

**CPC ITEM # 2**

**April 2, 2021**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**SUBJECT:** A report and recommendation on proposed aerial and subterranean easements at 6 E. 4th Street in the Central Business District.

**GENERAL INFORMATION:**

Location: 6 E. 4<sup>th</sup> Street, Cincinnati, OH 45202  
Applicant: Ingalls Hotel, LLC  
Applicant's Address: 5113 Piper Station, Suite 300, Charlotte, NC 28277

**ATTACHMENTS:**

Provided in addition to this report are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Legal Descriptions and Plats
- Exhibit C – Appraisal Photos

**BACKGROUND AND ANALYSIS:**

Ingalls Hotel, LLC is completing its conversion of the Ingalls Building at the corner of E. 4<sup>th</sup> Street and Vine Street, a historic structure on the National Register of Historic Places, into a hotel containing approximately 120 guestrooms. The City of Cincinnati is the owner of the right-of-way that fronts the property along both E. 4<sup>th</sup> Street and Vine Street, located in the Central Business District. The right-of-way is managed by the Department of Transportation and Engineering (DOTE).

The City Planning Commission reviewed and approved two door swing easements and an air intake easement for this property at their June 19, 2020 meeting. The applicant has since requested an aerial easement of approximately 890 square feet to accommodate the building's existing ornate cornice that extends approximately six feet from the face of the building along both E. 4<sup>th</sup> Street and Vine Street. Additionally, the applicant has requested a subterranean easement that is approximately 1,972 square feet to use a portion of the property's basement as laundry facilities in an area that is situated underneath the sidewalk right-of-way along both E. 4<sup>th</sup> Street and Vine Street. The combined easement area is approximately 2,862 square feet and the petitioner has already paid the appraised value of \$24,732.

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

**CONSISTENCY WITH PLAN CINCINNATI:**

This proposed action is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012) and will "Foster a climate conducive to growth, investment, stability, and opportunity" (p. 102), and specifically will "Target investment to geographic areas where there is already economic activity" (p. 115). Additionally, the proposed action is also consistent with the Sustain Initiative Area to "Preserve our built history" (p. 197).

**RECOMMENDATION:**

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

**APPROVE** the proposed aerial and subterranean easements at 6 E. 4th Street in the Central Business District.

Respectfully submitted:



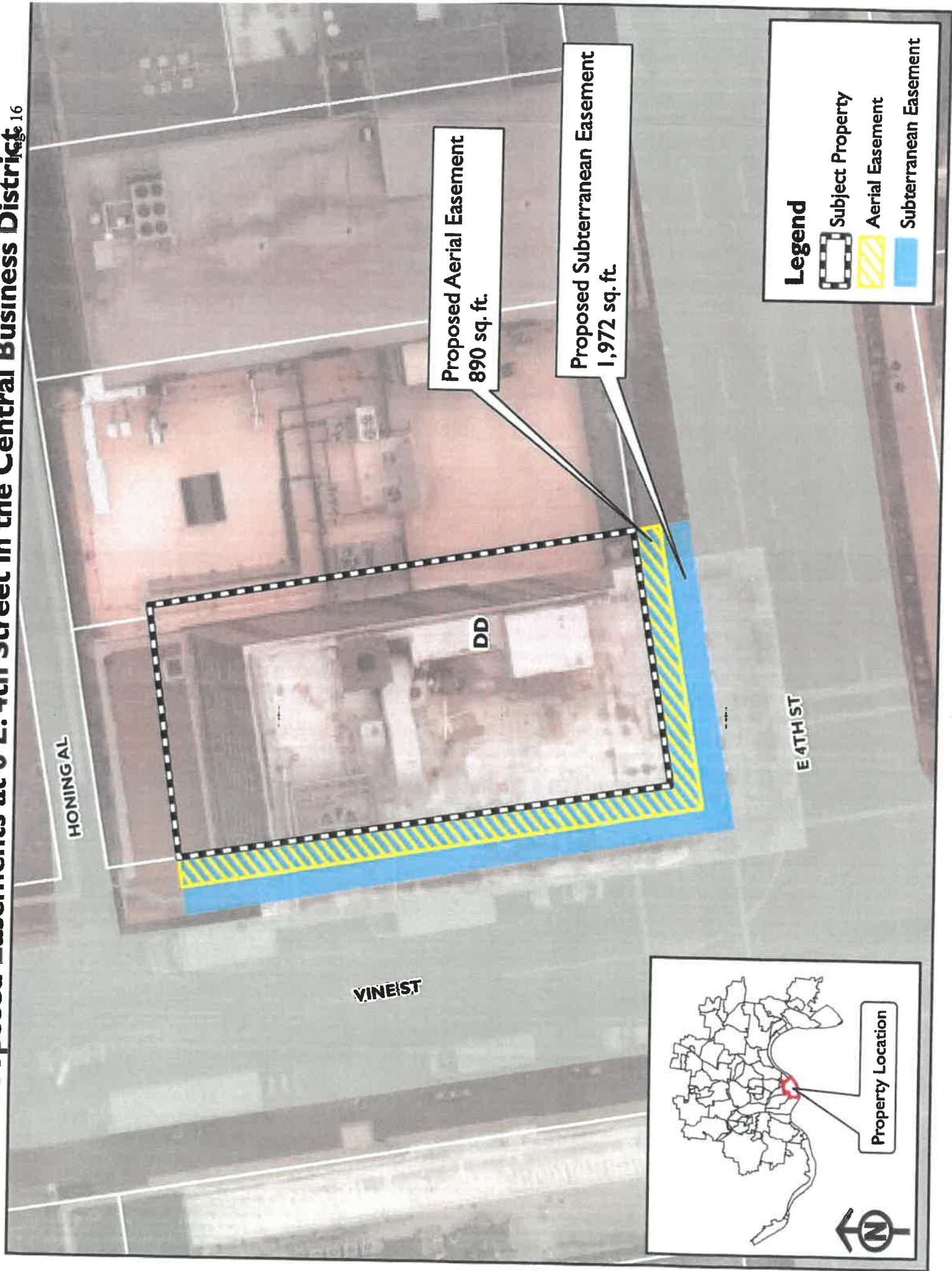
Stacey Hoffman, Senior City Planner  
Department of City Planning

