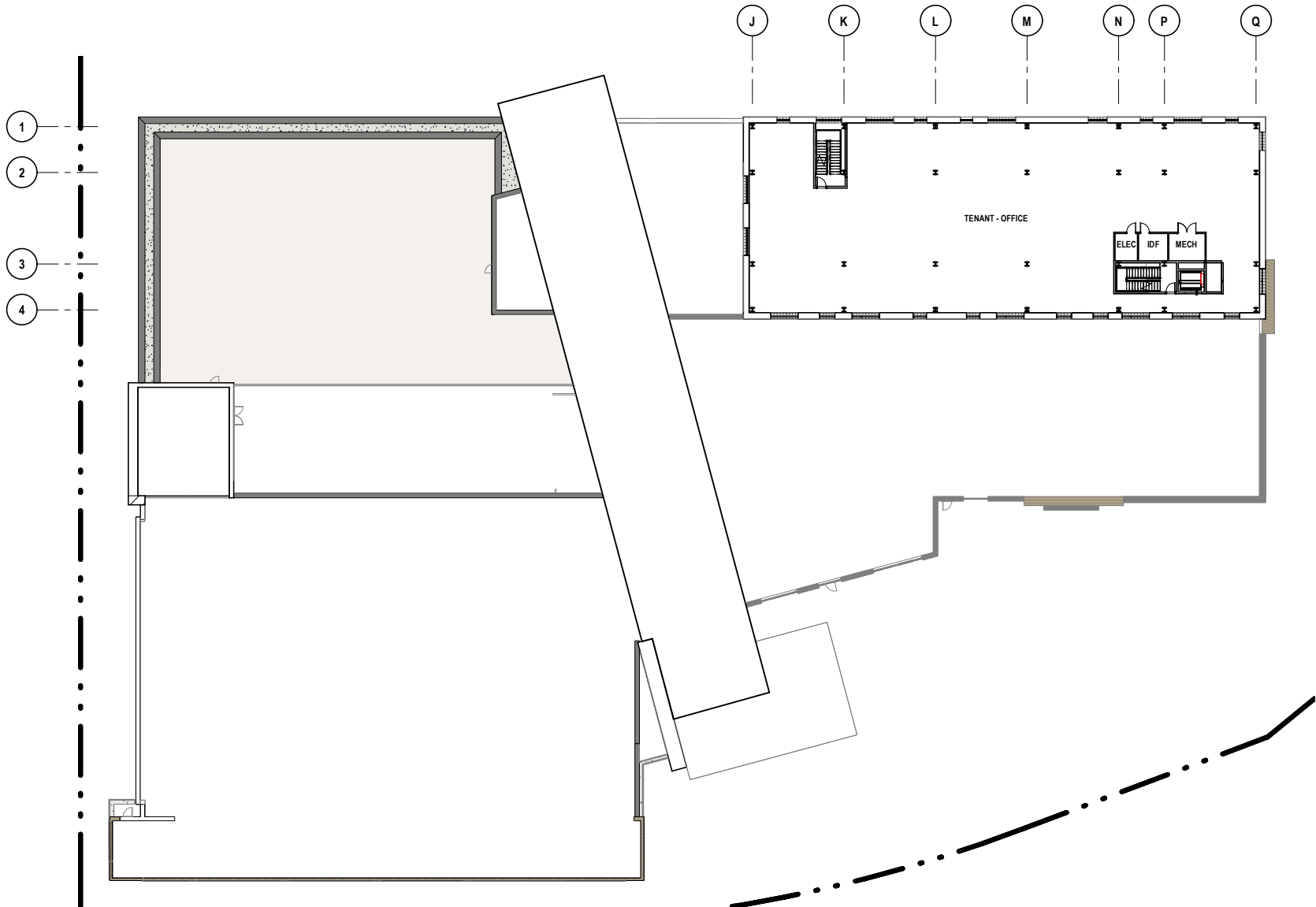
JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



