



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda

Equitable Growth & Housing

Chairperson, Mark Jeffreys
Vice Chair, Victoria Parks
Councilmember, Meeka Owens
Councilmember, Jeff Cramerding
Councilmember, Anna Albi
Vice Mayor, Jan-Michele Kearney
Councilmember, Scotty Johnson
Councilmember, Seth Walsh
Councilmember Evan Nolan

Tuesday, October 21, 2025

1:00 PM

Council Chambers, Room 300

PRESENTATIONS

Proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development No. 94 in Oakley.

Andrew Halt, Senior City Planner, Department of City Planning and Engagement

Proposed Notwithstanding Ordinance to Permit Permanent Signage at 101 W. 5th Street Downtown.

Sophia Ferries-Rowe, City Planner, Department of City Planning and Engagement

The Experience Mill Creek Project

Pamela J. Adams and Darryl Franklin, Executive Committee Members

AGENDA

START OF PUBLIC HEARING

1. [202501889](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 10/21/2025, regarding Attached is the presentation for the Major Amendment to the Concept Plan and Development Program Statement governing Planned Development No. 94 in Oakley.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

2. [202501854](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 10/21/2025, **APPROVING** a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, "The Crossbuck," to permit additional uses within the planned development and allow for the construction of two pickleball courts, a dog park, a maintenance garage, and a pavilion structure in the area located at 3033 Jared Ellis Drive in the Oakley neighborhood.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

3. [202501891](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 10/21/2025, regarding Attached is the presentation for an Ordinance for permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, NOTWITHSTANDING the signage regulations contained in Section 1411-39, "Signs," of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts."

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

4. [202501853](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 10/21/2025, **AUTHORIZING** the installation of permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, **NOTWITHSTANDING** the signage regulations contained in Section 1411-39, "Signs," of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts."

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Exhibit A](#)
[Exhibit B](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

5. [202501901](#) **ORDINANCE (B VERSION)**, submitted by Sheryl M. M. Long, City Manager, on 10/21/2025, This transmittal corrects an exhibit from the initial version of the ordinance transmitted on October 3, 2025. Transmitted is a B-version of the Ordinance captioned: **AUTHORIZING** the installation of permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, **NOTWITHSTANDING** the signage regulations contained in Section 1411-39, "Signs," of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts."

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment A](#)
[Attachment B](#)

END OF PUBLIC HEARING

AGENDA

6. [202501913](#) **PRESENTATION**, submitted by Councilmember Jefferys, regarding The Experience Mill Creek Project.

Sponsors: Jeffreys

Attachments: [Presentation](#)

7. [202501900](#) **MOTION**, submitted by Councilmember Nolan, Vice Mayor Kearney, and Councilmembers Albi and Owens, **WE MOVE** that Vice Mayor Jan-Michele Lemon Kearney and that Councilmembers Anna Albi and Meeka Owens be appointed to the Community Investment Subcommittee.

Sponsors: Nolan, Kearney, Albi and Owens

Attachments: [Motion](#)

ADJOURNMENT

October 21, 2025

To: Members of the Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager
Subject: Presentation – Approving a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck” in Oakley.

202501889

Attached is the presentation for the Major Amendment to the Concept Plan and Development Program Statement governing Planned Development No. 94 in Oakley.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement



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Project Details

Owner: Onyx+East

Proposal: 119 new townhomes with parking

Site: Planned Development (PD) 94 “The Crossbuck” (previously “The Abby” and “Arcadia”)

Previous Approvals:

- Fall 2022: PD-94 established + Final Development Plan
- May 2024: Phase I Subdivision and SIP
- February 2025: Phase II Subdivision and SIP

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Project Details

Request:

- Major Amendment to the Concept Plan
- Final Development Plan
 - Approved by CPC on 10/3/2025 pending Major Amendment approval

Why Major Amendment?

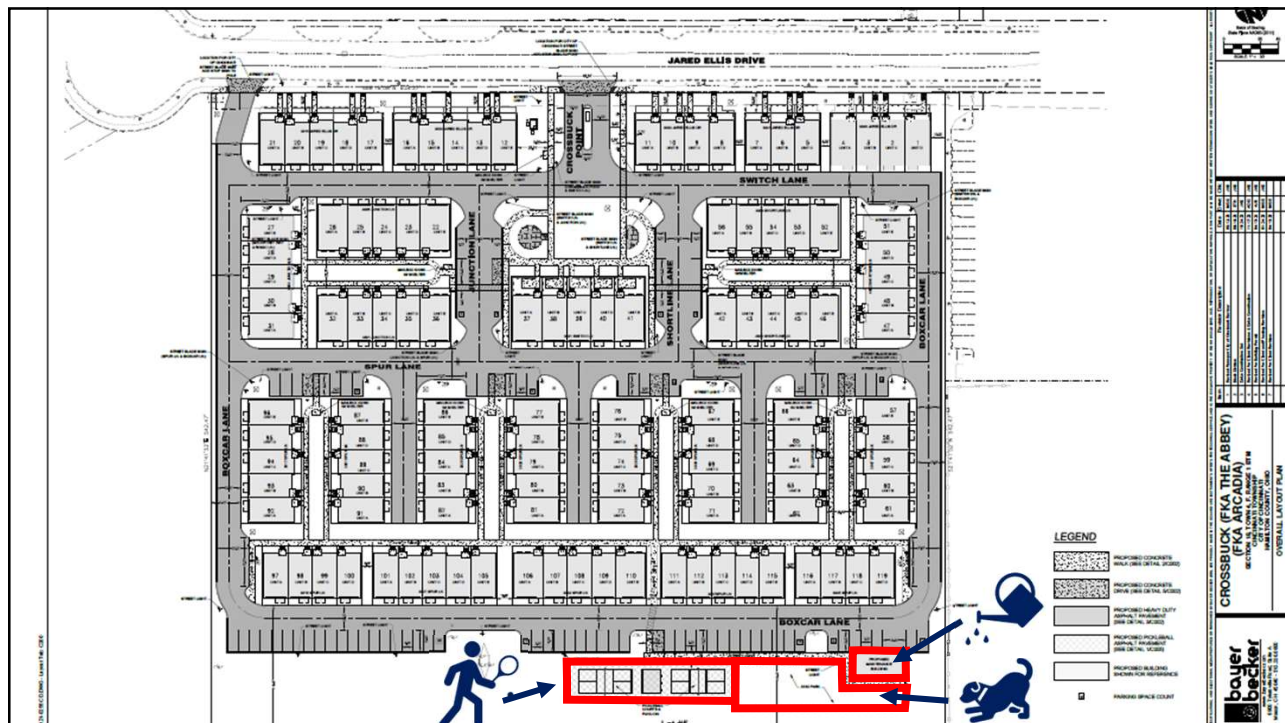
- Changes to the Concept Plan
 - *New recreational uses (pickleball, dog park)*
 - *New accessory structures (maintenance shed, pickleball pavilion)*

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Basic Requirements of a PD

- a. Minimum Area
- b. Ownership
- c. Multiple Buildings on a Lot
- d. Historic Landmarks and Districts
- e. Hillside Overlay Districts
- f. Urban Design Overlay Districts

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Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

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Concept Plan & Development Program Statement

- a. Plan Elements
- b. Ownership
- c. Schedule
- d. Preliminary Reviews
- e. Density and Open Space

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Coordinated Site Review



July 14, 2022

Mrs. Anne F. McBride
McBride Oak Clanton
5721 Dragon Way, Suite 300
Cincinnati, Ohio 45227

Re: 3033 Jared Ellis Drive | Arcadia (D) – (CPRE220943) Final Recommendations

Dear Mrs. McBride,

This letter is to inform you that our CSR Advisory-TEAM and CSIRO Committee has reviewed your proposed project at 3033 Jared Ellis Drive in the Community of Oakley. 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 July 19, 2022 @ 1:30 pm to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement Department

Immediate Requirements to move the project forward:

1. The applicant has submitted a zone change application to a Planned Development. The next steps are a public staff conference, City Planning Commission, then City Council.

Requirements to obtain permits:

1. If approved by City Council in the end, then a Final Development Plan will need to be approved by City Planning Commission prior to permits being issued.

Recommendations:

1. Continue engagement with the Oakley Community Council and nearby property owners.

Contact:

- Caroline Kellam | City Planning | 513-352-4842 | caroline.kellam@cincinnati-oh.gov

City Planning & Engagement Department – Zoning

Immediate Requirements to move the project forward:

1. None. The applicant is seeking a zone change to a Planned Development District (PD).

Please work with City Planner on the zone change.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- Emily Ahouse | ZPE | 513-352-4793 | emily.ahouse@cincinnati-oh.gov

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Circulated for review in July 2022

No major concerns identified

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Public Comment & Notification

Notification – Staff Conference and CPC Meeting

- Mailed notification to applicants, property owners with a 400ft radius and Oakley Community Council

→ Letter of support provided

Virtual Public Staff Conference – September 23, 2025

- No members of the public attended

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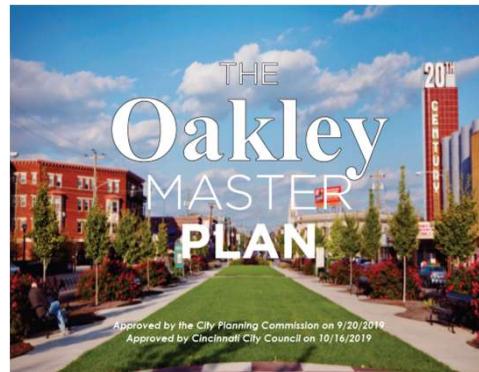
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Consistency with Plans

Plan Cincinnati (2012) ✓



The Oakley Master Plan (2019) ✓



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Planning Commission Action

1. PD plans are **consistent with applicable area plans** and compatible with surrounding development;
2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

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Planning Commission Action

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2. PD plans enhance the **potential for superior urban design** compared to the applicable base zoning district;
3. Deviations from the applicable base zoning district regulations are **justified by the benefits of the PD** design plans;
4. PD plans include **adequate provisions** for utility, trash, landscaping, traffic circulation, and other maintenance of the property.

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Analysis

- The project will **facilitate maintenance** of the property **provide additional amenities** to residents
- The project is **supported by the neighborhood**
- The proposed Major Amendment **is in compliance with all applicable purposes and requirements** for PDs and Amendments

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City Planning Commission

Recommended approval of the Major Amendment on October 3, 2025, by a vote of 6-0-0, with one excused

- Approved the Final Development Plan contingent on the Major Amendment approval.



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Recommendation

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

1. **ADOPT** the DCPE findings as detailed in the Staff Report;
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley as outlined in this report .

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October 21, 2025

To: Members of Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Approving a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck” in Oakley.

202501854

Transmitted is an Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck,” to permit additional uses within the planned development and allow for the construction of two pickleball courts, a dog park, a maintenance garage, and a pavilion structure in the area located at 3033 Jared Ellis Drive in the Oakley neighborhood.

The City Planning Commission recommended approval of the designation at its October 3, 2025 meeting.

Summary

The petitioner is proposing a Major Amendment to the Concept Plan and Development Program Statement for Planned Development No. 94, The Crossbuck, in Oakley. The petitioner is requesting recreational uses, including a dog park and pickleball courts, and accessory structures for a maintenance garage and a pavilion at the pickleball courts. The Crossbuck (previously The Abbey and Arcadia), includes a total of 119 three-story townhomes on individual lots. PD-94 was established by City Council in October 2022 (Ord. 0322-2022), and a Final Development Plan was approved by the City Planning Commission on September 16, 2022. The City Planning Commission also reviewed and approved a Phase I Development Plan and Subdivision Improvement Plan on May 3, 2024, and a Phase II Development Plan and Subdivision Improvement Plan on February 7, 2025.

The City Planning Commission recommended the following on October 3, 2025, to City Council:

APPROVE the Department of City Planning and Engagement Findings as detailed in this report;

ADOPT the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley as outlined in this report.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck,” to permit additional uses within the planned development and allow for the construction of two pickleball courts, a dog park, a maintenance garage, and a pavilion structure in the area located at 3033 Jared Ellis Drive in the Oakley neighborhood.

WHEREAS, Onyx + East, owns or controls certain real property in the Oakley neighborhood located at 3033 Jared Ellis Drive (“Property”), which property Council rezoned to Planned Development District No. 94 (“PD-94”), pursuant to Ordinance No. 0322-2022 adopted on October 12, 2022; and

WHEREAS, the Property consists of approximately 7.58 acres of vacant land and the concept plan and development program statement for PD-94 currently proposes the development of 119 three-story townhomes on individual lots organized around a series of private streets and alleys; and

WHEREAS, McBride Dale Clarion, has petitioned the City to approve a major amendment to the PD-94 concept plan and development program statement to permit a recreation and entertainment land use and to allow for the construction of two pickleball courts, a dog park, a pavilion, and a maintenance garage on the Property; and

WHEREAS, the proposed major amendment to the PD-94 concept plan and development program statement will support the quality of life for future residents, help maintain the aesthetic characteristics of the Property, and is compatible with the surrounding neighborhood and land uses; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that changes in the uses allowed under an approved concept plan constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on October 3, 2025, the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-94; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-94 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-94 is in accordance with Plan Cincinnati (2012), and the “Compete” initiative area

with the goal to “[t]arget investment to geographic areas where there is already economic activity” (page 115) and the “Live” initiative area with the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” (page 164); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-94 is in accordance with the Oakley Master Plan (2019), including the goals to “[a]ssure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (page 80) and “[i]ncrease the percentage of owner-occupied homes” (page 85); and

WHEREAS, Council considers the major amendment to the PD-94 concept plan and development program statement to be in the best interest of the City and the general public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission’s findings that the major amendment to Planned Development District No. 94 (“PD-94”) further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the concept plan and development program statement for PD-94 are hereby amended to incorporate the concept plan amendment, attached hereto as Attachment A and development program statement amendment, attached hereto as Attachment B and incorporated herein by reference.

Section 3. That, to the extent the concept plan and development program statement for PD-94 are not amended herein, they shall remain in full force and effect.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Aftab Pureval, Mayor

Attest: _____
Clerk

SITE GENERAL NOTES

1. CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.
2. ALL WORK SHALL BE COMPLETED ACCORDING TO CITY OF CINCINNATI DOTE STANDARDS OR DOOT CAN SPECIFICATIONS, IF A CONFLICT EXISTS, CITY STANDARDS PREVAIL.
3. ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION & MATERIAL SPECIFICATIONS.

SITE PERMITS NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF CINCINNATI PERMITS FOR PROPOSED SITE WORK, INCLUDING (BUT NOT LIMITED TO): GOWW BRANCH APPLICATION, MSD TAP PERMIT, DOTE RIGHT-OF-WAY PERMIT FOR UTILITY CONNECTIONS, STREET/WALK CLOSURE, AND PAVEMENT INSTALLATION), DOTE BARRICADE PERMIT, DOTE REVOCABLE STREET PERMIT (IF APPLICABLE).

SITE DEMOLITION NOTES

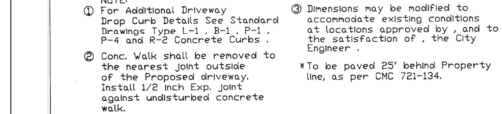
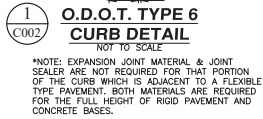
1. THE TOPOGRAPHIC AND UTILITY INFORMATION SHOWN IS BASED ON A SURVEY PREPARED BY BAYER BECKER, DATED APRIL 2022. THE CONTRACTOR SHALL OBTAIN A COMPLETE COPY OF THE FINAL BASE MAP PRIOR TO BEGINNING WORK.
2. APPROPRIATE UTILITY COMPANIES AND OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF THE UNDERGROUND UTILITY.
3. REMOVAL AND/OR RELOCATION OF ANY UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE DISCONNECTED PER THE ASSOCIATED UTILITY AGENCY'S REQUIREMENTS.
4. THESE PLANS, AS PREPARED BY BAYER BECKER, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BAYER BECKER'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL PREPARE, OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
5. ALL CONTRACTORS INCLUDING, BUT NOT LIMITED TO, THE DEMOLITION, EXCAVATION, PAVING, PLUMBING, ELECTRICAL, SIGN, FIRE PROTECTION, AND HVAC CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR OR OWNER WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
6. WHERE EXISTING GROUND COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT GEOTECHNICAL ENGINEER FOR DEPTH OF TOPSOIL TO BE REMOVED.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES' FACILITIES AND STRUCTURES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE (WHETHER SHOWN ON THE PLANS OR NOT).
8. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT FACILITIES, INCLUDING BUILDINGS AND THROUGHFARES, DURING THE CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CITY PERMITS FOR TEMPORARY SIDEWALK AND LANE CLOSURES AS NEEDED.
9. WHERE CONNECTING TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE EXISTING EDGE OF PAVEMENT (AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE) TO PROVIDE A SOUND & CLEAN EDGE. FOR ASPHALT, THE CONTRACTOR SHALL APPLY ITEM 407 TACK COAT TO THE ENTIRE CUT FACE OF EXISTING PAVEMENT PRIOR TO PLACEMENT OF THE PROPOSED PAVEMENT; FOR CONCRETE, AN EXPANSION JOINT MATERIAL SHALL BE APPLIED.
10. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, EARTHWORK MAY BEGIN. THE FINAL GRADE IN AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE SUCH AS TO PRESENT A NEAT, WELL-DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT FACILITIES.
11. TRENCHES FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED AND COMPACTED PER THE SITE GEOTECHNICAL REPORT AND/OR THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL ENGINEER.
12. UNDERCUTTING OPERATIONS (DETAILED IN THE GEOTECHNICAL ENGINEER'S REPORT SHALL BE PERFORMED UNDER THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER.
13. ALL DIRT IMPORTED FROM OFFSITE TO BE USED AS STRUCTURAL FILL OR BACKFILL SHALL BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER (AND REPORTS PROVIDED TO OWNER) PRIOR TO PLACEMENT.
14. ALL PAVEMENT AND SITE FEATURES TO BE REMOVED SHALL BE HAULED OFFSITE AT THE DIRECTION OF THE OWNER.

MAINTENANCE OF TRAFFIC NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND CURRENT STANDARD DRAWINGS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ITEM #14 AND OTHER APPLICABLE PORTIONS OF THE CAN SPECIFICATIONS AS WELL AS IN ACCORDANCE WITH PART 7 OF OMUTCO. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DRAWINGS MT-97-10, MT-99-10.
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE CITY OF CINCINNATI DOTE.
4. THE CONTRACTOR MUST COORDINATE THE WORK SO AS TO NOT INTERRUPT INGRESS AND EGRESS FROM AFFECTED PROPERTIES. IF THE CONTRACTOR SO DELECTS, HE MAY SUBMIT ALTERNATE METHODS FOR THE MAINTENANCE OF TRAFFIC PROVIDED THAT THE INTENT OF THE ABOVE PROVISIONS IS FOLLOWED AND NO ADDITIONAL INCONVENIENCE TO THE TRAVELING PUBLIC RESULTS THEREFROM. NO ALTERNATE PLAN WILL BE PUT INTO EFFECT UNTIL THE APPROVAL HAS BEEN GRANTED, IN WRITING, BY THE CITY OF CINCINNATI DOTE.
5. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.
6. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT; IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED WORK SHALL BE PLATED OR BACKFILLED AT THE DIRECTION OF THE COUNTY ENGINEER.
8. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

SITE DIMENSION PLAN NOTES

1. WHERE CONNECTING TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE EXISTING EDGE OF PAVEMENT (AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE) TO PROVIDE A SOUND & CLEAN EDGE. FOR ASPHALT, THE CONTRACTOR SHALL APPLY ITEM 407 TACK COAT TO THE ENTIRE CUT FACE OF EXISTING PAVEMENT PRIOR TO PLACEMENT OF THE PROPOSED PAVEMENT; FOR CONCRETE, AN EXPANSION JOINT MATERIAL SHALL BE APPLIED.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB (OR EDGE OF PAVEMENT), UNLESS OTHERWISE NOTED.
3. ALL RADI ARE 5.0' TO THE FACE OF CURB (OR EDGE OF PAVEMENT), UNLESS OTHERWISE NOTED.
4. ALL CURB SHALL BE DOOT TYPE 6 CURB, UNLESS OTHERWISE NOTED. SEE DETAIL 1/C002.
5. SEE DETAILS 3/002 AND 4/002 FOR PAVEMENT DETAILS.
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM #41 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM #42 TRAFFIC PAINT UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL BE WHITE CEMENT PAINT FOR THE FOLLOWING: (1) CENTER LINE, (2) SIDEWALK, (3) SIDEWALK, (4) SIDEWALK, (5) SIDEWALK, (6) SIDEWALK, (7) SIDEWALK, (8) SIDEWALK, (9) SIDEWALK, (10) SIDEWALK, (11) SIDEWALK, (12) SIDEWALK, (13) SIDEWALK, (14) SIDEWALK, (15) SIDEWALK, (16) SIDEWALK, (17) SIDEWALK, (18) SIDEWALK, (19) SIDEWALK, (20) SIDEWALK, (21) SIDEWALK, (22) SIDEWALK, (23) SIDEWALK, (24) SIDEWALK, (25) SIDEWALK, (26) SIDEWALK, (27) SIDEWALK, (28) SIDEWALK, (29) SIDEWALK, (30) SIDEWALK, (31) SIDEWALK, (32) SIDEWALK, (33) SIDEWALK, (34) SIDEWALK, (35) SIDEWALK, (36) SIDEWALK, (37) SIDEWALK, (38) SIDEWALK, (39) SIDEWALK, (40) SIDEWALK, (41) SIDEWALK, (42) SIDEWALK, (43) SIDEWALK, (44) SIDEWALK, (45) SIDEWALK, (46) SIDEWALK, (47) SIDEWALK, (48) SIDEWALK, (49) SIDEWALK, (50) SIDEWALK, (51) SIDEWALK, (52) SIDEWALK, (53) SIDEWALK, (54) SIDEWALK, (55) SIDEWALK, (56) SIDEWALK, (57) SIDEWALK, (58) SIDEWALK, (59) SIDEWALK, (60) SIDEWALK, (61) SIDEWALK, (62) SIDEWALK, (63) 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**CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)**
SECTION 16, TOWN 4 S, RANGE 1 BTM
COUNTY OF CINCINNATI
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

DETAILS



NOT TO SCALE

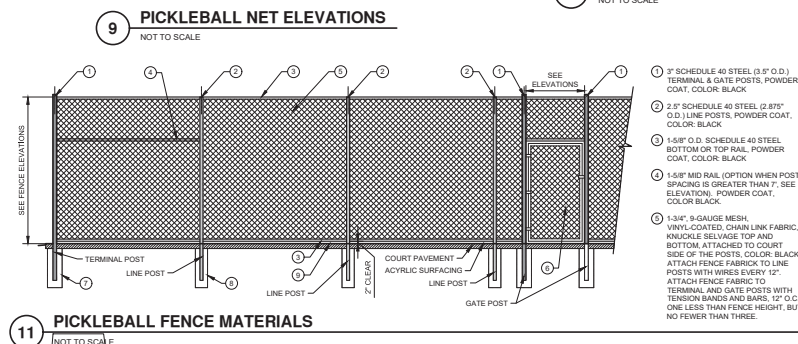
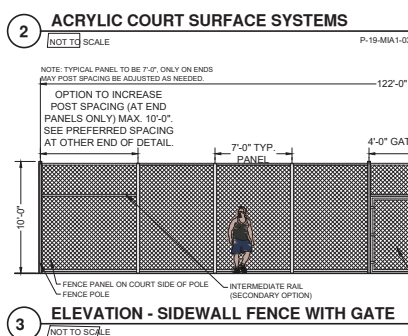
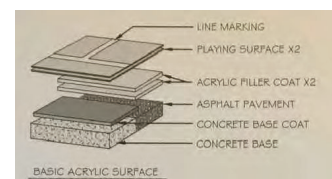
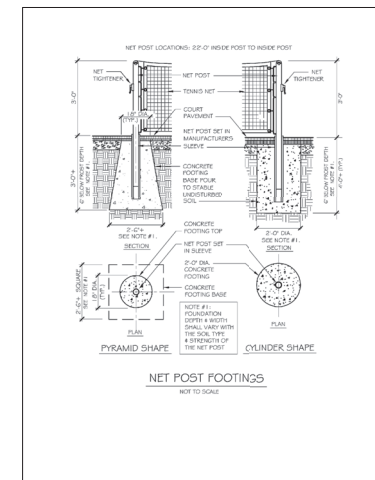
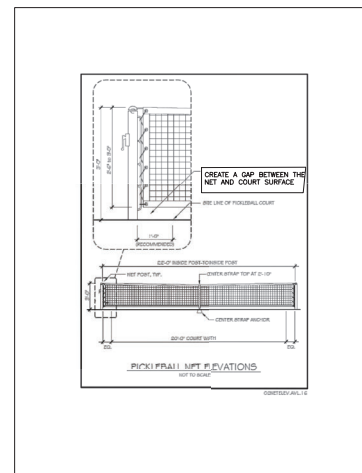
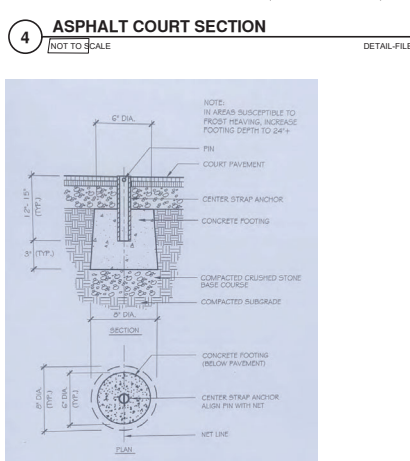
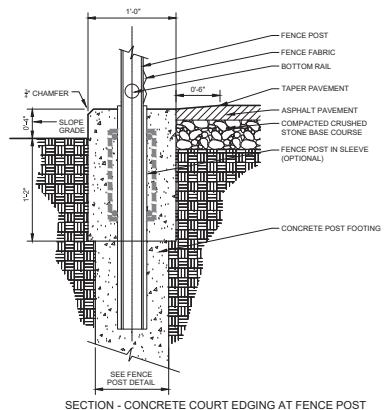
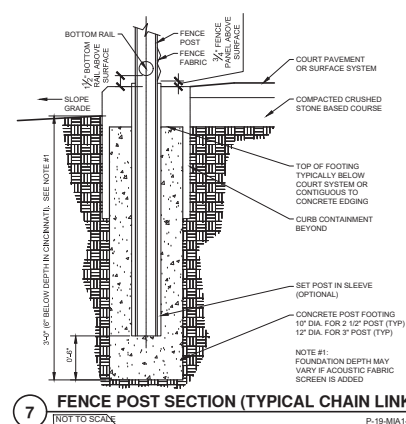
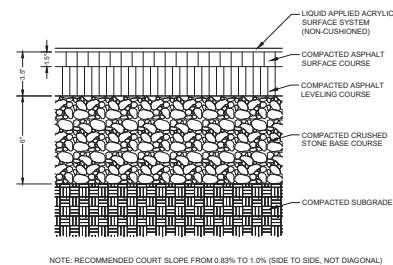
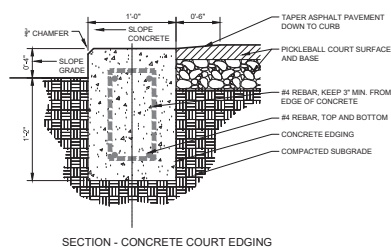


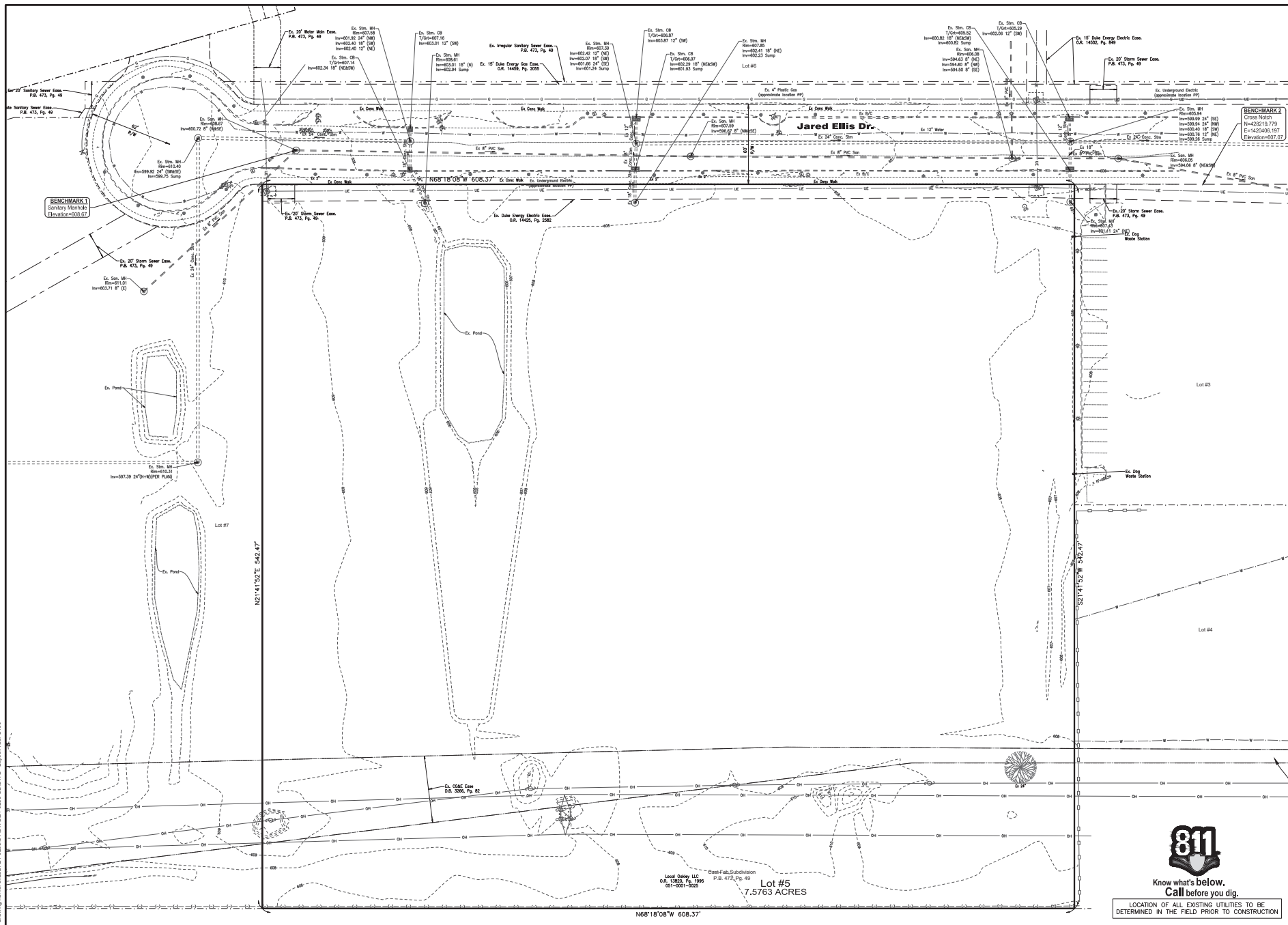
CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CINCINNATI COUNTY, OHIO
HAMILTON COUNTY, OHIO

DETAILS

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www.bayerbecker.com
6900 Tyersville Road, Suite A
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C003

[illegible]





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www.bayerbeckner.com
6900 Versailles Road, Suite 400
Baltimore, MD 21208 • 410.333.8888

**CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)**
SECTION 11, T12 S2, R18 W
CINCINNATI TOWNSHIP
CINCINNATI, OHIO
HAMILTON COUNTY, OHIO

EXISTING CONDITIONS

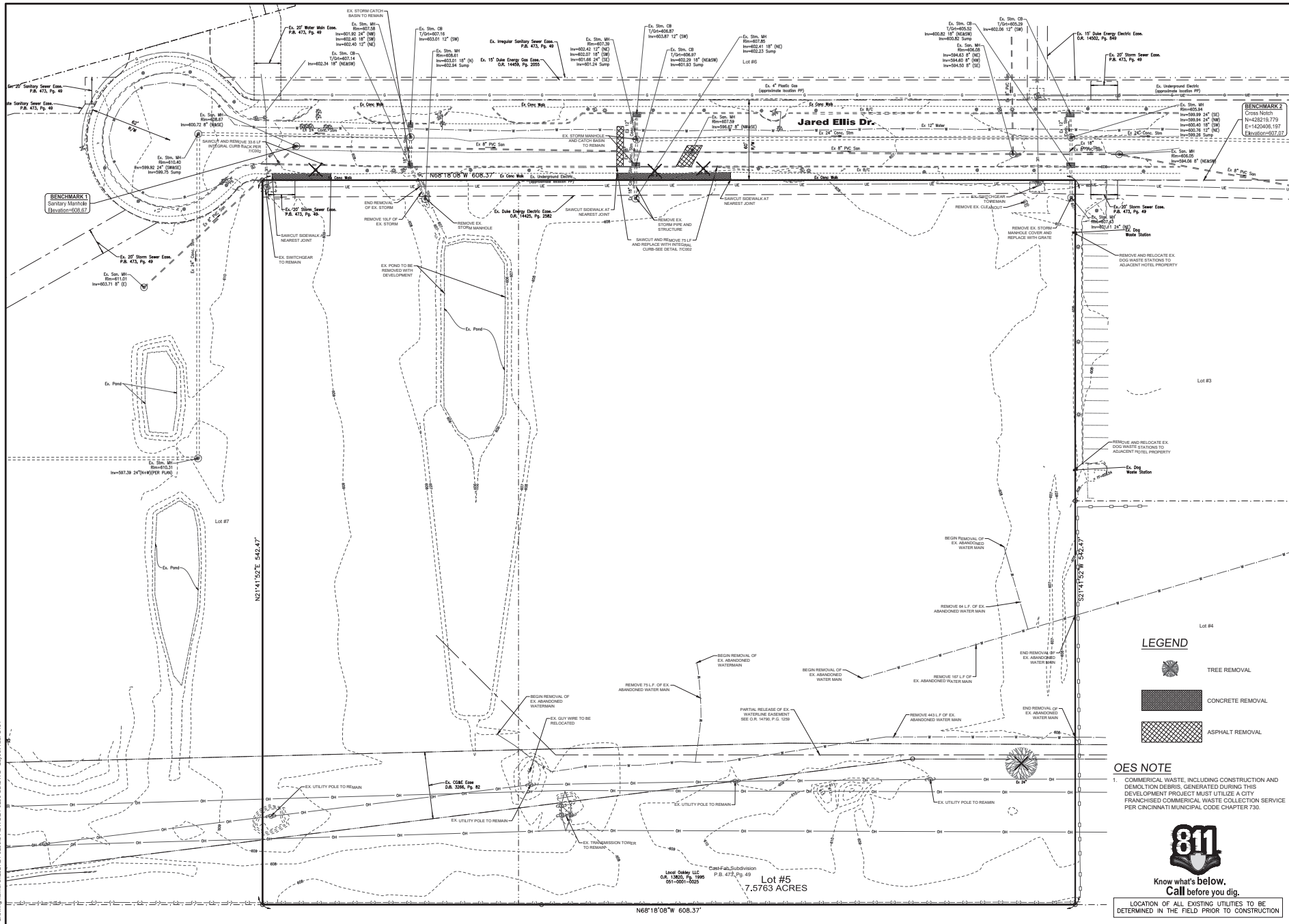
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Drawn by: **21-0255 CD**

Checked by: **ETH**

Issue Date: **01-06-23**

Sheet: **C100**



LEGEND

- TREE REMOVAL
- CONCRETE REMOVAL
- ASPHALT REMOVAL

OES NOTE

1. 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.



