

**SUBJECT:** A report and recommendation on a proposed zone change from Manufacturing General (MG) and Community Commercial – Auto Oriented (CC-A) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1001 Marshall Avenue in Camp Washington and CUF.

**GENERAL INFORMATION:**

**Location:** 1001 Marshall Avenue in Camp Washington and CUF

**Petitioners:** Elevar Design Group  
555 Carr Street  
Cincinnati, Ohio 45203

Fountain Residential Partners  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204

**Owner:** Marshall at Central, LLC  
1008 Marshall Avenue  
Cincinnati, Ohio 45225

**Request:** To change the zoning of the property at 1001 Marshall Avenue from Manufacturing General (MG) and Commercial Community – Auto Oriented (CC-A) to Planned Development (PD) to allow three, 4-story, multi-family residential buildings with up to 150 dwelling units, approximately 252 surface parking spots, a clubhouse, private commercial and recreational uses, and signage. The proposed development will be marketed toward local college and hospital students and professionals.

**EXHIBITS:**

Provided in addition to this report are the following Exhibits:

- Exhibit A - Location Map
- Exhibit B - Petition for Zone Change and Development Program Statement
- Exhibit C - Plat and Legal Description
- Exhibit D - Concept Plan
  - Includes: Proposed Site Plan, Concept Renderings, and Signage Package
- Exhibit E – Coordinated Site Review Letter
- Exhibit F – Density and Open Space Calculation
- Exhibit G – CUF Neighborhood Association Letters, 12/8/21 and 1/11/22
- Exhibit H – Camp Washington Business Association Letter, 1/18/2022
- Exhibit I – Additional Written Comment
- Exhibit J – Site Photos
- Exhibit K – Schedule
- Exhibit L – Transportation Impact Study

**BACKGROUND:**

Fountain Residential Partners, the petitioner, wishes to develop the subject property, comprised of five parcels and measuring 7.692 acres in size into a 200,000 square foot multi-family residential development, targeting students, faculty and staff of local universities and hospitals of the Uptown District. It is located at 1001 Marshall Avenue and is bounded by Marshall Avenue to the north, McMicken Avenue to the east, Interstate-75 to the west and Straight Street to the south. The property is bisected by Central Parkway and is located partly in CUF and partly in Camp Washington. The western portion of the property, totaling 2.49 acres, currently contains a surface parking lot. The eastern portion is mostly vacant, except for the Sleep Cheap Mattress store located at 2740 Hallmar Avenue. The subject property slopes down approximately 40’ from Straight Street and McMicken Avenue to Central Parkway, and the eastern portion contains a retaining wall that sits along Straight Street and Central Parkway.

The petitioner is requesting a zone change from Manufacturing General (MG) and Commercial Community – Auto Oriented (CC-A) to Planned Development (PD) to allow three, 4-story, multi-family residential buildings with up to 150 dwelling units, approximately 252 surface parking spots, a clubhouse, private commercial and recreational uses, and signage, marketed toward local college and hospital students and professionals.

As part of the project, the petitioner is requesting the vacation and conveyance of Hallmar Avenue between McMicken Street and Central Parkway (which is also an item for consideration by the City Planning Commission on the February 4, 2022, agenda).

**ADJACENT LAND USE AND ZONING:**

The subject property is currently zoned Manufacturing General (MG) and Commercial Community – Auto Oriented (CC-A). The existing zoning and land use surrounding the subject site is as follows:

**North:**

Zoning: Manufacturing General (MG) and Commercial Community – Auto Oriented (CC-A)  
Existing Use: Mixed-use and vacant

**East:**

Zoning: Manufacturing Limited (ML) and Residential Mixed (RMX)  
Existing Use: Vacant commercial buildings and low-density residential

**South:**

Zoning: Manufacturing General (MG) and Residential Mixed (RMX)  
Existing Use: Vacant and low-density residential

**West:**

Zoning: Manufacturing General (MG)  
Existing Use: Interstate-75

**PROPOSED DEVELOPMENT:**

On November 10, 2021, the applicant submitted a complete application for a proposed change of zoning to a Planned Development, including a Concept Plan and Development Program Statement. The petitioner proposes to develop the site into a multi-family residential development, marketed

toward students and staff at the local universities and hospitals in the Uptown District. The proposal includes two 4-story, multi-family residential buildings west of Central Parkway and one 4-story multi-family residential building east of Central Parkway with up to 150 dwelling units total, approximately 252 surface parking spots, a clubhouse, private commercial and recreational uses, and signage. The parking will be comprised of two larger surface parking lots located along Central Parkway and a third, smaller lot at Marshall Avenue to serve the clubhouse and other amenities. The total proposed parking ratio is 0.62 spaces per bed. The proposed elevations are four-stories up to the right-of-way on Central Parkway, on both sides of the street, along with a one-story clubhouse off Marshall Avenue. On the eastern portion of the site, the proposal includes a clubhouse with a private pool, recreational area, hedge landscaping, and a fence at the eastern side of the residential buildings, facing McMicken Avenue. The western portion of the site includes a fence along the border of the subject property and Interstate-75 (Exhibit D). The proposal is presented as an opportunity for lower-density, lower-cost development that will allow for both larger unit sizes and a more affordable price point than currently found in the marketplace.

### **1001 Marshall Avenue Concept Plan**

#### *Building*

The applicant is proposing three 4-story buildings with adjacent surface parking. The total building footprint is 200,000 gross square feet (GSF). The gross square footage will be divided between the eastern site and western site, at 125,000 and 105,000, respectively. The proposed buildings contain 136 units with 404 beds, including 44 five-bedrooms, 28 four-bedrooms, 8 two-bedrooms, and 56 efficiency units. At the western site, two linear buildings would be situated at the northwest corner of the subject property along Central Parkway and Marshall Avenue in Camp Washington. At the eastern site, one building would be situated in the southeastern area along Central Parkway, near the retaining wall constructed alongside Straight Street. As a part of the development, a clubhouse is proposed that would include leasing, property management offices, workout areas and resident gathering space. A pool and related amenities will be located adjacent to the clubhouse. Other proposed amenities include a dog park and outdoor recreation areas.

All buildings are proposed to have a minimum 0' setback along property lines, a 2' setback for parking, and a maximum height of 60'. Underneath the surface parking lots on both sides of the street, a detention basin is proposed, for a total of two basins (Exhibit B).

#### *Parking and Circulation*

Two hundred and fifty-two off-street parking spaces are proposed across two surface lots for a total parking ratio of 0.62 spaces per bed. Vehicular access is provided by one curb cut per lot out at all parking lots. The larger eastern and western lots access Central Parkway. The lot that serves the Clubhouse contains a curb cut that accesses Marshall Avenue. The applicant is negotiating with the University of Cincinnati to provide UC Shuttle access for residents (Exhibit D). Along Central Parkway, an existing bike lane intersects building and lot access at the curb. The petitioner has performed a Traffic Impact Study (Exhibit L) and recommendations have been submitted to Department of Transportation and Engineering (DOTE), including site access. Comments include land configuration at Central Parkway and Marshall Avenue and further study of the intersection at of Marshall Avenue and McMicken Avenue for vehicular and pedestrian safety. The petitioner is aware of these concerns and is working with DOTE to resolve them as the project progresses.

*Open Space, Landscaping, and Buffering*

Final landscaping and buffering will be submitted with the Final Development Plan. The proposed landscaping includes new plantings of trees, shrubs, and ground cover around the perimeter of the site. The green space will be professionally landscaped and maintained. The open space will represent approximately 30.26% at the western site and 31.96% at the eastern site of the total site's acreage (Exhibit F).

*Schedule*

If approved, construction is expected to start immediately and will be completed on or before the fall semester of 2024. The development will be built in one phase (Exhibit K).

**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 7.692 contiguous acres (Exhibit C).

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

The petitioner has submitted a concurrent request for conveyance and vacation of Hallmar Avenue to establish site control. The petitioner has sufficient control of the remaining land within the subject property.

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

The submitted Concept Plan and Development Program Statement includes three 4-story residential buildings. Two residential buildings are located west of Central Parkway, and one residential building and the clubhouse are located east of Central Parkway (Exhibits B and D).

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

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

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

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

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

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

**CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:**

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

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

The applicant has submitted a Development Program Statement that includes sufficient information regarding proposed uses, building locations, adjacent streets and building set back lines (Exhibits B and D).

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

The petitioner does not have site control of the entire property (Exhibit C) but has submitted a separate request for the sale and vacation of Hallmar Avenue to establish site control.

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

The petitioner has provided a schedule for the proposed development. The estimated timeline provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report with a targeted opening date for the 2024-2025 school year. An approval of the Concept Plan and Development Program Statement would lapse two years from its effective date unless a Final Development Plan is approved, or the City Planning Commission approves an extension per Sec. 1429-11 (Exhibit K).

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

The proposed development was reviewed as part of the City's Coordinated Site Review process, including the Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW) (Exhibit E). Additional plans will be submitted as part of the Final Development Plan.

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

The Development Program Statement explains that around 30% of both building sites (69,000 square feet) will be preserved as open space. Most of the open space will be the amenity and recreational area for the building residents; however, additional open space for trees and plantings are proposed along the perimeter of the buildings and surface parking lots (Exhibit F).

**COORDINATED SITE REVIEW:**

The proposed zone change and Concept Plan went through Coordinated Site Review (CSR) process as a Development Design Review in August of 2021 (Exhibit E). An Advisory Team meeting was held on August 24, 2021. A meeting with the petitioner and project partners was held on August 31, 2021, to allow the petitioner the opportunity discuss the comments outlined by each of the departments. The letter recommended the project not move forward due to a proposed fourth building site located north of McMicken Avenue, which exceeded the cut and fill requirements in a Hillside Overlay District. The fourth building site was removed in the subsequent application. The applicant is aware of the immediate requirements and is working to complete them as the project moves forward. Additional requirements will need to be met before permits are obtained. The full letter is attached as Exhibit E. Below is an outline of the major additional requirements that will be addressed in the Final Development Plan:

- The Department of City Planning and Engagement requires the sale and vacation of the right-of-way at Hallmar Avenue (from Central Parkway to Marshall Avenue) for review and approval by City Planning Commission, following the Coordinated Report process. This item is being considered at the same time as the Hallmar Avenue sale and vacation as a concurrent request.
- An approved utility site plan is required to be submitted to and reviewed by the Metropolitan Sewer District (MSD) to obtain permits.
- Stormwater Management Utility (SMU) requires a grading plan, erosion and sediments control plan, stormwater calculations, a utility site plan, and detention calculations and details, prior to permitting.
- Greater Cincinnati Water Works (GCWW) requires flow tests, confirmation of square footage on any third floor or above and disconnecting service branch lines that are not needed and replacing existing lead private service branch lines to serve the new development.
- The Fire Department outlined requirements accessible fire hydrants, minimum flow requirements, and for a Bi-directional Antenna device within the building to ensure proper radio coverage during an emergency.
- The Department of Transportation and Engineering (DOTE) explained requirements for addressing the recommendations of the Traffic Impact Study, potentially relocating Central Parkway, and addressing the driveways and improvements needed to the existing walkways in order to obtain permits.

- The Parks Department (Urban Forestry) requires additional information about tree removal.
- The Department of Building and Inspections requires grading applications, Special Inspections, and additional information about permitting, phasing, and construction in order to obtain permits.

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

**PUBLIC COMMENT:**

The petitioner presented the proposed zone change, Concept Plan, and Development Program Statement to the CUF Neighborhood Association (CUFNA) on December 7, 2021, and January 4, 2022, which addressed revisions to building facades, parking, landscaping, and integration of the development into the surrounding neighborhood. At the January 4<sup>th</sup> meeting, due to technical difficulties of the applicant in holding the meeting, no community feedback could be collected. The applicant has updated the Concept Plan and Development Statement in lieu of the concerns, including scaling down the size and density of the project, working with the University of Cincinnati shuttle division to ensure adequate transportation to and from the site, working with Artworks Cincinnati to relocate the existing murals and ensure future murals on the site, changing the elevations/façade designs, working with DOTE to create traffic calming and increased pedestrian safety along Central Parkway, and providing additional landscape screening.

The petitioner has met with the Camp Washington Urban Redevelopment Corporation to present project updates. The organization is in support of the zone change, Concept Plan, and Development Statement.

The Department of City Planning and Engagement held a virtual public staff conference on the proposed zone change on December 8, 2021. Notices were sent to property owners within a 400-foot radius of the subject properties, along with Camp Washington Community Council, Camp Washington Urban Redevelopment Corporation, CUFNA, and the Clifton Heights Community Urban Redevelopment Corporation (CHCURC). There were eight members of the petitioner's team present and three representatives from CUFNA, one representative of Camp Washington Urban Redevelopment Corporation, in addition to four community members. Generally, attendees seemed supportive of the development, but shared issues with the current parking plan, greenspace, and urban design of the current proposal, stating that the changes made to proposal do not go far enough. Questions included alternate options for parking structures instead of surface parking lots, impact of construction to the retaining wall and the integrity of the infrastructure within Straight Street, sources of funding for the project, transit opportunities for students to traverse to campus and around the site, pedestrian safety, walkability and transit options to connect the development to neighboring communities, leasing and price points of the rent, total construction costs, and opportunities for community collaboration. A member of the petitioner's team shared the cost limitations of structured parking and working with DOTE to plan and implement curb and crosswalk improvements.

Staff has received several letters and written comment from CUFNA and CUF residents and business owners outlining their continued concerns, which are attached as part of Exhibits F and G. The final feedback letter states their unified concerns about the proposed development, including:

- Rezoning the property to a Planned Development instead of a standard residential multi-family zoning district;

- The inclusion of a surface parking lot, rather than a parking structure or subterranean parking for issues relating to visibility of parking and integration of the development into the surrounding neighborhood;
- The potential “Phase 2” of the project, as proposed to CUFNA and its parking implications, which is not included in this Concept Plan and would require a Major Amendment to the Concept Plan in the future;
- The inclusion of the parking lot at the clubhouse site; and
- Increased housing types similar to town or row houses on the site to reduce surface parking.

The Camp Washington Business Association has submitted a letter of support of the project (Exhibit H). Additional written comment has been received by local businesses and residents, in both support and opposition of the project (Exhibit I).

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

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

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

The redevelopment of this area is partly consistent with the *University Impact Area Solutions Study* (2016) as the proposed development is partially located in an area identified as a “recommended zone change” (p. 50). However, this specific proposal is inconsistent with the plan’s recommendation of a zone change from Community Commercial – Auto Oriented to Community Commercial – Mixed. The plan did not anticipate a specific development at the time of writing, so a zone change to a Planned Development District has allowed for additional community engagement opportunities and feedback, including building façade, landscaping, and parking. Additionally, the proposed Planned Development District would allow the proposed amenities, such as the recreational uses, that would not otherwise be allowed in a Community Commercial – Mixed District.

### **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 Planned Development District on finding that all of the following circumstances apply:

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

The proposed uses are compatible with the surrounding land use patterns along McMicken Avenue, as the surrounding is currently zoned residential.



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;*

This Planned Development has the potential for superior urban design. The community has requested improvements parking location, but the petitioner has stated the parking alternatives are not cost effective for the target audience. The Planned Development process permits greater community input during the design stage of the development for a project that will work for the developer and the community. The Final Development Plan will include a finalized site plan and elevations.

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

The proposed residential density is not permitted in the existing zoning districts, as the CC-A zoning allows for a maximum density of 700 square feet per dwelling unit, and the MG zoning allows transitional housing. The form of existing buildings on this portion of Central Parkway, McMicken Avenue, and Marshall Avenue are two- four stories. The PD zoning district is appropriate in this location and allows the developer to be innovative in site development combining a mix of uses, open space, and increased community involvement through the Planned Development process.

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

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

#### **ANALYSIS:**

The proposed zone change would permit three, 4-story buildings for a new student housing development. Due to rapidly rising enrollment numbers at the University of Cincinnati, the need for additional housing for students is apparent. However, the scale and density of the proposed plan are not consistent with the development patterns on Central Parkway and McMicken Avenue.

The proposed development is in a desirable location for students and campus professionals; it is located along the bike lane on Central Parkway and has proximity to adjacent neighborhoods with existing retail, entertainment, and parking amenities, along with the University of Cincinnati. The surrounding zoning districts are a split of commercial and manufacturing zoning. Over several versions of these plans, CUFNA has requested that the developer build alternative parking at the site to reduce visibility of surface parking and to integrate the development into the surrounding neighborhood. The petitioner has cited the costs of parking structures, along with supply chain issues and not wanting to pass the additional construction costs onto their residents as reasons to not build more parking structures. In response to these concerns, the petitioner has submitted increased landscaping plans, including a fence, to encompass the neighborhood facing the block adjacent to McMicken Avenue.

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. A Planned Development also provides assurance to the City and the community of the intended uses and scale of the development. The Planned Development process ensures that any significant modification to this would constitute a Major Amendment to the Concept Plan and would require public engagement and a public hearing process. In the CUF area, larger projects like this one have become more common in recent years as the University of Cincinnati enrollment has continued to grow. The CUF and Camp Washington neighborhoods have shared feedback with the petitioner during the development process, and there have been adjustments made to the original proposal, such as increased landscaping and modification of building facades and elevations. CUFNA, still has several concerns and has requested that this version of the development not be approved.

**FINDINGS:**

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

**CONCLUSIONS:**

The staff of the Department of City Planning and Engagement supports the proposed Concept Plan, Development Program Statement, and zone change from Manufacturing General (MG) and Community Commercial – Auto Oriented (CC-A) to Planned Development (PD) for the following reasons:

1. PD zoning is appropriate in this area as the proposed development does not conform with existing zoning. The site is at least two acres, and the unique location and topography of the site make a PD appropriate in this case. The zone change, Concept Plan, and Development Program Statement are necessary to establish a PD that allows for the construction of a multi-family residential development.
2. This investment is consistent with the *Plan Cincinnati* Goal to “Provide a full spectrum of housing options and improve housing quality and affordability” (p. 164) and the Strategy to “Provide quality healthy housing for all income levels” (p. 165). The proposed development is within an area in CUF identified as a “recommended zoning change” within the 2016 *University Area Impact Solutions Study* (p.51)

**RECOMMENDATION:**

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

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 10 of this report; and

3. **APPROVE** the proposed zone change at 1001 Marshall Avenue from Manufacturing General (MG) and Commercial Community – Auto Oriented (CC-A) to Planned Development (PD) including the Concept Plan and Development Program Statement in CUF and Camp Washington.

Respectfully submitted:



Ashlee Dinger-Marshall, City Planner  
Department of City Planning and Engagement

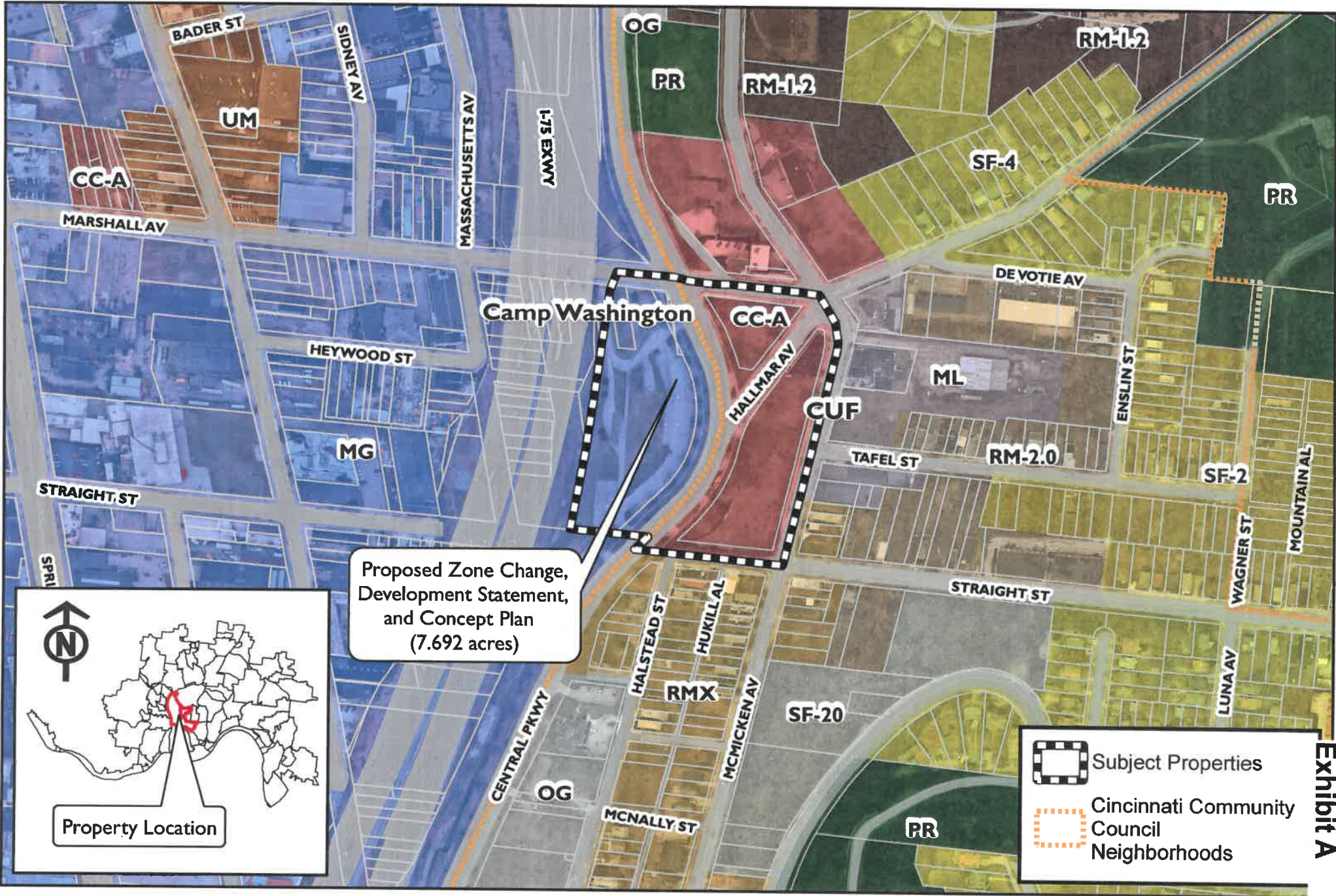
Approved:




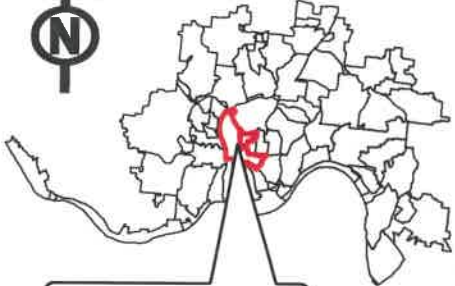
Katherine Keough-Jurs, AICP, Director  
Department of City Planning and Engagement





# Proposed Zone Change from Manufacturing General (MG) and Community Commercial - Auto Oriented (CC-A) to Planned Development (PD) at Marshall Avenue and Central Parkway in CUF and Camp Washington



Proposed Zone Change,  
Development Statement,  
and Concept Plan  
(7.692 acres)


  

  
 Property Location

-  Subject Properties
-  Cincinnati Community Council Neighborhoods

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

To: The Honorable Council of the City of Cincinnati Date: November 3, 2021

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

Location of Property (Street Address): 1001 Marshall Avenue Cincinnati, OH 45214

Area Contained in Property (Excluding Streets): 4.84 AC. (Site 1: 2.487 AC; Site 2: 2.353 AC.)

Present Use of Property: Site 1: Undeveloped and Site 2: Undeveloped, Right-of-Way, and Retail

Proposed Use of Property & Reason for Change: Affordable Multi-Family Residential Development  
Not permitted under current zoning. Requesting Concurrent Concept & Final PD Approval

Property Owner's Signature: By: *[Signature]* MARSIMATI AT CENTRAL LLC

Name Typed: Anthony M. Sansalone, Manager

Address: 1008 Marshall Ave, Cincinnati, OH 45228 Phone: 513-559-1160

Agent Signature: *[Signature]*

Name Typed: Mr. Greg Ellis, AIA | SR VP - Elevar Design Group

Address: 555 Carr Street Cincinnati, OH 45203 Phone: (513) 721-0600

Please Check if the Following Items are Attached

Application Fee X Copies of Plat X Copies of Metes and Bounds X

Fountain Residential Partners  
Proposed Affordable Student Housing Development  
Concurrent Concept and Final Planned Development Request  
November 3, 2021 (Revision December 21, 2021)

**PROGRAM STATEMENT**

**(Revised)**

Fountain Residential Partners (FRP) is seeking a Planned Development (PD) to guide the design and development of a multifamily community targeting students, faculty and staff of the University of Cincinnati and hospitals of the Uptown District. The Project consists of a multi-parcel assemblage generally located south of the intersection of Marshall Avenue and Central Parkway, approximately one-half mile west of the University of Cincinnati.

The Project is designed as a medium-density community consisting of 4-story buildings in an architectural-style consistent with the surrounding residential neighborhood. The Project will utilize exterior surface parking. Contrary to constrained, small acreage sites adjacent to the University, the Project's site parameters lend for a lower density, lower cost of construction that will allow for both larger unit sizes and a more affordable price point than currently found in the marketplace. Please see the attached site/civil and architectural plans for site and building layout.

