



EMERGENCY

City of Cincinnati

CHM

EESW/PAH

- 2023

An Ordinance No. _____

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property in the area generally bound by East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west in the Bond Hill neighborhood from the CG-A, “Commercial General – Auto-Oriented,” zoning district to Planned Development District No. 96, “Midpointe Crossing.”

WHEREAS, the Port of Greater Cincinnati Development Authority (“Port”) owns certain real property in the Bond Hill neighborhood generally bound by East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west, which property contains approximately 27.32 acres (the “Property”); and .

WHEREAS, the Property consists of vacant land that Kean Ventures, LLC, an Ohio limited liability company (“Developer”), in collaboration with the Port, seeks to redevelop into approximately 250 to 450 multi-family dwelling units, 5,000 to 15,000 square feet of commercial space, and 15,000 to 60,000 square feet of office, restaurant, multi-family, and commercial outlot development over multiple phases (“Project”); and

WHEREAS, Developer has sufficient control over the Property to effect the proposed plan and has petitioned the City to rezone the Property from the CG-A, “Commercial General – Auto-Oriented,” zoning district to Planned Development District No. 96, “Midpointe Crossing,” (“PD-96”) to permit it to carry out the Project; and

WHEREAS, Developer has submitted a concept plan and development program statement for PD-96, which concept plan and development program statement describe the land use and development regulations that will govern the development, which documents meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, on January 20, 2023, the City Planning Commission approved the rezoning of the Property from the CG-A, “Commercial General – Auto-Oriented,” zoning district to PD-96, upon a finding that: (i) Developer’s concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the 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; (iii) deviations from the base district regulations applicable to the Property at the time of Developer’s application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

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

WHEREAS, the Project is consistent with the *Bond Hill + Roselawn Plan (2019)*, which plan includes the goal to “[r]evitalize and maintain the Reading Road corridor” (page 16); and

WHEREAS, the Project is consistent with *Plan Cincinnati (2012)*, particularly goal three of the Live Initiative Area strategy to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” (page 164); and

WHEREAS, the Council considers the establishment of PD-96 to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and Engagement's and the Cincinnati Planning Commission's findings that the planned development proposed by Kean Ventures, LLC, an Ohio limited liability company (“Developer”), for the approximately 27.32 acres of real property located in the Bond Hill neighborhood in the area generally bound by East Seymour Avenue to the north, Langdon Farm Road to the south, and Reading Road to the west (“Property”) conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City's official zoning map in the location of the Property is hereby amended from the CG-A, “Commercial General – Auto-Oriented,” zoning district to Planned Development District No. 96, “Midpointe Crossing,” (“PD-96”). The Property is identified on the map attached hereto as Exhibit “A” and made a part hereof, and it is more particularly described on Exhibit “B,” attached hereto and made a part hereof.

Section 3. That the development program statement, attached hereto as Exhibit “C” and made a part hereof, and that the concept plan, attached hereto as Exhibit “D” and made a part hereof, are hereby approved. The approved concept plan and development program statement

shall govern the use and development of the Property during the effective period of Planned Development District No. 96.

Section 4. That, should Planned Development District No. 96 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the CG-A, "Commercial General – Auto-Oriented," zoning district in effect immediately prior to the effective date of Planned Development District No. 96.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is immediate need to allow Developer to proceed with its development plans so that the City may receive and enjoy the corresponding benefits at the earliest possible date.