Know what's below.
Call before you dig.

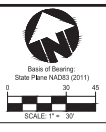
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

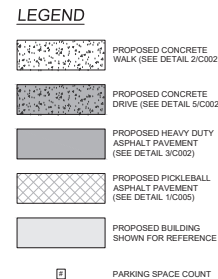
CROSSBUCK (FKA THE ABBEY)
SECTION 1
CROSSBUCK (FKA THE ABBEY)
SECTION 1
CROSSBUCK (FKA THE ABBEY)
SECTION 1

boyer becker
www.boyerbecker.com
6800 Vinevalle Road, Suite A
Mason, OH 45040-7133 (5050)

Item	Date	Drawn	CHK	Revision Description
1	11-17-24	JAB	JAB	1. Initial Design
2	11-17-24	JAB	JAB	2. Final Design
3	11-17-24	JAB	JAB	3. Final Design
4	11-17-24	JAB	JAB	4. Final Design

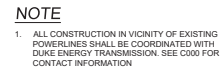
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JAB
01-05-23
C101





LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION





	PROPOSED CONCRETE WALK (SEE DETAIL 2/C002)
	PROPOSED CONCRETE DRIVE (SEE DETAIL 5/C002)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 3/C002)
	PROPOSED PICKLEBALL ASPHALT PAVEMENT (SEE DETAIL 1/C005)
	PROPOSED BUILDING SHOWN FOR REFERENCE



LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Item	Revision Description	Date	Drawn	CHK
1	Initial Plotting as City of Cincinnati Review			
2	Block 12 Addition	10-24-21	JAB	
3	Update Computation Set	10-24-21	JAB	
4	Revised the Chain Reference to Deeds Card Index	11-11-21	AJOS	
5	Revised the Chain Reference to Deeds Card Index	11-11-21	JAB	
6	Revised the Chain Reference to Deeds Card Index	10-23-21	MGS	

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
 SECTION 12, TOWNSHIP 10 NORTH, RANGE 18TH
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO
 LAYOUT PLAN (SOUTHWEST)



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6900 Tyersville Road, Suite A,
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Drawing: 21-0255-CD

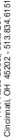
Drawn by: ETH

Checked by: JAB

Issue Date: 01-09-21

Sheet

C204





Basis of Bearing:
State Plane NAD83 (2011)

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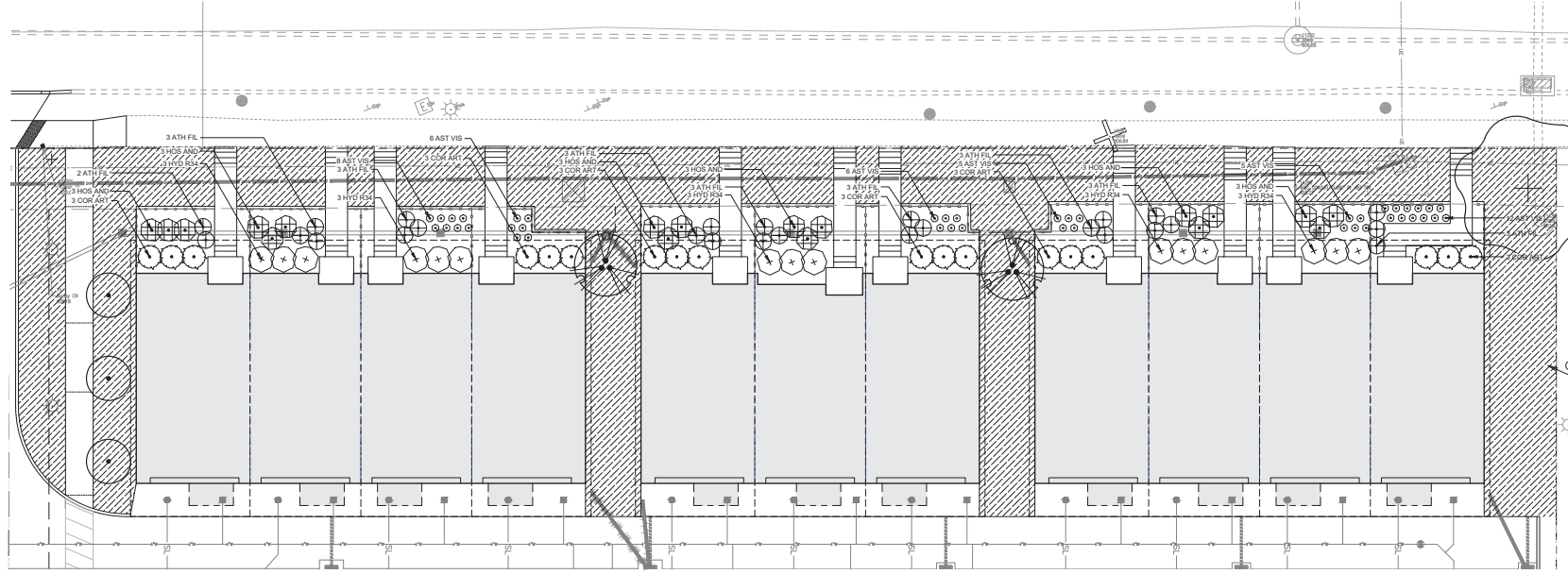
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**CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)**
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

**bayer
becker**
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Cincinnati, OH 45202 • 513.834.6151

Drawing:	21-0255 LA 1
Drawn by:	AD
Checked By:	AD
Issue Date:	11.03.20

L301



PLANT SCHEDULE JARED ELLIS DRIVE EAST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	18	Cornea sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	15	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	5 gal	24" Ht.
ANNUALS AND PERENNIALS					
AST VIS	42	Astilbe chinensis 'Visions'	Visions Astilbe	2 gal	Clump
ATH FIL	26	Allyrium filix-femina	Common Lady Fern	2 gal	Clump
HOS AND	18	Hosta x 'Sum and Substance'	Plantain Lily	3 gal	Clump
GROUND COVERS					
	5,120 sf	Turf Sod	Drought Tolerant Fescue Blend		

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
SECTION 16.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - JARED ELLIS DRIVE E



21-0255 LA PP
ADH
ADH
11.03.2023

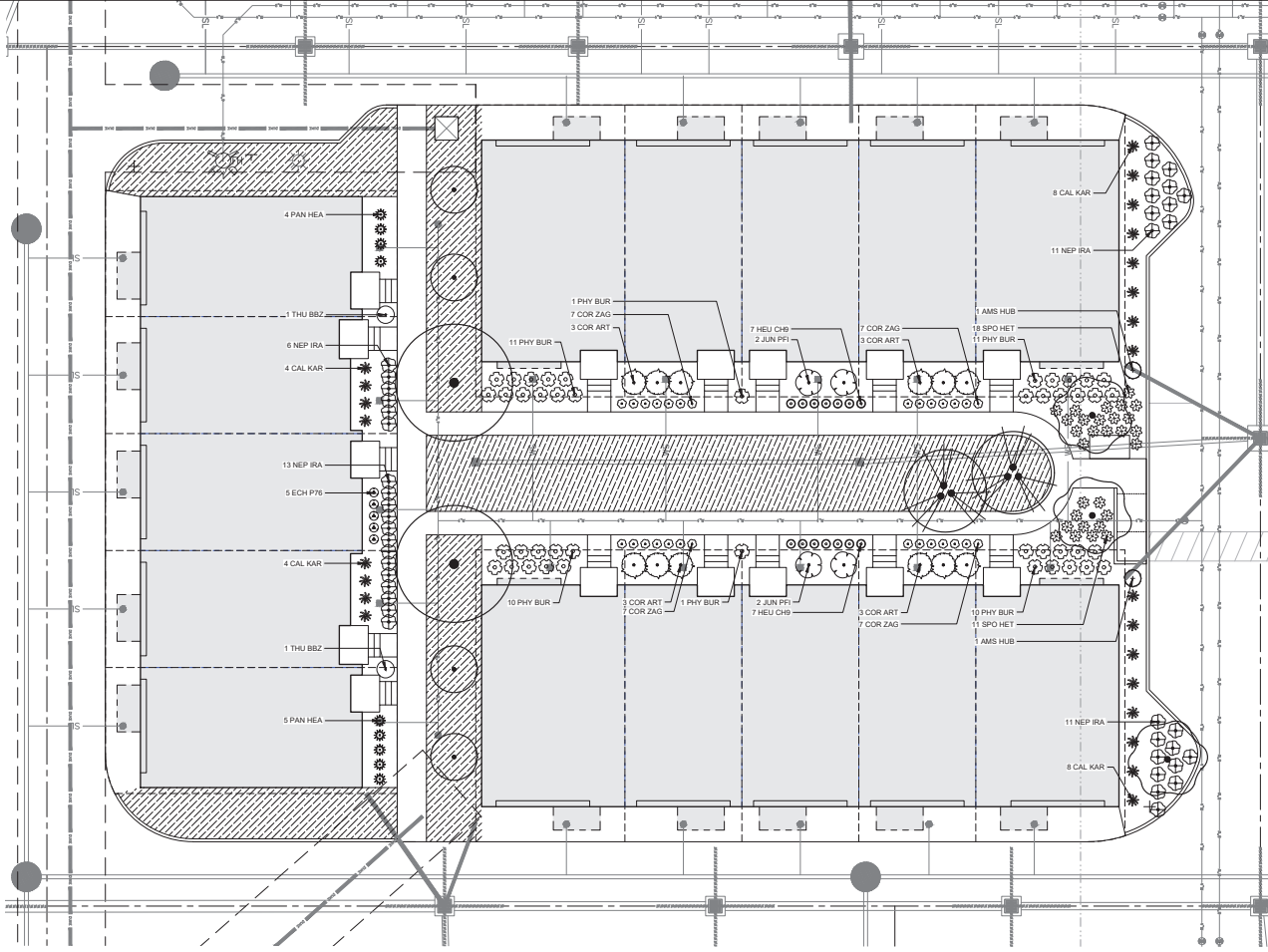
L303

PLANT SCHEDULE CENTRAL GREEN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
AOC ARB		<i>Arctostaphylos</i>	Bright Red Chokeberry	5 gal	30" H.
CLE CRY 16		<i>Claytonia arbutifolia</i> 'Crystallina'	Sugarbush Summer Yellow	5 gal	26" H.
COB JUNE 5		<i>Cornus alternifolia</i>	American Spice Dogwood	5 gal	24" H.
HYD RBL 30		<i>Hydrangea quercifolia</i> 'Ruby Slips'	Ruby Slips Hydrangea	5 gal	18" H.
HYD RBL 12		<i>Hydrangea quercifolia</i> 'Burgundy Glaze'	Burgundy Glaze Hydrangea	3 gal	24" H.
SP BET 1		<i>Sparganium angustifolium</i>	Witchel's Snipe	5 gal	12" H.
EVERGREEN SHRUBS					
ILB DUN 10		<i>Ilex glabra</i> 'Denise'	Ineberry Holly	7 gal	6' H.
LUN B15 1		<i>Juniperus scopulorum</i> 'Blue Arrow'	Blue Arrow Juniper	8 & B	6' H.
ORNAMENTAL GRASSES					
CAL KAR 47		<i>Calamagrostis x acutiflora</i> 'Fairy Foxtail'	Feather Reed Grass	3 gal	Clump
PAN PQ3 1		<i>Panicum virgatum</i> 'Shenandoah'	Switch Grass	3 gal	Clump
ICH LIT 17		<i>Liatris pycnostachya</i>	Liatris	1 gal	Clump
SES AUT 12		<i>Setaria autumnalis</i>	Autumn Moor Grass	3 gal	Clump
ANNUALS AND PERENNIALS					
AMS FIB 6		<i>Ammannia hybrid</i>	African Blue-star	2 gal	Clump
CAL NEP 8		<i>Calceolaria nepeta</i>	Lesser Calceol	1 gal	
ICH UNL 18		<i>Heuchera</i> x 'PASTORALIS'	Pink/White Wound Wreath	1 gal	
NEP PQZ 5		<i>Heuchera</i> x 'THALISSE'	Heuchera 'Thalisse'	1 gal	
NEP PQZ 5		<i>Narcissus poeticus</i>	Poem's Daffodil	Bulb	
NEP RA 21		<i>Nepeta x tassenii</i> 'Walter's Low'	Walter's Low Catmint	2 gal	
NEP NEP 10		<i>Nepeta x tassenii</i> 'Eastland'	Eastland Nepeta	2 gal	
SYMBOL QTY BOTANICAL NAME COMMON NAME CONT SPAC					
GROUND COVERS					
	1,980 sf	Turf Sod	Drought Tolerant Fescue Blend	sod	

PLANT SCHEDULE SIGN

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
<u>EVERGREEN SHRUBS</u>					
JUN FOR	1	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	30" Ht.
JUN IPC	2	Juniperus horizontalis 'Pancake'	Pancake Creeping Juniper	3 gal	Clump
<u>ORNAMENTAL GRASSES</u>					
CAL KAR	6	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
SPO HET	3	Sporobolus heterolepis	Prairie Droopsed	2 gal	Clump
<u>ANNUALS & PERENNIALS</u>					
ECH P76	10	Echinacea x 'Pow Wild Wild Berry'	Pow Wild Wild Berry Coneflower	2 gal	Clump



PLANT SCHEDULE CTYD A

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART	12	Comus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
PHY BUR	44	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" Ht.
EVERGREEN SHRUBS					
JUN PFI	4	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
THU BBZ	2	Thuja occidentalis 'Bobolink' TM	Mr. Bowling Ball Arborvitae	3 gal	18" Ht.
ORNAMENTAL GRASSES					
CAL KAR	24	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN HEA	9	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SPO HET	29	Sporobolus heterostachys	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB	2	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
COR ZAG	28	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH PFB	5	Echinacea x 'Pow Wow Wild Berry'	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CH9	14	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
NEP IRA	41	Heptaea x 'Sassone Walker's Low'	Walker's Low Catmint	2 gal	Clump
SYMBOL QTY BOTANICAL NAME COMMON NAME CONT SPACE					
GROUND COVERS					
	3,203 sf	Turf Sod	Drought Tolerant Fescue Blend sod		

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
SECTION 1
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLANTING PLAN - COURTYARD A



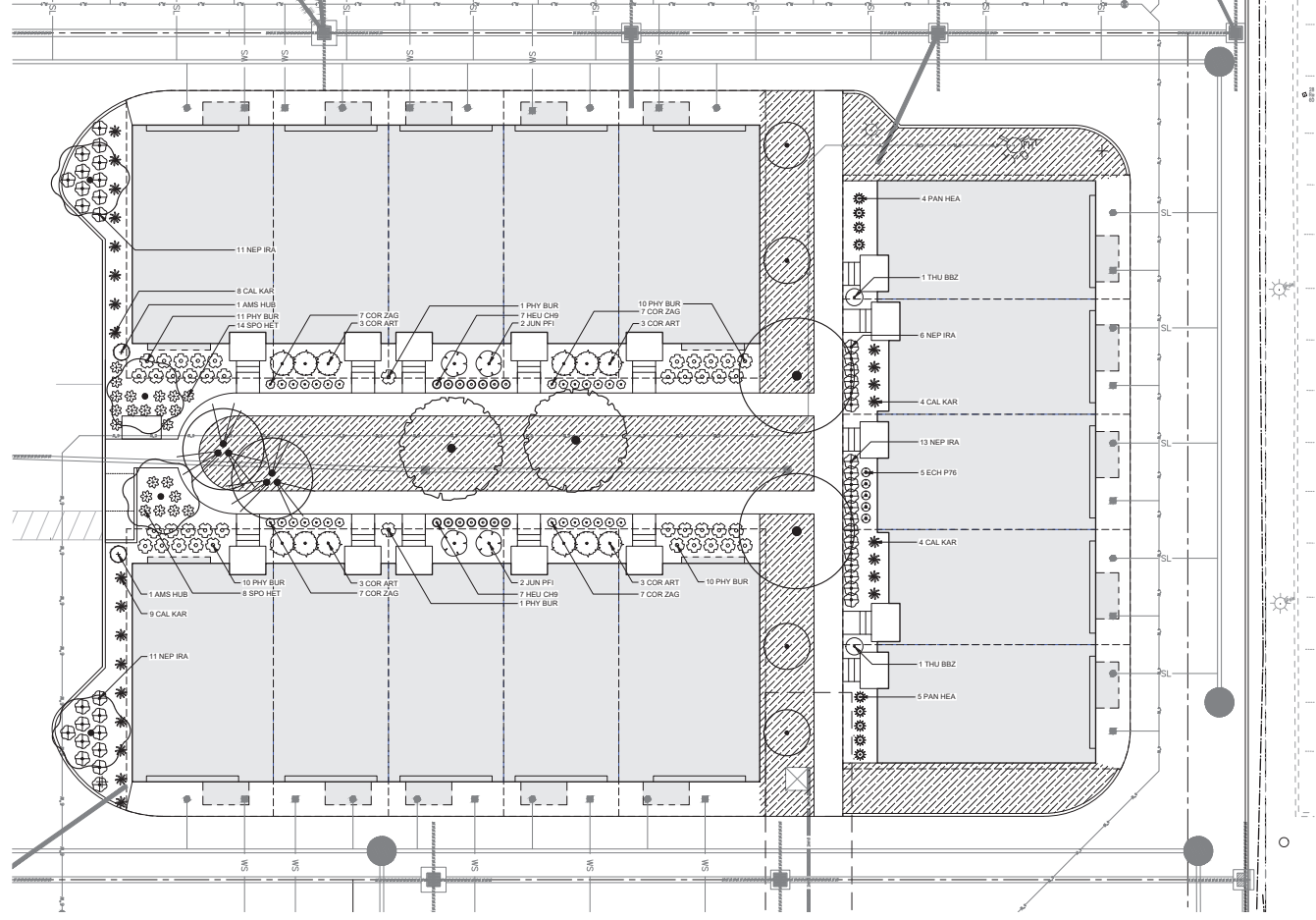
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Cincinnati, OH 45202 - 513.641.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked by: ADH
Issue Date: 11.03.2023

L305



Revisions	Date	Drawn	Check	Revision Description
1	10/12/23	ADH	ADH	REVISED PLANTING PLAN FOR CROSSBUCK (FKA THE ABBEY)
2	10/12/23	ADH	ADH	REVISED PLANTING PLAN FOR CROSSBUCK (FKA THE ABBEY)
3	10/12/23	ADH	ADH	REVISED PLANTING PLAN FOR CROSSBUCK (FKA THE ABBEY)



PLANT SCHEDULE COURTYARD B

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
COR ART 12		<i>Cornus sericea</i> 'Acute Fine'	Acute Fine Dogwood	3 gal	24" HL
PHY BUR 43		<i>Physocarpus opulifolius</i> 'Burgundy Candy'	Burgundy Candy Ninebark	3 gal	18" HL
EVERGREEN SHRUBS					
JUN PF 4		<i>Juniperus chinensis</i> 'Kallays Compact'	Kallay Compact Pfitzer Juniper	8 & B	30" HL
THU BBZ 2		<i>Thuja occidentalis</i> 'Bobcatum TM'	Mr. Bowling Ball Arborvitae	3 gal	18" HL
ORNAMENTAL GRASSES					
CAL KAR 25		<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	2 gal	Clump
PAN HEA 9		<i>Panicum virgatum</i> 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SPO HET 22		<i>Sporobolus holstii</i>	Plastic Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
AMS HUB 2		<i>Amorpha hybrid</i>	Arkansas Blue-star	2 gal	Clump
COR ZAG 28		<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Thread Leaf Coreopsis	2 gal	Clump
ECH PFB 5		<i>Echinacea x Pow Wow Wild Berry</i>	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CHB 14		<i>Heuchera x Cherry Cole</i>	Cherry Cole Coral Bells	1 gal	Clump
NEP IRA 41		<i>Neptis x Reassure Walker's Low</i>	Walker's Low Catmint	2 gal	Clump
GROUND COVERS					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
1,833 sf		Turf Sod	Drought Tolerant Fescue Blend	sod	

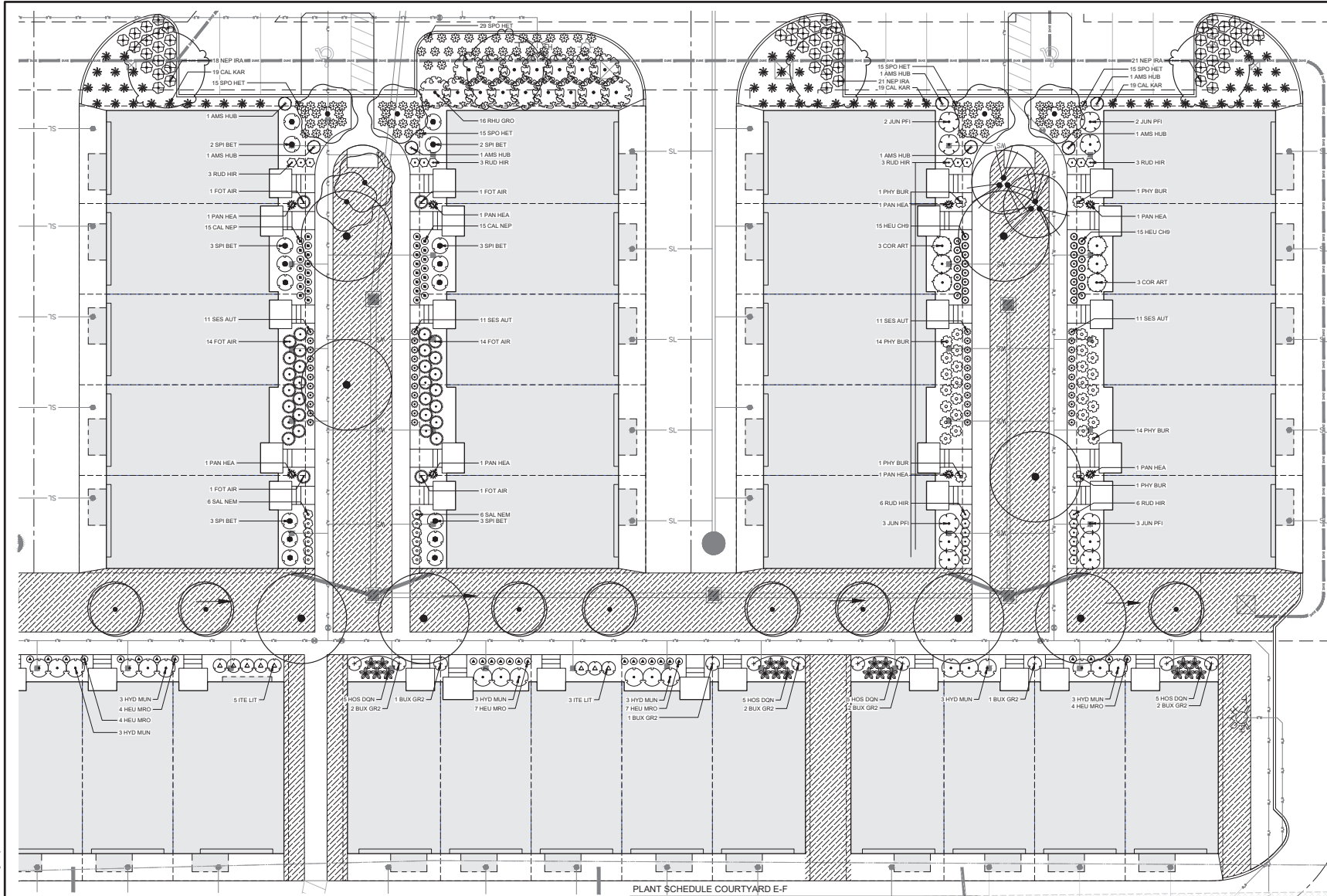
CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
SECTION 1
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



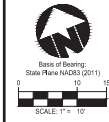
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11.03.2023

L306



PLANT SCHEDULE COURTYARD E-F

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ANNUALS AND PERENNIALS			
DECIDUOUS SHRUBS									
COR ART	6	Chinese species 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" H	ARS RUB	7	Armonia rubristri	Arkansas Blue-star
DTG JAR	32	Georgia native 'Mr. Aray'	Wild Blackberry	5 gal	18" H	CAL NEP	30	Calamagrostis repens	Lesser Calamint
HYD MUL	12	Hymenocallis aureofolia 'Munchkin'	Oakland Hymenocallis	3 gal	18" H	HEU CH	30	Hoeuchera 'Cherry Cola'	Cherry Cola Coral Bells
ITL IL	3	Ita viridis 'Littles Herby™'	Ita	3 gal	18" H	HEU HO	18	Hoeuchera 'THUNDERBOLT'	Thunderbolt™ Sierra Coral Bells
PHY RUJ	32	Physocarpus opulifolius 'Baroness Candy'	Baroness Candy Ninesbark	3 gal	18" H	NEP IRA	60	Nepeta 'Dancing Queen™'	Dancing Queen Hosta
GRU RD	16	Rhus glabra 'Little Green™'	Little Green Fragrant Sumac	3 gal	18" H	NEP IRA	60	Nepeta 'Jasminae Varian's Low'	Walker's Low Catmint
SPN BET	5	Spirea betulifolia	Betulaef Spirea	5 gal	18" H	RLS HIR	12	Rubus 'Harris' Hybrid	Black-eyed Susans
						SLM NEM	12	Salvia nemorosa 'Erie Fireland'	East Fireland Perennial Sage
EVERGREEN SHRUBS									
BVG GR2	11	Buxus 'Green Velvet'	Green Velvet Boxwood	8 & B	18" H	GROUND COVERS			
JUN FFI	10	Juniperus chinensis 'Kaltags Compact'	Kaltag Compact Pinyon Juniper	8 & B	30" H	7.274 sf Turf Sod			
ORNAMENTAL GRASSES									
CAL KAR	87	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	2' clump				
PAN HEA	8	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	2' clump				
SES AUT	4	Sedula autumnalis	Autumn Meadow	2 gal	2' clump				
SPO HET	89	Sporobolus heterolepis	Prairie Dropseed	2 gal	2' clump				



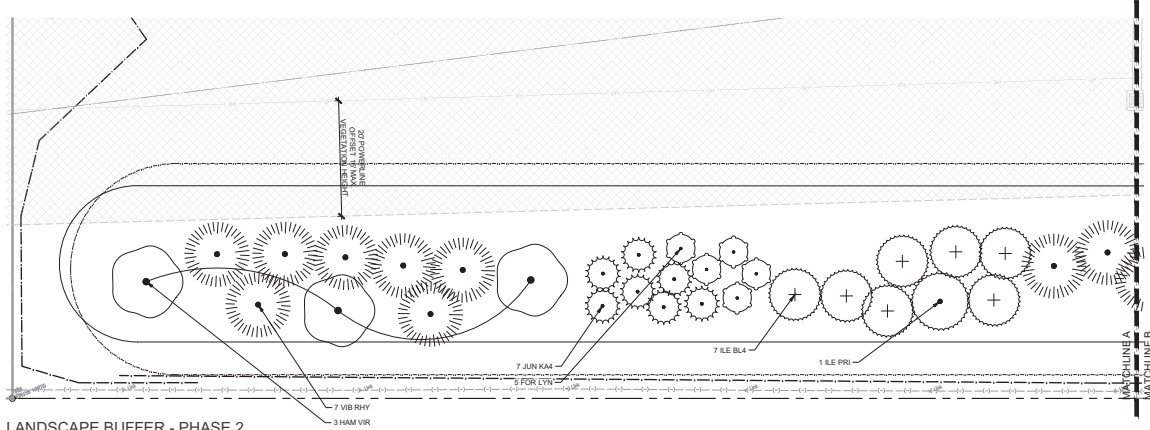
Item	Revision Description	Date	Drawn
1	REVISED PLANS PER CITY OF CINCINNATI REVIEW	06-12-20	ZCH
2	REVISED PER CLIENT REVISIONS & DUNE COORDINATION	11-12-20	ZCH
3	REVISED PER CLIENT & PHASING REVISION	01-24-26	MJB

**CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)**
SECTION 18, TOWN 4, F. RANGE 1 BTM
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

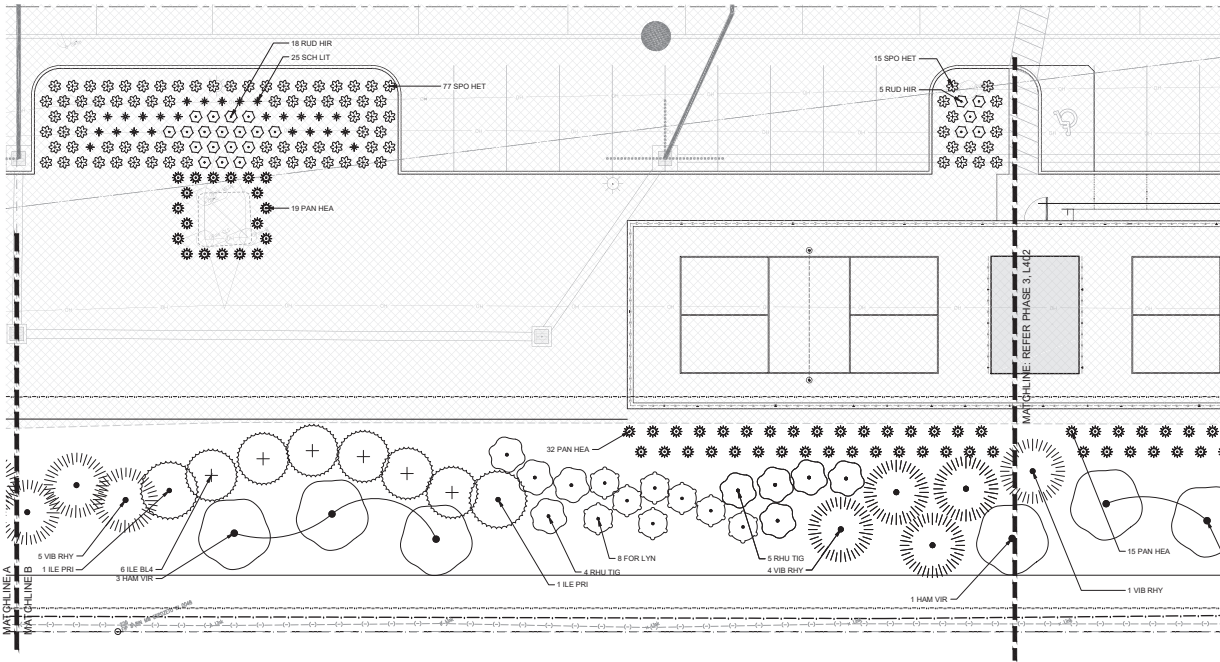


Drawing:	21-0255 LA
Drawn by:	AD
Checked By:	AD
Issue Date:	11.03.20

L308



LANDSCAPE BUFFER - PHASE 2
SCALE 1" = 10'



