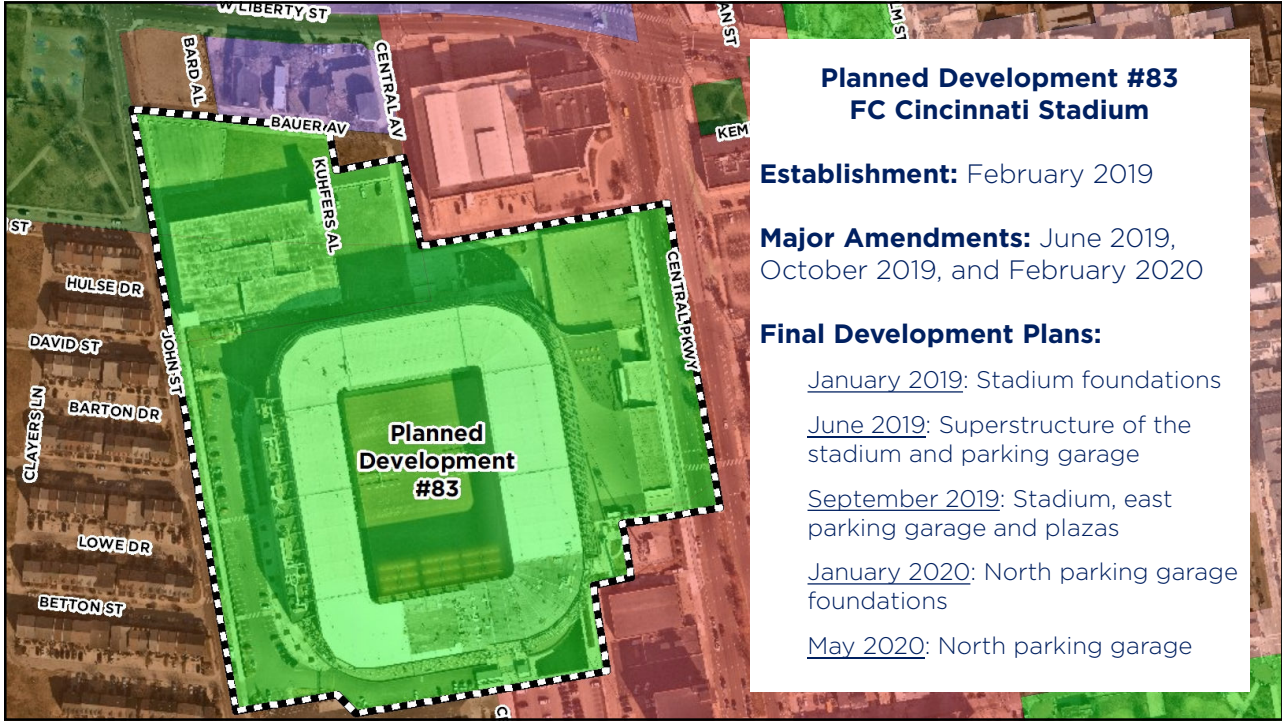


Proposed Zone Change and Major Amendment for PD-83 in the West End

Equitable Growth and Housing Committee
December 5, 2023

1



2

Major Amendment

The proposed Major Amendment to the Concept Plan and Development Program Statement includes:

- Zone change of 5.629 acres to Planned Development
- Setting development parameters for the zone change area
- Revisions to the Concept Plan for the area north and east of TQL Stadium



