



# City of Cincinnati

801 Plum Street  
Cincinnati, Ohio 45202

## CALENDAR

### Cincinnati City Council

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Wednesday, September 21, 2022

2:00 PM

Council Chambers, Room 300

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#### ROLL CALL

#### PRAYER AND PLEDGE OF ALLEGIANCE

#### FILING OF THE JOURNAL

#### MAYOR AFTAB

1. [202201814](#) **RESOLUTION**, submitted by Mayor Aftab Pureval, from Emily Smart Woerner, City Solicitor, **EXPRESSING** the support of the Mayor and City Council in improving and expanding passenger rail service in Ohio and urging Governor Mike DeWine to participate in the Federal Railroad Administration's new Corridor Identification and Development program to better connect Ohio communities with enhanced intercity passenger rail service.

**Recommendation** PASS

**Sponsors:** Mayor

#### Internal Audit Committee

2. [202201794](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Valarie Boykins to the Internal Audit Committee for a term of two years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/African American)

**Recommendation** CONFIRM

**Sponsors:** Mayor

#### Woodward Trust

3. [202201821](#) **REAPPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby reappoint Darielle Daniels to the Woodward Trust for a term expiring on March 31, 2025. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/African American)

**Recommendation** HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

**Sponsors:** Mayor

#### Community Development Advisory Board

4. [202201829](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Brian Ogawa to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/Asian American)

**Recommendation** HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

**Sponsors:** Mayor

### **Cincinnati Recreation Commission**

5. [202201837](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Marion Byndon to the Cincinnati Recreation Commission for a term of five years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/African American)

**Recommendation** HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

**Sponsors:** Mayor

### **MS. KEARNEY**

6. [202201804](#) **ORDINANCE (EMERGENCY)**, submitted by Vice Mayor Kearney, from Emily Smart Woerner, Interim City Solicitor, **RENAMING** Calhoun Street to Oscar Robertson Way in the City of Cincinnati at such time as the City receives sufficient donations for the cost related to implementing this street renaming, notwithstanding Council Resolution No. 16-2003, any Committee of Names conflicting rules and regulations, or any provision of the Cincinnati Municipal Code that would prohibit the renaming of a street in honor of a living person; **MODIFYING** Chapter 507, "One-Way Streets," of the Cincinnati Municipal Code by **AMENDING** Section 507-1-C, "Calhoun Street, west from Vine Street to Clifton Avenue," to reflect the name change of Calhoun Street to Oscar Robertson Way; providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023; and **AUTHORIZING** the Director of Finance to deposit donated funds into Fund 314, "Special Events," for the purpose of providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023.

**Recommendation** HEALTHY NEIGHBORHOODS COMMITTEE

**Sponsors:** Kearney

### **MR. JEFFREYS**

7. [202201802](#) **ORDINANCE**, submitted by Councilmember Jeffreys, from Emily Smart Woerner, Interim City Solicitor, **MODIFYING** Title XIV, "Zoning Code of the City of Cincinnati," of the Cincinnati Municipal Code by **AMENDING** the provisions of Sections 1411-05, "Land Use Regulations," and 1411-07, "Development Regulations," and by **REPEALING** Sections 1411-25, "Location of Parking," 1411-27, "Accessory Surface Parking," and 1411-29, "Off-Site Parking," to restrict the development of surface parking lots in the DD, "Downtown Development," zoning district.

**Recommendation** CITY PLANNING COMMISSION

**Sponsors:** Jeffreys

### **MR. JEFFREYS**

### **MS. OWENS**

8. [202201801](#) **MOTION**, submitted by Councilmembers Jeffreys and Owens, **WE MOVE** that, the Administration report back to Council within sixty (60) days on the environmental impacts of surface parking lots, which may include but is not limited to; their relation to urban heat islands, stormwater management, materials/construction, and vehicle emissions. Administration may consider soliciting feedback from the Office of Environment and Sustainability, Greater Cincinnati Water Works, the Department of Transportation and Engineering, and any other agency with relevant expertise. (STATEMENT ATTACHED)

**Recommendation**

CLIMATE, ENVIRONMENT & INFRASTRUCTURE COMMITTEE

**Sponsors:**

Jeffreys and Owens

### CITY MANAGER

9. [202201785](#) **REPORT**, dated 9/21/2022 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Arsalon Inc, DBA Fairmount Carry Out, 1964 Harrison Avenue. (#0273253, C1 C2 D6, Transfer) [Objections: None]

**Recommendation** FILE

**Sponsors:**

City Manager

10. [202201786](#) **REPORT**, dated 9/21/2022 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Unwind Inc, 3435 Michigan Avenue. (#9168922, D1 D2 D3 D3A D6, Transfer) [Objections: None]

**Recommendation** FILE

**Sponsors:**

City Manager

11. [202201787](#) **REPORT**, dated 9/21/2022, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Jazz Fest.

**Recommendation** FILE

**Sponsors:**

City Manager

12. [202201788](#) **REPORT**, dated 9/21/2022, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for W & S Thanksgiving Day Race.

**Recommendation** FILE

**Sponsors:**

City Manager

13. [202201803](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/21/2022, **AcceptING** a donation of real property located in the Millvale neighborhood (Hamilton County Auditor's Parcel No. 192-0070-0052-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project; and further **ACCEPTING** the grant of a permanent wall-maintenance easement on, over, and across a portion of real property located in the Millvale neighborhood (Hamilton County Auditor's Parcel No. 192-0070-0014-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project.

**Recommendation** BUDGET AND FINANCE COMMITTEE**Sponsors:** City Manager

14. [202201805](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/21/2022, **AUTHORIZING** the Director of Finance to increase the fund advance limit of Fund 214, Water Works Stores - Chemicals ("Fund 214"), from \$1,700,000 to \$4,200,000; and further **AUTHORIZING** the transfer of \$2,500,000 from the unappropriated surplus of Fund 101, Water Works, to Fund 214 for the purpose of providing Greater Cincinnati Water Works with sufficient funds to purchase water treatment chemicals and maintain additional chemical reserves.

**Recommendation** BUDGET AND FINANCE COMMITTEE**Sponsors:** City Manager

15. [202201806](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/21/2022, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant in the amount of up to \$288,200 in FY 2021 Project Safe Neighborhoods funds from the United States Attorney's Office, Southern District of Ohio, administered by the Office of Criminal Justice Services (ALN 16.609), for the purchase and implementation of the FususOne platform, a real-time video and incident management system with video-sharing capabilities and a community-facing portal that will aid in the response to and investigation of violent crime; and **AUTHORIZING** the Finance Director to deposit the grant funds into Law Enforcement Grant Fund 368, Project Account No. 21PSN.

**Recommendation** BUDGET AND FINANCE COMMITTEE**Sponsors:** City Manager

16. [202201807](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/21/2022, **AUTHORIZING** the transfer of the sum of \$240,000 within Street Construction Maintenance and Repair Fund 301 from and to various operating accounts for the purpose of transferring the funding and employees of the City's 311 Service Line from the Department of Public Services to the City Manager's Office, Emergency Communications Center in accordance with the attached Schedule of Transfer.

**Recommendation** BUDGET AND FINANCE COMMITTEE**Sponsors:** City Manager

17. [202201808](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/21/2022, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood from CG-A, "Commercial General-Auto," zoning district to Planned Development District No. 94, "Arcadia." (Subject to the [Temporary Prohibition List <https://www.cincinnati-oh.gov/law/ethics/city-business>](https://www.cincinnati-oh.gov/law/ethics/city-business))

**Recommendation** EQUITABLE GROWTH AND HOUSING COMMITTEE**Sponsors:** City Manager

**BUDGET AND FINANCE COMMITTEE**

18. [202201660](#) **REPORT**, dated 9/14/2022, submitted by Sheryl M. M. Long, City Manager, regarding **Report - Tax Incentive Review Council Status of Property Tax Agreements for Year End 2021**
- Recommendation** APPROVE & FILE
- Sponsors:** City Manager
19. [202201767](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court located on and across Lot 3 of Plat of Partition of the Estate of John Agnew (Deceased), in Pleasant Ridge in accordance with the plat entitled Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office.
- Recommendation** PASS
- Sponsors:** City Manager
20. [202201768](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley in accordance with the plat entitled Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315-WW003815\MF16668 E-1083, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder's Office.
- Recommendation** PASS
- Sponsors:** City Manager
21. [202201769](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **AUTHORIZING** the City Manager to apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.
- Recommendation** PASS
- Sponsors:** City Manager
22. [202201770](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **AUTHORIZING** the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of

meeting the City's local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department's (CPD) Patrol Boat Program; and AUTHORIZING the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

23. [202201771](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **AUTHORIZING** the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development ("HUD") for the purpose of providing technical assistance for entitlement communities as part of HUD's Climate Action Plan Climate Communities Initiative.

**Recommendation** PASS

**Sponsors:** City Manager

24. [202201772](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission ("CRC") for the purpose of providing resources for CRC's Miracle League Baseball Program; **AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and **AUTHORIZING** the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

**Recommendation** PASS

**Sponsors:** City Manager

25. [202201773](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **ESTABLISHING** capital improvement program project account no. 980x255x232543, "Salt Domes Repairs and Replacements," for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes; and **AUTHORIZING** the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project account no. 980x255x232543, "Salt Domes Repairs and Replacements."

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

26. [202201774](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022,

**AUTHORIZING** the expenditure of funds up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000 to reconfigure private plumbing and water service lines to connect certain residents to the water main in Central Parkway so that the Stier Alley water main may be abandoned; and **DECLARING** such expenditure to serve a public purpose.

**Recommendation** PASS

**Sponsors:** City Manager

27. [202201811](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 9/19/2022, ESTABLISHING Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District" as an overlay district for a period of three months, pursuant to Chapter 1431, "Interim Development Control Overlay District Regulations," of the Cincinnati Municipal Code.

**Recommendation** PASS EMERGENCY

**Sponsors:** City Manager

## SUPPLEMENTAL ITEMS

### PUBLIC SAFETY & GOVERNANCE COMMITTEE

28. [202201776](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 9/14/2022, **MODIFYING** Title XVI, "Neighborhood Quality of Life Uniform Code," of the Cincinnati Municipal Code by **REPEALING** Section 1601-46, "Prohibited Sign Types and Locations," as it is a duplicate section of the Cincinnati Municipal Code and to better align the City's Neighborhood Quality of Life Uniform Code with best practices for protecting the health, safety, and welfare of the citizens of Cincinnati.

**Recommendation** PASS

**Sponsors:** City Manager

## ANNOUNCEMENTS

Adjournment

**Date:** September 20, 2022

**To:** Mayor Aftab Pureval

**From:** Emily Smart Woerner, City Solicitor *EESW*

**Subject:** **Resolution – Supporting Ohio’s Participation in Rail Corridor ID Program**

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Transmitted herewith is a resolution captioned as follows:

**EXPRESSING** the support of the Mayor and City Council in improving and expanding passenger rail service in Ohio and urging Governor Mike DeWine to participate in the Federal Railroad Administration’s new Corridor Identification and Development program to better connect Ohio communities with enhanced intercity passenger rail service

AWG/CMZ/(lnk)  
Attachment  
370773

## RESOLUTION NO. \_\_\_\_\_ - 2022

**EXPRESSING** the support of the Mayor and City Council in improving and expanding passenger rail service in Ohio and urging Governor Mike DeWine to participate in the Federal Railroad Administration's new Corridor Identification and Development program to better connect Ohio communities with enhanced intercity passenger rail service.

WHEREAS, Governor DeWine has asked the Ohio Rail Development Commission to engage Amtrak to determine the cost and feasibility of improved and expanded passenger rail service in Ohio; and

WHEREAS, the Federal Railroad Administration recently unveiled a new Corridor Identification and Development ("Corridor ID") program, authorized in the Infrastructure Investment and Jobs Act, which provides an unprecedented \$66 billion for passenger rail, and which will create a pipeline of passenger rail projects to guide future federal grant funding; and

WHEREAS, to participate in the Corridor ID program, the state must submit an expression of interest as outlined in the Federal Register, FRA-2022-0031; and

WHEREAS, specifically, Council requests that Ohio express interest in exploring feasibility and costs for improved service on existing corridors as proposed in Amtrak's "Connects US" plan: the Cincinnati-Elyria-Sandusky-Toledo-Chicago corridor; the Cincinnati-Buffalo-Rochester-NYC corridor; the Cincinnati-Pittsburgh-Philadelphia-NYC corridor; the Cincinnati-Washington, D.C. corridor; and the Cincinnati-Toledo-Detroit corridor; and

WHEREAS, cost-effective service improvements to these corridors will enhance Northeast Ohio's status as a significant hub on Amtrak's national network, improving economic opportunity and quality of life for all Ohioans; and

WHEREAS, Council also requests that Ohio express interest in exploring new service on the Amtrak-proposed 3C+D Corridor, connecting Cincinnati, Columbus, Cleveland, and Dayton; and

WHEREAS, this proposed corridor would connect Ohio's largest metropolitan regions as well as smaller and rural communities, facilitating safe, efficient, and convenient travel throughout Ohio, allowing the economies of these cities and regions to better interact, and creating a multiplier effect from business investments in any one region; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio

Section 1. That the Mayor and Council express their support for improving and expanding passenger rail service in Ohio and urge Governor Mike DeWine to participate in the Federal Railroad Administration's new Corridor Identification and Development program to better connect Ohio communities with enhanced intercity passenger rail service.

Section 2. That a copy of this resolution be spread upon the minutes of Council and that the Clerk of Council is directed to transmit copies of this resolution to Ohio Governor Mike DeWine and to Erin Rosiello, All Aboard Ohio, 3136 Kingsdale Center #112, Columbus, Ohio 43221.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

Submitted by Mayor Aftab Pureval



**AFTAB PUREVAL**

City of Cincinnati, Office of the Mayor

Sept 2022

### **REAPPOINTMENT**

I hereby reappoint Valarie Boykins to the Internal Audit Committee for a term of two years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



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Mayor Aftab Pureval



#### Summary

Highly respected human resources professional successful in creating and sustaining collaborative and cohesive working relationships for staff and management. I am an analytical decision maker with outstanding interpersonal skills. Recognized for ability to develop employees and increase their productivity.

### Core Competencies

Qualified by education and experience with several years of results-oriented experience. Background includes expertise in the following areas:

Recruitment and Retention  
Awareness & Skill Building  
Relationship Management  
Training and Development  
Strategic & Analytical  
Thinking Skills

Employee/Labor Relations  
Management Consulting  
Policy Interpretation  
Collaboration & Leadership  
Creation & Implementation  
of Employee Surveys

Affirmative Action Planning  
Employment Law  
Conflict Resolution  
Employee Engagement  
Performance Planning  
Management of Diversity

### Professional Experience

**Freestore Foodbank**  
**Cincinnati, Ohio**

**2017-present**

#### Vice President of Human Resources & Organizational Development

##### Position Scope

- Guide and manage the overall provision of Human Resources services, policies and programs for the organization.
- Development of an overall HR business plan with measurable objectives and a budget.
- Overall talent management strategy and implementation including workforce planning, recruiting, interviewing, hiring, training and development; performance planning, management development and improvement; and succession planning.
- Fiduciary responsibilities for the administration of company's benefits and 403B, 457; retirement plans.
- Organizational development, change management initiatives, and company-wide culture and environment for employees.

**TriHealth (various positions listed below)**  
**Cincinnati, Ohio**

**2005-2017**

#### Director of Employment/Talent Acquisition

**2011-2017**

##### Corporate Offices

##### Accomplishments

- Create and implement people strategies that align to short & long-term business initiatives and objectives
- Define and build talent development strategies aligned with succession development plans across functions

- Creation and implementation of electronic on-boarding process for new hires reducing in person non-productive orientation time
- Design and implementation of Talent management strategy and automation and Success Factors version II system upgrade for Recruitment Portal upgrade
- Align business goals with strategic initiatives and develop benchmarks across all business functions to consistently meet diversity goals
- Social Media Recruitment 60% increase in followers and exceed national average of CTR of 0.8 with TriHealth achieving 2.38

#### Position Scope

- Manage system-wide employment services for diverse business operations
- Directly responsible for Director level and above positions recruiting for organization
- Management oversight for employment team staff at two locations
- Budget preparation for largest budget in HR division
- Responsibility for contract staff placement and agency contracts for all non-nursing positions
- Provide support and consultation to TriHealth executives, directors, managers and supervisors on employment practices and policies

#### Director of Diversity Bethesda Oak Corporate Offices

2008-2011

- Create, lead and implement a multi-dimensional diversity strategy which enhances TriHealth strategic mission
- Facilitates implementation of appropriate diversity change management initiatives associated with organizational transition activities
- Manages day-to-day operations and problem solving of diversity issues and organizational issues. Develops assessments and recommends interventions.
- Investigate and resolve internal complaints and EEO and other related external charges or complaints
- Enhancement of human capital needs by education, coaching and leading diversity and inclusion into all aspects of organization.
- Accountable for all aspects of diversity initiative which includes recruitment, training, supplier diversity, consultant services and employee relations.

#### Employee Relations Consultant Good Samaritan Hospital

2005-2008

- Conduct relationship consultations regarding employee relations issues and devise appropriate plan of action
- Consult with managers to assist them with assessing and resolving complex relationship issues, including modifying inappropriate behavior.
- Develops and implements employee relations programs and processes to promote positive employee relations including employee advocacy
- Interact daily with management and employees to ensure open lines of communication are maintained to address/resolve any issues, needs, and/or concerns as they arise.

#### **Health Alliance (various positions listed below) Cincinnati, Ohio**

1985- 2005

#### Manager of Workforce Diversity

2003-2005

- Conduct and facilitates Diversity Training for all members of The University Hospital
- Strategic planning for Diversity Education and skill building
- Identify, design and conduct training needs for staff and managers
- Perform training for new hires on diversity and organizational values, and behavioral expectations.
- Develops and implements employee relations programs and processes to promote positive employee relations including employee advocacy.
- Community liaison for hospital sponsored activities
- Conducts management education and facilitation of company policies and procedures.
- Manage employee survey and identify organization improvement opportunities.

Human Resources Manager/Consultant

1996- 2003

- Coordinate the employee relations and labor relations efforts to associates and managers.
- Monitor and implement contractual agreement for 3 labor unions (AFSCME, IUOE, ONA) at The University Hospital. Serve as Employee and Labor Relations representative for contract negotiations.
- Conduct investigations and review disciplinary decisions with managers.
- Manage the daily activities of the recruitment and retention team at The University Hospital
- Conduct exit interviews, maintain statistical data, monitor trends, analyze turnover data, and make recommendations for increased retention and reduction in turnover/vacancy rates.
- Communicates effectively with all levels of management and conducts training for new exempt-level team members.
- Establishes and maintains a recruiting process for both internal and external recruitment.
- Responsible for researching internal and external compensation ranges as related to outside market data.
- Develops and maintains comprehensive recruitment strategies and processes for assigned service line.
- Maintain current job descriptions on all positions.

Facilitator, Total Quality and Diversity Management

1995- 1997

- Provide hospital-wide training for Achieving High Performance through Living Our Values. Assist employees in adopting University Hospital's Core Values into daily work activities.
- Coordinate major initiatives to employees to heighten and broaden awareness surrounding hospital's mission.

Client Relations Coordinator

1991-1996

- Interact with outside clients concerning their complaints, service, and billing regarding laboratory testing.
- Arrange consultations and set-up new client accounts.
- Review and organize statistical data and feedback on service provided.
- Develop and analyze surveys to define trends in laboratory testing and requests for research and development.

Supervisor, Test Referral Center

1988-1991

- Supervise laboratory support staff for three shifts, seven days a week operation.
- Oversee daily operations including processing medical data in lab system computer and billing procedures.
- Manage resolution of problems, exceptions, etc.
- Maintain departmental budget and prepare annual fiscal budget.
- Conduct formal training/discipline, develop and implement policies and procedures.

Medical Laboratory Technician

1985-1988

- Run stat and routine hematology, urinalysis and glucose procedures.
- Maintain Quality Control on instruments and specimens.
- Perform outpatient and inpatient phlebotomy.

## **Education**

- Bachelors of Sciences Organizational Leadership College of Mount Saint Joseph
- Professional Human Resources Certification (PHR) June 2000
- Columbus State University, Associate Degree in Applied Sciences in Medical Laboratory Technology
- University of Cincinnati

## **Computer Programs/Systems**

Microsoft Office Applications	Paycom HRIS and Payroll System
Kronos Time and Attendance Payroll System	Success Factors- Applicant Tracking System (ATS)
Lawson-Human Resources/Budget/Payroll (HRIS)	Power Plan Budgeting & Forecasting
Paycor HRIS and Payroll	

## **Certification & Professional Memberships**

SHRM certified Professional in Human Resources (PHR), since 2000

Member: Society for Human Resource Management, since 1996; American Society for Healthcare Human Resource Administration (ASHHRA), since 2001; National Association Healthcare Service Executives

## **Additional Information**

Hamilton County Commission Women & Girls

Cincinnati Reds Diversity Committee

Board Member UMADAOP of Cincinnati, Inc. (Urban Minority Alcoholism & Drug Abuse Outreach Program & Recovery Services)

Human Services Chamber Co-Chair Workforce Development

Board Member Southwest Ohio Region Workforce Investment Board

Uptown Consortium Workforce Committee

Class XVII Graduate Urban League African American Leadership Development Program

TriHealth Corporate ArtsWave Campaign Chair

Premier National Supplier Diversity Committee Co-chair

Certified Diversity Trainer Pope and Associates

Member of Health Alliance Senior Leadership Diversity Task Force

Chair of Minority Nursing Scholarship for University of Cincinnati and Miami University

Recipient, YMCA Black Achievers' Award

Cincinnati Herald Newspaper-Woman of Distinction Recipient

Martin Luther King, Jr. Scholarship Recipient, UC Medical Center

## **References Available Upon Request**



**AFTAB PUREVAL**

City of Cincinnati, Office of the Mayor

Sept 2022

**REAPPOINTMENT**

I hereby reappoint Darielle Daniels to the Woodward Trust for a term expiring on March 31, 2025. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



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Mayor Aftab Pureval

# Dari Daniels

Cincinnati, OH

**Objective** Dedicated, results oriented, customer focused, visionary, Operations Management Executive with proven successes in Leadership, Process and Workflow improvement, Client Relations, P&L Responsibility, Compliance, Strategic Planning and Vendor Relations. Exceptional skills in restructuring for efficiency and increased growth, driving compliance, leading complex projects and motivating others while devising and implementing effective processes

## Professional Experience

### Gap Inc.

June 2022 - Present

Chief of Staff - Global Sourcing & Transportation

- Manage and lead governance, structure, and decision processes for supply chain functions. Connect & coordinate with leaders by providing operational & strategic insights & executions
- Thought partner with the head of GST- working cross functionally to drive operational processes, goals and governance

### PMM Agency

Chief of Staff - CEO

Sept 2021 - June 2022

- Managed and led large scale brand campaigns, activations & events with agile processes across cross functional teams, driving KPIs and efficiency for successful outcomes. End to end events from planning, execution, vendor relations & finances (budgeting)
- Led development and full execution of the business DEI strategies in collaboration with talent management, and business partners, ensuring alignment, deployment, communication of inclusive initiatives, define priorities, goals, metrics, and measures of success

### SoLo Funds

Chief of Staff - CEO

Jul 2017 - Sept 2021

- Provided leadership, management and vision necessary to ensure that the company has the proper operational controls, administrative and reporting procedures, and people systems in place to effectively grow the organization and to ensure financial strength and operating efficiency.
- Designed and implemented business strategies, plans and procedures to drive KPIs

### GE Aviation

Commercial Manufacturing Programs - NPI Project Manager

Apr 2015 – Feb 2017

- Lead cross-functional teams on business objectives and track progress to ensure project milestones are met, such as completed on time, on budget (with \$1.2M savings) and with the desired results.

Supply Chain Quality Project Manager

Jan 2013- Apr 2015

- Led Materials and Composites Value Stream ensuring compliance to the AS9100 and Quality Procedures with Internal and External Audits to ensure compliance to Regulatory requirements and Standards

Operations Management Leadership Program (OMLP)

Dec 2010- Dec 2012

- Assisted four Supply Shops over the course of two-years with Lean, Six Sigma, Production and Project Management and Technical Expertise & Managed three production teams over two shifts, exceeding operations metrics quarterly through Teaming

**Education** North Carolina A&T State University, Greensboro, NC **B.S., Industrial Engineering**, December 2010

**Opportunities** Lean/Six Sigma Green Belt (2012), Scrum Master Certified (SMC) (2019), Project Management Professional (PMP) (2016), Public Speaking Experience with Women in STEM workshops and TEDxKC



**AFTAB PUREVAL**

City of Cincinnati, Office of the Mayor

Sept 2022

### **APPOINTMENT**

I hereby appoint Brian Ogawa to the Community Development Advisory Board for a term of three years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



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Mayor Aftab Pureval

## **BRIAN OGAWA**

Sr. Commercial Real Estate Associate, The Port

As Sr. Commercial Real Estate Associate for The Port, Brian's responsibilities include pre-development financial underwriting and analysis of due diligence items for strategic dispositions, acquisition, and developments for multi-family and commercial properties. Ogawa also serves as project manager for stabilization and environmental remediation projects, which includes soliciting bids, managing budget, and contractors.

Prior to joining the Port, Brian served as a development analyst and senior development officer with the City of Cincinnati's Department of Community and Economic Development. In this role, he managed the underwriting and approval process for incentive packages for large-scale real estate development projects, including tax increment financing, loans, grants, and tax abatements. He also worked closely with the neighborhood stakeholders and managed multiple grant programs geared towards revitalizing neighborhood business districts.

Brian received his undergraduate and graduate degrees from Xavier University.



**AFTAB PUREVAL**

City of Cincinnati, Office of the Mayor

Sept 2022

### **APPOINTMENT**

I hereby appoint Marion Byndon to the Cincinnati Recreation Commission for a term of five years. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



---

Mayor Aftab Pureval

## Leadership Profile

**Marion Byndon**  
**Director, State Government Affairs**  
**Ohio and Kentucky**



Marion Byndon serves as the director of state government affairs for Duke Energy's Ohio and Kentucky jurisdictions. In this role, she is responsible for the government and regulatory policies and strategies that strengthen Duke Energy's mission of providing safe, reliable, affordable and clean energy for approximately 880,000 electric customers and 550,000 natural gas customers located in southwest Ohio. Byndon manages relationships within the Public Utilities Commission of Ohio, the Kentucky Public Service Commission, and she also works with the

Ohio community relations team to manage the relationship with the City of Cincinnati.

Byndon has a deep passion for creating experiences essential to operational excellence and customer satisfaction. Her more than 20 years of modeling the vision of putting customers first, educating employees on the importance of treating customers with respect while providing first-call resolution, strategic implementation, organizational and operational leadership have been an integral part in delivering results that matter. In her leadership roles with Duke Energy, she leveraged her operational experiences to provide direction to the customer care leadership team, where she collaborated with key internal stakeholders to ensure a high level of customer satisfaction was achieved; financial and operational goals were met; and state regulatory policies and guidelines were followed.

Byndon is an engaged supporter of Duke Energy's employee resource groups, where she has served as chair of the events and programming committees. She was also a member of the customer insights committee, composed of Duke Energy customers in Ohio and Kentucky, who provided ideas on how Duke Energy could enhance the customer experience, and she served on the Enterprise Diversity and Inclusion Advisory Council. She is actively engaged in the community, having served on the Cincinnati Christian School Board, completed the certification program for the United Way's Nonprofit Board Training and graduated from the Soar Women's Leadership and McKinsey & Company Management Accelerator programs. She currently serves on the advisory board for the Salvation Army.

A native of Cincinnati, Byndon holds a Bachelor of Liberal Arts degree with a concentration in organizational leadership from Xavier University. Byndon and her family enjoy sports, traveling and serving the church and community. She and her husband, Derrick, have two daughters.

*Duke Energy, one of the largest energy holding companies in the United States, supplies and delivers electric services to approximately 8.2 million customers in the Southeast and Midwest. The company also distributes natural gas services to approximately 1.6 million customers in the Carolinas, Ohio, Kentucky and Tennessee. Its commercial business operates a growing renewable energy portfolio across the United States. Headquartered in Charlotte, N.C., Duke Energy is a Fortune 150 company traded on the New York Stock Exchange under the symbol DUK.*

**Duke Energy**  
 Corporate  
 Headquarters  
 526 S. Church Street  
 Charlotte, NC 28202

[duke-energy.com](http://duke-energy.com)

06/16/2022

**Date:** September 15, 2022

**To:** Vice Mayor Jan-Michele Lemon Kearney  
**From:** Emily Smart Woerner, Interim City Solicitor *EESW*  
**Subject:** **Emergency Ordinance – Street Renaming Oscar Robertson Way**

---

Transmitted herewith is an emergency ordinance captioned as follows:

**RENAMING** Calhoun Street to Oscar Robertson Way in the City of Cincinnati at such time as the City receives sufficient donations for the costs related to implementing this street renaming, notwithstanding Council Resolution No. 16-2003, any Committee of Names conflicting rules and regulations, or any provision of the Cincinnati Municipal Code that would prohibit the renaming of a street in honor of a living person; **MODIFYING** Chapter 507, “One-Way Streets,” of the Cincinnati Municipal Code by **AMENDING** Section 507-1-C, “Calhoun Street, west from Vine Street to Clifton Avenue,” to reflect the name change of Calhoun Street to Oscar Robertson Way; **AUTHORIZING** the City Manager to accept and appropriate donations for the purpose of providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023; and **AUTHORIZING** the Director of Finance to deposit donated funds into Fund 314, “Special Events,” for the purpose of providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023.

EESW/JRS(lb)  
Attachment  
367710

**EMERGENCY**

**City of Cincinnati**  
**An Ordinance No. \_\_\_\_\_**

JRS

EESW

- 2022

**RENAMING** Calhoun Street to Oscar Robertson Way in the City of Cincinnati at such time as the City receives sufficient donations for the costs related to implementing this street renaming, notwithstanding Council Resolution No. 16-2003, any Committee of Names conflicting rules and regulations, or any provision of the Cincinnati Municipal Code that would prohibit the renaming of a street in honor of a living person; **MODIFYING** Chapter 507, "One-Way Streets," of the Cincinnati Municipal Code by **AMENDING** Section 507-1-C, "Calhoun Street, west from Vine Street to Clifton Avenue," to reflect the name change of Calhoun Street to Oscar Robertson Way; **AUTHORIZING** the City Manager to accept and appropriate donations for the purpose of providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023; and **AUTHORIZING** the Director of Finance to deposit donated funds into Fund 314, "Special Events," for the purpose of providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023.

WHEREAS, local citizens have petitioned the City to rename Calhoun Street to Oscar Robertson Way; and

WHEREAS, Calhoun Street is considered to have been named after a Revolutionary War veteran named Calhoun who donated the land abutting the McMillan subdivision which formed part of the original land for the University of Cincinnati; and

WHEREAS, Oscar Robertson Way is not an existing street name in the City of Cincinnati; and

WHEREAS, Oscar Robertson is a former University of Cincinnati basketball player and National Basketball Association Hall of Famer; and

WHEREAS, Oscar Robertson was named a Great Living Cincinnati in 2011 by the Cincinnati USA Regional Chamber for his many accomplishments on the basketball court and in business in the City of Cincinnati; and

WHEREAS, petitions to rename streets are considered pursuant to Council Resolution No. 16-2003, which calls for petitions to be reviewed by the Committee of Names and the City Planning Commission prior to approval by Council; and

WHEREAS, the Department of City Planning and Engagement held a public comment session on June 28, 2022 whereby some citizens of the community voiced their support for the renaming of Calhoun Street to Oscar Robertson Way; and

WHEREAS, Council seeks to rename Calhoun Street to Oscar Robertson Way at such time as the City receives monetary donations sufficient to cover the costs to complete the street renaming, notwithstanding the requirements of Council Resolution No. 16-2003, the Committee of Names process and Section III. A. of the Committee of Names Procedures and Criteria, or any provision of the Cincinnati Municipal Code; and

WHEREAS, the City Administration is authorized to solicit and accept monetary donations to cover the costs of the street renaming; and

WHEREAS, no amounts from the General Fund shall be used to pay for this street renaming and this street renaming shall not take effect until the City Administration determines the City has received sufficient donations to cover the costs associated with the renaming; and

WHEREAS, Council finds that renaming Calhoun Street to Oscar Robertson Way to be in the best interests of the City and the general public's health, safety, and welfare; now, therefore,

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

Section 1. That Calhoun Street depicted on the map attached hereto as Exhibit A and incorporated herein shall be renamed Oscar Robertson Way at such time as the City Administration determines the City has received sufficient donations to pay for the costs related to implementing the street renaming, notwithstanding the requirements of Council Resolution No. 16-2003, the Committee of Names process and Section III. A. of the Committee of Names Procedures and Criteria, or any provision of the Cincinnati Municipal Code.

Section 2. That the City Manager is authorized to accept and appropriate donations for the purpose of providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023, that no General Fund resources shall be used to pay the costs of the street renaming and that the street renaming shall not proceed until such donated funds are received and will cover the costs associated with the street renaming.

Section 3. That the Director of Finance is hereby authorized to deposit donated funds into Fund 314, "Special Events," for the purpose of providing one-time resources for the renaming of Calhoun Street to Oscar Robertson Way in fiscal year 2023.

Section 4. That Section 507-1-C, “Calhoun Street, west from Vine Street to Clifton Avenue,” of Chapter 507, “One-Way Streets,” of the Cincinnati Municipal Code, will be hereby amended to read as follows, upon the commencement of work for the street renaming:

Sec. 507-1-C. - ~~Calhoun Street~~ Oscar Robertson Way, west from Vine Street to Clifton Avenue.

Section 5. That existing Section 507-1-C, “Calhoun Street, west from Vine Street to Clifton Avenue,” of the Cincinnati Municipal Code will be repealed upon the commencement of work for the street renaming.

Section 6. That the appropriate City officials are hereby authorized to do all things necessary and proper to implement the provisions of Sections 1 through 5 herein, including the generation and installation of appropriate signage, in accordance with the Department of Transportation and Engineering procedures relating to street designation and related signage.

Section 7. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the City Administration to move forward with the donation, solicitation, and acceptance to expedite the street renaming.

Passed: \_\_\_\_\_, 2022

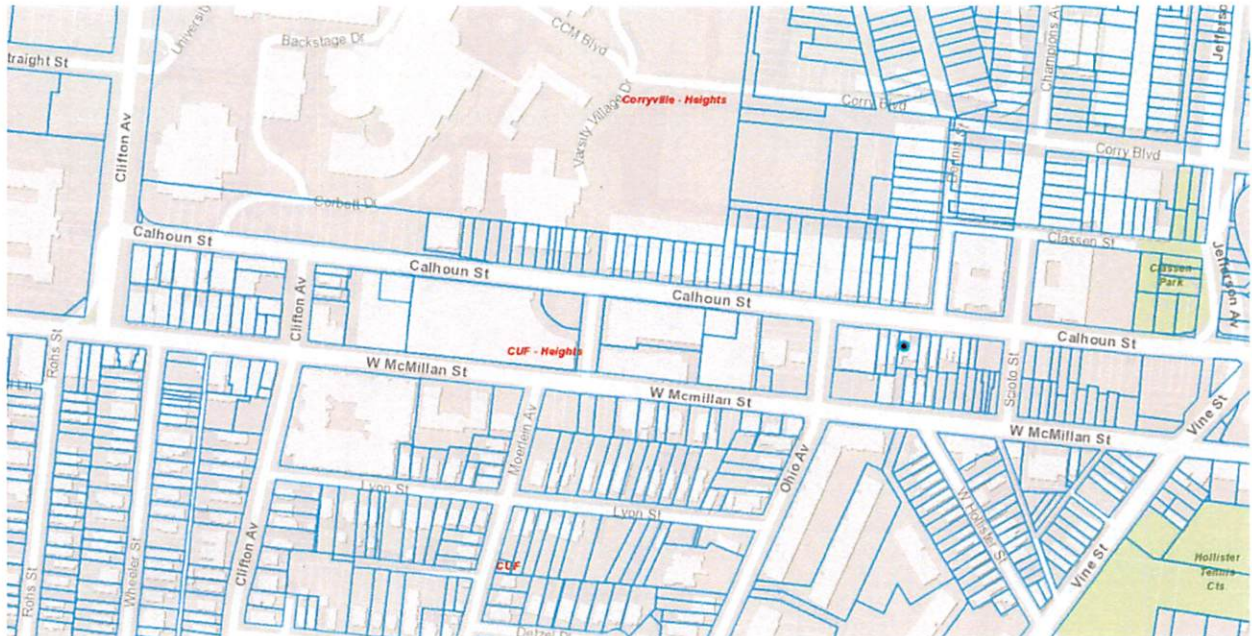
\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

---

New language underscored. Deleted language indicated by strikethrough.

## EXHIBIT A



**Date:** September 1, 2022

**To:** Councilmember Mark Jeffreys

**From:** Emily Smart Woerner, Interim City Solicitor

*EESW*

**Subject: Ordinance – Modyifing Zoning Code of City of Cincinnati - Surface Parking**

---

Transmitted herewith is an ordinance captioned as follows:

**MODIFYING** Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by AMENDING the provisions of Sections 1411-05, “Land Use Regulations,” and 1411-07, “Development Regulations,” and by REPEALING Sections 1411-25, “Location of Parking,” 1411-27, “Accessory Surface Parking,” and 1411-29, “Off-Site Parking,” to restrict the development of surface parking lots in the DD, “Downtown Development,” zoning district.

EESW/MEH/(lnk)  
Attachment  
368487



MEH  
EESW

**City of Cincinnati**  
**An Ordinance No. \_\_\_\_\_ - 2022**

**MODIFYING** Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by **AMENDING** the provisions of Sections 1411-05, “Land Use Regulations,” and 1411-07, “Development Regulations,” and by **REPEALING** Sections 1411-25, “Location of Parking,” 1411-27, “Accessory Surface Parking,” and 1411-29, “Off-Site Parking,” to restrict the development of surface parking lots in the DD, “Downtown Development,” zoning district.