LANDSCAPE BUFFER - PHASE 2
SCALE 1" = 10'

PLANT SCHEDULE AMENITY AND BUFFER - WEST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
FOR LYN	15	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	8 & 8	30' Ht.
HAM VIR	7	Hamamelis virginiana	Common Witch Hazel	8 & 8	48' Ht.
RUO TIG	14	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	6 gal	30' Ht.
EVERGREEN SHRUBS					
ILE PRI	3	Ilex x meserveae 'Blue Prince' TM	Blue Prince Holly	10 gal	30' Ht.
ILE BLA	13	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 gal	30' Ht.
JUN KA4	7	Juniperus communis 'Kaleidos'	Kaleidos Juniper	8 & 8	48' Ht.
VIB RHY	20	Viburnum x rhytidophyloides 'Allegheny'	Allegheny Viburnum	8 & 8	4' Ht.
ORNAMENTAL GRASSES					
PAN HEA	31	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SCH LIT	25	Schizachyrium scoparium	Little Bluestem	1 gal	Clump
SPO HET	82	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUO HR	25	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump

CROSSBUCK (FKA THE ABBEY)

(FKA ARCADIA)
SECTION 16.00
CINCINNATI TOWNSHIP
HAMILTON COUNTY, OHIO

PLANTING PLAN - BUFFER WEST



www.bayerbecker.com
1404 Rose Street, Suite 200
Cincinnati, OH 45202 - 513.641.6151

Drawing: 21-0255 LA PP
Drawn by: ADH
Checked by: ADH
Issue Date: 11.03.2023

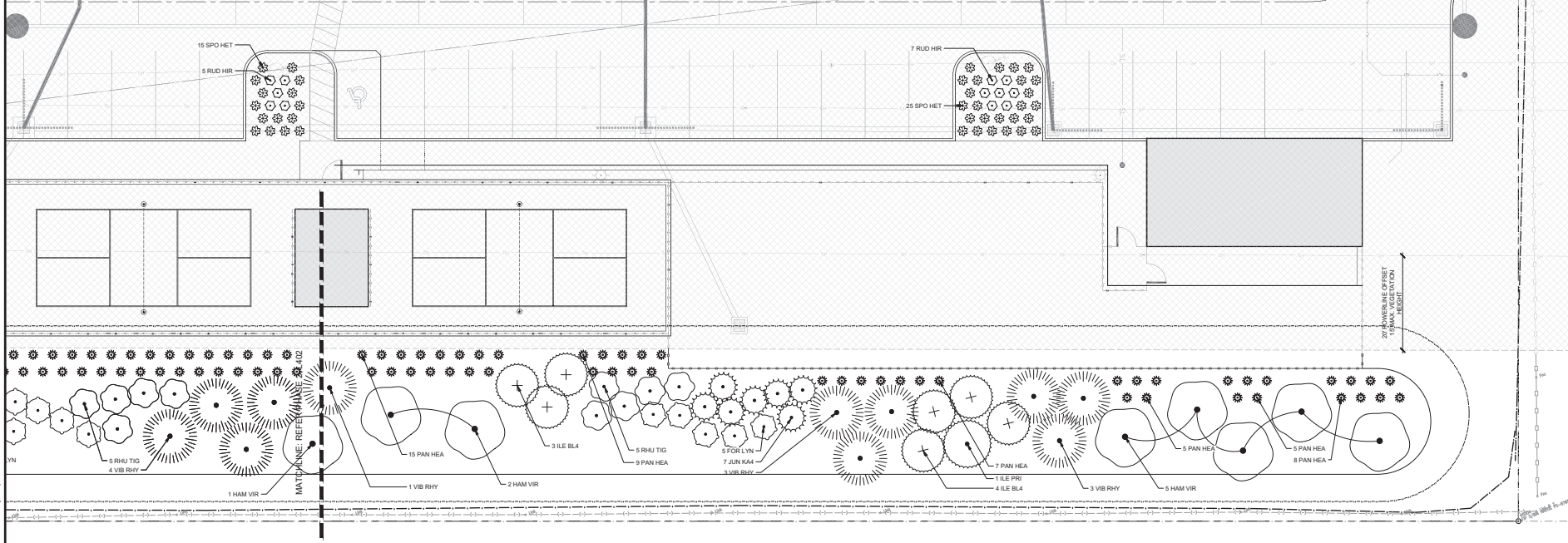
Sheet:
L309

DATE: 11/03/23
DRAWN: ADH
CHECKED: ADH
SCALE: 1" = 10'

0 5 10 15
Feet
0 5 10 15
Meters

Scale of Drawing:
State Plane NAD83 (2011)

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
11/03/23	1. REVISION FOR CLIENT FEEDBACK & DATE COORDINATION	ADH	11/03/23	2. REVISION FOR CLIENT FEEDBACK & DATE COORDINATION	ADH
11/03/23	3. REVISION FOR CLIENT FEEDBACK & DATE COORDINATION	ADH	11/03/23	4. REVISION FOR CLIENT FEEDBACK & DATE COORDINATION	ADH



PLANT SCHEDULE AMENITY AND BUFFER - EAST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DECIDUOUS SHRUBS					
FOR LYH	5	Foraythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	B & B	30" Ht.
HAM VIR	6	Hamelis virginiana	Common Witch Hazel	B & B	48" Ht.
RHU TIG	5	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	30" Ht.
EVERGREEN SHRUBS					
ILE PRI	1	Ilex x meserveae 'Blue Prince' TM	Blue Prince Holly	10 gal	30" Ht.
ILE BL4	7	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 gal	30" Ht.
JUN KA4	7	Juniperus communis 'Kaibabo'	Kaibabo Juniper	B & B	48" Ht.
VIB RHY	7	Viburnum x rhytidophyloides 'Alleghany'	Alleghany Viburnum	B & B	4" Ht.
ORNAMENTAL GRASSES					
PAN HEA	45	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	2 gal	Clump
SPO HET	25	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
ANNUALS AND PERENNIALS					
RUD HR	7	Rudbeckia hirta	Black-eyed Susan	1 gal	Clump

CROSSBUCK (FKA THE ABBEY)
SECTION 1
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

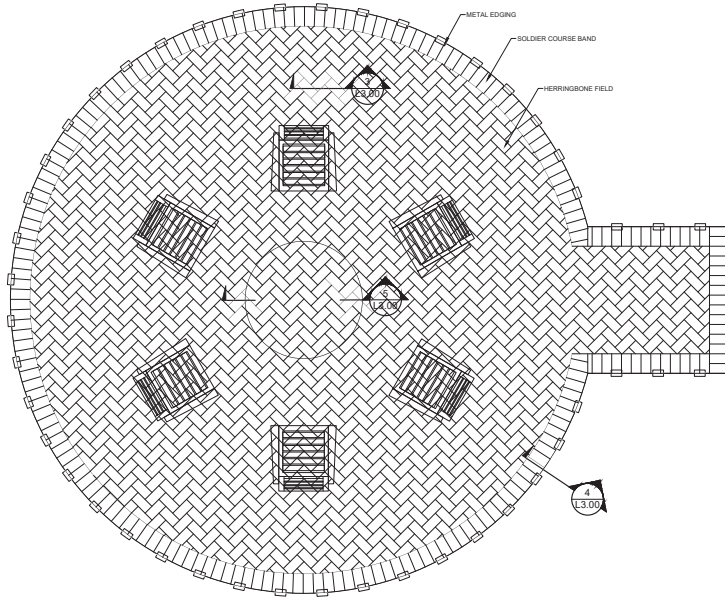
PLANTING PLAN - BUFFER EAST

boyer becker
www.boyerbecker.com
1404 Race Street, Suite 200
Cincinnati, OH 45202 - 313.641.6151

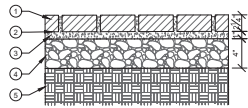
Drawing: 21-0255 LA PP
Drawn by: ADH
Checked by: ADH
Issue Date: 11.03.2023

L310

42

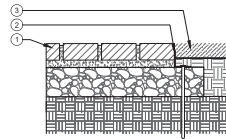


1 WEST PATIO ENLARGEMENT
1/2" = 1'-0"



3 BRICK PAVERS, SAND SET, TYPICAL
NOT TO SCALE

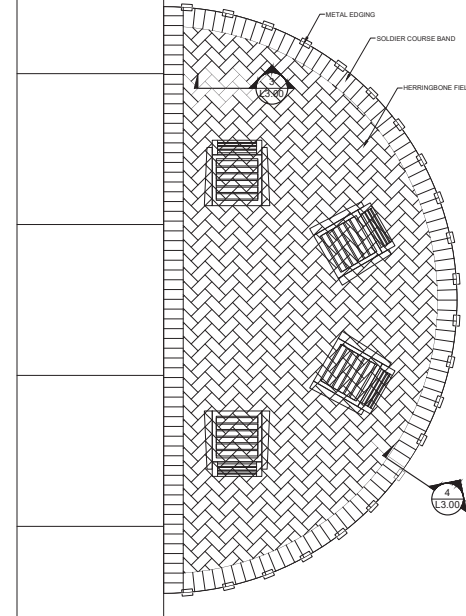
P-21-ARC-14



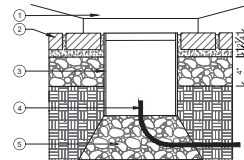
4 EDGING AT BRICK PAVERS, TYPICAL
NOT TO SCALE

P-21-ARC-15

NOTE: FURNISHINGS PER OWNER
LOUNGE CHAIRS
FIRE PIT



2 EAST PATIO ENLARGEMENT
1/2" = 1'-0"



5 FIRE PIT GAS CONNECTION AT BRICK PAVERS
NOT TO SCALE

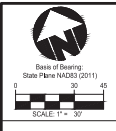
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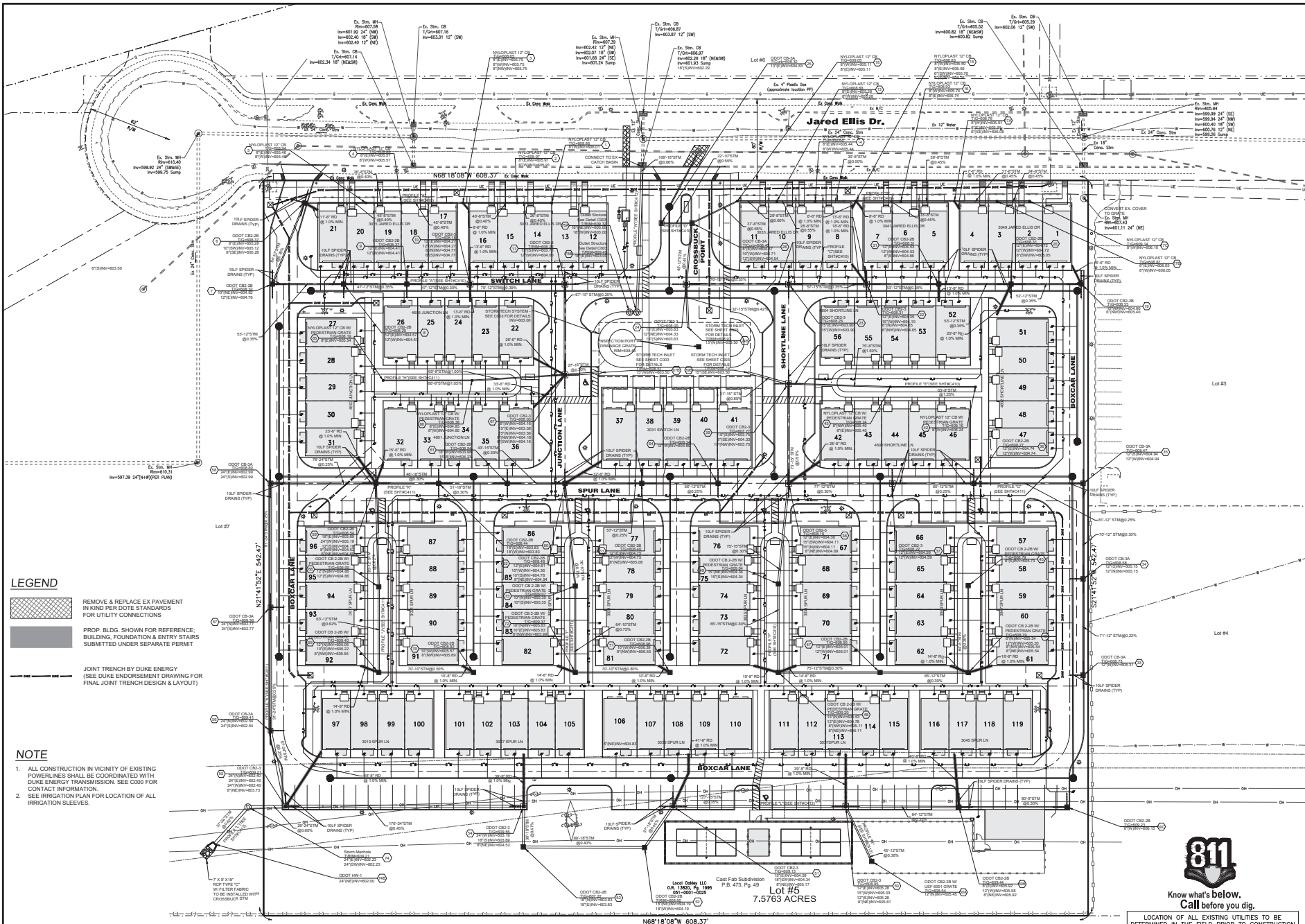
CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 100.00 - LANDSCAPE ARCHITECTURE
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
SITE DETAILS

bayer becker
www.bayerbecker.com
1404 Race Street, Suite 200
Cincinnati, OH 45202 - 513.641.6151

Drawing: 21-0255-1A
Drawn by: ADH
Checked by: ADH
Issue Date: 11.03.2023

L403





LEGEND

- REMOVE & REPLACE EX PAVEMENT IN KIND PER DOTE STANDARDS FOR UTILITY CONNECTIONS
- PROP. BLDG. SHOWN FOR REFERENCE. BUILDING, FOUNDATION & ENTRY STAIRS SUBMITTED UNDER SEPARATE PERMIT
- JOINT TRENCH BY DUKE ENERGY (SEE DUKE ENDORSEMENT DRAWING FOR FINAL JOINT TRENCH DESIGN & LAYOUT)

NOTE

- ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION.
- SEE IRRIGATION PLAN FOR LOCATION OF ALL IRRIGATION SLEEVES.

Scale of Printing
State Plane NAD83 (2011)
SCALE 1" = 50'

Date	Drawn	CHK
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB
06-13-23	ETH	JAB

CROSSBUCK (FKA THE ABBEY)
SECTION 16.00 (FKA ARCADIA)
SECTION 16.00 (FKA ARCADIA)
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

7.5763 ACRES
Lot #5

www.boyerbecker.com
6800 Yonkers Road, Suite A
Mason, OH 45040 - 713.330.0601

811
Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

21-0255 CD
Checked By: ETH
Issue Date: JAB
01-05-23

C402

NOTE:
PRESSURE RANGES AS SHOWN ARE OPERATING PRESSURES. CHARGE AND DRAIN QUANTITIES ARE CALCULATED USING NORMAL OPERATING PRESSURE AND 30 PSI FALL.

CAUTION: CONCRETE BLOCKING IS TO BE PLACED AGAINST UNDESIGNED EARTH OR THE EXISTING SLOPE.

TABLE 1: CONCRETE BLOCKING FOR FITTINGS

SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"
1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3/4"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1 1/4"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
16"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
20"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

TABLE 2: CONCRETE BLOCKING FOR FITTINGS

SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"	4 1/2"	5"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"
1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3/4"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1 1/4"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4 1/2"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
16"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
20"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

**BRANCH APPLICATION PLAN VERITY
DISCLAIMER**

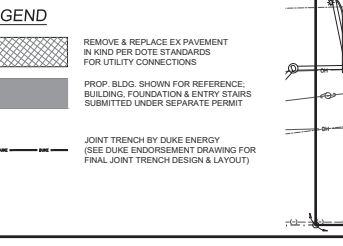
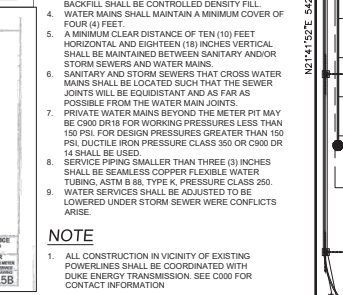
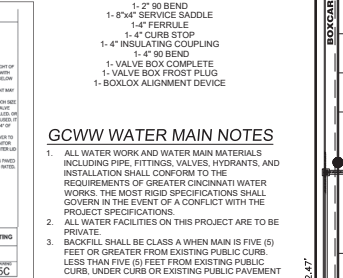
THIS PLAT SHEET HAS BEEN PREPARED BY THE APPLICANT FOR
WATER SERVICE.

ALL EXISTING UTILITY AND RECORDS INFORMATION DEPICTED ON
THE DRAWING, INCLUDING BUILDING FOOTPRINT (WHICH MUST
SHOW ANY ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY,
INCLUDING, BUT NOT LIMITED TO: BASEMENT AREAS, ROOT
CELLARS AND CLOT CHUTES), FENCE, AND EASEMENT
INFORMATION, HIGHWAY AND RIGHT OF WAY, ARE THE
RESPONSIBILITY OF THE APPLICANT.

ANY AND ALL DAMAGES OR NEED FOR ADDITIONAL WORK,
RESULTING FROM INACCURACY OR ERROR, THE APPLICANT IS
THE APPLICANT'S SOLE FINANCIAL RESPONSIBILITY.

BRANCH MATERIAL

1-12" SOLID SLEEVE 2 M.J.
1-12" MEGALUG ASSEMBLY
1-12"X6" TEL 2 M.J. x FLG
1-8" WAVE FLG 1 M.J.

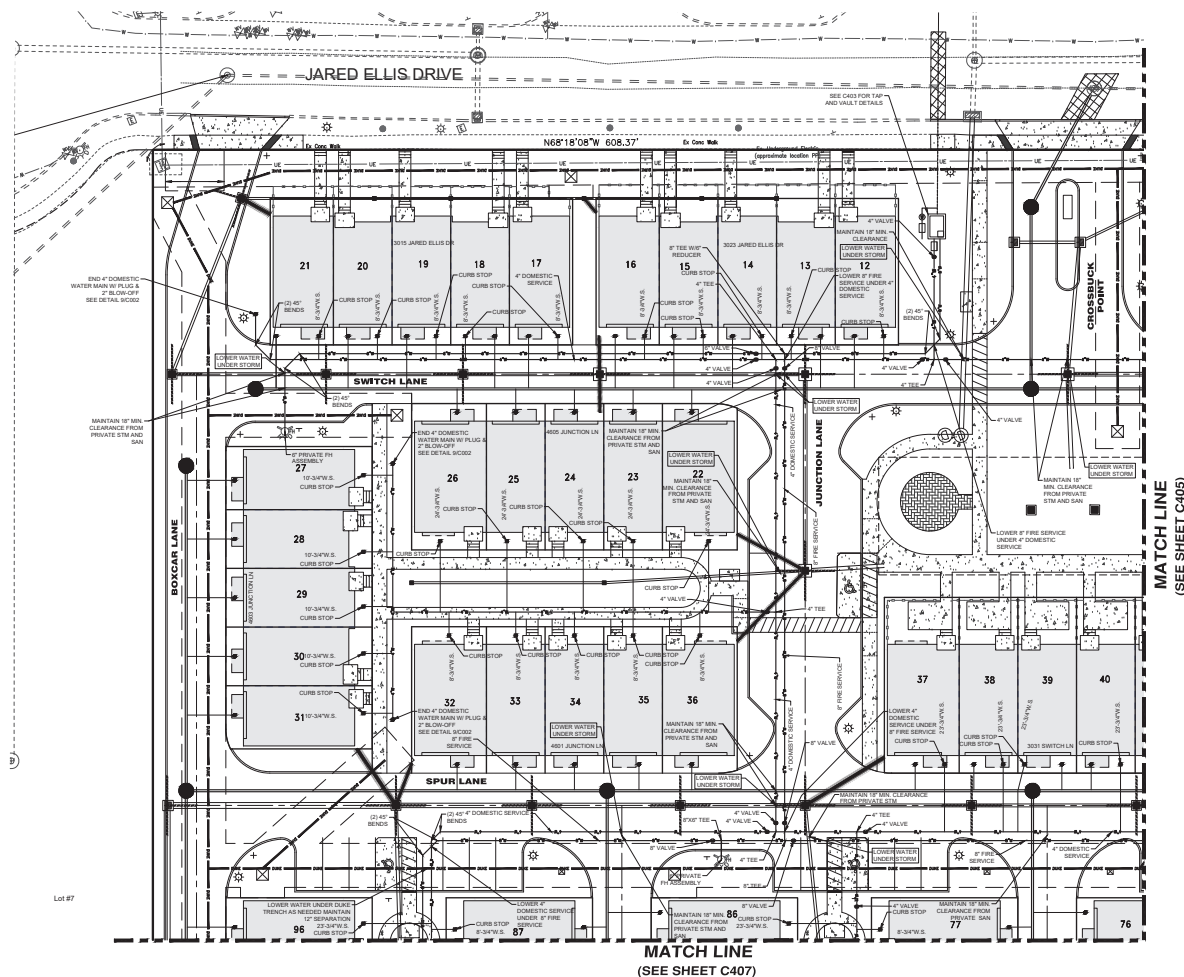


LEGEND

- REMOVE & REPLACE EX PAVEMENT
IN KIND PER DOTE STANDARDS
FOR UTILITY CONNECTIONS
- PROP. BLDG. SHOWN FOR REFERENCE.
BUILDING FOUNDATION & ENTRY STAIRS
SUBMITTED UNDER SEPARATE PERMIT
- JOINT TRENCH BY DUKE ENERGY
(SEE DUKE ENDORSEMENT DRAWING FOR
FINAL JOINT TRENCH DESIGN & LAYOUT)

GCWW WATER MAIN NOTES

- ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
- ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
- BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
- WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
- A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
- SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
- PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
1. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12" FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR-18, CLASS 235 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED. ALL FITTINGS, TEES, PLUGS, CAPS, BONDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24.
- SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
- WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WHERE CONFLICTS ARISE.



Scale of Drawing
State Plane NAD83 (2011)

0 10 20
SCALE: 1" = 20'

Date	Drawn	CHK
06-13-20	ETH	JAB
06-13-20	ETH	JAB
06-24-20	JAB	JAB
06-24-20	JAB	JAB

Revisions	Description
1	Revised Plan - 4" CFS at Cross Buck Lane
2	Revised Plan - 4" CFS at Cross Buck Lane
3	Revised Plan - 4" CFS at Cross Buck Lane
4	Revised Plan - 4" CFS at Cross Buck Lane
5	Revised Plan - 4" CFS at Cross Buck Lane
6	Revised Plan - 4" CFS at Cross Buck Lane

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 100.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (NORTHWEST)

www.boyerbecker.com
6800 Yonkers Road, Suite A
Mason, OH 45040 - 713.330.6600

811

Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

21-0255 CD
ETH
JAB
01-05-23

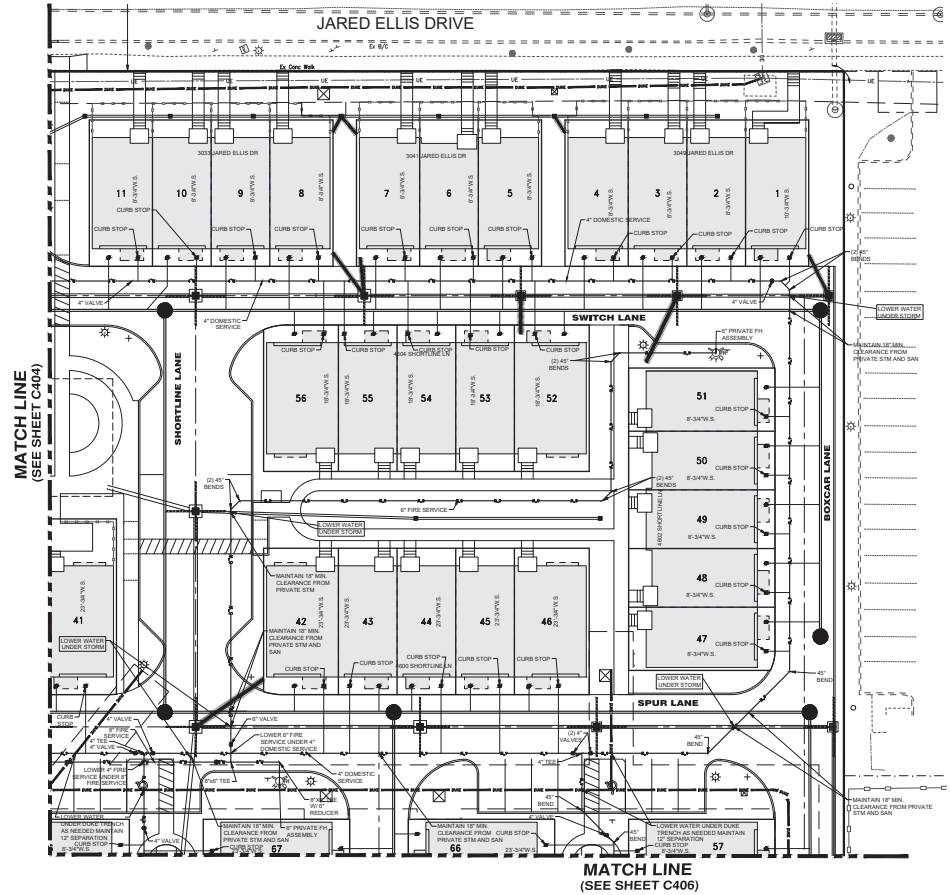
Sheet
C404

LEGEND

- REMOVE & REPLACE EX PAVEMENT
IN KIND PER DOTE STANDARDS
FOR UTILITY CONNECTIONS
- PROP. BLDG. SHOWN FOR REFERENCE.
BUILDING FOUNDATION & ENTRY STAIRS
SUBMITTED UNDER SEPARATE PERMIT
- JOINT TRENCH BY DUKE ENERGY
(SEE DUKE ENDORSEMENT DRAWING FOR
FINAL JOINT TRENCH DESIGN & LAYOUT)

GCWW WATER MAIN NOTES

- ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
- ALL WATER FACILITIES ON THIS PROJECT ARE TO BE PRIVATE.
- BACKFILL SHALL BE CLASS A WHEN MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING PUBLIC CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
- WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
- A MINIMUM CLEAR DISTANCE OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
- SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
- PRIVATE WATER MAINS BEYOND THE METER PIT MAY BE POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED.
1. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12" FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR-18, CLASS 235 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE USED. ALL FITTINGS, TEES, PLUGS, CAPS, BONDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRUST BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS PERMITTED BY NFPA 24.
- SERVICE PIPING SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K, PRESSURE CLASS 250.
- WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WHERE CONFLICTS ARISE.



CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 1.0
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

WATER SERVICE PLAN (NORTHEAST)



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Drawing: 21-0255-CD
Drawn by: ETH
Checked by: JAB
Issue Date: 01-05-23
Sheet:

C405

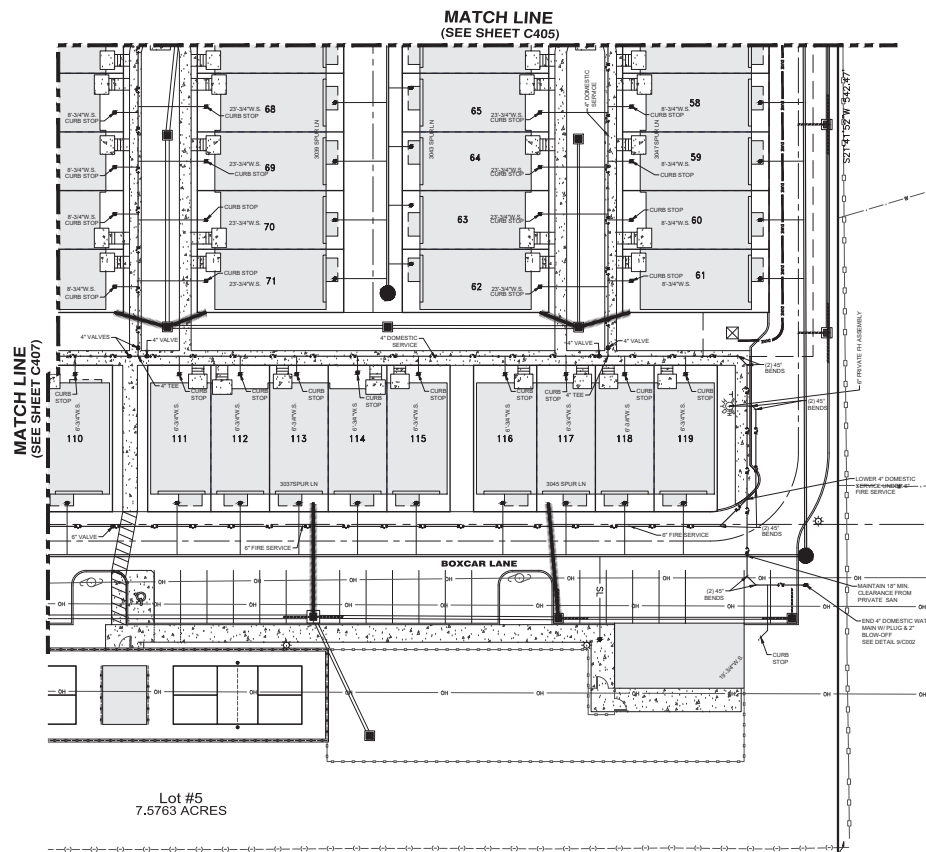
REMOVE & REPLACE EX PAVEMENT
IN KIND PER DOTE STANDARDS
FOR UTILITY CONNECTIONS

PROP. BLDG. SHOWN FOR REFERENCE;
BUILDING, FOUNDATION & ENTRY STAIRS
SUBMITTED UNDER SEPARATE PERMIT

JOINT TRENCH BY DUKE ENERGY
(SEE DUKE ENDORSEMENT DRAWING FOR
FINAL JOINT TRENCH DESIGN & LAYOUT)

1. ALL WATER WORK AND WATER MAIN MATERIALS INCLUDING PIPE, FITTINGS, VALVES, HYDRANTS, AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF GREATER CINCINNATI WATER WORKS. THE MOST RIGID SPECIFICATIONS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH THE PROJECT SPECIFICATIONS.
2. ALL WATER FACILITIES ON THIS PROJECT ARE TO BE CONSTRUCTED TO THE FOLLOWING MINIMUM STANDARDS:
 - A. BACKFILL SHALL BE CLASS A WITH MAIN IS FIVE (5) FEET OR GREATER FROM EXISTING PUBLIC CURB. LESS THAN FIVE (5) FEET FROM EXISTING CURB, UNDER CURB OR EXISTING PUBLIC PAVEMENT BACKFILL SHALL BE CONTROLLED DENSITY FILL.
 - B. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET.
 - C. WATER MAINS DEEPER THAN TEN (10) FEET FROM EXISTING PAVEMENT SHALL BE EIGHT (8) INCHES VERTICAL. SHALL BE MAINTAINED BETWEEN SANITARY AND/OR STORM SEWERS AND WATER MAINS.
 - D. SANITARY AND STORM SEWERS THAT CROSS WATER MAINS SHALL BE LOCATED SUCH THAT THE SEWER JOINTS WILL BE QUADRANT AND AS FAR AS POSSIBLE BE DOWNSTREAM OF THE WATER MAIN.
 - E. PRIVATE WATER MAINS BEYOND THE METER MAY BE POLYVINYL CHLORIDE FOR WORKING PRESSURES LESS THAN 150 PSI. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE REQUIRED.
 - F. PRIVATE WATER MAINS CONSTRUCTED USING POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4" THROUGH 12", FOR WATER DISTRIBUTION SHALL BE PER AWWA C-900, DR 14, CLASS 285 PIPE. FOR DESIGN PRESSURES GREATER THAN 150 PSI, DUCTILE IRON PRESSURE CLASS 350 OR C900 DR 14 SHALL BE REQUIRED.
 - G. ALL JOINTS, COUPLERS, ELBOWS, TEES, CAPS, BENDS, REDUCERS, VALVES AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT BY USING THRU BLOCKS OR RESTRAINED JOINT SYSTEMS APPROVED FOR USE WITH PVC AWWA C-900 PIPE AND AS APPROVED BY MPA.
 - H. SERVICE PIPE SMALLER THAN THREE (3) INCHES SHALL BE SEAMLESS COPPER FLEXIBLE WATER TUBING, ASTM B 88, TYPE K.
 - I. WATER SERVICES SHALL BE ADJUSTED TO BE LOWERED UNDER STORM SEWER WERE CONFLICTS ARISE.

1. ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C000 FOR CONTACT INFORMATION



Lot #5
7.5763 ACRES



Know what's below.
Call before you dig

LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



 Basis of Bearing:
 State Plane NAD83 (2011)



 SCALE: 1" = 20'

Item	Revision Description	Date	Drawn
1	Sketch Creation	08-12-23	ETH JAL
2	Draw Coordinate Set	03-12-23	JAL
3	Reassign Client Resources & Detail Coordination	01-11-23	LOO JAL
4	Reassign Client Resources & Detail Coordination	01-11-23	JAL
5	Reassign Client and Planning Revision	01-11-23	WGS JAL

© BARTER BECKER (88), DATE PROUDLY MADE IN THE USA AND ARE THE TRADINGS OF BBS PROFESIONAL SERVICE, ANA

(FKA ARCADIA)
SECTION 18, TOWN 4, F. RANGE 1 BTM

CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



Drawing:	21-0255.C
Drawn by:	ETI
Checked By:	JA
Issue Date:	01-06-20

Sheet:
C406

LEGEND

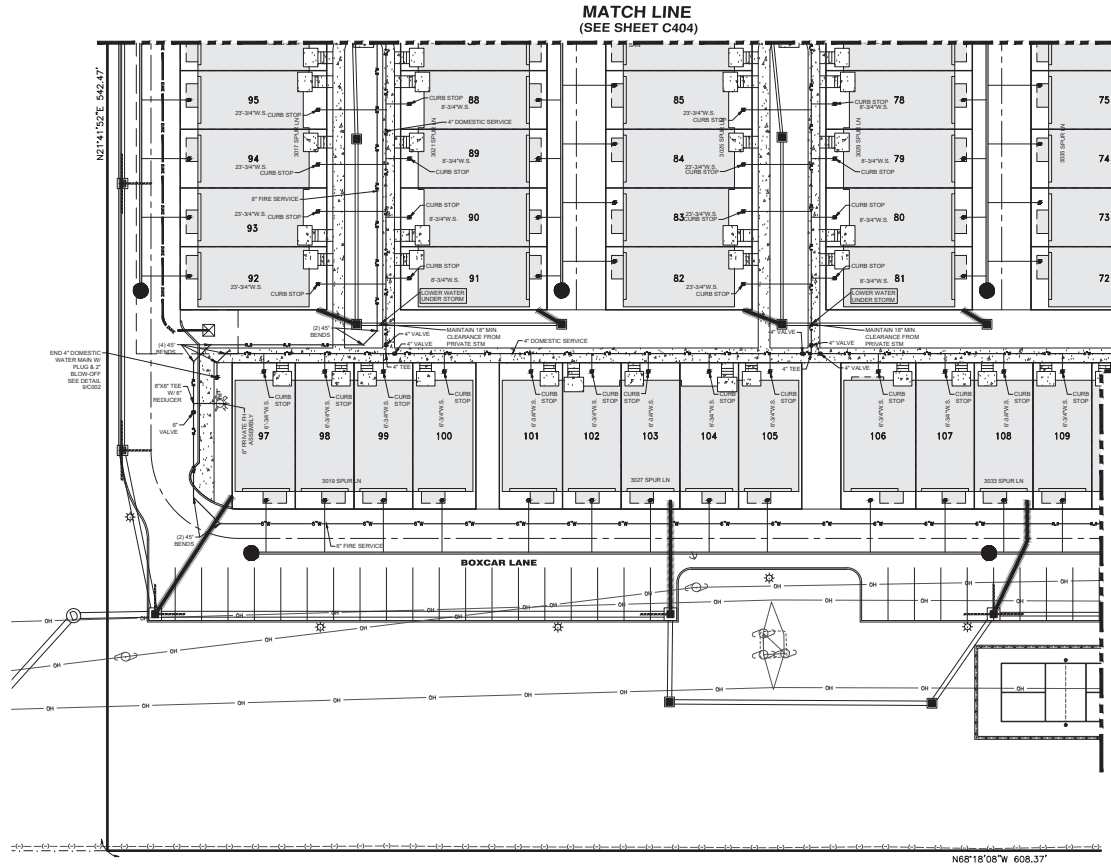
- REMOVE & REPLACE EX PAVEMENT
IN KIND PER DOTE STANDARDS
FOR UTILITY CONNECTIONS
- PROP. BLDG. SHOWN FOR REFERENCE.
BUILDING FOUNDATION & ENTRY STAIRS
SUBMITTED UNDER SEPARATE PERMIT
- JOINT TRENCH BY DUKE ENERGY
(SEE DUKE ENDORSEMENT DRAWING FOR
FINAL JOINT TRENCH DESIGN & LAYOUT)

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NOTE

- ALL CONSTRUCTION IN VICINITY OF EXISTING POWERLINES SHALL BE COORDINATED WITH DUKE ENERGY TRANSMISSION. SEE C300 FOR CONTACT INFORMATION



MATCH LINE
(SEE SHEET C406)



Know what's below.
Call before you dig.

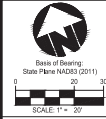
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 11.17.25
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



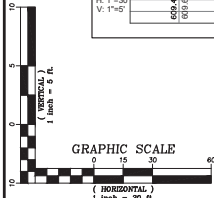
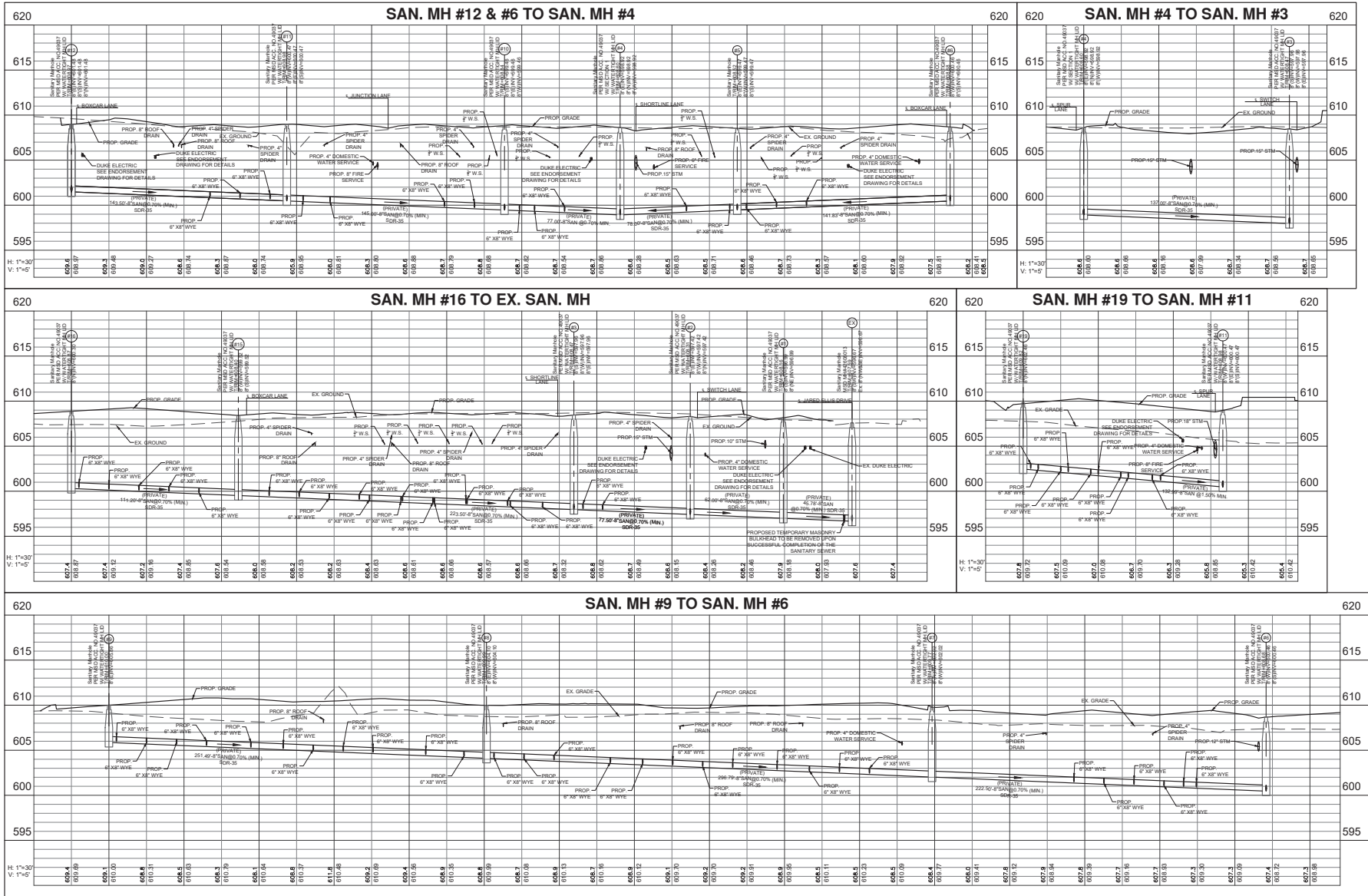
21-0255 CD
ETH
JAB
01-06-23

C407



Date	Drawn	CHK
9/24/23	JAB	JAB
11/17/23	ADD	JAB
12/24/23	ADD	JAB

Item	Description	Revision
1	Issue 1	1
2	Issue 2	2
3	Issue 3	3
4	Issue 4	4



Know what's below.
 Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE
 DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

NOTE:

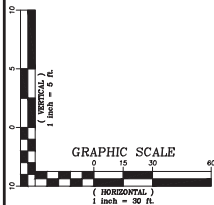
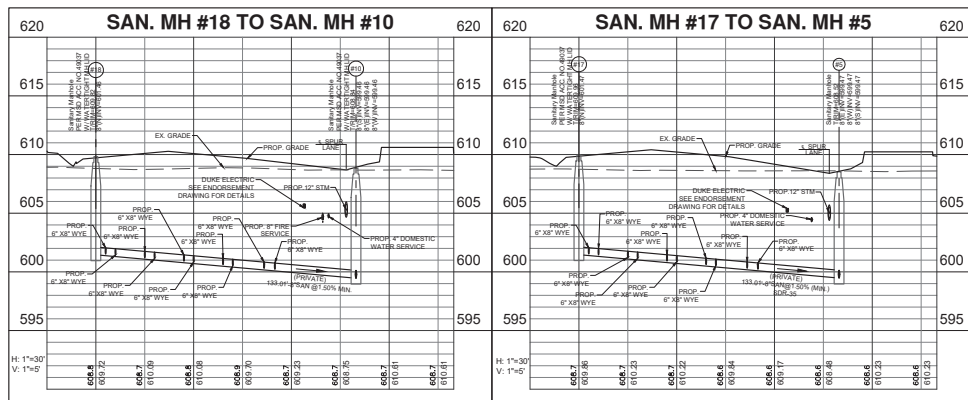
PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

CROSSBUCK (FKA THE ABBEY)
 SECTION 1
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO



21-0255 PROFILES
 Drawn by: MTL
 Checked by: JAB
 Issue Date: 01-05-23

C408



Know what's below.
Call before you dig.

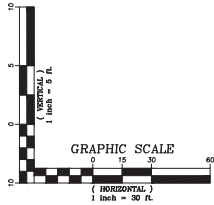
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

PIPE SLOPES ARE DESIGNED AT THE MINIMUM ALLOWABLE SLOPE PER MSD RULES & REGULATION. PER THE MSD GRADE VARIANT POLICY, SEGMENTS OF SEWER INSTALLED UNDER SLOPE MAY INCURRED EXCESSIVE MAINTENANCE FEES OR MUST BE RELAYED DEPENDING ON THE SEVERITY.

Drawn By:	21-0255 PROFILES
Checked By:	MGS
Issue Date:	JAB
	01-24-25

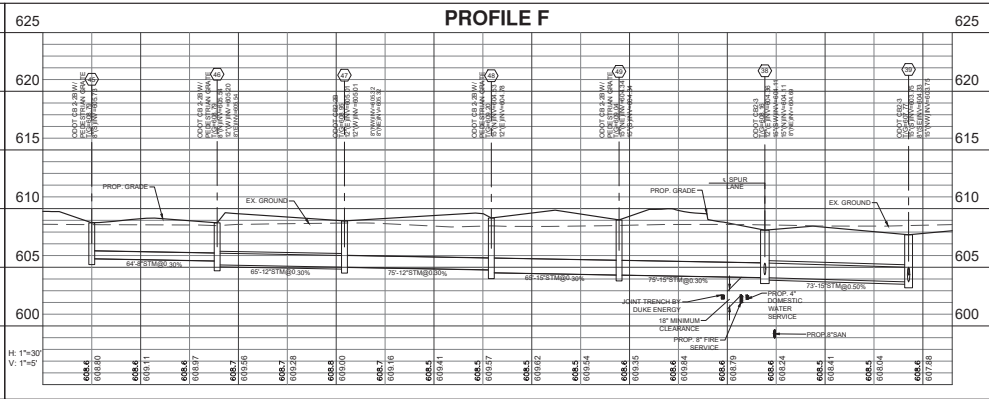
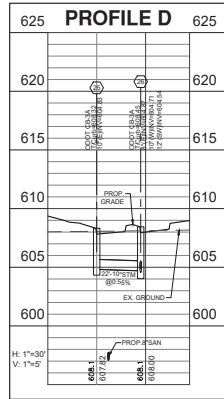
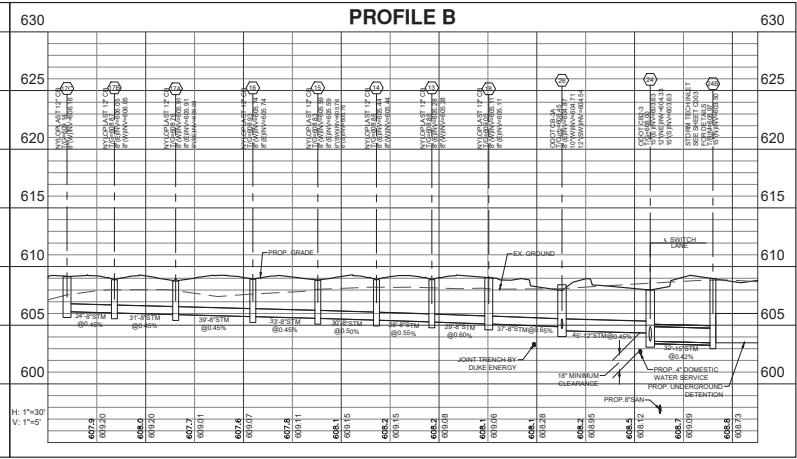
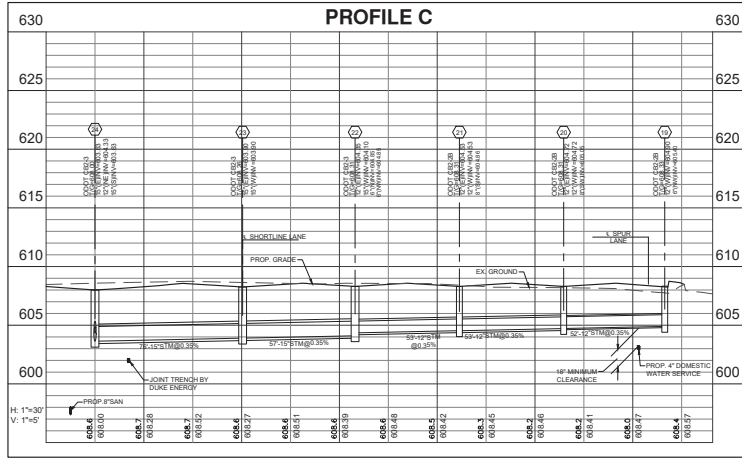
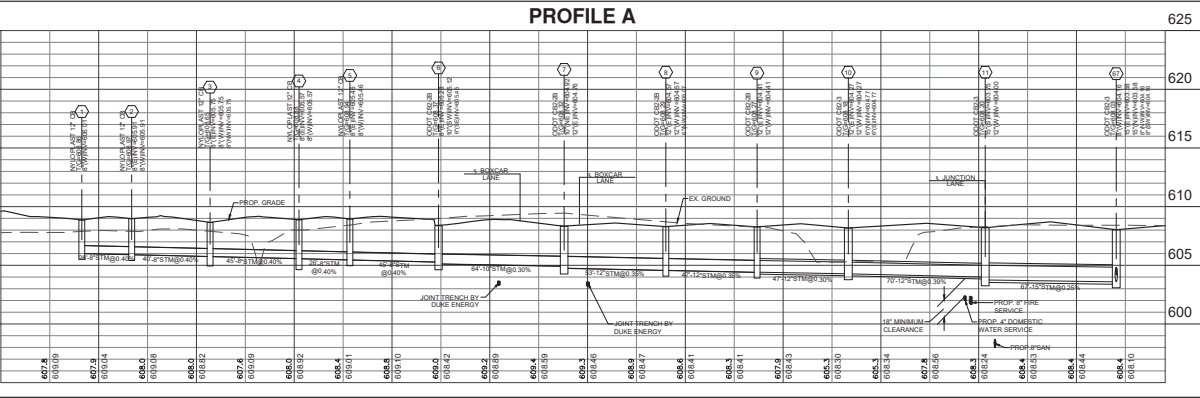
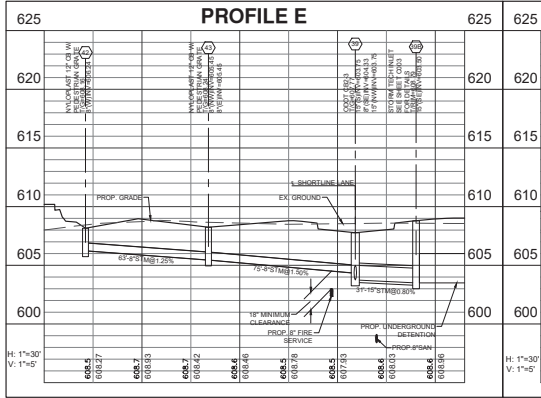
C409

[illegible]



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



CROSSBUCK (FKA THE ABBEY)

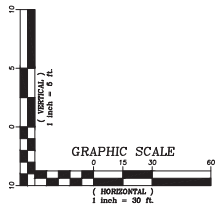
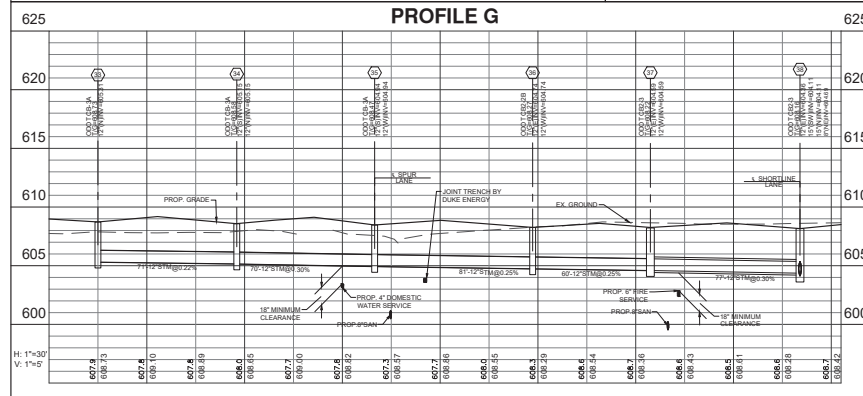
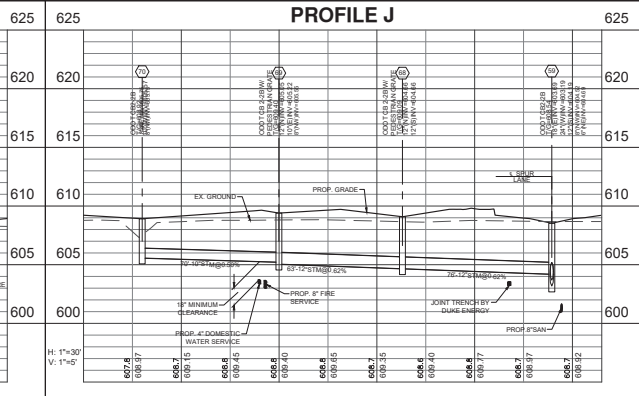
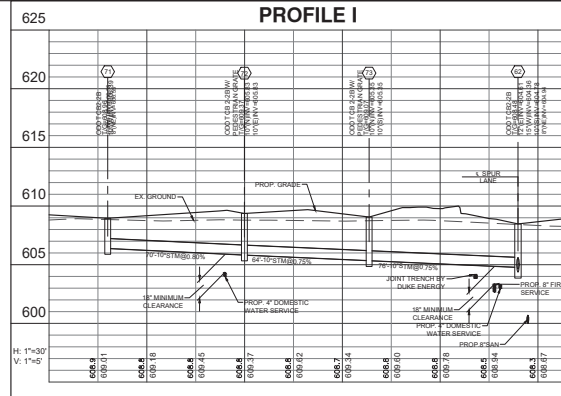
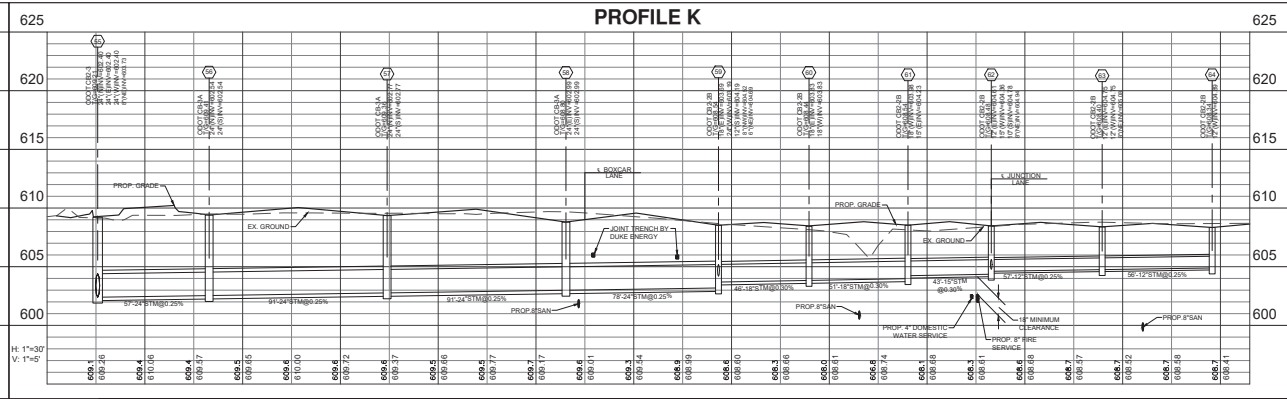
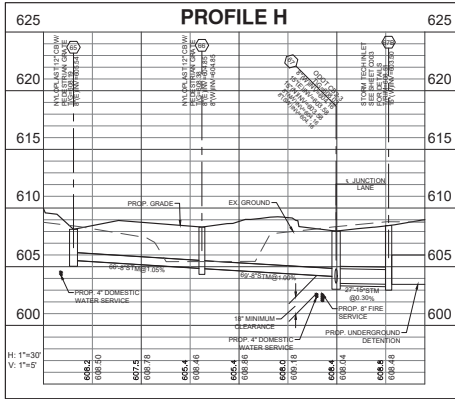
SECTION 21025 STORM PROFILES
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



www.boyerbecker.com
6800 Yonkers Road, Suite A
Mason, OH 45040 - 713.330.6601

Checked By: JMW
Issue Date: 01-05-23

Sheet: C410



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

STORM

21-0055 STORM PROFILES

Drawn by: **JMW**

Checked by: **JAB**

Issue Date: **01-06-23**

Sheet: **C411**

STORM

21-0055 STORM PROFILES

Drawn by: **JMW**

Checked by: **JAB**

Issue Date: **01-06-23**

Sheet: **C411**

STORM

21-0055 STORM PROFILES

Drawn by: **JMW**

Checked by: **JAB**

Issue Date: **01-06-23**

Sheet: **C411**

STORM

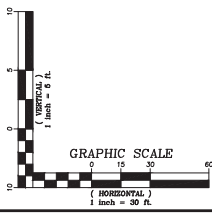
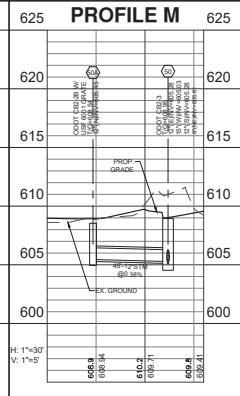
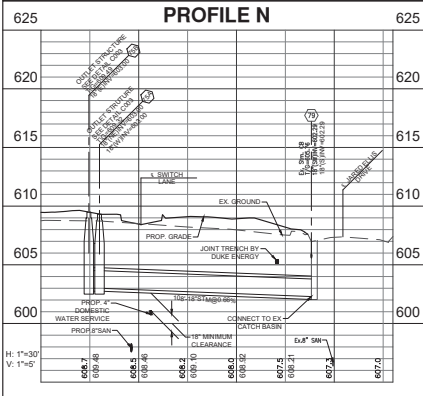
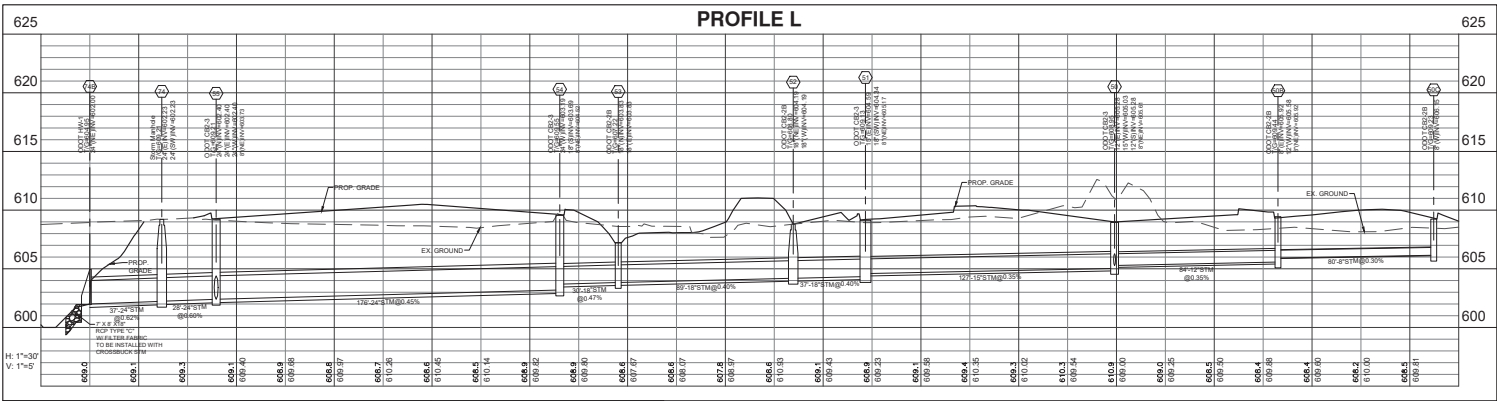
21-0055 STORM PROFILES

Drawn by: **JMW**

Checked by: **JAB**

Issue Date: **01-06-23**

Sheet: **C411**



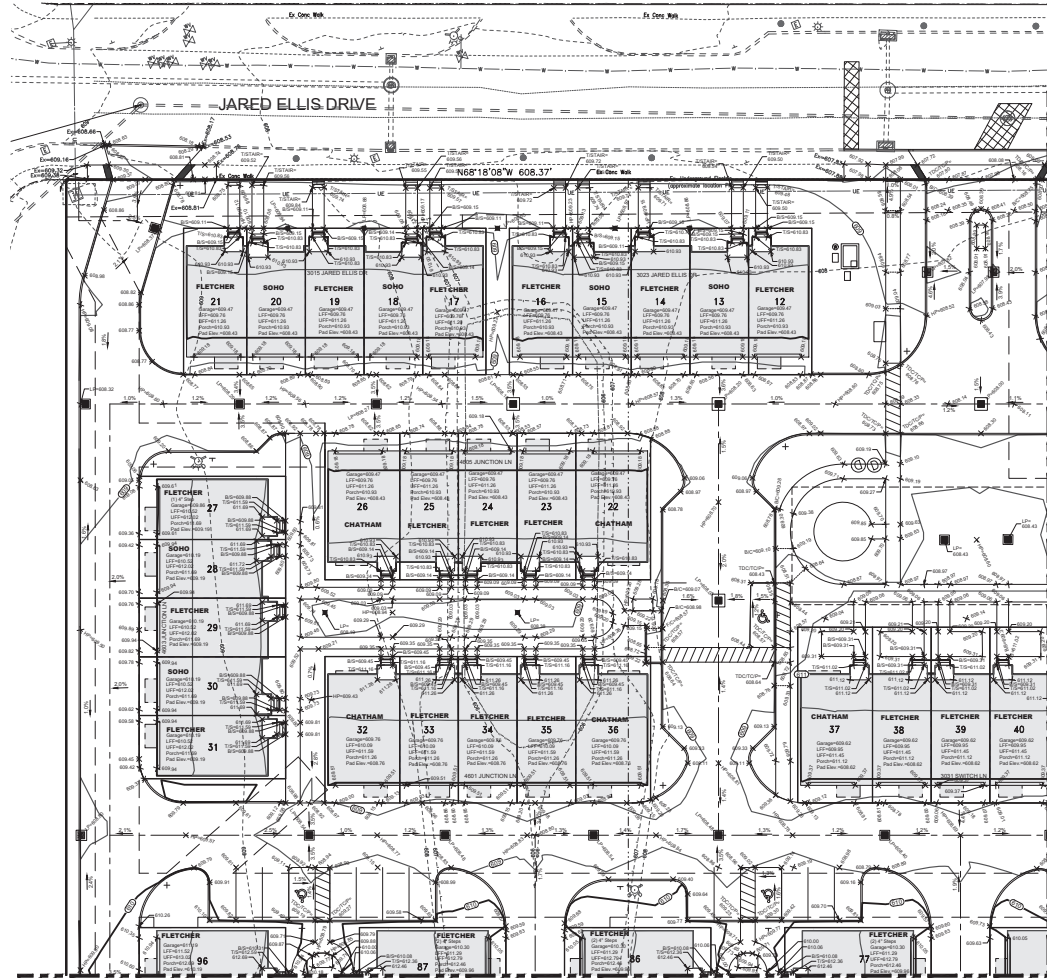
811
Know what's below.
Call before you dig.
LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

CROSSBUCK (FKA THE ABBEY)
(FKA ARCADIA)
SECTION 11.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

STORM SEWER PROFILES

21-0255 STORM PROFILES
Drawn By: JMW
Checked By: JAB
Issue Date: 01-05-23

C412



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 16" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

- GARAGE-XXX.XX - ELEVATION AT BACK OF GARAGE
LFF-XXX.XX - LOWER FINISHED FLOOR ELEVATION OF BUILDING
UFF-XXX.XX - UPPER FINISHED FLOOR ELEVATION OF BUILDING
PORCH-XXX.XX - ELEVATION OF PORCH AT BUILDING
PAD ELEVATION-XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR

 TOPSOIL FILL ONLY

MATCH LINE
(SEE SHEET C504)



Know what's below.
Call before you dig.

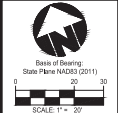
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

MATCH LINE
(SEE SHEET C502)

CROSSBUCK (FKA THE ABBEY)
SECTION 16.00
CINCINNATI TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

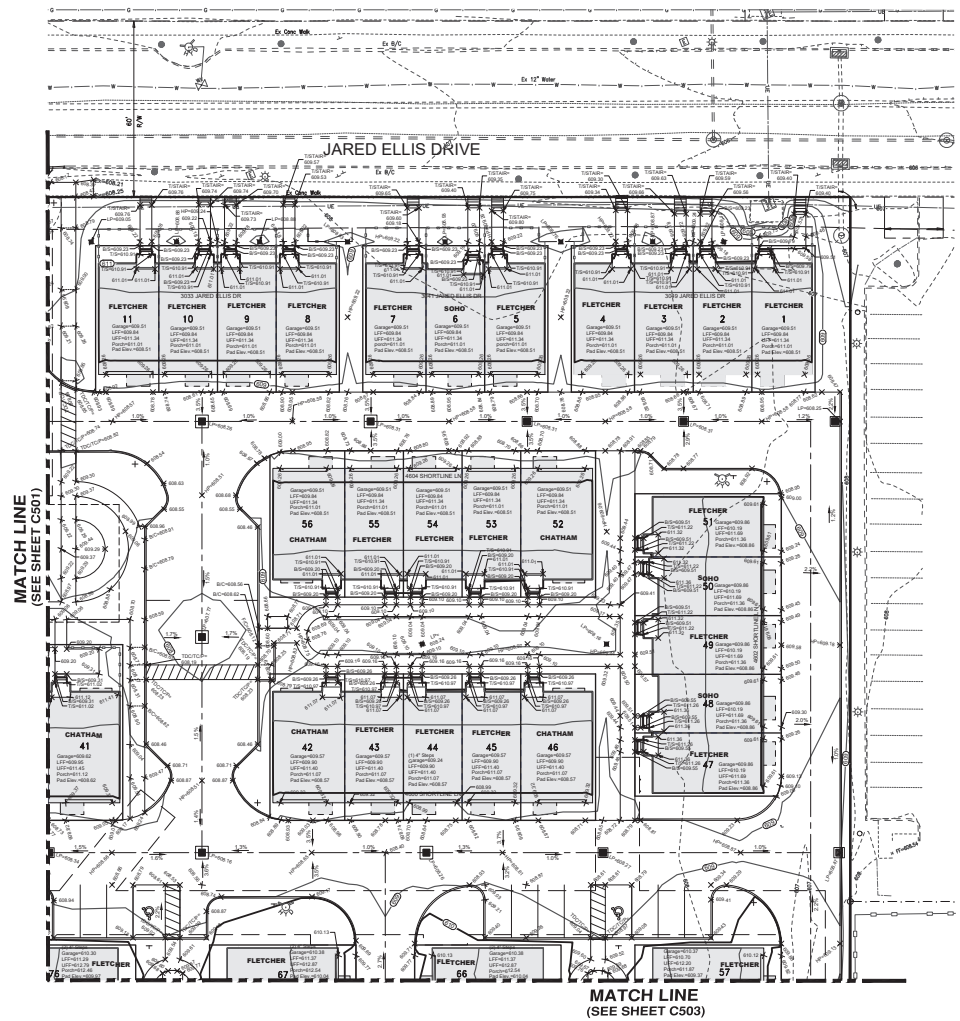


Drawing: 21-0255-CD
Drawn By: ETH
Checked By: JAB
Issue Date: 01-05-23
Sheet: C501



Date	Drawn	CHK
06-15-23	ETH	JAB
06-15-23	JAB	JAB
06-15-23	JAB	JAB
06-15-23	JAB	JAB

Revisions	Description
1	Revised for City of Cincinnati Review
2	Revised for City of Cincinnati Review
3	Revised for City of Cincinnati Review
4	Revised for City of Cincinnati Review
5	Revised for City of Cincinnati Review



GRADING NOTES

1. ALL AREAS OUTSIDE BUILDING, PAVEMENT AND SIDEWALK AREAS SHALL BE LEFT 6" BELOW FINISHED ELEVATION. FINAL 6" SHALL BE ADDED BY LANDSCAPE CONTRACTOR.
2. BUILDING PADS SHALL BE LEFT 18" BELOW FFE AS LABELED.
3. SEE GEOTECHNICAL REPORT FOR COMPACTION MEANS AND METHODS, DENSITY AND BORROW SOILS SPECIFICATIONS.