1
O-6

LEVEL 300 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL 300 FLOOR PLAN

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

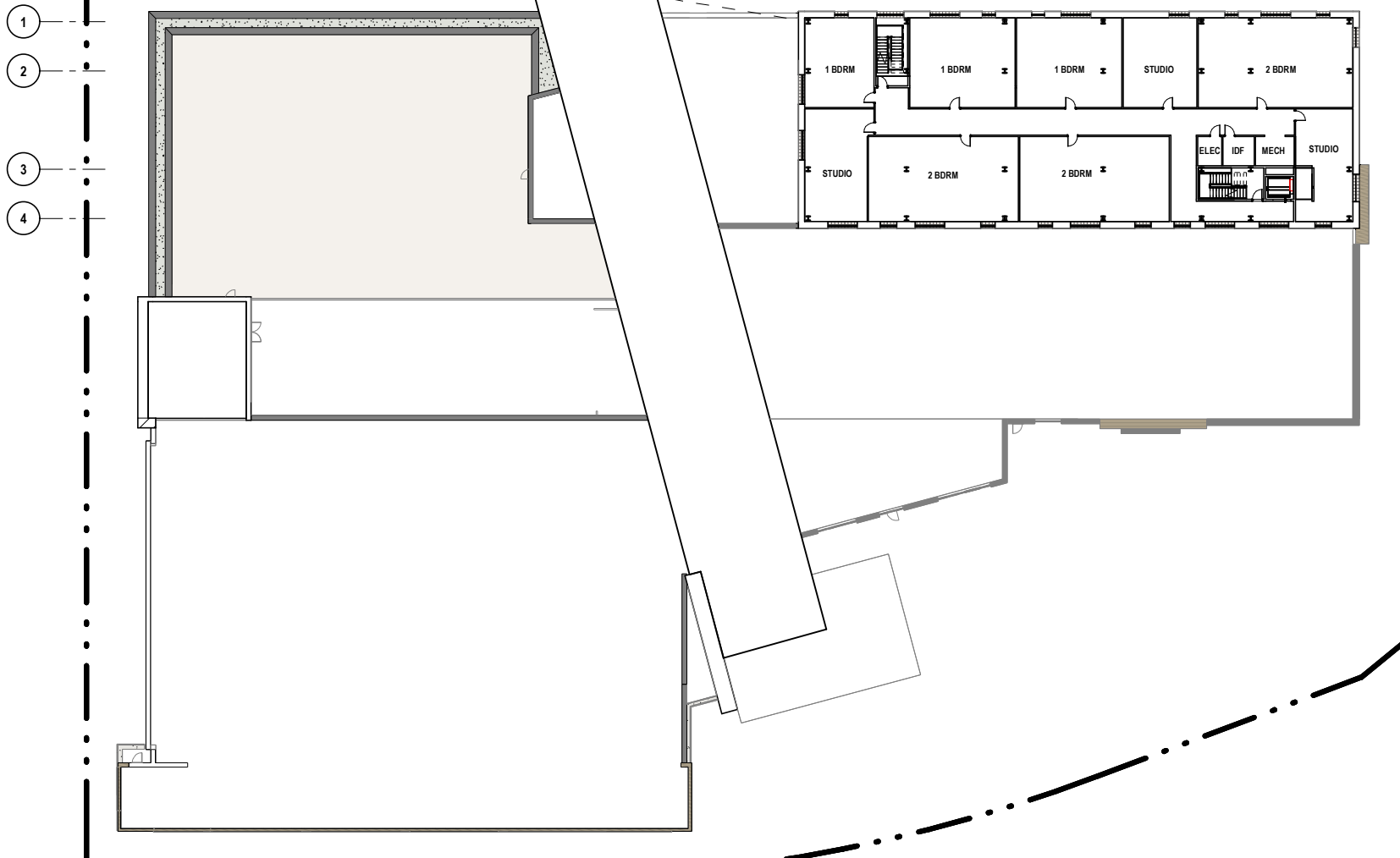
JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



1
O-7

LEVEL 400 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL 400 FLOOR PLAN

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

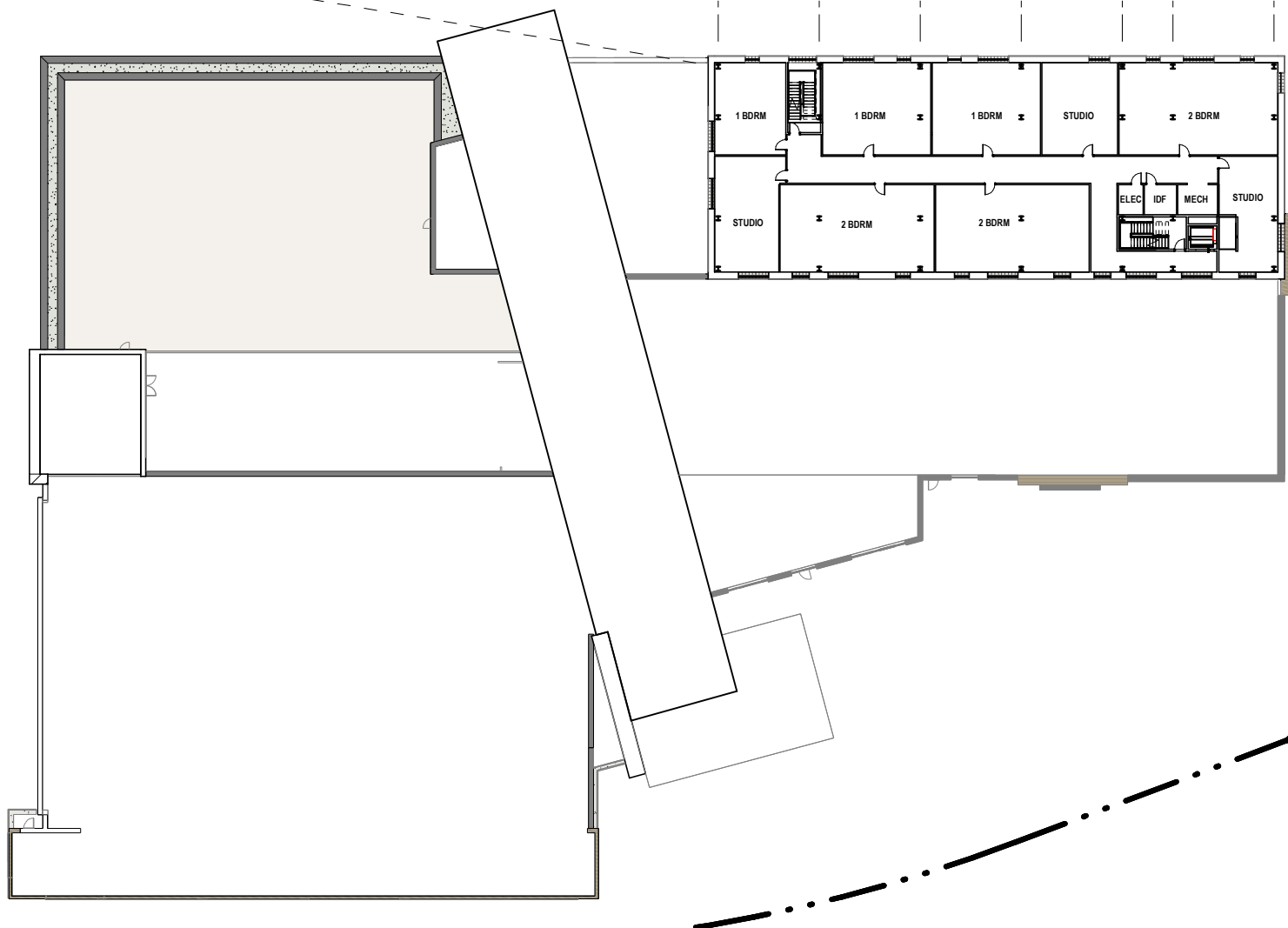
PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