Approved:

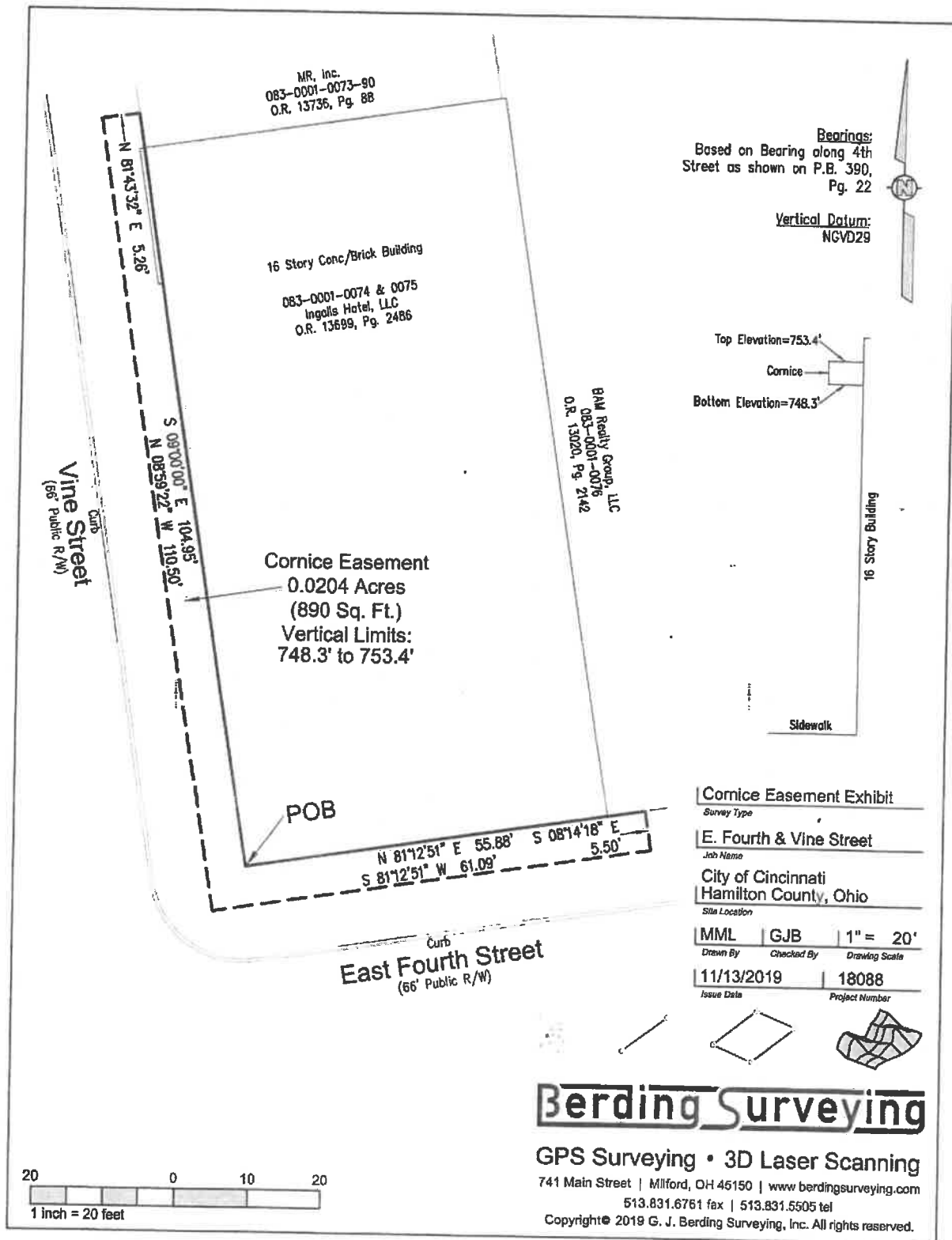


Katherine Keough-Jurs, AICP, Director  
Department of City Planning

# Proposed Easements at 6 E. 4th Street in the Central Business District



# Exhibit B



**Berding Surveying**

GPS Surveying • 3D Laser Scanning

**Description for: SREE, Ingalls Hotel, 0.0204 Acre Cornice Easement**  
**Location: E. Fourth & Vine Street**

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

**BEGINNING** at the intersection of the north line of East Fourth Street and the east line of Vine Street.

Thence along said north line of East Fourth Street, North  $81^{\circ}12'51''$  East, 55.88 feet;

Thence through the existing right of way of said East Fourth Street and Vine Street, the following four courses (4):

1. South  $08^{\circ}14'18''$  East, 5.50 feet;
2. South  $81^{\circ}12'51''$  West, 61.09 feet;
3. North  $08^{\circ}59'22''$  West, 110.50 feet;
4. North  $81^{\circ}43'32''$  East, 5.26 feet to a point in the aforesaid east line of Vine Street;

Thence along said east line of Vine Street, South  $09^{\circ}00'00''$  East, 104.95 feet to the **POINT OF BEGINNING**.

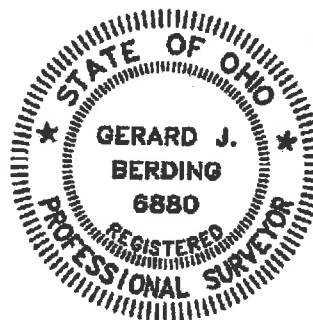
**CONTAINING 0.0204 Acres** and being a portion of the right-of-way of East Fourth Street and Vine Street between elevations of 748.3 feet and 753.4 feet.

The bearings are based on Bearing along 4th Street as shown on P.B. 390, Pg. 22. The Vertical Datum is NGVD29.

Prepared by G.J. BERDING SURVEYING, INC. on November 13, 2019. Based on an Easement Exhibit prepared by G.J. BERDING SURVEYING, INC. on November 13, 2019.