LEGEND

- GARAGE-XXX.XX - ELEVATION AT BACK OF GARAGE
LFF-XXX.XX - LOWER FINISHED FLOOR ELEVATION OF BUILDING
UFF-XXX.XX - UPPER FINISHED FLOOR ELEVATION OF BUILDING
PORCH-XXX.XX - ELEVATION OF PORCH AT BUILDING
PAD ELEVATION-XXX.XX - PAD ELEVATION BY SITEWORK CONTRACTOR



LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

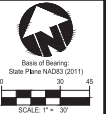
CROSSBUCK (FKA THE ABBEY)

SECTION 100.00
CROSSBUCK (FKA THE ABBEY)
SECTION 100.00
CROSSBUCK (FKA THE ABBEY)
SECTION 100.00
CROSSBUCK (FKA THE ABBEY)



Drawing: 21-0255 CD
Drawn By: ETH
Checked By: JAB
Issue Date: 01-05-23

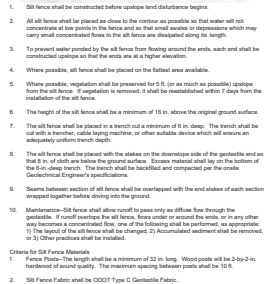
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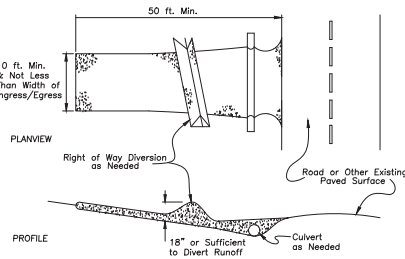
Item	Revision Description	Date	Drawn	CHK
1	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
2	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
3	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
4	Revised for City of Cincinnati Review	06-15-23	ETH	JAB
5	Revised for City of Cincinnati Review	06-15-23	ETH	JAB



SEEDING & MULCHING



TEMPORARY CONSTRUCTION
ENTRANCE DETAIL
NOT TO SCALE



1. STONE SIZE - TWO-INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS, BUT NOT LESS THAN 10 FEET.
3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 IN. THICK.
4. SPACING - THE STONE SHALL BE PLACED AT LEAST 10 FEET APART, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE PLACED AT LEAST 12 INCHES ABOVE THE SUBGRADE AND STRETCHED TO AT LEAST 150 LB.
6. CULVERT - A PIPE OR TRENCH SHALL BE COVERED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
7. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
8. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SHALL BE REMOVED IMMEDIATELY. STONE SHALL BE REPLACED IMMEDIATELY IF IT IS FOUND TO BE MISSING. CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
9. OFF-SITE TRACKING - VEHICLES SHALL NOT BE RELEED UNTO TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM LEAVING THE CONSTRUCTION SITE.
10. CONSTRUCTION ENTRANCE SHALL BE PAVED WITH THE RIGHT OF WAY PER DOTE STANDARDS.

TEMPORARY CONSTRUCTION
ENTRANCE DETAIL
NOT TO SCALE



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THE CROSSBUCK 3033 JARED ELLIS DRIVE DEVELOPMENT PROGRAM STATEMENT

-September 2025 Amendment-

Onyx and East, the property owner, is proposing to develop the 7.576 acres contained in Lot 5 of the Cast Fab subdivision located at 3033 Jared Ellis Drive (Auditors Parcel 052-0001-0026-00). The property, formerly zoned “CG-A” was rezoned “PD” Planned Development (PD-94) in October 2022 (Ord. 0322-2022) and received Final Development Plan approval to develop the site as a 119 unit three-story townhome development on individual lots by City Planning Commission on September 16, 2022.

The approved development has two (2) points of access from Jared Ellis Drive and provides internal circulation to the community through a series of private streets and alleys. The proposed 119 townhomes, with a density of 16 units per acre, have been placed into 25 groups ranging from three (3) to five (5) homes per group. A total of 90 surface parking spaces are provided on site with each home containing a two (2) car garage on the lower level. In response to comments from the Oakley Community Council to provide a range of price points for the homes, the developers are offering a variety of unit sizes and features. Homes, which would range in size from 1,600 SF to 2,220 SF, could contain two (2) to four (4) bedrooms with two (2) to four (4) bathrooms. Each home would have a two (2) car garage with finished living space adjacent on the lower level. The community has been designed around open spaces with landscaping utilizing native plants and pollinator plants consistent with the Oakley Plant List. Lighting for the development will use residential style lamps mounted at eight (8) to 10 feet and located on the private streets and common areas. The Crossbuck would be developed in one (1) phase with construction beginning Spring of 2025, weather permitting. It is anticipated that all phases of the Crossbuck Development would be completed by 2028. The Crossbuck is bordered to the north and south by similar residential communities which are zoned “PD” Planned Development (#88 and 89) and is in the vicinity of “PD-64” which would provide retail, entertainment, and other amenities to the residents of the Crossbuck within walking distance. The Crossbuck, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community.

Since the approval of the zone change to “PD” Planned Development was granted, Onyx and East acquired the property and is proceeding with developing the site, consistent with the approved Development Program Statement and Concept Plan (Ord. 0322-2022). During the design of the site, it has become clear that the community would be enhanced with the addition of amenity spaces including pickleball courts and a dog park, and that a maintenance building was needed to serve the development. These uses will be located on the southern portion of the site (located between the surface parking lot and the southern property line abutting the Baltimore & Ohio rail line) as indicated in the associated Concept Plan. The proposed amenities and maintenance structure will be constructed of quality materials consistent with the approved Concept Plan and Final Development Plan for the overall development.

Per Section 1429-12 of the City of Cincinnati Zoning Code, the Department of City Planning and Engagement staff have determined that the addition of the amenity spaces and accessory maintenance building constitutes as a Major Amendment to the approved “PD” Development Program Statement and Concept Plan. Approval of this Major Amendment will allow for the incorporation of these uses as requested. There are no changes to the principally permitted use, density, bulk, design, street layout, or access of the development established by Ordinance 0322-2022 and the previously approved Concept Plan and Development Program Statement for PD-94.

SUBJECT: A report and recommendation on a proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley.

GENERAL INFORMATION:

Location: 3033 Jared Ellis Drive, Cincinnati, OH 45209

Petitioner: McBride Dale Clarion
5721 Dragon Way, Suite 300, Cincinnati, OH 45227

Owner: Onyx + East
460 Virginia Avenue, Indianapolis, IN 46203

Request: A proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94, The Crossbuck, in Oakley to allow for recreational uses, including a dog park and pickleball courts, and accessory structures for a maintenance garage and pavilion at the pickleball courts.

ATTACHMENTS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – PD-94 Approved Concept Plan
- Exhibit C – PD-94 Approved Development Program Statement
- Exhibit D – Amended Concept Plan
- Exhibit E – Amended Development Program Statement
- Exhibit F – Maintenance Garage Plans
- Exhibit G – Coordinated Site Review Letter
- Exhibit H – Oakley Community Council Letters of Support

BACKGROUND:

The subject property, 3033 Jared Ellis Drive, is located in Planned Development #94 (PD-94) in Oakley, as shown in Exhibit A. The proposed development on the property, The Crossbuck (previously named The Abbey and Arcadia), includes a total of 119 three-story townhomes on individual lots, organized around a series of private streets and alleys. It is approximately 7.58 acres and located on part of the former Cast Fab property. It is situated between the railroad tracks to the south, I-71 to the west, Planned Development #89 – Graphite (PD-89) to the north, and Planned Development #64 – Oakley Station (PD-64) to the east. The Planned Development (PD-94) was established by City Council in October 2022 (Ord. 0322-2022), and a Final Development Plan was approved by the City Planning Commission on September 16, 2022. The City Planning Commission also reviewed and approved a Phase I Development Plan and Subdivision Improvement Plan on May 3, 2024, and a Phase II Development Plan and Subdivision Improvement Plan on February 7, 2025.

The applicant, Onyx + East, is proposing to add two (2) pickleball courts with a pavilion, a dog park, and a maintenance garage, all on the southern portion of the site next to the railroad tracks. Since the Concept Plan and Development Program Statement that was originally approved by City Planning Commission and City Council did not show recreational uses or accessory structures, a Major Amendment to the Concept Plan and Development Program Statement is required.

ADJACENT LAND USE AND ZONING:

The site is currently zoned Planned Development (PD-94). The adjacent zoning and land uses are as follows:

North:

Zoning: Planned Development #89 (PD-89), Graphite Oakley,
Use: Multi-family residential

East:

Zoning: Planned Development #64 (PD 64), Oakley Station
Use: Multi-family residential and commercial

South:

Zoning: Manufacturing General (MG) and Planned Development #88 (PD-88), Three Oaks
Use: Railroad tracks and residential

West:

Zoning: Commercial General Auto-oriented (CG-A)
Use: Vacant

PROPOSED DEVELOPMENT AND CHANGES TO CONCEPT PLAN:

The proposed development, The Crossbuck, includes a total of 119 three-story townhomes on individual lots, organized around a series of private streets and alleys. Proposed lot areas range from 998 to 1,273 square feet, and widths range between 18 and 25.5 feet. Homes will range from 1,300 to 2,200 square feet, with one to four bedrooms and two to four bathrooms. Each home will have a two-car garage and optional upgrades to accommodate varying price ranges.

The Major Amendment allows recreational uses to build two (2) pickleball courts and a dog park, in addition to new accessory structures for a maintenance garage and pavilion at the pickleball courts. No other significant changes to the originally approved Concept Plan or Development Program Statement have been proposed.

The maintenance garage will not exceed 16-feet in height and will be situated 32-feet from the east property line and 56-feet from the south property line. The pickleball pavilion will not exceed 16-feet in height or 15-feet in width and will be situated 235-feet from the east property line and a minimum of 40-feet from the south property line. The dog park will be situated between the pickleball courts and the maintenance garage. A 4-foot-tall chain link fence will surround the dog park and a 10-foot-tall chain link fence will surround the pickleball courts to keep the ball within the court.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

According to §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 existing Planned Development consists of 7.58 contiguous acres.

- b. ***Ownership*** – *Evidence that the petitioner 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 provided proof of ownership.

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

The approved Concept Plan and Development Program Statement indicate 119 townhomes on the parcel. Multiple Major Subdivisions have been approved by City Planning Commission to separate the townhomes onto their own lots in 2024 and 2025. The accessory structures for the maintenance garage and pickleball pavilion, as well as the courts and the dog park, will be located on land shared by all the property owners.

- 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 site is located within a historic district, nor contains 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.*

No portion of the site is located within the 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.*

No portion of the site is 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. 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 petitioner has submitted a proposed Major Amendment to the Concept Plan that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. **Ownership** – *Evidence that the petitioner 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 has provided proof of ownership.

- 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 overall project has just begun construction, and the maintenance shed, pickleball courts, the pickleball pavilion, and dog park will be built if approved.

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

The project has been reviewed through the City's Coordinated Site Review Process (see "Coordinated Site Review").

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

The overall site is approximately 7.58 acres, with about 2.5 acres (or 33%) being open space.

MAJOR AMENDMENT:

The Cincinnati Zoning Code § 1429-12 allows for amendments to the Concept Plan and Development Program Statement. Major Amendments must be approved by the City Planning Commission and City Council. A Major

Amendment to the Concept Plan and Development Program Statement has been requested for PD-94 because the petitioner wishes to build a maintenance garage, as well as recreational uses to build two pickleball courts and a dog park that were not established in the approved Concept Plan and Development Program Statement.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission for any portion of an approved Concept Plan that the petitioner wishes to develop following approval of the Concept Plan and Development Program Statement and the Planned Development designation by City Council. The Final Development Plan must substantially conform to the approved Concept Plan and Development Program Statement. A Final Development Plan for PD-94 was submitted concurrently with the proposed Major Amendment to the Concept Plan and Development Program Statement. The Final Development Plan is filed under a separate request and will be considered as Item 8 on the October 3, 2025, agenda.

COORDINATED SITE REVIEW:

The overall development was reviewed by City departments through the Coordinated Site Review process. The Coordinated Site Review Advisory Team met with the applicant in July of 2022 and issued a letter with their comments (Exhibit G). No concerns were identified.

PUBLIC COMMENT AND NOTIFICATION:

A combined notice for the September 23, 2025, Public Staff Conference and the October 3, 2025 City Planning Commission meeting was sent to all property owners within 400 feet of the site, and the Oakley Community Council.

The Department of City Planning and Engagement held a virtual Public Staff Conference on September 23, 2025 for the proposed Major Amendment and Final Development Plan for Planned Development #94. Members of City staff and the development team were present, but no members of the public attended.

The Oakley Community Council issued a letter of support for the establishment of the Planned Development in 2022, and issued an additional letter of support for the Major Amendment to the Concept Plan and Development Program Statement on September 19, 2025, both of which are shown in Exhibit H. No other correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Major Amendment is consistent with the Live Initiative Area of *Plan Cincinnati (2012)*, including the goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164). The proposed Major Amendment will help to improve the quality of life for the people who live in the new homes, which include a variety of sizes and finish options to accommodate different price points.

Oakley Master Plan (2019)

The proposed Major Amendment is consistent with the Managing Our Future Growth Focus Area of the *Oakley Master Plan (2019)*, including the goals to “Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (p. 80) and “Increase the percentage of owner-occupied homes” (p. 85). The Major Amendment will help facilitate the creation of for-sale townhomes, and the proposed design fosters a more dense and walkable neighborhood style than typical for single-family homes, with attached buildings, rear-facing garages, and common open spaces.

CITY PLANNING COMMISSION ACTION:

According to Section §1429-11(a) of the Cincinnati Zoning Code, City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD concept plan and development program statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposal is an amendment to an already approved and established Planned Development district. The proposed Major Amendment does not include any changes to the townhomes which are compatible with applicable plans (see “Consistency with Plans”) and the surrounding land use patterns. Adjacent uses are primarily residential, with some commercial located at Oakley Station to the east.

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;*

The proposal is an amendment to an already approved and established Planned Development district. The proposed maintenance garage and pickleball pavilion are in a similar architectural style to the already approved townhomes, and the pickleball courts and dog park will be positive amenities for the future residents.

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 proposal is an amendment to an already approved and established Planned Development. As described above the applicant is requesting accessory structures for a maintenance garage and pickleball pavilion, in addition to recreational uses for pickleball courts and a dog park, necessitating Major Amendment approval.

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

All aspects are covered in the submitted Concept Plan and Development Program Statement and the concurrently submitted Final Development Plan.

ANALYSIS:

The proposed project will reactivate a currently vacant property into 119 townhomes, providing needed housing to Cincinnati. The project is supported by the Oakley Community Council, and the development team have conducted engagement throughout the process. The requested Major Amendment proposes to add a maintenance garage, dog park, and a pickleball court with pavilion, all of which will help maintain the property and support the quality of life for future residents. No other significant changes to the originally approved Concept Plan and Development Program Statement have been proposed.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is beneficial for the completion of the proposed project at 3033 Jared Ellis Drive in Oakley. The project is a benefit to the community, and the originally approved Concept Plan did not include the additional accessory structure and recreational uses.

It is the opinion of staff of the Department of City Planning and Engagement that the proposed Major Amendment to the Concept Plan and Development Program Statement is in compliance with §1429-12 *Amendments to a Planned Development Concept Plan*. The proposal is consistent with the purpose of the Planned Development District Regulations, and the petitioner has successfully met all basic requirements of the Planned Development District. The Major Amendment will not negatively impact the existing character of the surrounding area.

RECOMMENDATION:

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

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed in this report; and
2. **APPROVE** the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley as outlined in this report.

Respectfully submitted:



Andrew Halt, AICP, PE, Senior City Planner
Department of City Planning & Engagement

Approved:



Stacey Hoffman, Planning Division Manager
Department of City Planning & Engagement

October 8, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck,” to permit additional uses within the planned development and allow for the construction of two pickleball courts, a dog park, a maintenance garage, and a pavilion structure in the area located at 3033 Jared Ellis Drive in the Oakley neighborhood.

Summary:

The petitioner is proposing a Major Amendment to the Concept Plan and Development Program Statement for Planned Development No. 94, The Crossbuck, in Oakley. The petitioner is requesting recreational uses, including a dog park and pickleball courts, and accessory structures for a maintenance garage and a pavilion at the pickleball courts.

The Crossbuck (previously The Abbey and Arcadia), includes a total of 119 three-story townhomes on individual lots. PD-94 was established by City Council in October 2022 (Ord. 0322-2022), and a Final Development Plan was approved by the City Planning Commission on September 16, 2022. The City Planning Commission also reviewed and approved a Phase I Development Plan and Subdivision Improvement Plan on May 3, 2024, and a Phase II Development Plan and Subdivision Improvement Plan on February 7, 2025.

The City Planning Commission recommended the following on October 3, 2025, to City Council:

APPROVE the Department of City Planning and Engagement Findings as detailed in this report;

ADOPT the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley as outlined in this report.

Motion to Approve: Ms. Sesler
Seconded: Mr. Samad

Ayes: Ms. Beltran
Mr. Dansby
Ms. Kearney
Mr. Samad
Ms. Sesler
Mr. Weber

Excused: Mr. Eby

THE CITY PLANNING COMMISSION

A handwritten signature in black ink, reading "Katherine Keough-Jurs". The signature is written in a cursive, flowing style.

Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

October 21, 2025

TO: Members of the Equitable Growth & Housing Committee 202501891
FROM: Sheryl M. M. Long, City Manager
SUBJECT: Ordinance – 101 W. 5th Street Notwithstanding Ordinance for Signage

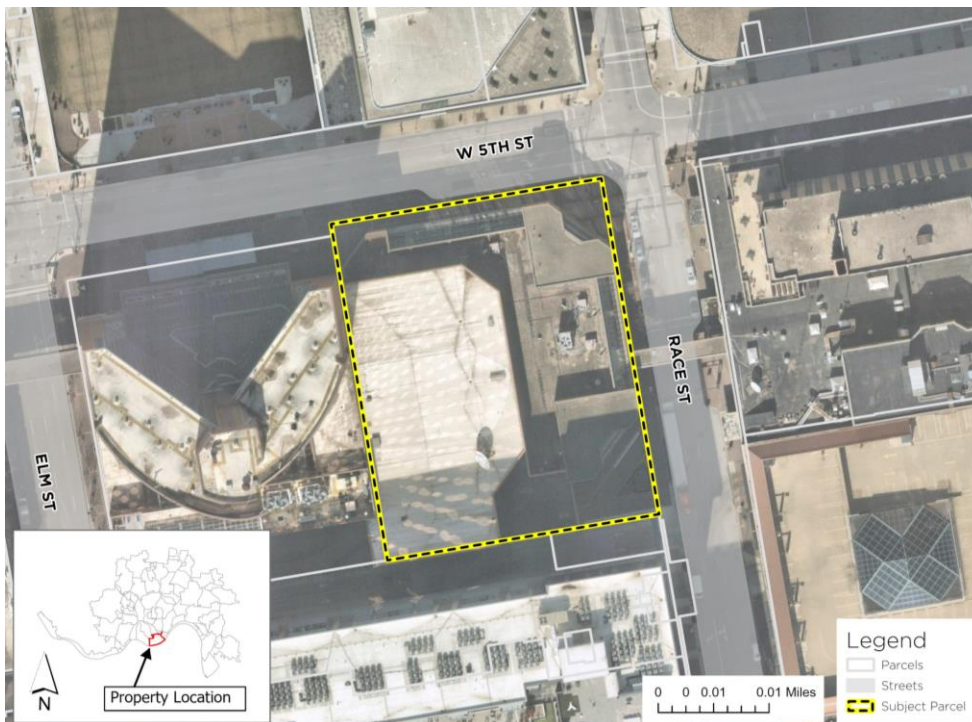
Attached is the presentation for an Ordinance for permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, NOTWITHSTANDING the signage regulations contained in Section 1411-39, “Signs,” of Cincinnati Municipal Code Chapter 1411, “Downtown Development Districts.”

cc: Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Notwithstanding Ordinance for Signage at 101 W. 5th Street in the Central Business District

Equitable Growth & Housing Committee
October 21, 2025

1



2

BACKGROUND

Background

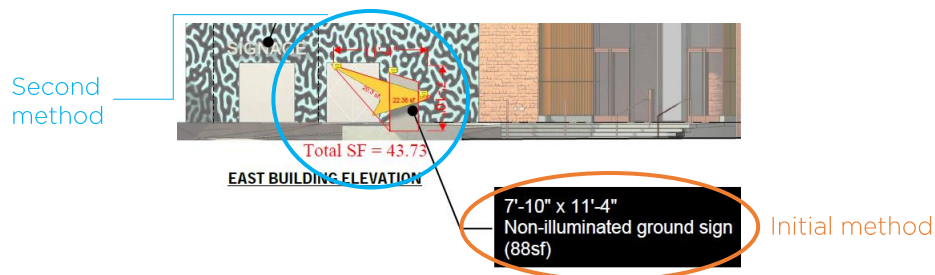
- Requested Notwithstanding Ordinance for signage package at 101 W. 5th Street (previously Saks building)
- Permits for part of signage package already approved
- Some proposed signs do not meet regulations of Cincinnati Zoning Code



Northwest Corner at 5th – Flight Club signage (permitted)

CLARIFICATION

- Language in staff report reflects the relief that *would have been required* through the zoning hearing examiner
- This Notwithstanding ordinance would set aside certain provisions of the zoning code relating to signage.
- The ground sign *is* compliant with the zoning code

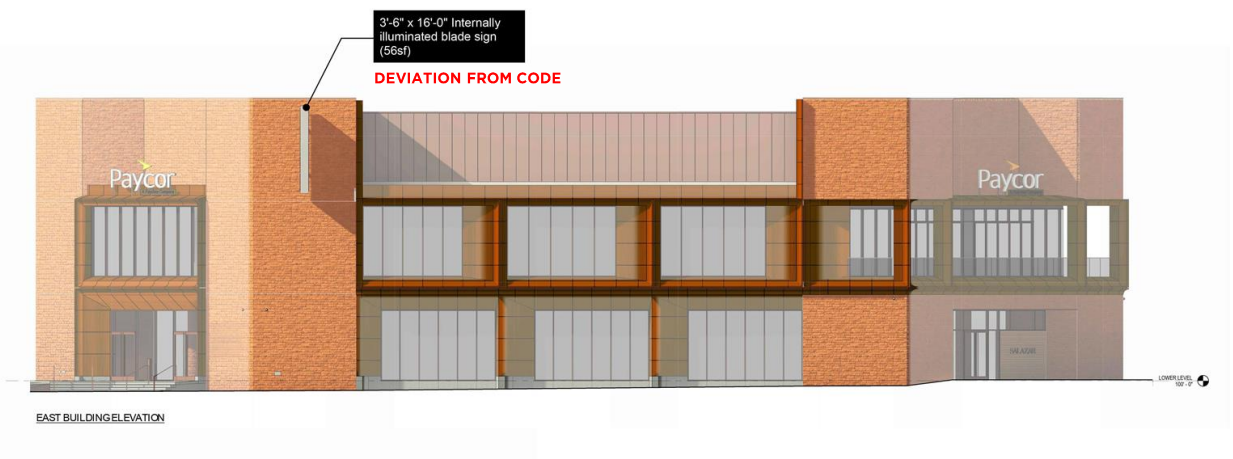


SIGNAGE PACKAGE OVERVIEW



7

SIGNAGE PACKAGE OVERVIEW



8

RENDERING | NORTHEAST CORNER AT 5TH AND RACE



city of
CINCINNATI
CITY PLANNING &
ENGAGEMENT

9

9

RENDERING | 5TH STREET FACADE



city of
CINCINNATI
CITY PLANNING &
ENGAGEMENT

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RENDERING | RACE STREET FACADE

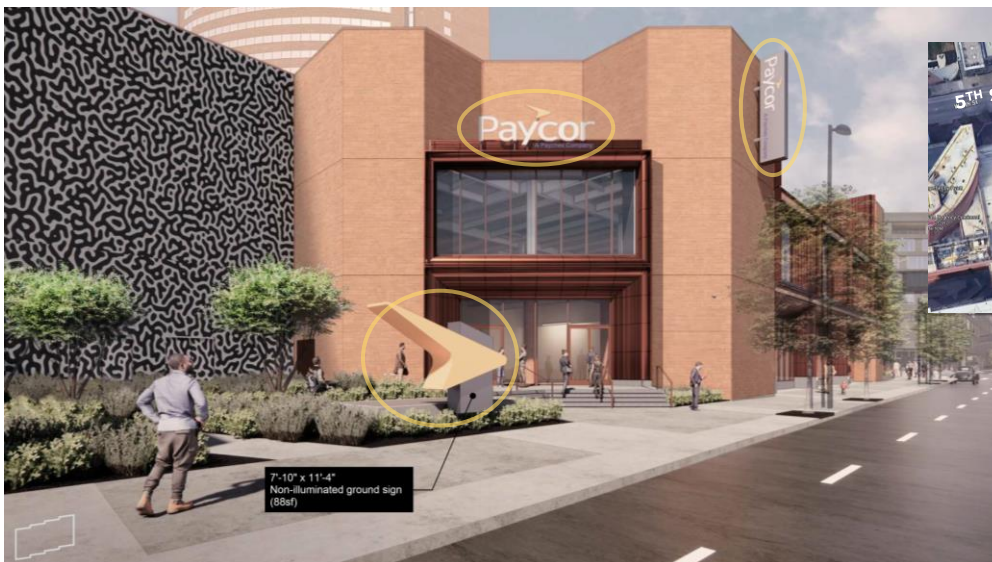


city of
CINCINNATI
CITY PLANNING &
ENGAGEMENT

11

11

RENDERING | SOUTH ENTRY PLAZA AT RACE



city of
CINCINNATI
CITY PLANNING &
ENGAGEMENT

12

12

DEVIATION FROM CODE

Location	Type	Code Requirements & Deviance
Northeast	Building Identification Sign	1411-39(f)(2): Letters must be affixed directly to the building façade Proposed letters not affixed directly to the building façade
East	Projecting Sign	1411-39(b)(3): Limited to a maximum height of 8 feet Proposed height of 16 feet
Southeast	Building Identification Sign	1411-39(f)(2): Letters must be affixed directly to the building façade Proposed letters not affixed directly to the building façade

ANALYSIS

Building Identification Signs (2)

- **1411-39(f)(2):** Letters must be affixed directly to the building façade
- Letters **not affixed** directly to the building façade
- **Analysis**
 - Does not create any safety issues
 - Aesthetically similar to sign if letters were affixed
 - More visible to pedestrians given building shape



ANALYSIS

Projecting Sign (1)

- **1411-39(b)(3)**: Limited to a maximum height of 8 feet
- **8 feet taller** than permitted by zoning code
- **Analysis**
 - More suitable for automobile wayfinding than the pedestrian scale set by Cincinnati Zoning Code
 - Precedent in the surrounding area, but most projecting signs in Downtown Development (DD) district are conforming



PUBLIC COMMENT & NOTIFICATION

- Notice sent to the Downtown Residents Council and property owners within 400 feet
- No comments received

PLAN CONSISTENCY

Plan Cincinnati (2012)

Compete Initiative Area - Consistent

- Foster a climate conducive to growth, investment, stability, and opportunity (p. 103)
- Focus on retention, expansion, and relocation of existing businesses (p. 104)

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CONCLUSIONS

The Department of City Planning and Engagement typically does not support Notwithstanding Ordinances.

Found certain elements to be in the public interest because...

- Consistent with the surrounding land uses;
- Permit the usage of additional wayfinding in the Downtown Development (DD) zoning district;
- Consistent with *Plan Cincinnati* (2012).

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RECOMMENDATION

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

APPROVE the Notwithstanding Ordinance with the following conditions:

1. The Signage Improvements must substantially conform to the plans attached as Attachment B to the ordinance.
2. The proposed outdoor digital display screen shall be moved to the interior of the building and at least two feet from any window if it is installed.
3. The ordinance shall not provide a deviation from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code and the DD, "Downtown Development," zoning district.

October 21, 2025

To: Members of Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – 101 W. 5th Street Notwithstanding Ordinance for Signage

202501853

Transmitted is an Ordinance captioned:

AUTHORIZING the installation of permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, **NOTWITHSTANDING** the signage regulations contained in Section 1411-39, “Signs,” of Cincinnati Municipal Code Chapter 1411, “Downtown Development Districts.”

The City Planning Commission recommended approval of the proposed Notwithstanding Ordinance at its October 3, 2025, meeting with the following conditions:

1. Building identification signs should be placed and dimensioned consistent with the Signage Package.
2. The digital display screen should be moved to the interior of the building and at least two feet from the windows.
3. Aside from the variances necessary to permit the installation of signs, the development should remain subject to all other provisions of the Cincinnati Municipal Code, “Downtown Development” DD zoning district.

Summary

On September 12, 2025, a complete Notwithstanding Ordinance application was submitted to the Department of City Planning and Engagement for a signage package at 101 W. 5th Street by 3CDC. This request was made to allow for the installation of multiple signs that are not compliant with the signage regulations for the Downtown Development “DD” zoning district. The City Planning Commission voted to approve and forward the application to City Council after considering that the signage will permit additional wayfinding in the district and support the relocation of Paycor to Cincinnati.

The City Planning Commission recommended the following on October 3, 2025 to City Council:

APPROVE the Notwithstanding Ordinance with the following conditions:

1. Building identification signs should be placed and dimensioned consistent with the Signage Package.
2. The digital display screen should be moved to the interior of the building and at least two feet from the windows.

3. Aside from the variances necessary to permit the installation of signs, the development should remain subject to all other provisions of the Cincinnati Municipal Code, “Downtown Development” DD zoning district.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement



City of Cincinnati

DBS

EESW

An Ordinance No. _____

- 2025

AUTHORIZING the installation of permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, **NOTWITHSTANDING** the signage regulations contained in Section 1411-39, "Signs," of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts."

WHEREAS, 101 West Fifth LLC ("Owner") owns certain real property located at 101 W. 5th Street in the Central Business District ("Property"), which property is presently zoned DD, "Downtown Development"; and

WHEREAS, the former Saks-Fifth Avenue anchored building on the Property has been vacant for several years and is currently being redeveloped as a two-story mixed-use structure that will include office space on the second floor and retail and restaurant space on the first floor; and

WHEREAS, the development will serve as a catalyst for economic development in the area by reinvigorating an important property in downtown Cincinnati positioned between the Convention Center and Fountain Square; and

WHEREAS, Paycor, which is moving its headquarters to Cincinnati from Norwood, OH, and Salazar restaurant are among the tenants who have taken space in the development; and

WHEREAS, the Owner wishes to install several signs on the exterior of the building to identify building tenants ("Signage Improvements"); and

WHEREAS, the Owner has requested authorization to install the Signage Improvements, notwithstanding certain zoning code provisions that would otherwise prevent the installation of several of the proposed signs; and

WHEREAS, reasonable deviations from zoning code provisions that would otherwise prevent the installation of the proposed signage on the Property will provide substantial public benefits by creating an inviting and marketable space for tenants through the reinvention of a key downtown property as a modern mixed-use development; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on October 3, 2025, upon considering the factors set forth in Cincinnati Municipal Code ("CMC") Section 111-5, recommended the adoption of a notwithstanding ordinance authorizing the Signage Improvements, subject to certain conditions; and

WHEREAS, a committee of Council held a public hearing to consider the passage of this ordinance following due and proper notice pursuant to CMC Section 111-5, and upon considering the factors in CMC Section 111-5 and the recommendation of the City Planning Commission, the committee approved the ordinance, finding that authorizing the Signage Improvements notwithstanding the zoning code provisions that would otherwise restrict them will not have an

adverse effect on the character of the area or the public health, safety, and welfare, and further finding that permitting the Signage Improvements to proceed is consistent with the purposes of the CMC and the zoning district in which the Property is located; and

WHEREAS, authorizing the Signage Improvements are consistent with the Cincinnati 2000 Comprehensive Development Plan for Downtown (1986), which specifically envisions mixed use development in the western portion of the core of the Central Business District (page 21); and

WHEREAS, authorizing the Signage Improvements are further consistent with Plan Cincinnati (2012) in the Compete Initiative Area, specifically the strategy to “[t]arget investment to geographic areas where there is already economic activity” (page 81) and the Live Initiative Area goal to “[b]uild a robust public life” (page 149); and

WHEREAS, the Council finds that the Signage Improvements will preserve the quality and character of the neighborhood by improving and rehabilitating an existing building that will fit within the context of the Downtown Development zoning district; and

WHEREAS, the Council additionally finds that permitting the Signage Improvements will not have an adverse effect on the character of the area or the public health, safety, and welfare; and

WHEREAS, the Council finally finds that the deviations from applicable zoning code provisions related to signage will not have an adverse effect on the character of the area or the public health, safety, and welfare, and that they are in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That, after its own independent review and consideration, the City Council incorporates the foregoing recitals as if fully rewritten herein, and it hereby confirms that the criteria set forth in Section 111-5 of the Cincinnati Municipal Code are satisfied in all respects.