WHEREAS, surface parking lots are a minimally productive use of land whose contributions to the City’s economic output and tax base are minor relative to other commercial and industrial land uses; and

WHEREAS, surface parking lots also detract from urban street life by encouraging “car culture,” creating gaps in the street wall, and eliminating opportunities for enlivening sidewalks and driving pedestrian activity; and

WHEREAS, the DD, “Downtown Development,” zoning district, which covers the Central Business District and portions of the central riverfront and Over-the-Rhine, holds the major economic engine for the City and the region; and

WHEREAS, permitting surface parking lots within this zoning district promotes the inefficient and uneconomical use of land within the City’s vital economic core, and further allows for development that threatens the integrity of a cohesive downtown streetscape and pedestrian experience; and

WHEREAS, the Council resolves to amend the provisions of Chapter 1411, “Downtown Development Districts,” to restrict the development of surface parking lots within the DD, “Downtown Development,” zoning district; and

WHEREAS, at its regularly scheduled meeting on \_\_\_\_\_, 2022, the City Planning Commission reviewed the proposed amendments to the zoning code, and it recommended their approval; and

WHEREAS, a committee of Council held a public hearing on the proposed text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1 at which it reviewed and considered the proposed text amendments; and

WHEREAS, the text amendments are consistent with *Plan Cincinnati (2012)*, including the “Compete” initiative area that calls for the City to “[b]e the pivotal economic force of the region,” and the “Connect” goal to “[e]xpand options for non-automotive travel” (p. 130); and

WHEREAS, the Council finds the proposed text amendments to be 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 Section 1411-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

**§ 1411-05. Land Use Regulations.**

Schedule 1411-05 below prescribes the land use regulations for DD Downtown Development Use Subdistricts. Use classifications are defined in Chapter 1401: Definitions. Use classifications not listed in Schedule 1411-05 are prohibited.

- (a) "P" designates permitted uses. These uses may be subject to additional regulations, as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1411-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.
- (c) "C" designates uses permitted only after review and approval of the Conditional Use by the Zoning Hearing Examiner. These uses may be subject to additional regulations, as indicated.

Use classifications are defined in Chapter 1401, Definitions.

**Schedule 1411-05: Use Regulations-Downtown Development Use Subdistricts**

Use Classifications	DD-A	DD-B	DD-C	DD-D	Additional Regulations
<b>Residential Uses</b>					
Bed and breakfast home	P	P	P	P	See § 1419-09
Day care home - Adult	P	P	P	P	
Day care home - Type A	L12	L12	L12	L12	
Day care home - Type B	L12	L12	L12	L12	
Group residential					
Convents and monasteries	L1	L1	L1	L1	
Fraternities and sororities	L1	L1	L1	L1	

Patient family homes	L1	L1	L1	L1	
Rooming houses	L2	L2	L2	L2	
Shared housing for elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	
Attached single-family dwelling	P	P	P	P	
Single-family rowhouse	P	P	P	P	
Multi-family dwelling	P	P	P	P	
Two-family dwelling	P	P	P	P	
Residential care facilities					
Assisted living	—	P	P	—	
Developmental disability dwelling	P	P	P	P	
Nursing home	—	P	P	—	
Special assistance shelter	C	C	C	C	
Transitional housing					
Programs 1—5	P	P	P	P	
Program 6	L11	L11	L11	L11	
<b>Public and Semipublic Uses</b>					
Clubs and lodges	P	P	P	P	
Colleges, public or private	P	P	P	P	
Community service facilities	P	P	P	P	
Cultural institutions	P	P	P	P	
Day care center	P	P	P	P	
Government facilities and offices					

Correctional institutions	—	—	C	—	
Offices	P	P	P	P	
Hospitals	P	P	P	P	
Park and recreation facilities	P	P	P	P	
Public maintenance facility	—	P	P	P	
Public safety facilities	P	P	P	P	
Religious assembly	P	P	P	P	
Schools, public or private	P	P	P	P	See § 1419-12
<b>Commercial Uses</b>					
Animal service facilities	—	C	C	—	See § 1419-05
Banks and financial institutions	L3	L3	L3	L3	
ATM, stand-alone	—	—	C	C	See § 1419-07
Bed and breakfast inns	P	P	P	P	See § 1419-09
Building maintenance services	—	—	P	—	
Business services	P	P	P	P	
Commercial meeting facilities	L4	L4	L4	L4	
Eating and drinking establishments					
Convenience markets	L3	L3	L3	L3	
Drinking establishments	P	P	P	P	
Restaurants, full service	L3	L3	L3	L3	See § 1419-21

Restaurants, limited	L3	L3	L3	L3	See § 1419-21
Food markets	L3	L3	L3	L3	
Food preparation	P	P	P	P	
Funeral and interment services	—	—	P	—	
Hotels and commercial lodging	P	P	P	P	
Laboratories, commercial	L4	—	L4	L4	
Loft dwelling units	P	P	P	P	See § 1419-23
Maintenance and repair services	P	P	P	P	
Medical services and clinics	L4	P	L4	L4	
Offices	L4	P	L4	L4	
Parking facilities	L13	L13	L13	L13	See § 1411-25
Personal instructional services	L5	L5	P	L5	
Personal services	P	L6	P	P	
Recreation and entertainment					
Indoor or small-scale	L5	L5	P	L5	
Outdoor or large-scale	C	—	C	C	
Retail sales	P	L6	P	P	
Vehicle and equipment services					
Vehicle and equipment sales and rental	L7	—	L7	—	
Car wash	L7	L7	L7	L7	See § 1419-11

Vehicle repair	—	—	L8	—	See § 1419-27
<b>Industrial Uses</b>					
Production industry					
Artisan	—	—	P	P	
Limited	—	—	P	—	
Research and development	—	—	C	—	
Warehousing and storage					
Indoor storage	—	—	P	—	
Wholesaling and distribution	—	—	P	—	
<b>Transportation, Communication and Utilities</b>					
Communications facilities	P	—	P	P	
Public utility distribution system	L9	L9	L9	L9	
Public utility maintenance yard	—	—	C	—	
Public utility plant	C	—	C	—	
Transportation facilities					
Heliports	C	—	C	C	
Transportation passenger terminals	C	C	C	C	
Watercraft and riverfront facilities					
Commercial piers and ports	—	—	—	P	
Marinas	—	—	—	P	
Wireless communication antenna	L10	L10	L10	L10	See § 1419-33

Wireless communication tower	C	C	C	—	See § 1419-33
<b>Agriculture and Extractive Uses</b>					
Animal keeping	P	P	P	P	See Chapter 1422
Farms	P	P	P	P	See Chapter 1422
Gardens	P	P	P	P	See Chapter 1422
<b>Accessory Uses</b>					See Chapter 1421
<b>Nonconforming Uses</b>					See Chapter 1447

### *Specific Limitations*

- L1 A separate entrance for access to rooming units must be provided in a mixed-use building.
- L2 Only rooming houses licensed pursuant to Chapter 855, Rooming Houses of the Municipal Code are allowed. A separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-23.
- L3 Drive-through facilities are not permitted.
- L4 Not permitted as a principal ground floor use in locations indicated on Map 1411-17: Commercial Continuity Overlay.
- L5 Permitted only above the ground floor in a mixed-use building. Modification requires conditional use approval pursuant to Chapter 1445-Variances, Special Exceptions and Conditional Uses.
- L6 Permitted on the ground floor only.
- L7 Permitted as a secondary use located within a parking garage.
- L8 Permitted only if the entire use and storage is within an enclosed structure.
- L9 The facility must be underground, within a building or on the roof within an enclosure.

L10 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, commercial or industrial building or structure.

L11 Programs may not exceed 50 resident occupants.

L12 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L13 Surface parking lots are not permitted.

~~L13 See 1411-25.~~

Section 2. That existing Section 1411-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 3. That Section 1411-07, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

**§ 1411-07. Development Regulations.**

Schedule 1411-07 summarizes the development regulations for the DD Downtown Development Districts, including lot area, FAR, height, setback and building coverage. Additional standards are included in Chapter 1419.

**Schedule 1411-07: Development Regulations - Downtown Development Districts**

Regulations	DD-A	DD-B	DD-C	DD-D	Additional Regulations
<b>Building Scale - Intensity of Use</b>					
Floor Area Ratio (FAR)	See Overlay Map 1411-09				See §§ 1411-09 and 1447-23
Maximum Floor Area Ratio (FAR)	See § 1411-41				
Required Residential Uses	No	Yes	No	Yes	See § 1411-11
<b>Building Form and Location</b>					
Maximum Building Height (ft.)	See Overlay Map 1411-13				See § 1411-13
Minimum Facade Height (ft.)	40	40	40	40	See §1411-15
Minimum Yard (ft.)	See Overlay Map 1411-15				
<b>Pedestrian Orientation</b>					

Commercial Continuity	See Overlay Map 1411-17				See § 1411-17
Ground Floor Transparency (percent)	60	60	60	60	See § 1411-21
<b>Vehicle Accommodation - Parking and Loading</b>					
Required Parking	See Overlay Map 1411-23				See § 1411-23
Location of Parking	Yes	Yes	Yes	Yes	See § 1411-25 1411-27
Lot and Structure Design	Yes	Yes	Yes	Yes	See § 1411-31
Loading	Yes	Yes	Yes	Yes	See § 1411-37
<b>Other Standards</b>					
Buffering Along District Boundaries	Yes	Yes	Yes	Yes	See § 1423-13
Signs	Yes	Yes	Yes	Yes	See § 1411-39
General Site Standards			See Chapter 1421		
Landscaping and Buffer Yards			See Chapter 1423		
Nonconforming Uses and Structures			See Chapter 1447		
Off-Street Parking and Loading			See Chapter 1425		
Additional Development Regulations			See Chapter 1419		

Section 4. That existing Section 1411-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby repealed.

Section 5. That existing Sections 1411-25, “Location of Parking,” 1411-27, “Accessory Surface Parking,” and 1411-29, “Off-Site Parking,” of the Cincinnati Municipal Code are hereby repealed.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

\_\_\_\_\_  
New language underscored. Deleted language indicated by strike through.



**Mark Jeffreys**  
Councilmember

September 14, 2022

## MOTION

### *Parking & Sustainability*

WE MOVE that, the Administration report back to Council within sixty (60) days on the environmental impacts of surface parking lots, which may include but is not limited to; their relation to urban heat islands, stormwater management, materials/construction, and vehicle emissions. Administration may consider soliciting feedback from the Office of Environment and Sustainability, Greater Cincinnati Water Works, the Department of Transportation and Engineering, and any other agency with relevant expertise.

## STATEMENT

Surface parking lots contribute to the constraint and degradation of our urban and natural environment. As the Green Cincinnati Plan (GCP) states, “Surface parking lots downtown should be discouraged to make way for higher density uses of the space, and minimum parking requirements should be reduced.”<sup>1</sup> Nearly all the surface parking lots in downtown are constructed/paved out of impervious material. The inability of surface parking lots to absorb water and sunlight can overwhelm our sewer system and increase temperatures.

Not only are surface parking lots harmful for the environment due to their typically impervious nature, but there are also huge environmental opportunity costs when our City’s most valuable land is used for surface parking. As the Built Environment section of the GCP recommends, the City should “encourage population density and transit-oriented development in appropriate locations through zoning and incentives.”<sup>2</sup> The benefits of implementing this recommendation include:

<sup>1</sup> “2018 Green Cincinnati Plan,” pg. 50-51

<sup>2</sup> “2018 Green Cincinnati Plan,” pg. 50-51

- Residents have shown that they are drawn to active, vibrant neighborhoods with shops, restaurants, and activities.
- Increasing population density by zoning and incentives will allow for more centralized centers of shopping and business.
- Reducing the need for private cars will address equity in terms of making services available to everyone.

In the midst of a climate crisis and a housing crisis, minimizing the amount of surface parking lots can lead to better land-use developments, accomplishing environmental and housing goals, and minimizing their negative consequences.

  
\_\_\_\_\_  
Councilmember Mark Jeffreys

  
\_\_\_\_\_  
Councilmember Meeka D. Owens

Date: September 21, 2022

To: Mayor and Members of City Council

202201785

From: Sheryl M. M. Long, City Manager

Subject: **Liquor License – Transfer of Stock**

---

***FINAL RECOMMENDATION REPORT***

OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 0273253  
PERMIT TYPE: STCK  
CLASS: C1 C2 D6  
NAME: ARSALON INC  
DBA: FAIRMOUNT CARRY OUT  
1964 HARRISON AV  
CINCINNATI, OH 45214

As of today's date, the Department of Buildings & Inspections provided no comment with their investigation.

On August 3, 2022, South Fairmount Community Council was notified of this application and do not object.

  
\_\_\_\_\_  
Police Department Approval

\_\_\_\_\_  
David M. Laing, Assistant City Prosecutor  
Law Department - Recommendation  
Objection                      No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: September 23, 2022

**Date:** 08/09/2022  
**To:** Lieutenant Colonel Teresa Theetge, Interim Police Chief  
**From:** Police Officer Doug Utecht, District Three Neighborhood Liaison Unit  
**Copies to:**  
**Subject:** **RENEWAL, TRANSFER OR ISSUANCE OF LIQUOR LICENSES**

**PATROL BUREAU MEMO #:** 22-368  
**DISTRICT INVESTIGATING LIQUOR PERMIT PREMISE:** District Three  
**PERMIT #:** 0273253  
**TYPE OF PERMIT APPLIED FOR:** Transfer of Stock  
**PERMIT NAME & ADDRESS:**

<b>Name:</b>	Fairmount Carry Out
<b>Address:</b>	1964 Harrison Ave

**APPLICANTS NAME(S):** Asmarina Besera

**INSPECTION / INVESTIGATION INFORMATION:**

<b>Officer:</b>	Doug Utecht
<b>Date:</b>	08/08/2022
<b>Findings:</b>	This is a carry out food and alcohol establishment. A premises inspection was conducted, and all applicable categories were found to be in compliance. A notification to the community council president was sent via Email to James Casey.

**COMMUNITY COUNCIL NOTIFIED:**

<b>Name 1:</b> James Casey	<b>Date:</b> 08/09/2022	<b>Notified by:</b> email
<b>Phone:</b>	<b>E-mail:</b> velocrazed07@yahoo.com	
<b>Name 2:</b>	<b>Date:</b>	<b>Notified by:</b> (select from menu)
<b>Phone:</b>	<b>E-mail:</b>	

**DISPOSITION OF THE COMMUNITY COUNCIL:**

☒ **NO OBJECTIONS**    
 ☐ **OBJECTION:** Attached Letter with Community Council Letterhead

**DISPOSITION OF THE DISTRICT:**

☒ NO OBJECTIONS      ☐ OBJECTION: If objection checked, a narrative is required below

REASON FOR OBJECTION:

DRU

DKV.

JA

No objection.

Only C-8

8/15/22

No Objection

- m8/LTC4

8/17/22

# City of Cincinnati

## Council



Melissa Autry, CMC  
Clerk of Council

Office of the Clerk

801 Plum Street, Suite 308  
Cincinnati, Ohio 45202  
Phone (513) 352-3246  
Fax (513) 352-2578

July 29, 2022

OHIO DIVISION OF LIQUOR CONTROL  
LICENSING SECTION  
NEW PERMIT SECTION  
6606 TUSSING ROAD  
P O BOX 4005  
REYNOLDSBURG, OH 43068-9005

Dear Ohio Division of Liquor Control:

The Council of the City of Cincinnati, State of Ohio, is requesting a 30 day extension on the below cited liquor permit application:

Application No.: 0273253  
Permit Type: STCK C1 C2 D6  
Name: ARSALON INC  
DBA FAIRMOUNT CARRY OUT  
1964 HARRISON AV  
CINCINNATI OH 45214

Pursuant to R.C. 4303.26(A), City of Cincinnati City Council, through its Clerk of Council (collectively, hereinafter "the City"), respectfully requests an additional 30 days in which to respond to the Ohio Division of Liquor Control regarding whether the City will request a hearing on the subject liquor permit application. The City makes such time extension request for good cause and not for unnecessary delay. Specifically, the City requires additional time for each of its various departments and the applicable community council to review and investigate the liquor application by performing all necessary inspections and research including, but not limited to, permit applicant interviews, site premises inspections, background investigations, and historical investigations regarding the history of the permit premises and the subject location. Moreover, such extension of time would provide the applicable community council an opportunity to meet, vote, and respond back to the City by the deadline. Therefore, the City requires such time extension in order to perform its due diligence in this matter. The City respectfully requests this time extension in good faith, for good cause, and not for unnecessary delay.

Please fax the confirmation back to us as soon as possible at (513) 352-2578.

Thank you for your prompt attention.

Sincerely,

Melissa Autry, CMC  
Clerk of Council

NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6808 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3168

TO

0273253		STCK	ARSALON INC
PERMIT NUMBER		TYPE	DBA FAIRMOUNT CARRY OUT
04 24 2022		1964 HARRISON AV	
ISSUE DATE		CINCINNATI OHIO 45214	
C1 C2 D6			
FILING DATE			
31 066 A		F27963	
TAX DISTRICT		RECEIPT NO.	

FROM 07/25/2022

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED 07/25/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN 08/25/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES

A STCK 0273253

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

89:2nd 7:27:58  
(Signature)

(Title) ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF COUNCIL

CINCINNATI CLERK OF COUNCIL  
CITY HALL  
801 PLUM ST ROOM 308  
CINCINNATI OHIO 45202

89:2nd 7:27:58

# City of Cincinnati

## Council



Melissa Autry, CMC  
Clerk of Council

Office of the Clerk

801 Plum Street, Suite 308  
Cincinnati, Ohio 45202  
Phone (513) 352-3246  
Fax (513) 352-2578

For City Bulletin

### Liquor Permit Application

From the Department of Liquor Control advising of permit application for the following:

Application No.: 0273253  
Permit Type: STCK C1 C2 D6  
Name: ARSALON INC  
DBA FAIRMOUNT CARRY OUT  
1964 HARRISON AV  
CINCINNATI OH 45214

Pursuant to Section 4303.261 of the Ohio Revised Code, Council must notify the Department of Liquor Control within thirty days if there is an objection to the above permit.

Notice of Application was received by the Clerk of Council's Office

07/29/2022

MELISSA AUTRY, CMC Clerk of Council

The last day for the State to receive an objection is

08/25/2022

Date: September 21, 2022

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202201786

Subject: Liquor License – Transfer of Stock

---

***FINAL RECOMMENDATION REPORT***

OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 9168922  
PERMIT TYPE: STCK  
CLASS: D1 D2 D3 D3A D6  
NAME: UNWIND INC  
DBA: NONE LISTED  
3435 MICHIGAN AVE & COURTYARD  
CINCINNATI, OH 45208

As of today's date, the Department of Buildings & Inspections provided no comment with their investigation.

On August 15, 2022, Hyde Park Neighborhood Council was notified of this application and do not object.



Police Department Approval

David M. Laing, Assistant City Prosecutor  
Law Department - Recommendation  
Objection                      No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: September 27, 2022

**Date:** August 23, 2022

**To:** Lieutenant Colonel Teresa A. Theetge, Interim Police Chief

**From:** Police Officer Christine Barry, P64, District Two NLU

**Copies to:**

**Subject: RENEWAL, TRANSFER OR ISSUANCE OF LIQUOR LICENSES**

**PATROL BUREAU MEMO #: 22-381**

**DISTRICT INVESTIGATING LIQUOR PERMIT PREMISE:** District Two

**PERMIT #: 9168922**

**TYPE OF PERMIT APPLIED FOR:** Transfer of Stock

**PERMIT NAME & ADDRESS:**

<b>Name:</b>	Unwind
<b>Address:</b>	3545 Michigan Ave & Courtyard

**APPLICANTS NAME(S):** Darrick Beekman

**INSPECTION / INVESTIGATION INFORMATION:**

<b>Officer:</b>	Christine Barry
<b>Date:</b>	8/23/2022
<b>Findings:</b>	3545 Michigan Ave found to be in compliance with all applicable procedures.

**COMMUNITY COUNCIL NOTIFIED:**

<b>Name 1:</b> Scott Hassel	<b>Date:</b> 8/22/2022	<b>Notified by:</b> email
<b>Phone:</b> 513-739-9971	<b>E-mail:</b> scott_hassell@hotmail.com	
<b>Name 2:</b>	<b>Date:</b>	<b>Notified by:</b> (select from menu)
<b>Phone:</b>	<b>E-mail:</b>	

**DISPOSITION OF THE COMMUNITY COUNCIL:**

☒ **NO OBJECTIONS**
     
 ☐ **OBJECTION:** Attached Letter with Community Council Letterhead

**DISPOSITION OF THE DISTRICT:**

☒ NO OBJECTIONS      ☐ OBJECTION: If objection checked, a narrative is required below

**REASON FOR OBJECTION:**

*CB*  
CB

*CSS/L968  
AD.*

*No objection  
- no check  
8/26/22.*

# City of Cincinnati

## Council



Melissa Autry, CMC  
Clerk of Council

Office of the Clerk  
August 10, 2022

801 Plum Street, Suite 308  
Cincinnati, Ohio 45202  
Phone (513) 352-3246  
Fax (513) 352-2578

OHIO DIVISION OF LIQUOR CONTROL  
LICENSING SECTION  
NEW PERMIT SECTION  
6606 TUSSING ROAD  
P O BOX 4005  
REYNOLDSBURG, OH 43068-9005

Dear Ohio Division of Liquor Control:

The Council of the City of Cincinnati, State of Ohio, is requesting a 30 day extension on the below cited liquor permit application:

Application No.: 9168922  
Permit Type: STCK D1 D2 D3 D3A D6  
Name: UNWIND INC  
3435 MICHIGAN AVE & COURTYARD  
CINCINNATI OH 45208

Pursuant to R.C. 4303.26(A), City of Cincinnati City Council, through its Clerk of Council (collectively, hereinafter "the City"), respectfully requests an additional 30 days in which to respond to the Ohio Division of Liquor Control regarding whether the City will request a hearing on the subject liquor permit application. The City makes such time extension request for good cause and not for unnecessary delay. Specifically, the City requires additional time for each of its various departments and the applicable community council to review and investigate the liquor application by performing all necessary inspections and research including, but not limited to, permit applicant interviews, site premises inspections, background investigations, and historical investigations regarding the history of the permit premises and the subject location. Moreover, such extension of time would provide the applicable community council an opportunity to meet, vote, and respond back to the City by the deadline. Therefore, the City requires such time extension in order to perform its due diligence in this matter. The City respectfully requests this time extension in good faith, for good cause, and not for unnecessary delay.

Please fax the confirmation back to us as soon as possible at (513) 352-2578.

Thank you for your prompt attention.

Sincerely,

Melissa Autry, CMC  
Clerk of Council

**NOTICE TO LEGISLATIVE  
AUTHORITY**

**OHIO DIVISION OF LIQUOR CONTROL**  
8806 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)844-2350 FAX(614)844-3185

TO

9168922		STCK		UNWIND INC 3435 MICHIGAN AVE & COURTYARD CINCINNATI OHIO 45208
PERMIT NUMBER		TYPE		
ISSUE DATE				
04 07 2022				
FILING DATE				
D1 D2 D3 D3A D6				
PERMIT CLASSES				
31 066 A F28033				
TAX DISTRICT		RECEIPT NO.		

FROM 07/29/2022

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 07/29/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN. 08/29/2022

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES

A STCK 9168922

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CINCINNATI CLERK OF COUNCIL  
CITY HALL  
801 PLUM ST ROOM 308  
CINCINNATI OHIO 45202

10/22/2022 12:05 PM

CLERK OF COUNCIL

# City of Cincinnati

## Council



Melissa Autry, CMC  
Clerk of Council

Office of the Clerk

801 Plum Street, Suite 308  
Cincinnati, Ohio 45202  
Phone (513) 352-3246  
Fax (513) 352-2578

For City Bulletin

### Liquor Permit Application

From the Department of Liquor Control advising of permit application for the following:

Application No.: 9168922  
Permit Type: STCK D1 D2 D3 D3A D6  
Name: UNWIND INC  
3435 MICHIGAN AVE & COURTYARD  
CINCINNATI OH 45208

Pursuant to Section 4303.261 of the Ohio Revised Code, Council must notify the Department of Liquor Control within thirty days if there is an objection to the above permit.

Notice of Application was received by the Clerk of Council's Office

8/10/22

MELISSA AUTRY, CMC Clerk of Council

The last day for the State to receive an objection is

08/29/22

Date: 09/21/2022

To: Mayor and Members of City Council 202201787  
From: Sheryl M. M. Long, City Manager  
Subject: **SPECIAL EVENT PERMIT APPLICATION: (Jazz Fest)**

---

In accordance with Cincinnati Municipal Code, Chapter 765; (Evanston Community Council and East Walnut Hills) has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): (Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering). There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Jazz Fest  
EVENT SPONSOR/PRODUCER: East Walnut Hills Assembly  
CONTACT PERSON: Chrstine Johnson  
LOCATION: Owl's Nest Park - 1984 Madison Rd, Cincinnati, OH 45208  
DATE(S) AND TIME(S): 10/01/2022  
EVENT DESCRIPTION: JazzFest is a joint community event provided by the councils of East Walnut Hills and Evanston, with the sponsorship of Cincinnati Parks and the Cincinnati Symphony Orchestra.  
ANTICIPATED ATTENDANCE: 150  
ALCOHOL SALES: ☒ YES. ☐ NO.  
TEMPORARY LIQUOR PERMIT HOLDER IS: T.B.D.

  
cc: Lieutenant Colonel Teresa A. Theetge, Interim Police Chief

Date: 09/21/2022

202201788

To: Mayor and Members of City Council  
From: Sheryl M. M. Long, City Manager  
Subject: **SPECIAL EVENT PERMIT APPLICATION: (W & S Thanksgiving Day Race)**

---

In accordance with Cincinnati Municipal Code, Chapter 765; (On your Feet LLC) has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: W & S Thanksgiving Day Race  
EVENT SPONSOR/PRODUCER: On your Feet LLC  
CONTACT PERSON: Julie Isphording  
LOCATION: 145 E. Second Street (Run through downtown, OTR, Newport and Covington)  
DATE(S) AND TIME(S): 11/24/2022 7:30 a.m. to 11:30 a.m.  
EVENT DESCRIPTION: 10k walk and run for charity and for Cincinnati  
ANTICIPATED ATTENDANCE: 100  
ALCOHOL SALES: ☐ YES. ☒ NO.  
TEMPORARY LIQUOR PERMIT HOLDER IS: (N/A)

  
cc: Lieutenant Colonel Teresa A. Theetge, Interim Police Chief

Date: September 21, 2022

202201803

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

Subject: ORDINANCE – C.W. WOOD MANUFACTURING, INC. DONATION (FRICKE ROAD)

---

Attached is an ordinance captioned as follows:

**ACCEPTING** a donation of real property located in the Millvale neighborhood (Hamilton County Auditor's Parcel No. 192-0070-0052-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project; and further **ACCEPTING** the grant of a permanent wall-maintenance easement on, over, and across a portion of real property located in the Millvale neighborhood (Hamilton County Auditor's Parcel No. 192-0070-0014-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project.

These items are associated with the segment of Mill Creek Trail constructed in 2015 along Fricke Road between Spring Grove Avenue and Beekman Avenue. Passage of this ordinance is necessary to ensure that the Department of Transportation and Engineering can safely operate and maintain the Mill Creek Trail.

The Administration recommends passage of the attached ordinance.

Attachment I – Property Description

Attachment II – Easement Description

cc: John S. Brazina, Director, Transportation and Engineering

**City of Cincinnati**  
**An Ordinance No. \_\_\_\_\_**

JRS

EESW

- 2022

**ACCEPTING** a donation of real property located in the Millvale neighborhood (Hamilton County Auditor's Parcel No. 192-0070-0052-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project; and further **ACCEPTING** the grant of a permanent wall-maintenance easement on, over, and across a portion of real property located in the Millvale neighborhood (Hamilton County Auditor's Parcel No. 192-0070-0014-00) from C.W. Wood Manufacturing, Inc., an Ohio corporation, in connection with the Mill Creek Road Improvement Project.

WHEREAS, the City, upon recommendation from the City's Department of Transportation and Engineering ("DOT"), wishes to accept the donation of a parcel of real property located in the Millvale neighborhood identified as Hamilton County Auditor's Parcel No. 192-0070-0052-00; and

WHEREAS, the City, upon the recommendation from the City's Department of Transportation and Engineering ("DOT"), also wishes to accept a grant of a permanent wall-maintenance easement on, over, and across a portion of certain real property located in the Millvale neighborhood identified as Hamilton County Auditor's Parcel No. 192-0070-0014-00; and

WHEREAS, Jeremiah R. Seebom, a reputable attorney-at-law in Cincinnati, has certified that, according to the Hamilton County Auditor's records: said parcels are in the name of C.W. Wood Manufacturing, Inc., an Ohio corporation, and are free and clear of all liens and other encumbrances except the lien for real estate taxes and assessments; and

WHEREAS, the City's acceptance of the donation parcel and grant of easement is in furtherance of the Mill Creek Road Improvement Project and is consistent with the development of an efficient transportation system that supports neighborhood livability and the planning, design, and implementation of a safe and sustainable transportation system; now therefore;

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

Section 1. That the City hereby accepts the donation of a 0.1708-acre parcel of real property located in the Millvale neighborhood and identified as Hamilton County Auditor's Parcel No. 192-0070-0052-00 from C.W. Wood Manufacturing, Inc., an Ohio corporation, which

real property is more particularly described on Attachment A attached hereto and incorporated herein by reference.

Section 2. That the City hereby accepts the grant of easement on, over, and across a 0.0256-acre portion of real property located in the Millvale neighborhood and identified as Hamilton County Auditor's Parcel No. 192-0070-0014-00 from C.W. Wood Manufacturing, Inc., an Ohio corporation, which easement is more particularly described on Attachment B attached hereto and incorporated herein by reference.

Section 3. That the City Manager is authorized to do all things necessary to carry out the terms of this ordinance, including without limitation executing all sale agreements, plats, deeds, closing documents, and all other agreements and instruments the City Manager deems necessary or appropriate to carry out the transactions described herein.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

ATTACHMENT A

**C. W. Wood Manufacturing, Inc.**  
**0.1708 Acres**

Situate in Section 27, Town 3, Fractional Range 2, City of Cincinnati, Millcreek Township, Hamilton County, Ohio and being located within a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Deed Book 3944, Page 673, all references herein being to the records located in the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning in a 5/8" Iron Pin set in the existing intersection of the northerly right of way line of Fricke Road (33' R/W) and the easterly right of way line of Beekman Street (60' R/W), said Iron Pin being the TRUE POINT OF BEGINNING of the parcel herein described; thence the following 5 courses:

1. In said existing easterly right of way line of Beekman Street, North 04° 31' 34" East, 23.73 feet to an Iron Pin set; thence
2. Leaving said existing easterly right of way line of Beekman Street, North 84° 29' 52" East, 155.38 feet to an Iron Pin set; thence
3. North 83° 54' 18" East, 161.44 feet to an Iron Pin set in the westerly right of way line of Llewellyn Avenue (40' R/W); thence
4. In said westerly right of way line of Llewellyn Avenue, South 00° 54' 21" East, 24.36 feet to a point in said northerly right of way line of Fricke Road; thence
5. In said northerly right of way line of Fricke Road, South 84° 21' 44" West, 318.99 feet to the TRUE POINT OF BEGINNING of the parcel herein described.

Containing 7,441 square feet or 0.1708 acres.

Bearing Base: Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83 and determined by GPS Observations of Hamilton County Control Monuments.

Iron Pins set are 5/8" x 30" rebar with cap stamped "FINN S-7181 OH".

Description prepared by Patrick S. Finn, OH-7181. IBI Group, Cincinnati, Ohio.



10 15 14

- LEGEND**
- 5/8" IRON PIN FOUND
  - R.R. SPIKE FOUND
  - ⊙ IRON PIPE FOUND
  - ⊙ 5/8"x30" IRON PIN SET CAPPED
  - \* PIN S-7181 OH\*
  - MAGNAIL SET

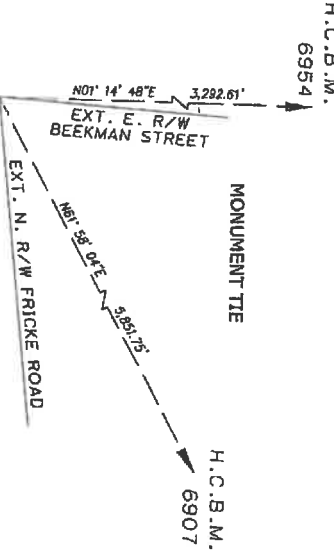


**SUBJECT PROPERTY**  
 C.W. WOOD MANUFACTURING, INC.  
 DEED BOOK 3944, PAGE 673  
 AUDITORS AREA - 2.430 ACRES  
 (PARCELS 14, 46 & 49 CONSOLIDATED)

**ACREAGE TABLE**

PARCEL (FUTURE R/W)	1.8866 ACRES
PARCEL RESIDUAL	0.1708 ACRES
TOTAL	2.1574 ACRES

**BEARING BASE**  
 Ohio State Plane Coordinate System, South Zone,  
 Horizontal Datum NAD83 and determined by GPS  
 Observations of Hamilton County Control  
 Monuments.



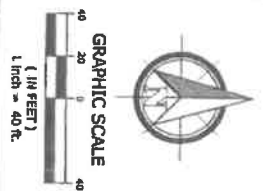
**SURVEYOR'S CERTIFICATION**

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEY UPON WHICH IT IS BASED AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF OHIO IN ACCORDANCE WITH OHIO REVISED CODE CHAPTER 317 OF THE OHIO ADMINISTRATIVE CODE, AND HAMILTON COUNTY OHIO'S TRANSFER AND CONVEYANCE STANDARDS, AS IN EFFECT ON THIS DATE. I FURTHER CERTIFY THAT ALL MONUMENTS SHOWN ON THIS PLAT WILL BE SET AS SITE IS DEVELOPED DESCRIBED.

PATRICK S. FINN P.S. 7181  
 DATE 10-15-14

**PLAT OF SURVEY  
 LOT SPLIT  
 (FOR FUTURE R/W)**  
 SECTION 27, TOWN 3 FRACTIONAL RANGE 2,  
 MILLCREEK TOWNSHIP, CITY OF CINCINNATI,  
 HAMILTON COUNTY, OHIO

GLOBAL INTELLIGENCE  
 LOCAL KNOWLEDGE  
 23 Thurgate Park Drive, Suite 200  
 Cincinnati, OH 45206  
 (513) 442-3141 ext. 243  
 Fax: 513-681-2063  
 www.magnaplanet.com



ATTACHMENT B

**Wall Maintenance Easement  
C. W. Wood Manufacturing, Inc.  
0.0256 Acres**

Situate in Section 27, Town 3, Fractional Range 2, City of Cincinnati, Millcreek Township, Hamilton County, Ohio and being located within a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Deed Book 3944, Page 673, all references herein being to the records located in the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning in a point in the existing intersection of the northerly right of way line of Fricke Road (33' R/W) and the easterly right of way line of Beekman Street (60' R/W), said point being in the southwesterly corner of a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Official Record 12773, Page 805; thence  
In said existing easterly right of way line of Beekman Street, North 04° 31' 34" East, 23.73 feet to a point; thence  
Leaving said existing easterly right of way line of Beekman Street and in the northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), North 84° 29' 52" East, 60.63 feet to a point being the TRUE POINT OF BEGINNING of the easement herein described; thence the following 6 courses:

1. Leaving said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), North 05° 30' 08" West, 5.75 feet to a point; thence
2. North 84° 29' 52" East, 94.72 feet to a point; thence
3. North 83° 54' 18" East, 99.07 feet to a point; thence
4. South 06° 05' 42" East, 5.75 feet to a point in said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805); thence
5. In said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), South 83° 54' 18" West, 99.10 feet to a point; thence
6. Continuing in said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), South 84° 29' 52" West, 94.75 feet to the TRUE POINT OF BEGINNING of the easement herein described.

Containing 1,114 square feet or 0.0256 acres.

Bearing Base: Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83 and determined by GPS Observations of Hamilton County Control Monuments.

Description prepared by Patrick S. Finn, OH-7181. IBI Group, Cincinnati, Ohio.

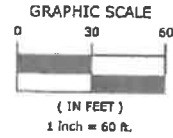




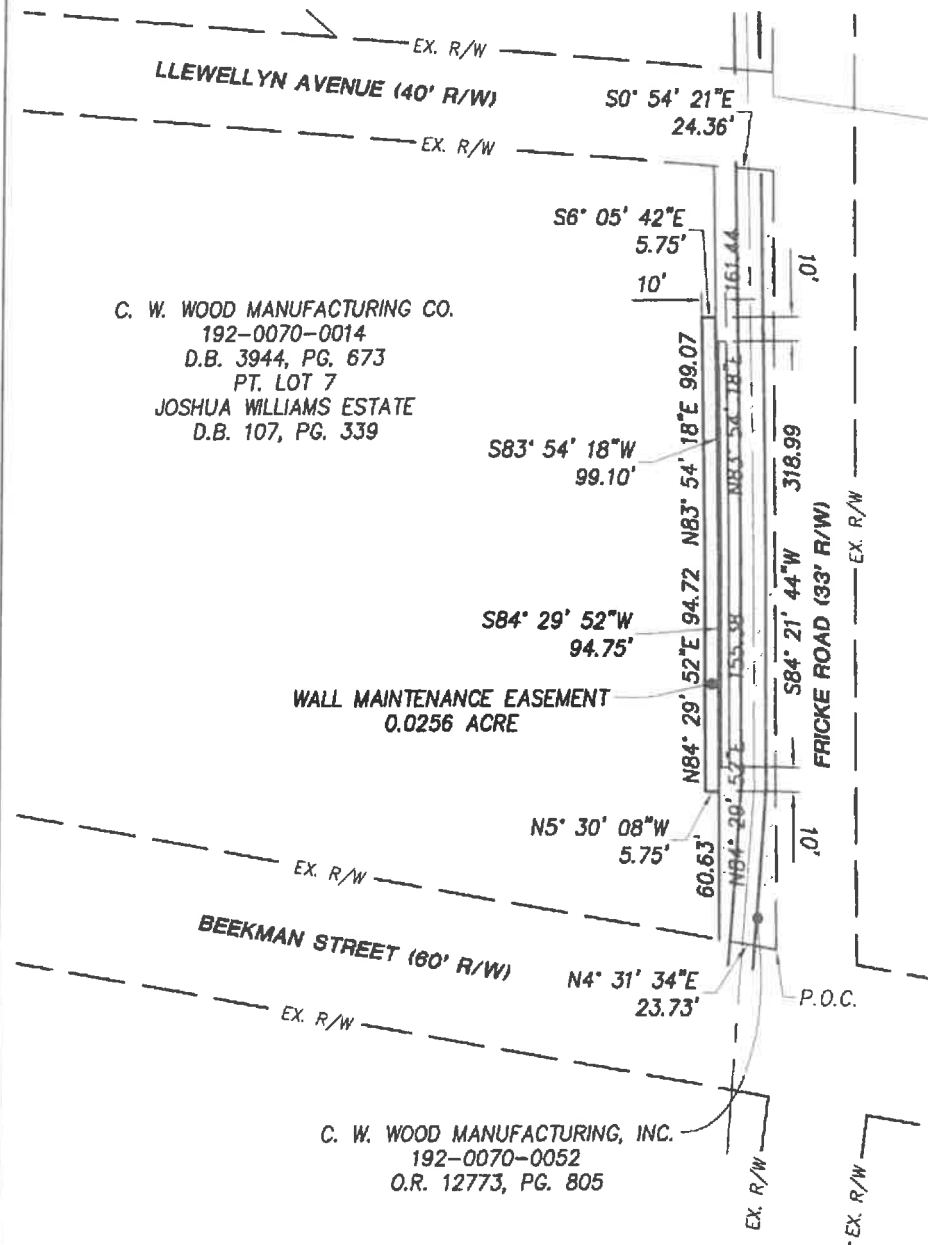
GLOBAL INTELLIGENCE.  
LOCAL KNOWLEDGE.