Passed: _____, 2023

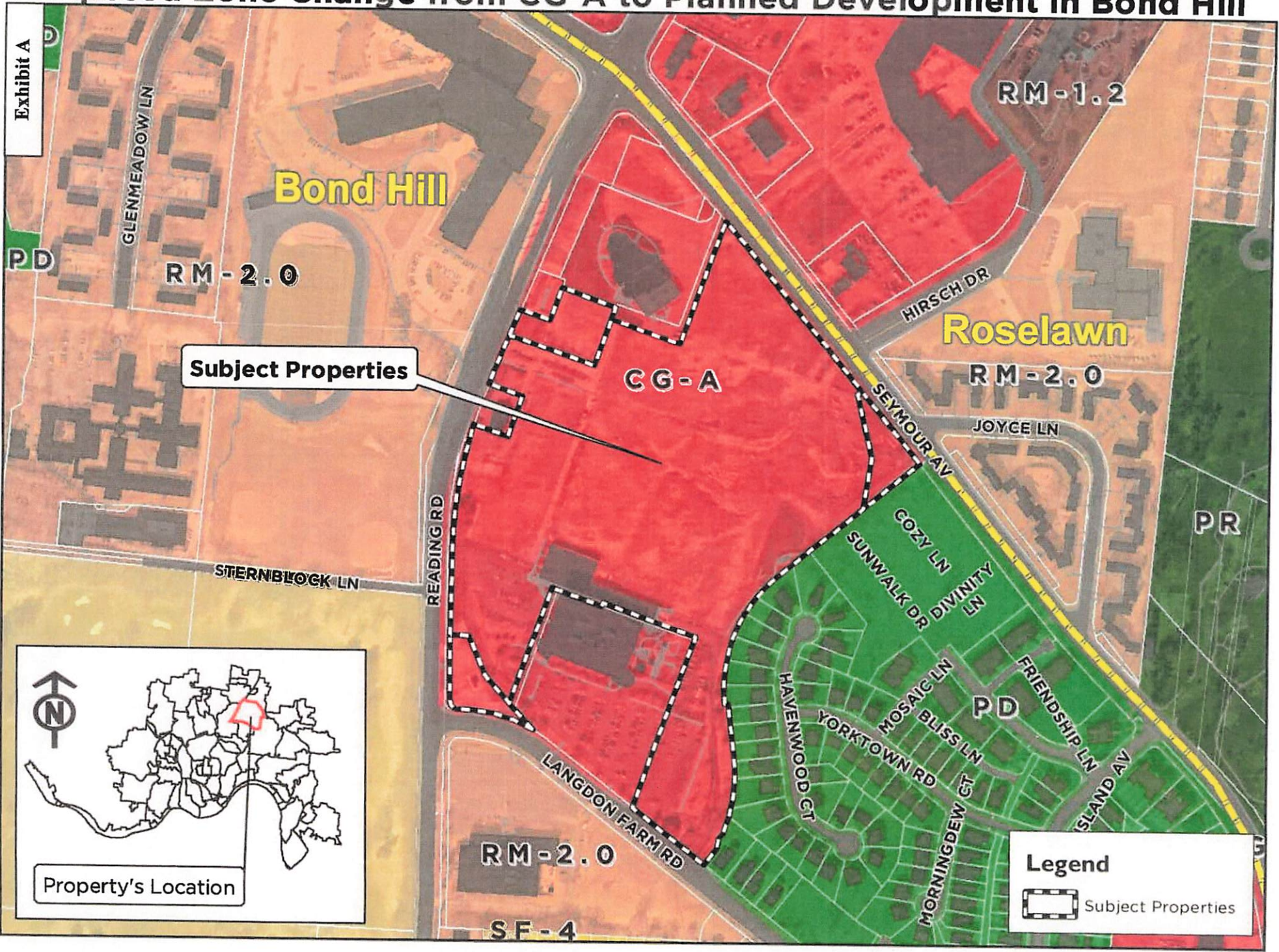
Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

Proposed Zone Change from CG-A to Planned Development in Bond Hill

Exhibit A



Subject Properties

Legend


 Subject Properties

EXHIBIT B

Date: May 26, 2022
Description: Greater Cincinnati Development Authority
Re-Zoning
Location: City of Cincinnati
Hamilton County, Ohio



Situated in Section 6, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 27.321 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the northeast corner of Lot #2 of Swifton Commons Subdivision and being on the centerline of East Seymour Avenue and being the **True Point of Beginning**:

thence, leaving the centerline of said East Seymour Avenue and with the westerly boundary extended of The Villages o Daybreak, Phase 3A for the following eight courses:

- 1) South 51° 18' 34" West, 545.98 feet;
- 2) with a curve to the left, having a central angle of 57° 38' 00", a radius of 408.78 feet, an arc length of 411.19 feet, and a chord bearing and distance of South 22° 29' 34" West, 394.07 feet;
- 3) North 83° 40' 34" East, 8.78 feet;
- 4) South 06° 19' 26" East, 158.57 feet;
- 5) with a curve to the right, having a central angle of 29° 37' 30", a radius of 400.00 feet, an arc length of 206.82 feet, and a chord bearing and distance of South 08° 29' 19" West, 204.53 feet;
- 6) South 38° 26' 34" West, 19.85 feet;
- 7) South 10° 14' 34" West, 28.90 feet;
- 8) South 38° 16' 34" West, 98.00 feet to the centerline of Langdon Farm Road;

thence, with the centerline of said Langdon Farm Road, North 51° 43' 26" West, 240.71 feet;

thence, leaving the centerline of said Langdon Farm Road for the following six courses:

- 1) North 19° 53' 53" East, 552.08 feet;
- 2) North 70° 07' 35" West, 275.28 feet;
- 3) South 19° 52' 25" West, 10.00 feet;
- 4) North 70° 07' 35" West, 146.47 feet;
- 5) South 19° 48' 48" West, 345.89 feet;
- 6) South 42° 09' 06" East, 98.17 feet to the northerly right of way of said Langdon Farm Road;

thence, South 31° 06' 49" West, 40.00 feet to the centerline of said Langdon Farm Road;

thence, with the centerline of said Langdon Farm Road for the following two courses:

- 1) with a curve to the left, having a central angle of 30° 07' 15", a radius of 360.00 feet, an arc length of 189.25 feet, and a chord bearing and distance of North 73° 56' 49" West, 187.08 feet;
- 2) North 89° 00' 26" West, 84.05 feet to the centerline of Reading Road (S.R. #42);

thence, leaving said Langdon Farm Road and with the centerline of said Reading Road (S.R. #42) for the following two courses:

- 1) North $00^{\circ} 59' 34''$ East, 570.24 feet;
- 2) with a curve to the right, having a central angle of $15^{\circ} 48' 37''$, a radius of 1042.14 feet, an arc length of 287.57 feet, and a chord bearing and distance of North $08^{\circ} 53' 50''$ East, 286.66 feet;

thence, leaving the centerline of said Reading Road (S.R. #42) for the following three courses:

- 1) South $70^{\circ} 34' 26''$ East, 163.57 feet;
- 2) North $19^{\circ} 25' 34''$ East, 120.00 feet;
- 3) North $70^{\circ} 34' 26''$ West, 162.68 feet to the centerline of said Reading Road (S.R. #42);

thence, with the centerline of said Reading Road (S.R. #42), North $21^{\circ} 34' 31''$ East, 228.86 feet;

thence, leaving the centerline of said Reading Road (S.R. #42) for the following six courses:

- 1) South $70^{\circ} 34' 26''$ East, 155.37 feet;
- 2) North $19^{\circ} 25' 34''$ East, 95.82 feet;
- 3) South $70^{\circ} 10' 26''$ East, 159.15 feet;
- 4) South $19^{\circ} 25' 34''$ West, 33.61 feet;
- 5) South $70^{\circ} 10' 26''$ East, 202.74 feet;
- 6) North $19^{\circ} 49' 34''$ East, 428.22 feet to the centerline of said East Seymour Avenue;

thence, with the centerline of said East Seymour Avenue, South $38^{\circ} 42' 26''$ East, 901.98 feet to the True Point of Beginning containing 27.321 acres of which 2.844 acres is right of way.

The above description is a complete, proper, and legal description of the property by deeds and plats of record.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio

EXHIBIT C

Midpointe Crossing

Planned Development Concept Plan & Program Statement







Contents

Development Character & Vision
Plan Elements
Summary of Reviews
Development Controls
Density & Open Space
Economic Inclusion
Schedule

Development Character & Vision

The proposed redevelopment of the long vacant land at Seymour & Reading will have a collection of uses organized in a modern, village-center arrangement.

Modeled after the vision plans previously approved by the Bond Hill community, Midpointe Crossing is arranged around a central boulevard that connects Seymour and Reading Roads. Framing this road will be residential and mixed-use buildings. They will be arranged in a manner that is appropriate to this location: walkable and drivable, with a distinctly human-scale.

The first phase will be anchored by the mixed-use core. As that gets built out and the market is proven in Bond Hill, future phases will include other uses to round out the development. 15,000-60,000 square feet of office, stand alone restaurant and commercial buildings. It will all tie into the existing network of sidewalks and streets.