As part of the proposed Project, FRP proposes the vacation of Hallmar Avenue between W. McMicken Avenue and Central Parkway. FRP and its project team, which consists of Dallas-based Roosth Architects and Cincinnati-based KMK Law, ChoiceOne Engineering, and Elevar Design Group will continue to work with the City of Cincinnati departments and host communities to discuss infrastructure and design issues with the goal of making this development a win-win for all stakeholders. It is anticipated that both public and private transportation to and from the Uptown District will be employed.

**Project Design:**

The Project will include up to 150 units of multi-family housing in a range of unit types from Efficiency to 5-Bedroom designs. Unit types are proposed to be flats with 1 full bath per single occupancy bedroom, full kitchen, in-unit laundry and Living Room. The total gross square footage for the development is 200,000 square feet. As part of the development, a Club House is proposed that will include leasing and property management offices, fitness room, Zumba/yoga room, study areas, and resident gathering areas. A pool and related amenities will be located adjacent to the Club House. Other proposed amenities include a dog park and outdoor recreation areas.

All state and local codes will apply to this project including but not limited to accessibility compliance, light pollution controls, traffic (ingress/egress), life-safety compliance, etc. The proposed development sites are located in both CUF Neighborhood Association (CUFNA) and the Camp Washington Community Council jurisdictions. The development team is taking a proactive approach to communication with both communities, and intends to incorporate as many of the local legacy initiatives as possible. Example initiatives include, urban tree stewardship, community domestic water hydrant, totem installation, and painted wall murals, and others.



Fountain Residential Partners  
Proposed Affordable Student Housing Development  
Concurrent Concept and Final Planned Development Request  
November 3, 2021 (Revision December 21, 2021)

### **Building Materials (See attached partial renderings)**

- Face Brick
- Fiber-Cement Panels with Aluminum Trim
- Fiber-Cement Lap Siding
- Pre-Finished Aluminum Juliet Balcony, Guard and Hand Railings
- Single-Hung Vinyl Windows with Double-Pane, Insulated Low-E Glazing
- Vinyl Patio Doors with Full-Lite Double-Pane, Insulated Low-E Glazing

### **Property Management:**

The developer will retain control of the properties within the PD and will be responsible for contracting for on-going management and maintenance of the property, as well as maintaining relationships with both the City's Police and Fire assets.

Fountain Residential Partners works with third party, student-focused property management groups depending on the market location and community needs. A third-party management company has not been chosen for this project. FRP's business strategy is to focus efforts on asset management and "managing the manager." Community safety, resident retention, and asset maintenance are key components to adding value and improved relations with all community stakeholders is key in that endeavor.

The proposed community will have full time management, leasing and maintenance staff, as well as third-party services such as landscape maintenance. Part of the management staff will consist of Community Assistants that will live onsite and be positioned around the community. These Community Assistants will provide full-time "eyes and ears" on-site for parking and building security on behalf of all stakeholders. As well, a surveillance camera system with 24-hour on-site monitoring will be implemented to ensure resident and community safety. All buildings, as well as individual units will be connected by a development-wide electronic key entry access control system.

### **Metes & Bounds**

The proposed PD is situated in the City of Cincinnati, Hamilton County and located east of Interstate 75, along Central Parkway and south of the intersection of Marshall Avenue. Privately held properties within the 2-site PD boundary will be acquired by the developer and consolidated. The Hallmar Avenue right-of-way is proposed to be vacated between Central Parkway and W. McMicken Avenue, and consolidated with adjacent parcels. *See Development Site Plan, Survey for more detailed information, as well as Coordinated Report regarding the Hallmar ROW vacation.*

Fountain Residential Partners  
Proposed Affordable Student Housing Development  
Concurrent Concept and Final Planned Development Request  
November 3, 2021 (Revision December 21, 2021)

### **Urban Design Considerations**

The design team for the proposed development has been encouraged by the neighborhood associations to study the local architectural heritage of the region for design inspiration – specifically the 2400 block of McMicken Avenue and the rich assembly of Italianate Architecture. Fountain Residential Partners has a long history of working with local communities to design attractive buildings that integrate well into the local environment.

Further, local residents have strongly encouraged the developer to include on-site parking sufficient for the development in order to reduce the reliance on street parking by tenants and guests. It is the intent of the developer to maintain a minimum of 20% open space within the PD.

### **Geotechnical & Structures**

A geotechnical report of the site will be completed prior to final foundation design. The buildings will be of wood construction on poured-in-place concrete foundations and retaining walls. Properties east of Central Parkway slope steeply from the highpoints east down to Central Parkway. Property between Central Parkway and Interstate 75 are generally flat sloping to its perimeter rights-of-way. Foundation and retaining structures will be designed consistent with local best practices for slope management.

### **Site Utilities**

A composite Site Utility Plan will be generated for the Technical Coordinated Site Review submission including proposed locations for connection to existing Greater Cincinnati Water Works (GCWW), Stormwater Management (SWM), Metropolitan Sewer District of Greater Cincinnati (MSD), and Duke Energy power systems.

### **Proposed Uses**

Uses within the PD to support a vibrant and healthy living environment for the development residents, as well as the neighboring community, includes:

- Multi-Family Residential
- Parking Facilities
- Outdoor Entertainment
- Outdoor Eating/Drinking Area
- Recreation and Fitness Facilities
- Pools
- Office
- Meeting Facilities
- Retail Sales



### **Building Limits**

- **Parcel One Limits:**
  - Building FAR/Square Footage – Maximum FAR 1.2 and 125,000 GSF
  - Building Height – (4) Story or 60 feet above lowest finished slab elevation
  - Setbacks – Building: Minimum 0 feet, Parking: Minimum 2 feet
  
- **Parcel Two Limits:**
  - Building FAR/Square Footage – Maximum FAR 1.0 and 105,000 GSF
  - Building Height – (4) Story or 60 feet above lowest finished slab elevation
  - Setback – Building: Minimum 0 feet, Parking: Minimum 2 feet

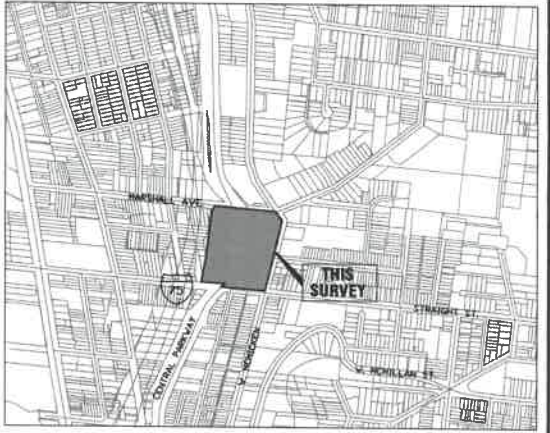
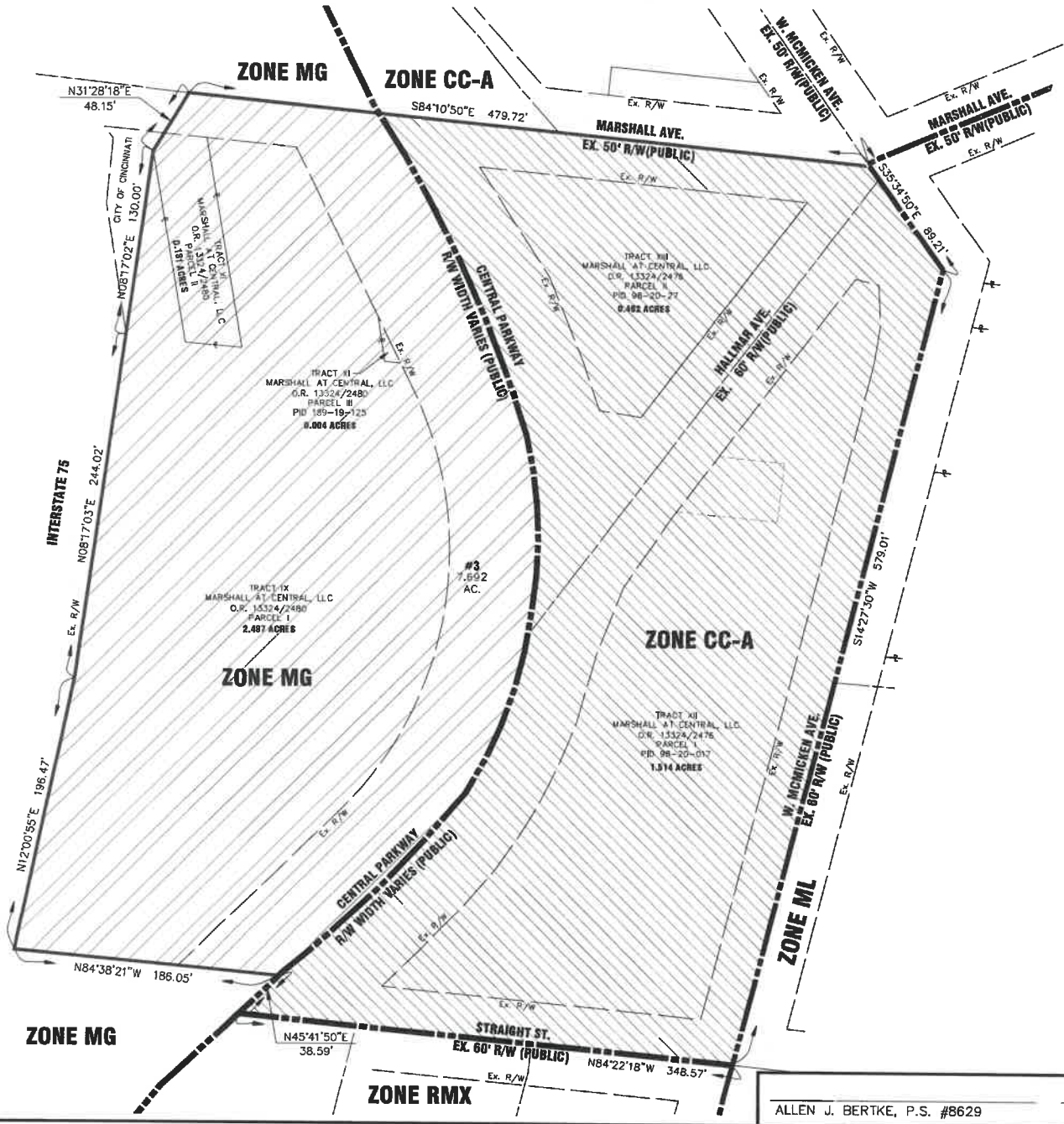
### **Signage**

See attached signage program for the PD, including proposed sign locations, type, size, illumination level, etc. The basis of design is as follows:




- **Ground-Mounted Monument Signage:** Each of two (2) development sites within the PD will receive an illuminated branded monument sign at each curb cut of a maximum 10 square foot per face, and ground mounted wayfinding signage for both vehicular and pedestrian circulation internal to each site. The apartment community will have one (1) branded identity monument sign with integral edge illumination.
- **Building-Mounted Signage:** Each building within the PD will receive two (2) horizontally or vertically mounted illuminated development-branding sign of a maximum 45 square feet per face. Additionally, each building within the PD will have addressing signage appropriate for easy legibility from perimeter rights-of-way.

# ZONE PLAT

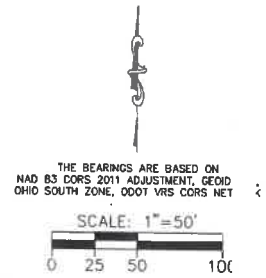
20 SECTION 3 TOWN 2 RANGE CINCINNATI CITY HAMILTON, OHIO COUNTY



**TOTAL AREA OWNED BY MARSHALL LLC**  
 GROSS AREA = 7.692  
 RIGHT OF WAY = 3.094  
 NET AREA = 4.598

-  MG ZONE DISTRICT TO PD-ZONE DISTRICT  
TOTAL AREA TO BE REZONED 3.669 ACRES
-  CC-A ZONE DISTRICT TO PD-ZONE DISTRICT  
TOTAL AREA TO BE REZONED 4.023 ACRES
-  EXISTING ZONE LINE

**PERTINENT INFORMATION**  
 PLAT BOOK 1, PAGE 264  
 PLAT BOOK 2, PAGE 41  
 PLAT BOOK 3, PAGE 177  
 PLAT BOOK 269, PAGE 10  
 PLAT BOOK 420, PAGE 9  
 PLAT BOOK 442, PAGE 71



**ChoiceOne**  
 Engineering

SENEY, OHIO 937-497-0200  
 LOVELAND, OHIO 913-229-8254  
 www.CHOICEONEENGINEERING.com

DATE: 11-15-2021  
 DRAWN BY: RDJ  
 JOB NUMBER: HAMCIN2107  
 SHEET NUMBER: 1 OF 1

ALLEN J. BERTKE, P.S. #8629 DATE

**LEGAL DESCRIPTION  
ZONE CHANGE  
CC-A and MG to PD (7.692 Acres)**

SITUATED IN SECTION 20, TOWN 3, RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at the centerline intersection of West McMicken Avenue and Straight Street;

thence, North 84°22'18" West, 348.57 feet, along the centerline of Straight Street to the centerline intersection of Straight Street and Central Parkway;

thence, North 45°41'50" East, 38.59 feet, along the centerline of Central Parkway to a point;

thence, North 84°38'21" West, 186.05 feet, to a point on the east right-of-way line of Interstate 75;

thence, North 12°00'55" East, 196.47 feet, along the east right-of-way line of Interstate 75 to a point;

thence, North 08°17'03" East, 244.02 feet, along said right-of-way line of Interstate 75 to a point;

thence, North 08°17'02" East, 130.00 feet, along said right-of-way line of Interstate 75 to a point;

thence, North 31°28'18" East, 48.15 feet, along said right-of-way line to the centerline of Marshall Avenue;

thence, South 84°10'50" East, 479.72 feet, along the centerline of Marshall Avenue to a point at the centerline intersection of Marshall Avenue and West McMicken Avenue;

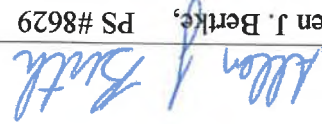
thence, South 35°34'50" East, 89.21 feet, along the centerline of West McMicken Avenue to a point;

thence, South 14°27'30" West, 579.01 feet, along the centerline of West McMicken Avenue to the point of beginning.

Containing 7.692 acres more or less with all being subject to any legal highway and easements of record. The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

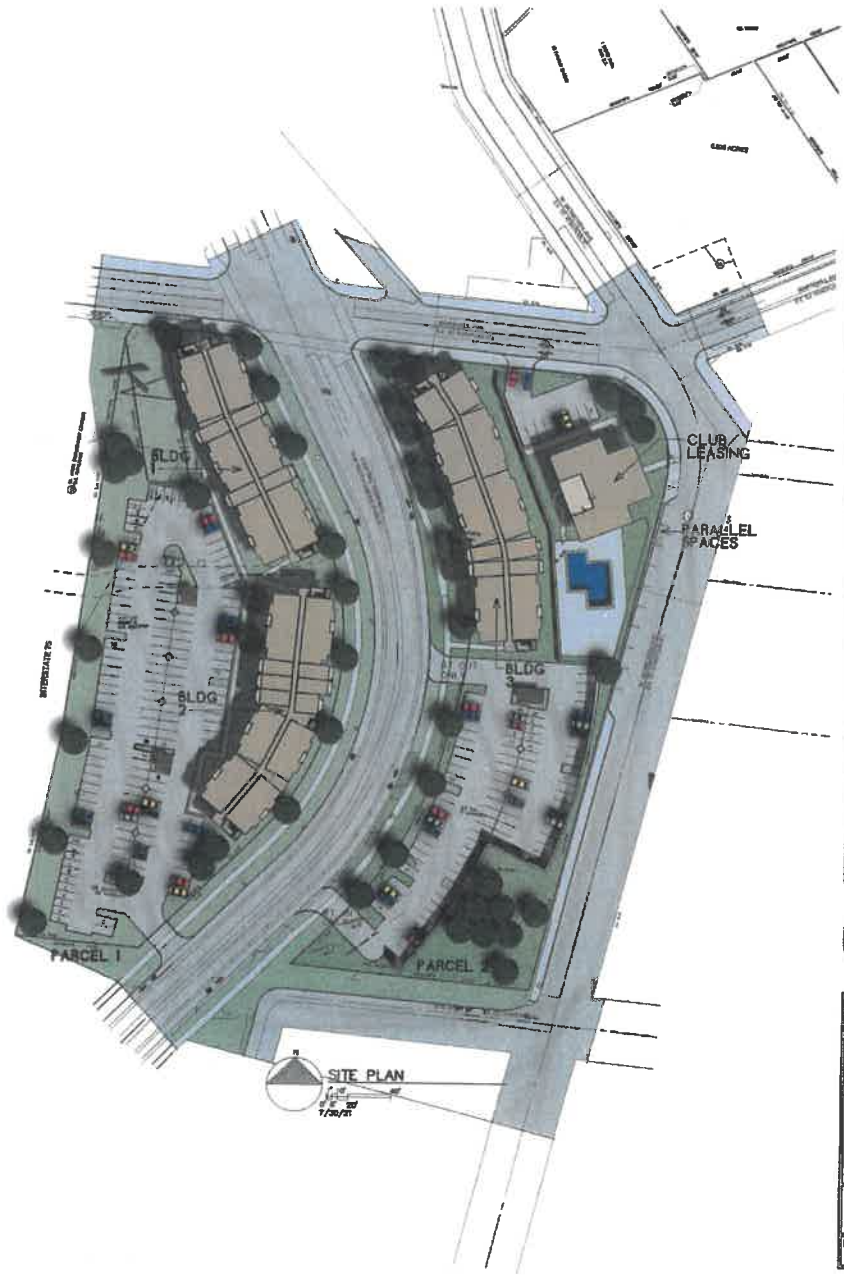
This description was prepared from existing records and is not the result of a field survey. This description is to be used for rezoning purposes only.  
I hereby certify that this description of the property to be rezoned is a complete, proper, and legal description thereof.

Allen J. Bertke, PS #8629



11/15/2021  
Date

TOTAL TABULATION SITES 1 AND 2								
UNIT TYPE	UNITS/PLP	BEDS	TOTAL UNITS	TOTAL BEDS	NET SF	GROSS SF	TOTAL NET	TOTAL GROSS
S1	12	1	48	48	360	452	17,280	21,696
S2	1	1	4	4	473	550	1,892	2,200
S3	1	1	4	4	371	450	1,484	1,500
B1	2	2	8	16	847	944	6,776	7,552
D1	7	4	28	112	1,317	1,437	36,876	40,236
E1	9	5	36	180	1,598	1,727	57,528	62,172
E2	2	5	8	40	1,551	1,677	12,408	13,416
<b>SUBTOTAL</b>	<b>34</b>		<b>136</b>	<b>404</b>			<b>134,244</b>	<b>149,072</b>
<b>CORRIDOR</b>								<b>21,131</b>
<b>STAIRS</b>								<b>5,772</b>
<b>TOTAL SITE 1 AND 2</b>		<b>PARKING</b>		<b>252</b>	<b>62.37%</b>			<b>176,075</b>



ALL DRAWINGS ON THIS SHEET ARE THE SOLE PROPERTY OF STUART ROOSTH ARCHITECT. NO PART OF THIS PROJECT DRAWING SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**FOUNTAIN RESIDENTIAL P PARTNERS**  
 2824 COLL AVENUE #200  
 CINCINNATI, OH 45202  
 TEL: 972-961-5122 FAX: 972-961-5008

**STUART ROOSTH ARCHITECT**  
 1815 WEST CENTRAL IN OHIO, SUITE 171250  
 CINCINNATI, OHIO 45202  
 TEL: 972-961-5122 FAX: 972-961-5008

**HALLMARK CENTRAL PARK CINCINNATI OHIO**

**NOT FOR CONSTRUCTION**

DATE: 10-11-2021

REVISIONS:

**A7.00**

PROJECT # **060421**





12/06/2021

**EXTERIOR VIEWS // UPDATED CONCEPT: STREET FACADE**

PAGE 1





12/06/2021

**EXTERIOR VIEWS // UPDATED CONCEPT: CLUBHOUSE**

PAGE 2



**EXTERIOR SIGNAGE  
DESIGN PACKAGE**

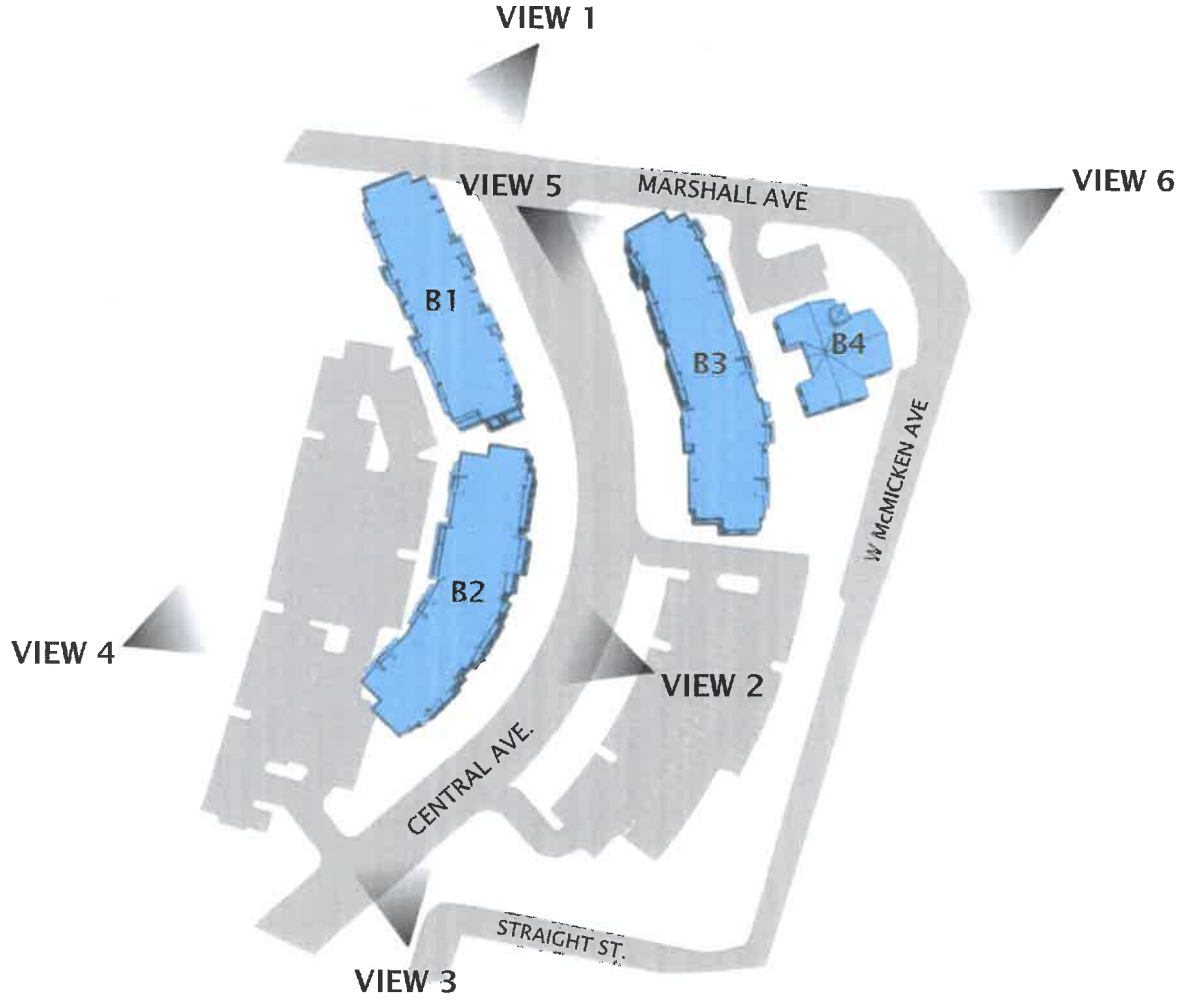
11/19/2021

FRP CINCINNATI STUDENT HOUSING

---







11/19/2021

# EXTERIOR SIGNAGE // VIEW LEGEND

Page 2



- (U) UNIT ADDRESS AND DESIGNATION
- ▭ (B) BLADE SIGN
- ▭ (W) WALL SIGN
- (S) SITE SIGN

11/19/2021

## EXTERIOR SIGNAGE // BUILDING 1 - NORTH EAST VIEW

Page 3

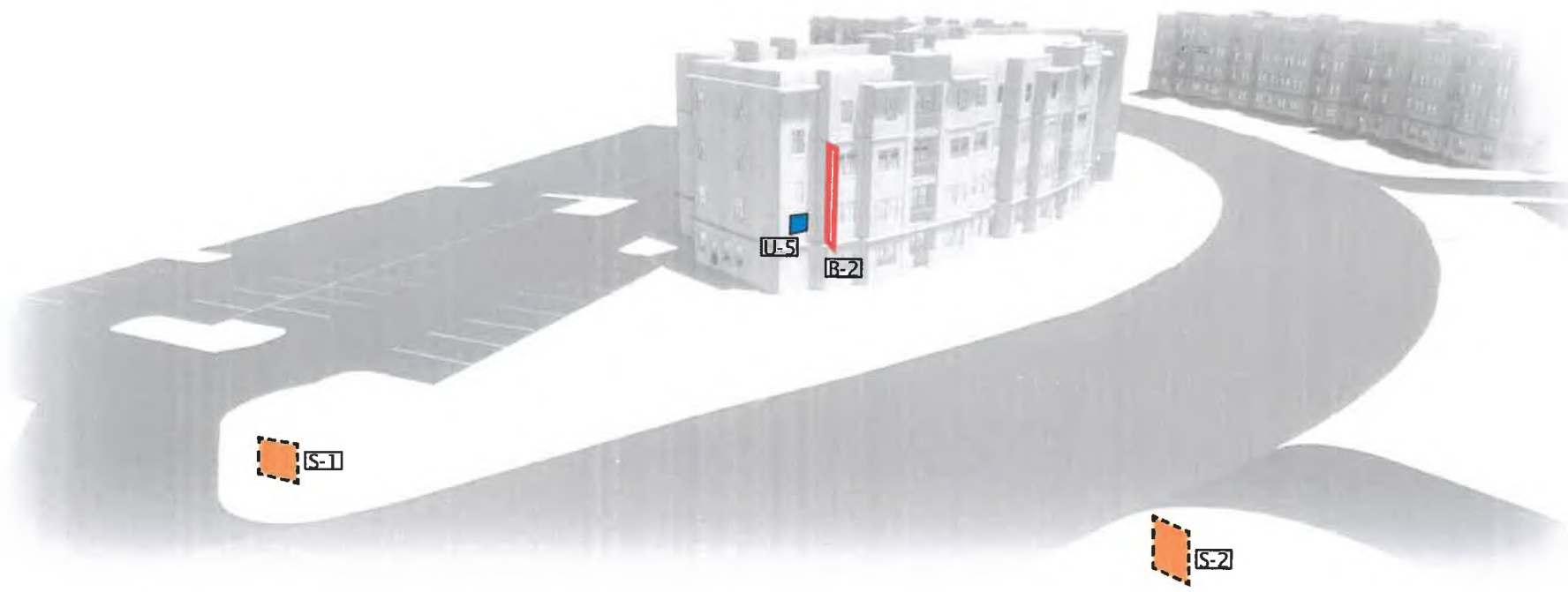


- (U) UNIT ADDRESS AND DESIGNATION
- (B) BLADE SIGN
- (W) WALL SIGN
- (S) SITE SIGN

11/19/2021

## EXTERIOR SIGNAGE // BUILDING 2 - EAST VIEW

Page 4



- (U) UNIT ADDRESS AND DESIGNATION
- ▭ (B) BLADE SIGN
- ▨ (W) WALL SIGN
- ▨ (S) SITE SIGN

11/19/2021

## EXTERIOR SIGNAGE // BUILDING 2 ENTRY - SOUTH EAST VIEW

Page 5

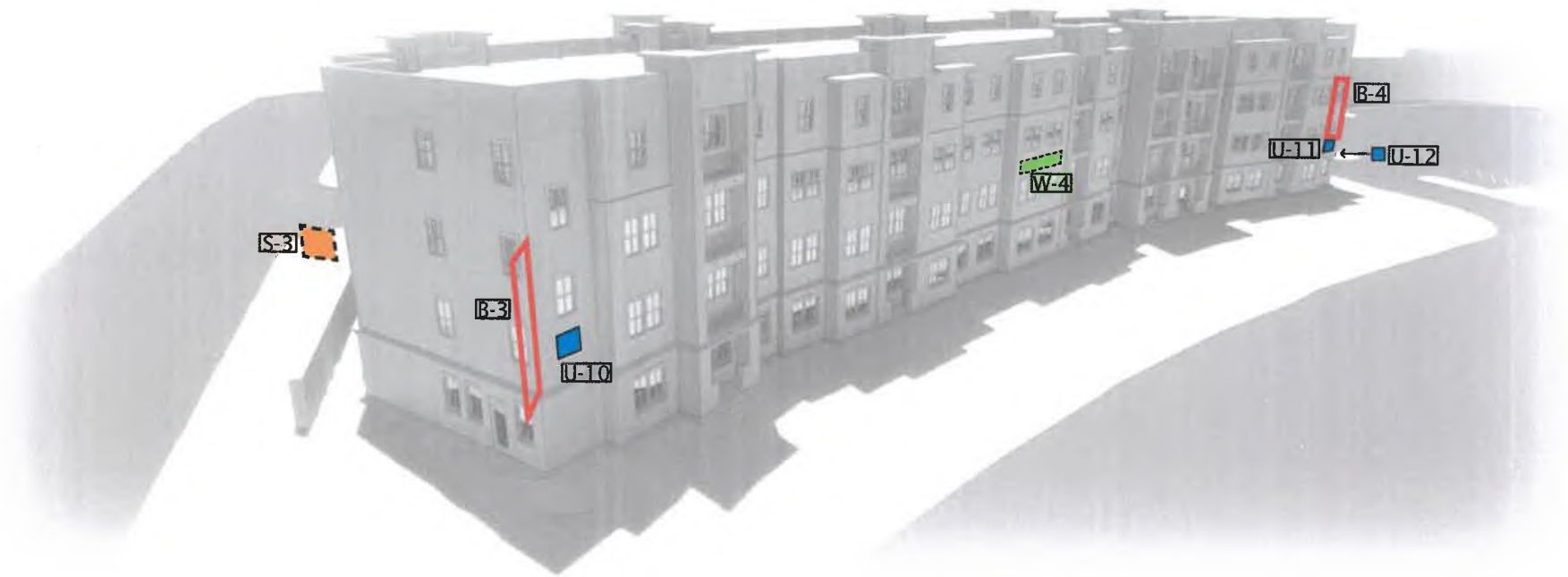


- (U) UNIT ADDRESS AND DESIGNATION
- (B) BLADE SIGN
- (W) WALL SIGN
- (S) SITE SIGN

11/19/2021

## EXTERIOR SIGNAGE // BUILDING 1 + 2 - WEST VIEW

Page 6

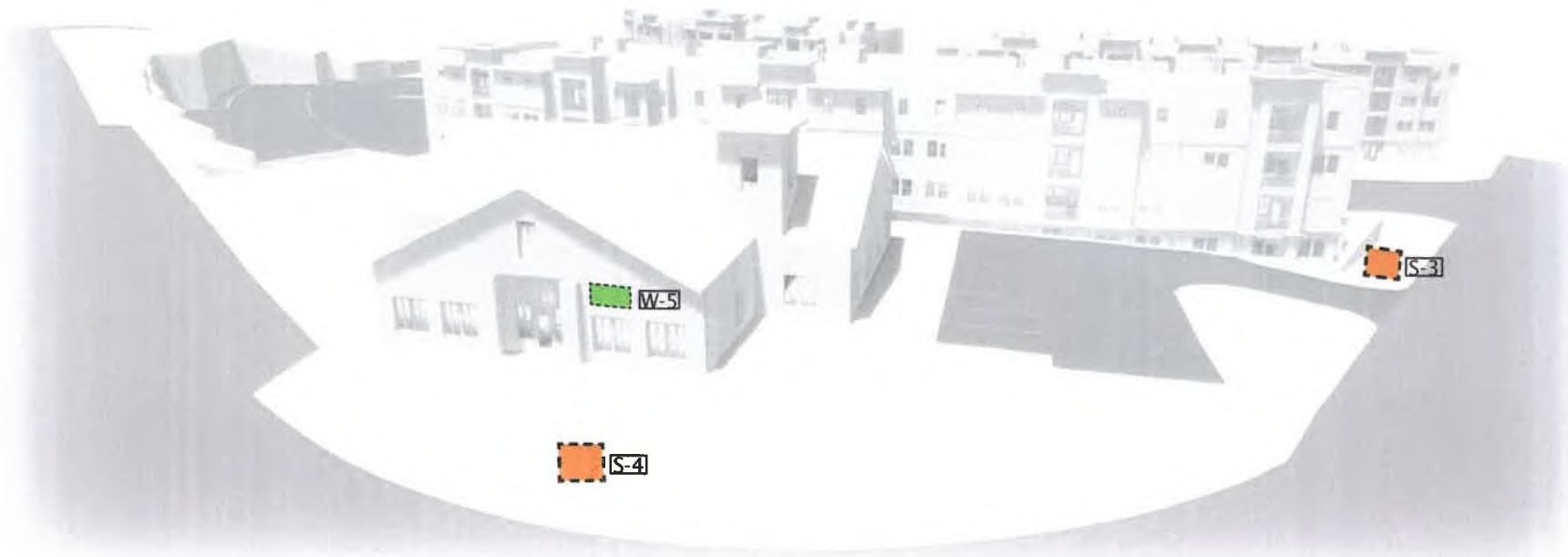


- (U) UNIT ADDRESS AND DESIGNATION
- (B) BLADE SIGN
- (W) WALL SIGN
- (S) SITE SIGN

11/19/2021

## EXTERIOR SIGNAGE // BUILDING 3 - NORTH WEST VIEW

Page 7



- (U) UNIT ADDRESS AND DESIGNATION
- (B) BLADE SIGN
- (W) WALL SIGN
- (S) SITE SIGN

11/19/2021

## EXTERIOR SIGNAGE // BUILDING 4 - NORTH EAST VIEW

Page 8



#### **BLADE SIGNS:**

- B-1 - Development Identity  
MATERIAL: Graphic on painted metal panel  
LIGHTING: Integral LED edge lighting  
SIZE: 45 SQF
- B-2 - Development Identity  
MATERIAL: Graphic on painted metal panel  
LIGHTING: Integral LED edge lighting  
SIZE: 45 SQF
- B-3 - Development Identity  
MATERIAL: Graphic on painted metal panel  
LIGHTING: Integral LED edge lighting  
SIZE: 45 SQF
- B-4 - Development Identity  
MATERIAL: Graphic on painted metal panel  
LIGHTING: Integral LED edge lighting  
SIZE: 45 SQF

#### **WALL SIGNS:**

- W-1 - Development Identity  
MATERIAL: Painted metal channel letter – Pin-mounted  
LIGHTING: Backlit  
SIZE: 45 SQF
- W-2 - Development Identity  
MATERIAL: Painted metal channel letter – Pin-mounted  
LIGHTING: Backlit  
SIZE: 45 SQF
- W-3 - Development Identity  
MATERIAL: Painted metal channel letter – Pin-mounted  
LIGHTING: Backlit  
SIZE: 45 SQF
- W-4 - Development Identity  
MATERIAL: Painted metal channel letter – Pin-mounted  
LIGHTING: Backlit  
SIZE: 45 SQF
- W-5 - Development Identity  
MATERIAL: Painted metal channel letter – Pin-mounted  
LIGHTING: Backlit  
SIZE: 45 SQF

#### **SITE SIGNS:**

- S-1 - Branded Site Entry and Wayfinding  
MATERIAL: Graphics on layered painted metal panels. Pole-mounted monument sign to match frame of S-4  
LIGHTING: Integral LED edge lighting & external lighting  
SIZE: 10 SQF
- S-2 - Branded Site Entry and Wayfinding  
MATERIAL: Graphics on layered painted metal panels. Pole-mounted monument sign to match frame of S-4  
LIGHTING: Integral LED edge lighting & external lighting  
SIZE: 10 SQF
- S-3 - Branded Site Entry and Wayfinding  
MATERIAL: Graphics on layered painted metal panels. Pole-mounted monument sign to match frame of S-4  
LIGHTING: Integral LED edge lighting & external lighting  
SIZE: 10 SQF
- S-4 - Development Identity  
MATERIAL: Masonry base supporting metal sign frame. Pin-mounted text and graphics on painted metal sign panel supported by frame.  
LIGHTING: Integral edge lighting and External light fixture  
SIZE: 45 SQF

#### **UNIT DESIGNATION:**

- U-1 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-2 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-3 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-4 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-5 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-6 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-7 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-8 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-9 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-10 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-11 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF
- U-12 - Branded Unit Address Designation  
MATERIAL: Pin-mounted text on painted metal panel  
LIGHTING: External lighting fixture  
SIZE: 6.5 SQF





■ (B) Blade Identity Sign   ■ (W) Wall Identity Sign   ■ (U) Unit Address Sign   ■ (S) Site Entry Sign   ■ (S4) Site Identity Sign



August 26, 2021

Mr. Greg Otis  
Elevar Design Group  
555 Carr Street  
Cincinnati, Ohio 45203

Re: 1001 Marshall Avenue | Central Parkway & Marshall Avenue Residential Development (D) – (CPRE210069) Final Recommendations

Dear Mr. Otis,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **1001 Marshall Avenue** in the Community of CUF. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **August 31, 2021 @ 1:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

**City Planning Department**

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

1. **A Zone Change to Planned Development (PD) should be applied for through the Department of City Planning and Engagement. Application will require a Concept Plan and Development Program Statement and shall contain all items outlined in Section 1429-09 of the Cincinnati Zoning Code in conjunction with the application.**
  - o A Zone Change application can be downloaded at the following link: <https://www.cincinnati-oh.gov/buildings/zoning-administration/zone-change-application-packet/>.
  - o Planned Development Regulations can be reviewed at [https://library.municode.com/oh/cincinnati/codes/code\\_of\\_ordinances?nodeId=TI\\_XIZOCOCI\\_CH1429PLDEDI](https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TI_XIZOCOCI_CH1429PLDEDI).
  - o The cost for a Zone Change, Concept Plan and Development Program statement is \$4,500 (\$1,500 for Map Amendment and \$3,000 for the Concept Plan). A Final Development Plan is \$1,500 per phase, should this project be phased.
2. A portion of this property is located in a Hillside Overlay District - see Zoning's comments.
3. The proposal will require the sale and vacation the right-of-way at Hallmar Avenue (from Central Parkway to Marshall Avenue) for review and approval by the City Planning Commission, following the Coordinated Report Process. Please contact Tom Klumb in the Law Department: [tom.klumb@cincinnati-oh.gov](mailto:tom.klumb@cincinnati-oh.gov).

**Requirements to obtain permits:**

1. A lot consolidation for each of the building sites shall be recorded through the Hamilton County Recorder's office. It is recommended that this takes place after any zone change request approval.

2. The Zone Change, Concept Plan, Development Program Statement, and Final Development Plan(s) must all be approved prior to submitting permits. The Final Development Plan can be submitted concurrently with the Zone Change, Concept Plan, Development Program Statement. Final Development Plans can also be done in phases, at \$1,500 for each phase.
3. The vacation of Hallmar Avenue must be approved by City Council and recorded through the Hamilton County Recorder's office.

**Recommendations:**

1. The Department of City Planning and Engagement recommends that the applicant engage with the CUF Neighborhood Council, Camp Washington Community Council, Camp Washington Community Board, and Clifton Heights Community Urban Redevelopment to discuss the proposal.

**Contact:**

- **Ashlee Dingler-Marshall** | City Planning | 513-352-4854 | [ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)

**Buildings & Inspections – Zoning**

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

1. Although the proposal is to re-zone to a PD with specific zoning parameters determined by the City Planning Dept., the NE corner parcel is in a hillside overlay and is subject to the hillside overlay limits with review by the Zoning Department.
2. The hillside overlay places limits on the cumulative cut/fill; places limits on retaining wall height; outlines design parameters that respect the hillside and topography; has limits on the height and setbacks based on averaging. In this case, the zoning review would focus on the cut/fill, retaining wall height limits and the hillside design parameters.
3. The hillside cut/fill limit is 8' cumulatively across the entire hillside parcel. The proposal for the hillside parcel appears to have an overall cut of approximately 52' from the existing grade of 625 ASL at the north end of the parcel down to the proposed grade of 573 ASL at the driveway accessing Marshall; plus, approximately 9' of fill at the corner from the existing grade of 564 ASL to the proposed grade of 573 ASL for a total of approximately 60 feet of cumulative cut/fill. Specifically, there are direct cuts of between approximately 15' to 42' along the east edge of the parking lot the entire length of the parking lot. This is an extreme amount of cut.
4. Retaining walls are also shown along the east edge of the parking lot and are assumed to be up to the 42' height of the proposed cut, but it is unclear what the heights are. Additional information is needed on any retaining walls.
5. The proposed design with a mass grading of the hillside site for building pads and a surface parking lot with 42' direct cuts is an extreme amount of cut and is not compatible with the hillside overlay; and also, the extremely tall retaining walls are not compatible with the design parameters of the hillside overlay.
6. The hillside overlay code outlines a tiered building design parameter for the lowest level as well as a tiered roofing design. This is to protect the stability of the hillside and views.

The buildings and parking should also tier in some manner to minimize the cut/fill and to be more compatible with the hillside overlay.

7. It appears that most of the southern building on the hillside parcel is to be built on top of fill (up to approximately 8' of fill) Can you confirm that is the case? Are there other design alternatives such as parking underneath that could eliminate the need for fill and also reduce the amount of surface that is cut for parking (parking could be shifted from surface lot to the east to underneath)? There are some examples of parking underneath residential just north of the property on McMicken.
8. **More information is needed to determine the height of the buildings. Section/facade drawings of the entire length of the buildings would be helpful that show the existing grades, for both the hillside site and the other two parcels: as well as showing any tiering of the building mass relative to the topography.**
9. **Overall, the proposed site plan of the hillside parcel is not compatible with the hillside overlay code and would not be supportable by zoning staff.**
10. The other two parcels are not in the hillside overlay and are not subject to the comments above.

**Requirements to obtain permits:**

- None

**Recommendations:**

1. **Revise the hillside parcel design to be compatible with the hillside overlay- and submit a revised plan before applying to the Planning Commission.**

**Contact:**

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

**Metropolitan Sewer District (MSD)**

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

- None

**Requirements to obtain permits:**

1. An approved site utility plan will be required for each building to receive approved permit.
2. Detention will be reviewed by Jeff Chen at [jeff.chen@cincinnati-oh.gov](mailto:jeff.chen@cincinnati-oh.gov) or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
3. For information on sewer abandonment please contact Rob Kern at 513-244-5588 or [rob.kern@cincinnati-oh.gov](mailto:rob.kern@cincinnati-oh.gov)

**Recommendations**

- None

**Contact:**

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

**Stormwater Management Utility (SMU)**

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

- None

**Requirements to obtain permits:**

1. Submit utility plan with storm profiles
2. Submit Erosion Control plan
3. Submit Detention calculations and details.

**Recommendation:**

1. Regarding storm sewer bisecting the middle property. SMU doesn't have that sewer shown on its GIS. Looks like it might be a combined sewer.

**Contact:**

- **Rob Goodpaster | SMU | 513-581-0893 | [robert.goodpaster@cincinnati-oh.gov](mailto:robert.goodpaster@cincinnati-oh.gov)**

**Water Works**

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

1. At the owner/developer expense a flow test will need to be conducted with a fire protection company and/or sprinkling company.
  - a. Flow test #1: Flow the second fire hydrant south of Marshall Avenue on Central Parkway and gauge the first fire south of Marshall Avenue on Central Parkway.
  - b. Flow test #2: Flow the second fire hydrant north of Marshall Avenue on McMicken Avenue and gauge the third fire hydrant north of Marshall Avenue on McMicken Avenue.
2. Contact our dispatch office to schedule a flow-test 513-591-7909 or 513-591-7910.
3. If results come back poor and do not meet the flow requirements, water main work may be required.
4. Provide square footage on any third floor and above.

**Requirements to obtain permits:**

1. Must have a stamped and recorded plat for each parcel before any building permits will be approved or water services branch sold.
2. Each parcel will need to have its own water service branch. Water service lines are not to cross parcel lines.
3. Every floor over the second floor will be assessed a Tap-in Charge of \$0.09 per square foot of gross space per City of Cincinnati Ordinance 291-1968. This only applies for McMicken Avenue and Marshall Avenue.
4. The subject development property is receiving water service from the following:

<b>(Central Parkway)</b>				
<b>Address</b>	<b>Branch #</b>	<b>Size</b>	<b>Meter #</b>	<b>Size</b>
2760 Central Pkwy	H-185276	1"	FOD	
2798 Central Pkwy	H-109929	3/4"	98882	5/8"
2721 Central Pkwy	H-267842	3"	267842	1-1/2"
2721 Central Pkwy	H-267842	3"	DC1781	3/4"



<b>(Hallmar Avenue)</b>				
<b>Address</b>	<b>Branch #</b>	<b>Size</b>	<b>Meter #</b>	<b>Size</b>
2733 Hallmar Avenue	H-234602	3/4"	234602	5/8"

<b>(Marshall Avenue)</b>				
<b>Address</b>	<b>Branch #</b>	<b>Size</b>	<b>Meter #</b>	<b>Size</b>
1009 Marshall Ave	H-19318	3/4"	95717	3/4"
1003 Marshall Ave	H-26888	3/4"	FOD	
2809 Marshall Ave	H-103056	1"	92898	1"
2821 Marshall Ave	H-85797	3/4"	72746	5/8" Lead on private side. *
2825 Marshall Ave	H-85736	3/4"	126092	5/8" Lead on private side. *

<b>McMicken Av</b>				
<b>Address</b>	<b>Branch #</b>	<b>Size</b>	<b>Meter #</b>	<b>Size</b>
2713 McMicken Av	H-40534	3/4"	FOD	Lead on private side. *
2701 McMicken Av	H-308050	3/4"	308050	5/8" Irrigation
2730 McMicken Av	H-50018	3/4"	99993	5/8" Lead on private side. *
2737 McMicken Av	H-50242	3/4"	55993	5/8" Lead on private side. *
2739 McMicken Av	H-170505	1"	48080	1"
2745 McMicken Av	H-142181	3/4"	145833	5/8"
2800 McMicken Av	H-136162	3/4"	140502	5/8" Lead on private side. *
2804 McMicken Av	H-87071	3/4"	74316	5/8" Lead on private side. *
2810 McMicken Av	H-202179	2"	202179	1-1/2"
2812 McMicken Av	H-243853	1"	243854	5/8"
2812 McMicken Av	H-243853	1"	243853	5/8"
2852 McMicken Av	H-89959	3/4"	91640	5/8" Lead on private side. *
2866 McMicken Av	H-217737	2"	217737	2"

\* Please note that there are known health risk with lead service lines. There are several existing water service branches with lead on the private property are connected to the existing 8-inch and 12-inch public water main in Marshall Avenue and the existing 6-inch and 12-inch public water main in McMicken Avenue. 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. Please contact the GCWW Lead Service Line Replacement Coordinator Kathleen Frey at (513) 591-651-5323 and/or refer to <https://la.mygcww.org/>.

**Recommendations:**

1. Owner(s)/Developer(s) may need to hire a civil engineering company to perform the public water main design work (if needed) to submit to Shawn Wagner, (shawn.wagner@gcww.cincinnati-oh.gov) Greater Cincinnati Water Works
2. If the existing water service branches for this project are not to be used for this development, they must be properly disconnected at the owner's / developer's expense.

Owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of any existing water service branch before any new water service can be sold.

3. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber to perform the private water service branch design work and installation.
4. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

**Contact:**

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

**Fire Department**

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

1. Two readily accessible fire hydrants that are within 400 feet of all parts of your proposed structure will be needed.
2. This requirement is met with the following Fire Hydrants: 2700 Central Parkway and 2708 Central Parkway.
3. The minimum fire flow requirements for Condominiums/Apartment Complex or Dwelling greater than a three-family dwelling is 1,800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
4. Fire Department Connections are to be located within 50' of a fire hydrant.
5. 912.3 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.
6. Access roads are to be 20 feet in width.

**Requirements to obtain Permits:**

- None

**Recommendations:**

- None

**Contact:**

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

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

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

- None

**Requirements to obtain permits:**

1. If 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 Chapter 1031.
2. 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. Current franchise holders include Rumpke

of Ohio, Republic Services of Ohio, Best Way of Indiana, and Bavarian Trucking Company.

**Recommendations:**

1. The project site is partially mapped within a hillside district. The developer should exercise caution in developing this hillside. Increasing storm intensity and its detrimental effects on hillside stability are well documented in the project area. Standards, requirements, and adopted recommended mitigation of these hazards are also well documented and the project should meet or exceed these mitigation measures. The developer should ensure the hillside will remain stable under extreme storm conditions.
2. Three of the proposed new residential buildings appear to be within 500-feet of a high traffic road (Interstate 75). The new residential buildings should include a pre-development assessment of the air quality and include design elements that assure healthy indoor air quality is maintained.
3. The development goal should be to earn at a minimum the LEED Certified rating level.
4. Rooftop solar should be considered in the design as a renewable energy source.
5. Site parking areas should include electric vehicle charging stations.
6. Site parking areas should include bike racks.
7. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
8. The use of trees in the landscape design should be included to enhance urban forestry.
9. The use of pervious surfaces should be maximized to the extent practical in the design.

**Contact:**

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

**Parks Department (Urban Forestry)**

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

1. A discussion about layout of construction will have to occur due to the large number of trees that will be affected. Trees that will be a guaranteed removal will have to be compensated for prior to removal and work. Company will be responsible for paying the value of trees and then removal and stump grinding. All this will be done under Public Tree Work Permit.

**Requirements to obtain permits:**

1. If working within 15 foot of street tree, contact Urban Forestry (Jacob Edwards) to obtain permit. An email sent to [Jacob.edwards@cincinnati-oh.gov](mailto:Jacob.edwards@cincinnati-oh.gov) requesting permit will suffice.

**Recommendations:**

1. A walk of the site with the developer will be a wise decision for all parties. A discussion of protection of trees can occur to ease cost of developer while also allowing the canopy to remain high in the area. These are large trees in the area that Urban Forestry would like to keep under all cost.