1
2
3
4

J K L M N P Q



1
O-8

LEVEL 500 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL 500 FLOOR PLAN

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

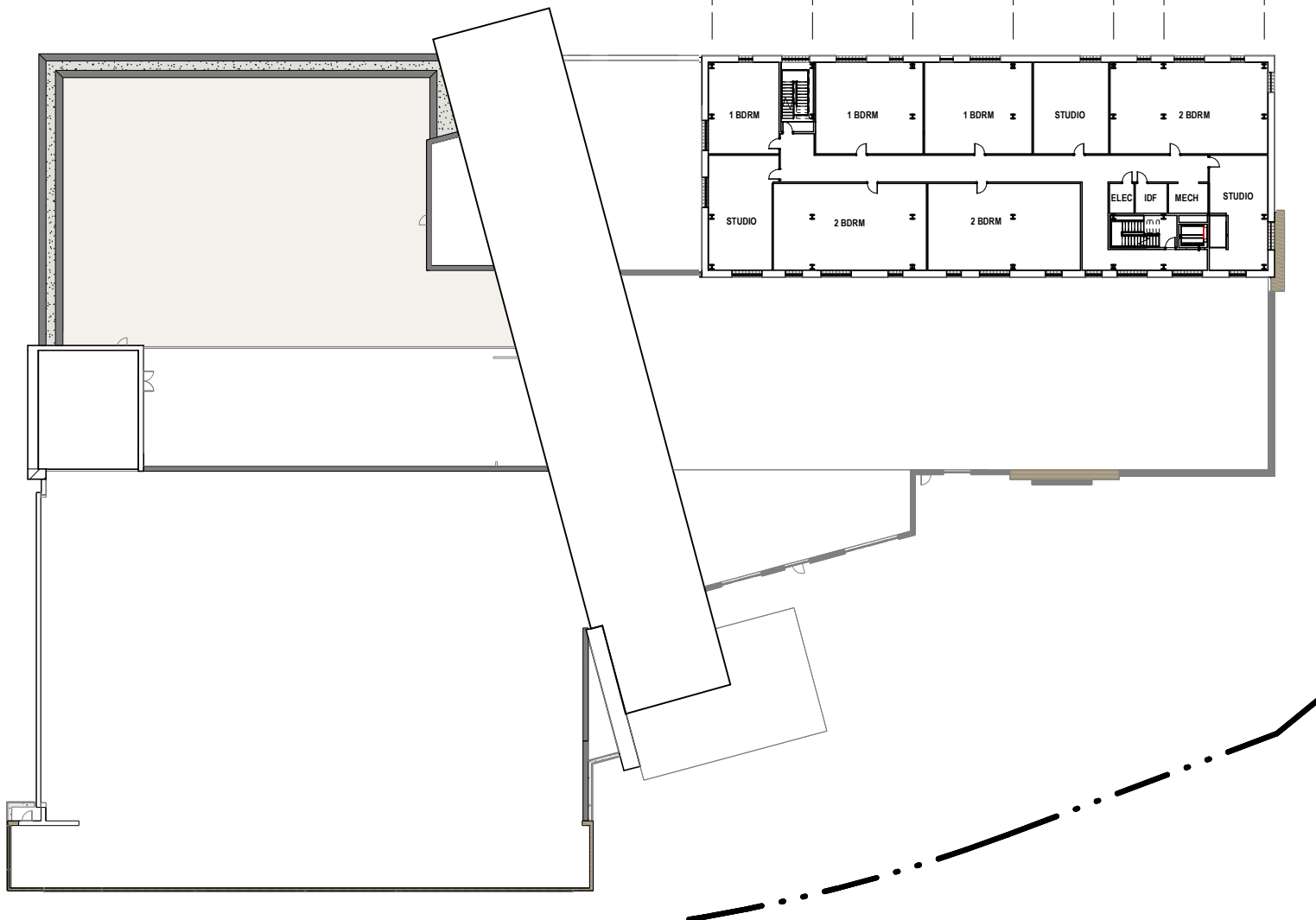
PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