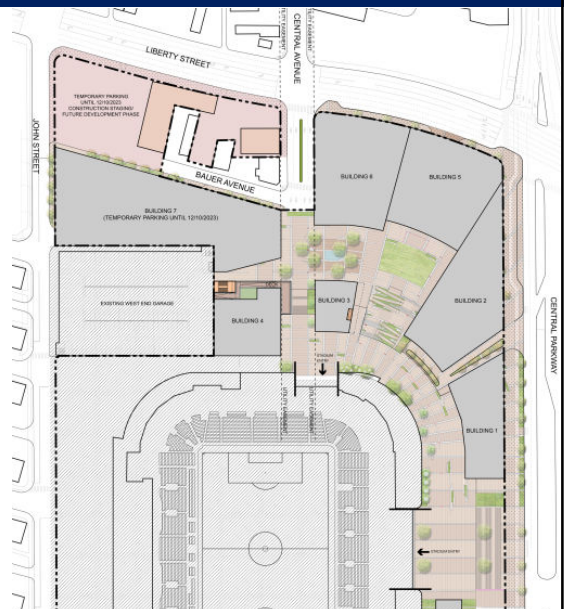
3

Proposed Mixed-Use Development

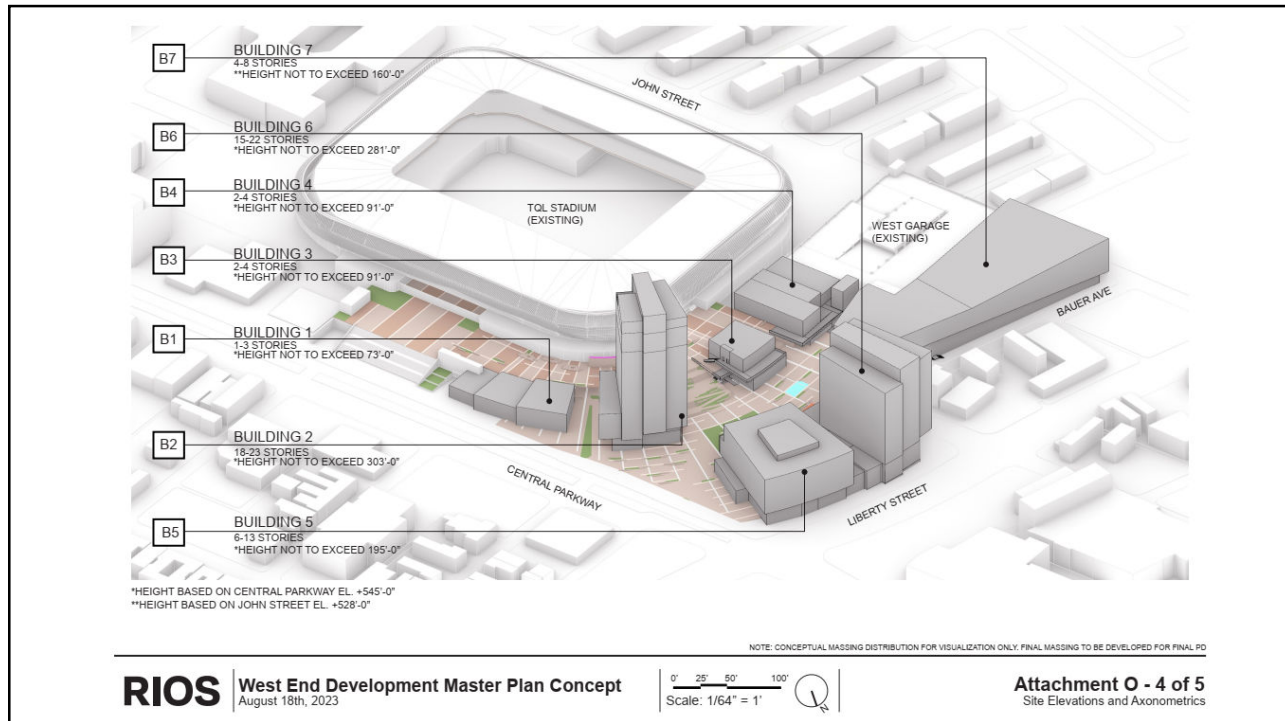
- Mixed-use district immediately north and east of TQL Stadium
- Proposed development organized by seven buildings, a central event plaza, and a future development site
- Variety of amenities and uses including:

Multi-family housing	Commercial/retail space
Hotel	Food + beverage establishments
Condominiums	Entertainment venue
Office space	Parking
- Development parameters established