23 Triangle Park Drive, Suite 2300  
Cincinnati, OH 45246  
Contact: Nicholas Reed  
513-962-3143 ext. 240  
Fax: 513-881-2263  
www.ibigroup.com

**EASEMENT EXHIBIT**  
**RIGHT OF WAY & WALL MAINTENANCE**  
**EASEMENTS**  
PARCEL Nos. 192-0070-0014 & 0052  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO



BEARINGS SHOWN HEREON ARE BASED ON TIES TO THE HAMILTON  
COUNTY CONTROL MONUMENTS, OHIO STATE PLANE COORDINATES,  
SOUTH ZONE, HORIZONTAL DATUM NAD83.



**C. W. Wood Manufacturing, Inc.**

**0.1708 Acres**

Situate in Section 27, Town 3, Fractional Range 2, City of Cincinnati, Millcreek Township, Hamilton County, Ohio and being located within a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Deed Book 3944, Page 673, all references herein being to the records located in the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning in a 5/8" Iron Pin set in the existing intersection of the northerly right of way line of Fricke Road (33' R/W) and the easterly right of way line of Beekman Street (60' R/W), said Iron Pin being the TRUE POINT OF BEGINNING of the parcel herein described; thence the following 5 courses:

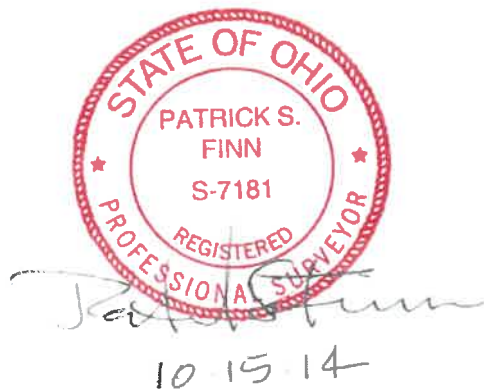
1. In said existing easterly right of way line of Beekman Street, North 04° 31' 34" East, 23.73 feet to an Iron Pin set; thence
2. Leaving said existing easterly right of way line of Beekman Street, North 84° 29' 52" East, 155.38 feet to an Iron Pin set; thence
3. North 83° 54' 18" East, 161.44 feet to an Iron Pin set in the westerly right of way line of Llewellyn Avenue (40' R/W); thence
4. In said westerly right of way line of Llewellyn Avenue, South 00° 54' 21" East, 24.36 feet to a point in said northerly right of way line of Fricke Road; thence
5. In said northerly right of way line of Fricke Road, South 84° 21' 44" West, 318.99 feet to the TRUE POINT OF BEGINNING of the parcel herein described.

Containing 7,441 square feet or 0.1708 acres.

Bearing Base: Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83 and determined by GPS Observations of Hamilton County Control Monuments.

Iron Pins set are 5/8" x 30" rebar with cap stamped "FINN S-7181 OH".

Description prepared by Patrick S. Finn, OH-7181. IBI Group, Cincinnati, Ohio.



DONALD L. MATTOCK

192-0070-0012  
O.R. 11159, PG. 1483

C. W. WOOD MANUFACTURING, INC.

192-0070-0014  
D.B. 3944, PG. 673  
PT. LOT 7  
JOSHUA WILLIAMS ESTATE  
D.B. 107, PG. 339  
2.1574 ACRES (SURVEY)C. W. WOOD MANUFACTURING, INC.  
192-0070-0046 & 0049  
D.B. 3941, PG. 807  
0.2490 ACRES (SURVEY)

1.9866 ACRES

1.9866 ACRE PARCEL

0.1708 ACRE PARCEL

North: 42435.4449' East: 138670.7241'  
Course: N04° 31' 34.39" E Length: 23.73'  
North: 42435.4449' East: 138670.7241'  
Course: S04° 31' 34.39" W Length: 23.73'  
North: 42435.4449' East: 138670.7241'  
Course: S04° 31' 34.39" W Length: 23.73'  
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Course: S04° 31' 34.39" W Length: 23.73'  
North: 42435.4449' East: 138670.7241'  
Course: S04° 31' 34.39" W Length: 23.73'

**SURVEYOR'S CERTIFICATION**

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEY UPON WHICH IT IS BASED AND THAT BOTH WERE MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 711, CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, AS IN EFFECT ON THE DATE OF THE SURVEY AND THAT ALL MONUMENTS SHOWN ON THIS PLAT WERE SET AS SHOWN AND DESCRIBED.

PATRICK S. FINN P.S. 7181

10.15.14

DATE

## LEGEND

- 5/8" IRON PIN FOUND
- R.R. SPIKE FOUND
- ⊙ IRON PIPE FOUND
- ⊙ 5/8"x30" IRON PIN SET CAPPED
- "FINN S-7181 OH"
- MAGNAIL SET

LOCATION MAP  
N.T.S.

## SUBJECT PROPERTY

C.W. WOOD MANUFACTURING, INC.  
DEED BOOK 3944, PAGE 673  
AUDITORS AREA - 2.450 ACRES  
(PARCELS 14, 46 & 49 CONSOLIDATED)

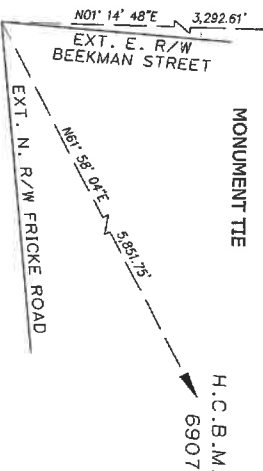
ACREAGE TABLE	
PARCEL (FUTURE R/W)	0.1708 ACRES
PARCEL RESIDUAL	1.9866 ACRES
TOTAL	2.1574 ACRES

## BEARING BASE

Ohio State Plane Coordinate System, South Zone,  
Horizontal Datum NAD83 and determined by GPS  
Observations of Hamilton County Control  
Monuments.

H.C.B.M.  
6954

MONUMENT TIE

H.C.B.M.  
6907

# PLAT OF SURVEY LOT SPLIT (FOR FUTURE R/W)

SECTION 27, TOWN 3 FRACTIONAL RANGE 2,  
MILLCREEK TOWNSHIP, CITY OF CINCINNATI,  
HAMILTON COUNTY, OHIO

DESIGN: DRAFT: CHECK:

PSF: PSF: PSF:

DATE: OCTOBER 2014

STAMP



SHEET NO.: 1 of 1



GRAPHIC SCALE

(IN FEET)  
1 inch = 40 ft.

GLOBAL INTELLIGENCE  
LOCAL KNOWLEDGE  
23 Township Hall, P.O. Box 2300  
Cincinnati, OH 45201  
Contact: Patrick Finn  
513-562-2114 ext. 248  
www.mccormack.com

**Wall Maintenance Easement**  
**C. W. Wood Manufacturing, Inc.**  
**0.0256 Acres**

Situate in Section 27, Town 3, Fractional Range 2, City of Cincinnati, Millicreek Township, Hamilton County, Ohio and being located within a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Deed Book 3944, Page 673, all references herein being to the records located in the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning in a point in the existing intersection of the northerly right of way line of Fricke Road (33' R/W) and the easterly right of way line of Beekman Street (60' R/W), said point being in the southwesterly corner of a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Official Record 12773, Page 805; thence

In said existing easterly right of way line of Beekman Street, North 04° 31' 34" East, 23.73 feet to a point; thence

Leaving said existing easterly right of way line of Beekman Street and in the northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), North 84° 29' 52" East, 60.63 feet to a point being the TRUE POINT OF BEGINNING of the easement herein described; thence the following 6 courses:

1. Leaving said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), North 05°30' 08" West, 5.75 feet to a point; thence
2. North 84° 29' 52" East, 94.72 feet to a point; thence
3. North 83° 54' 18" East, 99.07 feet to a point; thence
4. South 06° 05' 42" East, 5.75 feet to a point in said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805); thence
5. In said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), South 83° 54' 18" West, 99.10 feet to a point; thence
6. Continuing in said northerly line of said C. W. Wood Manufacturing, Inc. (Official Record 12773, Page 805), South 84° 29' 52" West, 94.75 feet to the TRUE POINT OF BEGINNING of the easement herein described.

Containing 1,114 square feet or 0.0256 acres.

Bearing Base: Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83 and determined by GPS Observations of Hamilton County Control Monuments.

Description prepared by Patrick S. Finn, OH-7181. IBI Group, Cincinnati, Ohio.





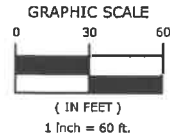
GLOBAL INTELLIGENCE.  
LOCAL KNOWLEDGE.

23 Triangle Park Drive, Suite 2300  
Cincinnati, OH 45246  
Contact: Nicholas Reed  
513-942-3141 ext. 240  
Fax: 513-681-2263  
www.iblgroup.com

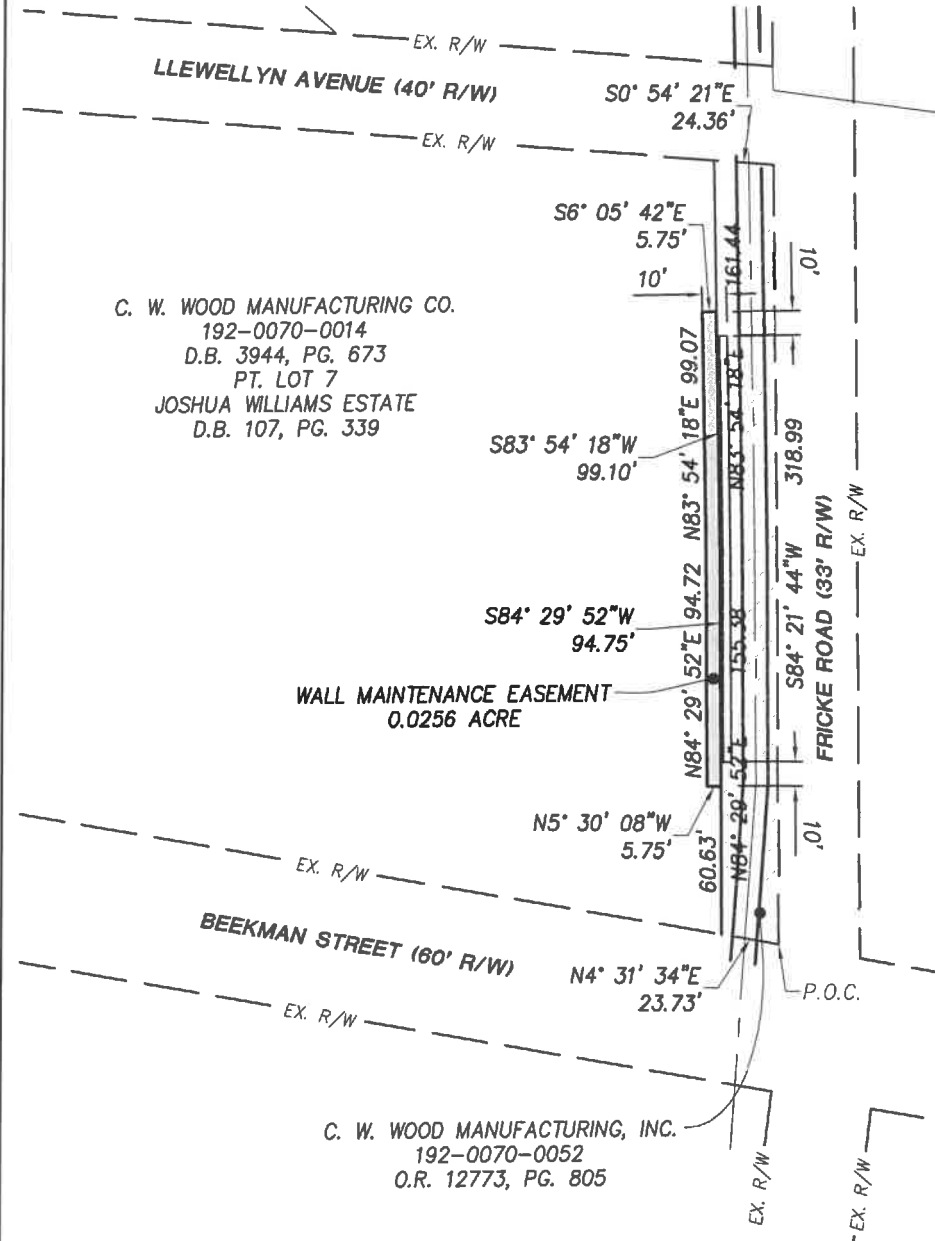
# EASEMENT EXHIBIT

## RIGHT OF WAY & WALL MAINTENANCE EASEMENTS

PARCEL Nos. 192-0070-0014 & 0052  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO



BEARINGS SHOWN HEREON ARE BASED ON TIES TO THE HAMILTON COUNTY CONTROL MONUMENTS, OHIO STATE PLANE COORDINATES, SOUTH ZONE, HORIZONTAL DATUM NAD83.



September 21, 2022

**To:** Mayor and Members of City Council

202201805

**From:** Sheryl M. M. Long, City Manager

**Subject: Ordinance – GCWW: Increasing the Fund Advance Limit and Transferring Funds to Water Works Stores - Chemicals Fund 214**

---

Attached is an Ordinance captioned:

**AUTHORIZING** the Director of Finance to increase the fund advance limit of Fund 214, Water Works Stores – Chemicals (“Fund 214”), from \$1,700,000 to \$4,200,000; and further **AUTHORIZING** the transfer of \$2,500,000 from the unappropriated surplus of Fund 101, Water Works, to Fund 214 for the purpose of providing Greater Cincinnati Water Works with sufficient funds to purchase water treatment chemicals and maintain additional chemical reserves.

This Ordinance would increase the fund advance limit for Water Works Stores – Chemicals Fund 214 from \$1,700,000 to \$4,200,000. Additionally, \$2,500,000 will be transferred from the unappropriated surplus of Water Works Fund 101 to Water Works Stores – Chemicals Fund 214. The additional funds will enable Water Works to purchase water treatment chemicals and maintain additional chemical reserves.

Due to severe shortages, cost increases and supply chain delays as to chemicals critical to the water treatment process, the City Administration requires additional funds to purchase the chemicals at increased prices and desires to purchase and maintain additional reserves of these chemicals to ensure that GCWW can meet the region’s water treatment needs. This ordinance authorizes the Director of Finance to increase the fund advance limit for and transfer \$2.5 million to Water Works Stores – Chemicals Fund 214.

This Ordinance is in accordance with the “Sustain” goal to “[m]anage our financial resources” and strategy to “[s]pend public funds more strategically,” as described on pages 199-205 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Verna Arnette, GCWW, Interim Executive Director  
Andrew Dudas, Budget Director  
Karen Alder, Finance Director



Attachment

**AUTHORIZING** the Director of Finance to increase the fund advance limit of Fund 214, Water Works Stores – Chemicals (“Fund 214”), from \$1,700,000 to \$4,200,000; and further **AUTHORIZING** the transfer of \$2,500,000 from the unappropriated surplus of Fund 101, Water Works, to Fund 214 for the purpose of providing Greater Cincinnati Water Works with sufficient funds to purchase water treatment chemicals and maintain additional chemical reserves.

WHEREAS, Fund 214, Water Works Stores – Chemicals (“Fund 214”), provides for the purchase and storage by Greater Cincinnati Water Works (“GCWW”) of the water treatment chemicals necessary to maintain regulatory compliance and the high quality of the City’s drinking water; and

WHEREAS, the water utility industry is experiencing industry-wide chemical shortages, supply chain delays, and a significant increase in chemical prices, all of which are causing overall costs to increase by a projected 47 percent; and

WHEREAS, the fund advance limit of Fund 214 has not been increased since 2009, and an increase to the fund advance limit, along with an appropriation of additional funds, is needed for the City to purchase chemicals at increased prices and to maintain additional chemical reserves to ensure that a sufficient supply is available to meet GCWW’s water treatment needs; and

WHEREAS, this ordinance is in accordance with the “Sustain” goal to “[m]anage our financial resources” and strategy to “[s]pend public funds more strategically,” as described on pages 199-205 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That the fund advance limit of Fund 214, Water Works Stores – Chemicals (“Fund 214”), is hereby increased from \$1,700,000 to \$4,200,000.

Section 2. That the sum of \$2,500,000 is hereby transferred from the unappropriated surplus of Fund 101, Water Works, to Fund 214 for the purpose of providing Greater Cincinnati Water Works with sufficient funds to purchase water treatment chemicals and maintain additional chemical reserves.

Section 3. That the proper City officials are hereby authorized to do all things necessary and proper to implement the provisions of Sections 1 and 2 herein.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 21, 2022

**To:** Mayor and Members of City Council 202201806

**From:** Sheryl M. M. Long, City Manager

**Subject:** **Emergency Ordinance – Police: FY 2021 Project Safe Neighborhoods (PSN) Grant**

---

Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant in the amount of up to \$288,200 in FY 2021 Project Safe Neighborhoods funds from the United States Attorney's Office, Southern District of Ohio, administered by the Office of Criminal Justice Services (ALN 16.609), for the purchase and implementation of the FususOne platform, a real-time video and incident management system with video-sharing capabilities and a community-facing portal that will aid in the response to and investigation of violent crime; and **AUTHORIZING** the Finance Director to deposit the grant funds into Law Enforcement Grant Fund 368, Project Account No. 21PSN.

This Emergency Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant in an amount up to \$288,200 in FY 2021 Project Safe Neighborhoods funds from the United States Attorney's Office, Southern District of Ohio, administered by the Office of Criminal Justice Services (Assistance Listing Number (ALN) 16.609), for the purchase and implementation of the FususOne platform, a real-time video and incident management system with video-sharing capabilities and a community-facing portal that will aid in the response to and investigation of violent crime. This Emergency Ordinance further authorizes the Finance Director to deposit the grant funds into Law Enforcement Grant Fund 368, Project Account No. 21PSN.

The Project Safe Neighborhoods initiative supports projects that lead to a sustained reduction in violent crime, including criminal gang activities and the felonious possession and use of firearms.

The grant application deadline was August 29, 2022, and the Cincinnati Police Department applied for the grant prior to receiving City Council approval. Should this Emergency Ordinance not be approved, the grant award will not be accepted. The grant does not require matching funds and no new FTEs are associated with the grant.

This Ordinance is in accordance with the "Live" goal to "[c]reate a more livable community" as described on pages 156-163 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to ensure the timely acceptance of grant funds.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director  
Karen Alder, Finance Director

Attachment



## EMERGENCY

CFG

-2022

**AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant in the amount of up to \$288,200 in FY 2021 Project Safe Neighborhoods funds from the United States Attorney's Office, Southern District of Ohio, administered by the Office of Criminal Justice Services (ALN 16.609), for the purchase and implementation of the FususOne platform, a real-time video and incident management system with video-sharing capabilities and a community-facing portal that will aid in the response to and investigation of violent crime; and **AUTHORIZING** the Finance Director to deposit the grant funds into Law Enforcement Grant Fund 368, Project Account No. 21PSN.

WHEREAS, the Project Safe Neighborhoods initiative supports projects that lead to a sustained reduction in violent crime, including criminal gang activities and the felonious possession and use of firearms; and

WHEREAS, a grant is available in the amount of up to \$288,200 in FY 2021 Project Safe Neighborhoods funds from the United States Attorney's Office, Southern District of Ohio, administered by the Office of Criminal Justice Services (ALN 16.609), for the purchase and implementation of the FususOne platform, a real-time video and incident management system with video-sharing capabilities and a community-facing portal that will aid in the response to and investigation of violent crime; and

WHEREAS, the grant application deadline was August 29, 2022, and the Cincinnati Police Department applied for the grant prior to this ordinance receiving Council approval, but no funds will be accepted without approval of Council; and

WHEREAS, no matching funds or new FTEs are associated with this grant; and

WHEREAS, this ordinance is in accordance with the "Live" goal to "[c]reate a more livable community," as described on pages 156-163 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That the City Manager is hereby authorized to apply for, accept, and appropriate a grant in the amount of up to \$288,200 in FY 2021 Project Safe Neighborhoods funds from the United States Attorney's Office, Southern District of Ohio, administered by the Office of Criminal Justice Services (ALN 16.609), for the purchase and implementation of the FususOne platform, a

real-time video and incident management system with video-sharing capabilities and a community-facing portal that will aid in the response to and investigation of violent crime.

Section 2. That the Finance Director is hereby authorized to deposit the grant funds into Law Enforcement Grant Fund 368, Project Account No. 21PSN.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 and 2 herein.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to ensure the timely acceptance of grant funds.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 21, 2022

**To:** Mayor and Members of City Council 202201807

**From:** Sheryl M. M. Long, City Manager

**Subject:** **Emergency Ordinance – Emergency Communications Center (ECC): 311 Service Line Transfer**

---

Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the transfer of the sum of \$240,000 within Street Construction Maintenance and Repair Fund 301 from and to various operating accounts for the purpose of transferring the funding and employees of the City's 311 Service Line from the Department of Public Services to the City Manager's Office, Emergency Communications Center in accordance with the attached Schedule of Transfer.

This Emergency Ordinance would authorize the transfer of the sum of \$240,000 within Street Construction Maintenance and Repair Fund 301 from and to various operating accounts for the purpose of transferring the funding and employees of the City's 311 Service Line from the Department of Public Services to the City Manager's Office, Emergency Communications Center in accordance with the attached Schedule of Transfer.

In Fiscal Year 2022, the Emergency Communications Center (ECC) assumed responsibility for the City's 311 Service Line, which provides citizens with a method to make non-emergency service requests for concerns like potholes, tall grass, and missed trash-pick up. The Department of Public Services had previously managed non-emergency requests for service.

The efficient oversight and integration of the 311 Service Line requires the transfer of employees from the Department of Public Services to the Emergency Communications Center. The Emergency Communications Center will assume responsibility and management of 4-full time positions and 1 part time position, totaling 4.73 FTE, effective October 16, 2022. The Emergency Communications Center will also assume responsibility for filling any vacant positions following the transfer.

Funds need to be transferred from the Department of Public Services to the City Manager's Office, Emergency Communications Center to provide for the reassignment of these duties.

This Emergency Ordinance is in accordance with the "Live" goal to "[c]reate a more livable community" as described on pages 156-163 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to transfer the resources needed for the 311 Service Line to the City Manager's Office, Emergency Communications Center, to ensure the uninterrupted continuation of services.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director  
Karen Alder, Finance Director

Attachment



## EMERGENCY

LES

- 2022

**AUTHORIZING** the transfer of the sum of \$240,000 within Street Construction Maintenance and Repair Fund 301 from and to various operating accounts for the purpose of transferring the funding and employees of the City's 311 Service Line from the Department of Public Services to the City Manager's Office, Emergency Communications Center, in accordance with the attached Schedule of Transfer.

WHEREAS, the duties of the City of Cincinnati's non-emergency service telephone line were transferred from the Department of Public Services to the City Manager's Office, Emergency Communications Center, in 2022; and

WHEREAS, the efficient oversight and integration of the 311 Service Line requires the transfer of employees from the Department of Public Services to the Emergency Communications Center; and

WHEREAS, the Emergency Communications Center will assume responsibility and management of four full-time positions and one part-time position, totaling 4.73 FTEs effective October 16, 2022; and

WHEREAS, the Emergency Communications Center will be responsible for filling any vacant positions following the transfer of the 4.73 FTEs; and

WHEREAS, a transfer of funds is needed in order to provide for the reassignment of these duties from the Department of Public Services to the City Manager's Office, Emergency Communications Center; and

WHEREAS, this ordinance is in accordance with the "Live" goal to "[c]reate a more livable community," as described on pages 156-163 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That the transfer of the sum of \$240,000 within Street Construction Maintenance and Repair Fund 301 from and to various operating accounts according to the Schedule of Transfer, attached hereto and by this reference made a part hereof, is hereby authorized

for the purpose of transferring the funding and employees of the 311 Service Line from the Department of Public Services to the City Manager's Office, Emergency Communications Center, effective October 16, 2022.

Section 2. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Section 1 and the Schedule of Transfer attached hereto.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to transfer the resources needed for the 311 Service Line to the City Manager's Office, Emergency Communications Center, to ensure the uninterrupted continuation of services.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 21, 2022

**To:** Mayor and Members of City Council 202201808

**From:** Sheryl M. M. Long, City Manager

**Subject:** Ordinance – Zone Change from CG-A to PD for a 124-unit condominium development in Oakley

---

Transmitted is an Ordinance captioned:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood from CG-A, “Commercial General-Auto,” zoning district to Planned Development District No. 94, “Arcadia.”

Summary

This proposed development is located on part of the old Cast Fab vacant site in Oakley, which is approximately 7.5 acres. The site is situated between the railroad tracks to the south, I-71 to the west, Planned Development (PD-89, Graphite) to the north and Planned Development (PD-64, Oakley Station) to the east in Oakley. Local Oakley, LLC., is requesting a Planned Development because there are 124 individual lots for the condominiums, which would require numerous zoning variances with the current zoning. The property is not located within a Historic Overlay District or a Hillside Overlay District. The developer is calling this development “Arcadia”.

Christo Homes plans to construct 124-condominiums organized into 25 groups with 4 to 6 homes per group. Each townhome will be on its own lot to be sold as condominiums. There will be 76 surface parking spaces provided on the site with each home also having either a one or two-car garage. The parking provided exceeds the parking requirements in Section 1425-03 Requirements for Off-Street Parking and Loading. The development will provide internal circulation to the community through a series of private streets and alleys.

These townhomes will be three stories tall and of wood frame construction with a brick veneer, fiber cement siding, brick detailing and a membrane roof. Price points will range from \$375,000 to \$675,000. The developers will offer a variety of unit sizes and features. Homes will range in size from 1,300 to 2,200 square feet, offering one to four bedrooms with two to four bathrooms. Each home will have a one to two-car garage with an option of finished or unfinished living space adjacent on the lower level. Additional options include interior finish upgrades, rooftop decks and balconies among other options. Lighting for the development will use 25 8 to 10 feet tall residential style lamps located on the private streets and common areas.

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial General-Auto (CG-A) to Planned Development (PD) for the proposed condominium development for the following reasons:

1. The proposed residential development will not negatively impact the existing character of the surrounding area;
2. The proposal will provide needed new single-family homes in the City;
3. The proposal is supported by the Oakley Community Council;
4. The proposal is consistent with *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019); and

5. A Planned Development zoning district requires an extensive public process with site, density, and design review unlike a regular zone change process

On September 16, 2022, the City Planning Commission voted unanimously to recommend approval of the proposed zone change from Commercial General-Auto to Planned Development (PD) for Jared Ellis Drive in Oakley to City Council.

On September 16, 2022, the City Planning Commission voted unanimously to recommend approval of the proposed zone change from Commercial General-Auto to Planned Development (PD) for Jared Ellis Drive in Oakley to City Council.

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



# City of Cincinnati

DBS

EESW

## An Ordinance No. \_\_\_\_\_

- 2022

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood from the CG-A, "Commercial General-Auto," zoning district to Planned Development District No. 94, "Arcadia."

WHEREAS, Local Oakley, LLC ("Owner") owns the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood ("Property"), which property is comprised of approximately 7.5 acres; and

WHEREAS, the Property previously contained an industrial use and currently consists of vacant land; and

WHEREAS, the Owner has petitioned to rezone the Property from the CG-A, "Commercial General-Auto," zoning district to Planned Development District No. 94, "Arcadia," ("PD-94") to facilitate the construction of a development that contains 124 townhomes at a density of 16 units per acre ("Project"); and

WHEREAS, the Owner has submitted a concept plan and development program statement for the Project, which concept plan and development program statement describe the land use and development regulations that will govern the Project and which documents otherwise meet the requirements of Cincinnati Municipal Code Section 1429-09; and

WHEREAS, the Owner has sufficient control over the Property to affect its proposed plan and construct the Project; and

WHEREAS, the proposed Project is compatible with surrounding land uses, will reactivate a lot that is currently vacant and underutilized by creating more residential housing options, and will support commercial businesses in the Oakley neighborhood; and

WHEREAS, on September 16, 2022, the City Planning Commission approved the rezoning of the Property from the CG-A, "Commercial General-Auto," zoning district to PD-94 upon finding that: (i) the Owner's concept plan and development program statement are consistent with applicable plans and policies and are compatible with surrounding development; (ii) the concept plan and development program 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; (iii) deviations from the base district regulations applicable to the property at the time of the Owner's application are justified by compensating benefits of the concept plan and development program statement; and (iv) the concept plan and development program statement include adequate provisions for utility services, refuse collection, open space, landscaping and buffering, pedestrian circulation, traffic circulation, building design, and building location; and

WHEREAS, a committee of the Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the rezoning, finding it in the interest of the general public's health, safety, morals, and welfare; and

WHEREAS, the proposed rezoning is consistent with the "Live" Initiative Area of *Plan Cincinnati* (2012), which includes the goal to "provide a full spectrum of housing options and improve housing quality and affordability" (page 164) and the goal to "create a more livable community" (page 156); and

WHEREAS, the proposed rezoning is further consistent with the "Managing our Future Growth" Focus Area of the *Oakley Master Plan* (2002), including its goal to "assure 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 the strategy to "evaluate the appropriateness of the existing zoning map for vacant and underutilized properties" (page 80); and

WHEREAS, the Council considers the establishment of PD-94 to be in the best interests of the City and the general public's health, safety, morals, and 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's and the Cincinnati Planning Commission's findings that the planned development proposed by Local Oakley, LLC for the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood ("Property") conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

Section 2. That the shape and area of the City's official zoning map in the location of the Property, which real property is identified on the map attached hereto as Exhibit "A" and made a part hereof, and which real property is more particularly described on Exhibit "B", attached hereto and made a part hereof, is hereby amended from the CG-A, "Commercial General-Auto," zoning district to Planned Development District No. 94, "Arcadia," ("PD-94").

Section 3. That the development program statement, attached hereto as Exhibit "C" and made a part hereof, and the concept plan, attached hereto as Exhibit "D" and made a part hereof, are hereby approved. The approved development program statement and concept plan, which

include the incorporation of the provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," in addition to other more specific provisions, shall govern the use and development of the Property during the effective period of the PD-94.

Section 4. That, should PD-94 lapse pursuant to provisions of Cincinnati Municipal Code Chapter 1429, "Planned Development Districts," the Property shall revert to the CG-A, "Commercial General-Auto," zoning district in effect immediately prior to the effective date of PD-94.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

EXHIBIT A

# Zone Change from CG-A to PD for 3033 Jared Ellis Drive, Arcadia in Oakley

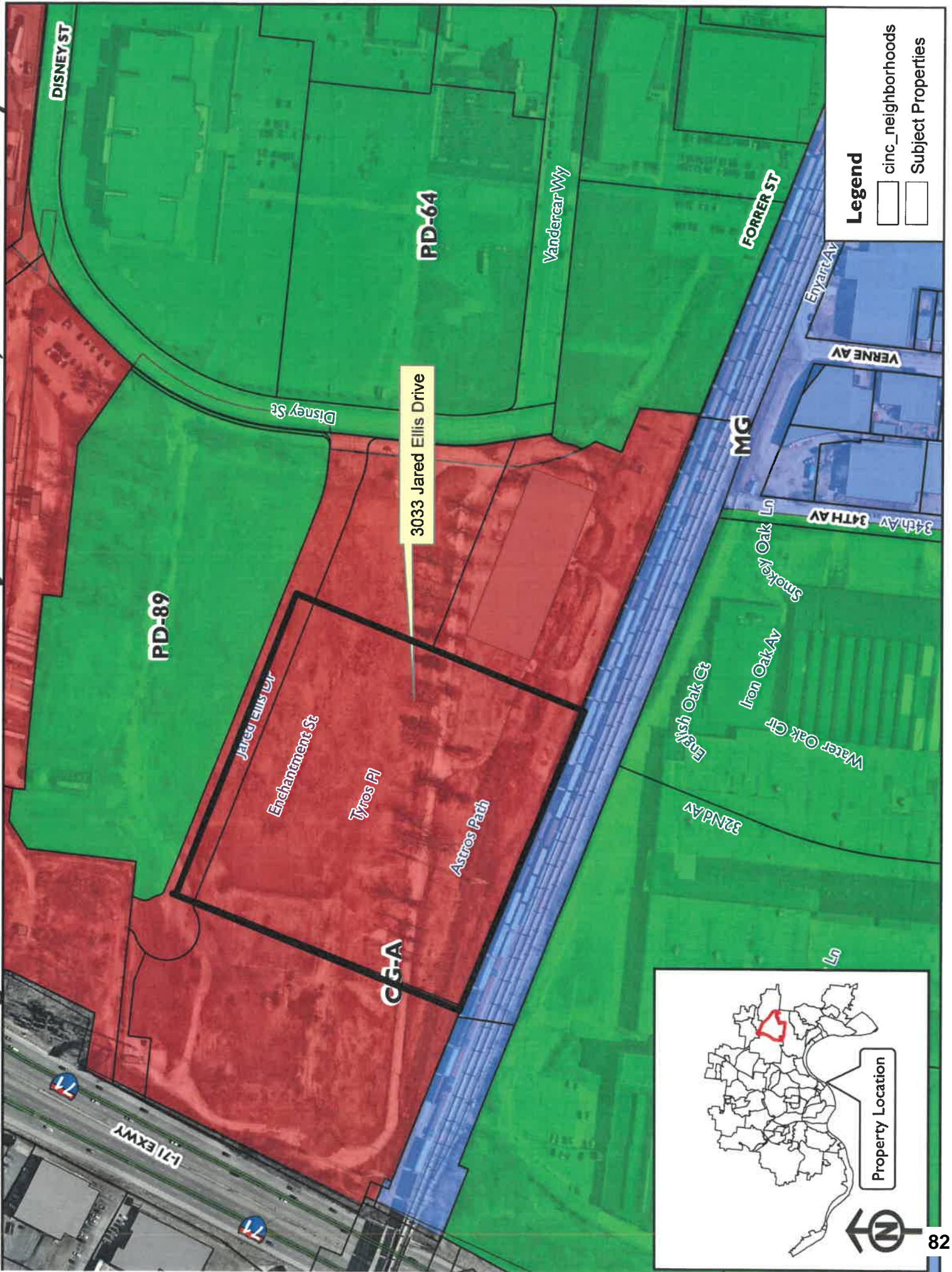


EXHIBIT B

Date: May 23, 2022  
Description: Lot #5 and Part of Jared Ellis Drive  
Cast Fab Subdivision  
Re-Zoning  
Location: City of Cincinnati  
Hamilton County, Ohio



Situated in Section 28, Town 3, Fractional Range 2, Columbia Township, Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 8.414 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the southwest corner of Lot #4 of Cast Fab Subdivision as recorded in Plat Book 473, Page 49 and being on the northerly boundary of Baltimore & Ohio Railroad Company and being the **True Point of Beginning**:

thence, from the True Point of Beginning, departing the southwest corner of said Lot #4 and with the northerly boundary of said Baltimore & Ohio Railroad Company, North 68° 18' 08" West, 608.37 feet to the southeast corner of Lot #7 of said Cast Fab Subdivision;

thence, leaving the northerly boundary of said Baltimore & Ohio Railroad Company and with the easterly boundary extended of said Lot #7 and through Jared Ellis Drive, North 21° 41' 52" East, 602.47 feet to the centerline of said Jared Ellis Drive;

thence, with the centerline of said Jared Ellis Drive, South 68° 18' 08" East, 608.37 feet;

thence, leaving the centerline of said Jared Ellis Drive and through said Jared Ellis Drive and with the westerly boundary of Lot #3 of said Cast Fab Subdivision and with the westerly boundary of said Lot #4, South 21° 41' 52" West, 602.47 feet to the **True Point of Beginning** containing 8.414 acres of which 0.838 acres is right of way.

The above description is a complete, proper and legal description of the property by deeds and plats of record.

  
Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio



EXHIBIT C

**Arcadia  
3033 Jared Ellis Drive  
Program Statement**

Cristo Homes and the property owner, Local Oakley LLC., have joined together 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 vacant property is currently zoned “CG-A” Commercial General Auto Oriented District. To allow for the site to be developed as a 124 unit condominium community, an application is being requested for consideration to rezone the property “PD” Planned Development District.

The proposed development would have two points of access from Jared Ellis Drive and would provide internal circulation to the community through a series of private streets and alleys. The proposed 124 townhomes, with a density of 16 units per acre, have been placed into 25 groups ranging from four to six homes per group. A total of 76 surface parking spaces are provided on site with each home containing a one or two 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 1,300 SF to 2,220 SF, could contain one to four bedrooms with two to four bathrooms. Each home would have a one or two car garage with the option of finished or unfinished living space adjacent on the lower level. Additional options for the homes include, interior finish upgrades, rooftop decks and balconies among other options. Providing a variety of home sizes and features allows for anticipated sales prices of \$375,000 to \$675,000. 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 8 to 10 feet and located on the private streets and common areas. Arcadia would be developed in four phases with construction beginning Spring of 2023, weather permitting. It is anticipated that all phases of the Arcadia Development would be completed in 2028. Arcadia 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 Arcadia within walking distance. Arcadia, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community.

Pursuant to Section 1429.05 of the Zoning Code, we would offer the following information:

- a) The proposed Arcadia “PD” will contain a total of 7.576 acres, in excess of the minimum two acres required for a “PD”.
- b) Local Oakley is the sole owner of record of the 7.576 acres in the proposed “PD” contained in Hamilton County Auditors Parcel 052-0001-0026-00.
- c) Although there will be multiple buildings (124) within the “PD”, they will each be on a separate lot to allow for home ownership.
- d) No portion of the proposed “PD” is located in a Historic District.