1
2
3
4

J K L M N P Q



1
O-9

LEVEL 600 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL 600 FLOOR PLAN

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

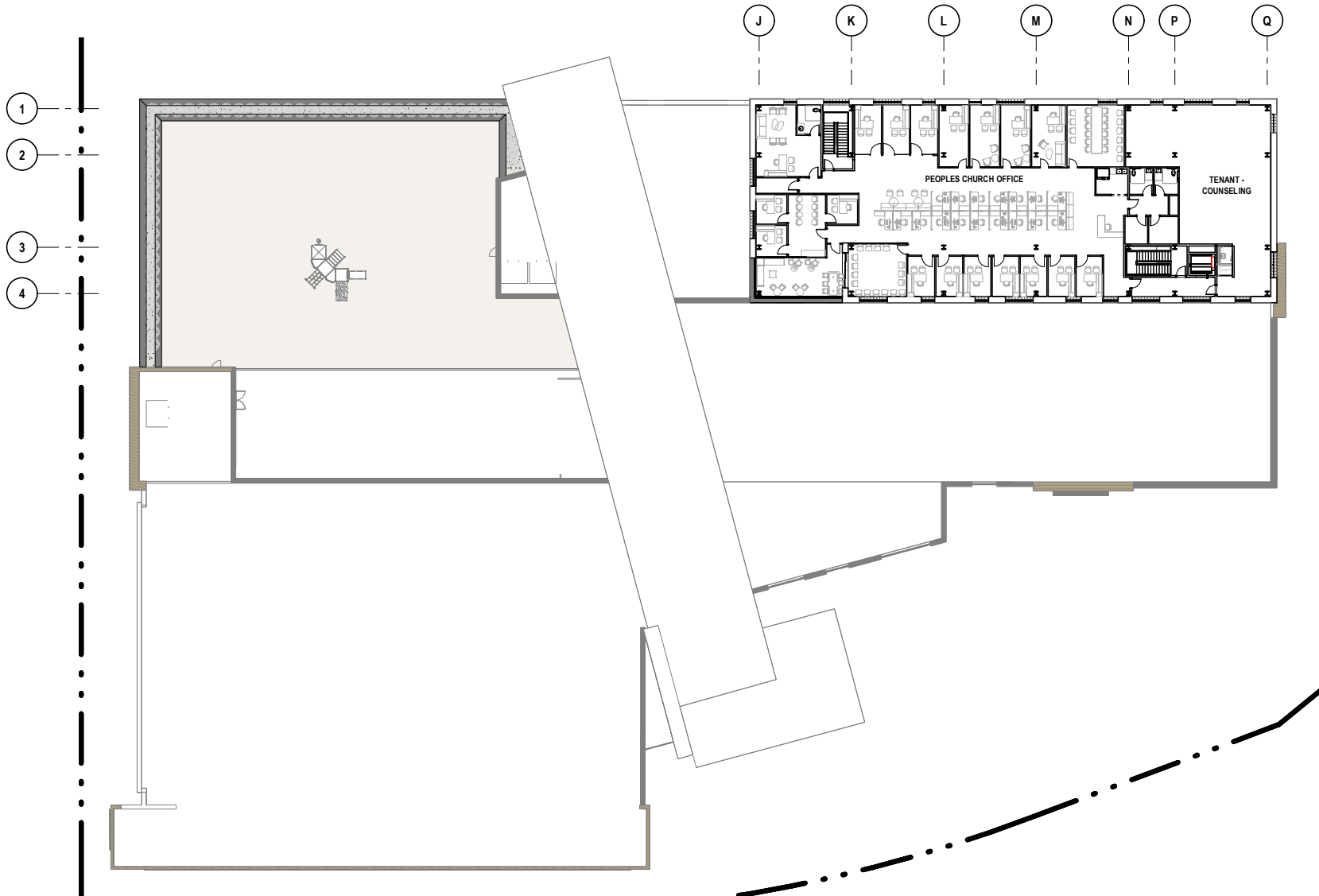
JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



1
O-10

LEVEL 700 - FLOOR PLAN

1/32" = 1'-0"

ATTACHMENT O - LEVEL 700 FLOOR PLAN

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH

220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

Corryville Community Council

Peoples Church has been attending the 2nd Tuesday evening CCC meetings for years. We have developed friendships and have shared/participated in many CCC outreaches. Examples - Corryville Recreation center landscape project
UC Police Dept. Christmas shop with a cop program
Therefore it was very important to us to share early on our plans for a new campus
These are specific dates that I (Ed Wiethe) presented our plan or gave updates on our plan /timeline

March 15th 2022- Presentation attached below
New Campus Update August 9th 2022 - Presentation Below
Last Update September

Hamilton County Health Department

(Neighbor to the east on WM Howard Taft)
The Hamilton County Health Department has been a great neighbor for decades. There are occasions on weekends when we use their parking lot as an overflow and vice versa when they have big events during the week.
We started showing them our new campus plans in 2021. Since then, they have become interested in the possibility of leasing office space from us in our new proposed office tower.

Other Corryville Neighbors

On July 27th 2022 we (Peoples Church) sent an invitation letter to 59 different property owners in the Corryville area.
We used a 400' radius in all directions from our campus as our target mailing list.
We invited the property owners to the monthly Corryville Community Council meeting, so we could share the presentation of our new campus plans
Letter is attached below.

Mt Auburn Community Council

While Peoples Church is not in the defined Mt Auburn Community Area, we are neighbors .
Our ministries stretch over community boundaries and reach several people in the Mt Auburn area.
We felt it was only right to share what we are doing and to see if we could develop any synergies to serve people
I met with Carol Gibbs from MT Auburn CC
I presented our new campus plan Friday August 26th

City of Cincinnati

We started communications with the city of Cincinnati in 2019. In part because of an easement the city owned on our property and also a portion of a paper street. We met with Mayor Cranley and city engineers on March 4th 2020. We made a informal presentation of our intentions to rebuild our campus. See note below

Subject: Peoples Church Easement
Date: March 4, 2020 at 5:09:24 PM EST

To: markiea.carter@cincinnati-oh.gov, rahiei.michael@cincinnati-oh.gov

Cc: Ed Wiethe <ed@peopleschurch.co>

Markiea and Rahiel - It was a pleasure meeting you this afternoon. As discussed in our meeting with Mayor Cranley, we would like to begin the process of transferring ownership of the right-of-way between Bellevue and Eden that runs through the Peoples Church parking lot from the city to Peoples Church. I believe the next steps you mentioned were to connect with the Department of Traffic and Engineering? If you could provide an introduction and any other information we might need to provide, that would be greatly appreciated. For your reference, I am attaching a copy of the plat with the easement highlighted.