*Gerard J. Berding*  
 Gerard J. Berding, P.S. 6880

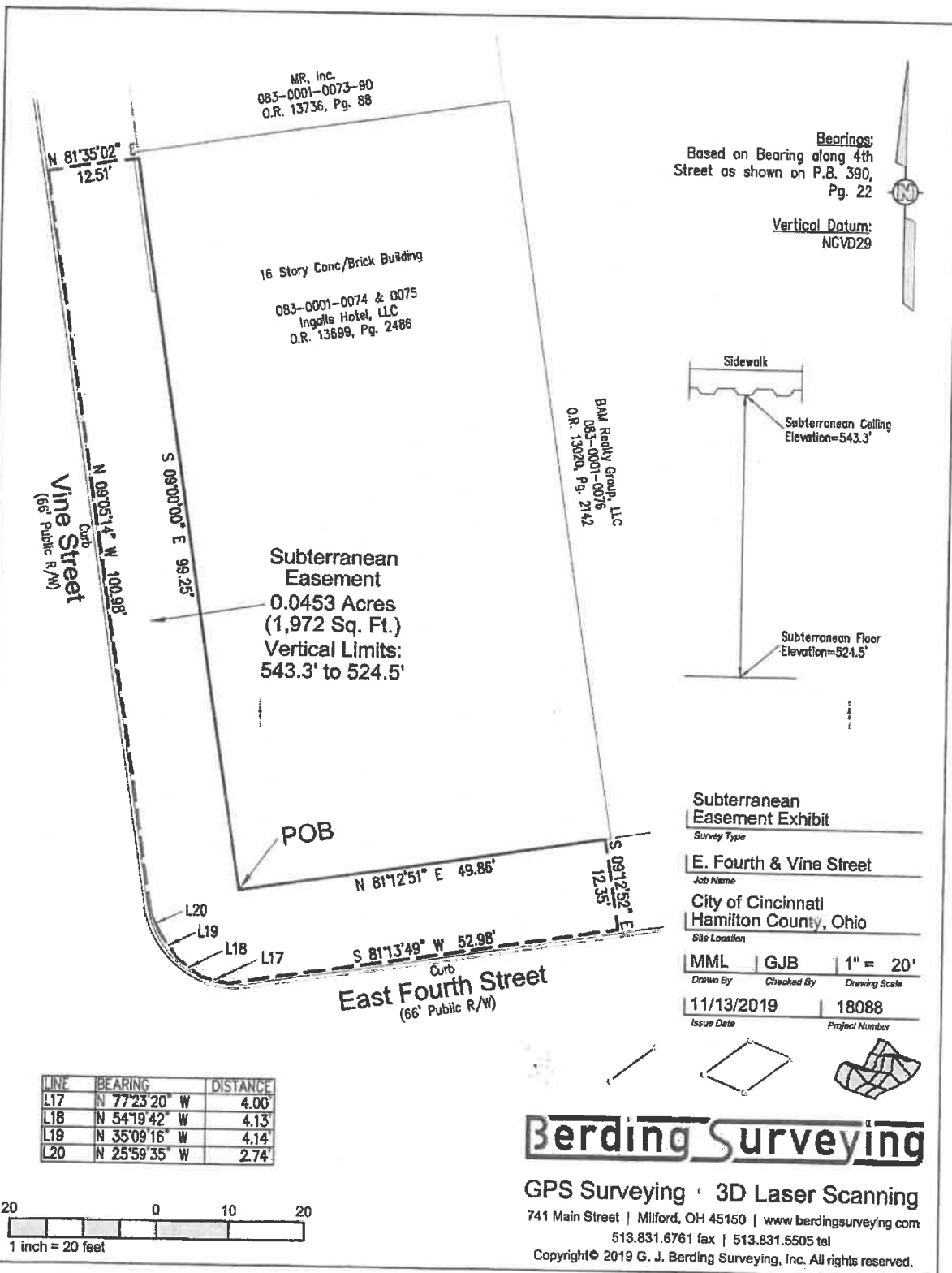
11-13-19  
 Date



Printed on 11/13/2019 11:50 AM • P:\18000\18088 SREE Hotels - Fourth & Vine\Word Documents\18088 0.0204 Ac. Cornice Easement Legal Description.doc • By:Michele

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com



**Berding Surveying**

GPS Surveying • 3D Laser Scanning

**Description for: SREE, Ingalls Hotel, 0.0453 Acre Subterranean Easement**  
**Location: E. Fourth & Vine Street**

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

**BEGINNING** at the intersection of the north line of East Fourth Street and the east line of Vine Street.

Thence along said north line of East Fourth Street, North 81°12'51" East, 49.86 feet;

Thence through the existing right of way of said East Fourth Street and Vine Street, the following eight (8) courses:

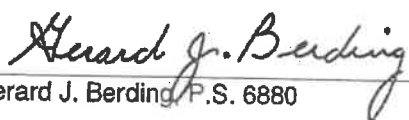
1. South 09°12'52" East, 12.35 feet;
2. South 81°13'49" West, 52.98 feet;
3. North 77°23'20" West, 4.00 feet;
4. North 54°19'42" West, 4.13 feet;
5. North 35°09'16" West, 4.14 feet;
6. North 25°59'35" West, 2.74 feet;
7. North 09°05'14" West, 100.98 feet;
8. North 81°35'02" East, 12.51 feet to a point in the aforesaid east line of Vine Street;