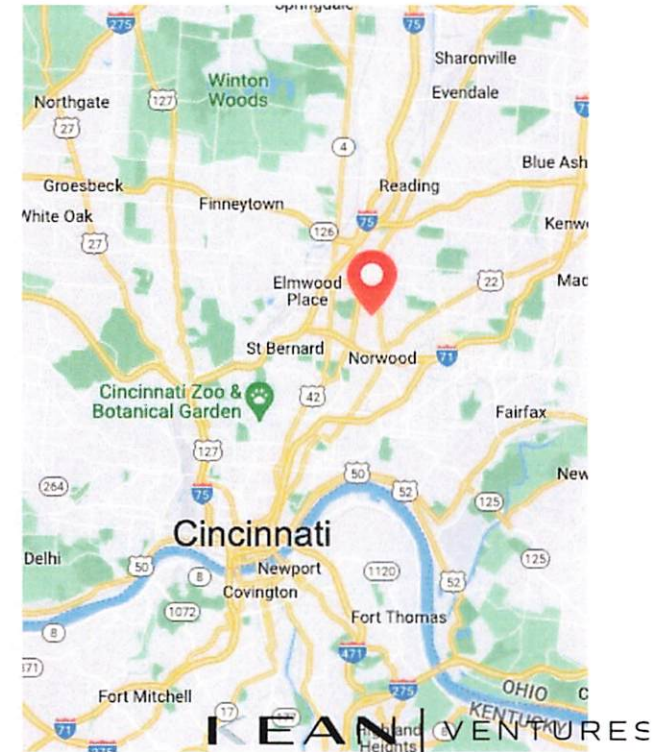
The character is meant to bring an urban approach to what was previously a suburban mall. Midpointe Crossing will represent a unique way of lifestyle to Cincinnati.

By redeveloping such a significant, empty space, this development help accelerate the growth of the Seymour/Reading corridor. The mixed-use nature will help provide the link between both nearby residential areas and institutions.

Plan Elements

Location of Site

Located on the site of the former Swifton Commons/Jordan Crossing mall in Bond Hill, near the intersection of Seymour & Reading. The proposed development consists of the redevelopment of the former mall property at approximately 7030 Reading Road, Cincinnati, Ohio 45237.



Plan Elements

Legal Description, Ownership & Property Addresses

The properties comprising the development site are listed below. They are owned by the Port of Greater Cincinnati Development Authority.

Address	Parcel ID#
7030 Reading Road	117-0003-0123
	117-0003-0124
	117-0003-0160
	117-0003-0330

Plan Elements

Description of Proposed Land Uses, Buildings and Structures

The approximately 27.321 acre site will be developed with a mix of uses, over multiple phases. Phase one will include a mixed-use development consisting of 250-450 apartments, and 5,000 – 15,000 square feet of commercial space. Additional phases are planned to include 15,000 – 60,000 square feet of office, restaurants, commercial outparcels, and additional apartments.

Ancillary to the apartment use will be amenities including features such as: pool, clubhouse, fitness, theater room, business center.

A landscaped central boulevard will run through the middle of the site, connecting Seymour to Reading.

The project will be designed to a high quality, urban develop bringing activity and investment to an empty lot.

Plan Elements

Conceptual Depiction of Proposed Land Uses, Buildings and Structures



© DEPICTION, LLC 2022

Plan Elements

Conceptual Depiction of Proposed Land Uses, Buildings and Structures



© DEPICTION, LLC 2022

Plan Elements

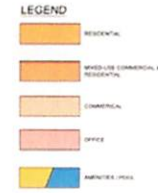
Conceptual Depiction of Proposed Land Uses, Buildings and Structures



© DEPICTION, LLC 2022

Plan Elements

Site Plan




MIDPOINT CROSSING <small>PLANNING, SITEWORK, & LANDSCAPE ARCHITECTURE 1000 W. WASHINGTON ST. SUITE 200 MIDPOINT, MO 64580 TEL: 417-831-1111 WWW.MIDPOINTCROSSINGMO.COM</small>

1.0

Plan Elements

Legal Description

Date: May 26, 2022
Description: Greater Cincinnati Development Authority
Re-Zoning
Location: City of Cincinnati
Hamilton County, Ohio



Situated in Section 8, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 27.321 acres to be re-zoned to Planned Development (PD) and being further described as follows:

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thence, leaving the centerline of said East Seymour Avenue and with the westerly boundary extended of The Villages o Daybreak, Phase 3A for the following eight courses:

- 1) South 51° 18' 34" West, 545.88 feet;
- 2) with a curve to the left, having a central angle of 57° 38' 00", a radius of 408.78 feet, an arc length of 411.19 feet, and a chord bearing and distance of South 22° 29' 34" West, 394.07 feet;
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thence, with the centerline of said Langdon Farm Road, North 51° 43' 26" West, 240.71 feet;

thence, leaving the centerline of said Langdon Farm Road for the following six courses:

- 1) North 19° 53' 53" East, 552.08 feet;
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thence, with the centerline of said East Seymour Avenue, South 38° 42' 26" East, 901.98 feet to the True Point of Beginning containing 27.321 acres of which 2.651 acres is right of way.

The above description is a complete, proper, and legal description of the property by deeds and plats of record.

Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio

Preliminary Reviews (City & Community)

Representatives of KVRE, LLC have had extensive communications and have met individually with representatives from the following local organizations to review the project and adapt, modify and coordinate their ideas into our conceptual design where appropriate:

- City of Cincinnati – Department of Community & Economic Development, Department of Transportation & Engineering
- Bond Hill Community Council
- Allen Temple AME Church
- Villages of Daybreak Homeowners Association
- Cincinnati/Hamilton County Community Action Agency

The City of Cincinnati

Representatives of KVRE, LLC have met with various city departments to introduce the project and discuss redevelopment of the site. Those meetings, phone calls, and discussions have continued at a steady pace and have served an important role in shaping the development. Primary conversations have taken place between the Departments of Community and Economic Development, City Planning, and Transportation & Engineering.

Bond Hill Community

Representatives of the development team met on multiple occasions with the Bond Hill Community Council. At their regular meeting in September 2021, the Community Council voted in support of the proposed development.

Preliminary Reviews (City & Community) continued

Refuse Collection

Trash and waste facilities shall be provided on-site and located in areas to limit visibility. Waste will be stored within the building structure in a fully enclosed trash room and taken out for pick-up, or enclosed dumpster facilities designed to be least impactful to residents and neighbors.

Fire Department Access:

Developer will coordinate with Cincinnati Fire Department to ensure proper access and that facilities are available for public safety in the event of an emergency.

Geotechnical

Consistent with the site's natural conditions, development of the site will largely follow the existing topography. Preliminary test pits and geotechnical analysis show a site suitable for redevelopment. The buildings will be constructed on a combination of conventional footings. A complete geotechnical report was completed for the site which shows soil conditions consisting of brown sandy clay/clay with gravel as surface fill material following the mall's demolition. Underlying those fills, relatively consistent native clay soils were encountered. The native soils consisted of brown and gray clay/sandy clay underlain by gray silty clay. The technical professionals concluded that conventional foundations can be utilized to support the structures. A full copy of the report can be provided.

Sewage

Existing mains are located within all or portions of Seymour and Reading Roads. Developer will coordinate with MSD for proposed sanitary sewer services and submit a request for availability for sewer service.

Preliminary Reviews (City & Community) continued

Drainage

An existing retention pond was installed during demolition of the mall campus to handle stormwater discharge from any future development. A portion of the new development will drain to this existing pond, and a new underground detention system will be installed to control the remaining stormwater discharge that the existing pond cannot handle. All storm and detention facilities will be designed in accordance with MSD and SMU standards.

Landscaping & Buffering

Landscaping shall be provided in open space wherever it is possible to sustain plant life and not impede other land uses, including but not limited to: around the perimeter of the building, courtyards, and street trees.

Buffer planting shall be used, wherever possible, to define public and semi-private to private spaces, including but not limited to separation between sidewalks and any ground floor residential uses.

Traffic Control

The Developer met with the Cincinnati Department of Transportation on multiple occasions to review driveway placements, alley treatment, and access points. Additionally, DOTE has participated in the Consolidated Site Review meetings to comment on the plans.

Preliminary Reviews (City & Community) continued

Water

Existing water mains are located within all or portions of Seymour & Reading right-of-ways. Developer will coordinate with GCWW for proposed sanitary sewer services and submit a request for availability for water service.

Electric & Natural Gas

Existing gas and electric service mains are located within all or portions of Seymour and Reading Roads. Developer will coordinate with Duke Energy for proposed gas and electric service.

Parking

The development is intended to include both “tuck under” garages for the residential users and surface lots. Parking for the residential will be provided at a minimum of one space per unit. For all other uses, the development will utilize the parking minimums for the underlying CG-A zoning designation as covered in § 1425-19 of the Cincinnati Municipal Code. Minimum count for the entire development is 400 spaces. The first phases (apartments and mixed use) will contain approximately 400 spaces; the office and retail buildings may take the parking count up to 750 spaces. Parking will be provided at a minimum of 1 space for residential unit, 1 space p/150 sf off outlot use, and 1 space p/400 sf of office. Overall parking will be sufficient for mixed use environment.

Handicapped parking is provided in close association with building uses. The number of handicap spaces provided will be per the 2017 Ohio Building Code / ICC A117.1-2009.

Development Controls

Exterior Lighting

All exterior building mounted light sources, including canopies, building perimeter, building security and lighting for commercial retail drives or loading areas will be shielded to ensure that light is directed away from adjacent properties and public rights of way. Any building façade lighting used to enhance the night-time character of a building façade will be mounted on the façade, or in pavement or landscaped areas at the base of the façade. Light shall be directional with photo metrics or shielding that directs the light to the façade.

