

June 19, 2020

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on two proposed door swing easements and an air intake easement at 4th and Vine Streets in the Central Business District (CBD).

GENERAL INFORMATION:

Location: 6 E. 4th Street, Cincinnati, OH 45202
Petitioner: Luminaut, LLC
Petitioner's Address: 1100 Sycamore Street #200, Cincinnati, OH 45202

BACKGROUND:

Luminaut, LLC, along with Shree Hotels, are currently renovating and converting the Ingalls Building at 6 E. 4th Street, a historic structure on the National Register of Historic Places, into a hotel containing approximately 120 or more guestrooms. Built in 1903, the Ingalls Building was the world's first reinforced concrete skyscraper and its success led to the proliferation of similarly constructed skyscrapers throughout the 20th century. The City of Cincinnati is the owner of the right-of-way that fronts the property, located in the Central Business District. The right-of-way is managed by the Department of Transportation and Engineering (DOTE).

As part of the renovation and conversion, the petitioner plans to use a portion of the property's basement as laundry facilities in an area that is situated underneath the sidewalk right-of-way on 4th and Vine streets. In order to allow air to enter the laundry room for proper dryer operation, the petitioner is proposing a 22.5 square foot air intake grate be placed on Vine Street, towards the north end of the building. Additionally, the petitioner is requesting two door swing easements. One door swing easement is located along Vine Street at the building's northern end and the second is located along 4th Street at the building's eastern end. The easements measure 12.25 square feet and 18.62 square feet, respectively.

The proposed easements were circulated to City departments through the Coordinated Report process. No departments objected to the proposal, however there were conditions noted by the Department of Transportation and Engineering, Greater Cincinnati Water Works, Duke Energy, and Cincinnati Bell, that will need to be met by the petitioner.

CONSISTENCY WITH PLAN CINCINNATI:

This proposed action is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012) and will "Foster a climate conducive to growth, investment, stability, and opportunity" (p. 102) through the renovation of a landmark structure into an active use. Specifically, it will "Target investment to geographic areas where there is already economic activity" (p. 115). The proposed action is also consistent with the Sustain Initiative Area and will "Preserve our built history" (p. 197).

RECOMMENDATION:

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

APPROVE two proposed door swing easements and an air intake easement at 4th and Vine Streets in the Central Business District.

Respectfully submitted:

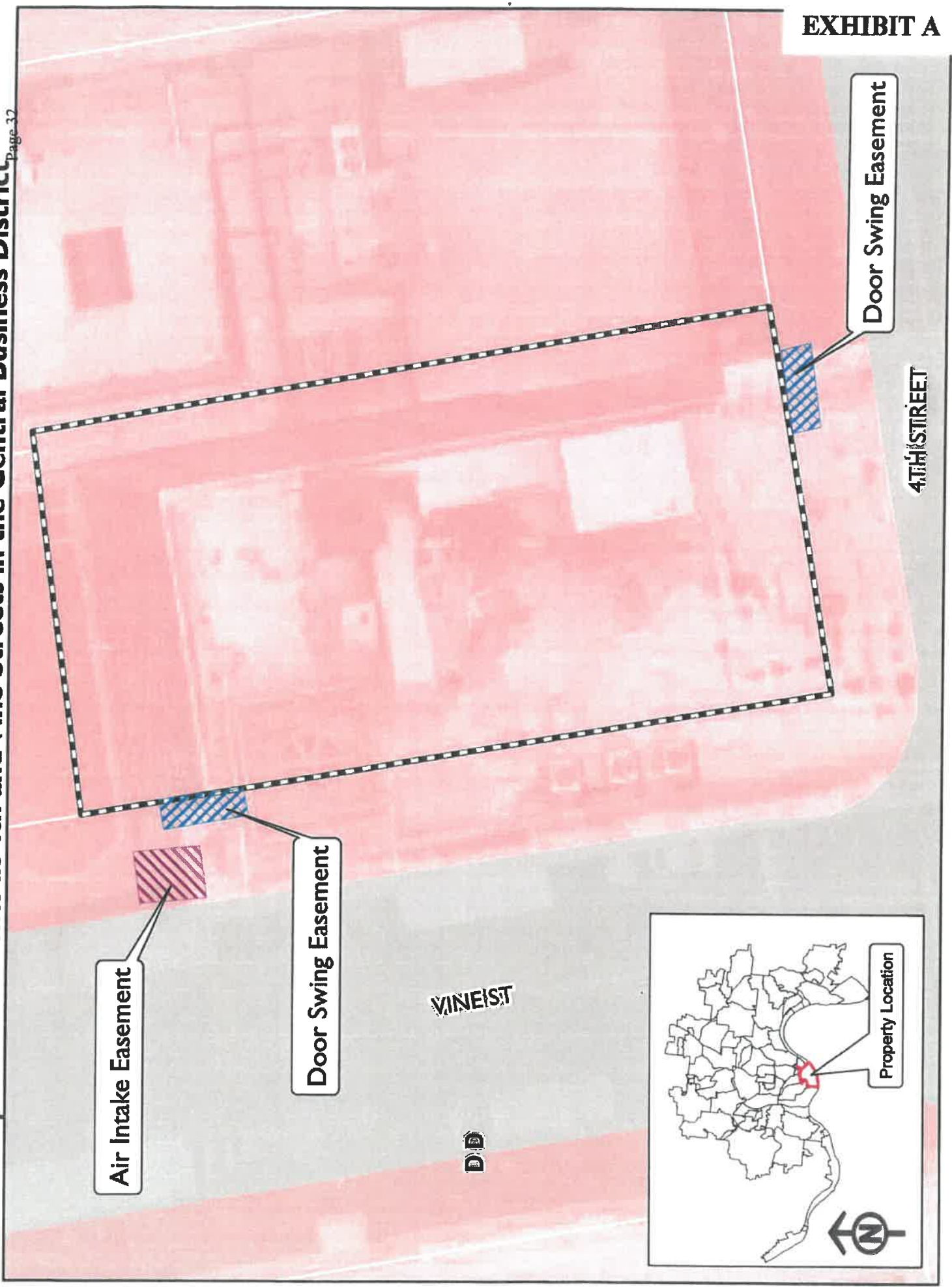


Scott Gafvert, City Planning Intern
Department of City Planning

Approved:



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



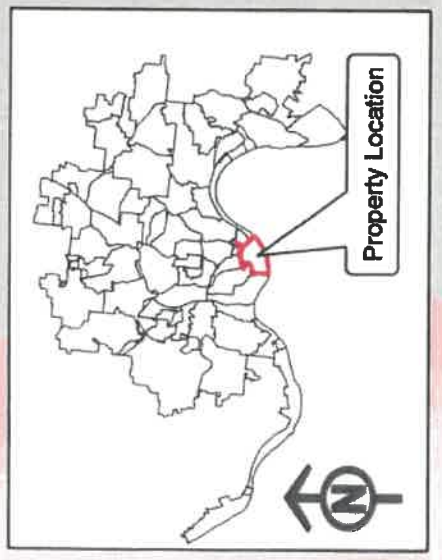
Air Intake Easement

Door Swing Easement

Door Swing Easement

VINE STREET

4TH STREET



Property Location

