

EXHIBIT A

Proposed Zone Change from CN-P to PD-69 and Major Amendment to the Concept Plan for Planned Development #69 in Corryville

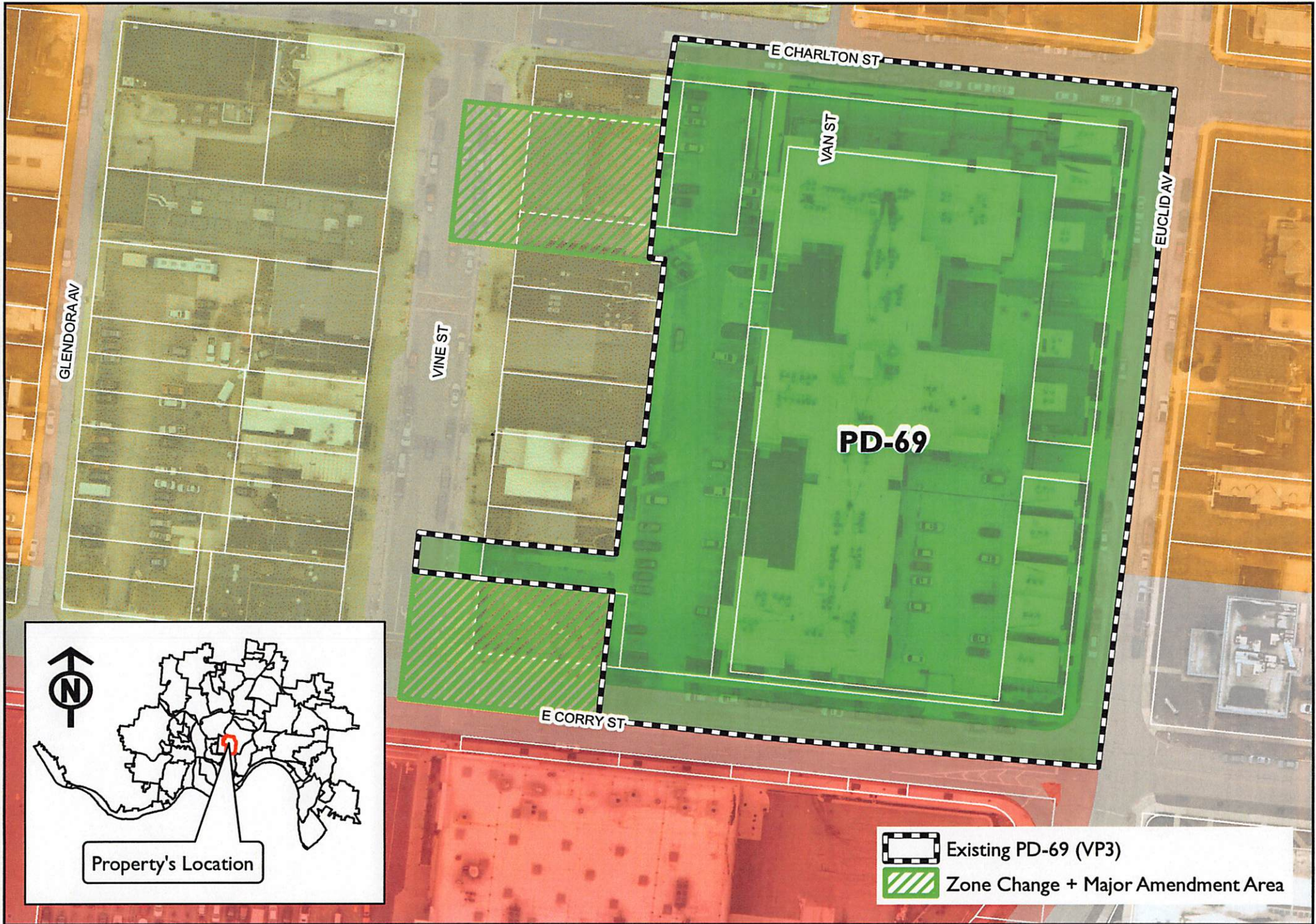


EXHIBIT B



0.3678 Acres – Area to be Reclassified

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Corry Street and the centerline of Short Vine Street.

Thence with the centerline of Short Vine Street, North 06°14'25" East, 110.50 feet;

Thence South 83°55'38" East, 145.00 feet;

Thence South 06°14'25" West, 110.50 feet;

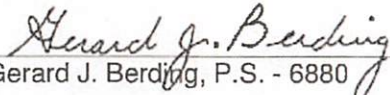
Thence North 83°55'38" West, 145.00 feet to the **POINT OF BEGINNING**.

CONTAINING 0.3678 Acres to be reclassified, of which 0.1956 acres is located within the public right-of-way of Short Vine Street and Corry Street.

