

September 15, 2022

Stacey Hoffman, Senior City Planner
Department of City Planning & Engagement
City of Cincinnati
Stacey.hoffman@cincinnati-oh.gov

Dear Ms. Hoffman:

Hallmark Campus Communities has reviewed the staff report dated September 16th, 2022 and the letter of support from the CHCURC/CUFNA/CHBA. Hallmark Campus Communities is willing to modify the Concept Plan dated June 23rd, 2022 (revised July 28th, 2022) to include a provision for the ability to convert +/- 3,900 square feet of the ground floor portion of the building fronting along West McMillan Street (see attached diagram on page 2) from community facilities and leasing to retail and/or small public uses if warranted and desired in the future.

The current plans have earmarked the ground floor along West McMillan Street as commercial space specifically for the use of the Community Center which entails the amenity space and leasing activities. Given this use, the space can be easily converted into multiple small single-use commercial spaces. The entire frontage has a relatively consistent sidewalk elevation that relates to the ground-floor level. The copious storefront and awning locations allow for maximum flexibility for the placement of doors for retail conversion.

Hallmark Campus Communities would like to allow all of the uses currently permitted in the Commercial Community-Mixed (CC-M) zoning district.

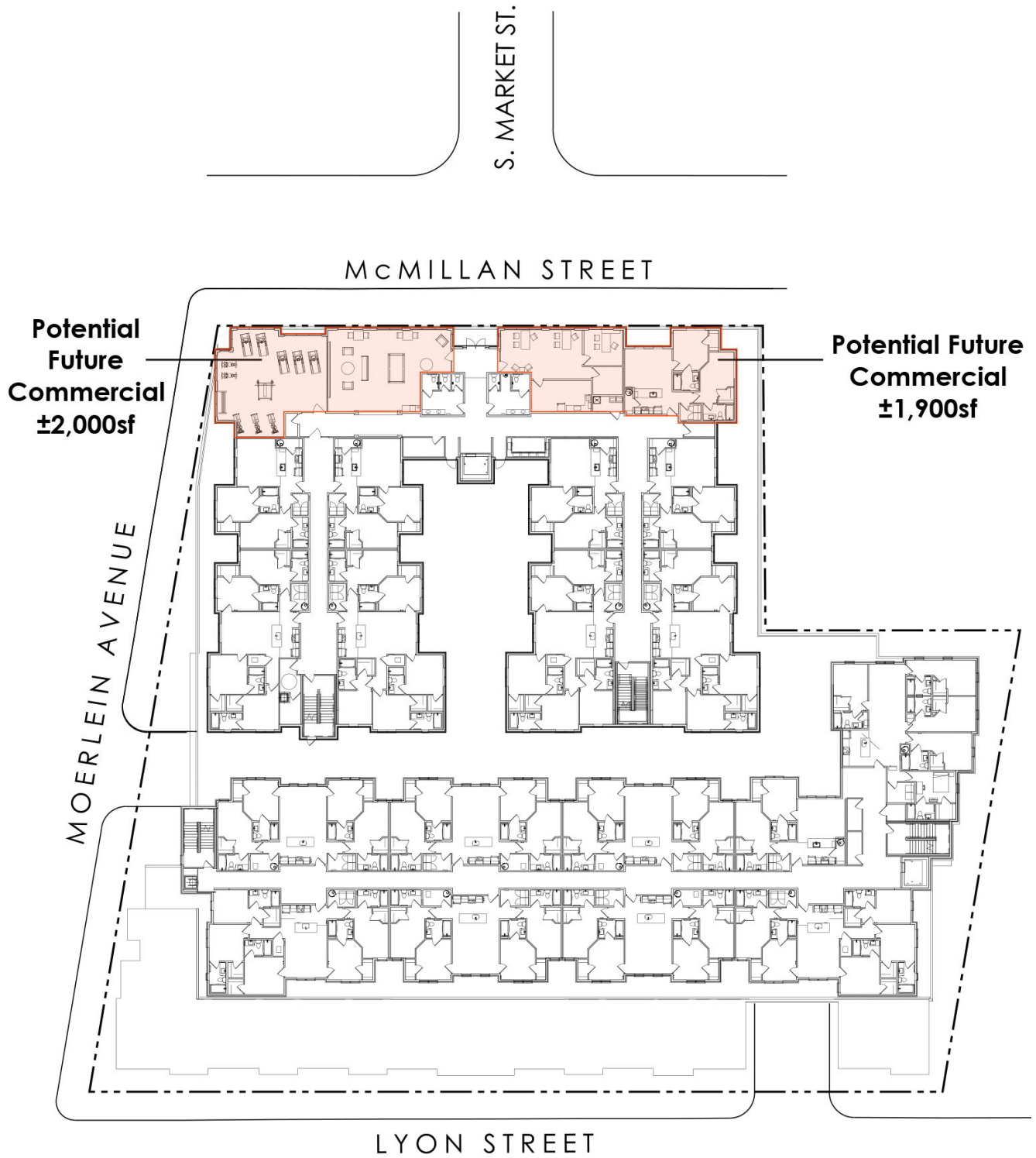
Please feel free to reach out to me if you have any further questions or if you need additional information.

Sincerely,



Ryan A. Pearson
Principal

CC: Peter E. Koenig, Esq.



Potential Retail Conversion Areas along W. McMillan St.