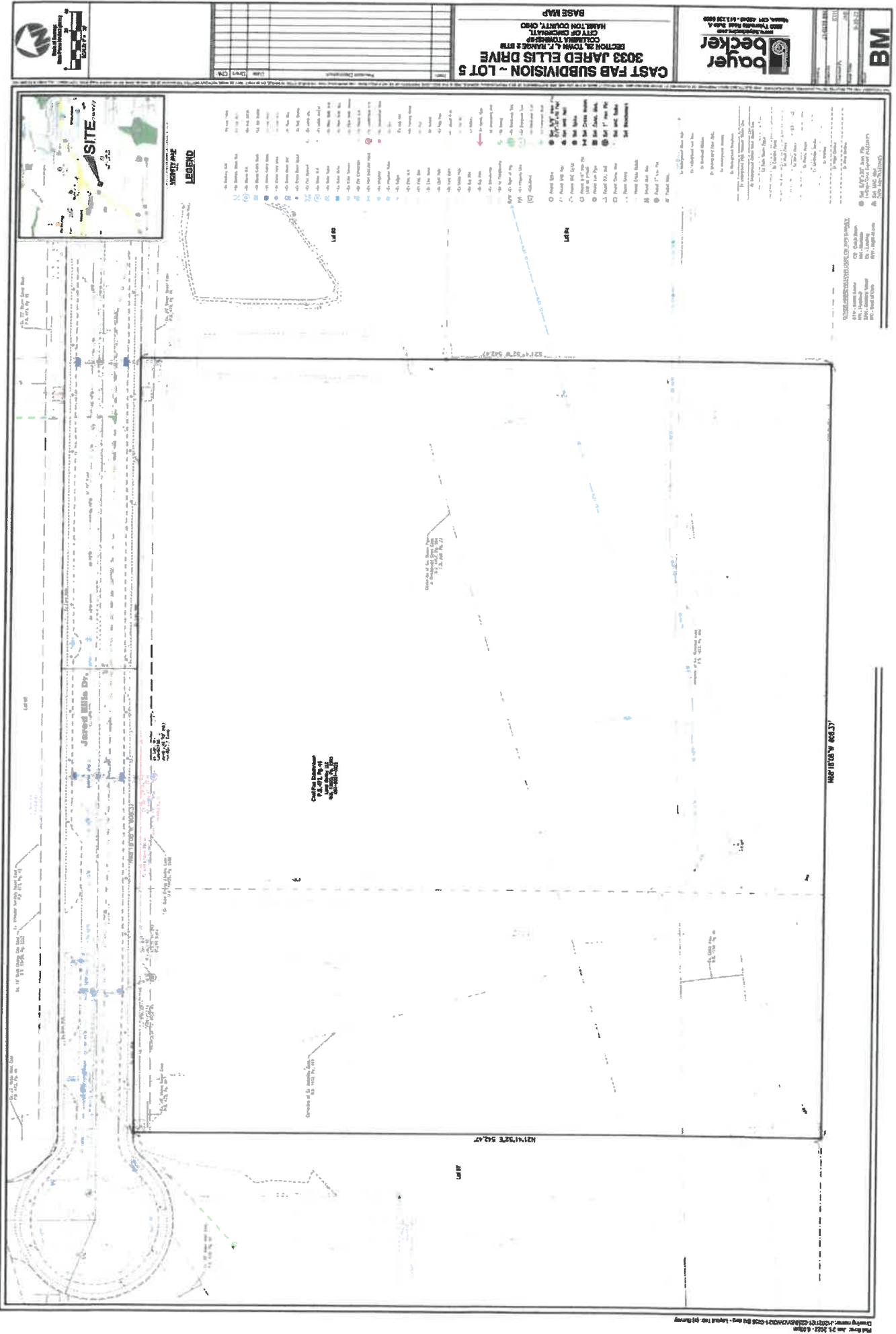
- e) No portion of the proposed “PD” is located in a Hillside Overlay District.
- f) No portion of the proposed “PD” is located in an Urban Design Overlay District.

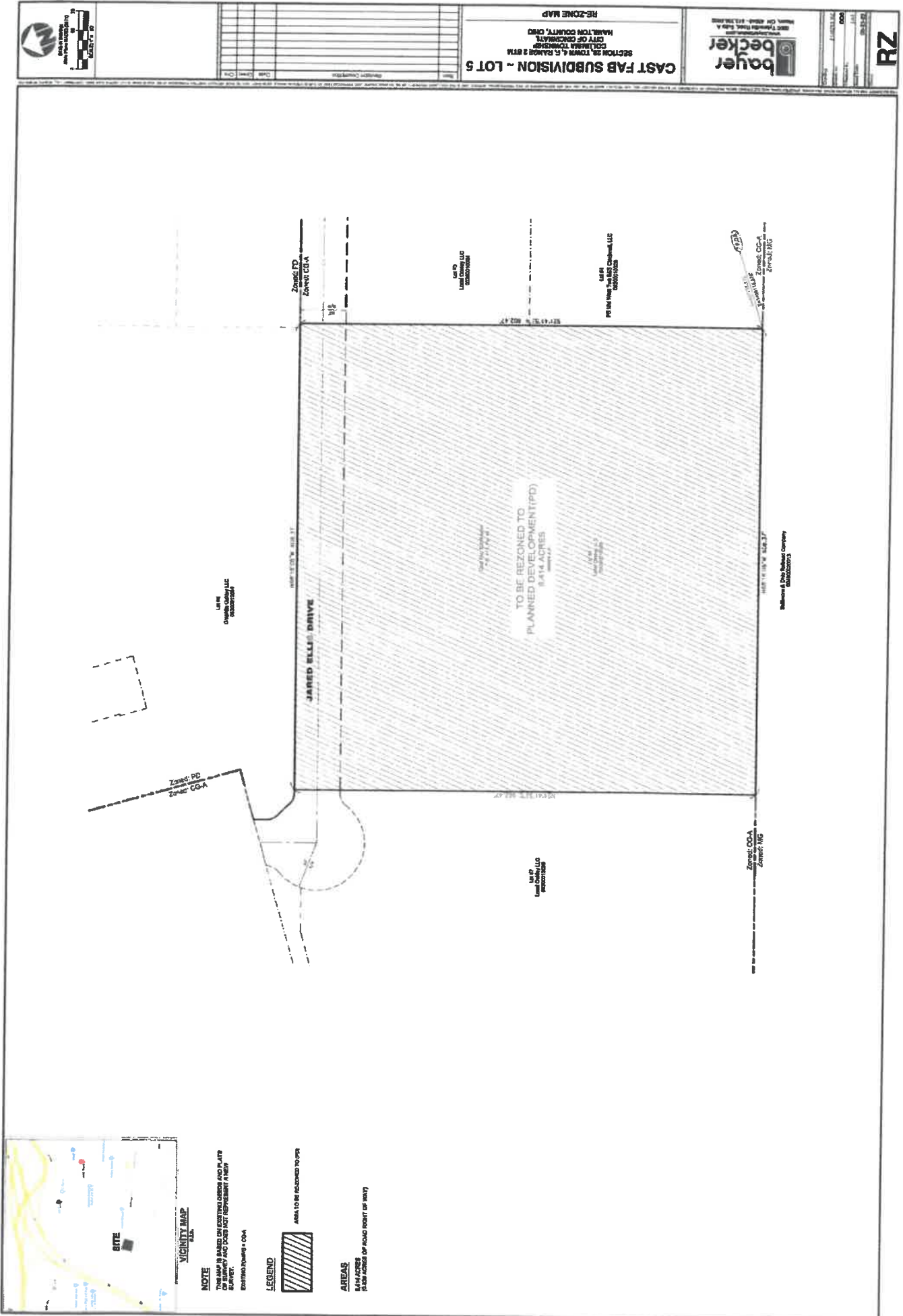
To allow the development to move forward as a 124 unit condominium development, it is necessary to request a “PD” Planned Development District. Although the 124 townhomes will be attached in groups of four or five, they will each be located on their own lot so that they can be sold as condominiums. To try to create this type of development within the single family residential districts, the only option would be cluster housing, which is designed for “protecting natural open space, ecological, topographical, or historic features”. This standard does not apply to this site. Further, multiple variances would be required from front, side, and rear yard setback requirements, lot widths, and lot areas. The proposed “PD” Planned Development designation is the most appropriate district to allow the Arcadia development to move forward.

The developers of Arcadia have met with the Oakley Community Council on several occasions, and at their April 5, 2022 meeting, the Council voted unanimously to support the rezoning and project. The development has been through the Coordinated Site Preliminary Design Review process and has been submitted for Development Design Review. The development represents a \$60 million dollar investment in the city by Cristo Homes and Local Oakley, LLC.

As expressed by the Oakley Community Council, “More home ownership is a key priority outlined in our master plan, which this proposed development fully embraces.” The developers of Arcadia are excited at the possibility to offer this development in Oakley for sale, and respectfully request consideration of the “PD” Planned Development map amendment and Concept/Final Development Plan as proposed.

EXHIBIT D







# ARCADIA

SECTION 18, TOWN 4, RANGE 1 BTM  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO



## INDEX OF SHEETS

NO.	DESCRIPTION	DATE
1	SECTION 18, TOWN 4, RANGE 1 BTM	10/1/00
2	SECTION 19, TOWN 4, RANGE 1 BTM	10/1/00
3	SECTION 20, TOWN 4, RANGE 1 BTM	10/1/00
4	SECTION 21, TOWN 4, RANGE 1 BTM	10/1/00
5	SECTION 22, TOWN 4, RANGE 1 BTM	10/1/00
6	SECTION 23, TOWN 4, RANGE 1 BTM	10/1/00
7	SECTION 24, TOWN 4, RANGE 1 BTM	10/1/00
8	SECTION 25, TOWN 4, RANGE 1 BTM	10/1/00
9	SECTION 26, TOWN 4, RANGE 1 BTM	10/1/00
10	SECTION 27, TOWN 4, RANGE 1 BTM	10/1/00
11	SECTION 28, TOWN 4, RANGE 1 BTM	10/1/00
12	SECTION 29, TOWN 4, RANGE 1 BTM	10/1/00
13	SECTION 30, TOWN 4, RANGE 1 BTM	10/1/00
14	SECTION 31, TOWN 4, RANGE 1 BTM	10/1/00
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80	SECTION 97, TOWN 4, RANGE 1 BTM	10/1/00
81	SECTION 98, TOWN 4, RANGE 1 BTM	10/1/00
82	SECTION 99, TOWN 4, RANGE 1 BTM	10/1/00
83	SECTION 100, TOWN 4, RANGE 1 BTM	10/1/00



VICINITY MAP

## OWNER/DEVELOPER

LOCAL DEVELOPER  
1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202

## ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202  
PH 513-263-1234

## UTILITY COMPANIES

AMERICAN WATER  
1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202  
PH 513-263-1234  
CITY OF CINCINNATI  
1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202  
PH 513-263-1234  
CITY OF CINCINNATI  
1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202  
PH 513-263-1234

## PROJECT SUMMARY

TO  
1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202  
PH 513-263-1234  
CITY OF CINCINNATI  
1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202  
PH 513-263-1234  
CITY OF CINCINNATI  
1818 MONTGOMERY ROAD  
CINCINNATI, OH 45202  
PH 513-263-1234



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

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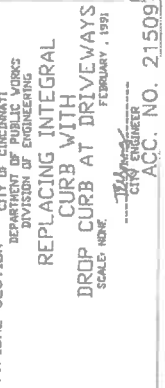


SECTION 18, TOWN 4, RANGE 1 BTM  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

ARCADIA  
TITLE SHEET

NOT FOR CONSTRUCTION





1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

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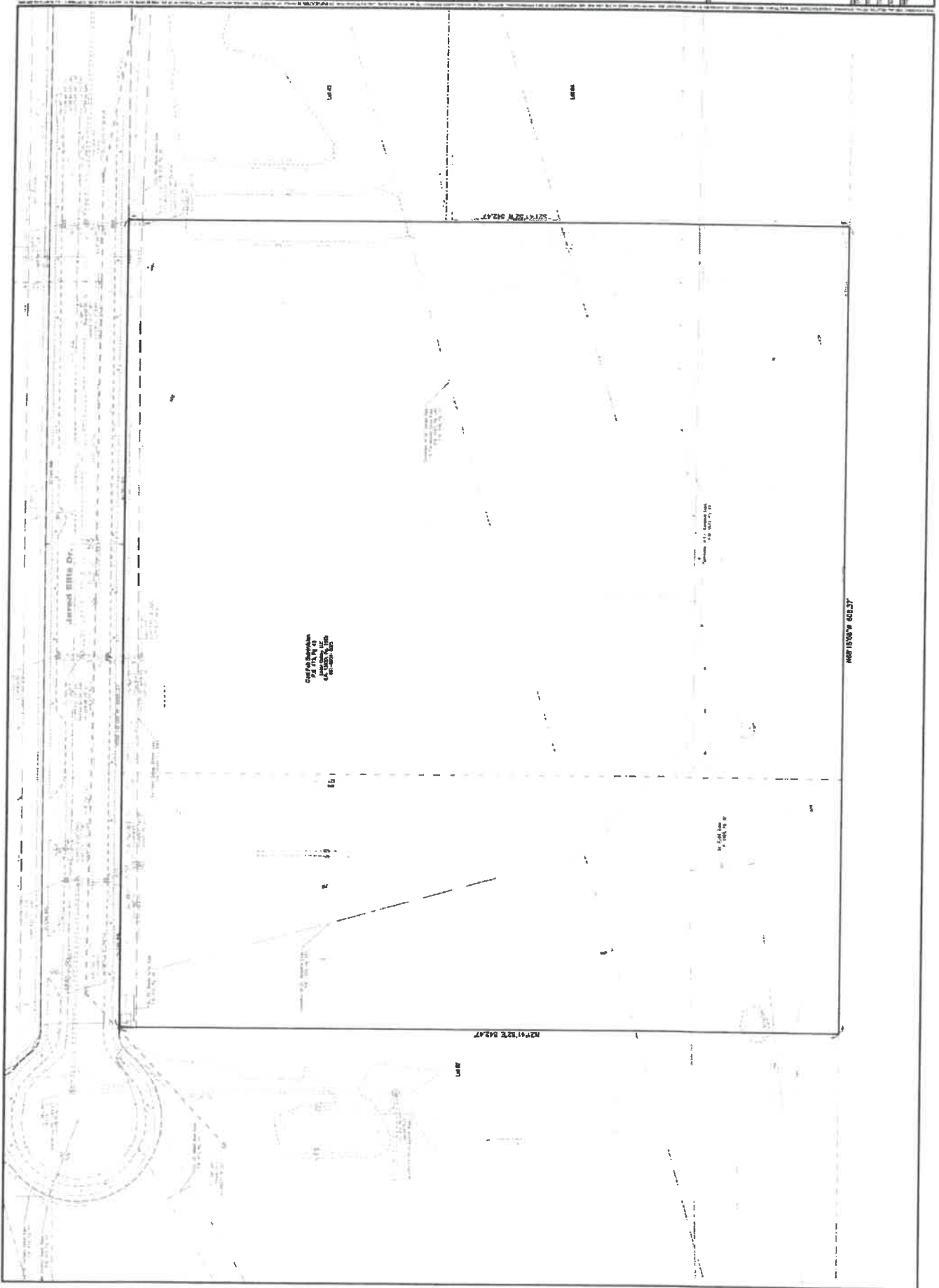
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| FILE    | 100-0000000000000000 |

bayer  
becker  
Surveying & Mapping  
10000 N. 100th Ave., Suite 100  
Minnetonka, MN 55345  
Phone: 952.895.1111  
Fax: 952.895.1112  
www.bayerbecker.com

EXISTING CONDITIONS  
SECTION 18, TOWN 4, RANGE 1, 5TH  
COLUMBIAN TOWNSHIP  
HAMILTON COUNTY, OHIO  
CITY OF CINCINNATI

ARCADIA

NOT FOR CONSTRUCTION



C101



ARCADIA  
SECTION 16, TOWN & C. PALMER & BTRM  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
DEMOLITION PLAN

NOT FOR CONSTRUCTION



CONCRETE REMOVAL

TRUSS REMOVAL

LEGEND

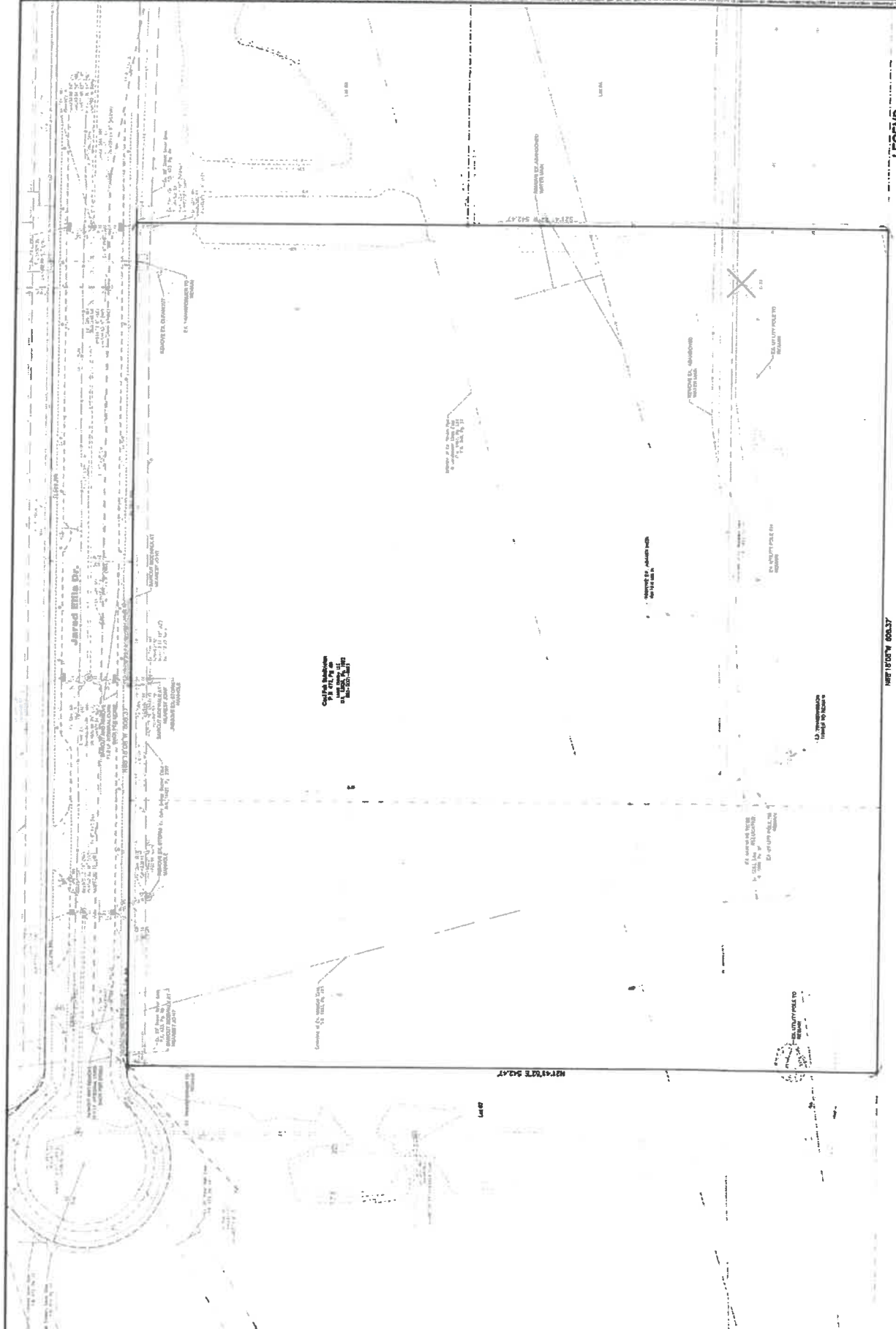


NET 15' 0" W 60' 3" T

NET 15' 0" T 54' 3" W

Jared Hill Dr.

CONCRETE REMOVAL  
TRUSS REMOVAL  
NET 15' 0" W 60' 3" T  
NET 15' 0" T 54' 3" W









PROPOSED CONCRET  
WALL HERE DETAIL 1000000

PROPOSED CONCRET  
DRIVE (SEE DETAIL 1000000)

PROPOSED HIGHWAY PAVT  
ASPHALT PAVEMENT  
(SEE DETAIL 1000000)

PROPOSED WALKWAY  
SHOW FOR REFERENCE



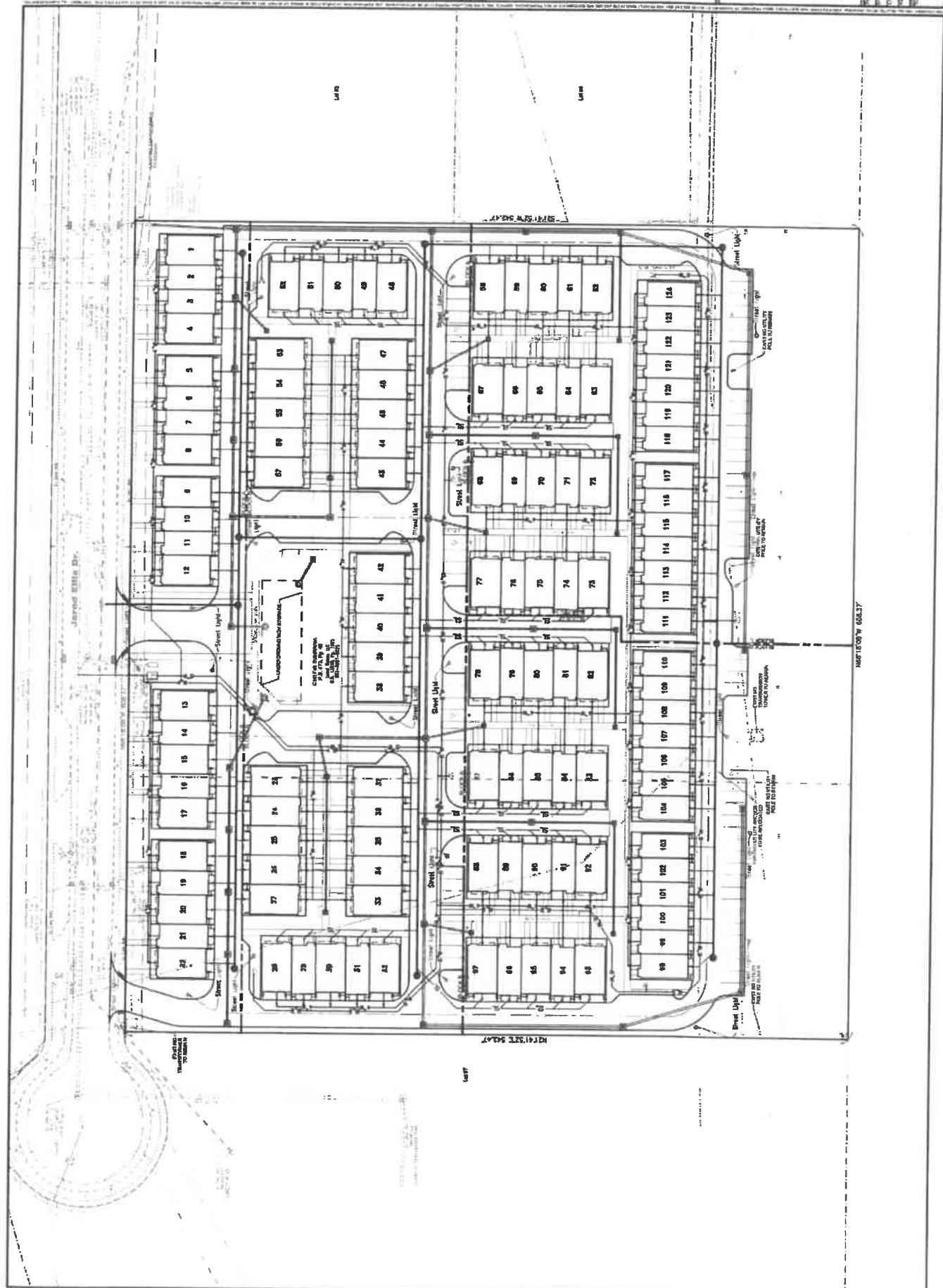
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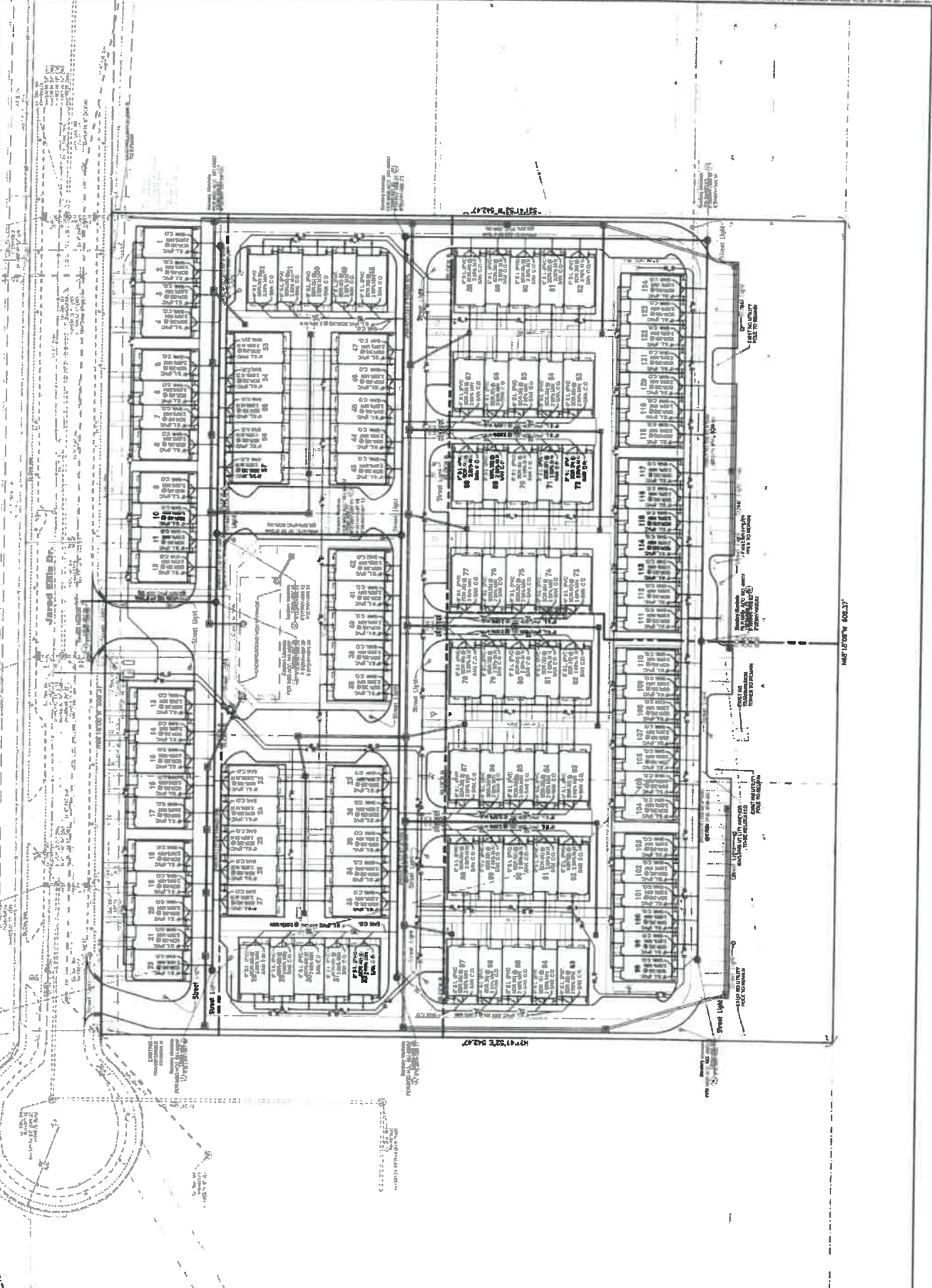
DATE: 06-20-22  
BY: JLM  
CHECKED BY: JLM  
APPROVED BY: JLM

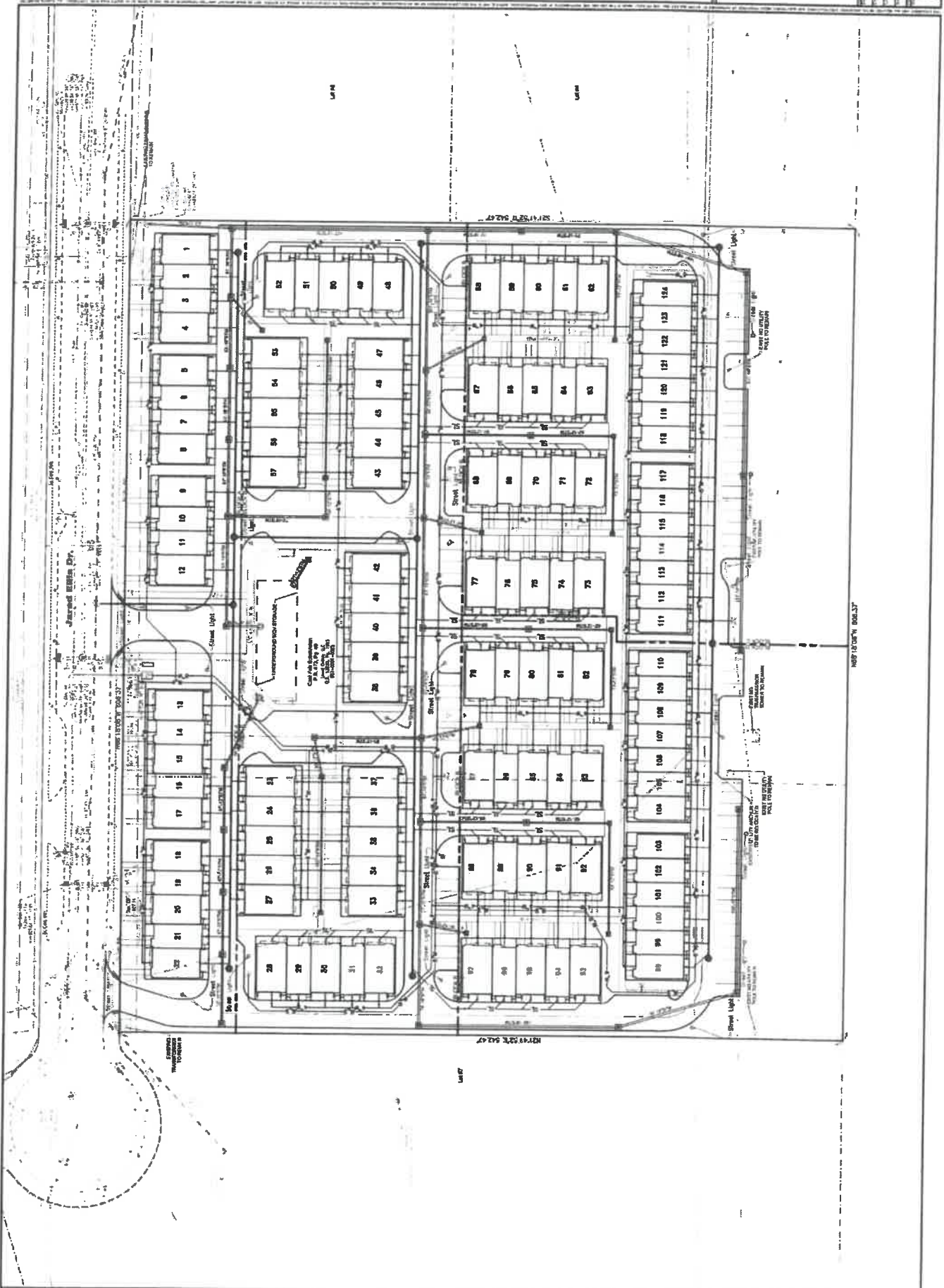


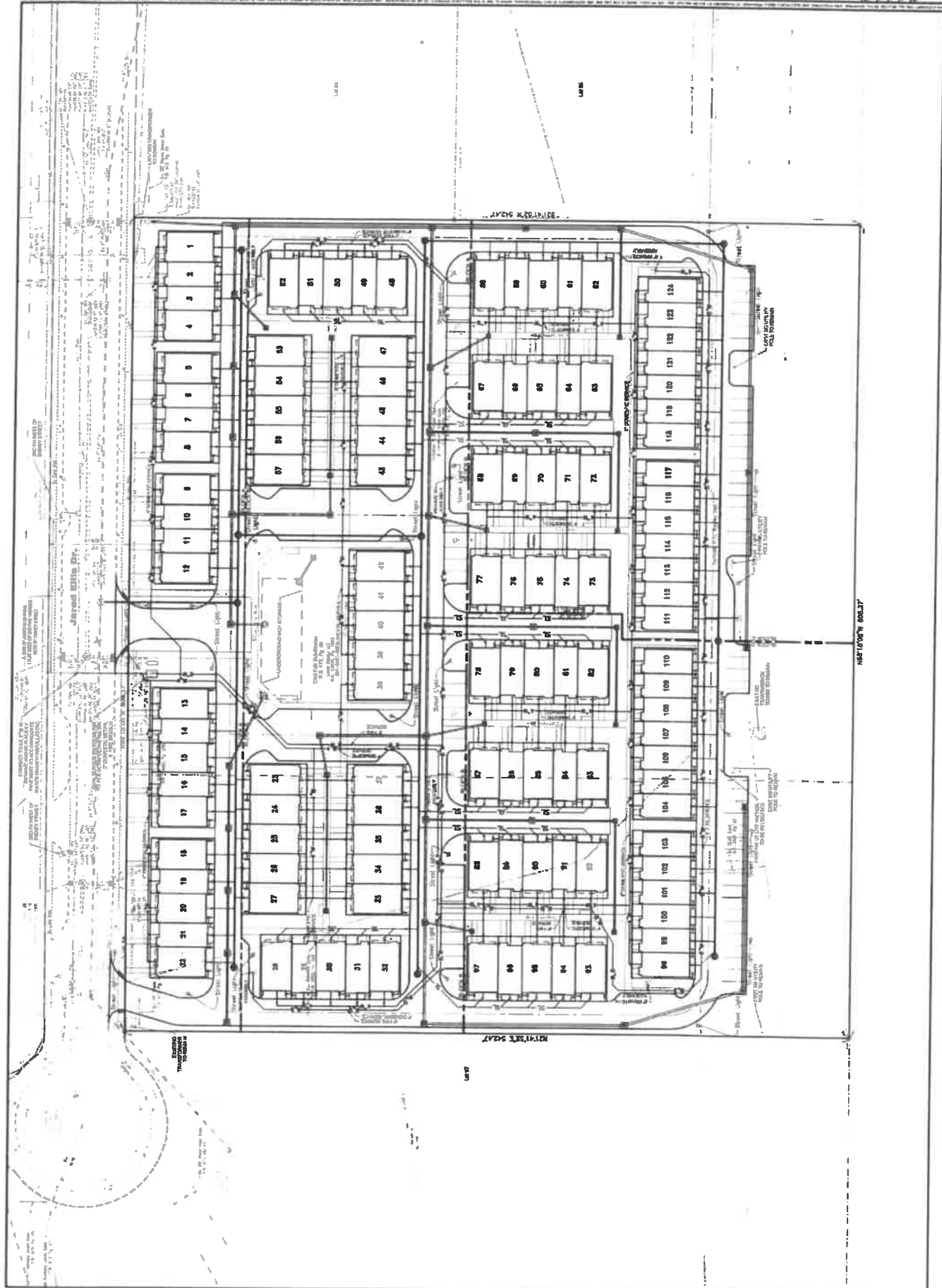
ARCADIA  
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CLACKAMAS COUNTY, OREGON  
CITY OF CLACKAMAS  
OVERALL SITE UTILITY PLAN

NOT FOR CONSTRUCTION

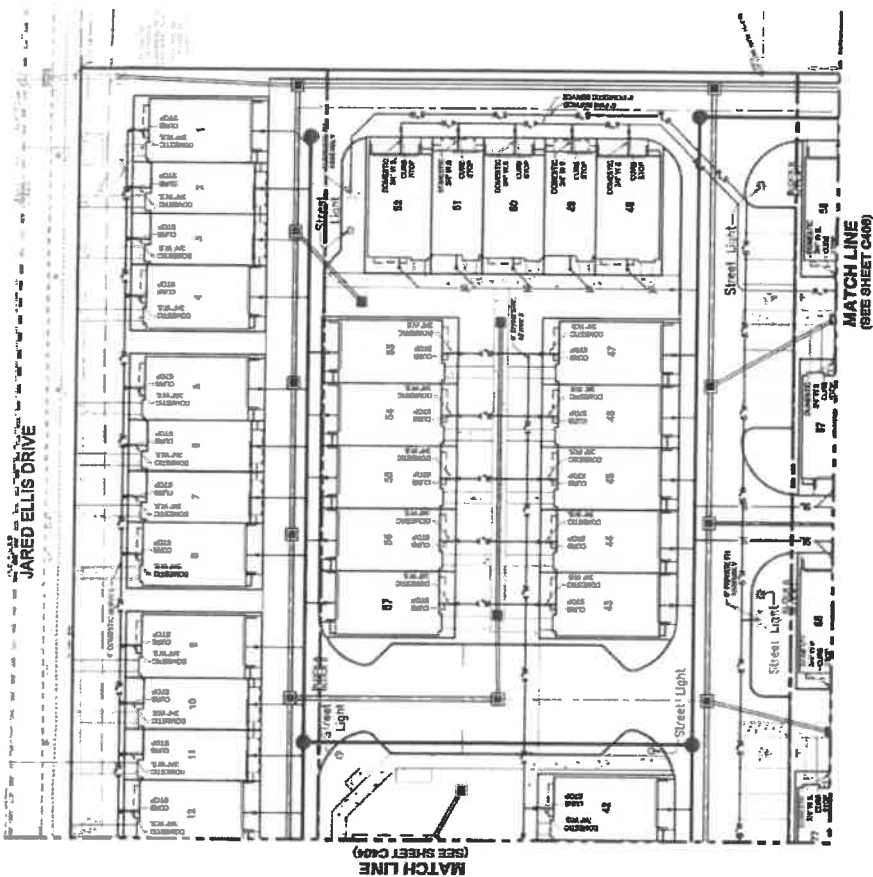














NOT FOR CONSTRUCTION

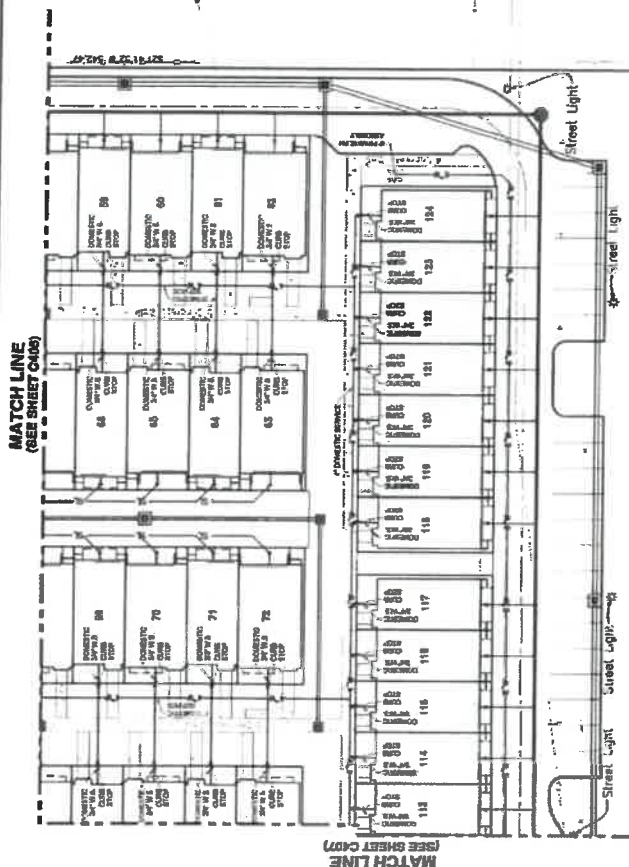
SECTION 18, TOWN & P. RANGE 1 STM  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
WATER SERVICE PLAN