Section 2. That the Council specifically finds that authorizing the installation of several signs on the exterior of the building to identify building tenants (“Signage Improvements”) in connection with the renovation of the building located at 101 W. 5th Street in the Central Business District, which property is depicted on the map attached hereto as Attachment A and incorporated herein by reference, will not have an adverse effect on the character of the surrounding area or the public’s health, safety, and general welfare, and are consistent with the purposes of the Cincinnati Municipal Code and the zoning district within which the property is located.

Section 3. That the Council authorizes the construction of the Signage Improvements, subject to the terms and conditions set forth in this ordinance. This authorization is granted notwithstanding the signage limitations contained in the provisions of Section 1411-39, "Signs," Chapter 1411, "Downtown Development Districts," of the Cincinnati Municipal Code; and any other applicable zoning regulations that would restrict their construction.

Section 4. That the Council authorizes the Signage Improvements subject to the following conditions:

- a. That the Signage Improvements must substantially conform to the plans attached hereto as Attachment B and incorporated herein by reference.
- b. That the proposed outdoor digital display screen shall be moved to the interior of the building and at least two feet from any window if it is installed.
- c. That this ordinance does not provide a deviation from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code and the DD, "Downtown Development," zoning district.

Section 5. That the City Manager and the appropriate City officials are authorized to take all necessary and proper actions to implement this ordinance, including by issuing building permits and related approvals provided they conform to applicable building codes, housing codes, accessibility laws, or other laws, rules, or regulations.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

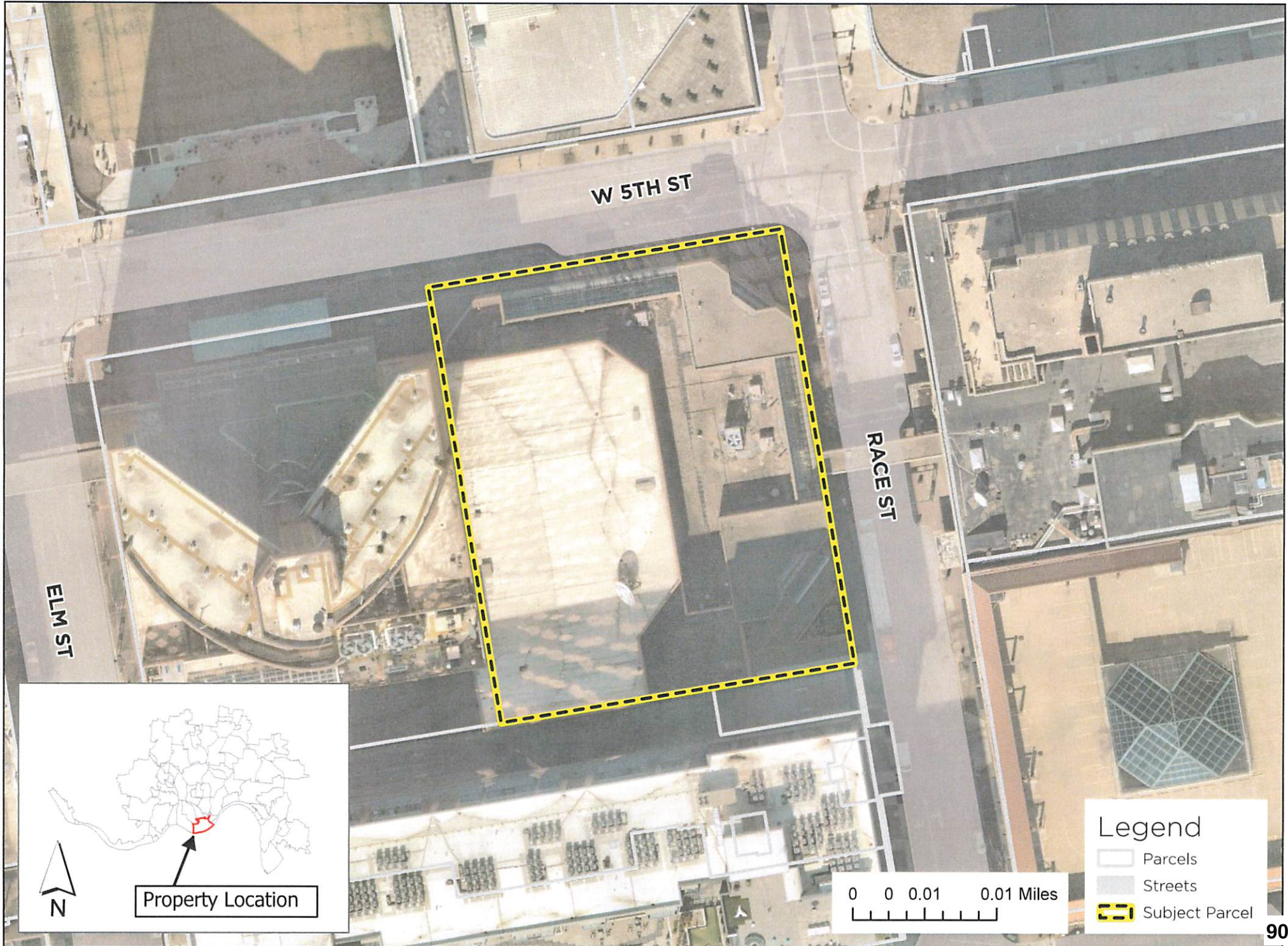
Passed: _____, 2025

Aftab Pureval, Mayor

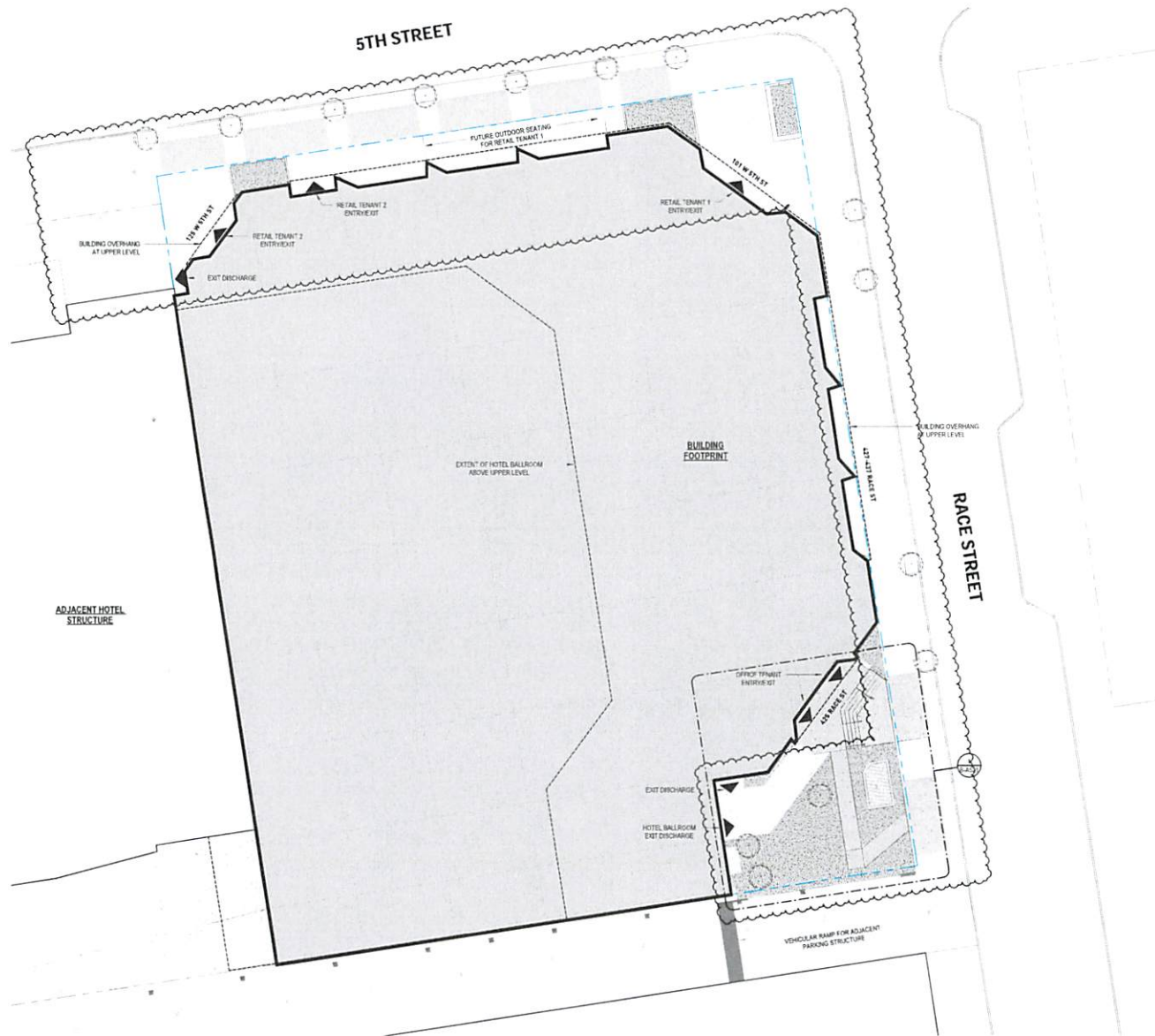
Attest: _____
Clerk

ATTACHMENT A

Proposed Notwithstanding Ordinance at 101 W 5th Street in the Central Business District

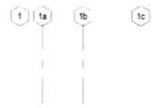
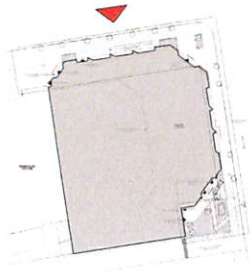


ATTACHMENT B



SIGNAGE PACKAGE
09.03.2025

SAKS BUILDING RENOVATION
3CDC



NORTH BUILDING ELEVATION

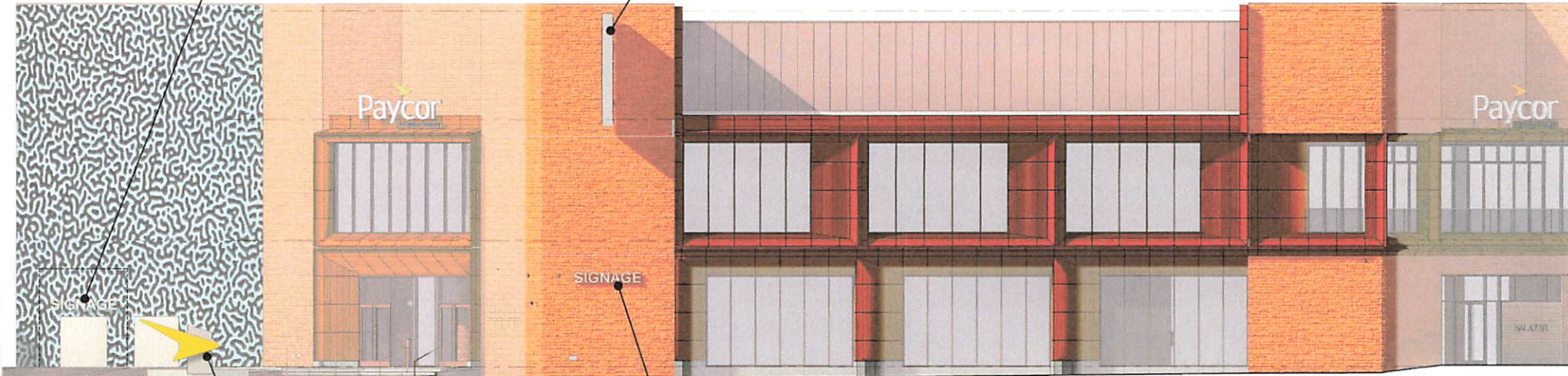
1'-0" x 3'-0" Internally illuminated blade sign (3sf)

2'-9" x 4'-5" Downlit blade sign (13.5sf)



1'-6" x 12'-0" Internally illuminated channel letters (18sf)

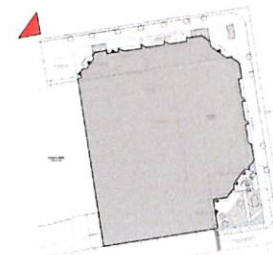
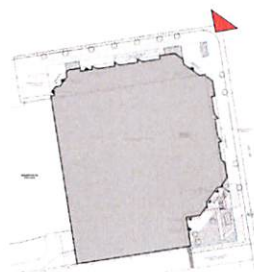
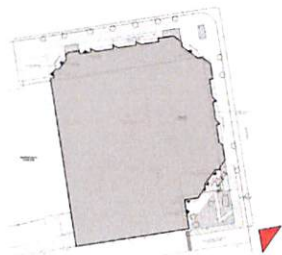
3'-6" x 16'-0" Internally illuminated blade sign (56sf)



EAST BUILDING ELEVATION

7'-10" x 11'-4" Non-illuminated ground sign (88sf)

1'-6" x 12'-0" Internally illuminated channel letters (18sf)

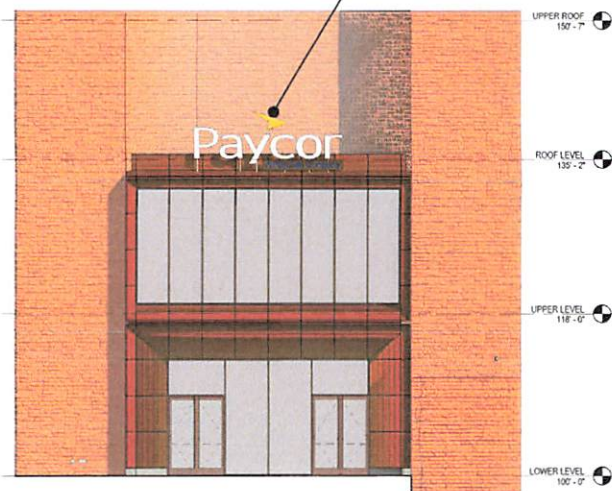


6'-10" x 18'-0" Front-lit
channel letters
(126sf)

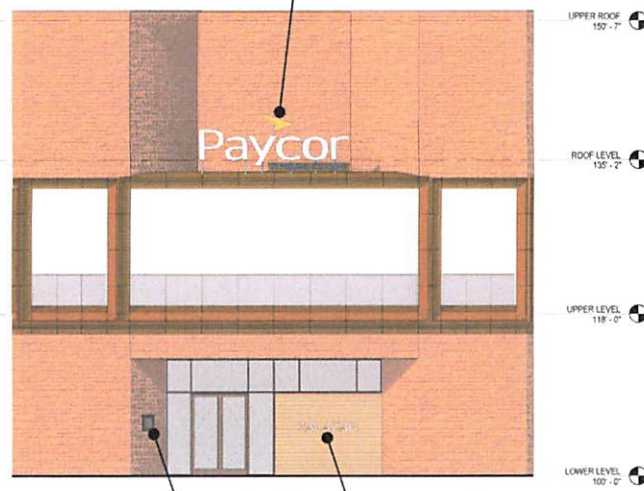
6'-10" x 18'-0" Front-lit
channel letters
(126sf)

3'-0" x 21'-6" Fabric
canopy with 10" painted
lettering
(65sf)

2'-0" x 21'-6" Aluminum
cabinet with 9" Internally
illuminated channel letters
(43sf)



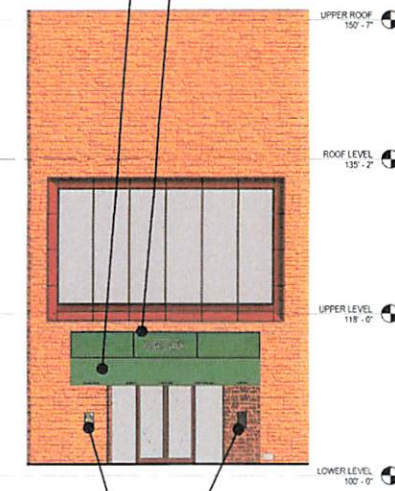
SOUTHEAST BUILDING ELEVATION



NORTHEAST BUILDING ELEVATION

1'-0" x 6'-6" Backlit
channel letters
(6.5sf)

1'-6" x 2'-0" Internally
illuminated menu box
(3sf)



NORTHWEST BUILDING ELEVATION

1'-6" x 2'-0" Internally
illuminated menu box
(3sf)



NORTHEAST CORNER AT 5TH AND RACE

SIGNAGE PACKAGE
09.03.2025

SAKS BUILDING RENOVATION
3CDC



5TH STREET FACADE

SIGNAGE PACKAGE
09.03.2025

SAKS BUILDING RENOVATION
3CDC



RACE STREET FACADE

SIGNAGE PACKAGE
09.03.2025

SAKS BUILDING RENOVATION
3CDC



SOUTH ENTRY PLAZA AT RACE

SIGNAGE PACKAGE
09.03.2025

SAKS BUILDING RENOVATION
3CDC

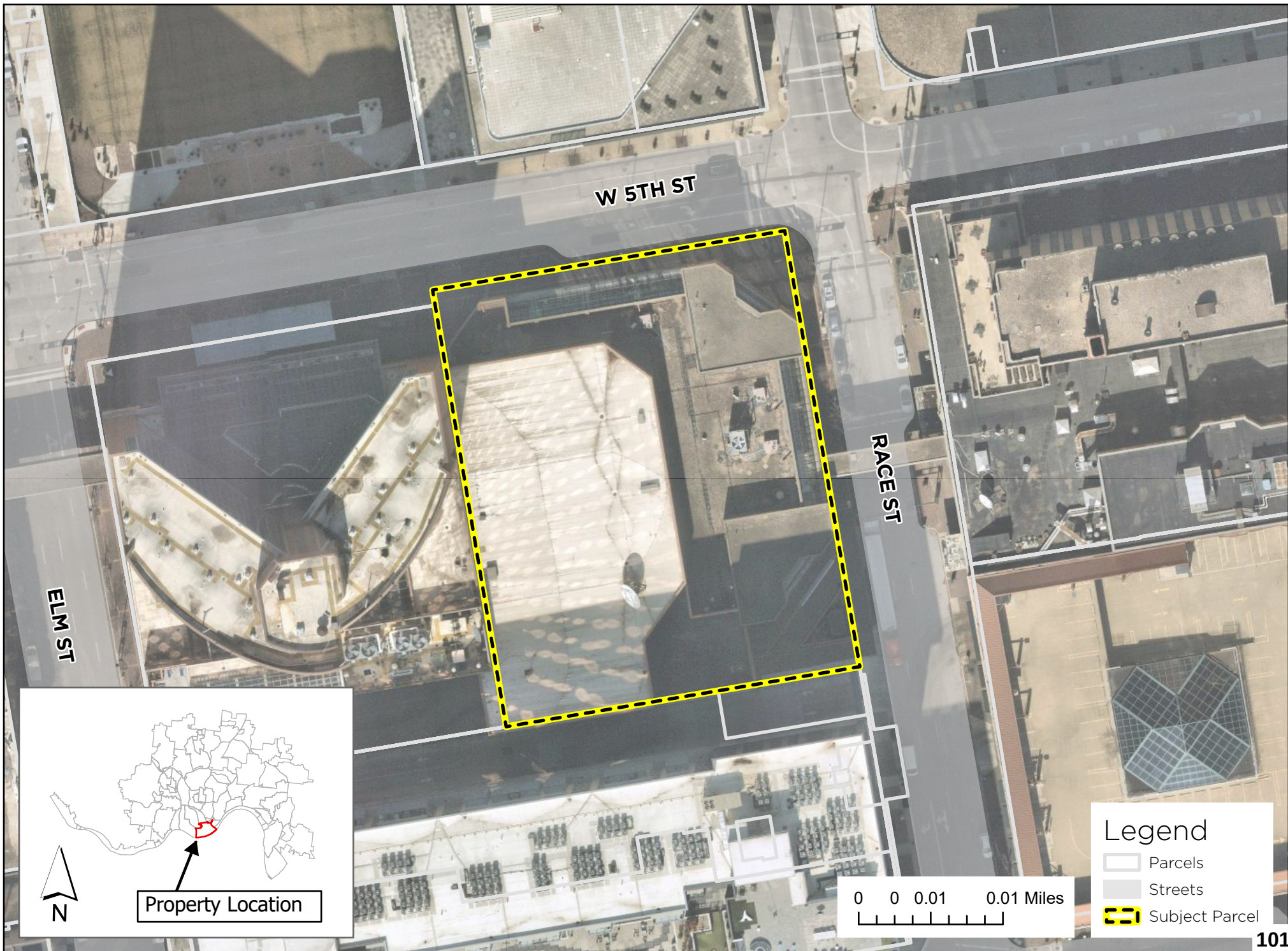


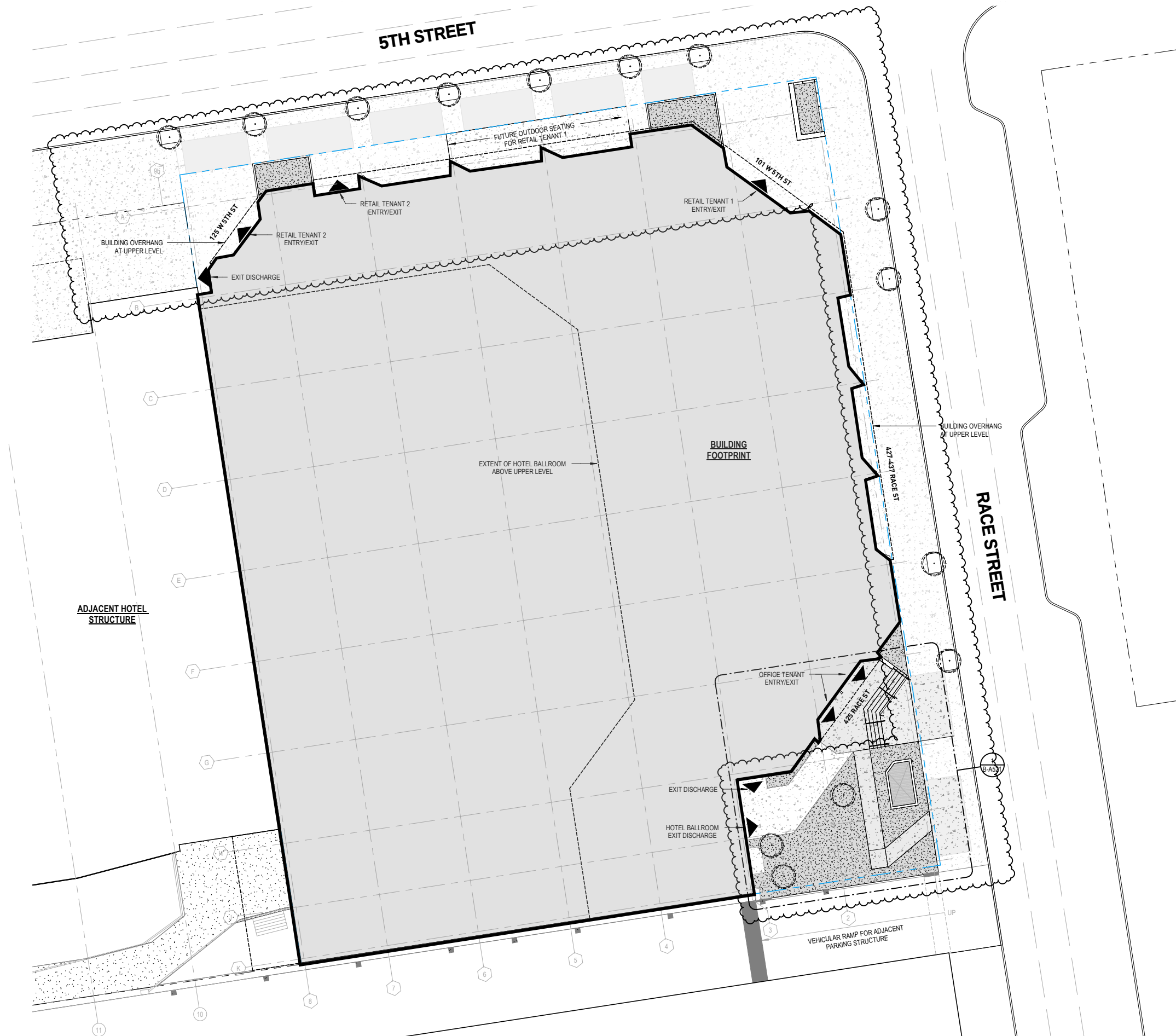
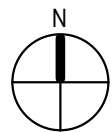
NORTHWEST CORNER AT 5TH

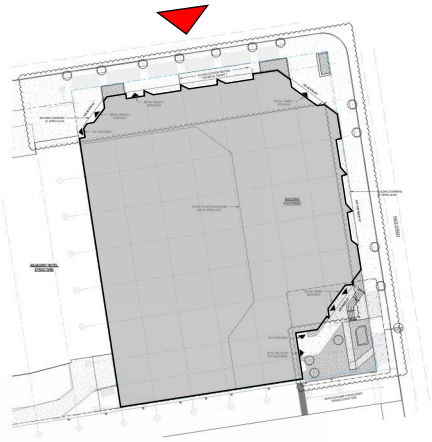
SIGNAGE PACKAGE
09.03.2025

SAKS BUILDING RENOVATION
3CDC

Proposed Notwithstanding Ordinance at 101 W 5th Street in the Central Business District







1
1a
1b
1c

2
2a
2b

3

4

5

6

6a

7

7a
8

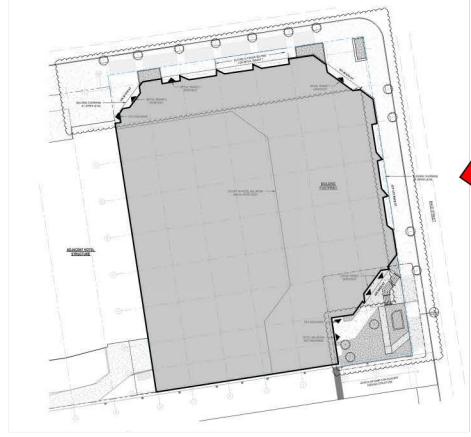
9a



NORTH BUILDING ELEVATION

1'-0" x 3'-0" Internally illuminated blade sign (3sf)

2'-9" x 4'-5" Downlit blade sign (13.5sf)



1'-6" x 12'-0" Internally illuminated channel letters (18sf)