Building Heights

The development is composed of multiple buildings housing multiple uses. The residential and mixed-use buildings will be 3 and 4 stories. The site will also have office buildings up to 4 stories, and one-two story commercial outlot buildings. Max height for the buildings will remaining consistent with the existing base zoning limits of 85 feet.

Signage

Building signage will be provided in accordance with code requirements for the underlying CG-A designation. Additionally, the development may include monument signs at the entrances to the development.

Density

Maximum density for the entire 27.321 -acre site shall not exceed 450 residential units, 30,000 sf retail/commercial, and 60,000 sf of office. The approx. site usage is residential 72% (including green space), 15% office and 13% commercial out lots.

Open Space

The development will include at least 20% open space.

Development Controls

Retail & Commercial

In addition to the residential component, initial phase of the project will contain a minimum 5,000-15,000 square feet of commercial/retail space along the new central boulevard. The intended uses for this commercial/retail space are:

- Restaurants, full service and limited Drinking establishments
- Food markets
- Medical
- Veterinary
- Offices
- Business services
- Meeting facility
- Personal instructional services
- Personal services
- Retail sales
- Artisan & small-scale production
- Galleries
- Cultural institutions
- Loft dwelling units, live/work units
- Health & fitness, gyms, training studios
- Daycares
- Schools

Consistent with the existing CG-A zoning designation, drive-throughs are permitted. The development may included up to two drive throughs.

Development Controls

Architectural Guidelines

The concept for the architectural guidelines is to allow the development to have a character consistent with its use within a common framework of scale, and range of materials. Finishes and colors may be varied, within an overall black, white, and warm color palette that allows for accent colors at entrances, canopies or similar locations.

All mixed-use building facades shall include architectural elements whose composition is anchored by a strong base. Apartment and mixed-use buildings will have a roofline that gives a more residential character as it blends with its neighbors.

Primary building facades will include architectural elements such as fenestration, details, canopies, pilasters, offsets, eaves, cornices in order to provide human scale compatible with the overall size and use of the buildings.

All exterior materials will be weather resistant, and suitable for the use location. Example imagery provided in this package.

Ownership

The subject property is owned by the Port of Greater Cincinnati Development Authority, and under contract for purchase by KVRE, LLC.

Dusty Rhodes, Hamilton County Auditor
Property Report

Parcel ID: 117-0003-0124-00 Address: 7000 READING RD Index Order: Parcel Number Tax Year: 2021 Payable 2022

Property Information

Tax District: 001 - CINTI CORP-CINTI CSD School District: CINCINNATI CSD

Appraisal Area: 02602 - BOND HILL 02 Auditor Land Use: 640 - MUNICIPALITY OWNED

Owner Name and Address: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, 3 E FOURTH ST SUITE 300, CINCINNATI OH 45202 (Questions? 946-4900 or treasurer.taxbill@hamilton-co.org)

Tax Bill Mail Address: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, 3 E FOURTH ST SUITE 300, CINCINNATI OH 45202 (Questions? 946-4900 or treasurer.taxbill@hamilton-co.org)

Assessed Value: 0 Effective Tax Rate: 0.00000 Total Tax: 0

Property Description: 55 SEYMOUR AVE 22.6062 ACS FT LOT 10 SWIFTON COMMONS SUB

Approval/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	2/27/2013
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	279054
# of Parcels Sold	4
Acreage	22.606

Tax / Credit / Value Summary

Board of Revision	YES(0)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	738,540
CAUV Value	0
Market Improvement Value	0
Market Total Value	738,540
TPF Value	0
Abated Value	0
Exempt Value	738,540
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes: 1) 10-12-05 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2022 2) 9-29-14 c/u creating 328 for tax year 2014 1) 473/04 SPLIT CREATING/1628163 1) 7/12/03 NEW PARCEL CREATED F/159-MOVED BLDG F/159

Dusty Rhodes, Hamilton County Auditor
Property Report

Parcel ID: 117-0003-0123-00 Address: 1901 E SEYMOUR AVE Index Order: Parcel Number Tax Year: 2021 Payable 2022

Property Information

Tax District: 001 - CINTI CORP-CINTI CSD School District: CINCINNATI CSD

Appraisal Area: 02602 - BOND HILL 02 Auditor Land Use: 640 - MUNICIPALITY OWNED

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Tax Bill Mail Address: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, 3 E FOURTH ST SUITE 300, CINCINNATI OH 45202 (Questions? 946-4900 or treasurer.taxbill@hamilton-co.org)