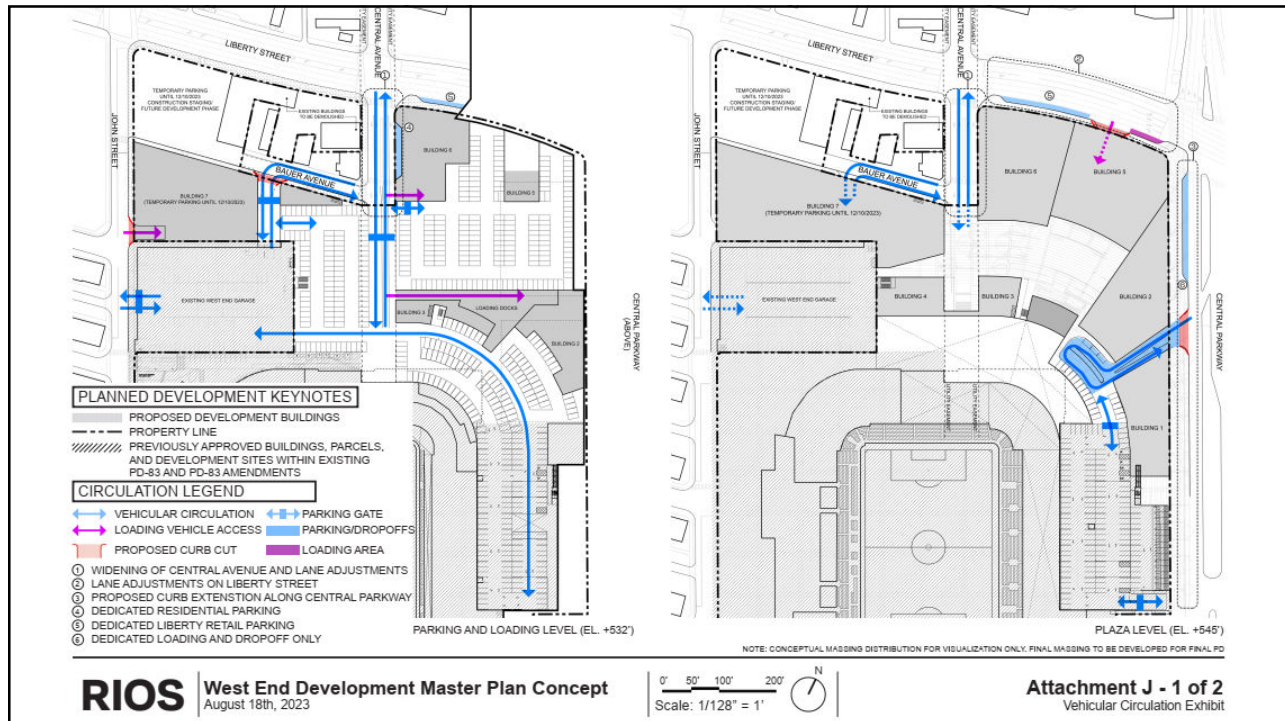
Location and setback	Permitted uses
Maximum height	Maximum square footage



4

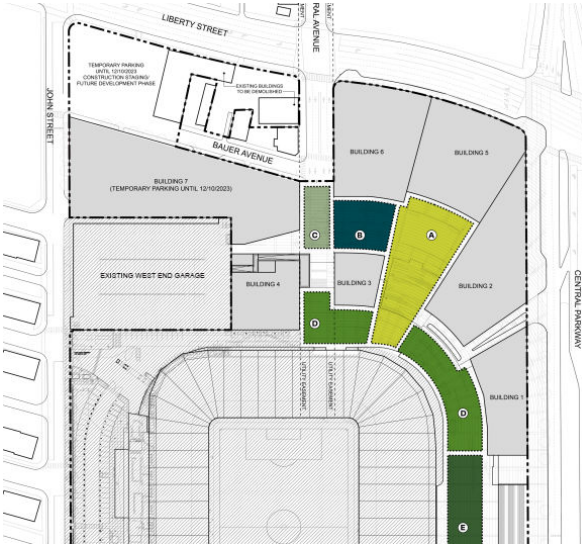


5



6

Proposed Open Space

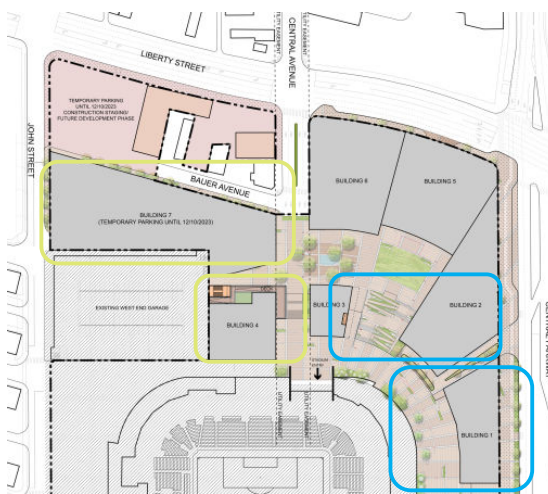


OPEN AREA TABULATION

- MAIN PLAZA: 25,000 - 35,000 SF
 - COURTYARD: 6,000 - 12,000 SF
 - VENUE PLAZA: 3,000 - 8,000 SF
 - CONCOURSE: 20,000 - 30,000 SF
 - EXISTING CONCOURSE ENHANCEMENTS: 13,000 SF
- OPEN SPACE TOTALS: 67,000 - 98,000 SF**