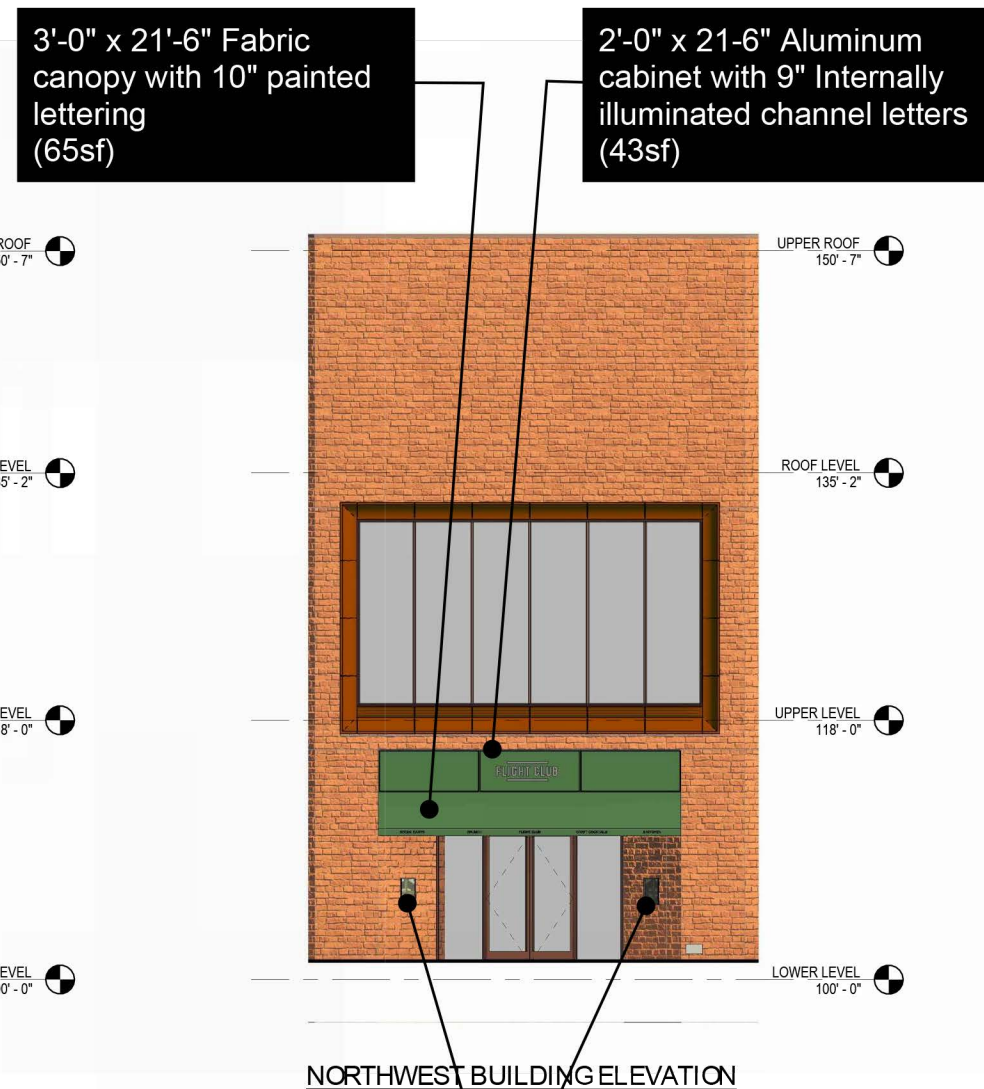
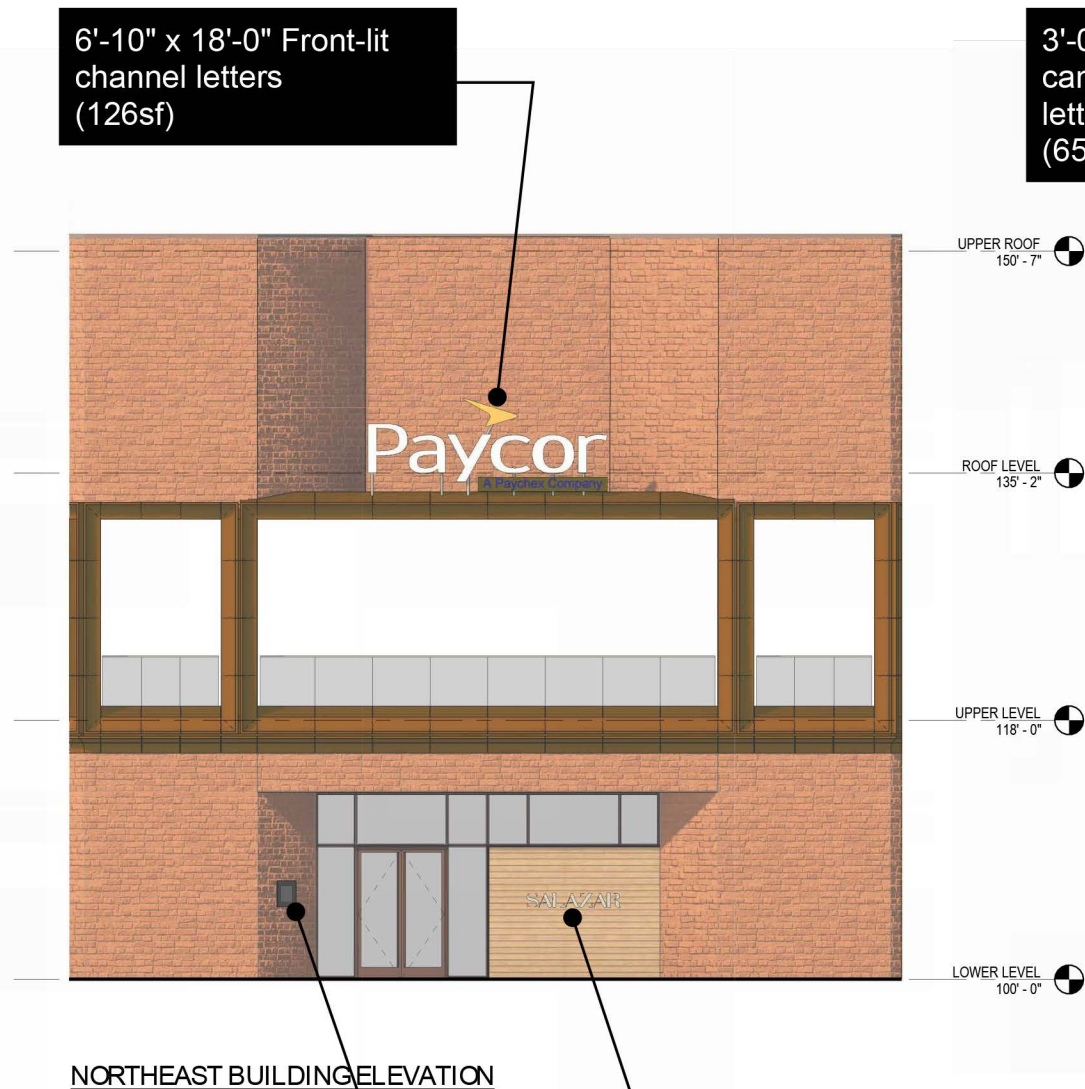
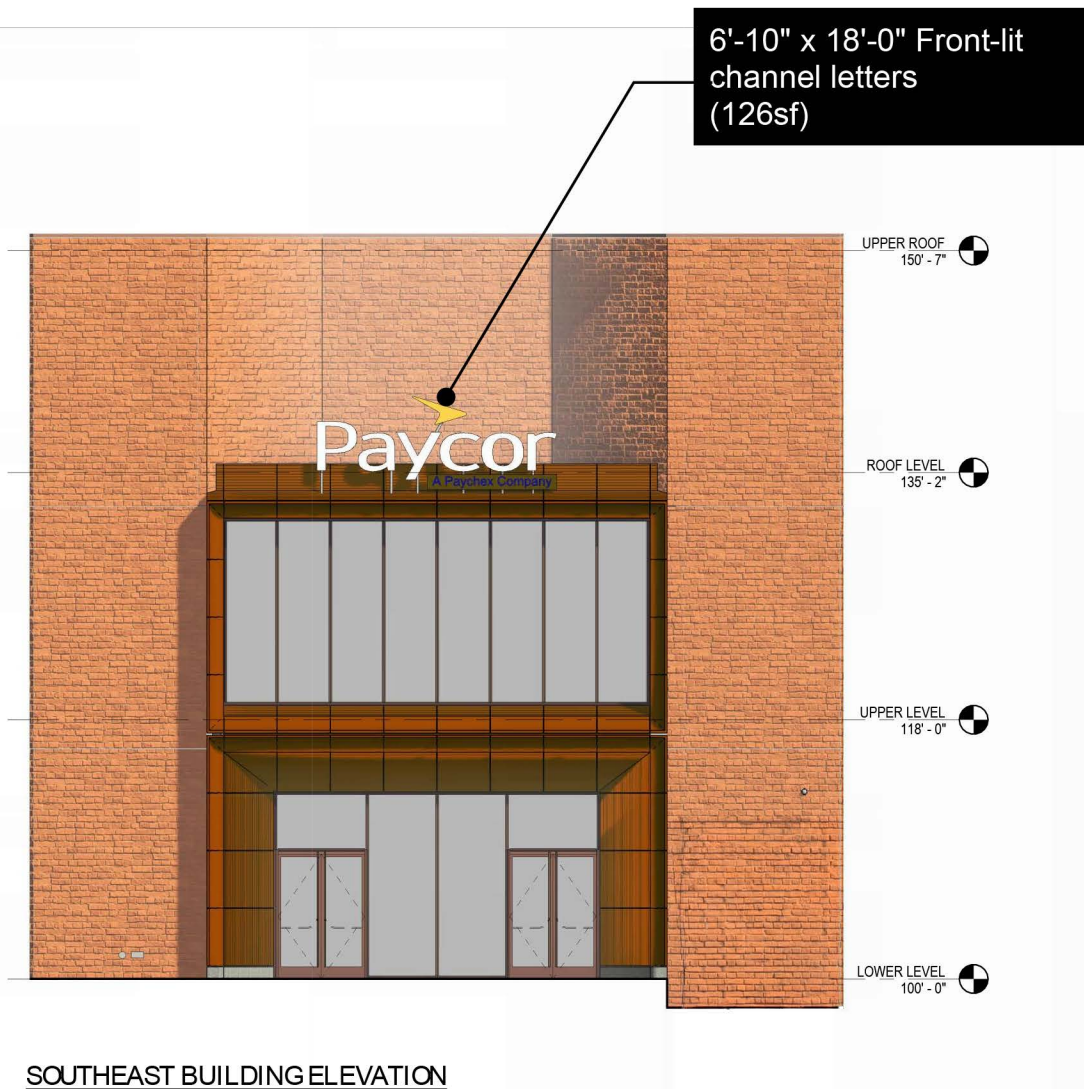
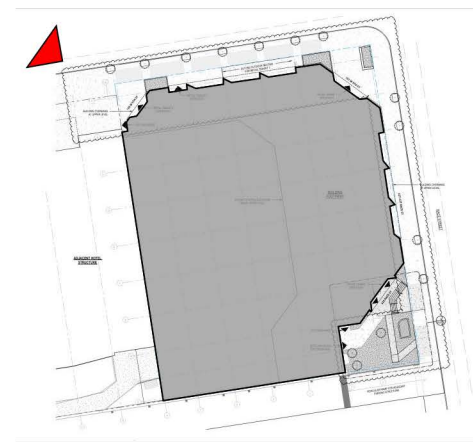
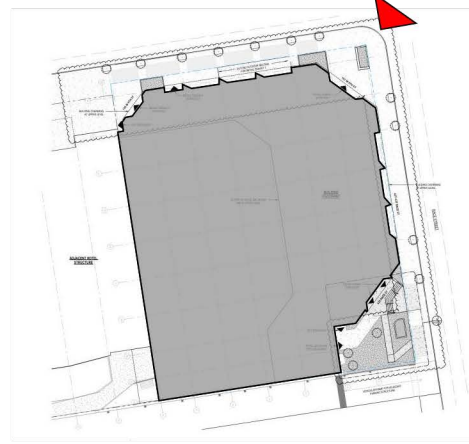
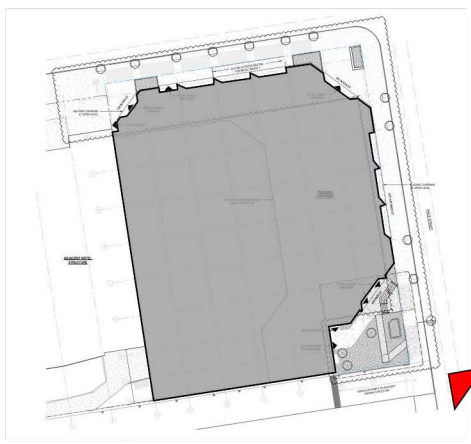
3'-6" x 16'-0" Internally illuminated blade sign (56sf)



EAST BUILDING ELEVATION

7'-10" x 11'-4" Non-illuminated ground sign (88sf)

1'-6" x 12'-0" Internally illuminated channel letters (18sf)





NORTHEAST CORNER AT 5TH AND RACE



5TH STREET FACADE



RACE STREET FACADE



SOUTH ENTRY PLAZA AT RACE



NORTHWEST CORNER AT 5TH

**Honorable City Planning Commission
Cincinnati, Ohio**

**ITEM 6
October 3, 2025**

SUBJECT: A report and recommendation on a proposed Notwithstanding Ordinance for relief from the signage standards in the Downtown Development (DD) zoning district for 101 W. 5th Street in the Central Business District.

GENERAL INFORMATION:

Location: 101 W. 5th Street, Cincinnati, OH 45202

Petitioner/
Petitioner's Address: 3CDC
1203 Walnut Street, 4th Floor, Cincinnati, OH 45202

Property Owner/
Property Owner's Address: 101 West Fifth LLC
1203 Walnut Street, 4th Floor, Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A - Location Map
- Exhibit B - Signage Package
- Exhibit C - Exterior Details (South Plaza)
- Exhibit D - Linear Frontage
- Exhibit E - Zoning Review Letter

BACKGROUND:

On August 17, 2025, the Department of City Planning and Engagement received an application for a Notwithstanding Ordinance (NWO) from 3CDC requesting the installation of permanent signage at the former Saks building at 101 W. 5th Street in the Central Business District. The building will become the home of the Paycor offices—relocating from its current building in Norwood—as well as a restaurant and bar. The building has been vacant since the end of 2022. This location is a key site for development in downtown Cincinnati, because it is located within two blocks of both the Convention Center, currently undergoing major renovations and set to open in January 2026, and Fountain Square.

The subject property is owned by 101 West Fifth LLC, a subsidiary of 3CDC, and is zoned Downtown Development (DD). The purpose of the DD district is to provide a balance of uses and amenities fostering a vital economic and cultural center; encourage quality and variety in building and landscape design; protect and enhance historic and cultural resources; create and enhance pedestrian-oriented streets to preserve retail vitality and improve the quality of life for downtown workers, visitors, and residents; and to establish appropriate standards for the review of proposals for new development and redevelopment.

The applicant is proposing a variety of sign types for Paycor and the other tenants at 101 W. 5th Street including four wall signs, one canopy sign, three projecting signs, two building identification signs, a ground sign, and a digital display (Exhibit B). The proposed location of these signs is as follows:

Location	Type	Quantity	Square Footage
Northwest	Wall Sign	1	43
	Canopy Sign	1	65

	Wall Sign	2	3
North	Projecting Sign	1	3
	Projecting Sign	1	13.5
Northeast	Building Identification Sign	1	126
	Wall Sign	1	6.5
	Wall Sign	1	3
East	Projecting Sign	1	56
Southeast	Building Identification Sign	1	126
	Ground Sign	1	88
	Digital Display	1	40

PROPOSED NOTWITHSTANDING ORDINANCE:

The applicant is seeking a Notwithstanding Ordinance to authorize the construction and operation of the development notwithstanding Section 1411-39 (Signs) of the Cincinnati Zoning Code. The requested Notwithstanding Ordinance addresses the following:

- Section 1411-39(a) *Prohibited Signs* states that flashing signs are prohibited in the DD District, unless it is a marquee sign as provided in Section 1411-39(g). The electronic message center identified on the South Entry Plaza at Race Street qualifies as a flashing sign and does not qualify as a marquee sign because it is not associated with a large-scale recreation or entertainment use.
- Section 1411-39(b) *Projecting Signs* states that projecting signs must have a maximum width of 3.5 feet and maximum height of 8 feet. The proposed internally illuminated projecting sign is 3' 6" wide x 16' 0" tall, which is 8 feet taller than permitted.
- Section 1411-39(e) *Ground Signs* states that ground signs must have a maximum area of 60 square feet or one-half square foot for each front foot of the building. The proposed ground sign at the South Entry Plaza at Race Street is 88 square feet, which is 28 square feet larger than is permitted.
- Section 1411-39(f) *Building Identification Signs* states that the trademark or letters comprising the occupant name must be affixed directly to the building façade. Two building identification signs are proposed at the southeast corner at 5th Street and Race Street and the South Entry Plaza at Race Street. Both proposed signs are comprised of front-lit channel letters, which is permitted, but are not affixed directly to the building.

Five of the proposed exterior signs need Zoning Code Relief. The following relief is sought:

Location	Type	Relief Requested
Northeast	Building Identification Sign	1411-39(f)(2): Letters must be affixed directly to the building façade Relief: Locational variance for letters not affixed directly to the building façade
East	Projecting Sign	1411-39(b)(3): Limited to a maximum height of 8 feet Relief: Dimensional variance of 8 feet
Southeast	Building Identification Sign	1411-39(f)(2): Letters must be affixed directly to the building façade Relief: Locational variance for letters not affixed directly to the building façade
	Ground Sign	1411-39(e)(3): Maximum sign area is 60 square feet Relief: Dimensional variance of 29 square feet

	Digital Display	1411-39(g): Electronic Message Centers are not permitted Relief: Use variance
--	-----------------	--

The applicant is requesting relief from the use, dimensional limitations, and locational limitations contained in Section 1411-39 of the Code to allow for the installation of the proposed signage (Exhibit B). Relief from the use limitation would allow for the installation of the digital display; relief from the dimensional limitations would allow for the ground sign and projecting sign; and relief from the location limitations would allow for the building identification signs to not be directly affixed to the building façade.

ANALYSIS:

The Department of City Planning and Engagement has consistently taken a position to not support Notwithstanding Ordinances because they do not comply with the Cincinnati Zoning Code that the Department is charged with developing and enforcing. The Cincinnati Municipal Code Section 111-5 establishes certain factors for evaluation by the City Council committee that considers a Notwithstanding Ordinance application, and the Department will therefore provide input on the following factors.

The City Planning Commission shall consider the following when making a recommendation on NWOs to City Council:

- 1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

Most of the proposed signage will have no negative impacts on the character of the proposed location area, or the public health, safety, and welfare. However, there are concerns about the impacts the digital display sign may have on the character and safety of the area, given it is proposed for the exterior of a building with frontage on a street with heavy vehicle and pedestrian traffic.

- 2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

- (a) Providing a guide for the physical development of the city.

Not applicable to this application.

- (b) Preserving the character and quality of residential neighborhoods.

Not applicable to this application.

- (c) Fostering convenient, harmonious and workable relationships among land uses.

The proposed building identification signs and ground sign are situated harmoniously within the urban, human-scale context of the site and its surroundings.

The proposed 3'-6" x 16' projecting sign is twice as tall as permitted. The proposed sign is harmonious to the surrounding land uses including a hotel, convention center, and office headquarters and multiple projecting signs on surrounding blocks are similarly larger than 8' tall. However, the majority of projecting signs within the DD district are in compliance with the Cincinnati Zoning Code while still effectively identifying the building's tenants.

The proposed digital display sign would foster convenient communication

regarding the building's tenants and potential activities. However, it is inharmonious with a pedestrian-scale environment due to its size and illumination.

- (d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

Various elements of the proposed Notwithstanding Ordinance—the building identification signs and ground sign—are consistent with Plan Cincinnati (2012) and other elements—the projecting sign and digital display sign—are inconsistent (see “Consistency with Plan Cincinnati” for further information in this staff report).

- (e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

Not applicable to this application.

- (f) Providing opportunities for economic development and new housing for all segments of the community.

The proposed signage will promote the building's new tenants, which will benefit the economic health of this corridor including the Convention Center and Fountain Square.

- (g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

The proposed building identification signs, ground sign, and projecting sign will not present any traffic or safety concerns. They are designed in a way that will not interfere with roadway travel or affect the pedestrian environment. While the projecting sign will not interfere with the pedestrian environment, the proposed scale is more suitable for wayfinding from automobiles rather than the pedestrian-oriented scale the Cincinnati Zoning Code permits.

The proposed large, flashing, illuminated digital display sign may have negative consequences on pedestrian comfort in the space. Additionally, there is the potential for traffic collisions as Southbound drivers along Race Street may be distracted by the sign as they enter or exit the parking garage at 400 Race Street or approach the intersection of 4th Street and Race Street.

- (h) Preventing excessive population densities and overcrowding of land or buildings.

Not applicable to this application.

- (i) Ensuring the provision of adequate open space for light, air and fire safety.

Not applicable to this application.

- (j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

The proposed signage is compatible with the surrounding urban environment, particularly given its proximity to the Convention Center and other large-scale uses.

- (k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

Not applicable to this application.

- (l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

- (m) Providing effective signage that is compatible with the surrounding urban environment.

The applicant is proposing signage that effectively communicates to pedestrians and drivers the tenants within the building. The building identification signs would be harder to see from the sidewalk if directly affixed to the building, so the proposed locations make these two signs more effective. The ground sign is a unique, sculptural way to identify the building and is compatible with the proposed plaza layout. The projecting sign is compatible with the context and similar to nearby projecting signs.

The proposed digital display sign is incompatible with the surrounding urban environment and does not have precedent in the surrounding area. The only similar display signs are the interactive kiosks around Downtown Cincinnati that help residents and visitors learn more about the city. However, these signs have smaller screens than the proposed 40-square-foot digital display, are in high-volume public spaces like Findlay Market and Fountain Square, and provide information from the City of Cincinnati to benefit the public.

- (n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

PUBLIC COMMENT AND NOTIFICATION:

Notice for the October 3, 2025 City Planning Commission meeting was sent to property owners within 400 feet of the proposal and the Downtown Residents Council. No comments have been received to date.

CONSISTENCY WITH PLAN CINCINNATI (2012):

The proposed Notwithstanding Ordinance is consistent with *Plan Cincinnati* (2012), specifically within the Compete Initiative Area. This proposed signage contributes to the goal to “Foster a climate conducive to growth, investment, stability and opportunity” (p. 103) through the Strategy to “Grow our own” by focusing on retention, expansion and relocation of existing businesses” (p. 104).

The proposed digital display sign is inconsistent with the Connect Initiative Area’s action steps to “Provide for the safety of the infrastructure for the public” and “Maintain a connected street network that accommodates the needs of all land uses and users,” because it increases the potential for distracted driving along Race Street, putting both drivers and pedestrians at risk. Both the proposed digital display sign and the proposed projecting sign are inconsistent with the pedestrian-oriented scale encouraged for signage within the DD district by the Cincinnati Zoning Code.

CONCLUSIONS:

This request for a Notwithstanding Ordinance would allow 3CDC to have the proposed signage installed and provide relief from the Cincinnati Zoning Code. The requested relief through the Notwithstanding Ordinance regarding the building identification signs and ground sign has been found to be reasonable since the proposed Notwithstanding Ordinance:

- Is consistent with the surrounding land uses;
- Permits the usage of additional wayfinding in the Downtown Development (DD) zoning district;
- Grants compatible relief from the Cincinnati Zoning Code;
- Is consistent with *Plan Cincinnati* (2012).

The requested relief through the Notwithstanding Ordinance regarding the projecting sign and digital display sign has not been found to be reasonable since the proposed Notwithstanding Ordinance:

- Is inconsistent with the pedestrian-scale environment.
- Is inconsistent with *Plan Cincinnati* (2012).

The Department of City Planning and Engagement has generally consistently taken the position to not support Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing.

RECOMMENDATION:

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

DENY the Notwithstanding Ordinance for relief from the signage standards in the Downtown Development (DD) zoning district for the building located at 101 W. 5th Street in the Central Business District.

- 1) The Department of City Planning and Engagement typically does not support Notwithstanding Ordinances for land use decisions because the ordinances do not comply with the zoning laws that the Department of City Planning and Engagement is charged with developing and enforcing.

If the City Planning Commission decides to recommend **APPROVAL** of the Notwithstanding Ordinance, the City Planning Commission should consider the following conditions:

- 1) The building identification signs and ground sign should be placed and dimensioned consistent with the locations and dimensions identified on the plans proposed in Exhibit B – Signage Package.
- 2) The projecting sign should be reconfigured to be consistent with the square footage and height permitted by the Cincinnati Zoning Code.
- 3) The digital display screen should be moved to the interior of the building.
- 4) Aside from the variances necessary to permit the installation of signs, the development should remain subject to all other provisions of the Cincinnati Municipal Code, DD “Downtown Development” zoning district.

Respectfully submitted:

A handwritten signature in cursive script that reads "Sophia Ferries-Rowe".

Sophia Ferries-Rowe, Senior City Planner
Department of City Planning and Engagement

Approved:

A handwritten signature in cursive script that reads "Stacey Hoffman".

Stacey Hoffman, City Planning Division Manager
Department of City Planning and Engagement

October 7, 2025

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AUTHORIZING the installation of permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, NOTWITHSTANDING the signage regulations contained in Section 1411-39, "Signs," of Cincinnati Municipal Code Chapter 1411, "Downtown Development Districts."

Summary:

On September 12, 2025, a complete Notwithstanding Ordinance application was submitted to the Department of City Planning and Engagement for a signage package at 101 W. 5th Street by 3CDC. This request was made to allow for the installation of multiple signs that are not compliant with the signage regulations for the Downtown Development "DD" zoning district. The City Planning Commission voted to approve and forward the application to City Council after considering that the signage will permit additional wayfinding in the district and support the relocation of Paycor to Cincinnati.

The City Planning Commission recommended the following on October 3, 2025 to City Council:

APPROVE the Notwithstanding Ordinance with the following conditions:

1. Building identification signs should be placed and dimensioned consistent with the Signage Package.
2. The digital display screen should be moved to the interior of the building and at least two feet from the windows.
3. Aside from the variances necessary to permit the installation of signs, the development should remain subject to all other provisions of the Cincinnati Municipal Code, "Downtown Development" DD zoning district.

Motion to Approve: Mr. Weber
Seconded: Ms. Beltran

Ayes: Ms. Kearney
Ms. Beltran
Mr. Weber
Nays: Mr. Dansby

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

October 21, 2025

To: Members of Equitable Growth and Housing Committee

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – 101 W. 5th Street Notwithstanding Ordinance for Signage

202501901

This transmittal corrects an exhibit from the initial version of the ordinance transmitted on October 3, 2025. Transmitted is a B-version of the Ordinance captioned:

AUTHORIZING the installation of permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, **NOTWITHSTANDING** the signage regulations contained in Section 1411-39, “Signs,” of Cincinnati Municipal Code Chapter 1411, “Downtown Development Districts.”

The City Planning Commission recommended approval of the proposed Notwithstanding Ordinance at its October 3, 2025, meeting with the following conditions:

1. Signage Improvements must substantially conform to the plans attached as Attachment B.
2. The proposed outdoor digital display screen shall be moved to the interior of the building and at least two feet from any window if it is installed.
3. This ordinance does not provide a deviation from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code and the DD, “Downtown Development,” zoning district.

Summary

On September 12, 2025, a complete Notwithstanding Ordinance application was submitted to the Department of City Planning and Engagement for a signage package at 101 W. 5th Street by 3CDC. This request was made to allow for the installation of multiple signs that are not compliant with the signage regulations for the Downtown Development “DD” zoning district. The City Planning Commission voted to approve and forward the application to City Council after considering that the signage will permit additional wayfinding in the district and support the relocation of Paycor to Cincinnati.

The City Planning Commission recommended the following on October 3, 2025 to City Council:

APPROVE the Notwithstanding Ordinance with the following conditions:

1. Signage Improvements must substantially conform to the plans attached as Attachment B.
2. The proposed outdoor digital display screen shall be moved to the interior of the building and at least two feet from any window if it is installed.
3. This ordinance does not provide a deviation from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the

Cincinnati Municipal Code and the DD, “Downtown Development,” zoning district.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement

AUTHORIZING the installation of permanent signage on the real property located at 101 W. 5th Street in the Downtown neighborhood, **NOTWITHSTANDING** the signage regulations contained in Section 1411-39, “Signs,” of Cincinnati Municipal Code Chapter 1411, “Downtown Development Districts.”

WHEREAS, 101 West Fifth LLC (“Owner”) owns certain real property located at 101 W. 5th Street in the Central Business District (“Property”), which property is presently zoned DD, “Downtown Development”; and

WHEREAS, the former Saks-Fifth Avenue anchored building on the Property has been vacant for several years and is currently being redeveloped as a two-story mixed-use structure that will include office space on the second floor and retail and restaurant space on the first floor; and

WHEREAS, the development will serve as a catalyst for economic development in the area by reinvigorating an important property in downtown Cincinnati positioned between the Convention Center and Fountain Square; and

WHEREAS, Paycor, which is moving its headquarters to Cincinnati from Norwood, OH, and Salazar restaurant are among the tenants who have taken space in the development; and

WHEREAS, the Owner wishes to install several signs on the exterior of the building to identify building tenants (“Signage Improvements”); and

WHEREAS, the Owner has requested authorization to install the Signage Improvements, notwithstanding certain zoning code provisions that would otherwise prevent the installation of several of the proposed signs; and

WHEREAS, reasonable deviations from zoning code provisions that would otherwise prevent the installation of the proposed signage on the Property will provide substantial public benefits by creating an inviting and marketable space for tenants through the reinvention of a key downtown property as a modern mixed-use development; and

WHEREAS, the City Planning Commission, at its regularly scheduled meeting on October 3, 2025, upon considering the factors set forth in Cincinnati Municipal Code (“CMC”) Section 111-5, recommended the adoption of a notwithstanding ordinance authorizing the Signage Improvements, subject to certain conditions; and

WHEREAS, a committee of Council held a public hearing to consider the passage of this ordinance following due and proper notice pursuant to CMC Section 111-5, and upon considering the factors in CMC Section 111-5 and the recommendation of the City Planning Commission, the committee approved the ordinance, finding that authorizing the Signage Improvements notwithstanding the zoning code provisions that would otherwise restrict them will not have an

adverse effect on the character of the area or the public health, safety, and welfare, and further finding that permitting the Signage Improvements to proceed is consistent with the purposes of the CMC and the zoning district in which the Property is located; and

WHEREAS, authorizing the Signage Improvements are consistent with the Cincinnati 2000 Comprehensive Development Plan for Downtown (1986), which specifically envisions mixed use development in the western portion of the core of the Central Business District (page 21); and

WHEREAS, authorizing the Signage Improvements are further consistent with Plan Cincinnati (2012) in the Compete Initiative Area, specifically the strategy to “[t]arget investment to geographic areas where there is already economic activity” (page 81) and the Live Initiative Area goal to “[b]uild a robust public life” (page 149); and

WHEREAS, the Council finds that the Signage Improvements will preserve the quality and character of the neighborhood by improving and rehabilitating an existing building that will fit within the context of the Downtown Development zoning district; and

WHEREAS, the Council additionally finds that permitting the Signage Improvements will not have an adverse effect on the character of the area or the public health, safety, and welfare; and

WHEREAS, the Council finally finds that the deviations from applicable zoning code provisions related to signage will not have an adverse effect on the character of the area or the public health, safety, and welfare, and that they are in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That, after its own independent review and consideration, the City Council incorporates the foregoing recitals as if fully rewritten herein, and it hereby confirms that the criteria set forth in Section 111-5 of the Cincinnati Municipal Code are satisfied in all respects.

Section 2. That the Council specifically finds that authorizing the installation of several signs on the exterior of the building to identify building tenants (“Signage Improvements”) in connection with the renovation of the building located at 101 W. 5th Street in the Central Business District, which property is depicted on the map attached hereto as Attachment A and incorporated herein by reference, will not have an adverse effect on the character of the surrounding area or the public’s health, safety, and general welfare, and are consistent with the purposes of the Cincinnati Municipal Code and the zoning district within which the property is located.

Section 3. That the Council authorizes the construction of the Signage Improvements, subject to the terms and conditions set forth in this ordinance. This authorization is granted notwithstanding the signage limitations contained in the provisions of Section 1411-39, “Signs,” Chapter 1411, “Downtown Development Districts,” of the Cincinnati Municipal Code; and any other applicable zoning regulations that would restrict their construction.

Section 4. That the Council authorizes the Signage Improvements subject to the following conditions:

- a. That the Signage Improvements must substantially conform to the plans attached hereto as Attachment B and incorporated herein by reference.
- b. That the proposed outdoor digital display screen shall be moved to the interior of the building and at least two feet from any window if it is installed.
- c. That this ordinance does not provide a deviation from any other laws of the City of Cincinnati, and the property shall remain subject to all other provisions of the Cincinnati Municipal Code and the DD, “Downtown Development,” zoning district.

Section 5. That the City Manager and the appropriate City officials are authorized to take all necessary and proper actions to implement this ordinance, including by issuing building permits and related approvals provided they conform to applicable building codes, housing codes, accessibility laws, or other laws, rules, or regulations.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

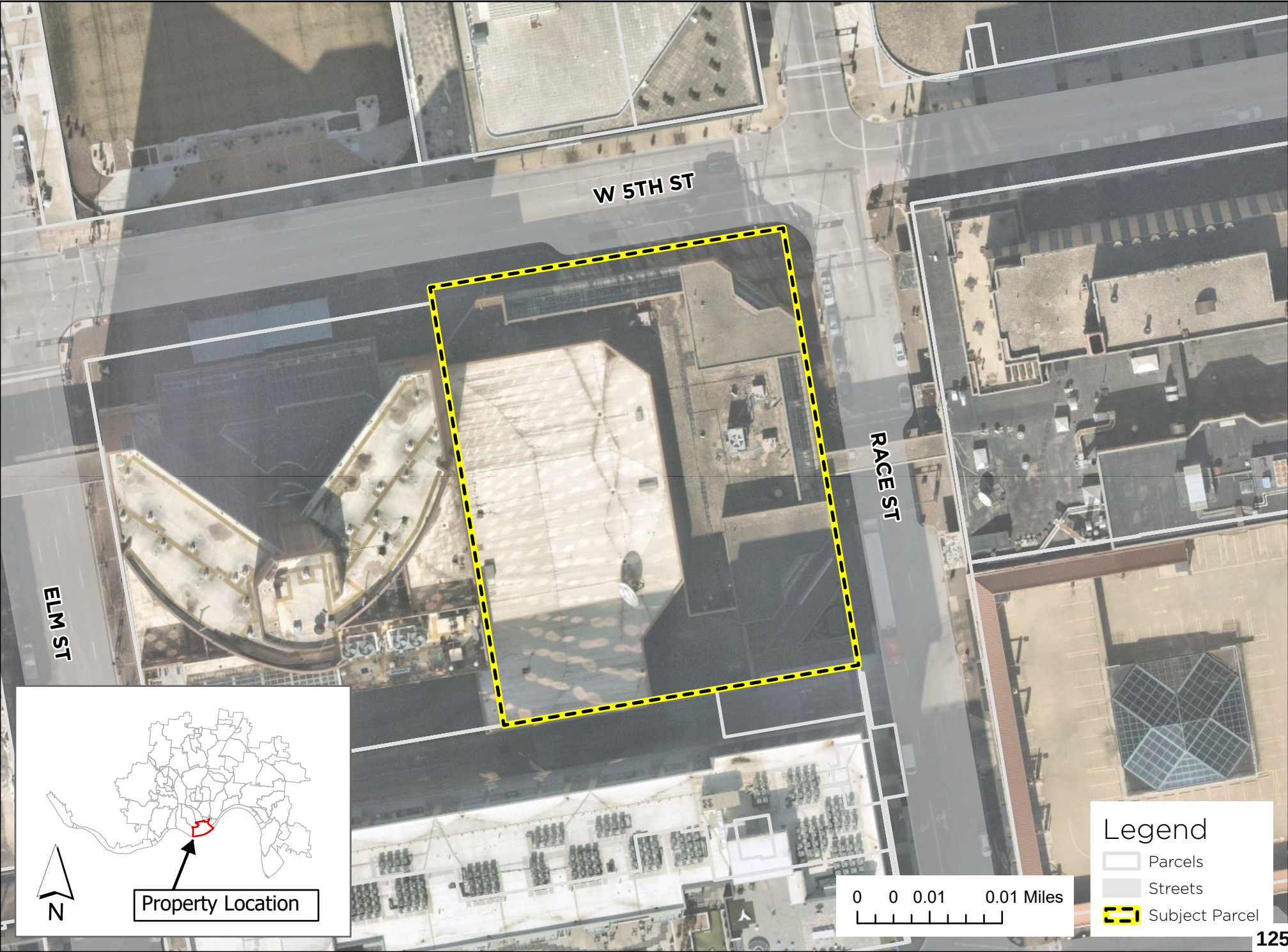
Passed: _____, 2025

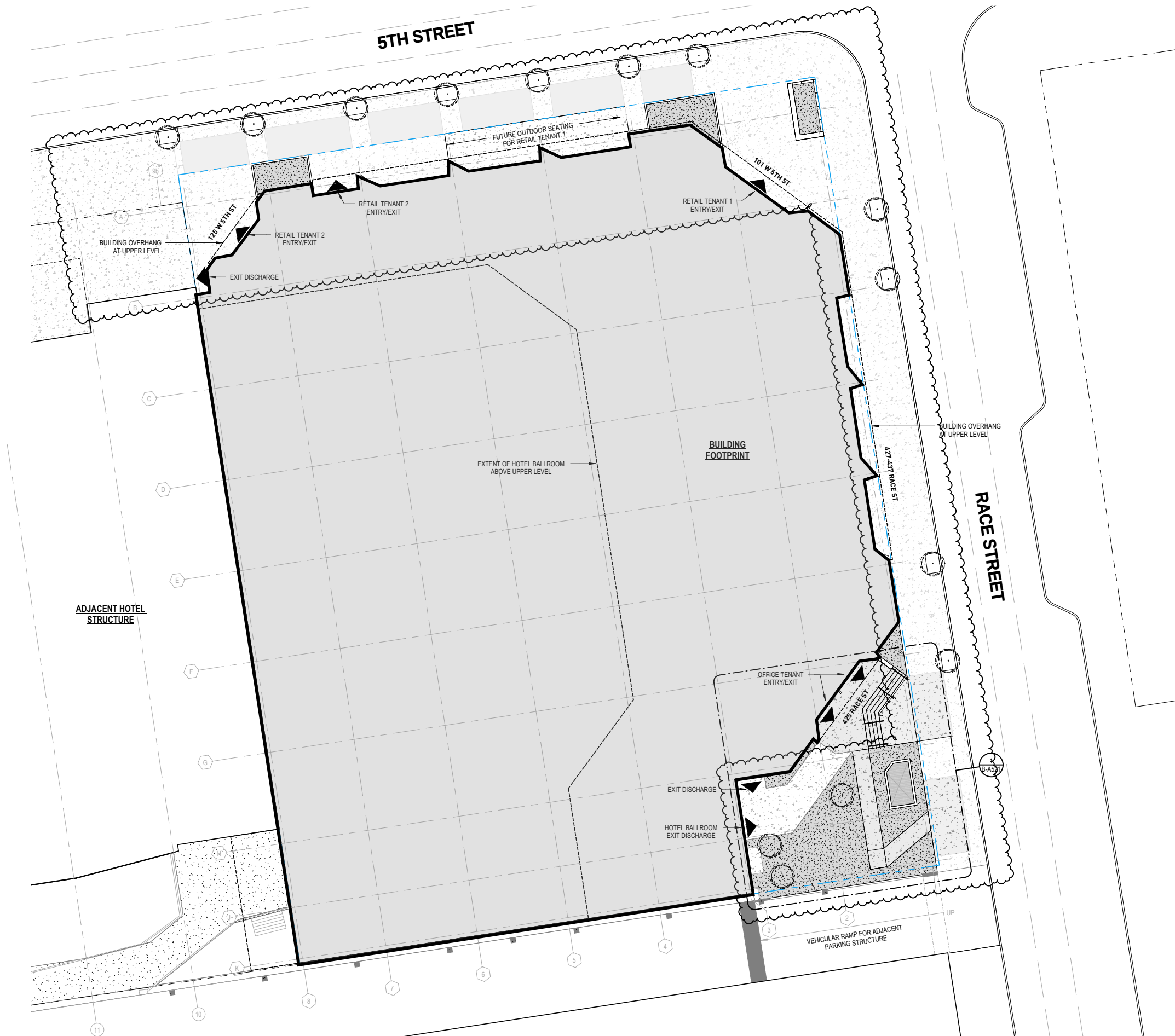
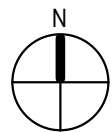
Aftab Pureval, Mayor