ARCADIA

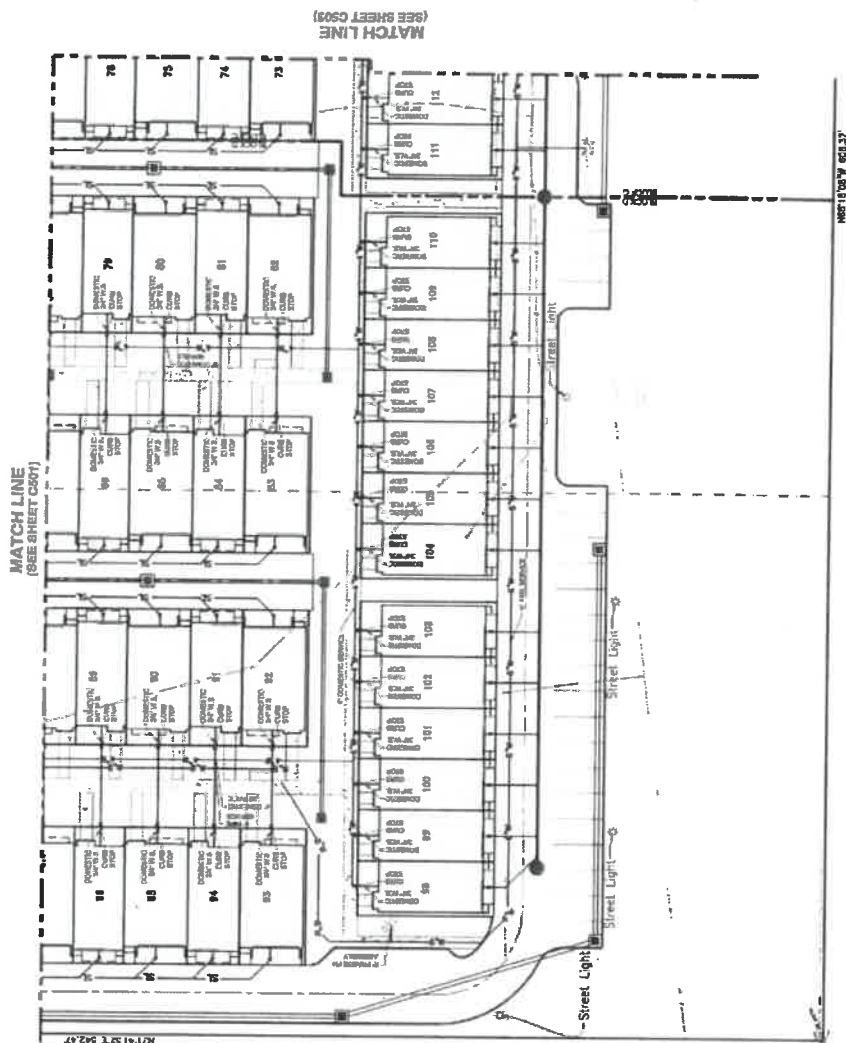


DATE: 01/20/2023  
BY: J. L. B. (JLB)  
CHECKED: J. L. B. (JLB)  
APPROVED: J. L. B. (JLB)

C406



**C407**



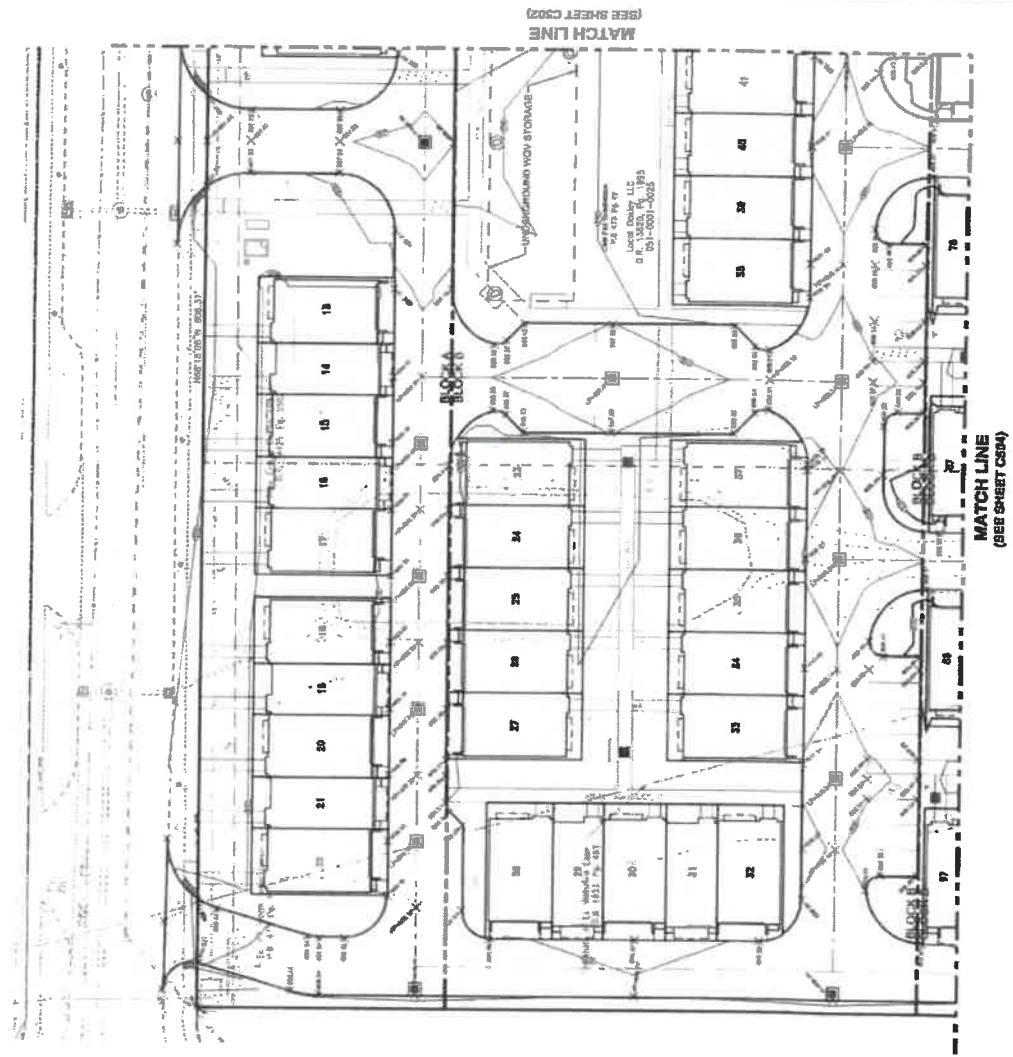


C501

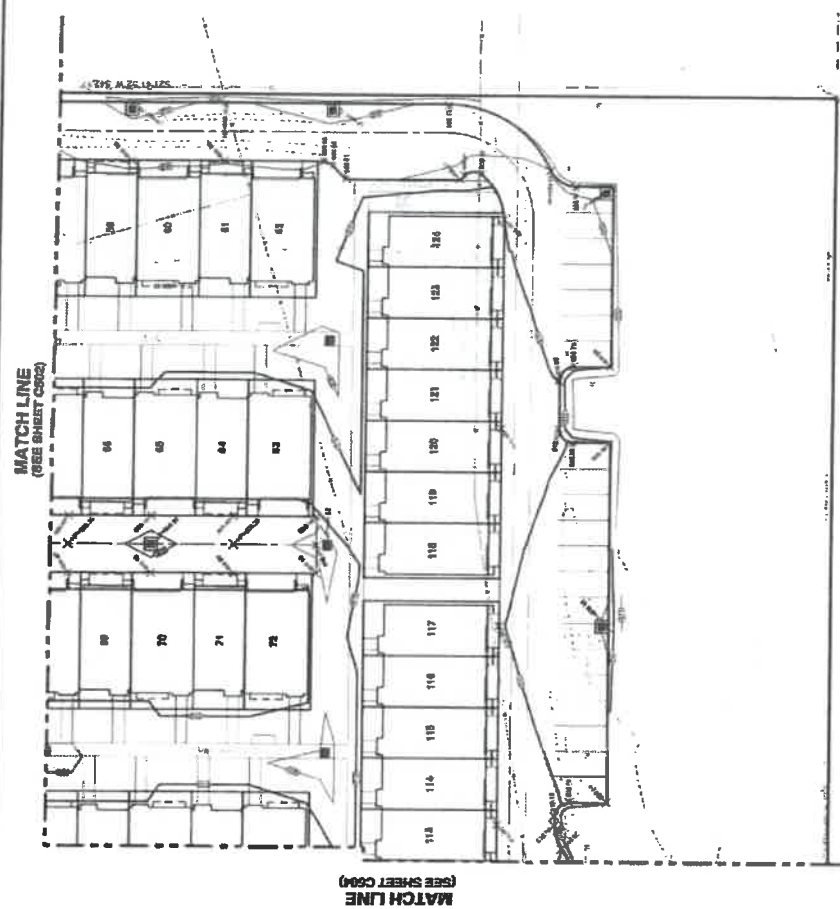


SECTION 16, TOWN & RANGE 1 & 2  
CANTONMENT TOWNSHIP  
HAMILTON COUNTY, OHIO  
GRADING PLAN

NOT FOR CONSTRUCTION





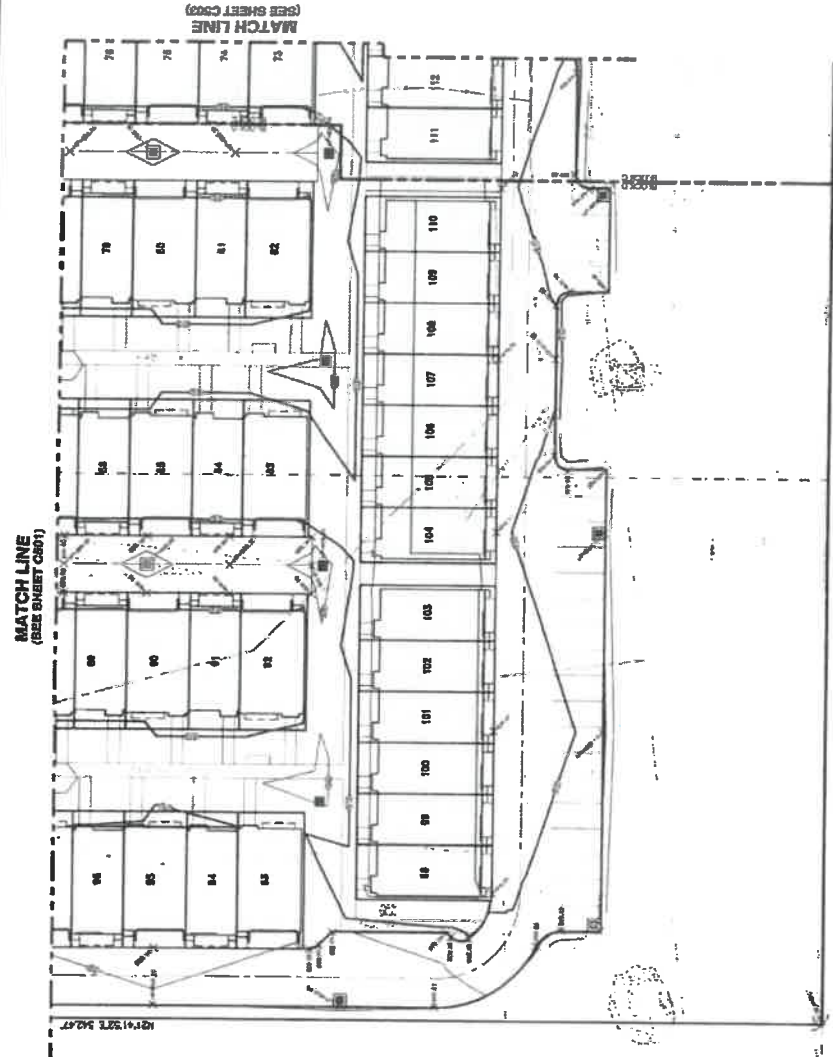


C504



ARCADIA  
SECTION 16, TOWNSHIP 4, RANGE 1, 6TH  
CHICKADEE TOWNSHIP  
CITY OF CHICKADEE  
HAMILTON COUNTY, OHIO  
GRADING PLAN

PRELIMINARY





**SDA**  
SAND DESIGN ASSOCIATES  
133 West Cooper Road  
Suite 200  
Lima, OH 43026  
(614) 451-1234  
info@sdausa.com

**Arcadia**

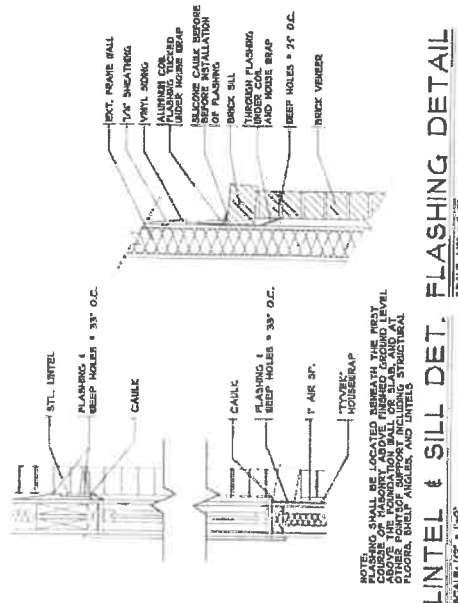
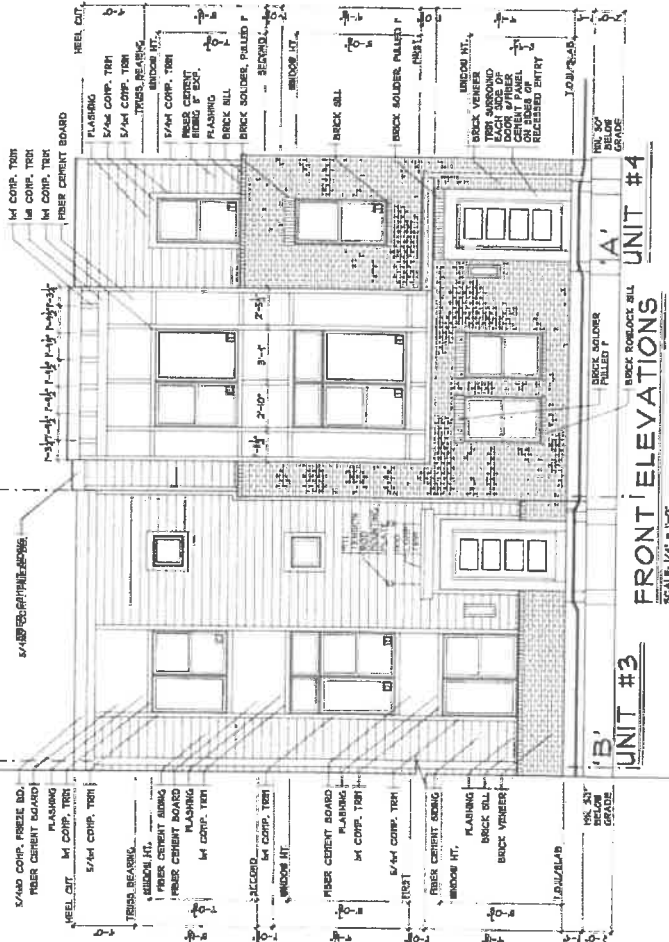
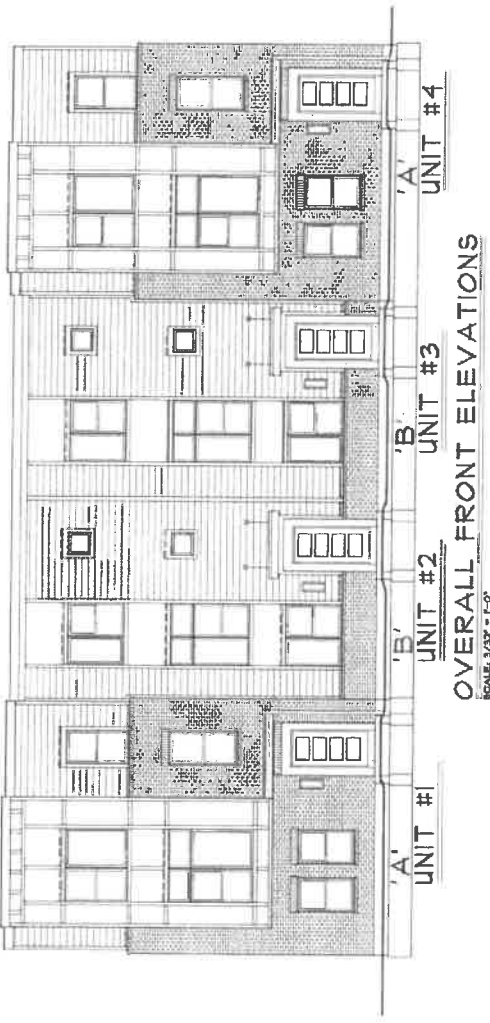
CINCINNATI, OHIO

4-UNIT ELMWOOD-EDEN A-B-B-B-A

|          |           |
|----------|-----------|
| DATE     | 10/1/2023 |
| BY       | AK        |
| APP'D    | AK        |
| AS NOTED |           |

**A1a**

NOT FOR CONSTRUCTION



NOTE: SILL SHALL BE LOCATED BENEATH THE FIRST COURSE OF CONCRETE. FLASHING SHALL BE LOCATED ABOVE THE FOUNDATION WALL OR SLAB, AND AT FLOOR, BRICK ANGLES, AND LINTELS.

**LINTEL & SILL DET. FLASHING DETAIL**  
SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION



**SDA**  
S&D DESIGN ASSOCIATES  
100 West Center Road  
Suite 201  
Cincinnati, OH 45202  
(513) 887-1314  
info@sdaassociates.com

**Arcadia**

4-UNIT ELMWOOD-EDEN A-B-B-A  
CINCINNATI, OHIO

PROPOSED BUILDING

REAR ELEVATION

Scale: 1/4" = 1'-0"

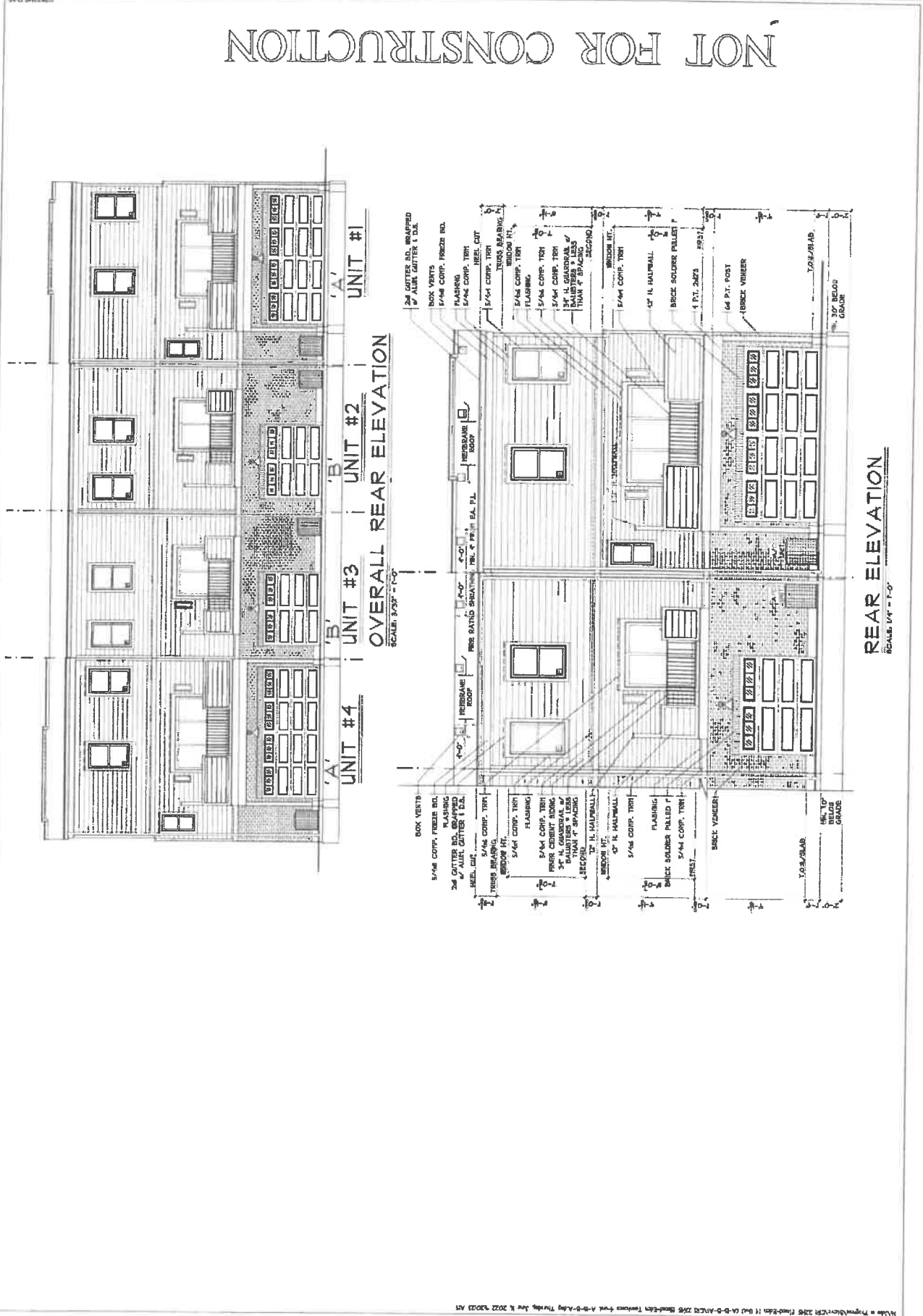
DATE: 10/20/2023

BY: JES

CHECKED: JES

APPROVED: JES

**A1b**



[illegible]



## NOT TO SCALE

LET TO SCHEM

1

NOT TO SCALE

## 7

## A. CONTRACTION SHALL INCLUDE:

A. DURING AHEAD TO RECEIVE PLANT  
BUT A VERY LOW PROBABILITIES

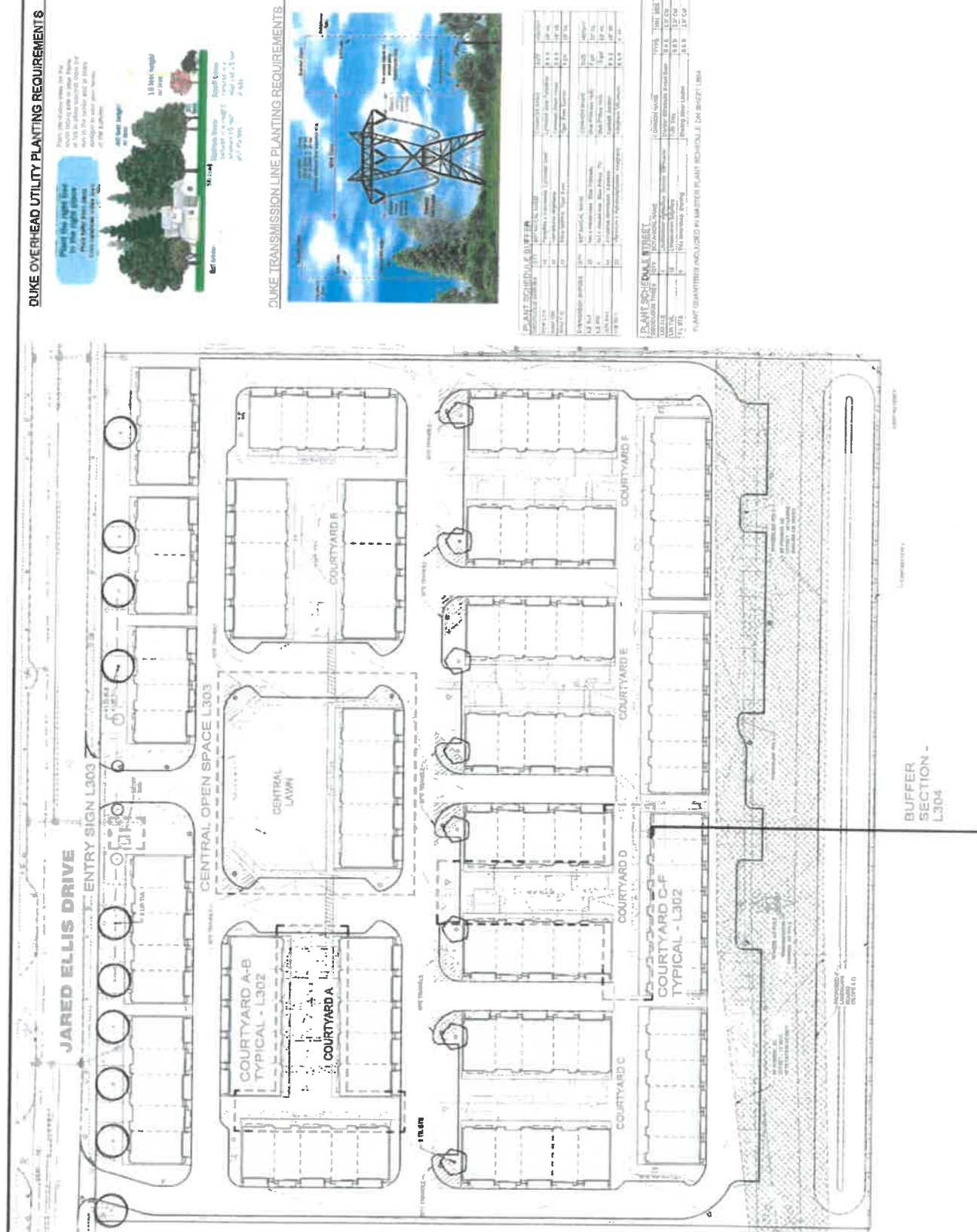
**A. STRIP YOURSELF TO ITS FULL GLORY**

**NOT TO SCALE**



UNIVERSITY AND THE NATURAL AND HUMAN SCIENCES

3. **LOBBYING EXPENDITURES OF POLITICAL CANDIDATES**

[illegible]

## DUKE TRANSMISSION LINE PLANTING REQUIREMENTS



## DUKE OVERHEAD UTILITY PLANTING REQUIREMENTS

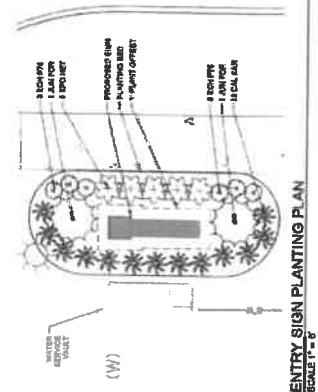
This architectural floor plan illustrates the interior of a 1960s Ford Mustang coupe. The layout is symmetrical, centered around a dashboard and steering wheel area. Key components labeled include the front and rear seats, the dashboard, the steering wheel, and various interior panels and trim. The plan also shows the placement of the front and rear windows and the rearview mirror. The overall design is functional and compact, typical of the era's automotive interiors.

| PLANT SCHEDULE COURTYARD A |      |       |      |       |      |       |      |       |      |
|----------------------------|------|-------|------|-------|------|-------|------|-------|------|
| PLANT                      | DATE | PLANT | DATE | PLANT | DATE | PLANT | DATE | PLANT | DATE |
| 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  |
| 3                          | 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  |
| 5                          | 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  |
| 7                          | 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  |
| 9                          | 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  |
| 11                         | 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  |
| 13                         | 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  |
| 15                         | 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  |
| 17                         | 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  |
| 19                         | 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  |
| 21                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 22                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 23                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 24                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 25                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 26                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 27                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 28                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 29                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 30                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 31                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 32                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 33                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 34                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 35                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 36                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 37                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 38                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 39                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 40                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 41                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |
| 42                         | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  | 1/1   | 1/1  |

PLANT QUANTITIES IN SCHEDULE ARE FOR INDIVIDUAL COURTYARD.  
PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET 1304.

[illegible]

PLANT QUANTITIES IN SCHEDULE AGES FOR INDIVIDUAL COURTYARD  
PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET 1504.



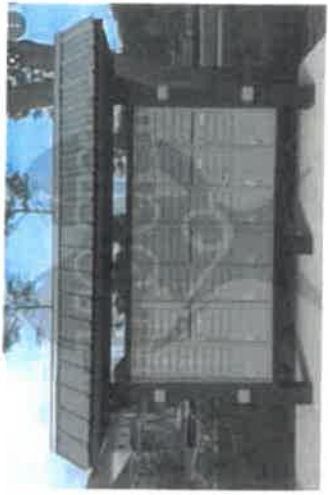
ENTRY SIGN PLANTING PLAN  
SCALE 1" = 8'



**MONUMENT SIGN CONCEPT (32 SF)**  
SIGN MATERIALS TO COMPLEMENT ARCHITECTURE

[illegible]

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET LOG.



MAILBOX KIOSK W/ SHELTER

[illegible]

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET L304.





C200

ARCADIA  
SECTION 16, TOWN & P. PARKS & BTL  
CITY OF HAMAMT  
HAMAMT COUNTY, ONT  
LAYOUT PLAN

NOT FOR CONSTRUCTION

PROJECT SUMMARY

124 UNITS  
67 UNITS TYPE-A  
57 UNITS TYPE-B

LEGEND

- PROPOSED CONCRETE  
MULTI-FAMILY RESIDENTIAL
- PROPOSED CONCRETE  
ONE-FAMILY RESIDENTIAL
- PROPOSED MASONRY  
APARTMENT BUILDING
- PROPOSED BUILDING  
SHOWING APPEARANCE
- PARKING SPACE COUNT

NOTES

1. BLACK DIMENSIONS ARE APPROXIMATE  
FOR REFERENCE ONLY. FINAL PHASING OF  
DEVELOPMENT TO BE DETERMINED.



| Preliminary Lighting Schedule |          |  |
|-------------------------------|----------|--|
| Description                   | Quantity |  |
| LED Post Top                  | 25       |  |

Option B



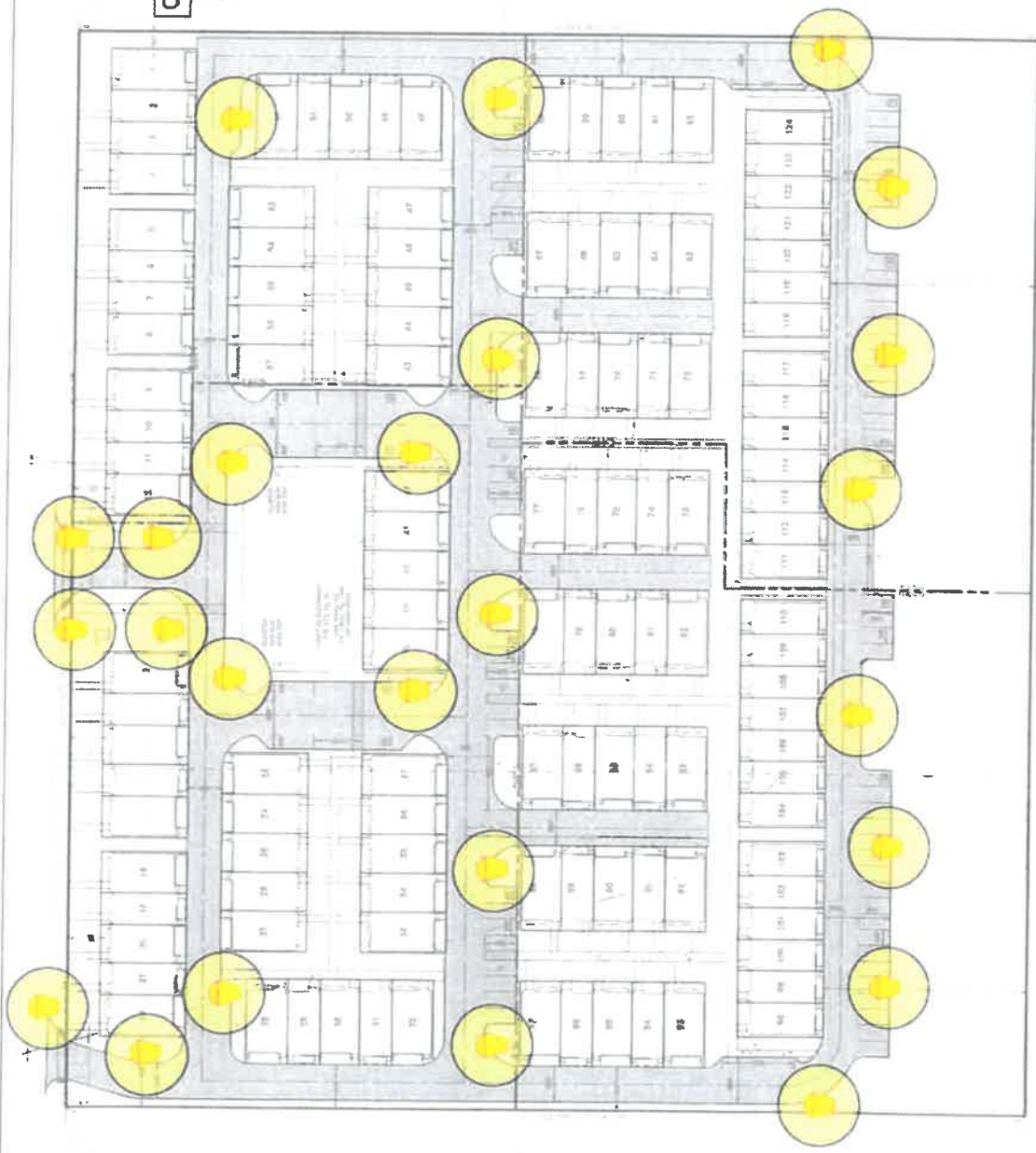
Option C



Option A



Post top poles height at 8'.  
Luminaire on top of the post  
adds an additional 20"-24"



**Preliminary**  
06/22/2022 1:38:09 PM

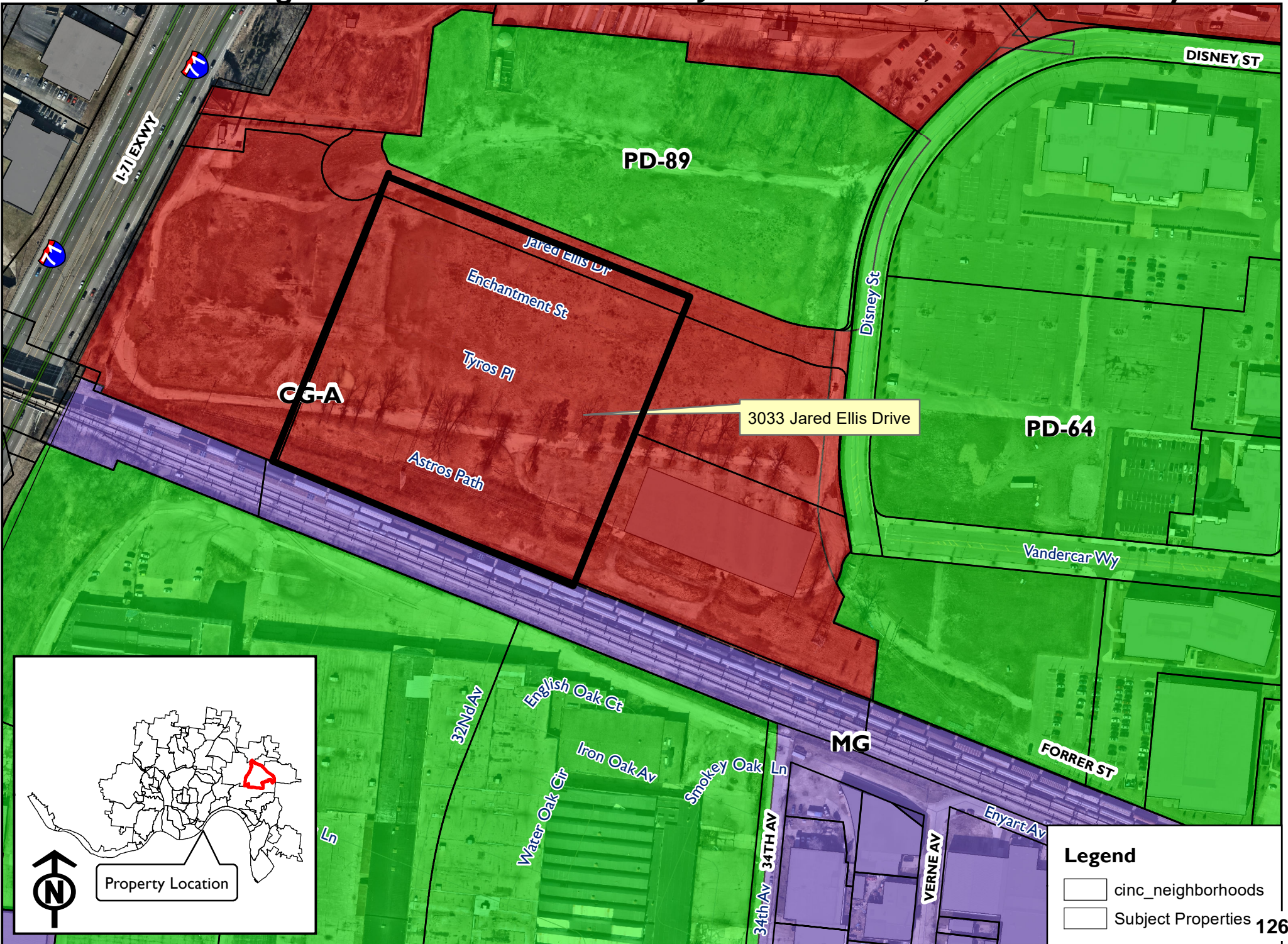
ARCADIA SITE LIGHTING PLAN 6.22.22

**NOT FOR CONSTRUCTION**

KLH Engineers  
For Thomas KY.  
513.316.9510  
Kest Almond  
rmonard@klh-engineers.com



# Zone Change from CG-A to PD for 3033 Jared Ellis Drive, Arcadia in Oakley



Date: May 23, 2022  
Description: Lot #5 and Part of Jared Ellis Drive  
Cast Fab Subdivision  
Re-Zoning  
Location: City of Cincinnati  
Hamilton County, Ohio



Situated in Section 28, Town 3, Fractional Range 2, Columbia Township, Between the Miamis, The City of Cincinnati, Hamilton County, Ohio and being 8.414 acres to be re-zoned to Planned Development (PD) and being further described as follows:

Begin at the southwest corner of Lot #4 of Cast Fab Subdivision as recorded in Plat Book 473, Page 49 and being on the northerly boundary of Baltimore & Ohio Railroad Company and being the **True Point of Beginning**:

thence, from the True Point of Beginning, departing the southwest corner of said Lot #4 and with the northerly boundary of said Baltimore & Ohio Railroad Company, North 68° 18' 08" West, 608.37 feet to the southeast corner of Lot #7 of said Cast Fab Subdivision;

thence, leaving the northerly boundary of said Baltimore & Ohio Railroad Company and with the easterly boundary extended of said Lot #7 and through Jared Ellis Drive, North 21° 41' 52" East, 602.47 feet to the centerline of said Jared Ellis Drive;

thence, with the centerline of said Jared Ellis Drive, South 68° 18' 08" East, 608.37 feet;

thence, leaving the centerline of said Jared Ellis Drive and through said Jared Ellis Drive and with the westerly boundary of Lot #3 of said Cast Fab Subdivision and with the westerly boundary of said Lot #4, South 21° 41' 52" West, 602.47 feet to the **True Point of Beginning** containing 8.414 acres of which 0.838 acres is right of way.