Best Regards,

Jim Raleigh

ATTACHMENT Z - COMMUNITY ENGAGEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS GROUP

JULIE CROMWELL & ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH

220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



July 7, 2022

Department of Community Development
805 Central Ave., Suite 700
Cincinnati, Ohio 45202
By email: communitydevelopment@cincinnati-oh.gov

To the DCED,

We are writing this letter to indicate our support for the People's Church, 220 William Howard Taft Rd., a Corryville institution, in the ongoing development of their new campus project. People's Church has met with the CCC and presented their plans at our monthly meetings during all phases of their project. We are appreciative of their ongoing investment in Corryville and support for our residents and look forward to the additional services and resources they plan to provide the neighborhood when their new campus reaches fruition.

Respectfully yours,

Leah Hollstein
Secretary, Corryville Community Council

Cc: Bill Crawford, Dan Luther, Fran Larkin, Robert Rice

Dear

My name is Ed Wiethe and I am writing to you on behalf of Peoples Church, your neighbor on 220 William Howard Taft.

We are undertaking a major overhaul of our campus here in the Corryville area and we want to make sure our community friends are completely aware of our building project.

We will be presenting our plans at the Corryville community council meeting scheduled for August 9th starting at 6 PM.

You were identified as an owner of property within a 400' radius of our project. We hope that you can be present to see the exciting vision that we want to develop.

The Corryville Community council meets at the Corryville Recreation center, 2823 Eden Avenue.

We look forward to seeing you on August 9th.

Sincerely

Ed Wiethe
Peoples Church
Cincinnati Ohio

ATTACHMENT Z - COMMUNITY ENGAGEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

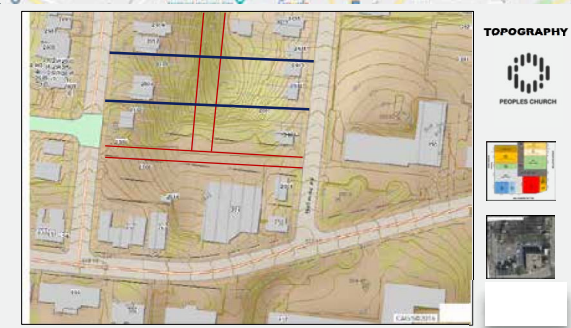
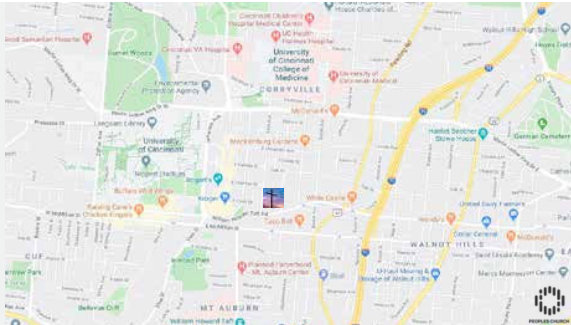
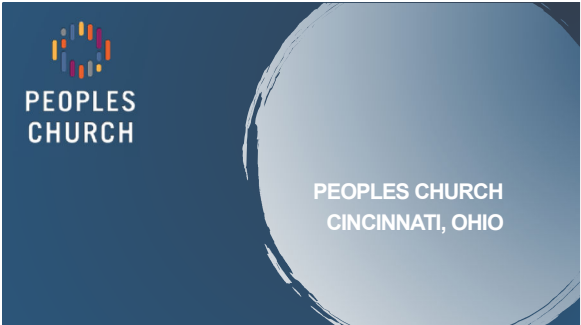
JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



ATTACHMENT Z - COMMUNITY ENGAGEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS GROUP

JULIE CROMWELL & ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH

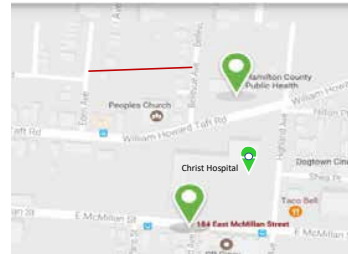
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219

CONCEPT PD
SUBMITTAL
10/06/2023



July 28th 2021

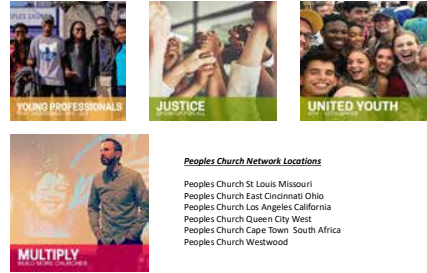
Presentation and discussion with



Neighbors in Uptown Cincinnati

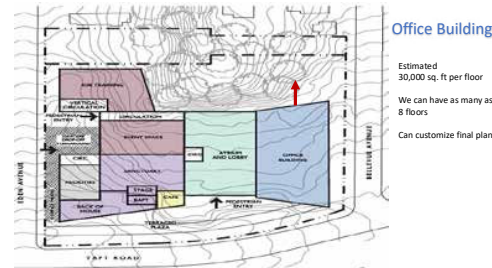
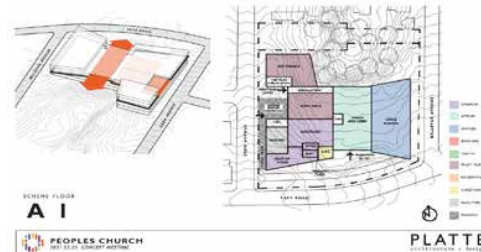
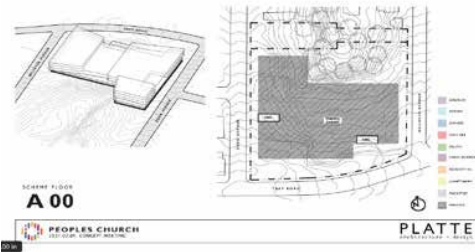


- Celebrating 114 years in Cincinnati Ohio
- We moved to Corryville in 1952
- Our vision statement is what makes us unique - **"To be a racially reconciling, generationally rich, life-giving church, thriving in the heart of the city"**
- Striving to be a church like heaven
- Currently on any given Sunday you can find 35 nations represented in our Congregation.
- We have been blessed and like our neighbors HCHD, and have out grown our current facilities
- New Vision for our campus is to build a new "engine", that will be better equipped to support our many ministry outreaches.