7

Revisions to the Concept Plan



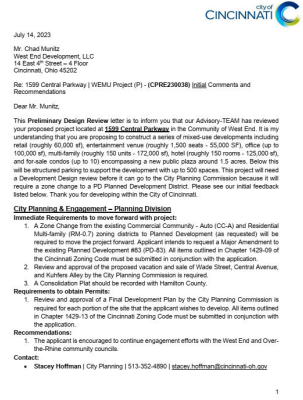
• Buildings 4 and 7 replace the “future development site” at John Street and Wade Street

• Plaza and Buildings 1-3 replace the “future development site” at Wade Street and Central Parkway

8

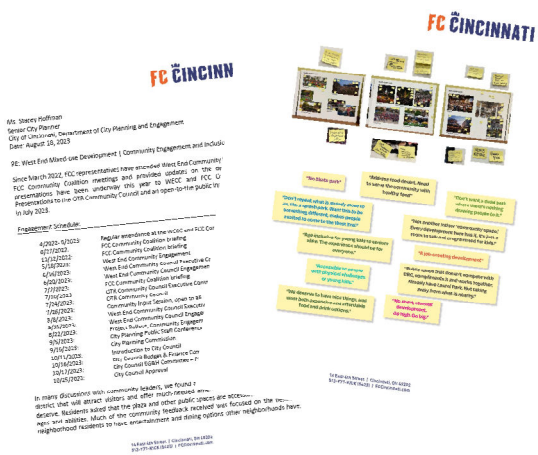
Departmental Review + Comments

- Regular meetings with City departments
- Coordinated Report Circulated
 - Utilities exist within right-of-way that require coordination
- Coordinated Site Review (CSR)
 - Met in July 2023; issued letter with feedback
 - Letter outlines additional requirements needed to be met before permitting
 - CSR team will review each Final Development Plan



Community Engagement

- Regular meetings with West End Community Council and FCC Community Coalition since March 2022
- Formal presentations to the FCC Community Coalition, West End Community Council, and the Over-the-Rhine Community Council
- Public input session in July 2023
 - Destination district
 - Amenities for residents
 - Public spaces accessible to all
 - High quality and of modern design



Public Comment + Notification

Virtual Public Staff Conference: September 5, 2023

- Notice to property owners within 400-feet, West End Community Council, and Over-the-Rhine Community Council
- 18 community members in attendance
- Discussion about how the proposed zone change impacts property owners on Bauer Avenue

Notification

- Notice to property owners within 400-feet, West End Community Council, and Over-the-Rhine Community Council
- Departmental Website, Facebook, and Twitter

Correspondence

- Letter of Support from the West End Community Council

Diversity + Economic Inclusion

FC Cincinnati has engaged Messer and Triversity Construction to lead diversity and inclusion efforts

- Workforce Diversity – Recruit, hire and retain a best in class, diverse workforce
- Community Engagement – Work with organizations that drive Workforce and Supplier Diversity initiatives
- Supplier Diversity – Actively engage minority, women and veteran-owned businesses in the communities they serve



Consistency with Plans

Plan Cincinnati (2012)

Compete Initiative Area

Goal to “Cultivate our position as the most vibrant and economically healthy part of our region.”

Goal to “Become nationally and internationally recognized as a vibrant and unique City”

West End Speaks Plan (2016)

Quality of Life

Employment

Housing

Analysis

- Expands the Planned Development boundary and sets development parameters for the mixed-use development
- Planned Development zoning is appropriate to accommodate the variety of amenities and uses proposed
- More extensive public process with additional opportunities to engage
- Comprehensive, mixed-use approach

Recommendation

The City Planning Commission recommends that City Council take the following actions:

- 1. APPROVE** the proposed zone change for the block generally bound by Bauer Avenue, John Street, W. Liberty Street, Central Parkway, and Wade Street from RM-0.7, MG, PR, and CC-A to PD in the West End as outlined in 1429-11;
- 2. APPROVE** the Major Amendment to the Concept Plan and Development Program Statement for PD-83 as amended and outlined in the report; and
- 3. ADOPT** the Department of City Planning and Engagement Findings as detailed in the report.