The above description is a complete, proper and legal description of the property by deeds and plats of record.

  
Jeffrey O. Lambert Registered Surveyor #7568 in the State of Ohio



**Arcadia**  
**3033 Jared Ellis Drive**  
**Program Statement**

Cristo Homes and the property owner, Local Oakley LLC., have joined together 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 vacant property is currently zoned “CG-A” Commercial General Auto Oriented District. To allow for the site to be developed as a 124 unit condominium community, an application is being requested for consideration to rezone the property “PD” Planned Development District.

The proposed development would have two points of access from Jared Ellis Drive and would provide internal circulation to the community through a series of private streets and alleys. The proposed 124 townhomes, with a density of 16 units per acre, have been placed into 25 groups ranging from four to six homes per group. A total of 76 surface parking spaces are provided on site with each home containing a one or two 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 1,300 SF to 2,220 SF, could contain one to four bedrooms with two to four bathrooms. Each home would have a one or two car garage with the option of finished or unfinished living space adjacent on the lower level. Additional options for the homes include, interior finish upgrades, rooftop decks and balconies among other options. Providing a variety of home sizes and features allows for anticipated sales prices of \$375,000 to \$675,000. 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 8 to 10 feet and located on the private streets and common areas. Arcadia would be developed in four phases with construction beginning Spring of 2023, weather permitting. It is anticipated that all phases of the Arcadia Development would be completed in 2028. Arcadia 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 Arcadia within walking distance. Arcadia, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community.

Pursuant to Section 1429.05 of the Zoning Code, we would offer the following information:

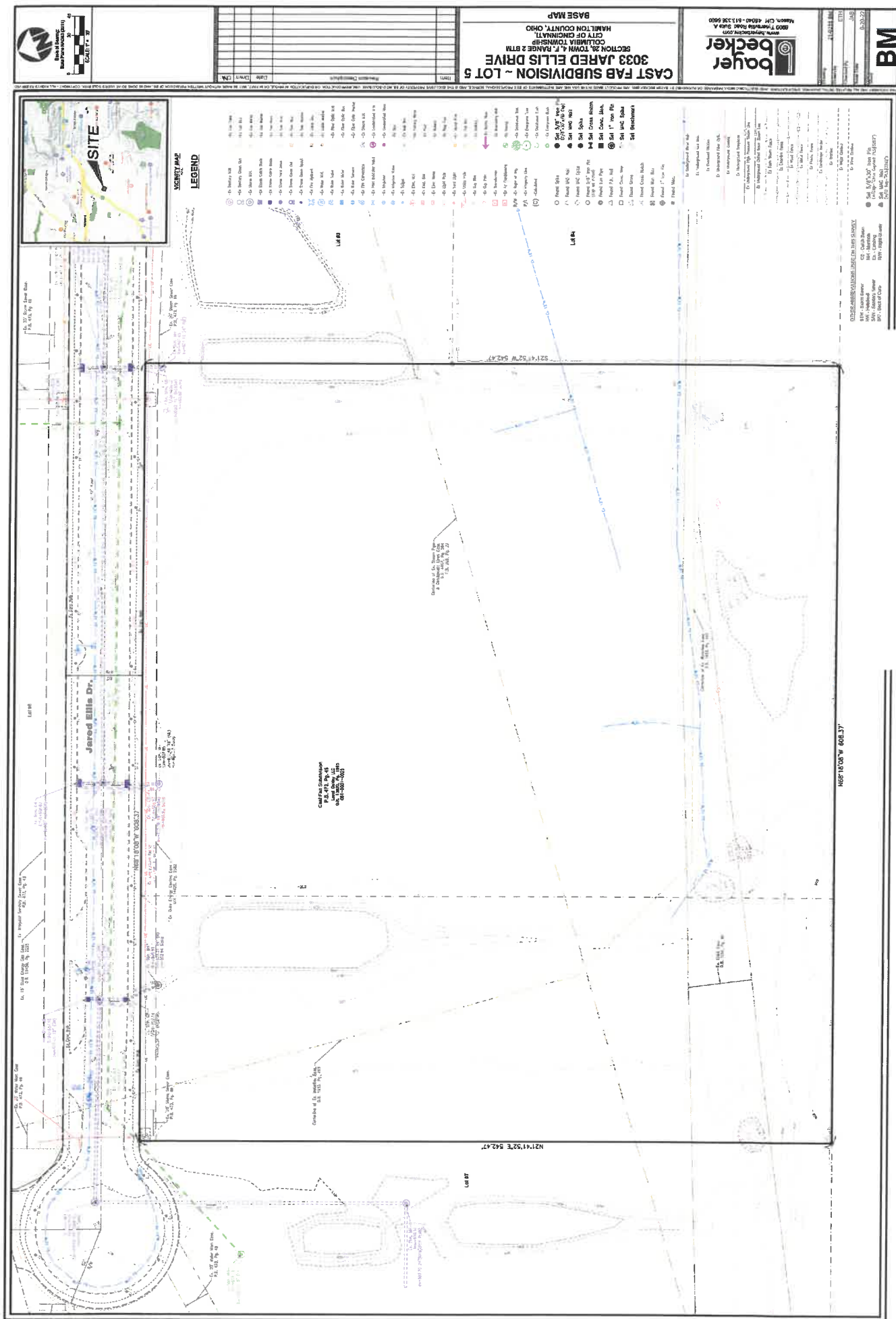
- a) The proposed Arcadia “PD” will contain a total of 7.576 acres, in excess of the minimum two acres required for a “PD”.
- b) Local Oakley is the sole owner of record of the 7.576 acres in the proposed “PD” contained in Hamilton County Auditors Parcel 052-0001-0026-00.
- c) Although there will be multiple buildings (124) within the “PD”, they will each be on a separate lot to allow for home ownership.
- d) No portion of the proposed “PD” is located in a Historic District.

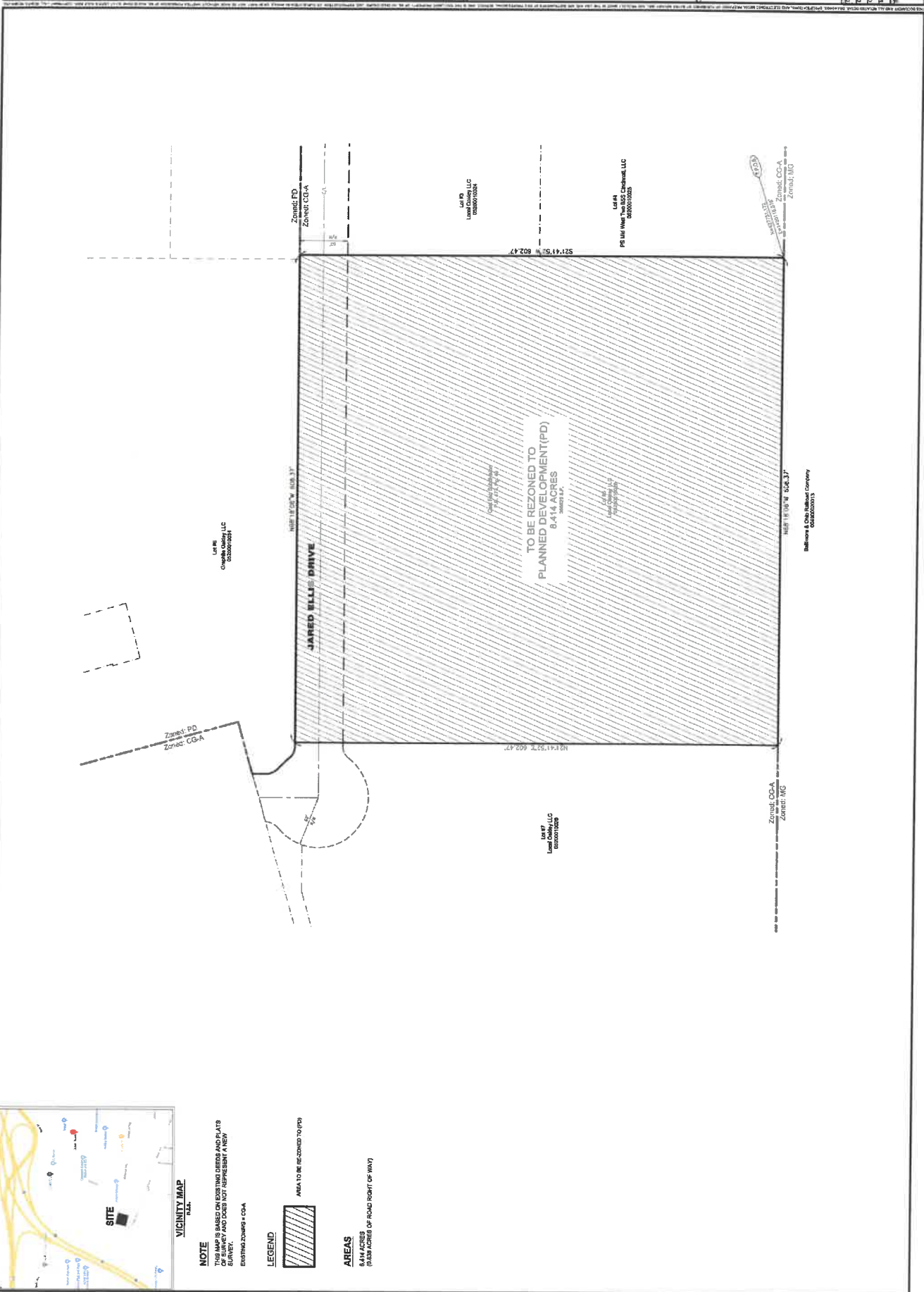
- e) No portion of the proposed “PD” is located in a Hillside Overlay District.
- f) No portion of the proposed “PD” is located in an Urban Design Overlay District.

To allow the development to move forward as a 124 unit condominium development, it is necessary to request a “PD” Planned Development District. Although the 124 townhomes will be attached in groups of four or five, they will each be located on their own lot so that they can be sold as condominiums. To try to create this type of development within the single family residential districts, the only option would be cluster housing, which is designed for “protecting natural open space, ecological, topographical, or historic features”. This standard does not apply to this site. Further, multiple variances would be required from front, side, and rear yard setback requirements, lot widths, and lot areas. The proposed “PD” Planned Development designation is the most appropriate district to allow the Arcadia development to move forward.

The developers of Arcadia have met with the Oakley Community Council on several occasions, and at their April 5, 2022 meeting, the Council voted unanimously to support the rezoning and project. The development has been through the Coordinated Site Preliminary Design Review process and has been submitted for Development Design Review. The development represents a \$60 million dollar investment in the city by Cristo Homes and Local Oakley, LLC.

As expressed by the Oakley Community Council, “More home ownership is a key priority outlined in our master plan, which this proposed development fully embraces.” The developers of Arcadia are excited at the possibility to offer this development in Oakley for sale, and respectfully request consideration of the “PD” Planned Development map amendment and Concept/Final Development Plan as proposed.







|             |          |
|-------------|----------|
| Scale       | 1" = 20' |
| North Arrow | North    |

|          |                |          |     |
|----------|----------------|----------|-----|
| Revision | Description    | Date     | By  |
| 1        | Initial Design | 05/25/22 | JAB |
| 2        | Final Design   | 05/25/22 | JAB |

ARCADIA  
SECTION 1A, TOWN & F. RANGS + 6TH  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
LAYOUT PLAN

www.bayerbecker.com  
2000 Tremont Road, Suite A  
Mason, OH 45040-8133 5000

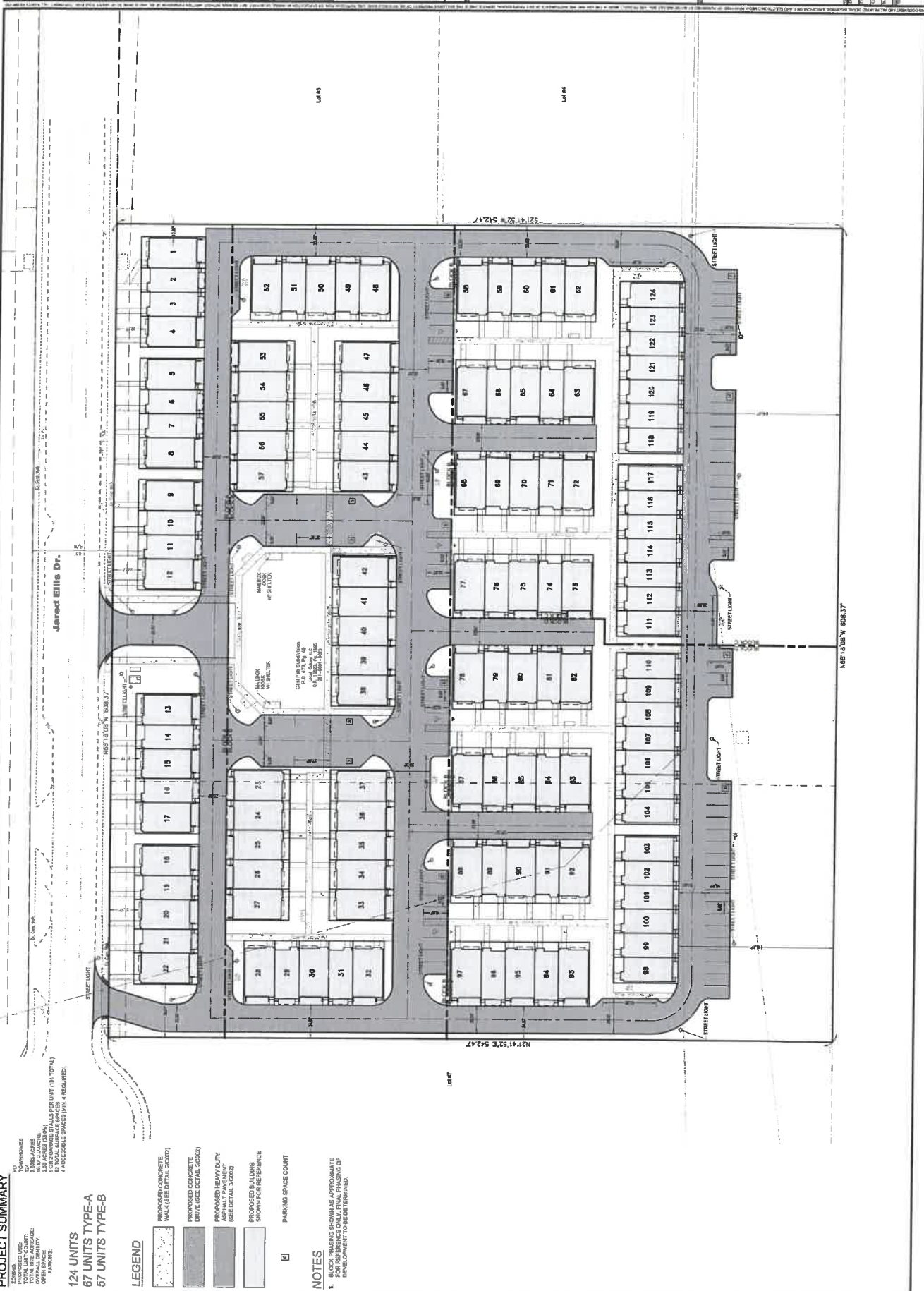
C200

05/25/22

JAB

ETH

05/25/22



**PROJECT SUMMARY**

124 UNITS  
67 UNITS TYPE-A  
57 UNITS TYPE-B

- LEGEND**
- PROPOSED CONCRETE WALK (SEE DETAIL 20000)
  - PROPOSED CONCRETE DRIVE (SEE DETAIL 20000)
  - PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 20000)
  - PROPOSED BUILDING SHOWN FOR REFERENCE
  - PARKING SPACE COUNT

**NOTES**

1. BLOCK IMAGING SHOWN AS APPROXIMATE FOR REFERENCE ONLY. FINAL PHASING OF DEVELOPMENT TO BE DETERMINED.



[illegible][illegible][illegible][illegible]

|  |  |                        |  |
|--|--|------------------------|--|
|  <b>bayer</b><br>www.bayerhealthcare.com<br>0800 779966 or 011 355 8800<br>Harewood, CH 45049 |  | 08-20-22<br>JAB<br>ETH |  |
| Approved by<br>Name of<br>Issued by<br>Name of   |  | 08-20-22<br>JAB<br>ETH |  |



## ADA ACCESSIBLE SIGN DETAILS



**CONCRETE DRIVE DETAIL**

- ① ITEM 608 - 5" CONCRETE PAVEMENT  
② ITEM 304 - 4" AGGREGATE BASE  
③ ITEM 203 - SUBGRADE COMPACTION



REPLACING INTEGRAL CURB WITH CURB AT DRIVEWAYS

URUP CURB AI DRIVEWAYS  
SCALE: NONE  
FEBRUARY, 1991

ACC. NO. 21509



## HEAVY DUTY ASPHALT PAVEMENT

- NOT TO SCALE:
- ① ITEM 441 - 1-1/2" SURFACE COURSE
  - ② ITEM 441 - 5" INTERMEDIATE COURSE
  - ③ ITEM 407 - TACK COAT
  - ④ ITEM 324 - 8" AGGREGATE BASE
  - ⑤ ITEM 200 - SUBGRADE COMPACTION



## ELEVATION

- ① Please send height from 5' 0" to 6' 0".
- ② Paper cups must be nationally approved.
- ③ The top of the cup must be 1 1/2" to 2" in diameter and 1 1/2" to 2" in height.
- ④ The cup must be approved by the City Engineer.
- ⑤ The cup must be made of a material that is approved by the City Engineer.
- ⑥ The cup must be made of a material that is approved by the City Engineer.
- ⑦ The cup must be made of a material that is approved by the City Engineer.
- ⑧ The cup must be made of a material that is approved by the City Engineer.
- ⑨ The cup must be made of a material that is approved by the City Engineer.
- ⑩ The cup must be made of a material that is approved by the City Engineer.

ACC. NO. 22855

PAGE 020

6 DRIVE DETAIL  
NOT TO SCALE

ACC. NO. 22855

PAGE 020

6 DRIVE DETAIL  
NOT TO SCALE

ACC. NO. 22855

PAGE 020

6 DRIVE DETAIL  
NOT TO SCALE



C101

6/23/22

**bayer**  
bayer.com  
2005 Township Road 400  
Mason, OH 45040 • 513.328.6000

**ARCADIA**  
SECTION 10, TOWN 4, R. RANGE 1, 8TH  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
DEMOLITION PLAN

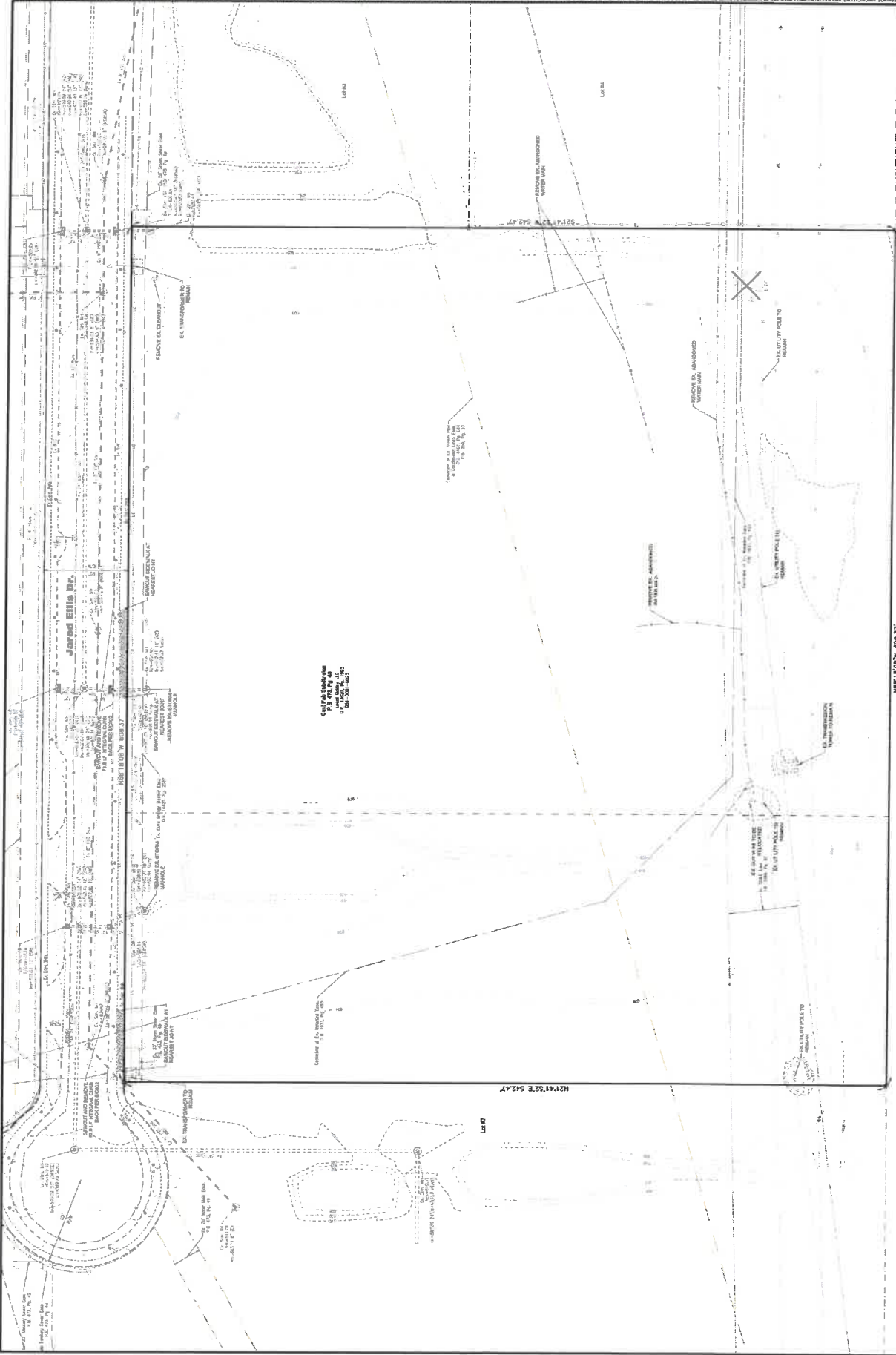
**NOT FOR CONSTRUCTION**



**LEGEND**

- TREE REMOVAL
- CONCRETE REMOVAL

N85°18'30"W 604.37'

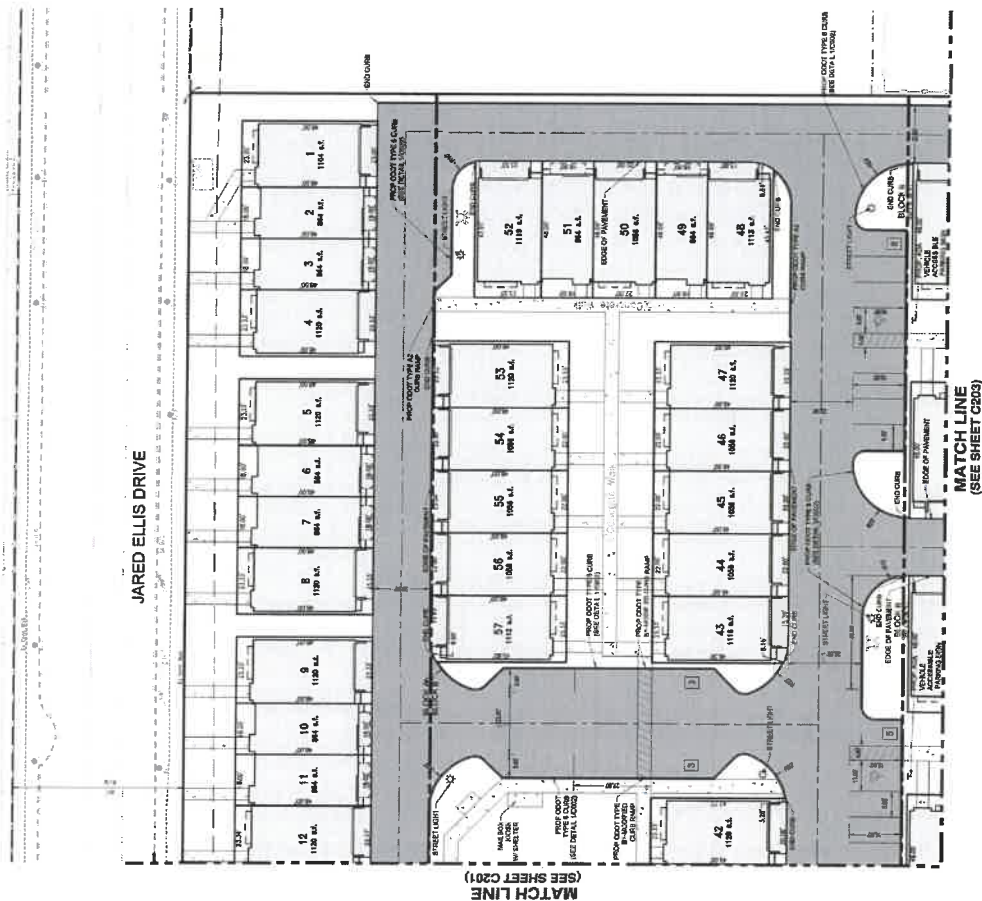






LEGEND

- PROPOSED CONCRETE  
WALL (SEE DETAIL C202)
- PROPOSED CONCRETE  
DRIVE (SEE DETAIL C202)
- PROPOSED HEAVY DUTY  
PAVEMENT (SEE DETAIL C202)
- PROPOSED BUILDING  
FOOTPRINT



**NOT FOR CONSTRUCTION**

**ARCADIA**

SECTION 16, TOWN & R. RANGE 1 6TH  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO

LAYOUT PLAN

**bayer**

6000 Township Road 100  
Cincinnati, OH 45244  
Phone: 513.333.3333

DATE: 7-1-22

PROJECT NO: 2022-01

DATE: 07-25-22

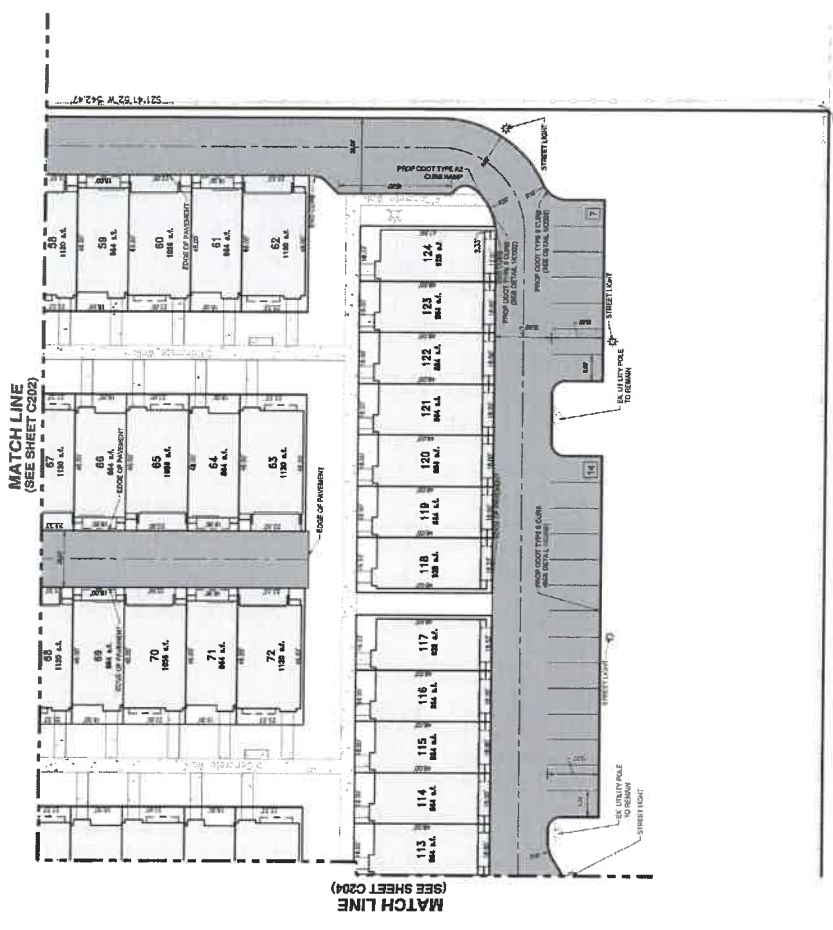
**C203**

DATE: 06.20.22  
BY: JMS  
CHECKED BY: JMS  
PROJECT: 171-0250 CD

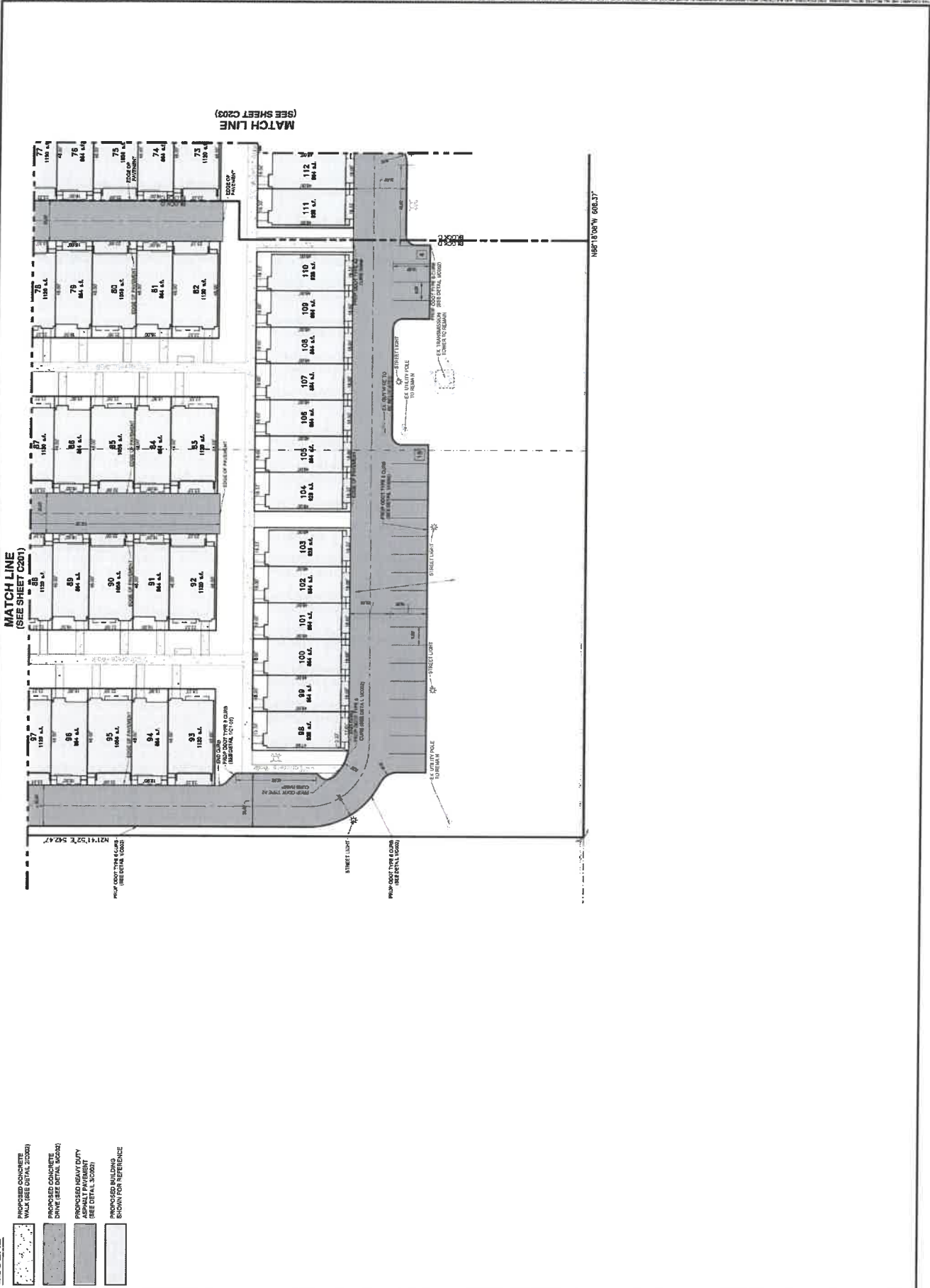
**bayer**  
becker  
bayer becker  
1800 FARMERS ROAD, SUITE 100  
MARIETTA, OHIO 45750  
PHONE: 614.326.1000

**ARCADIA**  
SECTION 16, TOWN 4, R. RANGE 1 S 17M  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
LAYOUT PLAN

NOT FOR CONSTRUCTION



- LEGEND**
- PROPOSED CONCRETE DRIVE (SEE DETAIL C202)
  - PROPOSED CONCRETE DRIVE (SEE DETAIL C202)
  - PROPOSED HEAVY DUTY DRIVE (SEE DETAIL C202)
  - PROPOSED BUILDING SHOWN FOR REFERENCE





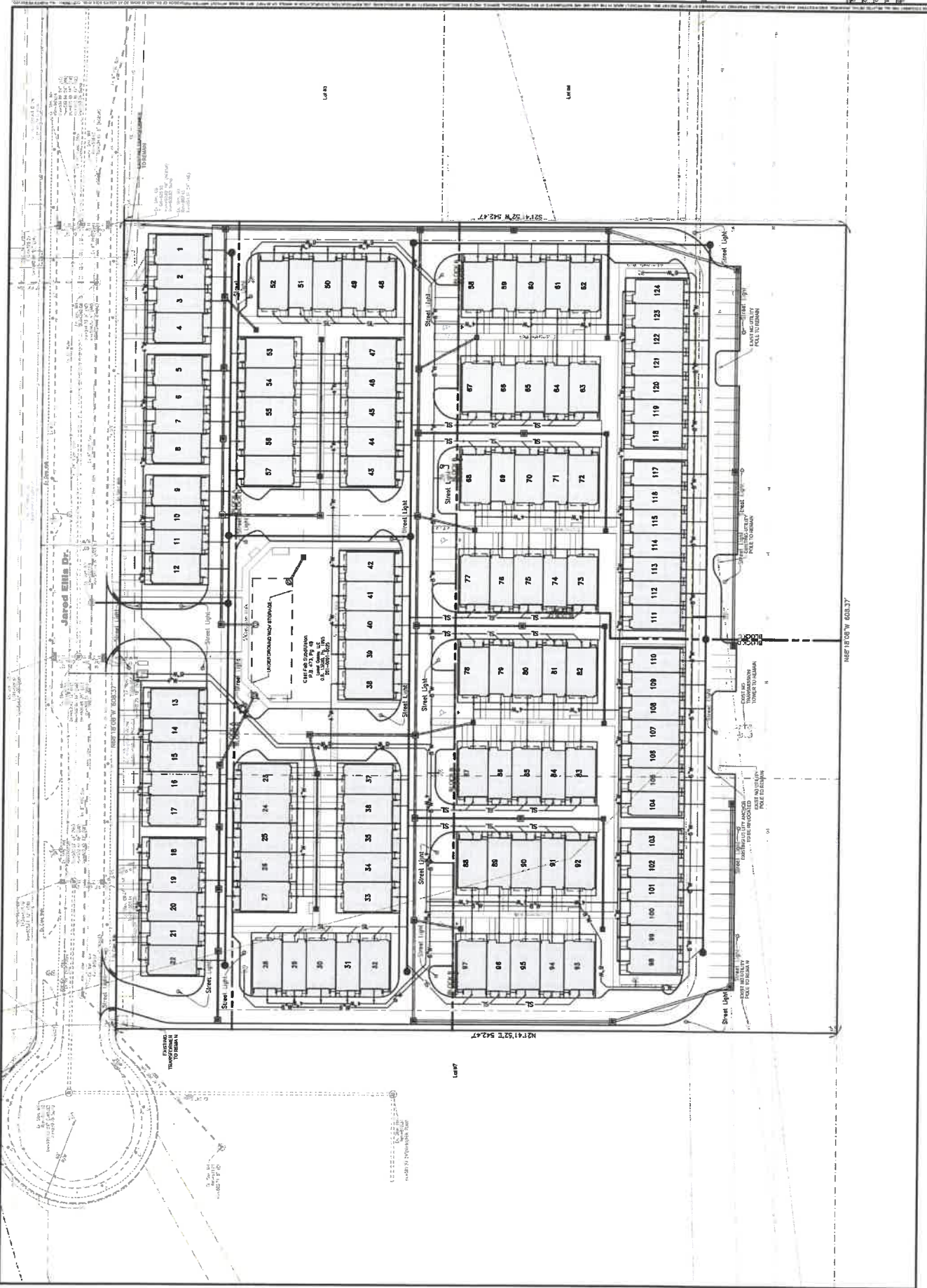
| Form | Revised | Description | Date | Drawn | Checked |
|------|---------|-------------|------|-------|---------|
|      |         |             |      |       |         |