Peoples Church Network Locations

Peoples Church St Louis Missouri
Peoples Church East Cincinnati Ohio
Peoples Church Los Angeles California
Peoples Church Queen City West
Peoples Church Cape Town South Africa
Peoples Church Westwood



Office Building

Estimated
30,000 sq. ft per floor
We can have as many as
8 floors
Can customize final plans

Reasons for new campus

- Outgrown current facility (sanctuary size, not enough classrooms)
- Introduce more ministries to community
- Safety and security parking(Wm Howard Taft) , children in parking lot
- Better utilization of space
- 40 plus jobs to community
- More functions to offer community. From board rooms to

NOTE: This is the information shared at the meeting. There have been design changes since this meeting.

ATTACHMENT Z - COMMUNITY ENGAGEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS GROUP

JULIE CROMWELL & ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219

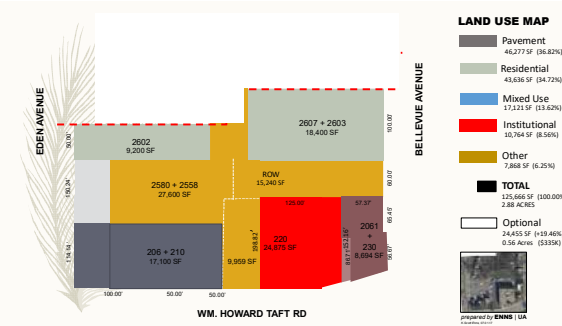
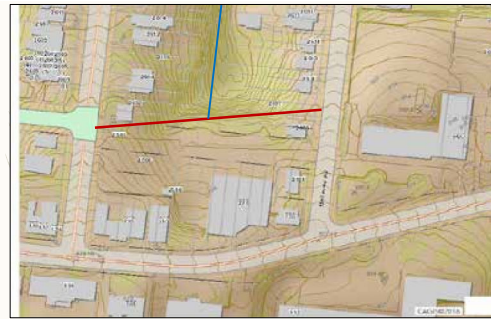
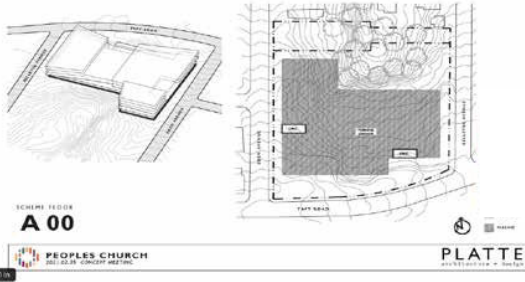


CONCEPT PD
SUBMITTAL
10/06/2023

Corryville Community Council

Peoples Church New Campus

Presentation September 14th 2021



Estimated Project Timeline

- Currently in the concept stage
- Preliminary Work (Funding, plans, survey, approval.)
- Break ground late 2nd or early 3rd quarter 2022 (Optimistic)
- 24 month project completion.

NOTE: This is the information shared at the meeting. There have been design changes since this meeting.

ATTACHMENT Z - COMMUNITY ENGAGEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS GROUP

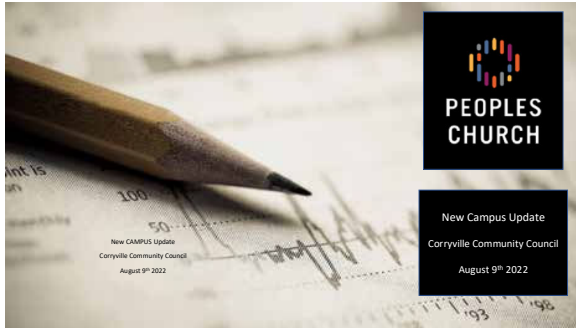
JULIE CROMWELL & ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



New Campus Highlights



- Parking Garage (400 parking spaces)
- New Sanctuary
- Dual space usage concept Ex (Early Education Center / Peeps Ministry)
- Care Floor – New services to the community.
- New Job opportunities (Potentially 200 – 300)
- Enhanced Thrift Store
- Job Training Center
- Coffee Shop
- Full Service Kitchen /Cafeteria



Our New Campus Construction tag line

- At Peoples Church, we value intentional diversity, inclusion, equity, and unity. It is our expectation that these values will be expressed and demonstrated throughout all teams involved in our New Build.



NOTE: This is the information shared at the meeting. There have been design changes since this meeting.

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS GROUP

JULIE CROMWELL & ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023

ATTACHMENT Z - COMMUNITY ENGAGEMENT

Attachment AA – Program Statement

Peoples Church (PC) intends to redevelop its current site as a new, mixed-use development to support its mission and to provide additional residential, office, and business space in the community. The project is located along William Howard Taft Road between Eden Avenue and Bellevue Avenue, extending north to generally just beyond the location of the current Corry Street right of way. As part of this development, the Owner is in the process of consolidating individual parcels of property and is working with the city to vacate and rededicate the Cory Street right of way to the north, thereby aggregating all of the Church property into a single, contiguous piece of land.

