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May 15, 2023

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City of Cincinnati Planning Department  
Two Centennial Plaza  
805 Central Avenue  
Cincinnati, Ohio 45202

RE: Madison Center, Hotel and Medpace – Update to Planned Development (PD #73)

Dear Ms. Kellum:

Brandstetter Carroll Inc. (BCI) is pleased to submit an update to the Concept Plan and Program Statement for revisions to the PD # 73.

The following information is our request to the City of Cincinnati Planning Commission and City Counsel for revisions to the PD # 73:

- New Building 300 @ 5355 Medpace Way: The PD Office component square footage is requested to be revised for the updated to existing Building 300. This building has 485,000 sq feet of office space. There are 310 parking spaces in a garage under the office space. The existing Medpace Building 300 will be demolished and a new Building 300 will be constructed. The existing Building 300 has 15,000 Sf of Office, 45,000 Sf of Research and Development. This area will be Consolidated with adjacent tracts.
- Building 600, located @ 5401 Hetzel Street, Is for the Clinical Pharmacology Unit (CPU). This building will consist of 15,000 Sf of office and 25,000 Sf of warehouse/storage and 35,000 Sf of Research and Development.
- Future Mix Use building on the MRRE site at 5401 Madison Road at the southeast corner of Medpace Way and Madison Road, for a total of 265,000 Sf of office, 10,000 Sf of Restaurant and 10,000 Sf of Retail.
- A new 1,300 stall Parking Garage over the existing surface parking lot behind Buildings 100 & 200.
- The total PD district acreage to be revised from 34.241 Ac to 35.913 Ac. An updated Property and Zoning Map with annotated existing and proposed uses is attached. The request includes adding a approximate 1.672 Acre parcel on the south side of Hetzel Street which is adjacent to and on the west side of Medpace Building 500 (their logistics building) to PD # 73. A Legal Description of the additional PD Zoning area request is attached.

Therefore, the request for additional use and Garage spaces to the PD is:

- 619,000 Sf of Office
- 25,000 Sf of Warehouse
- 16,000 SF of Restaurant
- 1,610 spaces in Garages

On the Medpace PD #73 Zoning Map the following updates are indicated: a 1,300 car garage behind Buildings 100 and 200. Also, two Pylon Signs of similar design as the existing Medpace campus sign are shown at the intersections of Red Bank Expressway and Medpace Way and also at the Madison Rd and Medpace Way.

See the Site Plans and Architectural Plans/Renderings attached.

Sincerely,  
Brandstetter Carroll Inc.



Joseph P. Dillon, P.E., LEED AP  
Director of Site/Civil Engineering

Cc: Seth Barnhard, Sitement, Inc.  
Ben Brandstetter, P.E. BCI

Attachment: Fee, Concept Site Plans, Concept Architectural Building Elevations and Floor Plans, updated PD Map, Renderings, Update Legal Description and Deed.

JPD/st

## Kellam, Caroline

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**From:** Joe Dillon <jdillon@bciaep.com>  
**Sent:** Friday, July 14, 2023 12:20 PM  
**To:** Kellam, Caroline  
**Subject:** [External Email] Medpace PD #73 Request

### External Email Communication

Hi Caroline, See below for the section 1429 items.

The following information is our response to the City Zoning regulation from Section 1429 Planned Development Districts( **In Bold Font**):

### **Section 1429-09:**

(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 site plans and figures have these items covered.**

(b) *Ownership*. Evidence that the applicant has sufficient control over the tract of land to effect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

**The ownership of all these parcels are entities controlled by Medpace founder: 300 Medpace Way, LLC, 200 Medpace Way, LLC , Madison Road Real Estate, LLC and Endless Earth Enterprises, LLC.**

(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.

**Start of 3Q of 2023 and completion of 3Q of 2026. Note: the Bldg 300 and the Building are being construction in the same timeframe.**

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

**-Geotechnical Engineering Report by Terracon for Building 700 Dated 5/6/22 (The Building 700 name on the Report is now known as Building 300).**

**-Overflow Building Geotechnical Engineering Report by Terracon Dated 2/21/23 (The Overflow Building name on the Report is now known as Building 600).**

**-GCWW Preliminary (PA) approved for the new water main in Hetzel dated 6/29/23 and Water Availability dated 6/20/23.**

**-MSDCG Sewer Availability dated 7/12/23.**

(e)*Density and Open Space*. Calculations of density and open space area.

**The request for additional use and Garage spaces to the PD is:**

- **619,000 Sf of Office**

- **25,000 Sf of Warehouse**
- **16,000 SF of Restaurant**
- **1,610 spaces in Garages**

(f) *Other Information.* Any other information requested by the Director of City Planning or the City Planning Commission.

**None**

**Section 1429-13:**

(a) *Survey.* Plan or survey of the parcel to be developed showing existing and proposed physical features, including: topography, drainage, open space areas and landscaping; and streets, easements and utility lines.

**This information can be seen on the attached site plan set (i.e. the Existing Condition Plan is Sheet C100). The site parcels are being Consolidated.**

(b) *Site Plan.* A site plan showing the location and arrangement of all existing and proposed structures, including building pads, the proposed internal and external traffic circulation pattern, the areas to be developed for parking, the relationship of abutting land uses and zoning districts, proposed lot lines, building setbacks, proposed sidewalks and pedestrian walkways and proposed public or common open space or other public facilities. **This information is reflected on the site plan set.**

(c) *Engineering Plans.* Engineering plans, including: site grading; street improvements; drainage and utility improvements and extensions as necessary. **Same as (b), This information is reflected on the site plan set.**

(d) *Open Space.* A statement of the anticipated open space, gross density and net density.

**There is a Campus wide pedestrian walkways and for Open spaces including landscaping and hardscaping. The new Building 300 will have a plaza area that will be used for the entire Campus. The surface parking lot in front of the existing B-300 will be removed in the proposed Plaza area.**

(e) *Schematic Building Plans.* Plans showing building footprints, schematic floor plans and exterior elevations and types of building materials.

**This information is attached on the architectural plan set.**

(f) *Landscape Plans.* Landscaping plans showing the placement of trees, shrubs, ground cover and associated structures and improvements, including specifications, species and quantities. **See item (d).**

(g) *Phase Schedule.* A schedule for the development of such phases must be submitted when a development is to be constructed in phases. **The schedule is:**

- **Building 300-Office Phase-construction to start in 3<sup>rd</sup> Quarter of 2023 and completion in Q2 in 2026.**
- **Building 600 (CPU)-construction to start 3<sup>rd</sup> of 2023 and completion in Q2 2026.**

(h) *Ownership.* Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

**The ownership of all these parcels are entities controlled by Medpace founder: 300 Medpace Way, LLC, 200 Medpace Way, LLC and Endless Earth Enterprises, LLC.**

**The Deeds for this project have been submitted.**

(i) *Statement of Uses.* A statement identifying the principal uses that are to be included in the proposed development. **The principal uses incorporated into this update to PD #73: Office Space for Medpace in Building 300 and the Building 600 (CPU) is primarily for Clinical Pharmacology Unit.**

(j) *Future Ownership and Control.* Statement on the present and future ownership and control of the development delineating responsibilities of maintenance and upkeep of the buildings, streets, drives, parking areas, utilities, common areas and common facilities. **Building 300 to be owned and maintained by 300 Medpace Way LLC.**

(k) *Restrictive Covenants.* Copies of any restrictive covenants that are to be recorded with respect to property included in the PD District. **None at this time.**

**Joseph P. Dillon, P.E., LEED AP**  
Director of Site/Civil Engineering



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