

**EXHIBIT B**

## CONCEPT DEVELOPMENT PLAN AMENDMENT

### DEVELOPMENT PROGRAM STATEMENT

For Amended Concept Development Plan, Oakley Station (PD-64)

The amended Concept Development Plan (CDP) for Oakley Station is for development of second hotel in the northwest portion of the master plan located on the north side of Vandercar Way approximately 400 feet east of its intersection with Disney Street. The hotel will be five stories in height and will include not more than 120 rooms along with typical hotel amenities such as lobby/common areas, an indoor pool and fitness room.

The amended Concept Development Plan includes a modification of the office proposed in the subject area under the current CDP. The amended CDP includes a proposed office building that remains five-stories in height with a floorplate reduced from 30,000 sq. ft. to 25,000 sq. ft. – for a total square footage of 125,000 SF. The location of the office building is shifted to the west to accommodate the second hotel, towards the intersection of Vandercar Way and Disney Street. The planned office is suited to either single- or multiple-tenant use.

Parking is shared throughout this part of the development to take advantage of the complementary peak parking demands of the use mix, including office, hotel and restaurant uses. A shared parking analysis is included with the submittal materials.

### CHAPTER 1429, SECTION 1429-09

#### (a) *Plan Elements.*

- See attached Oakley Station Amended Concept Development Plan (2 sheets – overall and amended area)
- See attached Oakley Station Plat and legal description of Area of Proposed CDP Amendment
- See attached ULI Parking Model Demand Analysis

#### (b) *Ownership.*

- The amendment area consists of Auditor Parcel No. 051-0001-0089 (3005 Vandercar Way) currently owned by USS Realty, LLC. The proposed hotel development portion of the property is under agreement for purchase and sale to Fair Oaks Enterprises, LTD. who will develop, build, own, and operate the proposed hotel.

#### (c) *Schedule.*

- The hotel project will be constructed in a single phase with construction starting the 3<sup>rd</sup> quarter of 2022 and construction completion by the end of 2023. Timing of the office portion of amended CDP has not yet been determined.

#### (d) *Preliminary Reviews.*

- The Oakley Station project is the redevelopment of the former Cincinnati Milling Machine/Milacron industrial site which was developed and redeveloped in multiple phases over a period of more than a century. As a result, the geotechnical conditions at the property are variable. The subject site is overlain with past uncontrolled fills that require improvement and/or enhanced foundations for structures to be constructed in the area. Past projects (Anthem Office, Homewood Suites) have utilized rammed aggregate piers to

improve the foundation soils prior to building construction. It is anticipated that a similar approach will be utilized for future projects in the area. Additionally, past industrial use of the property resulted in environmental impacts that were addressed as part of the Oakley Station redevelopment including receipt of both a Letter of No Further Action and a Covenant Not to Sue via the State of Ohio Voluntary Action Program. As a result, the subject property, like all the Oakley Station development, is subject to an Environmental Covenant which includes provisions outlining management of soils on the property. The developer of the proposed hotel also developed the adjacent Homewood Suites at Oakley Station and, so, is well aware and knowledgeable of the soil conditions on the subject property.

- Water service is available via public Greater Cincinnati Water Works water mains constructed as part of the Oakley Station project located on both Vandercar Way (12-inch) and on Disney Street (12-inch).
- Sanitary sewer service is available via public Metropolitan Sewer District of Greater Cincinnati sewer main constructed as part of the Oakley Station project located in Vandercar Way (8-inch). MSD has approved sewer availability for the hotel project by letter dated March 25, 2022, a copy of which is attached
- hereto.
- Drainage from the property is provided by public Cincinnati SMU storm sewers construction as part of the Oakley Station project along both Vandercar Way and Disney Street. Stormwater detention requirements for the hotel project will be addressed via an underground stormwater detention facility to be constructed with the hotel.
- Refuse collection will be performed under contract with a private trash collection/recycling provider.

(e) *Density and Open Space.*

- The hotel project includes Open Space (as defined in the City Zoning Code) of 49,385 sq. ft. (76%) of which 35,025 sq. ft. (54%) consists of pavement and 14,360 sq. ft. (22%) consists of green space (landscape areas, sidewalks, and patios). The area south of the proposed hotel building containing approximately 5,300 sq. ft. along Vandercar Way is devoted to outdoor amenities for hotel guests, including patio seating/lounging areas, a fire pit, landscaping and lawn area).

(f) *Other Information.*

- See attached a copy of a Letter of Support from the Oakley Community Council following presentation of this Concept Development Plan amendment and Hotel Final Development Plan at their meeting of May 3, 2022.