Thence along said east line of Vine Street, South 09°00'00" East, 99.25 feet to the **POINT OF BEGINNING**.

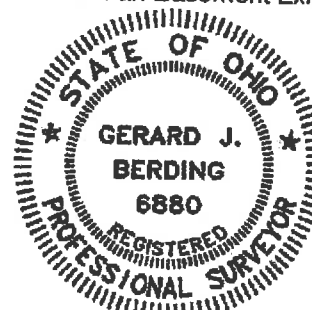
**CONTAINING 0.0453 Acres.** Encompasses the described physical space underneath Vine Street and East Fourth Street from an elevation of 543.3 feet to 524.5 feet. The intent of easement is to encompass the vertical space beneath the public sidewalk, extending from sidewalk to the lowest level of the building subterranean space below. Depth of easement is approximately 18.8 feet+/- . Refer to Easement Exhibit.

The bearings are based on Bearing along 4th Street as shown on P.B. 390, Pg. 22. The Vertical Datum is NGVD29.

Prepared by G.J. BERDING SURVEYING, INC. on November 13, 2019. Based on an Easement Exhibit prepared by G.J. BERDING SURVEYING, INC. on November 13, 2019.

  
 Gerard J. Berding P.S. 6880

11-13-19  
 Date



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G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com

# Exhibit C

## EXHIBITS

(Field Inspection Effective Date)



**Petitioner's Building**



**Larger Parcel section of 4th at Vine facing east**



**Larger Parcel section of Vine facing north to 5th**



**Section of basement easement on Vine under sidewalk**



**Cornice at crown across both Larger ROWs**



**Under sidewalk easement on East 4th**