**Contact:**

- **Robin Hunt** | Urban Forestry | 513-861-9070 | [robin.hunt@cincinnati-oh.gov](mailto:robin.hunt@cincinnati-oh.gov)



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

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

- None

**Requirements to obtain permits:**

1. Continue to work with DOT E on the Traffic Impact Study.
2. Consider partnering with the City on the relocation of Central Pkwy.
3. Driveway aprons are to be City standard and located to meet all proper clearances.
4. A DOT E permit is required for all work in the right of way.
5. Contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov), prior to submitting building permit applications, to have individual addresses assigned.

**Recommendations:**

- None

**Contact:**

- **Morgan Kolks** | DOT E | 513-335-7322 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

**Buildings & Inspections – Buildings**

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

- None

**Requirements to obtain permits:**

1. Separate permits are required for each building or structure.
2. Grading applications are required for each lot.
3. Special Inspections are required.
4. A separate meeting to discuss permitting, phasing and construction is recommended.

**Recommendations:**

- None

**Contact:**

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

**Law Department**

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

1. No comments at this time.

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

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

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

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

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

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

**Health Department**

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

- None

**Requirements to obtain permits:**

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

**Recommendations:**

- None

**Contact:**

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

**Police Department**

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

- None currently.

**Requirements to obtain permits:**

- No comments.

**Recommendations:**

- None

**Contact:**

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

---

**ACTION:** The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans lack sufficient information and recommends that the project not move forward to City Planning Commission until the following items have been addressed.

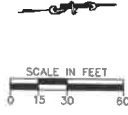
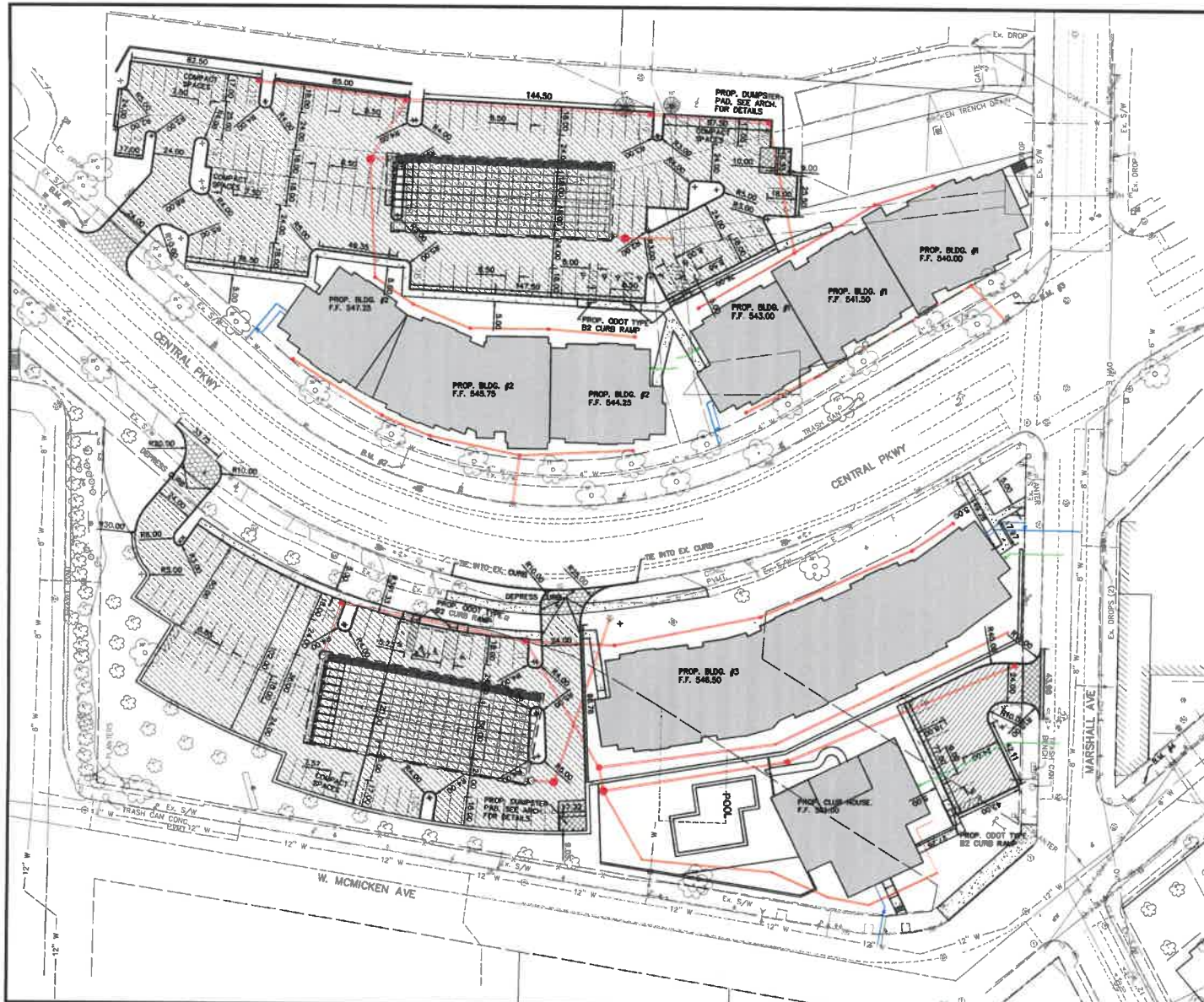
- **Submit revisions to address the traffic impact study for DOTE as well as the hillside overlay concerns for zoning as outlined above.**

Sincerely,

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

  
Rodney D. Ringer,  
Development Manager

AD:RDR:hs

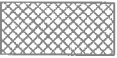
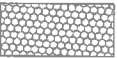






- NOTES:**
- 1) ALL DIMENSIONS INVOLVING CURBSING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
  - 2) INSTALL DRIVEWAY PER CITY OF CINCINNATI STANDARDS.
  - 3) CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.
  - 4) CONTRACTOR TO FOLLOW ALL PERMIT REQUIREMENTS AND SPECIFICATIONS TO INSTALL THE PROPOSED DEVELOPMENT INCLUDING COORDINATING THE INSTALLATION WITH LOCAL OFFICIALS AS NEEDED AND/OR REQUIRED.
  - 5) CONTRACTOR TO COORDINATE ALL WORK WITH THE OWNER AS NEEDED/REQUIRED.

WEST LOT OPEN SPACE	
TOTAL AREA (ac)	2.49
AREA DEVELOPED (ac)	1.74
PERCENT OPEN SPACE	30.26%

EAST LOT OPEN SPACE	
TOTAL AREA (ac)	2.35
AREA DEVELOPED (ac)	1.61
PERCENT OPEN SPACE	31.93%

-  STANDARD DUTY CONCRETE PAVEMENT  
SEE SHEET 18 FOR DETAILS
-  HEAVY DUTY CONCRETE PAVEMENT  
SEE SHEET 18 FOR DETAILS
-  HEAVY DUTY ASPHALT PAVEMENT  
SEE SHEET 18 FOR DETAILS
-  REGULAR DUTY ASPHALT PAVEMENT  
SEE SHEET 18 FOR DETAILS
-  CONCRETE SIDEWALK  
SEE SHEET 18 FOR DETAILS
-  PROPOSED BUILDING



SEWET, OHIO 937.477.0204  
 CLEVELAND, OHIO 513.339.8534  
 WWW.CHOICEONEENGINEERING.COM

**HALLMAR STUDENT HOUSING  
 CITY OF CINCINNATI  
 DIMENSIONING AND PAVEMENT PLAN**

REVISIONS:
FILE NAME HESKON
DRAWN BY JMK
CHECKED BY MLS
PROJECT NO. HMAN0107
DATE 11-3-2021
SHEET NUMBER 19 OF 29



**NEIGHBORHOOD ASSOCIATION**

representing Clifton Heights | University Heights | Fairview

December 8, 2021

Department of City Planning  
Two Centennial Plaza  
805 Central Avenue, Suite 700  
Cincinnati, OH 45202

At the December 7 meeting of the CUFNA Board, the 1001 Marshall Planned Development was discussed. Following are our observations.

Right now the land being considered for development is a green space with a lovely mural. We value green space, walkable environments and buildings that are built for humans not cars. While we want adequate parking for the future residents of the development, we do not support the look of a sprawling surface parking lot.

Put parking on the I 75 side of the development and sidewalks, landscaping and buildings on the Marshall/Central Parkway side. On the W McMicken side, consolidate some of the parking into a parking structure when reconstructing the retaining wall. With the space saved by the parking structure, create pedestrian friendly, and green elements on the Central Parkway and W. McMicken side and put apartment buildings behind the landscaping and sidewalk. The club house can be close to the road as this lower building does provide a human element to the streetscape and would provide "eyes on the street."

The newest rendering of the apartment buildings is an improvement on the previous renderings. The added windows and brick facade are coming closer to the look we want for a neighborhood, but it is not a unique or "signature" building. Keep working on improving the look of the building. Finally, consider the movement of the city and other neighborhood associations to recreate Central Parkway into our des Champs Elysees <https://www.cincinnati.com/story/news/2021/12/05/new-street-designers-draw-up-plans-20-m-remake-central-parkway/8792810002/>

Consider how to keep the elements of green, pedestrian friendly, and beauty in the development.

Thank you for considering our concerns.

Chip Kusssmaul  
President CUFNA





**NEIGHBORHOOD ASSOCIATION**

representing Clifton Heights | University Heights | Fairview

11 January 2022

Ashlee Dingler-Marshall  
Department of City Planning and Community Engagement  
Two Centennial Plaza, 805 Central Avenue, Suite 720  
Cincinnati OH 45202

**Re: 1001 Marshall Avenue, 45225**

Ms. Dingler-Marshall:

I am writing on behalf of the Clifton Heights-University Heights-Fairview Neighborhood Association (CUFNA), in response to the proposed student housing development at 1001 Marshall Avenue (Hallmar Central Park?), by Fountain Residential Partners (FRP). The project lies within the neighborhoods of Camp Washington (west of Central Parkway) and CUF (east of Central Parkway).

CUFNA generally understands and appreciates the need for additional student housing in our neighborhoods due to ongoing annual increases to enrollment at the University of Cincinnati. FRP chose to rezone the properties as a Planned Development, instead of changing to appropriate residential zoning, and we understand that re-zoning may have resulted in several variances; but we feel that conventional zoning for a single use (residential) project would not have been difficult to accomplish.

We also do not think that this site is inappropriate for such housing, except for the walkable distance to the University – steep hills up Straight Street or Marshall Avenue. This has resulted in the developers proposing surface parking for the project. The proposed Phase I (what has been officially submitted) results in a parking/bed ratio of 62.37%. Planning staff recently requested that another student housing project in CUF (Gateway Lofts) meet a bed/parking ratio of 70%. FRP recently (unofficially, though it was submitted to CUFNA and CP&CE) proposed a Phase II that appears to add 36 units, 136 beds, and reduce parking to 135 total spaces – a bed/parking ratio of 25%! We are not going to comment further on this, but perhaps the new Phase II plans should be included in the current request for a Planned Development and be resubmitted as such.

We understand the developer's preference for surface parking in that it is significantly less expensive than structured parking. Because the west side of Central Parkway is technically not in CUF, we have no significant objection to it, even though it is visible from CUF. That visibility, particularly due to its proximity to Central Parkway, is why there needs to be significant landscaped buffering between the parking and the Parkway (and CUF). Such landscaping could also go a long way toward providing a green sound barrier between I-75 and Central Parkway (and CUF).



We do object to the small surface parking lot off of Marshall Avenue, apparently to serve the Club/Administration Building. Front yard parking is not appropriate for residential neighborhoods (nor many other zones). We also wonder if the driveway's proximity to the Marshall-McMicken intersection might be a problem for vehicles entering and leaving the lot. Additionally, the grade and alignment of Marshall could cause visibility issues. We understand that the traffic issues will be reviewed by the Department of Transportation and Engineering, but we don't think this parking lot should be located between the street and the building that it serves.

We are also opposed to the large expanse of parking on the east side of Central Parkway, south of proposed Building 3. Even if totally screened with landscaping, etc., the parking is a major, and likely permanent, void between the development and our neighborhood. If not planned for, and designed into the project, that parking/void will remain until the need to store personal vehicles goes away. A 25' tall retaining wall might not be visible from McMicken Avenue, but the void it creates will be significant. It will also be virtually impossible to adequately screen the wall from Central Parkway.

In order to reduce the amount of surface parking, CUFNA has proposed a level of parking under the residential buildings. This would also make additional land available for future development - Phase II. Ultimately, we would like to see the property south of the proposed swimming pool along McMicken be developed with additional housing - preferably of a scale more like town- or row-houses, to more closely match the scale and density of the neighborhood to the south of Straight Street. At least 2 levels of parking could be built below this proposed McMicken building, making the proposed 25' retaining wall a foundation wall for additional housing.

All entrances to the proposed Buildings (1-3) appear to be at the ends or the rear (from the parking lots) with entrances to all units from central corridors. It feels like this development will not significantly bring new activity and vitality to our neighborhoods. With a lack of commercial or retail destinations in the area, and with no mixed-use component to the proposed development, we don't see this as a positive.

I hope we have done an adequate job of clarifying our position. Please understand that we truly want to see a development here and understand that the current greenspace was never intended to be anything but an aesthetic placeholder for future development - for that, we are grateful to the Sansalones. We also would like to positively acknowledge the time that FRP's local representatives have spent with us and how they have listened to our concerns - many of which have been addressed. We understand that projects like this have time constraints (school schedules!), and we will do what it takes to arrive at a project with which we can all be happy.

Sincerely,



Chip Kusmaul, President

Attachments: PHASE II SITE. Pdf and COLOR site flat.pdf



January 18, 2022

Dear Honorable Mayor and City Council:

I am writing to address the Camp Washington Business Association support for the proposed development at 1001 Marshall Avenue, generally located at the intersection of Central Parkway and Marshall Avenue, proposed by Fountain Residential Partners ("Fountain").

We believe that the new housing development will provide a much-needed economic boost to the area, and I know that aesthetically, it is a welcome improvement over many of the properties that formerly occupied the land on which the proposed development will stand.

There is a renewed interest in redevelopment of the Camp Washington neighborhood and particularly the Central Parkway Corridor both north, west, and south of the subject property, and this proposed development works very well in that overall plan.

Providing safe, close and quality housing for Camp Washington Businesses and Residences will ensure that our businesses remain driving economic engines for our city and region.

Sincerely,

With warm regards,

A handwritten signature in blue ink, appearing to read "Matthew Wagner".

Matthew Wagner  
President

**Camp Washington Business Association**  
**2951 Sidney Avenue, Cincinnati, OH 45225 513-542-1637**

**ANTHONY M. SANSALONE**

1008 MARSHALL AVENUE  
CINCINNATI, OHIO 45225-2381

PHONE: 513-559-1160 FAX: 513-559-1154

anthonym@sansalone.com

Dear Honorable Mayor and City Council:

I am writing to address my support for the proposed development at 1001 Marshall Avenue, generally located at the intersection of Central Parkway and Marshall Avenue, proposed by Fountain Residential Partners ("Fountain").

As the owner of the subject property, I support this proposed development. I would not have contracted to sell to Fountain if I did not believe that their proposed development would be a welcome and needed addition to the neighborhood. Fountain is experienced with this type of development, and they build a quality product. I believe that it will provide a much-needed economic boost to the area, and I know that aesthetically, it is a welcome improvement over many of the properties that formerly occupied the land on which the proposed development will stand.

My interest and dedication to this neighborhood far exceeds my ownership in the subject property. My family has owned property in the neighborhood for over fifty years, and assembled the property on which this development will sit. Unlike other owners, we have continued to invest in the neighborhood. We will continue to own property in the vicinity of this development after it is built, so we have a vested interest in making sure that a quality development is constructed. It will improve the neighborhood both visually and economically. We have been very particular in choosing a buyer for this land, and we believe the proposed development will be an asset to both the immediate neighborhood and to a further extended area, providing safe housing for UC and other students, and provided an increased customer base for area businesses. There is a renewed interest in redevelopment of the Central Parkway Corridor both north and south of the subject property, and this proposed development works very well in that overall plan.

Providing safe, close and quality housing for students and faculty of not just the University of Cincinnati, but other area colleges and universities, will ensure that these institutions remain driving economic engines for our city and region.

Sincerely,

*Anthony M. Sansalone*

Anthony M. Sansalone, Individually and  
as the Sole Member of Marshall at Central, LLC

## 2022 Board of Directors

January 24, 2022

**Lauren Hannan Shafer**

President

**Ric Booth**

Vice President

**Laura Humphrey**

treasurer

**Ron Houck**

secretary

**Ron Bates**

**Rocco D'Ascenzo**

**Kathryne Gardette**

**Agnes Godwin Hall**

**Beth Hartman**

**Barbara Hauser**

**Mike Hoeting**

**Garry Horton**

**John Korn**

**Pam Kravetz**

**Mark Mallory**

**Joe Muraca**

**Molly North**

**Tyra Patterson**

**Ken Pray**

**Connie Ross**

**Lisa Beshara Saia**

**RJ Sargent**

**Randy Smith**

**Molly Weissman**

**Paula Wharton**

Board Members Emeritus

**Margie Schneider**

**Mu Sinclair**

**Sara M. Vance Waddell**

Dear Honorable Mayor and City Council:

I am writing to address ArtWorks' support for the moving of the Locks, Docks, & Barrels mural due to the proposed development at 1001 Marshall Avenue, generally located at the intersection of Central Parkway and Marshall Avenue, proposed by Fountain Residential Partners ("Fountain").

ArtWorks has been working with Fountain and the current owner of the property, Tony Sansalone, on the preservation of the current murals on the property and potential future murals post-construction. The saving of the current murals, which illustrate an important part of Cincinnati's history, is important not only to ArtWorks, but for the immediate and surrounding communities. Fountain's and Tony's desire and willingness to continue this tradition with ArtWorks show a dedication to the community, public art, and youth employment.

ArtWorks would be excited to collaborate with Fountain's new development by providing public art that reflects the community and employs youth from the neighborhood, many of whom attend the colleges and universities that Fountain properties serve. Providing close, quality, and vibrant housing for students and faculty of not just the University of Cincinnati, but other area colleges and universities, will help educational institutions support our City and region's economic diversity and talent.

Sincerely,



Sydney Fine, Senior Director of Impact

CEO & Artistic Director  
Colleen Houston

## Ongoing Support



city of  
CINCINNATI



## Dingler-Marshall, Ashlee

---

**From:** Matt Bourgeois <matt.bourgeois@chcurc.org>  
**Sent:** Wednesday, November 17, 2021 1:39 PM  
**To:** Dingler-Marshall, Ashlee  
**Subject:** Re: [External Email] Re: Coordination for 1001 Marshall Avenue Staff Conference - CDCs

Try the President, Chip Kussmaul... [cintiwood13@gmail.com](mailto:cintiwood13@gmail.com)

---

**From:** "Dingler-Marshall, Ashlee" <ashlee.dingler-marshall@cincinnati-oh.gov>  
**Date:** Wednesday, November 17, 2021 at 1:33 PM  
**To:** Matt Bourgeois <matt.bourgeois@chcurc.org>  
**Subject:** RE: [External Email] Re: Coordination for 1001 Marshall Avenue Staff Conference - CDCs

Matt,

I have reached out to CUFNA, but have received no response for scheduling the public staff conference. We use the email contact that was provided to Invest in Neighborhoods. Is there another contact that would be more successful that you are aware of? If the applicant plans to present the project to the community council at their next meeting, I would like to sit in on the meeting to collect information about community feedback.

Thank you.

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Matt Bourgeois <matt.bourgeois@chcurc.org>  
**Sent:** Tuesday, November 16, 2021 10:16 PM  
**To:** Sidney Nation <sidney@cwurc.org>  
**Cc:** Dingler-Marshall, Ashlee <ashlee.dingler-marshall@cincinnati-oh.gov>  
**Subject:** [External Email] Re: Coordination for 1001 Marshall Avenue Staff Conference -CDCs

External Email Communication

I will forward this to the community council President for his feedback, but I can tell you they have been in communication already and are meeting with the neighborhood tomorrow evening. Matt

On Nov 16, 2021, at 5:59 PM, Sidney Nation <[sidney@cwurc.org](mailto:sidney@cwurc.org)> wrote:

Hi Ashlee,

Thank you for letting us know about this proposed project. Is there any way we can get additional information on the project? Developer? Etc.

I want to confirm that this developer has been in communication with our community.

Sidney Nation  
[sidneynation@camp-washington.org](mailto:sidneynation@camp-washington.org)  
(513) 542-1637

Sent from iPhone

On Nov 16, 2021, at 4:21 PM, Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)> wrote:

Hi, Matt and Sidney,

The Department of City Planning and Engagement will be facilitating a public staff conference regarding a proposed planned development at 1001 Marshall Avenue. The meeting is an opportunity to present the project and provides a forum for the public to ask questions or share comments or concerns.

While your attendance is not required, do you foresee any issues with us holding this virtual meeting on Wednesday, December 8th at 3:00 p.m.?

I'd appreciate your input.

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)

<image001.jpg>



## Dingler-Marshall, Ashlee

---

**From:** Matt Bourgeois <matt.bourgeois@chcurc.org>  
**Sent:** Tuesday, November 16, 2021 10:16 PM  
**To:** Sidney Nation  
**Cc:** Dingler-Marshall, Ashlee  
**Subject:** [External Email] Re: Coordination for 1001 Marshall Avenue Staff Conference -CDCs

External Email Communication

I will forward this to the community council President for his feedback, but I can tell you they have been in communication already and are meeting with the neighborhood tomorrow evening. Matt

On Nov 16, 2021, at 5:59 PM, Sidney Nation <sidney@cwurc.org> wrote:

Hi Ashlee,

Thank you for letting us know about this proposed project. Is there any way we can get additional information on the project? Developer? Etc.

I want to confirm that this developer has been in communication with our community.

Sidney Nation  
sidneynation@camp-washington.org  
(513) 542-1637

Sent from iPhone

On Nov 16, 2021, at 4:21 PM, Dingler-Marshall, Ashlee <ashlee.dingler-marshall@cincinnati-oh.gov> wrote:

Hi, Matt and Sidney,

The Department of City Planning and Engagement will be facilitating a public staff conference regarding a proposed planned development at 1001 Marshall Avenue. The meeting is an opportunity to present the project and provides a forum for the public to ask questions or share comments or concerns.

While your attendance is not required, do you foresee any issues with us holding this virtual meeting on Wednesday, December 8th at 3:00 p.m.?

I'd appreciate your input.

Best regards,

## Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)

<image001.jpg>

## Dingler-Marshall, Ashlee

---

**From:** Greg Otis <gotis@elevar.com>  
**Sent:** Wednesday, December 8, 2021 1:23 PM  
**To:** Dingler-Marshall, Ashlee  
**Cc:** Weaver, James  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Ashlee:

I've forwarded both CUFNA's and your email to the developer for comment. Here's a short answer to your questions:

1. I am not familiar with details of the developers capital stack, however, the developer is hoping to enter the market at a more affordable level than units in the Uptown. To be clear, these are not subsidized units.
2. As the developer wishes their product to be more affordable, "signature" architecture and structured or below-grade parking go counter to those goals. Parking will be available at a 63% basis as it is, employing both private shuttle service and public transportation.

**Greg Otis, AIA | Senior Vice President- Strategic Planning**  
**Elevar Design Group Cincinnati**  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 744-2977  
F: (513) 721-0611  
C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)

**From:** Dingler-Marshall, Ashlee <ashlee.dingler-marshall@cincinnati-oh.gov>  
**Sent:** Wednesday, December 8, 2021 12:57 PM  
**To:** Greg Otis <gotis@elevar.com>  
**Cc:** Weaver, James <James.Weaver@cincinnati-oh.gov>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

We are beginning to get questions coming in from the public about the 1001 Marshall Avenue application:

1. Will the proposed Planned Development at 1001 Marshall Avenue will receive federal funding for low-income housing?
2. Is there an opportunity for parking to be underground?

I'll follow-up with your response to each inquiry, but I wanted to notify you before the staff conference.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Sent:** Wednesday, December 8, 2021 11:22 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

External Email Communication

Thank you for sharing, and yes, I'd be happy to cover slides 12-20.

**Greg Otis, AIA | Senior Vice President- Strategic Planning  
Elevar Design Group Cincinnati**  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 744-2977  
F: (513) 721-0611  
C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Wednesday, December 8, 2021 11:09 AM  
**To:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Please see the attached presentation. Change in presentation plans – I will run through slides 1-11 (process stuff) and, if it is okay with you, please take slides 12-20. Your slides cover the development details. I'll wrap it up with next steps and my contact information.

Thank you.

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



Ashlee

**From:** Dingler-Marshall, Ashlee  
**Sent:** Thursday, December 2, 2021 12:07 PM  
**To:** 'gotis@elevar.com' <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Subject:** 1001 Marshall Avenue Planned Development Staff Conference

Greg,

You are receiving this email because you requested to join an upcoming Public Staff Conference. Please use the information in this email, below, to access the meeting. Please do not share the link. If you know someone that is interested in participating in the meeting, please have them email me at [ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) to RSVP no later than 24 hours before the meeting start time.

Thank you!