Being all of Hamilton County Auditor's parcel 092-0002-0157 as conveyed to Short Vine Properties, LLC in Official Record 14160, Page 1408. Being all of Hamilton County Auditor's parcel 092-0002-0185-90 as conveyed to the City of Cincinnati in Deed Book 3450, Page 511. Being part of Hamilton County Auditor's parcel 092-0002-0177-90 as conveyed to the City of Cincinnati in Deed Book 3326, Page 163 of the Hamilton County Recorder's Office.

Bearings are based on State Plane Coordinate System Ohio South Zone NAD83.

Prepared by G.J. BERDING SURVEYING, INC. on May 27, 2020. Based on a Zone Change Plat prepared by G.J. BERDING SURVEYING, INC. on May 27, 2020.


Gerard J. Berding, P.S. - 6880

6-1-2020
Date





0.2859 Acres – Area to be Reclassified

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Corry Street and the centerline of Short Vine Street; Thence with the centerline of Short Vine Street, North 06°14'25" East, 310.50 feet to the **POINT OF BEGINNING**.

Thence North 06°14'25" East, 92.33 feet;

Thence South 83°51'26" East, 135.00 feet;

Thence South 06°14'25" West, 92.16 feet;

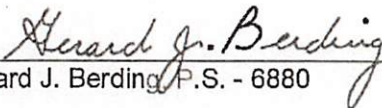
Thence North 83°55'38" West, 135.00 feet to the **POINT OF BEGINNING**.

CONTAINING 0.2859 Acres to be reclassified.

Being all of Hamilton County Auditor's parcels 092-0002-0001 & 092-0002-0003 as conveyed to Short Vine Properties, LLC in Official Record 13701, Page 1910 & Official Record 13701, Page 1906 of the Hamilton County Recorder's Office.

Bearings are based on State Plane Coordinate System Ohio South Zone NAD83.

Prepared by G.J. BERDING SURVEYING, INC. on May 27, 2020. Based on a Zone Change Plat prepared by G.J. BERDING SURVEYING, INC. on May 27, 2020.


Gerard J. Berding P.S. - 6880

5-27-2020
Date

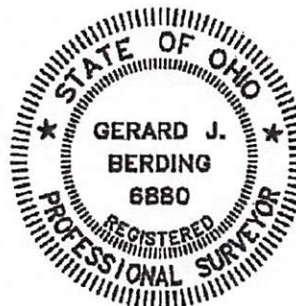
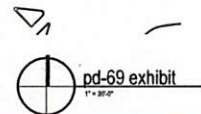


EXHIBIT C



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2600, 2630-2622 SHORT VINE STREET
 PD-69 EXHIBIT

m+a architects
 2019.426
 05/22/20
 20.0

EXHIBIT D

2600 and 2630 Short Vine Program Statement

Uptown Rental Properties, through Gas Light Ventures LLC and Short Vine Properties LLC, own approximately 0.6537 acres (Gross) of property contained in Auditors Parcels 092-0002-0157, 0003 and 0001. The parcels are all zoned “CN-P” Commercial Neighborhood – Pedestrian Oriented District and are located within Urban Design Overlay District #6. A zone map amendment is being requested to allow these parcels to become part of “PD-69” Planned Development District, which is immediately adjacent to the east. Final Development Plan approval is also being requested for the two development areas.

The northeast corner of Corry Street and Short Vine (2600 Short Vine – Parcel 0157) is currently vacant land and would be consolidated with two City owned parcels (Parcels 092-0002-0185 and 0007) which are already a part of “PD-69”.



2600 Short Vine Street – Front View



2600 Short Vine Street – Corry Street View

This 0.3678 acres (Gross) would be developed with eight residential units (5 five bedroom units and 3 two bedroom units). Also included on the first floor would be 2,241 square feet of restaurant/retail space. The building would be three stories on the Short Vine Street elevation and have a partial lower walkout level on the east elevation. The building is located on the Corry Street sidewalk with a clipped corner entrance to the restaurant/retail space at the intersection. The building is located adjacent to the Short Vine sidewalk on the southern portion of the building, however, due to the location of a large transformer, the northern portion of the building is set back off the sidewalk but features a landscaped garden space to accommodate the transformers. The inclusion of the 0.37 acres (Gross) into “PD-69” will allow the corner to establish a presence as the south end of the Short Vine Business District and will complement the VP-3 development to the east, the recent Kroger/Walgreens to the south, and the established Short Vine business district to the west and north.

Further north on Short Vine Street is the 0.2859 acres (Gross) of property located at 2622 – 2632 Short Vine Street (Parcels 092-0002-0001 and 0003). These properties are also zoned “CN-P” Commercial Neighborhood – Pedestrian District and are located within Urban Design Overlay District #6. The properties have been offered for sale over the last several years without any significant interest and are in poor condition.