The majority of the property is located within the OG Office General zone and abuts an RMX Residential Mixed zone to the north. A single small parcel at the northeast corner of the PC's property lies within the RMX zone.

This submission seeks to address the 2.79-acre site as a Planned Development. The Planned Development would allow for the construction of an underground parking structure with office, residential, retail, assembly, and educational space above. The preliminary layout of the site provides about a half-acre of open space and we anticipate the final design will provide approximately 6%

The program specifics include:

- A three-level underground parking structure which will include vehicular access from both Eden and Bellevue. Preliminary parking counts indicate approximately 290 spaces will be available in the structure.
- Single level of PC-related or supported functions at the main level – Level 100 including:
 - Primary church entry and atrium, +/-800-seat sanctuary, 200 seat event and worship space, space for young adult church programs, miscellaneous assembly/multipurpose spaces;
 - Several white box tenant spaces will be provided and are currently planned to include: a retail café and food service provider, a health clinic, job training, thrift store, food pantry, and other community service/outreach functions;
 - A private daycare / early education tenant which will double as a children's Sunday school and worship space on weekends.
- Two to Five levels of tenant space (Levels 200 and 300, potentially 400 / 500 / 600). Tenants may be a mix of office and market-rate residential. Units will primarily be one-bedroom but will also include several studios and two-bedroom units. Each level is +/-11,000 GSF.
- One +/-11,000 GSF level of PC + Tenant offices (Level 400) PC Offices will occupy +/-8,500 SF, includes a small open-air terrace and will house both PC's local church offices as well as offices for its global network of churches. A counseling office tenant will occupy the other 2,500 sf.

The topography of the site varies significantly from a high point of elevation 875' near the corner of William Howard Taft and Eden to a low point of elevation 822' at the north property line, resulting in an approximately a 50-foot variation within 340 feet horizontally. Although the total building height including parking levels and tower amounts to 7-10 "floors" and approximately 94' – 136' (depending

on number of tenant tower floors), the massing and layout of the development coupled with the varied topography diminishes the height and size of the building. The approximate average height of the building along each face elevation is as follows:

- West (sanctuary and daycare elevation): 50'
- South (sanctuary and café elevation): 50'
- East (retail and tower elevation): 84' (126' max potential if additional tower floors added)
- North (garage, church, and office/residential tower elevation): 95' (137' max potential)

The development will provide an open landscape area and main pedestrian entry at the south, along William Howard Taft Road. As a one-way street, this will allow visitors to recognize the development and then make the right hand turn onto Eden Avenue to enter the garage. Visitors from the neighborhood to the north can access the garage from either Eden or Bellevue. The garage is sized to accommodate the zoning requirements of the largest single use, namely the sanctuary. This parking demand is seen only during Sunday services when other uses, including other neighborhood functions, are low and additional on-street and off-site parking is available. The office tenants; daycare patrons; residents; retail, food service, and café patrons; and other church users will share the parking at various times. The non-simultaneous nature of these uses allows for shared parking among the various building occupancies.

ATTACHMENT AA - PROGRAM STATEMENT

PEOPLES CHURCH

J.S. HELD

DSD ADVISORS

MSA DESIGN

THE KLEINGERS
GROUP

JULIE CROMWELL &
ASSOCIATES

MOTZ ENGINEERING

PEOPLES CHURCH
220 WILLIAM HOWARD TAFT RD,
CINCINNATI, OH 45219



CONCEPT PD
SUBMITTAL
10/06/2023



November 20, 2023

Ms. Megan Seighman
The Kleingers Group
6219 Centre Park Drive
West Chester, Ohio 45069

Re: 220 William Howard Taft Road | Peoples Church (D) – **(CPRE230065) Final**
Recommendations

Dear Ms. Seighman,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **220 William Howard Taft Road** in the Community of Corryville. It is my understanding that you are proposing a new building for Peoples Church which will consist of three levels of underground parking with office, residential, retail, assembly, and educational space above. All existing buildings on the site will be demolished. The site will include new walks, a new service drive, landscaping, plaza areas, and new utilities. 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 **Microsoft Team's conference call meeting** with you on **November 21, 2023 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. **Vacation of City-owned ROW needs to occur before or at the time the proposed planned development goes in front of City Planning Commission.**
2. Applicant team has met with staff multiple times and has everything submitted sufficiently for the PD.
3. **Planned Development (PD) Process:**
 - Application and plans need to be submitted (fee is already taken care of)
 - Staff Conference (3-4-week process)
 - City Planning Commission (4-6 weeks)
 - Equitable Growth & Housing Committee/City Council (4-14 weeks)
 - Final Development Plan (4-8 weeks)

Requirements to obtain permits:

- None

Recommendations:

1. Approval by City Planning Commission must be obtained for the Zone Change.

Contact:

- **Jesse Urbanicsik** | City Planning | 513-352-4843 | jesse.urbanicsik@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. If rezoning to a PD, the City Planning Dept. handles the specific zoning/design review for height limits, setbacks, density, landscaping, parking and land use etc. and the Zoning Division is not involved.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | 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 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 each 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 <http://msdgc.org/doing-business-with-us/development-services/> Email questions to MSDAvailability@cincinnati-oh.gov

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
 - If detention is required by MSD, provide SMU with a copy of the follow items: approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing.
3. Utility Plan
 - Label all pipes materials.
 - In the public R/W, pipes to be DIP or RCP.
 - Show Top & Invert elevations for all Appurtenances.
 - Show slopes for all pipes.