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement Two Centennial Plaza | 805 Central Avenue, Suite 720  
| Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)

---

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this Public Staff Conference will be conducted using video-conferencing technology. This meeting will be closed to in-person attendance to comply with social distancing requirements. The link below will allow you to join this meeting using the Zoom website. Please note that you will be muted when you join the meeting. Department of City Planning staff will facilitate and unmute participants throughout the meeting. It is important that each participant familiarize themselves with the Zoom video-conferencing technology BEFORE joining the meeting. Participants are strongly encouraged to visit the following link to join a test Zoom meeting - <https://zoom.us/test>. The test Zoom meeting will allow participants to ensure that all audio and video components are working properly on your computer or device. All desktop/laptop computers, tablets, and smartphones with internet access can join and participate in the hearing. Participants may also visit the Zoom Support Center to learn more about Zoom video-conferencing – <https://support.zoom.us/hc/en-us>.

[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) is inviting you to a scheduled Zoom meeting.

Topic: 1001 Marshall Planned Development Staff Conference  
Time: Dec 8, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://cincinnati-oh.zoom.us/j/87973463868?pwd=QllyUjBENkkyYjdGTXp0cWRRMXlVQT09>

Meeting ID: 879 7346 3868  
Passcode: 596878

**One tap mobile**

+13017158592,,87973463868# US (Washington DC)

+13126266799,,87973463868# US (Chicago)

**Dial by your location**

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 879 7346 3868

Find your local number: <https://cincinnati-oh.zoom.us/j/87973463868>

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)





## Dingler-Marshall, Ashlee

---

**From:** Charles Kussmaul <cintiwood13@gmail.com>  
**Sent:** Thursday, January 6, 2022 11:17 AM  
**To:** Trevor Tollett  
**Cc:** carolinesueyoung@gmail.com; jack3cin@gmail.com; mary.h.singler@gmail.com; jenniferraemartin@gmail.com; hesstwin@hotmail.com; jwstork@gmail.com; francem@ucmail.uc.edu; cloyd000@fuse.net; andrea.schwallie@gmail.com; zieglerl@fuse.net; David VonderBrink; Brent Little; Stuart Roosth (stuart@roostharch.com); Spoor, Richard C.; Dingler-Marshall, Ashlee; Tepe, Thomas M., Jr.  
**Subject:** [External Email] Re: CUFNA/Fountain Residential Partners - Central Parkway/Marshall

External Email Communication

Hello, Trevor

I too am sorry that the communications would not work properly.

We are aware of your efforts to design a development more in keeping with the needs and aesthetics of our neighborhood. Just as you have certain criteria that allow you to move only a certain amount, we also have criteria. We do hope for a middle ground that we can all agree to.

Thanks,  
Chip

On Thu, Jan 6, 2022 at 11:07 AM Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)> wrote:

CUFNA:

Due to technical difficulties I am sorry I was unable to be in virtual attendance in a meaningful way Tuesday night, but I do want to thank all of you for the time you've afforded us over the past several months as we have navigated this design process for our proposed multifamily development at Central Parkway and Marshall/McMicken.

I and the principals of my firm has been developing these kinds of projects across the country for two decades and we have met with many neighborhood and civic associations. We do this because we sincerely care about the input and support of the communities we build in. Our goal is to always have support for our projects and we design these projects to that goal to the best of our ability. Our dealings with CUFNA have been exemplary of this type of community-focused design.

Since June 2021 we have been corresponding with CUFNA and we have attended most every CUFNA monthly meeting since to provide updates and progress. We have gone through a total of 6 site plans to try and accommodate the concerns expressed at those meetings. Those changes include:

- Scaling down the size and density of the project, in particular forgoing the development of the NEC of McMicken and Marshall all together
- Working with the University of Cincinnati shuttle division to ensure adequate transportation to and from the site
- Working with ArtsWorks Cincinnati to both relocate the existing murals and ensure future murals on the site
- Completely changes the elevations/façade designs
- Worked with the Cincinnati DOT to create traffic calming and increased pedestrian safety along Central Parkway
- Provided additional landscaping screening

Moreover, we have made ourselves available and answered all questions/concerns in an honest and timely manner.

Our current understanding from Tuesday night's meeting is that CUFNA's primary remaining comment is the parking, specifically the surface parking lot on the east side of Central Parkway. It is CUFNA's desire to have the buildings built on top of podium-designed structured parking. I'd like to address this concern in three parts.

1. CUFNA's wish that we put the buildings on the east side of Central on a podium is in opposition to their stated goals of community and neighborhood along Central Parkway. Our intent is to build an urban pedestrian way along both sides of Central Parkway with unit patios addressing the sidewalk and promoting the connection between our project and the neighborhood. We feel that buildings with the first floor twelve feet above the street (on top of a parking podium) will provide the opposite effect.
2. We have discussed how it is our business strategy to make this project competitive and more affordable than the high-density projects that are built directly next to campus. In order to do that, in order to keep our rental rates competitive, we simply can't afford to build a high-density, structured-parking project. Furthermore, podium-style parking, or tucked-under parking, is the most expensive kind of structured parking. This site is already a difficult site due to the topography and the amount of slope and retaining walls we must contend with. Redesigning the project to include podium parking is simply untenable.
3. At the in-person CUFNA meeting on November 17, 2021, I provided the (attached) site plans that we are calling "Phase II" of this project. As you are aware, the sellers of this property own additional parcels of land to the north and to the east of the subject property. We are in confidential negotiations to purchase additional properties as part of a "Phase II" of this development. This is something that we will have to go back to the City for, at a later date, to get approval to build. We are not in a position at this point to move forward with any design approvals for a Phase II, but the strategy for this additional phase is to complete the build-out along Central Parkway with another building that would take the place of the surface parking lot proposed in this current "Phase I." As part of this Phase II strategy we would work on additional parking on this additional purchased land. I believe once CUFNA takes into account this Phase II building, we will have addressed the overall concern about the surface parking lot along Central Parkway and maintained that street-front engagement that is indicative of a neighborhood setting.

In closing, it is very difficult to design a project that meets all stakeholders' approval, but Fountain Residential Partners and our design team have taken great steps in trying to create a project that CUFNA and the City of Cincinnati can be proud of. The University of Cincinnati is an important and growing institution. We understand and appreciate the historic neighborhoods in the area and the permanent residents that call these neighborhoods home. With the new construction of well-located, quality, well-managed housing, these historic neighborhoods can continue to thrive and maintain their single-family character while providing essential for-rent housing for a growing contingent of Cincinnati residents.

As always, I'm available for questions and comments.

Regards,

**Trevor C. Tollett**

Executive Vice President

**Fountain Residential Partners**

2626 Cole Avenue, Suite 620

Dallas, Texas 75204

Main 972.861.5080

Direct 972.861.5083

Mobile 214.727.6402

[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

## Dingler-Marshall, Ashlee

---

**From:** Trevor Tollett <ttollett@fountainresidential.com>  
**Sent:** Wednesday, January 5, 2022 5:50 PM  
**To:** David VonderBrink  
**Cc:** Dingler-Marshall, Ashlee  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Ashlee –

I apologize for my late response. Yes, Sidney Nation and I have talked and emailed back and forth about the project.

She is traveling this week but we are set to discuss more detail on how we can work together next week.

No later than close of business tomorrow I'm going to copy you on an email to CUFNA about where we stand with them. Note we have been working with them since June of last year.

I'm available to chat about anything and everything if you so desire. Full contact information is below.

Regards,

**Trevor C. Tollett**  
Executive Vice President  
**Fountain Residential Partners**  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204  
Main 972.861.5080  
Direct 972.861.5083  
Mobile 214.727.6402  
[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

**From:** David VonderBrink <dvonderbrink@elevar.com>  
**Sent:** Monday, January 3, 2022 11:08 AM  
**To:** Trevor Tollett <ttollett@fountainresidential.com>  
**Subject:** FW: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Trevor,

Please see the email below from Ashlee Dingler-Marshall with the City of Cincinnati. Are you able to provide additional information regarding conversations with Sidney Nation, with the Camp Washington Community Board?

Thanks!

David VonderBrink, RA | Senior Architect  
Elevar Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 745-6715  
F: (513) 721-0611

[www.elevar.com](http://www.elevar.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Wednesday, December 22, 2021 4:33 PM  
**To:** David VonderBrink  
**Cc:** Weaver, James  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Thanks, David. I put in a request, via the instructions on the CUFNA website, and I'll follow up with you in case I still need virtual meeting access closer to the meeting date.

I report engagement information in my staff report to City Planning Commission. At the staff conference, the Developer's rep, Trevor, responded to questions and an invitation to collaborate from Executive Director of Camp Washington Community Board, Sidney Nation. She shared concerns about pedestrian connections, safety, walkability, and a desire to collaborate in key neighborhood program initiatives, such as opportunities for the artistic community. Are you able to share whether anything ever came of those conversations?

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Sent:** Tuesday, December 21, 2021 10:50 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Hi Ashlee and James,

It's a pleasure to meet you (at least virtually). Greg mentioned that you would like to attend the next CUFNA meeting? This is scheduled for Tuesday, January 4<sup>th</sup> at 7:00pm. I plan to attend in person but I believe a virtual meeting will be available. If for some reason it is not already setup, I will setup a virtual meeting and send out an invite so that those who cannot attend in person can be a part of the discussion.

In the meantime, please let me know if you need anything else from me or the ownership team.

Thanks!

David VonderBrink, RA | Senior Architect  
Elevar Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600

D: (513) 745-6715  
F: (513) 721-0611

[www.elevar.com](http://www.elevar.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Tuesday, December 21, 2021 8:50 AM  
**To:** Greg Otis  
**Cc:** Weaver, James; David VonderBrink  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Thank you for the update, and it has been a pleasure working with you! I wish you the best of luck in your endeavors. I look forward to connecting with Dave for future updates.

Best regards,

**Ashlee Dingler - Marshall** | City Planner  
City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)



**From:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Sent:** Friday, December 17, 2021 11:10 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Ashlee:

Thank you for this schedule clarification. You will have building materials and revised landscape documents well in advance of 1/7. I will drop by a flash drive with the video we discussed regarding the new parking lot screen hedgerow. The developer has assured us that he will gladly speak to both the construction value and anticipated rental rate range during the upcoming hearings.

Additionally, I'd like to inform you and James that I will be leaving Elevar effective 12/31. The application is now in the very capable hands of Dave VonderBrink (copied here), who is also well known to the Planning staff and familiar with the PD approval process. Dave and Trevor Tollett (Fountain Residential Partners) will be meeting with CUFNA in January to further the pursuit of alignment with them in advance of the Planning Commission hearing.

Cheers to you both for the holidays and into the New Year.

Greg Otis, AIA | Senior Vice President- Strategic Planning  
Elevar Design Group Cincinnati  
555 Carr St.



Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 744-2977  
F: (513) 721-0611  
C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Friday, December 17, 2021 10:22 AM  
**To:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Thanks for your call today. I forgot to mention one thing - if your PD application goes to the 1/21 City Planning Commission meeting (this is what we anticipate), I send mailed notice of the meeting two weeks prior to the meeting date – in this case, 1/7. We would like to have those outstanding materials (highlighted) we discussed for the Final Development Plan before that date for the concurrent application:

(e) Schematic Building Plans. Plans showing building footprints, schematic floor plans and exterior elevations and **types of building materials**. - for updated design submission (updated elevation drawings and some written indication about the change in building materials for clarity)

(f) Landscape Plans. Landscaping plans showing the placement of trees, shrubs, ground cover and associated structures and improvements, including **specifications, species and quantities**. – Updated Landscape plan with specifications, species, and quantities for updated hedges/shrubs to mask surface parking

While it is not required, we appreciate your willingness to provide a construction value (reflective of the final development plan), that may be included with the application for the staff report.

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Sent:** Wednesday, December 8, 2021 1:28 PM

**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

External Email Communication

Ashlee/James:

I've mentioned to you both and Katherine that we have been proactive in our outreach to CUFNA and Camp Wash Community Council. More so with CUFNA. During meetings CUFNA has raised pretty strong objection to the developer's Architect's "band-board," faux Italianate style that is currently in the renderings. The developer has engage Elevar to redesign the facades to bring authenticity and integrity to the design than simply an "old-west stage set" (their words).

I know CUFNA has no design-approval authority, but we *are* advancing a new exterior design that does not change the site or interior design in any way. Nor does it change the % of material usage on the facades.

My intention here is to make you aware of the effort, and to highlight the design of the exterior of the buildings are representative, not final.

Greg Otis, AIA | Senior Vice President- Strategic Planning  
Elevar Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 744-2977  
F: (513) 721-0611  
C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Wednesday, December 8, 2021 11:09 AM  
**To:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Please see the attached presentation. Change in presentation plans – I will run through slides 1-11 (process stuff) and, if it is okay with you, please take slides 12-20. Your slides cover the development details. I'll wrap it up with next steps and my contact information.

Thank you.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



Ashlee

**From:** Dingler-Marshall, Ashlee  
**Sent:** Thursday, December 2, 2021 12:07 PM  
**To:** 'gotis@elevar.com' <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Subject:** 1001 Marshall Avenue Planned Development Staff Conference

Greg,

You are receiving this email because you requested to join an upcoming Public Staff Conference. Please use the information in this email, below, to access the meeting. Please do not share the link. If you know someone that is interested in participating in the meeting, please have them email me at [ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) to RSVP no later than 24 hours before the meeting start time.

Thank you!

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement Two Centennial Plaza | 805 Central Avenue, Suite 720  
| Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)

---

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this Public Staff Conference will be conducted using video-conferencing technology. This meeting will be closed to in-person attendance to comply with social distancing requirements. The link below will allow you to join this meeting using the Zoom website. Please note that you will be muted when you join the meeting. Department of City Planning staff will facilitate and unmute participants throughout the meeting. It is important that each participant familiarize themselves with the Zoom video-conferencing technology BEFORE joining the meeting. Participants are strongly encouraged to visit the following link to join a test Zoom meeting - <https://zoom.us/test>. The test Zoom meeting will allow participants to ensure that all audio and video components are working properly on your computer or device. All desktop/laptop computers, tablets, and smartphones with internet access can join and participate in the hearing. Participants may also visit the Zoom Support Center to learn more about Zoom video-conferencing – <https://support.zoom.us/hc/en-us>.

[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) is inviting you to a scheduled Zoom meeting.

Topic: 1001 Marshall Planned Development Staff Conference  
Time: Dec 8, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://cincinnati-oh.zoom.us/j/87973463868?pwd=QllyUIBENkkwYjdGTXp0cWRRMXIVQT09>

Meeting ID: 879 7346 3868  
Passcode: 596878

One tap mobile

+13017158592,,87973463868# US (Washington DC)

+13126266799,,87973463868# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 879 7346 3868

Find your local number: <https://cincinnati-oh.zoom.us/j/87973463868>

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



## Dingler-Marshall, Ashlee

---

**From:** Trevor Tollett <ttollett@fountainresidential.com>  
**Sent:** Thursday, January 6, 2022 11:08 AM  
**To:** carolinesueyoung@gmail.com; cintiwood13@gmail.com; jack3cin@gmail.com; mary.h.singler@gmail.com; jenniferraemartin@gmail.com; hesstwin@hotmail.com; jwstork@gmail.com; francem@ucmail.uc.edu; clloyd000@fuse.net; andrea.schwallie@gmail.com; zieglerl@fuse.net  
**Cc:** David VonderBrink; Brent Little; Stuart Roosth (stuart@roostharch.com); Spoor, Richard C.; Dingler-Marshall, Ashlee; Tepe, Thomas M., Jr.  
**Subject:** [External Email] CUFNA/Fountain Residential Partners - Central Parkway/Marshall  
**Attachments:** COLOR site flat.pdf; PHASE II SITE.pdf

External Email Communication

CUFNA:

Due to technical difficulties I am sorry I was unable to be in virtual attendance in a meaningful way Tuesday night, but I do want to thank all of you for the time you've afforded us over the past several months as we have navigated this design process for our proposed multifamily development at Central Parkway and Marshall/McMicken.

I and the principals of my firm has been developing these kinds of projects across the country for two decades and we have met with many neighborhood and civic associations. We do this because we sincerely care about the input and support of the communities we build in. Our goal is to always have support for our projects and we design these projects to that goal to the best of our ability. Our dealings with CUFNA have been exemplary of this type of community-focused design.

Since June 2021 we have been corresponding with CUFNA and we have attended most every CUFNA monthly meeting since to provide updates and progress. We have gone through a total of 6 site plans to try and accommodate the concerns expressed at those meetings. Those changes include:

- Scaling down the size and density of the project, in particular forgoing the development of the NEC of McMicken and Marshall all together
- Working with the University of Cincinnati shuttle division to ensure adequate transportation to and from the site
- Working with ArtsWorks Cincinnati to both relocate the existing murals and ensure future murals on the site
- Completely changes the elevations/façade designs
- Worked with the Cincinnati DOT to create traffic calming and increased pedestrian safety along Central Parkway
- Provided additional landscaping screening

Moreover, we have made ourselves available and answered all questions/concerns in an honest and timely manner.

Our current understanding from Tuesday night's meeting is that CUFNA's primary remaining comment is the parking, specifically the surface parking lot on the east side of Central Parkway. It is CUFNA's desire to have the buildings built on top of podium-designed structured parking. I'd like to address this concern in three parts.

- 1) CUFNA's wish that we put the buildings on the east side of Central on a podium is in opposition to their stated goals of community and neighborhood along Central Parkway. Our intent is to build an urban pedestrian way along both sides of Central Parkway with unit patios addressing the sidewalk and promoting the connection between our project and the neighborhood. We feel that buildings with the first floor twelve feet above the street (on top of a parking podium) will provide the opposite effect.

- 2) We have discussed how it is our business strategy to make this project competitive and more affordable than the high-density projects that are built directly next to campus. In order to do that, in order to keep our rental rates competitive, we simply can't afford to build a high-density, structured-parking project. Furthermore, podium-style parking, or tucked-under parking, is the most expensive kind of structured parking. This site is already a difficult site due to the topography and the amount of slope and retaining walls we must contend with. Redesigning the project to include podium parking is simply untenable.
  
- 3) At the in-person CUFNA meeting on November 17, 2021, I provided the (attached) site plans that we are calling "Phase II" of this project. As you are aware, the sellers of this property own additional parcels of land to the north and to the east of the subject property. We are in confidential negotiations to purchase additional properties as part of a "Phase II" of this development. This is something that we will have to go back to the City for, at a later date, to get approval to build. We are not in a position at this point to move forward with any design approvals for a Phase II, but the strategy for this additional phase is to complete the build-out along Central Parkway with another building that would take the place of the surface parking lot proposed in this current "Phase I." As part of this Phase II strategy we would work on additional parking on this additional purchased land. I believe once CUFNA takes into account this Phase II building, we will have addressed the overall concern about the surface parking lot along Central Parkway and maintained that street-front engagement that is indicative of a neighborhood setting.

In closing, it is very difficult to design a project that meets all stakeholders' approval, but Fountain Residential Partners and our design team have taken great steps in trying to create a project that CUFNA and the City of Cincinnati can be proud of. The University of Cincinnati is an important and growing institution. We understand and appreciate the historic neighborhoods in the area and the permanent residents that call these neighborhoods home. With the new construction of well-located, quality, well-managed housing, these historic neighborhoods can continue to thrive and maintain their single-family character while providing essential for-rent housing for a growing contingent of Cincinnati residents.

As always, I'm available for questions and comments.

Regards,

**Trevor C. Tollett**  
Executive Vice President  
**Fountain Residential Partners**  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204  
Main 972.861.5080  
Direct 972.861.5083  
Mobile 214.727.6402  
[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)



## Dingler-Marshall, Ashlee

---

**From:** Jack Martin <jack3cin@gmail.com>  
**Sent:** Thursday, January 6, 2022 2:32 PM  
**To:** Charles Kussmaul  
**Cc:** Trevor Tollett; carolinesueyoung@gmail.com; mary.h.singler@gmail.com; jenniferraemartin@gmail.com; hesstwin@hotmail.com; jwstork@gmail.com; francem@ucmail.uc.edu; cloyd000@fuse.net; andrea.schwallie@gmail.com; zieglerl@fuse.net; David VonderBrink; Brent Little; Stuart Roosth (stuart@roostharch.com); Spoor, Richard C.; Dingler-Marshall, Ashlee; Tepe, Thomas M., Jr.  
**Subject:** [External Email] Re: CUFNA/Fountain Residential Partners - Central Parkway/Marshall

External Email Communication

Trevor et al -

I'd like to clarify what I see as our major objection and how it affects the proposal to park under the buildings.

While we are fundamentally opposed to surface parking lots, we understand that they are the least expensive way to store vehicles. We really have no objection at all to the parking at the rear of the buildings on the west side of Central Parkway. We do want that parking to be visually screened from the Parkway.

We are opposed to the large expanse of parking on the east side of Central Parkway. Even if totally screened with landscaping, etc., the parking is a major, and likely permanent, void between your project and our neighborhood. If not planned for, and designed into the project, that parking/void will remain until the need to store personal vehicles goes away. Having said that, where did the parking go to provide for the Phase II building in the above attachments? Off site?

The reason for proposing that parking be put under the buildings is to make additional land available for future development - Phase II, etc. I, like you, would not want to see the residences 12' above the sidewalk, but some vertical separation would be appropriate. I don't have access to all of your drawings, but I am not seeing that the units engage with the street. All entrances to the buildings appear to be at the ends or rear, and from the parking lots, with entrances to all units from central corridors. Central Parkway is not really an "urban" street. There are no amenities to attract pedestrians anywhere nearby on the Parkway. Granted, it can be a pleasant place to walk, but that walking is an end in itself, and students generally don't make up a large portion of the demographic of "recreational walkers".

Our biggest objection is to the surface parking built into the hill below McMicken Street. McMicken is a neighborhood street and we would like for your project to engage and integrate with our neighborhood. While the proposed hedge will screen the parking, it will never screen the fact that it is a large void in the streetscape and it will likely be permanent. If this parking were to be placed beneath buildings, it would not only allow for the proposed Phase II, it would allow for a future Phase to address McMicken Street and actually activate the neighborhood. It also should be recognized that the cost of excavation into the hillside, and the cost of the retaining wall could be eliminated and applied to structured parking below the buildings.

I hope I've done an adequate job of clarifying our position. Please understand that we truly want to see a development here, and understand that the current greenspace was never intended to be anything but an aesthetic placeholder for future development - for that, we are grateful to the Sansalones. We also would like to positively acknowledge the time that Greg, and now Dave, have spent with us and how they have listened to our concerns - most of which have been addressed. We understand that projects like this have time constraints (school schedules!), and that we will do what it takes to work with you on this project.

These are mostly my thoughts, but I think they generally express the feelings of the CUF Neighborhood Association. Each of us, I'm sure, have differing opinions about the design, both urban and architectural, but I wanted to address our major concern, because it is mostly irreversible if implemented.

Thanks! - Jack

On Thu, Jan 6, 2022 at 11:17 AM Charles Kussmaul <[cintiwood13@gmail.com](mailto:cintiwood13@gmail.com)> wrote:

Hello, Trevor

I too am sorry that the communications would not work properly.

We are aware of your efforts to design a development more in keeping with the needs and aesthetics of our neighborhood. Just as you have certain criteria that allow you to move only a certain amount, we also have criteria. We do hope for a middle ground that we can all agree to.

Thanks,  
Chip

On Thu, Jan 6, 2022 at 11:07 AM Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)> wrote:

CUFNA:

Due to technical difficulties I am sorry I was unable to be in virtual attendance in a meaningful way Tuesday night, but I do want to thank all of you for the time you've afforded us over the past several months as we have navigated this design process for our proposed multifamily development at Central Parkway and Marshall/McMicken.

I and the principals of my firm has been developing these kinds of projects across the country for two decades and we have met with many neighborhood and civic associations. We do this because we sincerely care about the input and support of the communities we build in. Our goal is to always have support for our projects and we design these projects to that goal to the best of our ability. Our dealings with CUFNA have been exemplary of this type of community-focused design.

Since June 2021 we have been corresponding with CUFNA and we have attended most every CUFNA monthly meeting since to provide updates and progress. We have gone through a total of 6 site plans to try and accommodate the concerns expressed at those meetings. Those changes include:

- Scaling down the size and density of the project, in particular forgoing the development of the NEC of McMicken and Marshall all together
- Working with the University of Cincinnati shuttle division to ensure adequate transportation to and from the site
- Working with ArtsWorks Cincinnati to both relocate the existing murals and ensure future murals on the site
- Completely changes the elevations/façade designs
- Worked with the Cincinnati DOT to create traffic calming and increased pedestrian safety along Central Parkway
- Provided additional landscaping screening

Moreover, we have made ourselves available and answered all questions/concerns in an honest and timely manner.

Our current understanding from Tuesday night's meeting is that CUFNA's primary remaining comment is the parking, specifically the surface parking lot on the east side of Central Parkway. It is CUFNA's desire to have the buildings built on top of podium-designed structured parking. I'd like to address this concern in three parts.

1. CUFNA's wish that we put the buildings on the east side of Central on a podium is in opposition to their stated goals of community and neighborhood along Central Parkway. Our intent is to build an urban pedestrian way along both sides of Central Parkway with unit patios addressing the sidewalk and promoting the connection between our project and the neighborhood. We feel that buildings with the first floor twelve feet above the street (on top of a parking podium) will provide the opposite effect.
  