NOT FOR CONSTRUCTION

ARCADIA  
SECTION 16, TOWN & F. RANGE 1, BTM  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
OVERALL SITE UTILITY PLAN

bayer  
2000 Township Road 288 A  
Mason, OH 45040-9123 5000

Project No. 21-0011-001  
Drawing No. J49  
Date 06-22-22



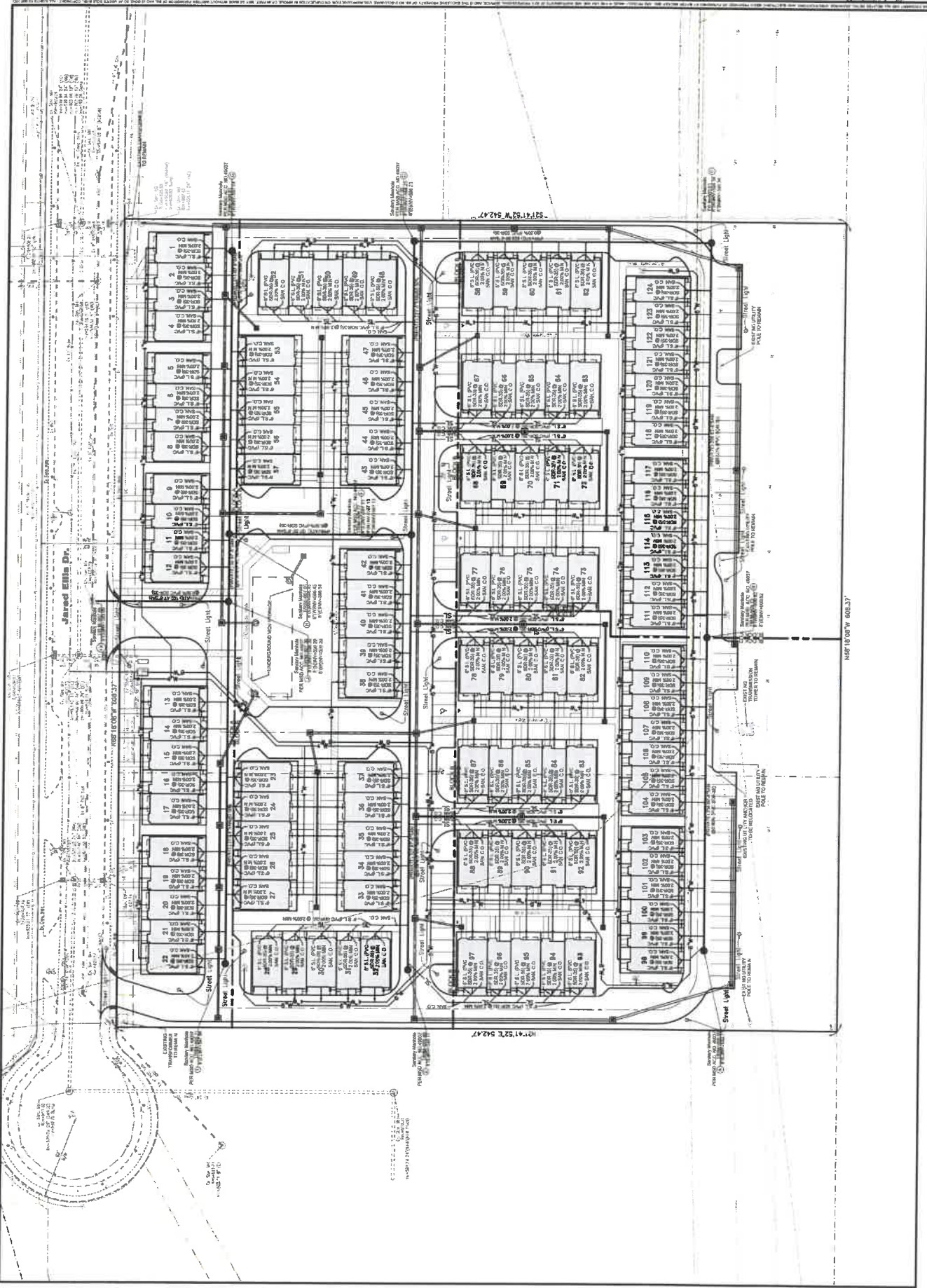
C401

**boyer**  
www.boyerinc.com  
5000 Township Road, Suite A  
Maple, OH 44061-9138-8900

DATE: 06-20-22  
BY: JAB  
CHECKED: JAB  
SCALE: 1"=50'-0"

**ARCADIA**  
SECTION 19, TOWN 4, R. RANGE 1, 81M  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
SITE SANITARY SEWER PLAN

NOT FOR CONSTRUCTION





**bayer**  
www.bayer.com  
6000 Parkside Blvd, Suite A  
Mason, OH 45040 • 513.326.6900

**ARCADIA**  
SECTION 16, TOWN 4, R. RANGE 1, BTM  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
SITE DRAINAGE PLAN

**NOT FOR CONSTRUCTION**

**C402**  
6/23/22  
JAB  
JAB



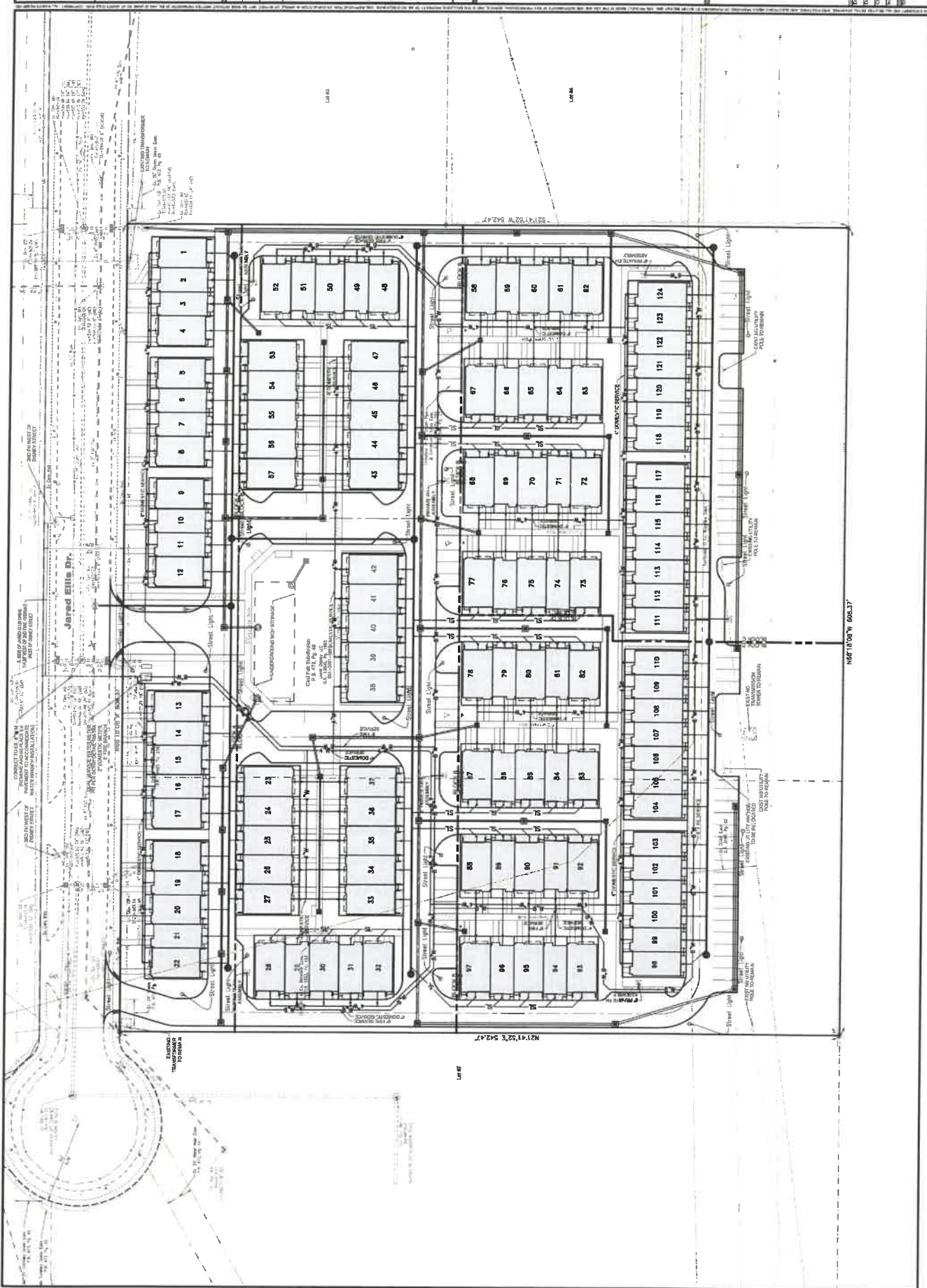
NOT FOR CONSTRUCTION

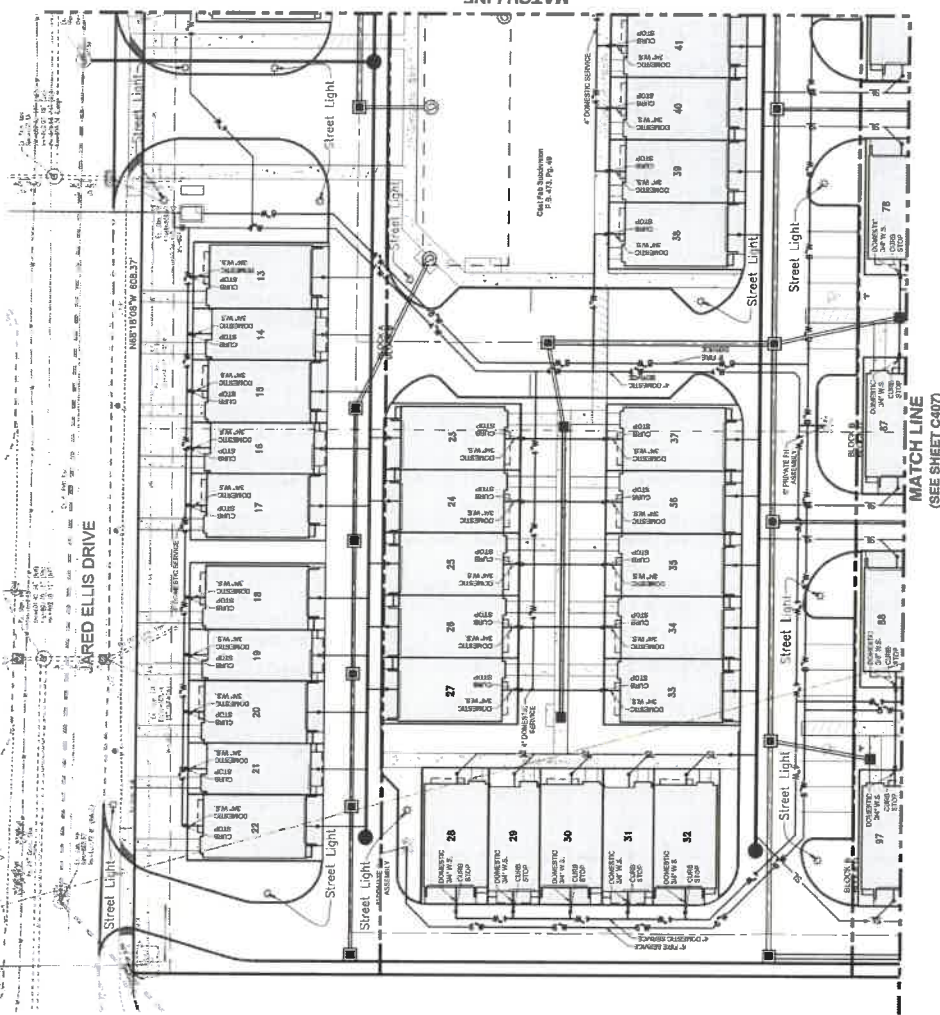
ARCADIA  
SECTION 18, TOWN 4, RANGE 1, 81M  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
OVERALL WATER SERVICE PLAN

bayer  
www.bayerinc.com  
6000 Township Road, Suite A  
Maple, OH 45045-1113 (513) 338-6900

Project No. 21-00000000  
Drawing No. 0721  
Sheet No. 001  
Date 06/20/2021

C403





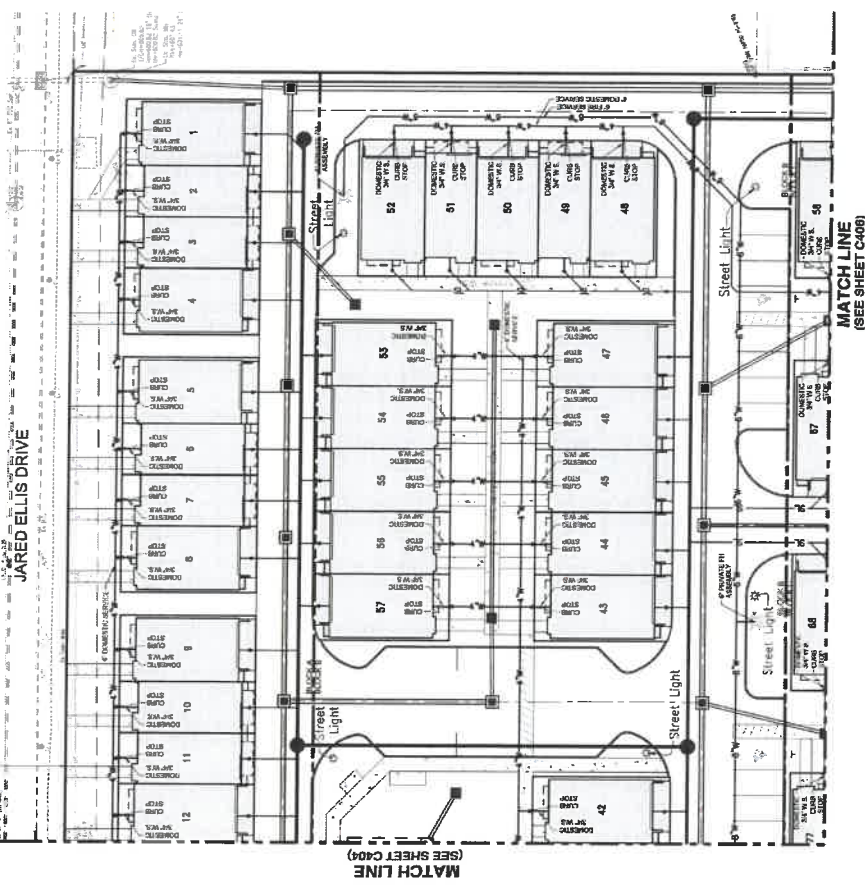
C405

DATE: 06-23-22  
BY: JAB  
CHECKED: ETH  
PROJECT: 101-4250-CD  
SHEET: 101-4250-CD-05

bayer  
becker  
www.bayerbecker.com  
1000 Thompson Road, Suite A  
Mason, OH 45040-9132-9900

ARCADIA  
SECTION 1A, TOWN 4, F. RANGE 1, BTM  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
WATER SERVICE PLAN

NOT FOR CONSTRUCTION





Scale: 1" = 40'

North Arrow

**ARCADIA**

SECTION 19, TOWN 4, RANGE 1, B1M  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

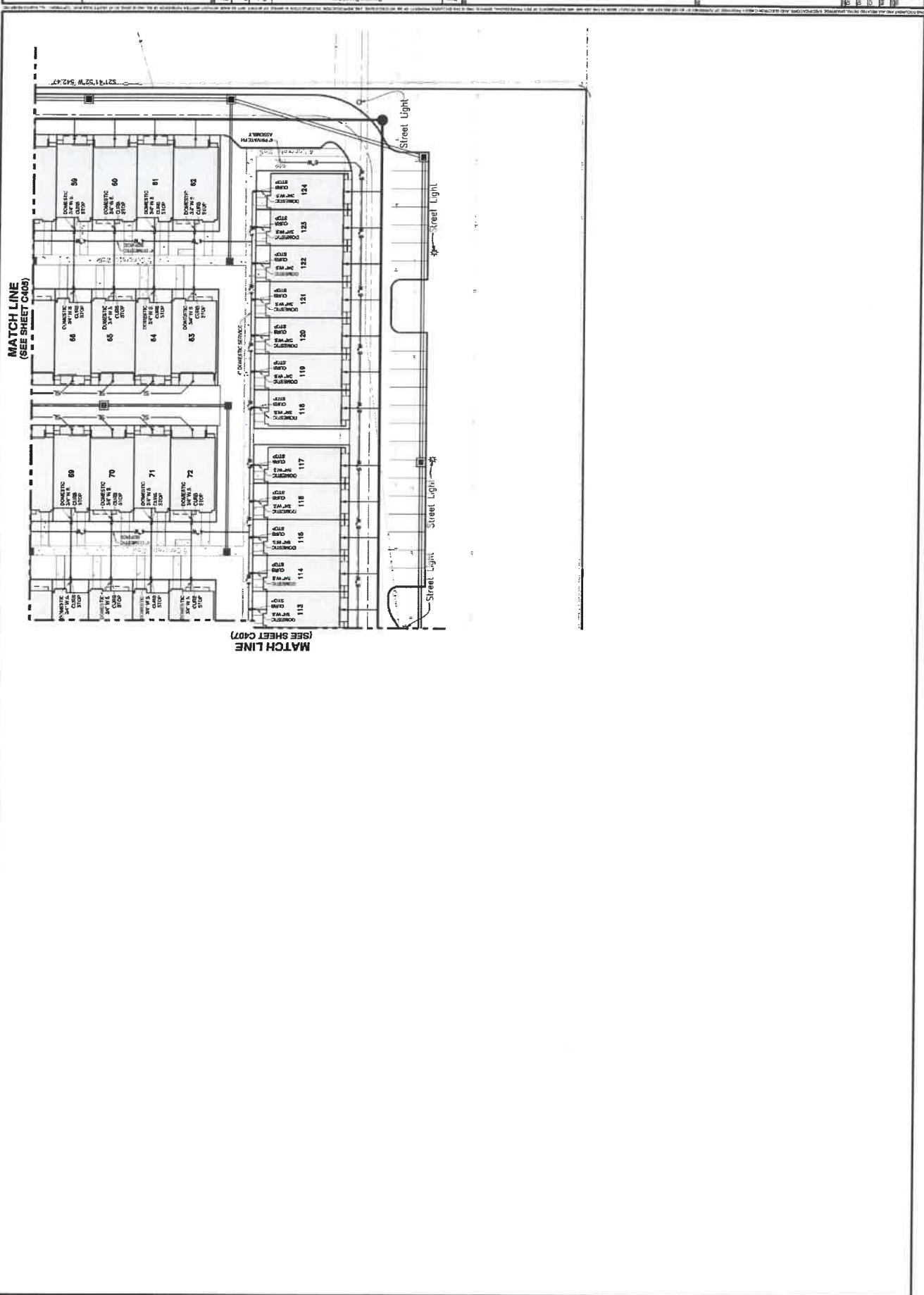
WATER SERVICE PLAN

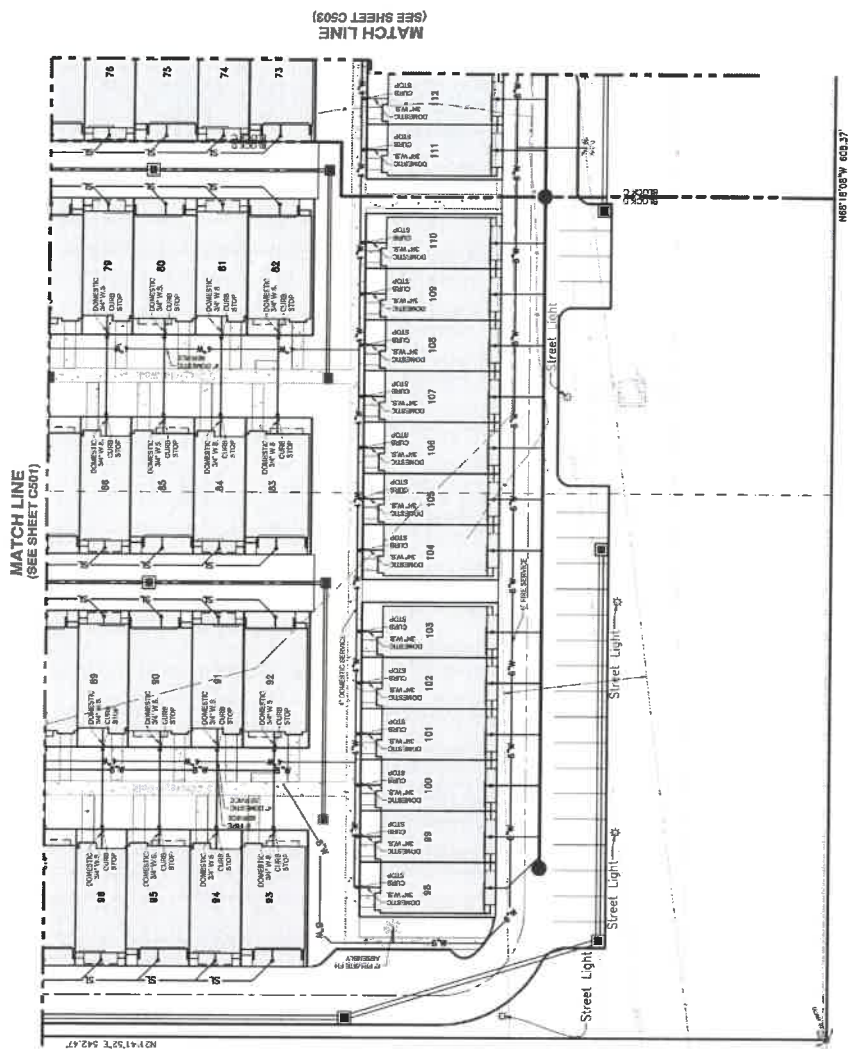
**bay**  
**becker**

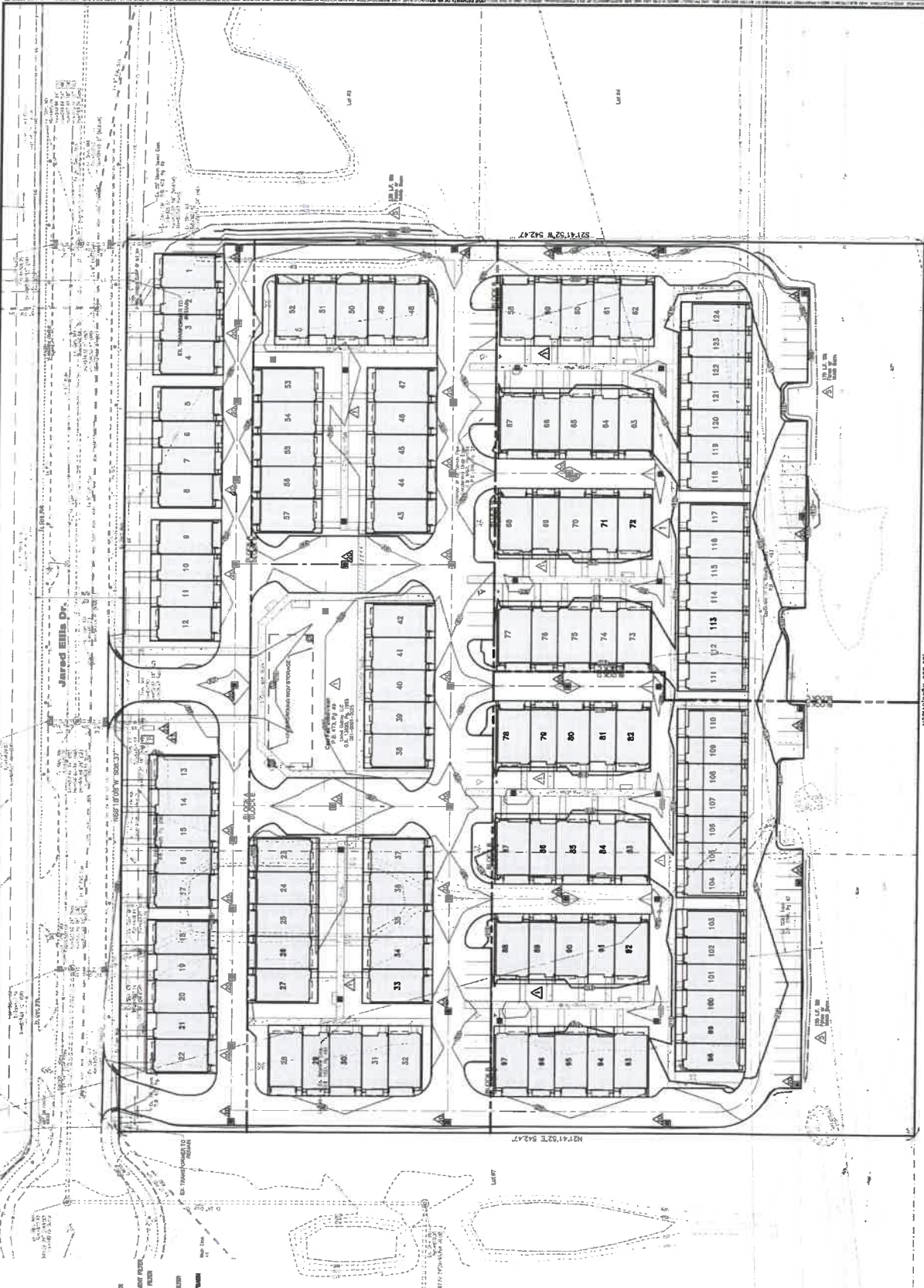
Water, OH 45001-519.328.5000  
www.baybecker.com  
6005 Chandler Road, Suite A

Project No: 15-0018-001  
Sheet No: JAB  
Date: 05-23-22

**C406**







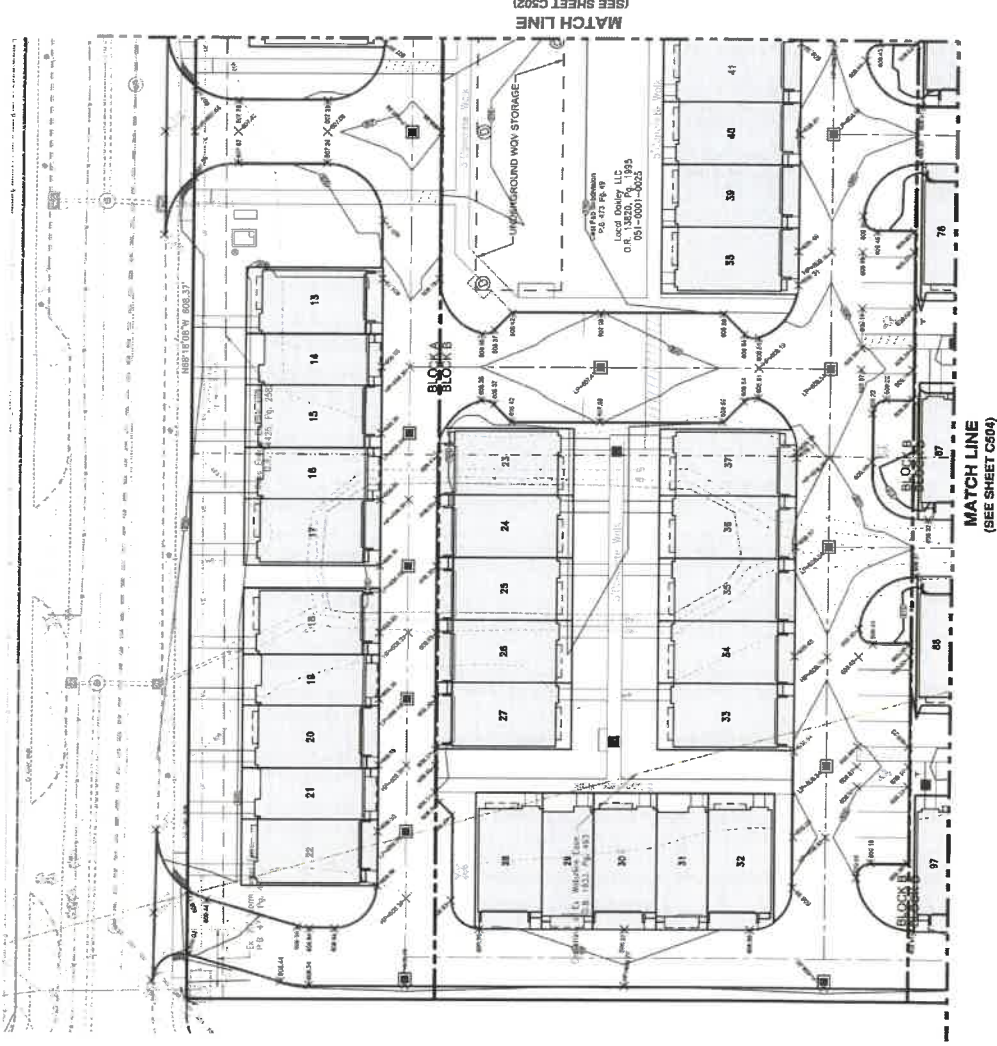
**C501**

Project No: 21-0038-002  
Sheet No: 05 of 05  
Date: 06-03-22

**bayer**  
bayer  
bayer

SECTION 16, TOWN 4, R. RANGE 1, 87M  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO  
GRADING PLAN

**NOT FOR CONSTRUCTION**



**SECTION 1A, TOWN 4, RANGE 1, 8TH**  
**CINCINNATI TOWNSHIP**  
**HAMILTON COUNTY, OHIO**

**ARCADIA**

GRADING PLAN

**NOT FOR CONSTRUCTION**

**C502**

DATE: 11-11-2021

BY: JAB

CHECKED: JAB

PROJECT: JAB

ISSUED: JAB

REVISIONS:

Scale: 1" = 100'

North Arrow

Project: JAB

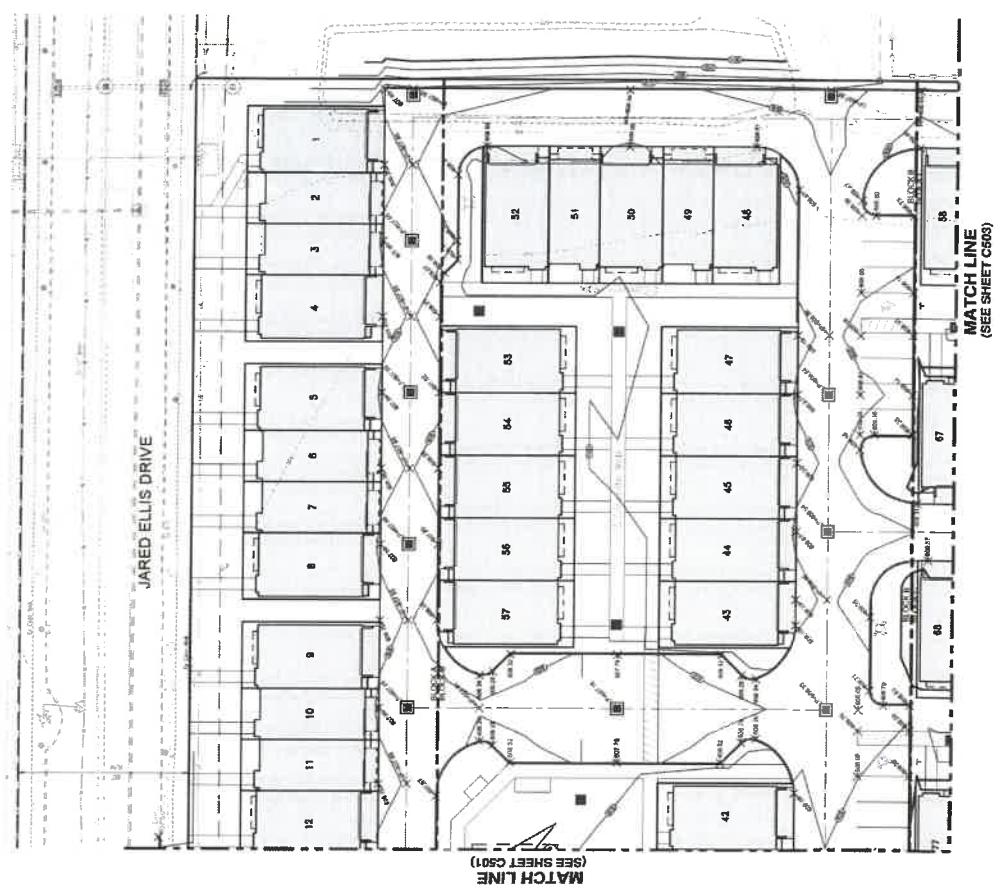
Client: JAB

Location: JAB

Project: JAB

Client: JAB

Location: JAB



**ARCADIA**

SECTION 19, TOWN 4, RANGE 1, 8TH  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

GRADING PLAN

**PRELIMINARY**

**bayer becker**

10000 Glenview Blvd., Suite A  
Cincinnati, OH 45241-1000  
Phone: (513) 262-8000  
Fax: (513) 262-8001  
www.bayerbecker.com

DATE: 11-11-2022

PROJECT: 22-0000000000

CLIENT: City of Cincinnati

DESIGNER: J. R. Smith

CHECKER: J. R. Smith

DATE: 11-11-2022

PROJECT: 22-0000000000

CLIENT: City of Cincinnati

DESIGNER: J. R. Smith

CHECKER: J. R. Smith

DATE: 11-11-2022

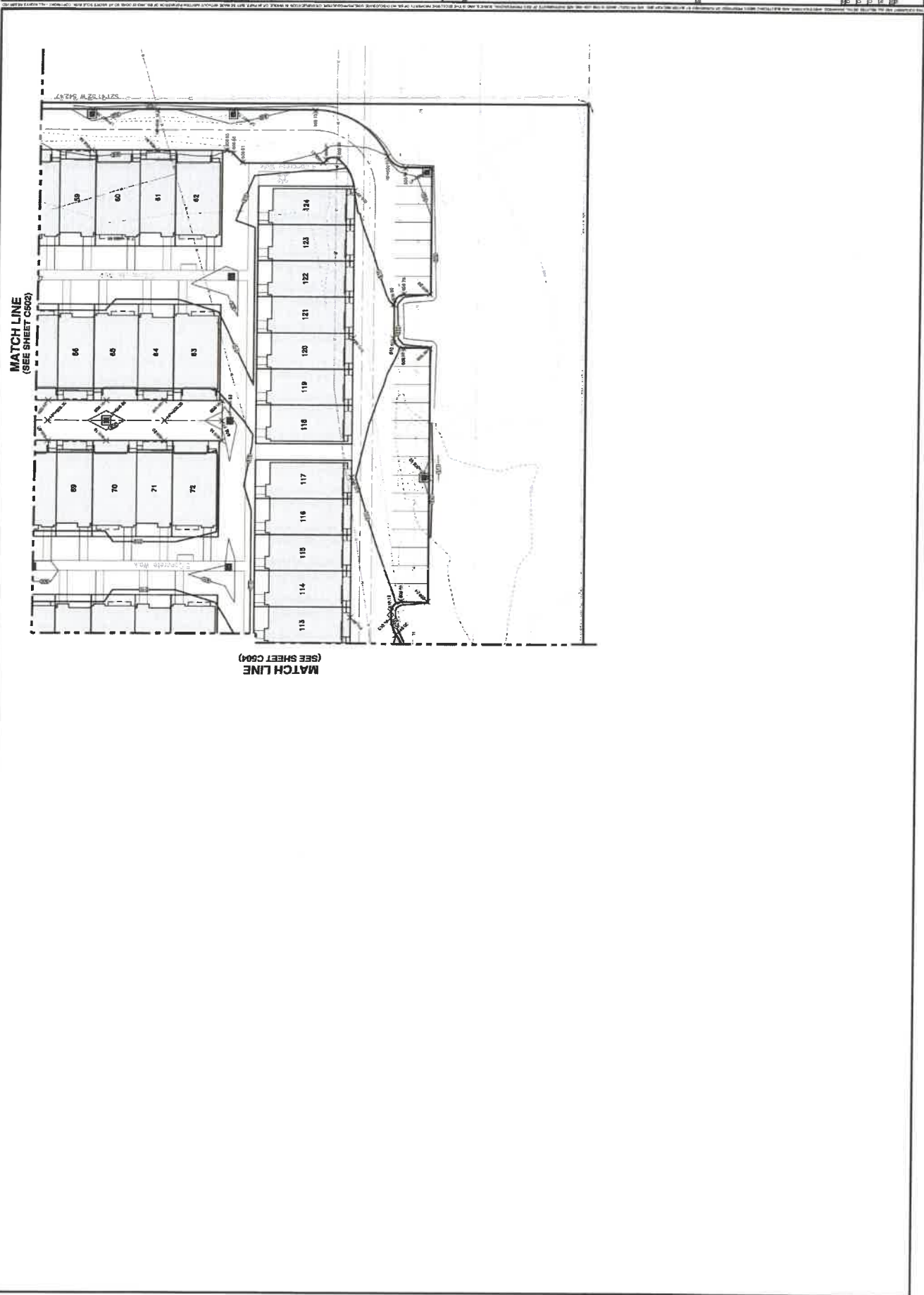
PROJECT: 22-0000000000


CLIENT: City of Cincinnati

DESIGNER: J. R. Smith

CHECKER: J. R. Smith

DATE: 11-11-2022






Scale: 1" = 20'  
 0 10 20 30 40 50 60 70 80 90 100  
 Feet

**ARCADIA**

SECTION 16, TOWNSHIP 4, R. RANGE 1 6TH  
 CHINCAGO TOWNSHIP  
 HAMILTON COUNTY, OHIO

GRADING PLAN

**PRELIMINARY**



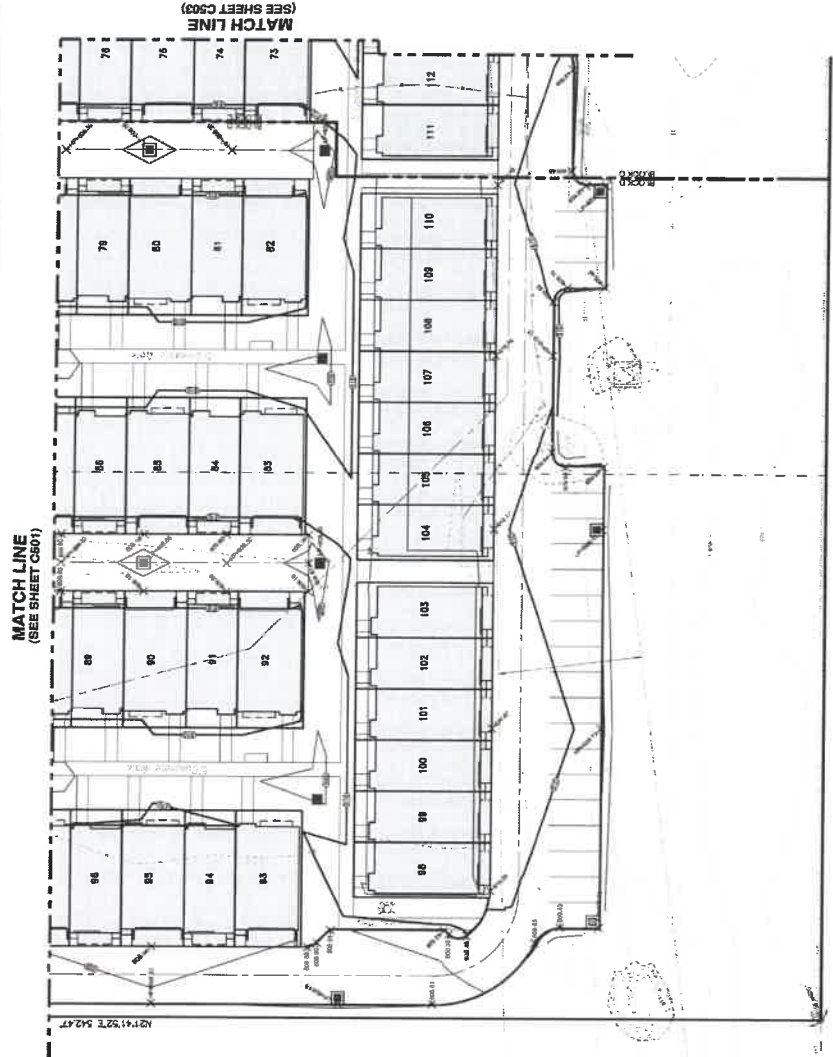
Maple, OH 43040 - 613.338.8800  
 8800 Township Square, Suite A  
 bayer becker