Assessed Value: 0 Effective Tax Rate: 0.00000 Total Tax: 0

Property Description: SEYMOUR AVE 0.5312 AC LOT 2 SWIFTON COMMONS SUB

Approval/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	3/11/2013
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	280669
# of Parcels Sold	1
Acreage	0.531

Tax / Credit / Value Summary

Board of Revision	YES(1)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	180,485
CAUV Value	0
Market Improvement Value	0
Market Total Value	180,485
TPF Value	0
Abated Value	0
Exempt Value	180,485
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes: 1) bef #11-595205 decrease to 120,000 1) 1-5-05 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2022 1) 9-3-99 ADDITION 100% FOR 1999

Dusty Rhodes, Hamilton County Auditor
Property Report

Parcel ID: 117-0003-0124-00 Address: 6600 READING RD Index Order: Parcel Number Tax Year: 2021 Payable 2022

Property Information

Tax District: 001 - CINTI CORP-CINTI CSD School District: CINCINNATI CSD

Appraisal Area: 02602 - BOND HILL 02 Auditor Land Use: 640 - MUNICIPALITY OWNED

Owner Name and Address: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, 3 E FOURTH ST SUITE 300, CINCINNATI OH 45202 (Questions? 946-4900 or treasurer.taxbill@hamilton-co.org)

Tax Bill Mail Address: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, 3 E FOURTH ST SUITE 300, CINCINNATI OH 45202 (Questions? 946-4900 or treasurer.taxbill@hamilton-co.org)

Assessed Value: 0 Effective Tax Rate: 0.00000 Total Tax: 0

Property Description: LANZON FARM-READING RD U S 42 0.5367 AC LOT 3

Approval/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	12/31/2014
Last Sale Amount	\$0
Conveyance Number	
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	334294
# of Parcels Sold	1
Acreage	0.541

Tax / Credit / Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	146,300
CAUV Value	0
Market Improvement Value	0
Market Total Value	146,300
TPF Value	0
Abated Value	0
Exempt Value	146,300
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes:

Dusty Rhodes, Hamilton County Auditor
Property Report

Parcel ID: 117-0003-0130-00 Address: READING RD Index Order: Parcel Number Tax Year: 2021 Payable 2022

Property Information

Tax District: 001 - CINTI CORP-CINTI CSD School District: CINCINNATI CSD

Appraisal Area: 02602 - BOND HILL 02 Auditor Land Use: 680 - CHARITIES, HOSPITALS, RETIR

Owner Name and Address: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, 3 E FOURTH ST SUITE 300, CINCINNATI OH 45202 (Questions? 946-4900 or treasurer.taxbill@hamilton-co.org)

Tax Bill Mail Address: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY, 3 E FOURTH ST SUITE 300, CINCINNATI OH 45202 (Questions? 946-4900 or treasurer.taxbill@hamilton-co.org)

Assessed Value: 0 Effective Tax Rate: 0.00000 Total Tax: 0

Property Description: ES READING RD 0.8037 AC PT LOT 11 SWIFTON COMMONS SUB R2 T3 56

Approval/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	2/27/2013
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	279664
# of Parcels Sold	4
Acreage	0.804

Tax / Credit / Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	245,060
CAUV Value	0
Market Improvement Value	0
Market Total Value	245,060
TPF Value	0
Abated Value	0
Exempt Value	245,060
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes: 1) 7-17-03 NEW PARCEL CREATED F/159 2) 8-29-14 c/u created from 117-3-161 for tax year 2014 1) 1-5-05 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2012 2) 8-15-07 REMOVED F/TIF PROGRAM PER OWNER FILING AN EXEMPTION

Economic Inclusion

Economic inclusion in the construction of this development is very important to the development team. All commercially reasonable efforts will be made to adhere to the City's hiring objectives for Small Business Enterprises.

This will include outreach efforts such as meeting and conferring with trade unions, advertising bidding opportunities to the African American Chamber of Commerce, the Hispanic Chamber of Commerce, and including SBE's on all solicitation lists.

The development team aspires to include 30% of its total dollars spent for construction and 15% of total dollars spent for supplies/services and professional services with SBE's, including SBE's owned by minorities and women.