2. We have discussed how it is our business strategy to make this project competitive and more affordable than the high-density projects that are built directly next to campus. In order to do that, in order to keep our rental rates competitive, we simply can't afford to build a high-density, structured-parking project. Furthermore, podium-style parking, or tucked-under parking, is the most expensive kind of structured parking. This site is already a difficult site due to the topography and the amount of slope and retaining walls we must contend with. Redesigning the project to include podium parking is simply untenable.
  
3. At the in-person CUFNA meeting on November 17, 2021, I provided the (attached) site plans that we are calling "Phase II" of this project. As you are aware, the sellers of this property own additional parcels of land to the north and to the east of the subject property. We are in confidential negotiations to purchase additional properties as part of a "Phase II" of this development. This is something that we will have to go back to the City for, at a later date, to get approval to build. We are not in a position at this point to move forward with any design approvals for a Phase II, but the strategy for this additional phase is to complete the build-out along Central Parkway with another building that would take the place of the surface parking lot proposed in this current "Phase I." As part of this Phase II strategy we would work on additional parking on this additional purchased land. I believe once CUFNA takes into account this Phase II building, we will have addressed the overall concern about the surface parking lot along Central Parkway and maintained that street-front engagement that is indicative of a neighborhood setting.

In closing, it is very difficult to design a project that meets all stakeholders' approval, but Fountain Residential Partners and our design team have taken great steps in trying to create a project that CUFNA and the City of Cincinnati can be proud of. The University of Cincinnati is an important and growing institution. We understand and appreciate the historic neighborhoods in the area and the permanent residents that call these neighborhoods home. With the new construction of well-located, quality, well-managed housing, these historic neighborhoods can continue to thrive and maintain their single-family character while providing essential for-rent housing for a growing contingent of Cincinnati residents.

As always, I'm available for questions and comments.

Regards,

**Trevor C. Tollett**

Executive Vice President

**Fountain Residential Partners**

2626 Cole Avenue, Suite 620

Dallas, Texas 75204

Main 972.861.5080

Direct 972.861.5083

Mobile 214.727.6402

[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

--

Jack Martin

M: 513-484-5067

E: [jack3cin@gmail.com](mailto:jack3cin@gmail.com)

## Dingler-Marshall, Ashlee

---

**From:** CAROLYN YOUNG <carolinesueyoung@gmail.com>  
**Sent:** Tuesday, January 11, 2022 11:13 AM  
**To:** Dingler-Marshall, Ashlee  
**Subject:** Re: [External Email] Re: CUFNA/Fountain Residential Partners - Central Parkway/Marshall  
**Attachments:** image001.jpg

Yes, please add these comments to the report.

Thanks,

Carolyn

On Thu, Jan 6, 2022, 3:51 PM Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)> wrote:

Carolyn,

Thank you for your comments.

Would you like me to add these as part of your written comment to the staff report?

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** CAROLYN YOUNG <[carolinesueyoung@gmail.com](mailto:carolinesueyoung@gmail.com)>

**Sent:** Thursday, January 6, 2022 3:49 PM

**To:** Jack Martin <[jack3cin@gmail.com](mailto:jack3cin@gmail.com)>

**Cc:** Charles Kusssmaul <[cintiwood13@gmail.com](mailto:cintiwood13@gmail.com)>; Mary Singler <[mary.h.singler@gmail.com](mailto:mary.h.singler@gmail.com)>; Jenn Martin <[jenniferraemartin@gmail.com](mailto:jenniferraemartin@gmail.com)>; [hesstwin@hotmail.com](mailto:hesstwin@hotmail.com); John Stork CUF <[jwstork@gmail.com](mailto:jwstork@gmail.com)>; Maureen (francem) France <[francem@ucmail.uc.edu](mailto:francem@ucmail.uc.edu)>; Craig Lloyd <[clloyd000@fuse.net](mailto:clloyd000@fuse.net)>; andrea schwallie <[andrea.schwallie@gmail.com](mailto:andrea.schwallie@gmail.com)>; linda ziegler <[zieglerl@fuse.net](mailto:zieglerl@fuse.net)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>; Brent Little <[blittle@fountainresidential.com](mailto:blittle@fountainresidential.com)>; Stuart Roosth ([stuart@roostharch.com](mailto:stuart@roostharch.com)) <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; Tepe, Thomas M., Jr. <[TTEPE@kmklaw.com](mailto:TTEPE@kmklaw.com)>

**Subject:** [External Email] Re: CUFNA/Fountain Residential Partners - Central Parkway/Marshall

External Email Communication

I'm on-point with Jack's response to Trevor's letter, also the elimination of the original Phase III (McMicken and Marshall NE corner) wasn't on behalf of a direct request by the CUFNA but by default due to the hillside overlay constraints/expenses. I also don't recall anyone from CUFNA asking for patios or other socializing areas along "Central Parkway", again I think that resulted as (1) a design response to our criticism of the enormous amount of surface parking lots and (2) an Out-of-State Developer who doesn't understand the history and dynamics of our City and Neighborhood.

Sincerely,

Carolyn

On Thu, Jan 6, 2022, 2:31 PM Jack Martin <[jack3cin@gmail.com](mailto:jack3cin@gmail.com)> wrote:

Trevor et al -

I'd like to clarify what I see as our major objection and how it affects the proposal to park under the buildings.

While we are fundamentally opposed to surface parking lots, we understand that they are the least expensive way to store vehicles. We really have no objection at all to the parking at the rear of the buildings on the west side of Central Parkway. We do want that parking to be visually screened from the Parkway.

We are opposed to the large expanse of parking on the east side of Central Parkway. Even if totally screened with landscaping, etc., the parking is a major, and likely permanent, void between your project and our neighborhood. If not planned for, and designed into the project, that parking/void will remain until the need to store personal vehicles



goes away. Having said that, where did the parking go to provide for the Phase II building in the above attachments?  
Off site?

The reason for proposing that parking be put under the buildings is to make additional land available for future development - Phase II, etc. I, like you, would not want to see the residences 12' above the sidewalk, but some vertical separation would be appropriate. I don't have access to all of your drawings, but I am not seeing that the units engage with the street. All entrances to the buildings appear to be at the ends or rear, and from the parking lots, with entrances to all units from central corridors. Central Parkway is not really an "urban" street. There are no amenities to attract pedestrians anywhere nearby on the Parkway. Granted, it can be a pleasant place to walk, but that walking is an end in itself, and students generally don't make up a large portion of the demographic of "recreational walkers".

Our biggest objection is to the surface parking built into the hill below McMicken Street. McMicken is a neighborhood street and we would like for your project to engage and integrate with our neighborhood. While the proposed hedge will screen the parking, it will never screen the fact that it is a large void in the streetscape and it will likely be permanent. If this parking were to be placed beneath buildings, it would not only allow for the proposed Phase II, it would allow for a future Phase to address McMicken Street and actually activate the neighborhood. It also should be recognized that the cost of excavation into the hillside, and the cost of the retaining wall could be eliminated and applied to structured parking below the buildings.

I hope I've done an adequate job of clarifying our position. Please understand that we truly want to see a development here, and understand that the current greenspace was never intended to be anything but an aesthetic placeholder for future development - for that, we are grateful to the Sansalones. We also would like to positively acknowledge the time that Greg, and now Dave, have spent with us and how they have listened to our concerns - most of which have been addressed. We understand that projects like this have time constraints (school schedules!), and that we will do what it takes to work with you on this project.

These are mostly my thoughts, but I think they generally express the feelings of the CUF Neighborhood Association. Each of us, I'm sure, have differing opinions about the design, both urban and architectural, but I wanted to address our major concern, because it is mostly irreversible if implemented.

Thanks! - Jack

On Thu, Jan 6, 2022 at 11:17 AM Charles Kussmaul <[cintiwood13@gmail.com](mailto:cintiwood13@gmail.com)> wrote:

Hello, Trevor

I too am sorry that the communications would not work properly.

We are aware of your efforts to design a development more in keeping with the needs and aesthetics of our neighborhood. Just as you have certain criteria that allow you to move only a certain amount, we also have criteria. We do hope for a middle ground that we can all agree to.

Thanks,

Chip

On Thu, Jan 6, 2022 at 11:07 AM Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)> wrote:

CUFNA:

Due to technical difficulties I am sorry I was unable to be in virtual attendance in a meaningful way Tuesday night, but I do want to thank all of you for the time you've afforded us over the past several months as we have navigated this design process for our proposed multifamily development at Central Parkway and Marshall/McMicken.

I and the principals of my firm has been developing these kinds of projects across the country for two decades and we have met with many neighborhood and civic associations. We do this because we sincerely care about the input and support of the communities we build in. Our goal is to always have support for our projects and we design these projects to that goal to the best of our ability. Our dealings with CUFNA have been exemplary of this type of community-focused design.

Since June 2021 we have been corresponding with CUFNA and we have attended most every CUFNA monthly meeting since to provide updates and progress. We have gone through a total of 6 site plans to try and accommodate the concerns expressed at those meetings. Those changes include:

- Scaling down the size and density of the project, in particular forgoing the development of the NEC of McMicken and Marshall all together
- Working with the University of Cincinnati shuttle division to ensure adequate transportation to and from the site
- Working with ArtsWorks Cincinnati to both relocate the existing murals and ensure future murals on the site
- Completely changes the elevations/façade designs
- Worked with the Cincinnati DOT to create traffic calming and increased pedestrian safety along Central Parkway
- Provided additional landscaping screening

Moreover, we have made ourselves available and answered all questions/concerns in an honest and timely manner.

Our current understanding from Tuesday night's meeting is that CUFNA's primary remaining comment is the parking, specifically the surface parking lot on the east side of Central Parkway. It is CUFNA's desire to have the buildings built on top of podium-designed structured parking. I'd like to address this concern in three parts.

1. CUFNA's wish that we put the buildings on the east side of Central on a podium is in opposition to their stated goals of community and neighborhood along Central Parkway. Our intent is to build an urban pedestrian way along both sides of Central Parkway with unit patios addressing the sidewalk and promoting the connection between our project and the neighborhood. We feel that buildings with the first floor twelve feet above the street (on top of a parking podium) will provide the opposite effect.
2. We have discussed how it is our business strategy to make this project competitive and more affordable than the high-density projects that are built directly next to campus. In order to do that, in order to keep our rental rates competitive, we simply can't afford to build a high-density, structured-parking project. Furthermore, podium-style parking, or tucked-under parking, is the most expensive kind of structured parking. This site is already a difficult site due to the topography and the amount of slope and retaining walls we must contend with. Redesigning the project to include podium parking is simply untenable.
3. At the in-person CUFNA meeting on November 17, 2021, I provided the (attached) site plans that we are calling "Phase II" of this project. As you are aware, the sellers of this property own additional parcels of land to the north and to the east of the subject property. We are in confidential negotiations to purchase additional properties as part of a "Phase II" of this development. This is something that we will have to go back to the City for, at a later date, to get approval to build. We are not in a position at this point to move forward with any design approvals for a Phase II, but the strategy for this additional phase is to complete the build-out along Central Parkway with another building that would take the place of the surface parking lot proposed in this current "Phase I." As part of this Phase II strategy we would work on additional parking on this additional purchased land. I believe once CUFNA takes into account this Phase II building, we will have addressed the overall concern about the surface parking lot along Central Parkway and maintained that street-front engagement that is indicative of a neighborhood setting.

In closing, it is very difficult to design a project that meets all stakeholders' approval, but Fountain Residential Partners and our design team have taken great steps in trying to create a project that CUFNA and the City of Cincinnati can be proud of. The University of Cincinnati is an important and growing institution. We understand and appreciate the historic neighborhoods in the area and the permanent residents that call these neighborhoods home. With the new construction of well-located, quality, well-managed housing, these historic neighborhoods can continue to thrive and maintain their single-family character while providing essential for-rent housing for a growing contingent of Cincinnati residents.

As always, I'm available for questions and comments.

Regards,

**Trevor C. Tollett**

Executive Vice President

**Fountain Residential Partners**

2626 Cole Avenue, Suite 620

Dallas, Texas 75204

Main 972.861.5080

Direct 972.861.5083

Mobile 214.727.6402

[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

--

Jack Martin

M: 513-484-5067

E: [jack3cin@gmail.com](mailto:jack3cin@gmail.com)

## Dingler-Marshall, Ashlee

---

**From:** Trevor Tollett <ttollett@fountainresidential.com>  
**Sent:** Thursday, January 13, 2022 1:50 PM  
**To:** Dingler-Marshall, Ashlee; Spoor, Richard C.; David VonderBrink  
**Cc:** Weaver, James; Michael Seeger; Stuart Roosth; Tepe, Thomas M., Jr.; Kreider, Kenneth P.; Brent Little  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Thank you. Understood.

Please see my below response to construction schedule in **RED**. Let me know if you need additional information on the construction schedule aspect of this application.

Regards,

**Trevor C. Tollett**  
Executive Vice President  
**Fountain Residential Partners**  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204  
Main 972.861.5080  
Direct 972.861.5083  
Mobile 214.727.6402  
[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

**From:** Dingler-Marshall, Ashlee <ashlee.dingler-marshall@cincinnati-oh.gov>  
**Sent:** Thursday, January 13, 2022 12:41 PM  
**To:** Trevor Tollett <ttollett@fountainresidential.com>; Spoor, Richard C. <rcspoor@kmklaw.com>; David VonderBrink <dvonderbrink@elevar.com>  
**Cc:** Weaver, James <James.Weaver@cincinnati-oh.gov>; Michael Seeger <mls@choiceoneengineering.com>; Stuart Roosth <stuart@roostharch.com>; Tepe, Thomas M., Jr. <TTEPE@KMKLAW.com>; Kreider, Kenneth P. <KPKreider@KMKLAW.com>; Brent Little <blittle@fountainresidential.com>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Trevor,

Thanks for your email.

Mailed notice of the City Planning Commission meeting would go out on 1/21/22 by noon. We would hope you would be able to address the outstanding issues for your Concept Plan before that date.

For your submissions, our understanding from the Law Department is that you could update your Concept Plan to be general, as long as your submitted documents that meet the requirements outlined in Chapter 1429 "Planned Development Districts" of the Cincinnati Zoning Code. Again, as a friendly reminder, if there is a major amendment to an approved Concept Plan (Section 1429-12 of the Cincinnati Zoning Code), this will trigger a subsequent zoning process that would require additional legislation. Along with your Concept Plan, you could also choose to proceed with the Hallmar Avenue vacation and sale with conditions.

Ideally, we recommend that you would resolve the concerns from MSD, DOTE, and Law regarding the slope and sewer easements, as well as the outstanding issues with the vacation of Hallmar Avenue before we take it all to CPC. We have CPC meetings the first and third Friday of each month. At this time, we don't want to commit to a date until we have reviewed any new and/or updated documents that you may plan on submitting to us.

Lastly, as indicated in the email I sent yesterday in response to Richard Spoor, we still need construction schedule information for the Concept Plan requirement (Section 1429-09, Cincinnati Zoning Code)

1. Schedule. Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period. **The total site is to be developed in one phase. The concept plan – the architectural and engineering site plans that we are submitting – will be built at one time. The construction start date will be determined by the date on which we (hopefully) get approved by City Council. We will then start producing permit level drawings. The goal is to have a certificate of occupancy and resident move in come August 2024. Ideally, we would get starting with construction on this project in late summer, or early fall 2022.**

a. When do you plan to start and finish construction of Phase 1?

b. When are you scheduling Phase II (if there is one)? **We do not currently have a Phase II that is in the works. We have concept plans that we have begun batting around, but nothing definitive. We will not be submitting any additional plans, for any additional properties in the area, for at least until after this current plan is approved.**

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>

**Sent:** Wednesday, January 12, 2022 6:36 PM

**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>; Brent Little <[blittle@fountainresidential.com](mailto:blittle@fountainresidential.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Ashlee –

What is the cutoff date that we need to hit for us to make the February 4<sup>th</sup> Planning Commission hearing? We are on a short timeframe for development approvals.



We have been working diligently to get these two remaining comments to you. We have a call with the City's law department and DOT this Friday. It has been difficult to pin the correct folks down to discuss the slope easement.

We will be working with MSD this week and next to propose our new sewer outlay. Our engineers have done the required diligence, so this should not be an issue, but obviously we do not want to fully engineer/design the system until we have planning approvals.

It is our understanding that these two issues are the only comments remaining that are withholding us from the Planning Commission hearing on January 21<sup>st</sup>.

We very much appreciate all your work and communication.

Regards,

**Trevor C. Tollett**  
Executive Vice President  
**Fountain Residential Partners**  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204  
Main 972.861.5080  
Direct 972.861.5083  
Mobile 214.727.6402  
[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Wednesday, January 12, 2022 2:16 PM  
**To:** Dinger-Marshall, Ashlee <[ashlee.dinger-marshall@cincinnati-oh.gov](mailto:ashlee.dinger-marshall@cincinnati-oh.gov)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Ashlee,

Thanks for following up on the meeting on the 21<sup>st</sup>. The applicant team understands and appreciates the Department's recommendation in this matter. We will continue to work through those issues and hope to present the proposal before Planning Commission at its meeting on February the 4<sup>th</sup>.

We will be in touch shortly with updates on the relevant issues outlined in your email. If you have any questions for me at this time, please let me know.

Thanks,

Richard

**Richard C. Spoor**  
Associate  
[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

# KMK | Law

**Keating Muething & Klekamp PLL**

One East 4th Street | Suite 1400 | Cincinnati, OH 45202

Direct: (513) 579-6449 | Fax: (513) 579-6457

[kmklaw.com](http://kmklaw.com) | [KMK on LinkedIn](#) | [KMK on Twitter](#)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Sent:** Wednesday, January 12, 2022 9:59 AM

**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mjs@choiceoneengineering.com](mailto:mjs@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Applicant Team,

You applied for concurrent review of a proposed Zone Change to Planned Development, Concept Plan, Development Statement, and Final Development Plan for 1001 Marshall Avenue. However, we understand that you would like to move forward with the Concept Plan, Development Statement, and proposed Zone Change, only, for review at the 1/21/22 City Planning Commission meeting. Our plan is to assist you through that process, but I am sharing the risks associated with moving forward with the Concept Plan at this point, rather than resolving the following prior to a City Planning Commission review. The outstanding issues for your Concept Plan include:

- All conditions related to the coordinated report for the Hallmar vacation haven't been satisfied. Some conditions could impact a PD concept plan (building location, setbacks, open space, etc.), which is important because you would need a major amendment to the concept plan if you need to move the locations of buildings closer to property lines due to an inability to resolve the issues below.
  - A sewer easement runs through the center of their site on both sides of Central Parkway, which would need to be rerouted and abandoned.
- Slope easements encumber the property along McMicken, Hallmar, and Marshall, among other locations.
  - The slopes and walls protect and support the streets and underground utilities in the area and could impact building location and setbacks, as well.

The Department of City Planning and Engagement would honor the request to move forward but does not recommend it at this time. If there is a major amendment to an approved Concept Plan (Section 1429-12 of the Cincinnati Zoning Code), due to any of the above, this will trigger a subsequent zoning process that would require additional legislation, including:

1. \$3,000 fee for an amended Concept Plan request
2. Coordinated Site Review for amended Concept Plan
3. Staff Conference for amended Concept Plan

We recommend you address these issues before going before City Planning Commission. If you should decide to move forward with your current application for the Zone Change, Concept, Plan and Development Statement, I will submit the general Site Plan that was submitted as the Concept Plan. Additionally, pursuant Section 1429-09 of the Cincinnati Zoning Code, **I am still in need of the following for your Concept Plan application:**

1. 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.
  - a. When do you plan to start and finish construction of Phase 1?
  - b. When are you scheduling Phase II (if there is one)?

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Monday, January 10, 2022 4:55 PM  
**To:** Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Ashlee,

I hope you had a nice weekend. I wanted to follow up on this communication from Trevor to verify that the concept plan and conditional approval are going to be on the agenda for Planning Commission this month. Please let me know at your convenience.

Best,

Richard

**Richard C. Spoor**  
Associate  
[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

**KMK | Law**

**Keating Muething & Klekamp PLL**  
One East 4th Street | Suite 1400 | Cincinnati, OH 45202

Direct: (513) 579-6449 | Fax: (513) 579-6457  
kmklaw.com | KMK on LinkedIn | KMK on Twitter

**From:** Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>

**Sent:** Friday, January 7, 2022 10:46 AM

**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

**Importance:** High

I am OK with the conditions.

Michael, we need to hear from you on the utility plans.

**Trevor C. Tollett**

Executive Vice President

**Fountain Residential Partners**

2626 Cole Avenue, Suite 620

Dallas, Texas 75204

Main 972.861.5080

Direct 972.861.5083

Mobile 214.727.6402

[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Sent:** Friday, January 7, 2022 8:56 AM

**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Richard,

I am required to mail 14 days' notice of a City Planning Commission meeting with your item on the agenda. The deadline for notice is this morning, and I cannot send it unless I can confirm the following:

Law shared that they spoke to you yesterday afternoon about moving the concept plan approval and vacation forward to Planning Commission on January 21, with appropriate conditions to address City concerns re: the vacation.

I need to know **ASAP** if the applicant is fine with those conditions or if they would prefer to hold everything for a later date.

Additionally, I heard from Trevor, and I am awaiting a response from Micheal for a utility plan that includes sewer for my staff report – my deadline for staff report is next Tuesday.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Thursday, January 6, 2022 9:57 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Thanks, Ashlee. I have reached out to Law and will again today.

**Richard C. Spoor**  
Associate  
[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

**KMK | Law**

**Keating Muething & Klekamp PLL**  
One East 4th Street | Suite 1400 | Cincinnati, OH 45202  
Direct: (513) 579-6449 | Fax: (513) 579-6457  
[kmklaw.com](http://kmklaw.com) | [KMK on LinkedIn](#) | [KMK on Twitter](#)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Thursday, January 6, 2022 9:55 AM  
**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Richard,

Thanks for your response.

As you mentioned in your plan of action for moving forward, the applicant must reach out to Real Estate, directly. Once the CR process is complete, Real Estate will tell us we can proceed with the proposed vacation of Hallmar, which should happen before proceeding with the Final Development Plan. If we can get that firmed up by Friday, 1/7/22, then we can keep the Final Development Plan on the agenda and add the vacation of Hallmar as a separate item on the same

agenda. If the vacation is not ready to go, we will need to hold off on the Final Development Plan until it is ready, but the zone change to Planned Development could still proceed.

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Tuesday, January 4, 2022 2:03 PM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Thanks, Ashlee.

Michael can give more details on his discussions with the various departments in addressing their responses to the CR. To give an overview, however, Michael and the team have been in touch with DOTE, MSD, and GCWW in connection with their CR conditions. In response to MSD, Michael and the team have been inspecting to the sewer on the property to fully map it out. In response to GCWW, we are waiting for flow numbers from an MEP engineer in connection with establishing a mainline extension route. In response to DOTE, we have received comments on the traffic study and should be returning a report shortly.

I will give Charles Martinez in law a call to discuss the on-going CR condition responses. I am hopeful that we can memorialize these conditions in the vacation documentation and clear the way for Planning Commission, since progress is being made on them and they were not objections. All the same, I will touch base with Law and circle back.

Best,

Richard

**Richard C. Spoor**



Associate  
[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

## KMK | Law

Keating Muething & Klekamp PLL

One East Fourth Street | Suite 1400 | Cincinnati, OH 45202 | [Map](#)

Direct: (513) 579-6449 | Fax: (513) 579-6457

[kmklaw.com](http://kmklaw.com) | [KMK on LinkedIn](#) | [KMK on Twitter](#)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Sent:** Tuesday, January 4, 2022 1:46 PM

**To:** David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>

**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Thanks, Dave and Richard.

In the event that Coordinated Report Process for Hallmar Avenue is not completed, my understanding is that we can move forward with the Zone Change review, Concept Plan, and Development Statement at the 1/21 City Planning Commission meeting, but we would have to prepare the Final Development Plan review for a later meeting date (based on when the Coordinated Report process is completed).

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Sent:** Tuesday, January 4, 2022 1:35 PM

**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>

**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Thanks Ashlee, and will do.

I am looping in the ownership and design team into this email. I was incorrect in assuming that Michael Seeger with Choice One was handling this. Richard Spoor with KMK Law should be able to chime in, if he sees these emails and is available to respond.

Thanks!

David VonderBrink, RA | Senior Architect  
Elevar Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 745-6715  
F: (513) 721-0611

[www.elevar.com](http://www.elevar.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Tuesday, January 04, 2022 1:25 PM  
**To:** David VonderBrink  
**Cc:** Weaver, James  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Thanks, Dave. Please get back to me about this as soon as you can.

I have received a note from the Legal Department, regarding the 1/21/22 City Planning Commission date:

*"Please provide an update on the status of the Hallmar vacation. Since there is the intent for a concurrent Concept/FDP the applicant needs to show appropriate property control."*

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Sent:** Tuesday, January 4, 2022 10:30 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Hi Ashlee,

Let me look into that and get back to you. I believe Michael Seeger with Choice One Engineering (Civil) has been leading that conversation, but I will confirm.

Thanks!

David VonderBrink, RA | Senior Architect  
Elevar Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 745-6715  
F: (513) 721-0611

[www.elevar.com](http://www.elevar.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Tuesday, January 04, 2022 10:28 AM  
**To:** David VonderBrink  
**Cc:** Weaver, James  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Dave,

Where are you all with the Coordinated Site Process for the vacation of Hallmar Avenue? Are you planning to have that reviewed at the 1/21 City Planning Commission, as well, or at a future date?