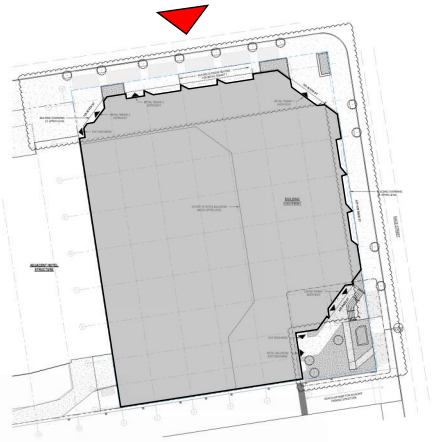
Attest: _____
Clerk

4906-5907-4675, v. 1

Proposed Notwithstanding Ordinance at 101 W 5th Street in the Central Business District







1
1a
1b
1c

2
2a
2b

3

4

5

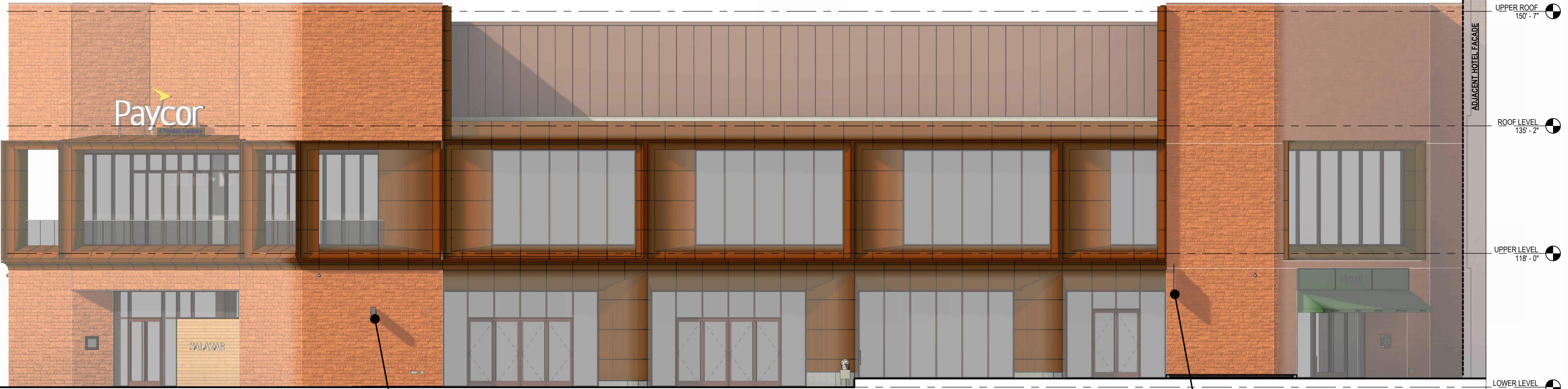
6

6a

7

7a
8

9a



NORTH BUILDING ELEVATION

1'-0" x 3'-0" Internally illuminated blade sign (3sf)

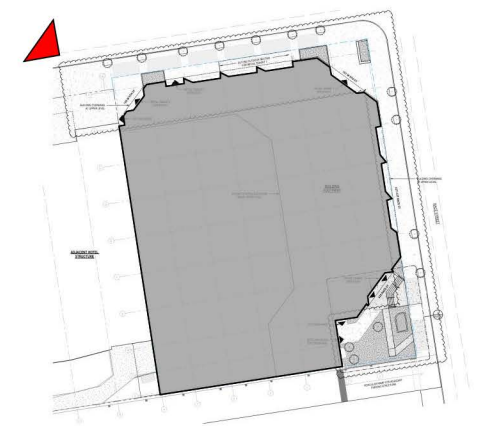
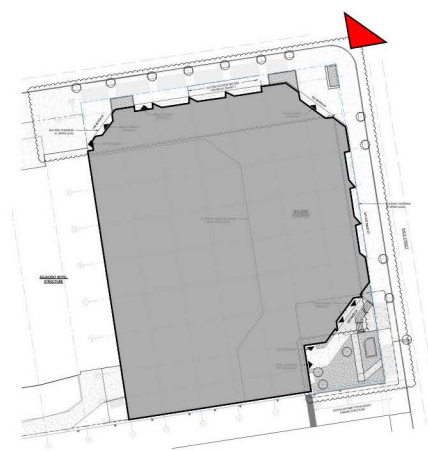
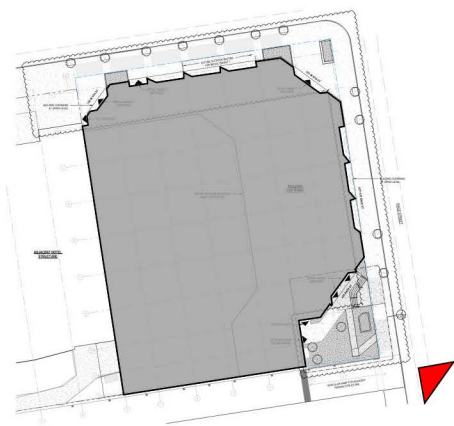
2'-9" x 4'-5" Downlit blade sign (13.5sf)



3'-6" x 16'-0" Internally
illuminated blade sign
(56sf)



EAST BUILDING ELEVATION

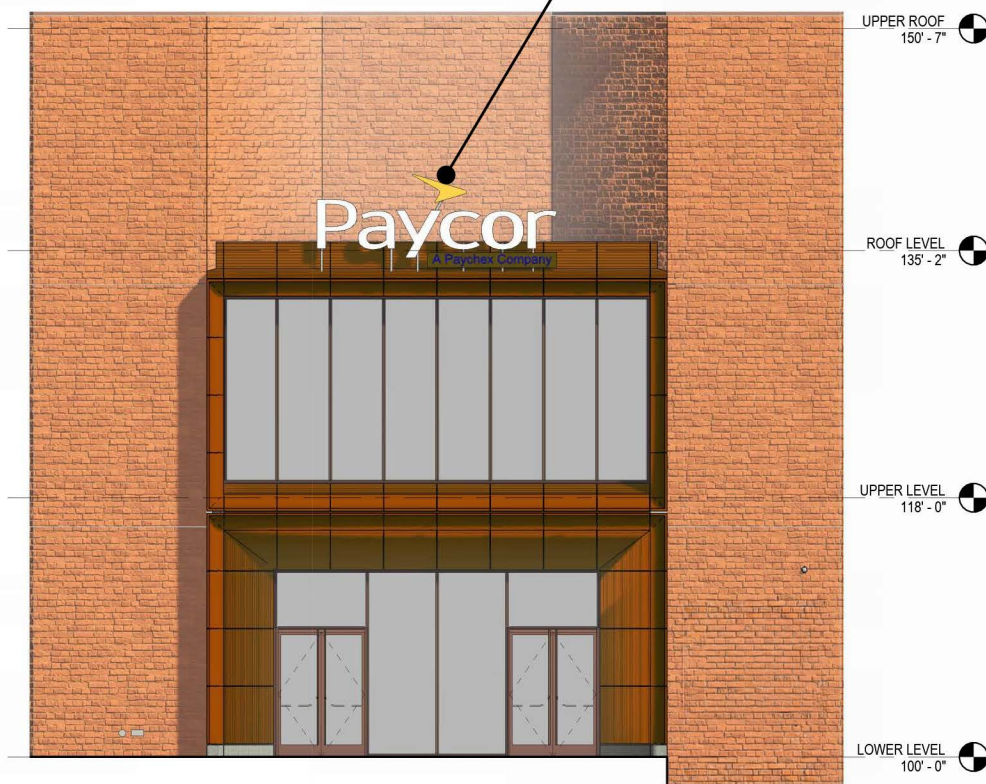


6'-10" x 18'-0" Front-lit
channel letters
(126sf)

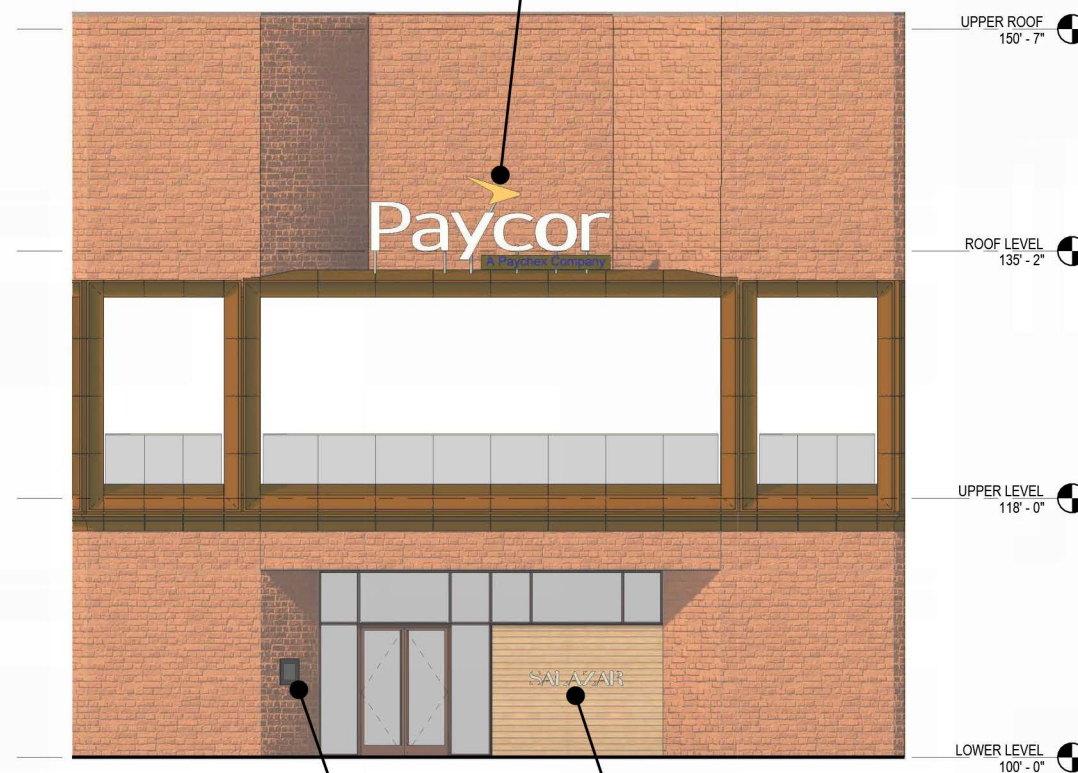
6'-10" x 18'-0" Front-lit
channel letters
(126sf)

3'-0" x 21'-6" Fabric
canopy with 10" painted
lettering
(65sf)

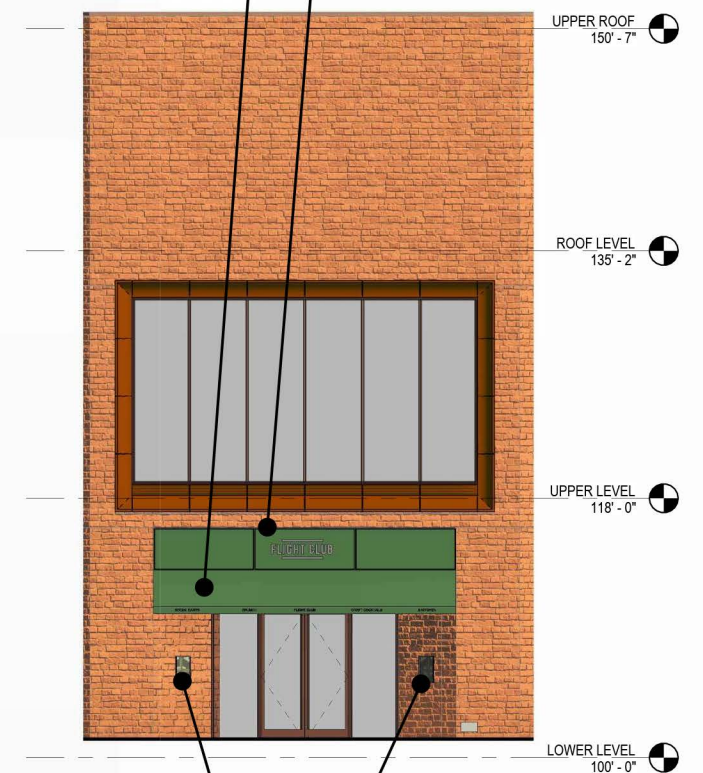
2'-0" x 21'-6" Aluminum
cabinet with 9" Internally
illuminated channel letters
(43sf)



SOUTHEAST BUILDING ELEVATION



NORTHEAST BUILDING ELEVATION



NORTHWEST BUILDING ELEVATION

1'-0" x 6'-6" Backlit
channel letters
(6.5sf)

1'-6" x 2'-0" Internally
illuminated menu box
(3sf)

1'-6" x 2'-0" Internally
illuminated menu box
(3sf)



NORTHEAST CORNER AT 5TH AND RACE



5TH STREET FACADE



RACE STREET FACADE



SOUTH ENTRY PLAZA AT RACE



NORTHWEST CORNER AT 5TH

An aerial photograph of a park area. On the left, there is a baseball field with a dirt infield and grass outfield. A path or road runs through the center, flanked by dense green trees. The overall scene is bright and sunny.

**EXPERIENCE
MILL CREEK**

CINCINNATI CITY COUNCIL

A thick, red, wavy line that spans the width of the page, positioned below the 'CINCINNATI CITY COUNCIL' text.

OCTOBER 21, 2025

**YARD
& CO.**

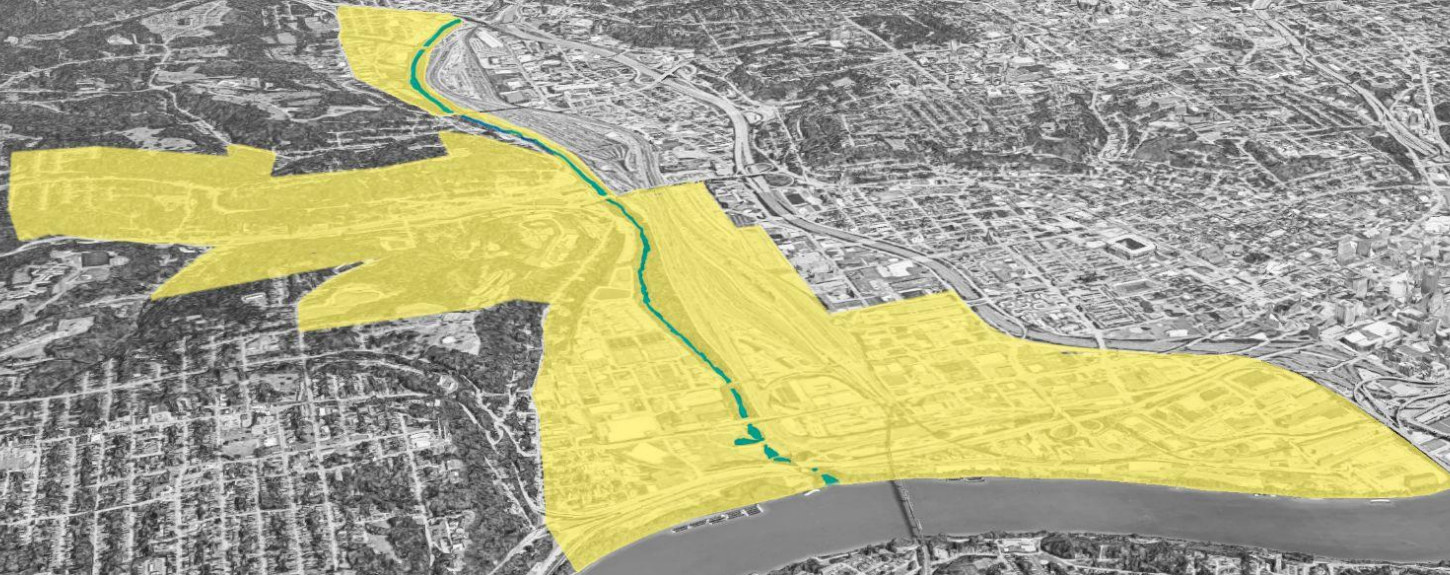
MILL CREEK VALLEY

135

PROJECT PURPOSE

To stitch together existing plans, operators and projects along the Mill Creek Valley in an effort to develop an ambitious yet flexible 20 year vision plan that is focused on immediate implementation through small area planning along the creek.

PROJECT GEOGRAPHY



PROJECT SCHEDULE

EXPLORE

FALL 2024 - WINTER 2025

- » Meetings & Interviews
- » Walking Tour
- » Place Audits
- » Case Study Research
- » Create Project Identity
- » Establish Vision & Value Statements
- » Select Focus Areas

COMPLETE!

TEST

SPRING - SUMMER 2025

- » 6 Focus Area Plans
 - Redevelopment strategies
 - Public space design & activation
 - Place story-telling
 - Operations & maintenance
- » Project Ambassadors
- » Community Engagement

BUILD

SUMMER - FALL 2025

- » Build 2 Temporary Installations (3-5 YR)
- » Pilot projects from Focus Area Plans
 - Community participation
- » Formalize Operations
- » Refine Plans & Implementation Steps



EXPLORE PHASE RECAP

EXPLORE FALL 2024 - WINTER 2025

- **Formed an Executive Committee** of 15 residents and local stakeholders
- **Held over 25 one-on-one interviews**
- **Reviewed over a dozen past community plans**
- **Researched and met with 15 place-based entities** doing work in the Valley
- **Conducted deep dive case study research** on 3 relevant water-fronting mixed-use districts
- **Participated in peer-to-peer learning** through Reimagining the Civic Commons
- **Worked with the Executive Committee to develop a visual identity** for the Vision
- **Researched implementation funding policies, operational approaches, and anti-displacement policies**
- **Mapped future projects and audited** infrastructure, connectivity, small businesses, public spaces, events/programming, public transportation, zoning, and demographics
- **Worked with the Executive Committee to develop a vision statement and set of values** connected to growth and the future of the Mill Creek Valley



The Vision is to transform the valley into a place where everyone can thrive and enjoy the renewed creek and its surrounding neighborhoods

THE **VALUES** OF THE VALLEY



ECONOMIC EMPOWERMENT

We believe that job creation in the valley should provide employment opportunities for those who call the valley home today and that the entrepreneurial spirit of existing residents should be supported in a way that truly builds long-term wealth.



ENVIROMENTAL JUSTICE

For many years the Mill Creek and its surrounding neighborhoods were ignored, left behind and polluted. Those days are over. We believe that environmental justice and social justice are virtually one and the same. As we work to revitalize our communities we must keep ensuring we are not left behind again.



EQUITABLE CHANGE

While we believe the Mill Creek is a regional asset that belongs to everyone, we also believe that we must remain in control of our own destiny. Change that is led by the residents of the valley is the only equitable change.



EDUCATION & RECREATION

Connecting the people, and particularly the youth, of the valley to educational opportunities related to the natural assets and clean-up efforts of the creek will create long-term inclusive outcomes for those who need it the most. Building recreational assets will increase our health and well being while also connecting us to the broader city and region.

WE ARE ONLY SUCCESSFUL WHEN...

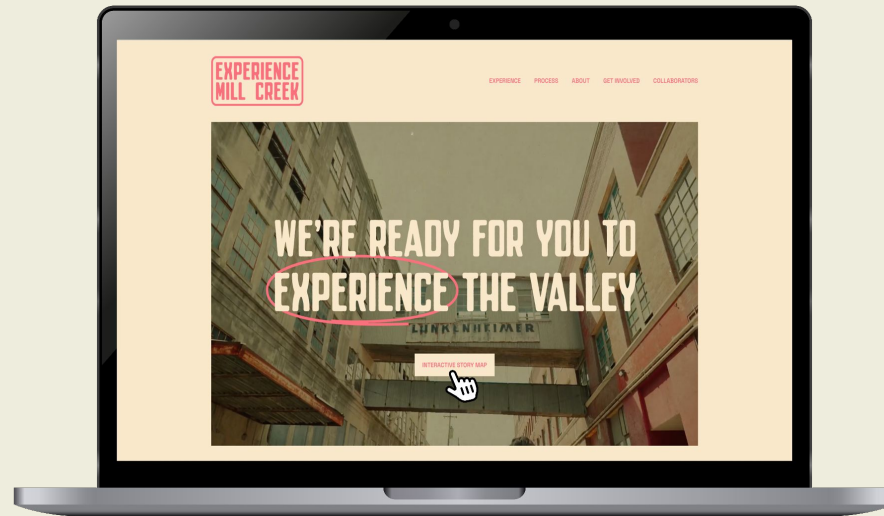
1. There are quality educational and recreational opportunities for residents and visitors.
2. We have new and improved public assets that have been shaped by the residents.
3. We are seeing improvements in both real and perceived safety.
4. Development is happening with us and for us, not to us.
5. We have jobs that help grow the region and employ those who call the valley home.
6. We have a cleaner and greener Mill Creek for all to enjoy.
7. Residents of the valley are leading the growth.
8. We have leveraged our public assets into private investment that is for us.



An aerial photograph of a large concrete dam with a curved spillway. In the foreground, there's a green lawn and a road with several white pickup trucks. A large crowd of people is gathered on a rocky area near the dam. In the background, a city skyline is visible across a river, with a bridge spanning the water. The sky is overcast.

WE'RE READY FOR YOU TO EXPERIENCE THE VALLEY

INTERACTIVE STORY MAP

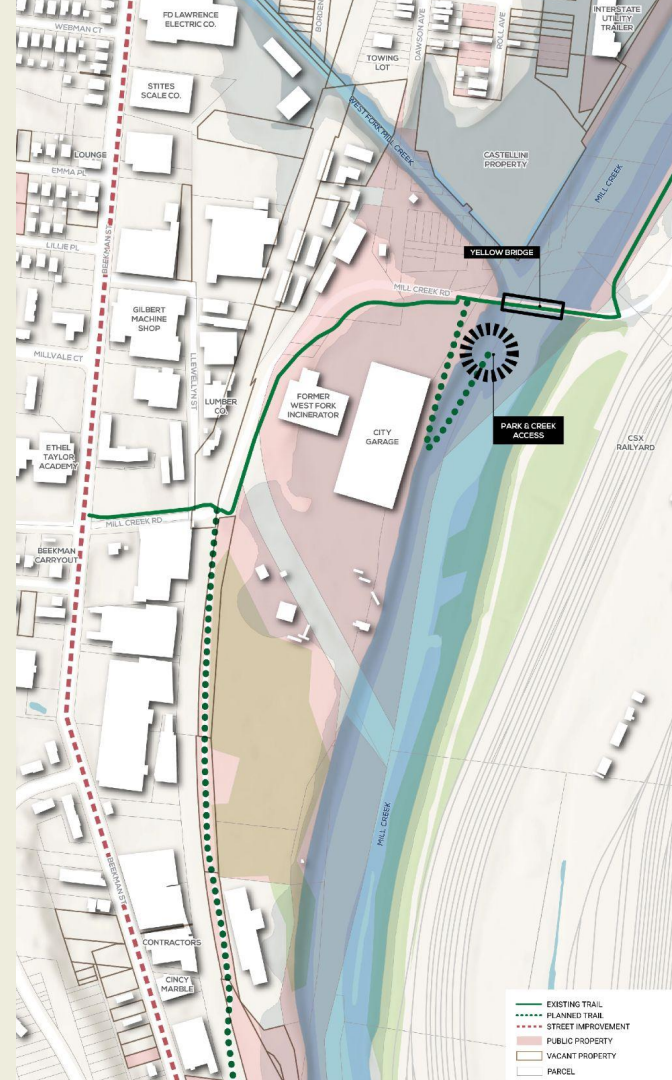




TEST PHASE

BEEKMAN / YELLOW BRIDGE PARK

Activate publicly controlled and industrial land along Mill Creek and Beekman Street through coordinated redevelopment, public space improvements, events and programming, and workforce-centered operations.



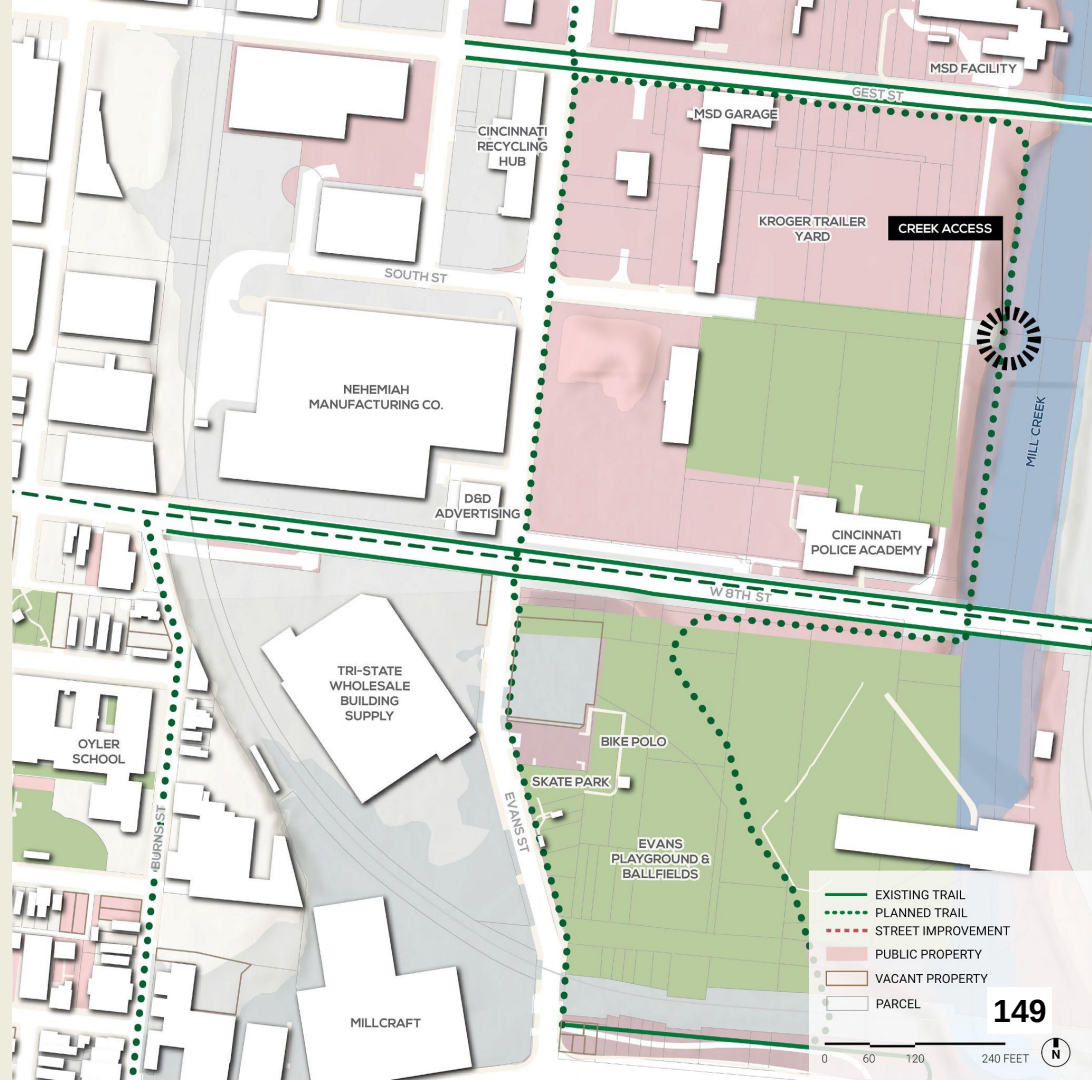
LICK RUN

Leverage the emerging Lick Run Greenway to connect neighborhoods, enhance public space, and position the area as a long-term community asset.



LOWER PRICE HILL

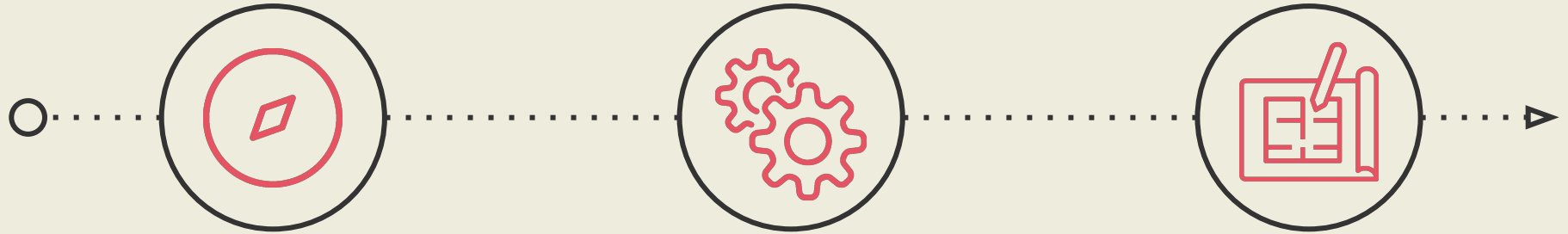
Align recent planning efforts and reinvestment momentum with clear redevelopment strategies and community-driven implementation.



ADVISORY COMMITTEES



PROCESS



STAGE 1

Host site tours and kickoff meetings.

Form Advisory Committee and onboard Community Ambassadors.

Analyze past plans, market data, and site constraints.

Deliverable: Summary of Understandings (key themes, priorities, and process refinements).

STAGE 2

Develop 2–3 revitalization and public space scenarios.

Conduct pop-up engagement and idea testing.

Meet with stakeholders to refine a preferred direction.

Deliverable: Scenarios & Stories Presentations (draft and final options with branding, ops, and phasing)

STAGE 3

Finalize 3D site plan and development summary.

Draft implementation, operations, and activation strategies.

Create illustrative perspectives and project pitch materials.

Deliverable: Small Area Plan (final package with strategies, visuals, and a roadmap for action)

COMMUNITY ENGAGEMENT



ADVISORY COMMITTEES

Guide the vision and priorities through regular check-ins and decision-making.



COMMUNITY AMBASSADORS

Paid residents who lead outreach and connect planning to daily life.



POP-UPS & EVENTS

Public-facing moments to share ideas and gather input in accessible spaces.



FOCUS GROUPS / ONE-ON-ONES

Targeted conversations with key local voices.



CO-CREATION & TESTING

Plans are shaped through community feedback at every stage.





ROOM TO BUILD ≡≡≡ ROOTS TO GROW

www.ExperienceMillCreekValley.com



202501900

Evan Nolan
Councilmember

October 13, 2025

Motion

WE MOVE that Vice Mayor Jan-Michele Lemon Kearney and that Councilmembers Anna Albi and Meeka Owens be appointed to the Community Investment Subcommittee.

Evan T. Nolan

Councilmember Evan Nolan

Jan-Michele Lemon Kearney

Vice Mayor Jan-Michele Lemon Kearney

Anna Albi

Councilmember Anna Albi

Meeka D. Owens

Councilmember Meeka Owens