- Show how downspouts tie to the underground sewer system.
- Curb cuts: driveway aprons at min. 5' away from SMU inlets
- Tie into Curb inlets are NOT PERMITTED.
- 4. Grading Plan
 - Grading must show existing and proposed contours.
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - 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.
- 5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
- 6. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
- 7. 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.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. **According to your utility plan (C5.0), the applicant is required to submit for a Greater Cincinnati Water Works (GCWW) Preliminary Application to replace the existing 6-inch public water main in Bellevue Avenue. Contact Phil Young at 513-591-6567 or Phillip.Young@gcww.cincinnati-oh.gov**

Requirements to obtain permits:

1. A stamped and recorded consolidation plat is required before any building permits are approved, or water service branches sold.
2. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size	
2607 Bellevue Ave	H-83408*	5/8"	FOD		Lead public & private side.
2601 Bellevue Ave	H-93756*	5/8"	81706	5/8"	Lead public & private side.
2603 Bellevue Ave	H-31358*	5/8"	72431	5/8"	Lead public & private side.
2602 Eden Ave	H-86072*	3/4"	73128	5/8"	Lead private side.
206 Wm H Taft Rd	H-201337	2"	201337	2"	
210 Wm H Taft Rd	H-197034	1"	197034	1"	
220 Wm H Taft Rd	H-261780	2"	261780	2"	
220 Wm H Taft Rd	H-261780	6"	DC1458	1"	
230 Wm H Taft Rd	H-81603*	3/4"	66625	5/8"	Lead private side.

* Please note that there are known health risks with lead service lines. The existing 5/8" water service branch (H-31358) and 3/4" water service branches (H-86072 and H-81603) with lead on the private property are connected to the existing 12-inch public water mains in William Howard Taft Road and the existing 6-inch public water mains in Bellevue Ave. If the existing lead water service branches are to remain in service for this development, the owner(s)/developer(s) should eliminate the lead from the water service branch. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line.

3. If the water service branch(es) are not to remain, the 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 the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
4. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov. Alternatively, this may be included with the installation of any large branches, if applicable.

Recommendations:

1. Within the proximity of the right of way on William Howard Taft Road there is an existing 12-inch public water main. Caution must be exercised when working near the right of way to avoid damage to the 12-inch public water main during grading and paving operations. Any damage done to the public water main, or any related appurtenance must be repaired entirely at project expense, and at no expense to the Water Works.
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed fire protection company and 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.
4. For water main replacement, please contact Phil Young at 513-591-6567 or by email at Phillip.Young@gcww.cincinnati-oh.gov

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | 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 feet of all sides of your project.
2. The minimum fire flow requirements for Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
4. The Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant. FDC's are to be located within 50 feet of a Fire Hydrant.
5. Emergency Responder Bidirectional Antenna radio required in your building.

6. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions. CFPC1229-13.

7. The weight of our apparatus is as follow:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22'2"	9' 2"	18,500			34'/41'

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Elton B. Britton** | Fire Dept. | 513-357-7596 | elton.britton@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/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Due to the age of the existing site building, 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 its 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:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Robin Hunt** | Urban Forestry | 513-861-9070 | robin.hunt@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A Traffic Impact Study (TIS) needs to be completed. DOTE may have additional comments/requirements once completed.
2. Provide 10' minimum of right of way on all three sides of the project. Eden and Bellevue are to be 5' walk and 5' tree lawn. William Howard Taft can be 10' sidewalk with tree wells.
3. Work with DOTE on the right of way improvements, including pedestrian improvements, as we work through the TIS and right of way design.
4. No walls or foundations are to be located in the right of way.
5. Are there proposed gates/doors for the garage? They need to be located 20' minimum from the property line.
6. Provide dimensions for the driveway apron/garage entrance.
7. Remove all unused driveway aprons and restore to meet City standards.
8. Use City standard driveway aprons.
9. All work in the right of way will require a DOTE permit.
10. Follow the Traffic Management Plan Guidelines when planning your construction activity. They are located on the City's DOTE website. <https://www.cincinnati-oh.gov/dote/permits-licenses/dote-resource-page/accessing-the-right-of-way-permits/traffic-management-plan-guidelines-2023/>
11. Before applying for permits, contact DTEaddress@cincinnati-oh.gov with the final plans to have the address(es) assigned for the development. Once construction is completed, the assigned address number(s) must be posted and visible from the street.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The project will need to have a preliminary meeting to discuss your plans.
2. A geo-tech report will be required at the time of permitting.
3. A fire sprinkler system and fire standpipe system will be required.
4. A complete code analysis will be required at the time of building permit submission.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. The vacation and sale of public right-of-way requires the following:
 - Coordinated Report
 - Appraisal
 - City Planning Commission Approval
 - City Council Approval.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | 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:

1. Project owner requested a land swap to support the development. With the new project plans, DCED recommends sending the new plans, survey, and/or land swap proposal as an updated request to the City. DCED can then provide their comments on feasibility and timeliness for the land swap.

Contact:

- **Joseph Malek** | DCED | 513-352-6129 | joseph.malek@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 commercial 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:

2. For assistance in determining whether facility is licensable as an FSO/RFE or not, please contact me.

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

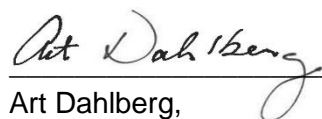
Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

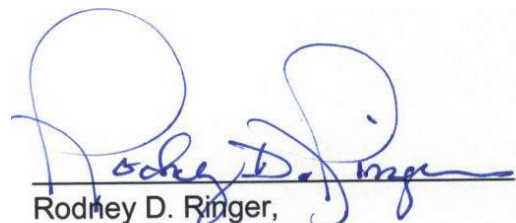
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **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