Ashlee

**From:** David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Sent:** Tuesday, December 21, 2021 10:50 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Hi Ashlee and James,

It's a pleasure to meet you (at least virtually). Greg mentioned that you would like to attend the next CUFNA meeting? This is scheduled for Tuesday, January 4<sup>th</sup> at 7:00pm. I plan to attend in person but I believe a virtual meeting will be available. If for some reason it is not already setup, I will setup a virtual meeting and send out an invite so that those who cannot attend in person can be a part of the discussion.

In the meantime, please let me know if you need anything else from me or the ownership team.

Thanks!

David VonderBrink, RA | Senior Architect  
Elevar Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 745-6715  
F: (513) 721-0611

[www.elevar.com](http://www.elevar.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Tuesday, December 21, 2021 8:50 AM  
**To:** Greg Otis

**Cc:** Weaver, James; David VonderBrink  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Thank you for the update, and it has been a pleasure working with you! I wish you the best of luck in your endeavors. I look forward to connecting with Dave for future updates.

Best regards,

**Ashlee Dingler - Marshall** | City Planner  
City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)



**From:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Sent:** Friday, December 17, 2021 11:10 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Ashlee:

Thank you for this schedule clarification. You will have building materials and revised landscape documents well in advance of 1/7. I will drop by a flash drive with the video we discussed regarding the new parking lot screen hedgerow. The developer has assured us that he will gladly speak to both the construction value and anticipated rental rate range during the upcoming hearings.

Additionally, I'd like to inform you and James that I will be leaving Elevar effective 12/31. The application is now in the very capable hands of Dave VonderBrink (copied here), who is also well known to the Planning staff and familiar with the PD approval process. Dave and Trevor Tollett (Fountain Residential Partners) will be meeting with CUFNA in January to further the pursuit of alignment with them in advance of the Planning Commission hearing.

Cheers to you both for the holidays and into the New Year.

Greg Otis, AIA | Senior Vice President- Strategic Planning  
Elevar Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 744-2977  
F: (513) 721-0611  
C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Friday, December 17, 2021 10:22 AM  
**To:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Thanks for your call today. I forgot to mention one thing - if your PD application goes to the 1/21 City Planning Commission meeting (this is what we anticipate), I send mailed notice of the meeting two weeks prior to the meeting date – in this case, 1/7. We would like to have those outstanding materials (highlighted) we discussed for the Final Development Plan before that date for the concurrent application:

(e) Schematic Building Plans. Plans showing building footprints, schematic floor plans and exterior elevations and **types of building materials**. - for updated design submission (updated elevation drawings and some written indication about the change in building materials for clarity)

(f) Landscape Plans. Landscaping plans showing the placement of trees, shrubs, ground cover and associated structures and improvements, including **specifications, species and quantities**. – Updated Landscape plan with specifications, species, and quantities for updated hedges/shrubs to mask surface parking

While it is not required, we appreciate your willingness to provide a construction value (reflective of the final development plan), that may be included with the application for the staff report.

Please let me know if you have any questions.

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Sent:** Wednesday, December 8, 2021 1:28 PM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

External Email Communication

Ashlee/James:

I've mentioned to you both and Katherine that we have been proactive in our outreach to CUFNA and Camp Wash Community Council. More so with CUFNA. During meetings CUFNA has raised pretty strong objection to the developer's Architect's "band-board," faux Italianate style that is currently in the renderings. The developer has engage Elevar to redesign the facades to bring authenticity and integrity to the design than simply an "old-west stage set" (their words).

I know CUFNA has no design-approval authority, but we *are* advancing a new exterior design that does not change the site or interior design in any way. Nor does it change the % of material usage on the facades.

My intention here is to make you aware of the effort, and to highlight the design of the exterior of the buildings are representative, not final.

**Greg Otis, AIA | Senior Vice President- Strategic Planning  
Elevar Design Group Cincinnati**

555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 744-2977  
F: (513) 721-0611  
C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Wednesday, December 8, 2021 11:09 AM  
**To:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Please see the attached presentation. Change in presentation plans – I will run through slides 1-11 (process stuff) and, if it is okay with you, please take slides 12-20. Your slides cover the development details. I'll wrap it up with next steps and my contact information.

Thank you.

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



Ashlee



**From:** Dingler-Marshall, Ashlee  
**Sent:** Thursday, December 2, 2021 12:07 PM  
**To:** 'gotis@elevar.com' <gotis@elevar.com>  
**Subject:** 1001 Marshall Avenue Planned Development Staff Conference

Greg,

You are receiving this email because you requested to join an upcoming Public Staff Conference. Please use the information in this email, below, to access the meeting. Please do not share the link. If you know someone that is interested in participating in the meeting, please have them email me at [ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) to RSVP no later than 24 hours before the meeting start time.

Thank you!

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement Two Centennial Plaza | 805 Central Avenue, Suite 720  
| Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)

---

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this Public Staff Conference will be conducted using video-conferencing technology. This meeting will be closed to in-person attendance to comply with social distancing requirements. The link below will allow you to join this meeting using the Zoom website. Please note that you will be muted when you join the meeting. Department of City Planning staff will facilitate and unmute participants throughout the meeting. It is important that each participant familiarize themselves with the Zoom video-conferencing technology BEFORE joining the meeting. Participants are strongly encouraged to visit the following link to join a test Zoom meeting - <https://zoom.us/test>. The test Zoom meeting will allow participants to ensure that all audio and video components are working properly on your computer or device. All desktop/laptop computers, tablets, and smartphones with internet access can join and participate in the hearing. Participants may also visit the Zoom Support Center to learn more about Zoom video-conferencing – <https://support.zoom.us/hc/en-us>.

[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) is inviting you to a scheduled Zoom meeting.

**Topic:** 1001 Marshall Planned Development Staff Conference  
**Time:** Dec 8, 2021 03:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://cincinnati-oh.zoom.us/j/87973463868?pwd=QllyUIBENkkwYjdGTXp0cWRRMXlVQT09>

**Meeting ID:** 879 7346 3868

**Passcode:** 596878

**One tap mobile**

+13017158592,,87973463868# US (Washington DC)

+13126266799,,87973463868# US (Chicago)

**Dial by your location**

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 879 7346 3868

Find your local number: <https://cincinnati-oh.zoom.us/j/87973463868>

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**Confidentiality Statement:** This e-mail contains information that is intended to be privileged and confidential. It is intended only for the addressee named above. If you receive this e-mail in error, please do not read, copy or disseminate it in any manner. If you are not the intended recipient, any disclosure, copying, distribution or use of the contents of this information is prohibited. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please delete it from your computer system. Your assistance in correcting this error is appreciated.

**From:** [Dingler-Marshall, Ashlee](#)  
**Sent:** Wednesday, December 8, 2021 12:31 PM  
**To:** 'francem@uc.edu'  
**Bcc:** [Weaver, James](#)  
**Subject:** 1001 Marshall Avenue Public Staff Conference and Written Comment

---

Maureen,

Thanks for your call. I have noted that you are a CUFNA Trustee and your question is whether the proposed Planned Development at 1001 Marshall Avenue will receive federal funding for low income housing. You are not supporting this development because you would like to see a balance of housing for permanent residents, including market rate housing. Regarding the proposed architectural style, the revised submission to CUFNA from the applicant is not an improvement. Please note that you are welcome to send additional comment to my email address, in case I have misrepresented your comment or have missed any notes.

Additionally, we will look for the letter on behalf of CUFNA of non-support of the project, which will be submitted as an exhibit to City Planning Commission.

Feel free to share my email information for those that would like to attend the 3:00 p.m. virtual staff conference today. Please have them RSVP to me as soon as possible.

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



## Dingler-Marshall, Ashlee

---

**From:** Jack Martin <jack3cin@gmail.com>  
**Sent:** Thursday, January 6, 2022 2:32 PM  
**To:** Charles Kusssmaul  
**Cc:** Trevor Tollett; carolinesueyoung@gmail.com; mary.h.singler@gmail.com; jenniferraemartin@gmail.com; hesstwin@hotmail.com; jwstork@gmail.com; francem@ucmail.uc.edu; clloyd000@fuse.net; andrea.schwallie@gmail.com; zieglerl@fuse.net; David VonderBrink; Brent Little; Stuart Roosth (stuart@roostharch.com); Spoor, Richard C.; Dingler-Marshall, Ashlee; Tepe, Thomas M., Jr.  
**Subject:** [External Email] Re: CUFNA/Fountain Residential Partners - Central Parkway/Marshall

External Email Communication

Trevor et al -

I'd like to clarify what I see as our major objection and how it affects the proposal to park under the buildings.

While we are fundamentally opposed to surface parking lots, we understand that they are the least expensive way to store vehicles. We really have no objection at all to the parking at the rear of the buildings on the west side of Central Parkway. We do want that parking to be visually screened from the Parkway.

We are opposed to the large expanse of parking on the east side of Central Parkway. Even if totally screened with landscaping, etc., the parking is a major, and likely permanent, void between your project and our neighborhood. If not planned for, and designed into the project, that parking/void will remain until the need to store personal vehicles goes away. Having said that, where did the parking go to provide for the Phase II building in the above attachments? Off site?

The reason for proposing that parking be put under the buildings is to make additional land available for future development - Phase II, etc. I, like you, would not want to see the residences 12' above the sidewalk, but some vertical separation would be appropriate. I don't have access to all of your drawings, but I am not seeing that the units engage with the street. All entrances to the buildings appear to be at the ends or rear, and from the parking lots, with entrances to all units from central corridors. Central Parkway is not really an "urban" street. There are no amenities to attract pedestrians anywhere nearby on the Parkway. Granted, it can be a pleasant place to walk, but that walking is an end in itself, and students generally don't make up a large portion of the demographic of "recreational walkers".

Our biggest objection is to the surface parking built into the hill below McMicken Street. McMicken is a neighborhood street and we would like for your project to engage and integrate with our neighborhood. While the proposed hedge will screen the parking, it will never screen the fact that it is a large void in the streetscape and it will likely be permanent. If this parking were to be placed beneath buildings, it would not only allow for the proposed Phase II, it would allow for a future Phase to address McMicken Street and actually activate the neighborhood. It also should be recognized that the cost of excavation into the hillside, and the cost of the retaining wall could be eliminated and applied to structured parking below the buildings.

I hope I've done an adequate job of clarifying our position. Please understand that we truly want to see a development here, and understand that the current greenspace was never intended to be anything but an aesthetic placeholder for future development - for that, we are grateful to the Sansalones. We also would like to positively acknowledge the time that Greg, and now Dave, have spent with us and how they have listened to our concerns - most of which have been addressed. We understand that projects like this have time constraints (school schedules!), and that we will do what it takes to work with you on this project.

These are mostly my thoughts, but I think they generally express the feelings of the CUF Neighborhood Association. Each of us, I'm sure, have differing opinions about the design, both urban and architectural, but I wanted to address our major concern, because it is mostly irreversible if implemented.

Thanks! - Jack

On Thu, Jan 6, 2022 at 11:17 AM Charles Kussmaul <[cintiwood13@gmail.com](mailto:cintiwood13@gmail.com)> wrote:

Hello, Trevor

I too am sorry that the communications would not work properly.

We are aware of your efforts to design a development more in keeping with the needs and aesthetics of our neighborhood. Just as you have certain criteria that allow you to move only a certain amount, we also have criteria. We do hope for a middle ground that we can all agree to.

Thanks,  
Chip

On Thu, Jan 6, 2022 at 11:07 AM Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)> wrote:

CUFNA:

Due to technical difficulties I am sorry I was unable to be in virtual attendance in a meaningful way Tuesday night, but I do want to thank all of you for the time you've afforded us over the past several months as we have navigated this design process for our proposed multifamily development at Central Parkway and Marshall/McMicken.

I and the principals of my firm has been developing these kinds of projects across the country for two decades and we have met with many neighborhood and civic associations. We do this because we sincerely care about the input and support of the communities we build in. Our goal is to always have support for our projects and we design these projects to that goal to the best of our ability. Our dealings with CUFNA have been exemplary of this type of community-focused design.

Since June 2021 we have been corresponding with CUFNA and we have attended most every CUFNA monthly meeting since to provide updates and progress. We have gone through a total of 6 site plans to try and accommodate the concerns expressed at those meetings. Those changes include:

- Scaling down the size and density of the project, in particular forgoing the development of the NEC of McMicken and Marshall all together
- Working with the University of Cincinnati shuttle division to ensure adequate transportation to and from the site
- Working with ArtsWorks Cincinnati to both relocate the existing murals and ensure future murals on the site
- Completely changes the elevations/façade designs
- Worked with the Cincinnati DOT to create traffic calming and increased pedestrian safety along Central Parkway
- Provided additional landscaping screening

Moreover, we have made ourselves available and answered all questions/concerns in an honest and timely manner.

Our current understanding from Tuesday night's meeting is that CUFNA's primary remaining comment is the parking, specifically the surface parking lot on the east side of Central Parkway. It is CUFNA's desire to have the buildings built on top of podium-designed structured parking. I'd like to address this concern in three parts.

1. CUFNA's wish that we put the buildings on the east side of Central on a podium is in opposition to their stated goals of community and neighborhood along Central Parkway. Our intent is to build an urban pedestrian way along both sides of Central Parkway with unit patios addressing the sidewalk and promoting the connection between our project and the neighborhood. We feel that buildings with the first floor twelve feet above the street (on top of a parking podium) will provide the opposite effect.
2. We have discussed how it is our business strategy to make this project competitive and more affordable than the high-density projects that are built directly next to campus. In order to do that, in order to keep our rental rates competitive, we simply can't afford to build a high-density, structured-parking project. Furthermore, podium-style parking, or tucked-under parking, is the most expensive kind of structured parking. This site is already a difficult site due to the topography and the amount of slope and retaining walls we must contend with. Redesigning the project to include podium parking is simply untenable.
3. At the in-person CUFNA meeting on November 17, 2021, I provided the (attached) site plans that we are calling "Phase II" of this project. As you are aware, the sellers of this property own additional parcels of land to the north and to the east of the subject property. We are in confidential negotiations to purchase additional properties as part of a "Phase II" of this development. This is something that we will have to go back to the City for, at a later date, to get approval to build. We are not in a position at this point to move forward with any design approvals for a Phase II, but the strategy for this additional phase is to complete the build-out along Central Parkway with another building that would take the place of the surface parking lot proposed in this current "Phase I." As part of this Phase II strategy we would work on additional parking on this additional purchased land. I believe once CUFNA takes into account this Phase II building, we will have addressed the overall concern about the surface parking lot along Central Parkway and maintained that street-front engagement that is indicative of a neighborhood setting.

In closing, it is very difficult to design a project that meets all stakeholders' approval, but Fountain Residential Partners and our design team have taken great steps in trying to create a project that CUFNA and the City of Cincinnati can be proud of. The University of Cincinnati is an important and growing institution. We understand and appreciate the historic neighborhoods in the area and the permanent residents that call these neighborhoods home. With the new construction of well-located, quality, well-managed housing, these historic neighborhoods can continue to thrive and maintain their single-family character while providing essential for-rent housing for a growing contingent of Cincinnati residents.



As always, I'm available for questions and comments.

Regards,

**Trevor C. Tollett**

Executive Vice President

**Fountain Residential Partners**

2626 Cole Avenue, Suite 620

Dallas, Texas 75204

Main 972.861.5080

Direct 972.861.5083

Mobile 214.727.6402

[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

--

Jack Martin

M: 513-484-5067

E: [jack3cin@gmail.com](mailto:jack3cin@gmail.com)



CINCINNATI  
CLEVELAND  
DAYTON  
LOUISVILLE

Dear Honorable Mayor and City Council:

I am writing to address my support for the proposed development at 1001 Marshall Avenue, generally located at the intersection of Central Parkway and Marshall Avenue, proposed by Fountain Residential Partners and Mr. Anthony Sansalone.

This area west of the university is in need of quality development that can help enliven an important neighborhood, including but not limited to providing businesses in the area with an increased customer base. The University of Cincinnati is growing. Providing safe, close, and quality housing for those students and faculty near campus will ensure that UC remains a driving economic engine for our city and region. At the same time, additional housing will help provide relief of housing insecurity for all residents of Cincinnati.

My Company, BlueMark Capital, currently manages a commercial mortgage investment portfolio in excess of \$1.5 billion of which \$525 million is in the multi-family sector. It should be noted that this investment includes a number of student housing projects in close proximity to the University of Cincinnati. This multi-family portion of the portfolio has outperformed for a number of years and during that period has not exhibited a single delinquency. The implication of which substantiates both the quality of that asset class as well as the ongoing need for housing related development in the region. Upgrading the stock with new private development should be an ongoing focus of our governmental leaders.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Ginnever", is written over a light blue circular stamp.

Michael Ginnever

Principal, BlueMark Capital



**sundance**  
PROPERTY MANAGEMENT, LLC

9918 CARVER RD., SUITE 110  
CINCINNATI, OH 45242  
T 513.489.3363  
F 513.489.3380 513.489.3881

Trevor C. Tollett  
Executive Vice President  
Fountain Residential Partners  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204

January 10, 2022

Dear Trevor,

I have seen concept renderings for your Camp Washington Development at 1001 Marshall Avenue. It is a thoughtful attractive design that will enhance the surrounding neighborhood. Our company has been active in managing properties in Clifton and that neighborhood since 1994. Your new community could jumpstart development in that specific pocket of Cincinnati and bring other businesses and jobs to the neighborhood.

I wish you success with the development. Please do not hesitate to call me if I or our company may be of any assistance.

Sincerely,

Russell Kornman, CEO  
Sundance Property Management, LLC  
513-600-2671





Exhibit J















**Dingler-Marshall, Ashlee**

---

**From:** Trevor Tollett <ttollett@fountainresidential.com>  
**Sent:** Thursday, January 13, 2022 1:50 PM  
**To:** Dingler-Marshall, Ashlee; Spoor, Richard C.; David VonderBrink  
**Cc:** Weaver, James; Michael Seeger; Stuart Roosth; Tepe, Thomas M., Jr.; Kreider, Kenneth P.; Brent Little  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Thank you. Understood.

Please see my below response to construction schedule in **RED**. Let me know if you need additional information on the construction schedule aspect of this application.

Regards,

**Trevor C. Tollett**  
Executive Vice President  
**Fountain Residential Partners**  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204  
Main 972.861.5080  
Direct 972.861.5083  
Mobile 214.727.6402  
[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

**From:** Dingler-Marshall, Ashlee <ashlee.dingler-marshall@cincinnati-oh.gov>  
**Sent:** Thursday, January 13, 2022 12:41 PM  
**To:** Trevor Tollett <ttollett@fountainresidential.com>; Spoor, Richard C. <rcspoor@kmklaw.com>; David VonderBrink <dvonderbrink@elevar.com>  
**Cc:** Weaver, James <James.Weaver@cincinnati-oh.gov>; Michael Seeger <mls@choiceoneengineering.com>; Stuart Roosth <stuart@roostharch.com>; Tepe, Thomas M., Jr. <TTEPE@KMKLAW.com>; Kreider, Kenneth P. <KPKreider@KMKLAW.com>; Brent Little <blittle@fountainresidential.com>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Trevor,

Thanks for your email.

Mailed notice of the City Planning Commission meeting would go out on 1/21/22 by noon. We would hope you would be able to address the outstanding issues for your Concept Plan before that date.

For your submissions, our understanding from the Law Department is that you could update your Concept Plan to be general, as long as your submitted documents that meet the requirements outlined in Chapter 1429 "Planned Development Districts" of the Cincinnati Zoning Code. Again, as a friendly reminder, if there is a major amendment to an approved Concept Plan (Section 1429-12 of the Cincinnati Zoning Code), this will trigger a subsequent zoning process that would require additional legislation. Along with your Concept Plan, you could also choose to proceed with the Hallmar Avenue vacation and sale with conditions.

Ideally, we recommend that you would resolve the concerns from MSD, DOTE, and Law regarding the slope and sewer easements, as well as the outstanding issues with the vacation of Hallmar Avenue before we take it all to CPC. We have CPC meetings the first and third Friday of each month. At this time, we don't want to commit to a date until we have reviewed any new and/or updated documents that you may plan on submitting to us.

Lastly, as indicated in the email I sent yesterday in response to Richard Spoor, we still need construction schedule information for the Concept Plan requirement (Section 1429-09, Cincinnati Zoning Code)

1. Schedule. Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period. **The total site is to be developed in one phase. The concept plan – the architectural and engineering site plans that we are submitting – will be built at one time. The construction start date will be determined by the date on which we (hopefully) get approved by City Council. We will then start producing permit level drawings. The goal is to have a certificate of occupancy and resident move in come August 2024. Ideally, we would get starting with construction on this project in late summer, or early fall 2022.**

a. When do you plan to start and finish construction of Phase 1?

b. When are you scheduling Phase II (if there is one)? **We do not currently have a Phase II that is in the works. We have concept plans that we have begun battling around, but nothing definitive. We will not be submitting any additional plans, for any additional properties in the area, for at least until after this current plan is approved.**

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>

**Sent:** Wednesday, January 12, 2022 6:36 PM

**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mils@choiceoneengineering.com](mailto:mils@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>; Brent Little <[blittle@fountainresidential.com](mailto:blittle@fountainresidential.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Ashlee –

What is the cutoff date that we need to hit for us to make the February 4<sup>th</sup> Planning Commission hearing? We are on a short timeframe for development approvals.

We have been working diligently to get these two remaining comments to you. We have a call with the City's law department and DOT this Friday. It has been difficult to pin the correct folks down to discuss the slope easement.

We will be working with MSD this week and next to propose our new sewer outlay. Our engineers have done the required diligence, so this should not be an issue, but obviously we do not want to fully engineer/design the system until we have planning approvals.

It is our understanding that these two issues are the only comments remaining that are withholding us from the Planning Commission hearing on January 21<sup>st</sup>.

We very much appreciate all your work and communication.

Regards,

**Trevor C. Tollett**  
Executive Vice President  
**Fountain Residential Partners**  
2626 Cole Avenue, Suite 620  
Dallas, Texas 75204  
Main 972.861.5080  
Direct 972.861.5083  
Mobile 214.727.6402  
[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Wednesday, January 12, 2022 2:16 PM  
**To:** Dinger-Marshall, Ashlee <[ashlee.dinger-marshall@cincinnati-oh.gov](mailto:ashlee.dinger-marshall@cincinnati-oh.gov)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Ashlee,

Thanks for following up on the meeting on the 21<sup>st</sup>. The applicant team understands and appreciates the Department's recommendation in this matter. We will continue to work through those issues and hope to present the proposal before Planning Commission at its meeting on February the 4<sup>th</sup>.

We will be in touch shortly with updates on the relevant issues outlined in your email. If you have any questions for me at this time, please let me know.

Thanks,

Richard

**Richard C. Spoor**  
Associate  
[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

# KMK | Law

Keating Muething & Klekamp PLL

One East 4th Street | Suite 1400 | Cincinnati, OH 45202

Direct: (513) 579-6449 | Fax: (513) 579-6457

[kmklaw.com](http://kmklaw.com) | [KMK on LinkedIn](#) | [KMK on Twitter](#)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Sent:** Wednesday, January 12, 2022 9:59 AM

**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Applicant Team,

You applied for concurrent review of a proposed Zone Change to Planned Development, Concept Plan, Development Statement, and Final Development Plan for 1001 Marshall Avenue. However, we understand that you would like to move forward with the Concept Plan, Development Statement, and proposed Zone Change, only, for review at the 1/21/22 City Planning Commission meeting. Our plan is to assist you through that process, but I am sharing the risks associated with moving forward with the Concept Plan at this point, rather than resolving the following prior to a City Planning Commission review. The outstanding issues for your Concept Plan include:

- All conditions related to the coordinated report for the Hallmar vacation haven't been satisfied. Some conditions could impact a PD concept plan (building location, setbacks, open space, etc.), which is important because you would need a major amendment to the concept plan if you need to move the locations of buildings closer to property lines due to an inability to resolve the issues below.
  - A sewer easement runs through the center of their site on both sides of Central Parkway, which would need to be rerouted and abandoned.
- Slope easements encumber the property along McMicken, Hallmar, and Marshall, among other locations.
  - The slopes and walls protect and support the streets and underground utilities in the area and could impact building location and setbacks, as well.

The Department of City Planning and Engagement would honor the request to move forward but does not recommend it at this time. If there is a major amendment to an approved Concept Plan (Section 1429-12 of the Cincinnati Zoning Code), due to any of the above, this will trigger a subsequent zoning process that would require additional legislation, including:

1. \$3,000 fee for an amended Concept Plan request
2. Coordinated Site Review for amended Concept Plan
3. Staff Conference for amended Concept Plan

We recommend you address these issues before going before City Planning Commission. If you should decide to move forward with your current application for the Zone Change, Concept, Plan and Development Statement, I will submit the general Site Plan that was submitted as the Concept Plan. Additionally, pursuant Section 1429-09 of the Cincinnati Zoning Code, I am still in need of the following for your Concept Plan application:

1. 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.
  - a. When do you plan to start and finish construction of Phase 1?
  - b. When are you scheduling Phase II (if there is one)?

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Monday, January 10, 2022 4:55 PM  
**To:** Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Ashlee,

I hope you had a nice weekend. I wanted to follow up on this communication from Trevor to verify that the concept plan and conditional approval are going to be on the agenda for Planning Commission this month. Please let me know at your convenience.