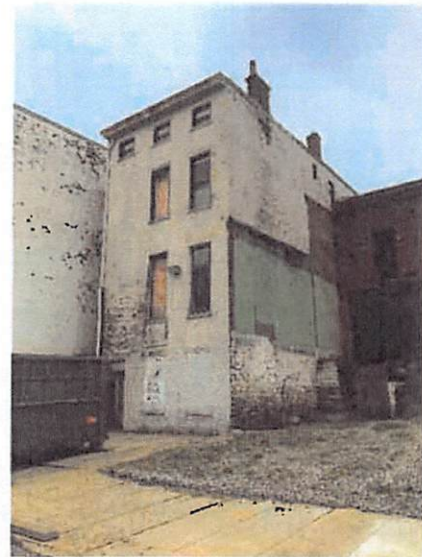
2624-2632 Short Vine Street – Front Elevation



2624-2632 Short Vine Street – Rear Elevation



2622 Short Vine Street – Front Elevation



2622 Short Vine Street – Rear Elevation

The properties are currently beyond repair, and a request is being made to allow for their demolition. The 0.2859 acres (Gross) would be redeveloped as a 19 unit residential development. The 19 units would be a mix of one bedroom (1 unit), two bedroom (9 units), three bedroom (4 units), four bedroom (1 unit), and two level five bedroom (4 units) residences. With a four-story presence on Short Vine and five stories to the west, the building will complement adjacent properties while being built to the Short Vine Street sidewalk with two recess points. Parking for the 27 residential units and the restaurant/retail space will be provided in the public parking lot, directly to the east within "PD-69" or within the VP-3 parking garage, which is also in "PD-69". The surface parking lot to the immediate east of the development is owned by the City and contains approximately 59 parking spaces and has access from both Corry and Charlton Streets. The VP-3 garage, in addition to providing 233 spaces for residents, also features 203 public parking spaces that can be accessed from Euclid or the adjacent City parking lot.

Relative to the new buildings being located in Urban Design District #6, the new buildings are compatible with their surroundings in terms of architectural style, massing, scale, and form. Both buildings respond to the pattern of window placement in the district and have an articulated rhythm of windows as they relate to the structural bay creating an appropriate articulation. As they are windows into apartment units, the ground floor windows in 2630 are not open storefront windows as the UD regulations encourage, however, the entries are recessed and covered.

The proposed inclusion of the two redevelopments into “PD-69” represents a \$7,000,000.00 investment in the Short Vine Business District. Provided approvals are obtained in a timely manner, Uptown would begin construction this fall making new residential units and key retail space available for occupancy in August 2021. The development of the mixed use building at 2600 Short Vine and the residential building at 2630 Short Vine are consistent with many of the goals of adopted plans, including:

“Plan Cincinnati”

- Build on the recommendation of the Plan Cincinnati Policy to help maintain Short Vine as a “Neighborhood of Choice”.
- Implement the Policy of Plan Cincinnati to strengthen community organizations in recognizing the Corryville Community Council and the Short Vine Association support of the proposed development.
- Continue to focus revitalization on “Centers of Activity” which includes Corryville.
- Maintaining a walkable neighborhood center with structures addressing the street in a consistent pattern with parking consolidated to the rear.
- Integrate more housing into our neighborhood business districts and increase pedestrian activity.
- “Support and stabilize neighborhoods”. “Reduce the supply of functionally obsolete 2 – 4 unit apartment buildings through conversion or demolition”.
- “Increase the stock of quality moderate and upper income housing to help increase population and expand our tax base”.
- “Improve the quality and number of moderate to high-income rental and homeowner units”.
- “Offer housing options of varied sizes and types for residents at all stages of life”.
- “Increase the supply of townhomes and multi-family living options around centers of activity and along transit corridors”.

- The proposed redevelopment locations, consistent with the sustainability and healthier environment goals, are easily accessible to walk-to colleges and employment centers and are within a short walk to a new urban Kroger providing fresh, healthy foods.

University Village Urban Renewal Plan:

- “Future housing should provide higher density to complement the commercial district and provide a transition to housing to the east”.
- “New homes should be comprised of townhomes, condos and apartments”.
- “Preserve the rear lots behind the existing buildings for surface and structured parking to support local retailers on Vine Street”.
- “Continue to promote private reinvestment into the neighborhood housing stock as a means to increase the economic diversity within the primary trade area population.

The proposed redevelopment of these two portions of Short Vine will fill voids in the existing streetscape, creating new residences, opportunities for new business development and support for existing businesses. Uptown has been working with the Corryville Community Council, and they explicitly support amending “PD-69” to include the new construction. Further, the Community Council believes they are aligned with Uptown Rental Properties in their priority of improving and populating Corryville’s largest business district. The Short Vine Association also supports the request to include these properties in “PD-69” and believes that they share with Uptown the priority of improving and populating the Short Vine Business District and supporting its merchants. Consistent with support of the Corryville Community Council and the Short Vine Association, we would ask that these two development areas be consolidated into “PD-69” and Final Development Plan be approved to allow Uptown’s redevelopment and revitalization work in the Short Vine area to continue.