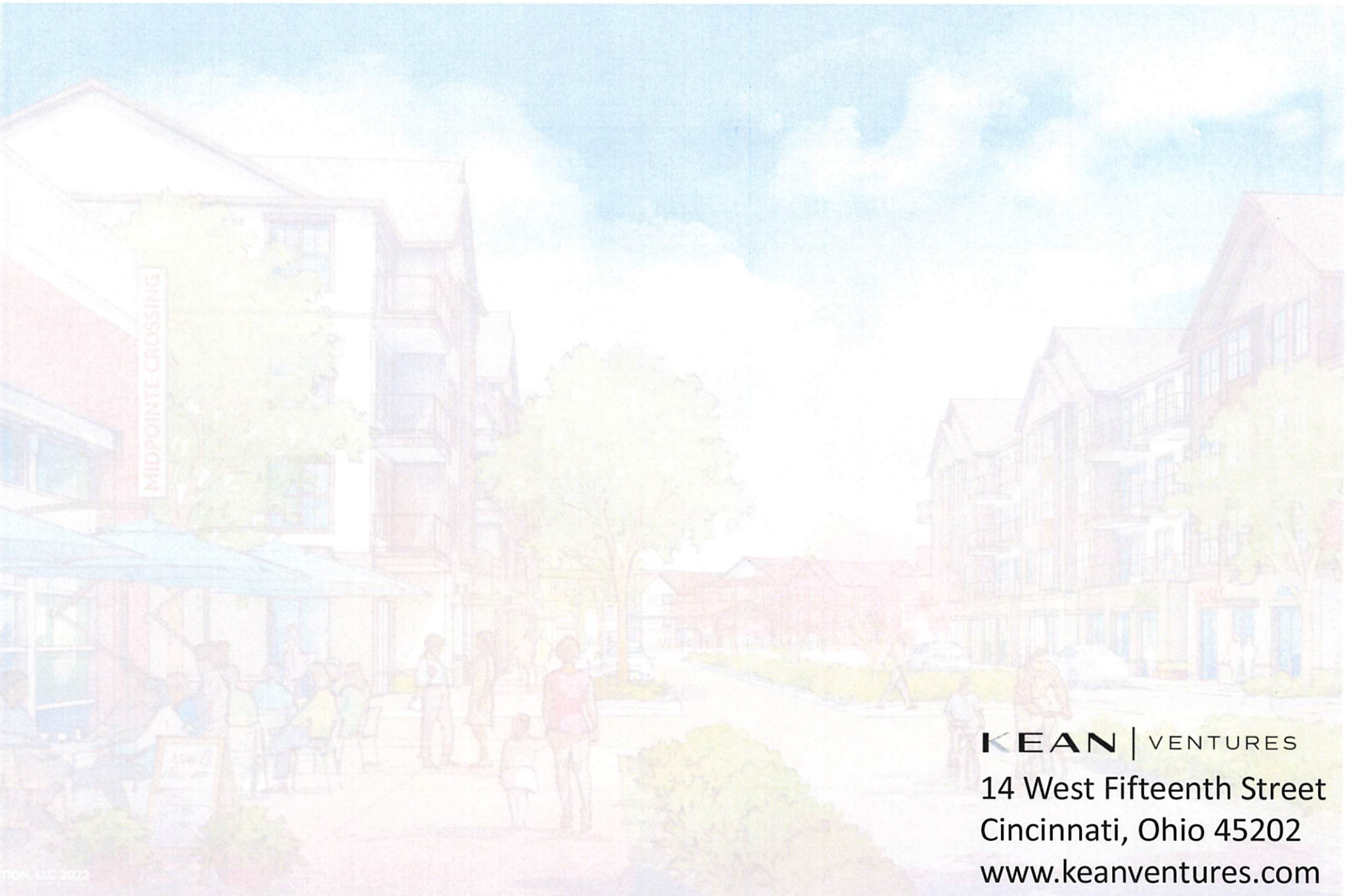
Schedule

The development schedule as presented is approximate based on the best currently available information and is subject to change based on a variety of factors including review, approval and permit timing, design and construction requirements and market constraints.

Phase 1: Apartments and Mixed-Use

Zoning	1Q2023
Permitting	2Q2023
Construction Start	3Q2023
Substantial Completion	1Q2026
Occupancy	3Q2026

Additional phases such as the office and commercial outlots will be developed as end users are identified. It is generally anticipated that these additional commercial phases will begin construction in 2025 and be substantially completed by 2030.



KEAN | VENTURES
14 West Fifteenth Street
Cincinnati, Ohio 45202
www.keanventures.com

EXHIBIT D