Best,

Richard

**Richard C. Spoor**  
Associate  
[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

**KMK | Law**

**Keating Muething & Klekamp PLL**  
One East 4th Street | Suite 1400 | Cincinnati, OH 45202

Direct: (513) 579-6449 | Fax: (513) 579-6457  
kmklaw.com | KMK on LinkedIn | KMK on Twitter

**From:** Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>

**Sent:** Friday, January 7, 2022 10:46 AM

**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mis@choiceoneengineering.com](mailto:mis@choiceoneengineering.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

**Importance:** High

I am OK with the conditions.

Michael, we need to hear from you on the utility plans.

**Trevor C. Tollett**

Executive Vice President

**Fountain Residential Partners**

2626 Cole Avenue, Suite 620

Dallas, Texas 75204

Main 972.861.5080

Direct 972.861.5083

Mobile 214.727.6402

[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Sent:** Friday, January 7, 2022 8:56 AM

**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mis@choiceoneengineering.com](mailto:mis@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>

**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Richard,

I am required to mail 14 days' notice of a City Planning Commission meeting with your item on the agenda. The deadline for notice is this morning, and I cannot send it unless I can confirm the following:

Law shared that they spoke to you yesterday afternoon about moving the concept plan approval and vacation forward to Planning Commission on January 21, with appropriate conditions to address City concerns re: the vacation.

I need to know ASAP if the applicant is fine with those conditions or if they would prefer to hold everything for a later date.

Additionally, I heard from Trevor, and I am awaiting a response from Micheal for a utility plan that includes sewer for my staff report – my deadline for staff report is next Tuesday.

Best regards,

Ashlee Dingler-Marshall | City Planner



City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Thursday, January 6, 2022 9:57 AM  
**To:** Dinger-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference

Thanks, Ashlee. I have reached out to Law and will again today.

**Richard C. Spoor**

Associate

[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

**KMK | Law**

Keating Muething & Klekamp PLL

One East 4th Street | Suite 1400 | Cincinnati, OH 45202

Direct: (513) 579-6449 | Fax: (513) 579-6457

[kmklaw.com](http://kmklaw.com) | [KMK on LinkedIn](#) | [KMK on Twitter](#)

**From:** Dinger-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Thursday, January 6, 2022 9:55 AM  
**To:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Richard,

Thanks for your response.

As you mentioned in your plan of action for moving forward, the applicant must reach out to Real Estate, directly. Once the CR process is complete, Real Estate will tell us we can proceed with the proposed vacation of Hallmar, which should happen before proceeding with the Final Development Plan. If we can get that firmed up by Friday, 1/7/22, then we can keep the Final Development Plan on the agenda and add the vacation of Hallmar as a separate item on the same

agenda. If the vacation is not ready to go, we will need to hold off on the Final Development Plan until it is ready, but the zone change to Planned Development could still proceed.

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>  
**Sent:** Tuesday, January 4, 2022 2:03 PM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mis@choiceoneengineering.com](mailto:mis@choiceoneengineering.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>; Tepe, Thomas M., Jr. <[TTEPE@KMKLAW.com](mailto:TTEPE@KMKLAW.com)>; Kreider, Kenneth P. <[KPKreider@KMKLAW.com](mailto:KPKreider@KMKLAW.com)>  
**Subject:** RE: [External Email] 1001 Marshall Avenue Planned Development Staff Conference [IWOV-IMANAGE.FID1433324]

Thanks, Ashlee.

Michael can give more details on his discussions with the various departments in addressing their responses to the CR. To give an overview, however, Michael and the team have been in touch with DOTE, MSD, and GCWW in connection with their CR conditions. In response to MSD, Michael and the team have been inspecting to the sewer on the property to fully map it out. In response to GCWW, we are waiting for flow numbers from an MEP engineer in connection with establishing a mainline extension route. In response to DOTE, we have received comments on the traffic study and should be returning a report shortly.

I will give Charles Martinez in law a call to discuss the on-going CR condition responses. I am hopeful that we can memorialize these conditions in the vacation documentation and clear the way for Planning Commission, since progress is being made on them and they were not objections. All the same, I will touch base with Law and circle back.

Best,

Richard

Richard C. Spoor

Associate

[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)

## KMK | Law

Keating Muething & Klekamp PLL

One East Fourth Street | Suite 1400 | Cincinnati, OH 45202 | [Map](#)

Direct: (513) 579-6449 | Fax: (513) 579-6457

[kmklaw.com](http://kmklaw.com) | [KMK on LinkedIn](#) | [KMK on Twitter](#)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Sent:** Tuesday, January 4, 2022 1:46 PM

**To:** David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>

**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Thanks, Dave and Richard.

In the event that Coordinated Report Process for Hallmar Avenue is not completed, my understanding is that we can move forward with the Zone Change review, Concept Plan, and Development Statement at the 1/21 City Planning Commission meeting, but we would have to prepare the Final Development Plan review for a later meeting date (based on when the Coordinated Report process is completed).

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Sent:** Tuesday, January 4, 2022 1:35 PM

**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; Michael Seeger <[mls@choiceoneengineering.com](mailto:mls@choiceoneengineering.com)>; Spoor, Richard C. <[rcspoor@kmklaw.com](mailto:rcspoor@kmklaw.com)>; Trevor Tollett <[ttollett@fountainresidential.com](mailto:ttollett@fountainresidential.com)>; Stuart Roosth <[stuart@roostharch.com](mailto:stuart@roostharch.com)>

**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Thanks Ashlee, and will do.

I am looping in the ownership and design team into this email. I was incorrect in assuming that Michael Seeger with Choice One was handling this. Richard Spoor with KMK Law should be able to chime in, if he sees these emails and is available to respond.

Thanks!

David VonderBrink, RA | Senior Architect  
Elevor Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 745-6715  
F: (513) 721-0611

[www.elevor.com](http://www.elevor.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Tuesday, January 04, 2022 1:25 PM  
**To:** David VonderBrink  
**Cc:** Weaver, James  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Thanks, Dave. Please get back to me about this as soon as you can.

I have received a note from the Legal Department, regarding the 1/21/22 City Planning Commission date:

*"Please provide an update on the status of the Hallmar vacation. Since there is the intent for a concurrent Concept/FDP the applicant needs to show appropriate property control."*

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** David VonderBrink <[dvonderbrink@elevor.com](mailto:dvonderbrink@elevor.com)>  
**Sent:** Tuesday, January 4, 2022 10:30 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Hi Ashlee,

Let me look into that and get back to you. I believe Michael Seeger with Choice One Engineering (Civil) has been leading that conversation, but I will confirm.

Thanks!

David VonderBrink, RA | Senior Architect  
Eleva Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 745-6715  
F: (513) 721-0611

[www.eleva.com](http://www.eleva.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Tuesday, January 04, 2022 10:28 AM  
**To:** David VonderBrink  
**Cc:** Weaver, James  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Dave,

Where are you all with the Coordinated Site Process for the vacation of Hallmar Avenue? Are you planning to have that reviewed at the 1/21 City Planning Commission, as well, or at a future date?

Ashlee

**From:** David VonderBrink <[dvonderbrink@eleva.com](mailto:dvonderbrink@eleva.com)>  
**Sent:** Tuesday, December 21, 2021 10:50 AM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>; Greg Otis <[gotis@eleva.com](mailto:gotis@eleva.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Hi Ashlee and James,

It's a pleasure to meet you (at least virtually). Greg mentioned that you would like to attend the next CUFNA meeting? This is scheduled for Tuesday, January 4<sup>th</sup> at 7:00pm. I plan to attend in person but I believe a virtual meeting will be available. If for some reason it is not already setup, I will setup a virtual meeting and send out an invite so that those who cannot attend in person can be a part of the discussion.

In the meantime, please let me know if you need anything else from me or the ownership team.

Thanks!

David VonderBrink, RA | Senior Architect  
Eleva Design Group Cincinnati  
555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 745-6715  
F: (513) 721-0611

[www.eleva.com](http://www.eleva.com)

---

**From:** Dingler-Marshall, Ashlee [<mailto:ashlee.dingler-marshall@cincinnati-oh.gov>]  
**Sent:** Tuesday, December 21, 2021 8:50 AM  
**To:** Greg Otis

**Cc:** Weaver, James; David VonderBrink

**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Thank you for the update, and it has been a pleasure working with you! I wish you the best of luck in your endeavors. I look forward to connecting with Dave for future updates.

Best regards,

**Ashlee Dingler - Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

513-352-4854 (p) | 513-352-4853 (f) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)



**From:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>

**Sent:** Friday, December 17, 2021 11:10 AM

**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>

**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>; David VonderBrink <[dvonderbrink@elevar.com](mailto:dvonderbrink@elevar.com)>

**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Ashlee:

Thank you for this schedule clarification. You will have building materials and revised landscape documents well in advance of 1/7. I will drop by a flash drive with the video we discussed regarding the new parking lot screen hedgerow. The developer has assured us that he will gladly speak to both the construction value and anticipated rental rate range during the upcoming hearings.

Additionally, I'd like to inform you and James that I will be leaving Elevar effective 12/31. The application is now in the very capable hands of Dave VonderBrink (copied here), who is also well known to the Planning staff and familiar with the PD approval process. Dave and Trevor Tollett (Fountain Residential Partners) will be meeting with CUFNA in January to further the pursuit of alignment with them in advance of the Planning Commission hearing.

Cheers to you both for the holidays and into the New Year.

**Greg Otis, AIA | Senior Vice President- Strategic Planning**

**Elevar Design Group Cincinnati**

555 Carr St.

Cincinnati, OH 45203

O: (513) 721-0600

D: (513) 744-2977

F: (513) 721-0611

C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)



**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Friday, December 17, 2021 10:22 AM  
**To:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Thanks for your call today. I forgot to mention one thing - if your PD application goes to the 1/21 City Planning Commission meeting (this is what we anticipate), I send mailed notice of the meeting two weeks prior to the meeting date – in this case, 1/7. We would like to have those outstanding materials (highlighted) we discussed for the Final Development Plan before that date for the concurrent application:

(e) Schematic Building Plans. Plans showing building footprints, schematic floor plans and exterior elevations and types of building materials. - for updated design submission (updated elevation drawings and some written indication about the change in building materials for clarity)

(f) Landscape Plans. Landscaping plans showing the placement of trees, shrubs, ground cover and associated structures and improvements, including specifications, species and quantities. – Updated Landscape plan with specifications, species, and quantities for updated hedges/shrubs to mask surface parking

While it is not required, we appreciate your willingness to provide a construction value (reflective of the final development plan), that may be included with the application for the staff report.

Please let me know if you have any questions.

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**From:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Sent:** Wednesday, December 8, 2021 1:28 PM  
**To:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** [External Email] RE: 1001 Marshall Avenue Planned Development Staff Conference

External Email Communication

Ashlee/James:

I've mentioned to you both and Katherine that we have been proactive in our outreach to CUFNA and Camp Wash Community Council. More so with CUFNA. During meetings CUFNA has raised pretty strong objection to the developer's Architect's "band-board," faux Italianate style that is currently in the renderings. The developer has engage Elevar to redesign the facades to bring authenticity and integrity to the design than simply an "old-west stage set" (their words).

I know CUFNA has no design-approval authority, but we *are* advancing a new exterior design that does not change the site or interior design in any way. Nor does it change the % of material usage on the facades.

My intention here is to make you aware of the effort, and to highlight the design of the exterior of the buildings are representative, not final.

**Greg Otis, AIA | Senior Vice President- Strategic Planning  
Elevar Design Group Cincinnati**

555 Carr St.  
Cincinnati, OH 45203  
O: (513) 721-0600  
D: (513) 744-2977  
F: (513) 721-0611  
C: (513) 675-4802

[www.elevar.com](http://www.elevar.com)

**From:** Dingler-Marshall, Ashlee <[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov)>  
**Sent:** Wednesday, December 8, 2021 11:09 AM  
**To:** Greg Otis <[gotis@elevar.com](mailto:gotis@elevar.com)>  
**Cc:** Weaver, James <[James.Weaver@cincinnati-oh.gov](mailto:James.Weaver@cincinnati-oh.gov)>  
**Subject:** RE: 1001 Marshall Avenue Planned Development Staff Conference

Greg,

Please see the attached presentation. Change in presentation plans – I will run through slides 1-11 (process stuff) and, if it is okay with you, please take slides 12-20. Your slides cover the development details. I'll wrap it up with next steps and my contact information.

Thank you.

Best regards,

**Ashlee Dingler-Marshall | City Planner**

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



Ashlee

**From:** Dingler-Marshall, Ashlee  
**Sent:** Thursday, December 2, 2021 12:07 PM  
**To:** 'gotis@elevar.com' <gotis@elevar.com>  
**Subject:** 1001 Marshall Avenue Planned Development Staff Conference

Greg,

You are receiving this email because you requested to join an upcoming Public Staff Conference. Please use the information in this email, below, to access the meeting. Please do not share the link. If you know someone that is interested in participating in the meeting, please have them email me at [ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) to RSVP no later than 24 hours before the meeting start time.

Thank you!

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement Two Centennial Plaza | 805 Central Avenue, Suite 720  
| Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)

---

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this Public Staff Conference will be conducted using video-conferencing technology. This meeting will be closed to in-person attendance to comply with social distancing requirements. The link below will allow you to join this meeting using the Zoom website. Please note that you will be muted when you join the meeting. Department of City Planning staff will facilitate and unmute participants throughout the meeting. It is important that each participant familiarize themselves with the Zoom video-conferencing technology BEFORE joining the meeting. Participants are strongly encouraged to visit the following link to join a test Zoom meeting - <https://zoom.us/test>. The test Zoom meeting will allow participants to ensure that all audio and video components are working properly on your computer or device. All desktop/laptop computers, tablets, and smartphones with internet access can join and participate in the hearing. Participants may also visit the Zoom Support Center to learn more about Zoom video-conferencing – <https://support.zoom.us/hc/en-us>.

[ashlee.dingler-marshall@cincinnati-oh.gov](mailto:ashlee.dingler-marshall@cincinnati-oh.gov) is inviting you to a scheduled Zoom meeting.

Topic: 1001 Marshall Planned Development Staff Conference  
Time: Dec 8, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://cincinnati-oh.zoom.us/j/87973463868?pwd=QllyUjBENkpwYjdGTXp0cWRRMXlVQT09>

Meeting ID: 879 7346 3868

Passcode: 596878

One tap mobile

+13017158592,,87973463868# US (Washington DC)

+13126266799,,87973463868# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)

Meeting ID: 879 7346 3868

Find your local number: <https://cincinnati-oh.zoom.us/j/87973463868>

Best regards,

Ashlee Dingler-Marshall | City Planner

City of Cincinnati | Department of City Planning and Engagement  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4854 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



**Confidentiality Statement:** This e-mail contains information that is intended to be privileged and confidential. It is intended only for the addressee named above. If you receive this e-mail in error, please do not read, copy or disseminate it in any manner. If you are not the intended recipient, any disclosure, copying, distribution or use of the contents of this information is prohibited. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please delete it from your computer system. Your assistance in correcting this error is appreciated.



November 10, 2021

Michael Goettemoeller, P.E.  
Choice One Engineering  
8956 Glendale-Milford Rd  
Suite 1  
Loveland, OH 45140

Dear Mr. Goettemoeller,

The Department of Transportation and Engineering (DOTE) has completed the review of the traffic impact study (TIS) for Hallmar Student Housing development. DOTE concurs with the recommendations of the site access outlined in the study. However, the proposed removal of Hallmar Avenue will require further analysis of the roadway network.

The removal of Hallmar Avenue requires permitting left turns from westbound Marshall Avenue to southbound Central Parkway. The proposed development will generate a substantial volume of vehicles making this movement. For safety reasons, the creation of head-to-head left turn lanes on Marshall Avenue at Central Parkway should be installed. This can likely be achieved by modifying the pavement markings and lane usage within the existing roadway width.

Multi-lane approaches at all-way stop intersections are not typically preferred and can create confusion. The intersection of Marshall Avenue & W. McMicken Avenue should be analyzed to determine if one lane approaches on Marshall Avenue will function at a satisfactory level. If multi-lane approaches are needed, would it be possible to limit the through movements to only one lane?

Based off the proposed site plan, with multiple housing units and the club house centered in the development site, it is safe to assume pedestrian traffic will increase at both the Central Parkway & Marshall Avenue and Marshall Avenue & W. McMicken Avenue intersections. In conjunction with the additional analysis, pedestrian safety features should be considered at both intersections during the design. Bump-outs or other features shall be included within the project scope. Work with DOTE on suggestions for countermeasures if needed.

DOTE has a project along Central Parkway that is currently under design. All analysis shall include the DOTE proposed lane configuration along Central Parkway. DOTE will provide the current design.

To summarize, the following will be needed before DOTE can consider approving the vacation of Hallmar Avenue:

- Analysis of the Central Parkway & Marshall Avenue intersection with the head-to-head left turn lanes on Marshall Avenue.
  - Plans verifying the proposed lane configuration will function.
  - Plans incorporating pedestrian safety features.
- Analysis of Marshall Avenue & W. McMicken Avenue intersection.
  - Plans showing the intersection design, incorporating pedestrian safety features.

DOTE staff is prepared to meet with you to discuss this review and provide further insight into the concerns for traffic flow and safety related to the proposed development. Should you have any questions or want to schedule a follow-up meeting, please contact me at [bryan.williams@cincinnati-oh.gov](mailto:bryan.williams@cincinnati-oh.gov).

Sincerely,



Bryan Williams, P.E.  
Principal Engineer

C: Morgan Kolks, DOTE



1 ST CORE LLC  
1508 LEMONTREE DR  
CINCINNATI OH 45240

1008 MARSHALL AVENUE LLC  
P O BOX 960  
MILFORD OH 45150-0960

2584 MADISON LLC  
9233 SEWARD RD  
HAMILTON OH 45014

2801 W MCMICKEN AVE LLC  
4041 READING RD  
CINCINNATI OH 45229

2820 W MCMICKEN LLC  
P O BOX 960% CAMDEN  
MANAGEMENT INC  
MILFORD OH 45150

2833 MARSHALL AVE LLC  
P O BOX 8305  
CINCINNATI OH 45208

611 621 DEVOTIE LLC  
1517 SPRINGDALE RD  
CINCINNATI OH 45231

750 STRAIGHT VNB LLC  
3865 ST ANDREWS CT  
MASON OH 45040

ANDERSON JAMES & CHRISTINE  
2753 MARKS RD  
VALLEY CITY OH 44280

ARCHBISHOP OF CINCINNATI TR  
2733 MASSACHUSETTS AVE  
CINCINNATI OH 45225

ARREDONDO AGUSTIN RR JR  
& HEATHER P  
777 STRAIGHT ST  
CINCINNATI OH 45214-1829

BAKER-COLYER ANGELA M TR  
1036 MARSHALL AVE  
CINCINNATI OH 45225

BECKER WILLIAM R TR & CHLOE L TR  
1035 SR28  
MILFORD OH 45150

CARR DEBBIE L  
2573 W MCMICKEN AVE  
CINCINNATI OH 45214-1861

CORBETT JEFFREY@3  
6401 HAYES RD  
CINCINNATI OH 45248

DBS RENTAL PROPERTIES LLC  
626 TAFELS ST  
CINCINNATI OH 45225

DECORATIVE RENTALS INC  
2720 W MCMICKEN AVE  
CINCINNATI OH 45214

DEUTSCH PETER & MARIA  
2567 W MCMICKEN AVE  
CINCINNATI OH 45214

ELMS CAROLYN S  
2642 HALSTEAD ST  
CINCINNATI OH 45214

EVANS BRYAN & BELLA  
192 SHAW DR  
ACWORTH GA 30102

GARCIA MANUEL & AMY  
352 HOWELL AVE  
CINCINNATI OH 45220

GREENUP DANA HOP LLC  
P O BOX 17252  
COVINGTON KY 41017

HOGUE CORTNEY L & CARMEN R  
MCNIGHT  
2559 WEST MCMICKEN AVE  
CINCINNATI OH 45214

HRABAN BRYAN W  
2832 MARSHALL AVE  
CINCINNATI OH 45225

JOHNSON JOHN  
6428 SUGAR TREE LN  
INDEPENDENCE KY 41051

JOLLEY JENNIFER L & DERRICK K  
ALBAUGH  
2614 HALSTEAD ST  
CINCINNATI OH 45214-1814

KENNEDY CHARLES DAVID  
2618 HALSTEAD ST  
CINCINNATI OH 45214-1814

L & A FUTURES LLC  
2616 CENTRAL PW  
CINCINNATI OH 45214

MARSHALL AT CENTRAL LLC  
1008 MARSHALL AVE  
CINCINNATI OH 45225

MASUR GEORGE & JAMES  
766 STRAIGHT ST  
CINCINNATI OH 45214-1830

MCCUF LLC  
P O BOX 31025  
CINCINNATI OH 45231-1025

MCENENY CATHY J  
2612 HALSTEAD ST  
CINCINNATI OH 45214-1814

MCGRAW DAVID M  
2928 MARSHALL AVE  
CINCINNATI OH 45220

MEYER MANAGEMENT INC  
PO BOX 5486  
CINCINNATI OH 45205

MIDWEST CONSTRUCTION RESOURCES  
LLC  
885 CLINTON SPRINGS  
CINCINNATI OH 45229

MOHAMED CAROL S  
2708 WEST MCMICKEN AVE  
CINCINNATI OH 45214

NELTNER HOLDINGS LLC  
18 HENRY CT  
NEWPORT KY 41076

NEW NAZARENE BAPTIST CHURCH  
631 DE VOTIE AVE  
CINCINNATI OH 45225

NIEMEYER CHRISTOPHER  
3725 42ND AVE  
SAINT PETERSBURG FL 33711

NOVELART MANUFACTURING CO  
PO BOX 37101  
CINCINNATI OH 45222

ON I ADVERTISING INC  
P O BOX 75303  
NEWPORT KY 41075

OLOMAJEYE ALERO  
1751 JOHN GRAY RD  
CINCINNATI OH 45240

ONI ADVERTISING INC  
P O BOX 75303  
NEWPORT KY 41075

PORTER ANTHONY  
PO BOX 939  
WEST CHESTER OH 45071

RAMING CHARLES T  
554 BRANTNER LN  
CINCINNATI OH 45244

ROBINSON MARY C  
630 TAFEL ST  
CINCINNATI OH 45225

ROTEDA 1100 LLC  
1035 SR28  
MILFORD OH 45150

ROYAL LEE E  
8386 ROLAND AVE  
CINCINNATI OH 45216

SCHUSTER MARTIN DANIEL  
6115 ERIE AVE  
CINCINNATI OH 45227

STATE OF OHIO  
505 S STATE ROUTE 741  
LEBANON OH 45036

STEPHENS CHRIS  
413 HUNTLEY CT  
LEBANON OH 45036

STERLING MGMT 2 LLC  
P O BOX 232  
WEST CHESTER OH 45071

STRAIGHTS END LLC  
2270 MADISON RD UNIT 3C  
CINCINNATI OH 45208

TI KC BRAVO LLC  
1024 BAYSIDE DR UNIT #205  
NEWPORT BEACH CA 92660

TOON DENNIS  
7329 MIAMI AVE  
CINCINNATI OH 45243

VANJOHNSON REALTY CONCEPTS INC  
4884 HUNT RD #310  
CINCINNATI OH 45242

VORBROKER GARY C  
4220 DELRYAN DR  
CINCINNATI OH 45238

WAINSCOTT MARY JANE  
3464 CAMELLIA CT  
CINCINNATI OH 45211

WALZ CHERYL MARIE  
2640 HALSTEAD ST  
CINCINNATI OH 45214-1814

WALZ GAIL @3  
2638 HALSTEAD ST  
CINCINNATI OH 45214

WEST MCMICKEN GROUP LLC  
5323 DELHI PK  
CINCINNATI OH 45238

WHAM PROPERTIES II LLC  
PO BOX 8233  
CINCINNATI OH 45209

WILLINGHAM BENJAMIN A & NICOLE  
P O BOX 8233  
CINCINNATI OH 45208

WUNDER DOUGLAS J  
5732 LAYHIGH RD  
OKEANA OH 45053

YESHIVA DVAR YESHORIM  
4 VILLAGE GREEN  
MONSEY NY 10952

ZHANG XIAOWEI  
1106 KOTTMANN ST  
CINCINNATI OH 45214

Attn: David Vonderbrink  
Elevar Design Group  
555 Carr Street  
Cincinnati, Ohio 45203

Fountain Residential Partners  
2626 Cole Ave Ste. 620  
Dallas, Texas 75204

CUFNA  
2364 West McMicken Avenue  
Cincinnati, Ohio 45214

Camp Washington Community Council  
2951 Sidney Ave  
Cincinnati, OH 45225

Camp Washington Community Board  
2951 Sidney Ave #2134  
Cincinnati, Ohio 45225

CHCURC  
2510 Ohio Ave C  
Cincinnati, OH 45219

Camp Washington Business Association  
2951 Sidney Avenue  
Cincinnati, Ohio 45225

Blue Mark Capital, LLC  
700 Walnut Street, Suite 300  
Cincinnati, Ohio 45202

Anthony Sansalone  
1008 Marshall Avenue  
Cincinnati, Ohio 45225-1154

Sundance Property Management  
9918 Carver Road, Suite 110  
Cincinnati, Ohio 45242