**C504**

06-20-22

448

06-20-22





**SDA**  
S&O DESIGN ASSOCIATES  
550 West Center Road  
Lombard, Ohio 43101  
(615) 681-1218  
sda@sdadesign.com

# Arcadia

4-UNIT ELWOOD-EDEN A-B-B-A

CINCINNATI, OHIO

# A1a

PROJECT NO. 2205-EDEN-4

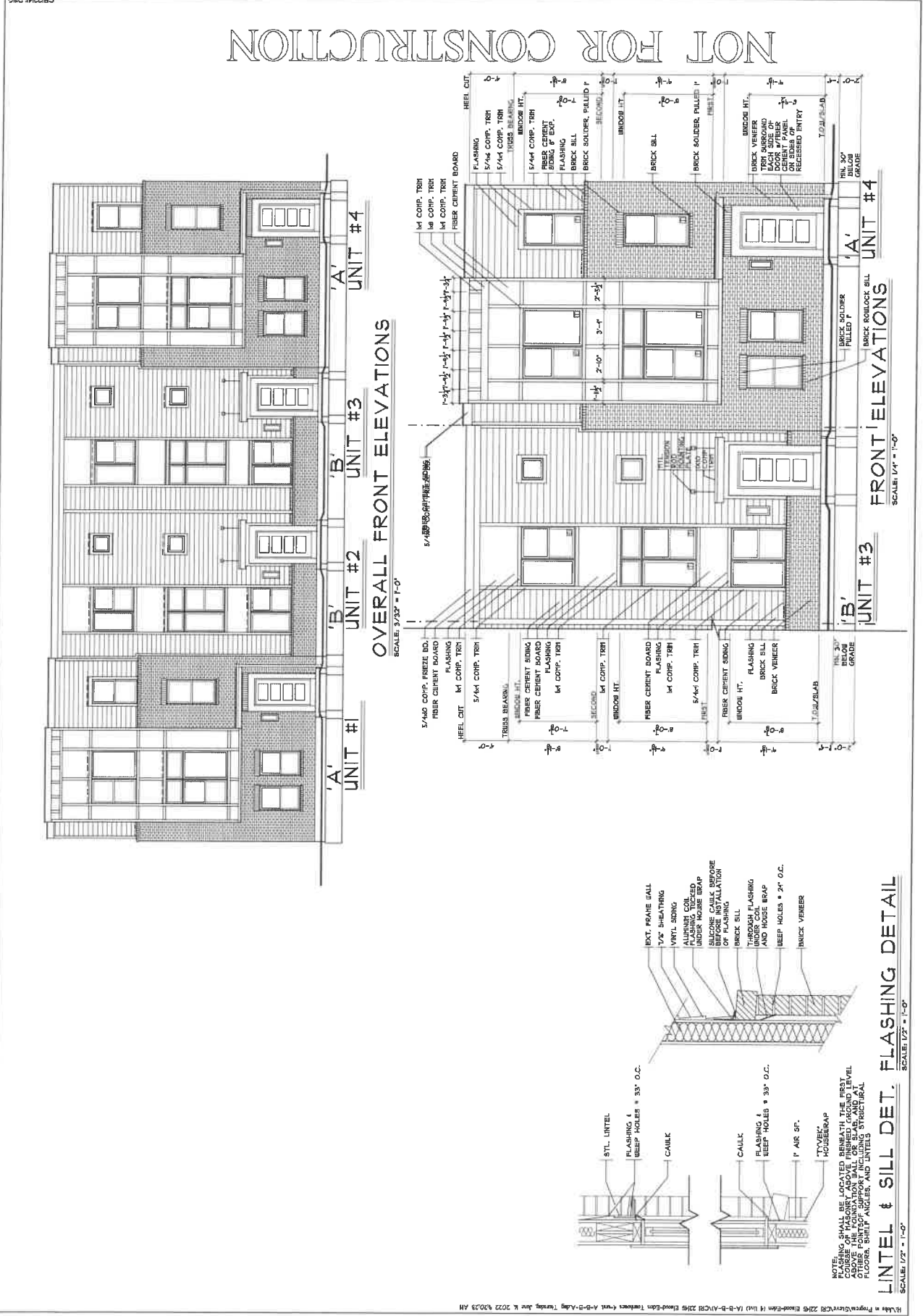
DATE 06/23


DESIGNED BY SDA

APPROVED BY SDA

SCALE 1/4" = 1'-0"

PROPOSED BUILDING FRONT ELEVATION





**SDA**  
SARO DESIGN ASSOCIATES  
550 Walnut Street, Suite 4300  
Cincinnati, OH 45202  
(616) 881-1316  
sda@sdadesign.com

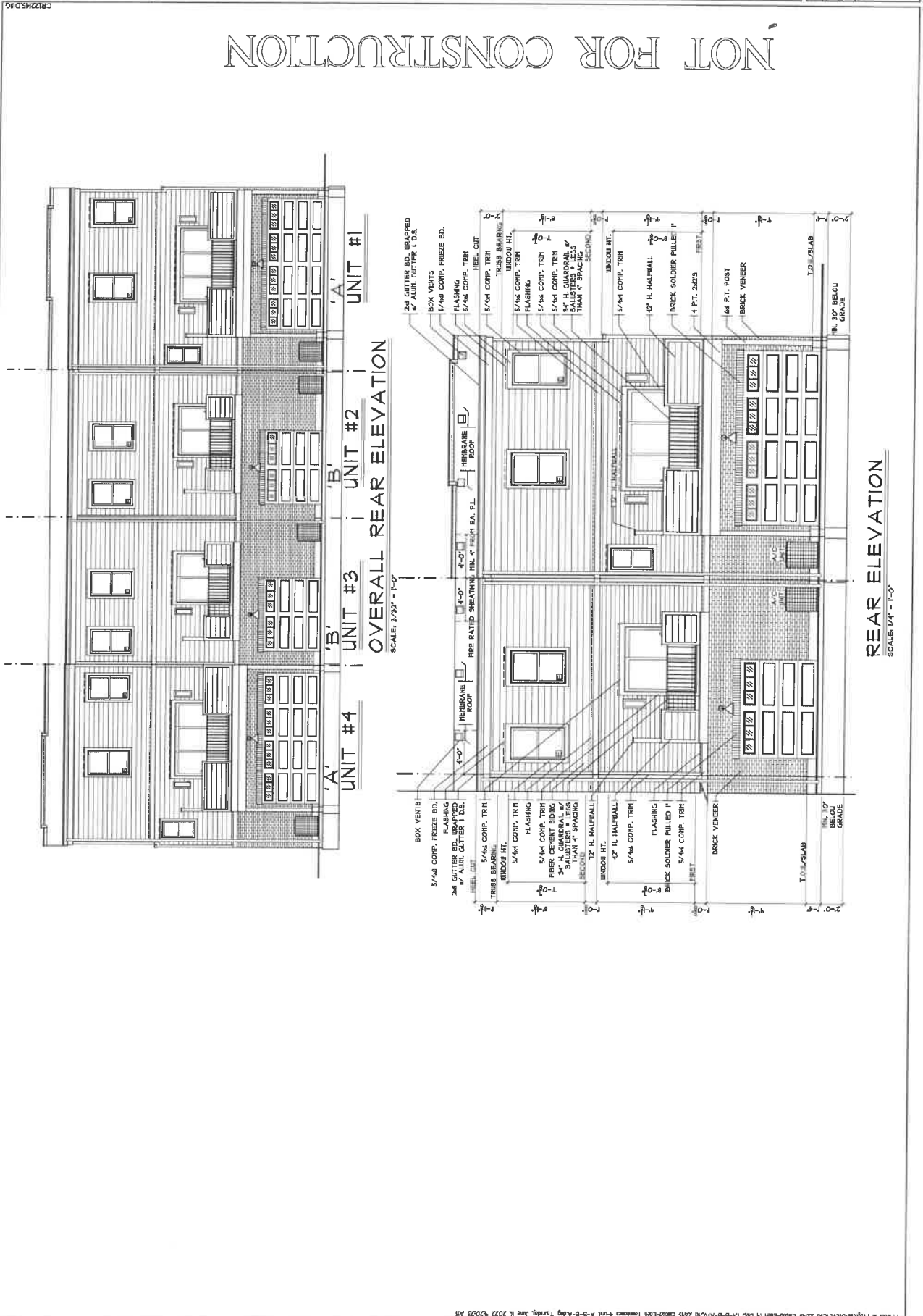
# Arcadia

4-UNIT ELMWOOD-EDEN A-B-B-A

CINCINNATI, OHIO

|             |                  |
|-------------|------------------|
| PROJECT NO. | 2205             |
| DATE        | 04/23            |
| DESIGNER    | ARCHITECTURE & E |
| SCALE       | AS NOTED         |

## A1b



Hidden in Project/Server/Client 2205 Elmwood-Eden (4 Unit) A-B-B-A/Client 2205 Elmwood-Eden Turnover 4 Unit A-B-B-A/Architect 04/23



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

|          |                            |
|----------|----------------------------|
| DATE     | 10/23/23                   |
| BY       | SDA                        |
| CHECKED  | SDA                        |
| APPROVED | SDA                        |
| PROJECT  | 4-UNIT ELWOOD-EDEN A-B-B-A |
| SHEET    | RIGHT ELEVATION            |

**SDA**  
SABO DESIGN ASSOCIATES  
550 Walnut Street, Suite 400  
Cincinnati, OH 45202  
(513) 884-2348  
sdadesignassociates.com

**Arcadia**

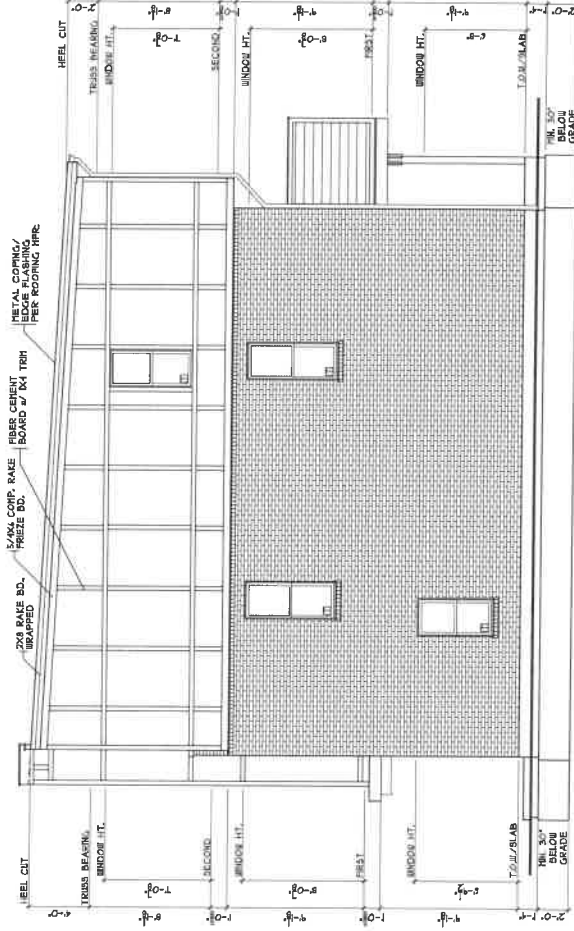
CINCINNATI, OHIO

4-UNIT ELWOOD-EDEN A-B-B-A

|             |                            |
|-------------|----------------------------|
| PROJECT NO. | 4-UNIT ELWOOD-EDEN A-B-B-A |
| DATE        | 10/23/23                   |
| BY          | SDA                        |
| CHECKED     | SDA                        |
| APPROVED    | SDA                        |

**A1d**

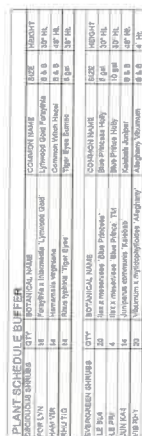
NOT FOR CONSTRUCTION



**UNIT 4**

**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



[illegible]

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET 1504.

PLAN Y SCHEDULE STREET

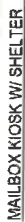
| QTY      | POTENTIAL NAME       | COMMON NAME      | TPH | UNR. SIZE |
|----------|----------------------|------------------|-----|-----------|
| 10 0.1 L | Quercus myrsinifolia | Slender Blackoak | 8.6 | 2.0' Cl   |
| 10       | Hamamelis virginica  | Witch-hazel      | 8.6 | 2.0' Cl   |
| 8        | Thuja occidentalis   | Shrubby Yew      | 8.6 | 2.0' Cl   |

[illegible]

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET 1 ARE:

| PLANT SCHEDULE CHART |          | DATE   | TIME     | DATE   | TIME     | DATE   | TIME     |
|----------------------|----------|--------|----------|--------|----------|--------|----------|
| PLANT                | LOCATION | DATE   | TIME     | DATE   | TIME     | DATE   | TIME     |
| 1                    | PLANT 1  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 2                    | PLANT 2  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 3                    | PLANT 3  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 4                    | PLANT 4  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 5                    | PLANT 5  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 6                    | PLANT 6  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 7                    | PLANT 7  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 8                    | PLANT 8  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 9                    | PLANT 9  | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 10                   | PLANT 10 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 11                   | PLANT 11 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 12                   | PLANT 12 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 13                   | PLANT 13 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 14                   | PLANT 14 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 15                   | PLANT 15 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 16                   | PLANT 16 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 17                   | PLANT 17 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 18                   | PLANT 18 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 19                   | PLANT 19 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 20                   | PLANT 20 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 21                   | PLANT 21 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 22                   | PLANT 22 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 23                   | PLANT 23 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 24                   | PLANT 24 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 25                   | PLANT 25 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 26                   | PLANT 26 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 27                   | PLANT 27 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 28                   | PLANT 28 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 29                   | PLANT 29 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 30                   | PLANT 30 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 31                   | PLANT 31 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 32                   | PLANT 32 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 33                   | PLANT 33 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 34                   | PLANT 34 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 35                   | PLANT 35 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 36                   | PLANT 36 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 37                   | PLANT 37 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 38                   | PLANT 38 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 39                   | PLANT 39 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 40                   | PLANT 40 | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM | 1/1/20 | 10:00 AM |
| 41                   | PLANT 41 | 1/1/20 | 10:00 AM | 1/     |          |        |          |

PLANT QUANTITIES IN SCHEDULE ARE FOR INDIVIDUAL COURTYARD  
PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET 1304.



MONUMENT SIGN CONCEPT (32 SF)  
SIGN MATERIALS TO COMPLEMENT ARCHITECTURE

[illegible]

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET L804.

[illegible]

|                  |    |            |
|------------------|----|------------|
| DATE: 10/10/2011 | 10 | 10/10/2011 |
|------------------|----|------------|

MASTER PLANT SCHEDULE INCLUDES ALL PLANT8.

PROPERTY LINE

EXISTING TRANSMISSION TOWER

EXISTING POWER LINE

PROPOSED TOWNHOMES

EXISTING FENCE MOUND

EXISTING VEGETATION

EXISTING TRAIN TRACKS

# PROJECT SUMMARY

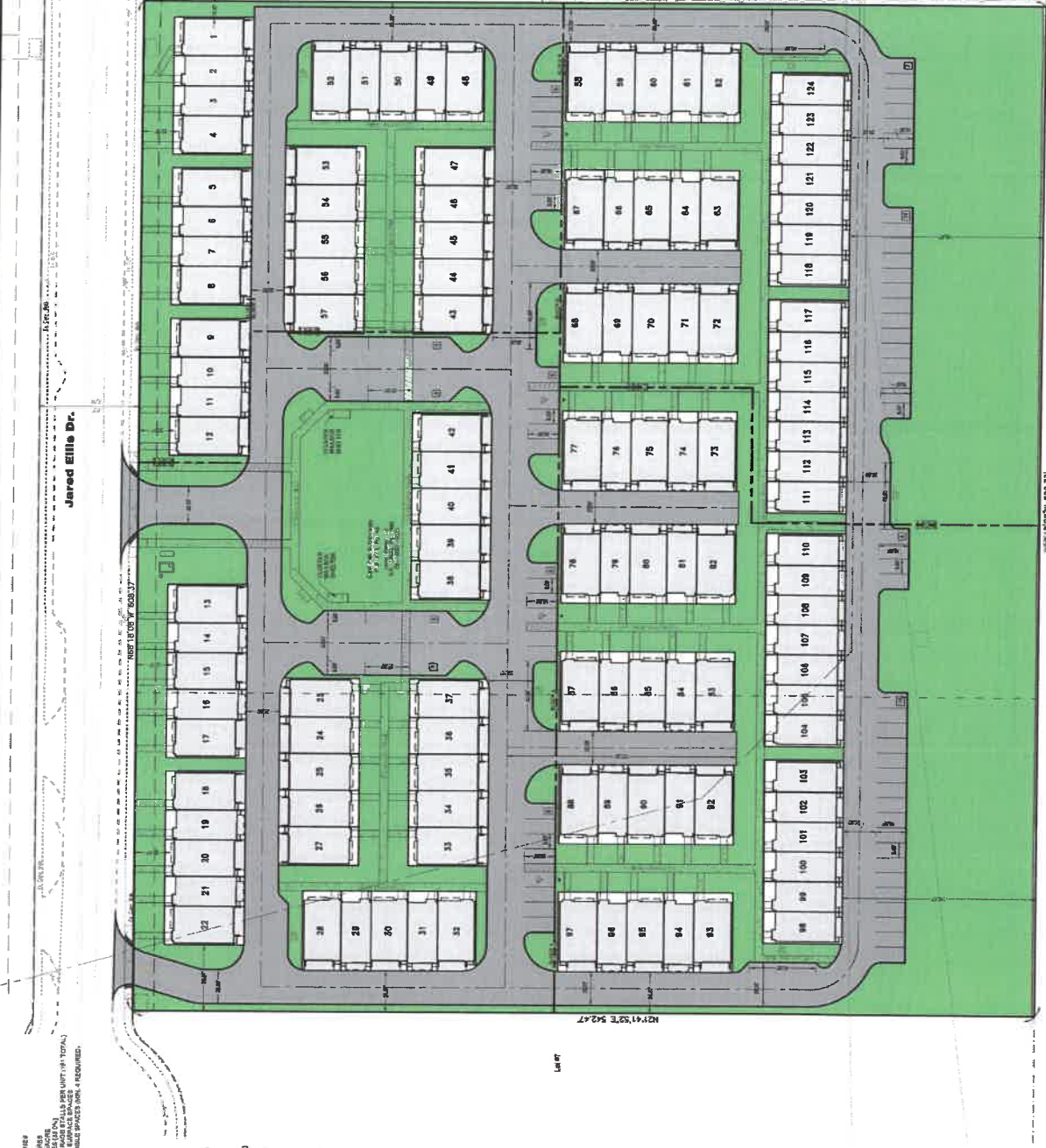
124 UNITS  
 67 UNITS TYPE-A  
 57 UNITS TYPE-B

## LEGEND

- PROPOSED CONCRETE (SEE DETAIL 20003)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 20002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 20001)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- PARKING SPACE COUNT

## NOTES

1. BLOCK PARKING SHOWN AS APPROXIMATE FOR REFERENCE ONLY. FINAL PHASING OF DEVELOPMENT TO BE DETERMINED.



SCALE: 1" = 30'  
 DATE: 06-20-22

DRAWN BY: J. J. J. J.  
 CHECKED BY: J. J. J. J.

PROJECT: 124 UNITS  
 SHEET: 1 OF 1

NOT FOR CONSTRUCTION

LAYOUT PLAN

SECTION 18, TOWN 4, R. RANGE 1, B1M

CITY OF CINCINNATI

HAMILTON COUNTY, OHIO

6005 Township Road, Suite A

513.325.0000

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513.325.0000

| Preliminary Lighting Schedule |              |          |
|-------------------------------|--------------|----------|
|                               | Description  | Quantity |
| ☹                             | LED Post Top | 25       |

Option B



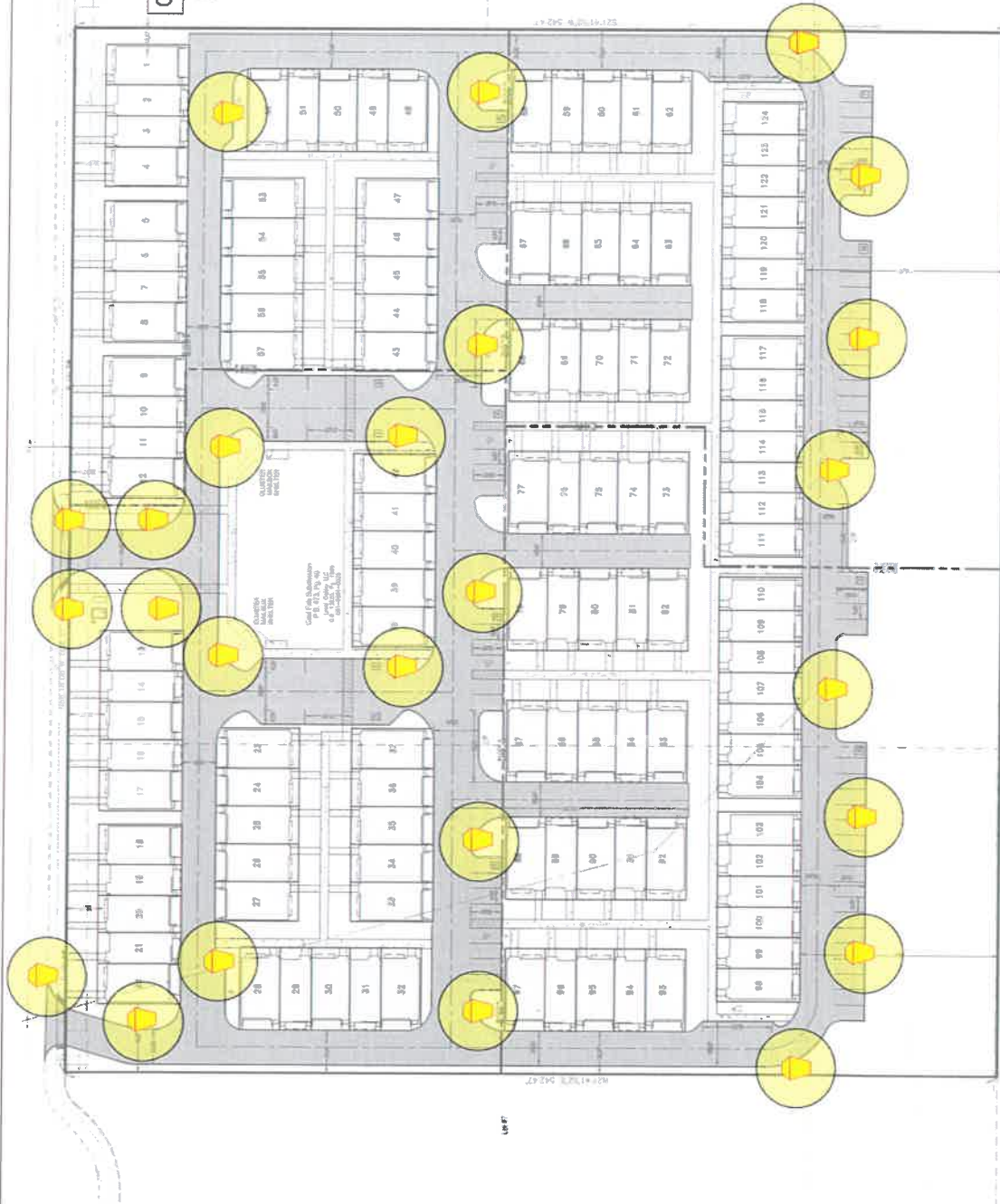
Option A



Option C



Post top poles height at 8'.  
Luminaire on top of the post  
adds an additional 20'-24"



**Preliminary**  
06/22/2022 1:38:09 PM

ARCADIA SITE LIGHTING PLAN 6.22.22

**NOT FOR CONSTRUCTION**

KLH Engineers  
Fort Thomas, KY  
513.316.9510  
Matt Minard  
mminard@klhengrs.com



**SUBJECT:** A report and recommendation on a proposed zone change from Commercial General-Auto (CG-A) to Planned Development (PD), including a Concept Plan and Development Program Statement, located at 3033 Jared Ellis Drive in Oakley.

**GENERAL INFORMATION:**

- Location:** 3033 Jared Ellis Drive, southside of Jared Ellis Drive, west of Disney Street, and east of Interstate 71
- Owner:** Local Oakley, LLC  
7755 Montgomery Road, Suite 190  
Cincinnati, OH 45236
- Applicant:** Anne McBride, McBride Dale Clarion  
5721 Dragon Way, Suite 300  
Cincinnati, Ohio 45227
- Request:** The applicant is proposing a zone change from Commercial General-Auto (CG-A) to a Planned Development (PD), Arcadia, to construct a condominium development in Oakley.

**ATTACHMENTS:**

Provided in addition to this report are:

- Attachment 1 - Development Program Statement
- Attachment A - Site Survey/ Site Plan
- Attachment B - Engineering Plans/ Building Elevations
- Attachment C - Open Space/Landscape Plans
- Attachment D - Traffic Study
- Attachment E - Covenants, Easements, Restrictions
- Attachment F - Coordinated Site Review Final Letter
- Attachment G - Letter of Support from the Oakley Community Council

**BACKGROUND AND PROPOSED DEVELOPMENT:**

This proposed development is located on part of the old Cast Fab vacant site in Oakley, which is approximately 7.5 acres. The site is situated between the railroad tracks to the south, I-71 to the west, Planned Development (PD-89, Graphite) to the north and Planned Development (PD-64, Oakley Station) to the east in Oakley. Local Oakley, LLC., is requesting a Planned Development because there are 124 individual lots for the condominiums, which would require numerous zoning variances with the current zoning. The property is not located within a Historic Overlay District or a Hillside Overlay District. The developer is calling this development "Arcadia".

Christo Homes plans to construct 124-condominiums organized into 25 groups with 4 to 6 homes per group. Each townhome will be on its own lot to be sold as condominiums. There will be 76 surface parking spaces provided on the site with each home also having either a one or two-car garage. The parking provided exceeds the parking requirements in Section 1425-03 Requirements for Off-Street

**Parking and Loading.** The development will provide internal circulation to the community through a series of private streets and alleys.

These townhomes will be three stories tall and of wood frame construction with a brick veneer, fiber cement siding, brick detailing and a membrane roof. Price points will range from \$375,000 to \$675,000. The developers will offer a variety of unit sizes and features. Homes will range in size from 1,300 to 2,200 square feet, offering one to four bedrooms with two to four bathrooms. Each home will have a one to two-car garage with an option of finished or unfinished living space adjacent on the lower level. Additional options include interior finish upgrades, rooftop decks and balconies among other options. Lighting for the development will use 25 8 to 10 feet tall residential style lamps located on the private streets and common areas.

This will be a phased development with Phase One to be completed in 2023 and the last Phase in 2028. This proposed development represents a \$60 million dollar investment in the city. A Subdivision Improvement Plan (Major Subdivision) will need to be submitted for City Planning Commission approval after the zone change is approved.

**ADJACENT LAND USE AND ZONING:**

**North:** Planned Development #89 (PD-89), Graphite Oakley, residential  
**East:** Planned Development #64 (PD 64), Oakley Station, mixed-use  
**West:** Commercial General-Auto (CG-A) Commercial  
**South:** Planned Development #88 (PD-88), Three Oaks, residential

**BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:**

Per §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 proposed zone change area is approximately 7.5 contiguous acres.

- b) ***Ownership*** – *Evidence that the applicant 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 entire property is owned by Local Oakley, LLC.

- c) ***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 subject property is located within a local historic district, nor does it contain any historic landmarks.

- d) ***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.*

The subject property is not located within a Hillside Overlay District.

- e) **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.*

The subject property is not 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 submitted Development Program Statement includes sufficient information regarding proposed use, building locations, site description, street and parking access, pedestrian circulation system, and open space and landscaping.

- b. **Ownership** – *Evidence that the applicant 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 entire property is owned by Local Oakley, 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.*

This proposed development will be constructed in four phases. Phase One will be completed in 2023 and all phases will be completed by 2028.

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

The applicant team has been in contact with the City's Department of Transportation and Engineering (DOTE), Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). The project has also gone through the City's Coordinated Site Review Process (Attachment F).

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

The Development Program Statement explains that 33% of the site (2.5 acres) will be greenspace. Those areas will be professionally landscaped and maintained by the Condominium Association (Attachment C).

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

### **Signs**

The only signs will be the development identification sign and any necessary directional signs. The sign regulations that will apply to this Planned Development are Chapter 1427-33 Sign Regulations of the Cincinnati Zoning Code. These regulations apply to all residential zoning districts (SF and RM). Any proposed signs in this submittal will be reviewed by staff at a later date for compliance.

### **Mechanical Equipment**

All mechanical equipment will be located out of sight.

### **Waste Management**

Trash and recycling facilities will be provided on-site with enclosed collection areas for pickup and handling of waste by the City of Cincinnati Department of Public Services.

### **Economic Inclusion**

Local Oakley, LLC is committed to ensuring a highly diverse workforce they have agreed to make all efforts to meet the City's economic inclusion goals. Additionally, Local Oakley, LLC is committed to making every effort to hire locally for this project.

### **FINAL DEVELOPMENT PLAN:**

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council. A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. Pursuant to §1429-16, the applicant team submitted for concurrent approval of the Concept Plan, Development Program Statement, and the Final Development Plan.

### **COORDINATED SITE REVIEW:**

The Coordinated Site Review process is designed to help developers identify any regulatory conditions that may affect their project. CSR meetings with the applicant were held on July 12 and July 19, 2022. Any issues have been resolved or will be before any building permits are issued. The final letter is Attachment F.

### **PUBLIC COMMENT AND NOTIFICATION:**

The Department of City Planning and Engagement held a public staff conference on both the proposed zone change from Commercial General – Auto (CG-A) to Planned Development (PD) with the accompanying Concept Plan and Development Program Statement, as well as the Final Development Plan for the proposed development on August 11, 2022. Notice of the public staff conference was mailed out 14 days in advance to property owners within 400-feet of the boundary of PD, as well as the Oakley Community Council.

Aside from the applicants, no other persons were in attendance. Attached is a letter of support from the Oakley Community Council (Attachment G).

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

The proposed zone change request is consistent with the Goals in the Live Initiative Area of *Plan Cincinnati* (2012) to “Create a more livable community” (page 156) and to “Provide a full spectrum of housing options and improve housing quality and affordability” (page 164).

It is also consistent with the Strategies of the Live Initiative Area to “Support and stabilize our neighborhoods” (page 160) and to “Develop and maintain inviting and engaging public spaces that encourage social interaction between different types of people” (page 164). It also will “Offer housing options of varied sizes and types for residents at all stages of life” (page 165). Additionally, it will “Improve the quality and number of moderate to high-income rental and homeowner units” (page 165). The proposed project will develop a vacant and underutilized brownfield site into a new residential community with multiple types of housing units for all ages and a new park for public use.

#### *Oakley Master Plan (2019)*

The proposed zone change is consistent with the *Oakley Master Plan* (2019), particularly with the Managing our Future Growth Focus Area and Goal 1 to “Assure 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 Strategy #1, Action Step to “Evaluate the appropriateness of the existing zoning map for vacant and underutilized properties” (page 80), and Strategy #2 to “Identify neighborhood development goals for the Robertson Avenue, Forrer Street, and Disney Avenue sites...” (page 84). In addition, the proposed development is also consistent with Goal 2 of the Managing our Future Growth Focus Area which is to “Increase the percentage of owner-occupied homes” (page 84) and the Strategy to “Improve neighborhood control in the redevelopment of single-family property” (page 84).

Finally, the proposed development is consistent with the Enhancing our Community Focus Area and Goal 1 to “Increase green space in Oakley” (page 66) and Strategy #1 to “Encourage developers to create green space and improve sustainability” (page 68). The proposed development is intended to replace a former factory site on Robertson Avenue with a walkable, pedestrian-scaled residential community with semi-public and public amenities that include walking and bike paths. Additionally, the single-family section of the proposed development will help to increase the neighborhood percentage of owner-occupied homes.

### **CITY PLANNING COMMISSION ACTION:**

According to §1429-11(a) of the Cincinnati Zoning Code, the 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 proposed residential use is compatible with the surrounding land use patterns. Adjacent land uses include multi- and single-family residential, and commercial.
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 proposed Planned Development would permit a coordinated residential development on this vacant cleaned brownfield site. Additionally, the Concept Plan and Development Program Statement illustrate how the proposed project will accommodate residential and parking needs through garages and a parking lot that is integrated into the overall design of the condominium development. The superior urban design of the proposed development fits in appropriately with the Oakley neighborhood.

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 proposed land use for this property provides a productive use on what is currently a underutilized site, which has been vacant for years. The proposed development is currently located in a CG-A zoning district. If the applicant did not pursue a PD, they would need multiple zoning variances for the 124-lot condominium development.

The PD zoning district allows the developer to be innovative in site development combining quality site and building design, open space preservation, and increased community involvement through the Planned Development process.

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

All aspects are outlined in the Concept Plan and Development Program Statement as submitted and is detailed in the Final Development Plan.

#### **ANALYSIS:**

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial General-Auto (CG-A) to Planned Development (PD) for the proposed condominium development. The proposed development will reactivate currently vacant and underutilized property in the community with more single-family residences, parking, and open space.

The impact on traffic and parking has also been considered by the developer as they have been in coordination with the Department of Transportation and Engineering (DOTE). Staff from the Department of City Planning and Engagement understands and acknowledges the concerns over the traffic congestion and safety; however, the proposed development is adding much needed and desired residential units and amenities to the vibrant neighborhood.

The applicant team has made multiple successful attempts to engage with the community to make them aware of the future development and to address concerns or comments. The petitioner remains committed to working with the Oakley community and all appropriate City Departments on their plans.

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development and eliminates further need for any zoning relief. A Planned Development also provides assurance to the City and the community of the intended uses and scale for the site, and any significant modification to this would constitute as a Major Amendment to the Concept Plan and

require public engagement and a public hearing process.

There is still demand for single-family houses within the City of Cincinnati and this development will increase the percentage of owner-occupied homes in Oakley and the City as a whole. Also, residents of Arcadia will be able to take advantage of and support local dining, entertainment, and shopping options in Oakley. The proposed development will not negatively impact the existing character of the surrounding area. The implementation of this project will be a benefit for the Oakley community and the City of Cincinnati, respectively. The proposal is consistent with *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019) and is supported by the Oakley Community Council.

#### **FINDINGS:**

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

#### **CONCLUSIONS:**

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial General-Auto (CG-A) to Planned Development (PD) for the proposed condominium development for the following reasons:

1. The proposed residential development will not negatively impact the existing character of the surrounding area;
2. The proposal will provide needed new single-family homes in the City;
3. The proposal is supported by the Oakley Community Council;
4. The proposal is consistent with *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019); and
5. A Planned Development zoning district requires an extensive public process with site, density, and design review unlike a regular zone change process

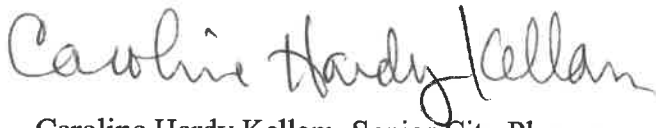
#### **RECOMMENDATION:**

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

- a. **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- b. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 3-7 of this report; and

- c. **APPROVE** the proposed zone change from Commercial General-Auto (CG-A) to Planned Development (PD) for 3033 Jared Ellis Drive in Oakley.

Respectfully submitted:

Handwritten signature of Caroline Hardy Kellam in cursive script.

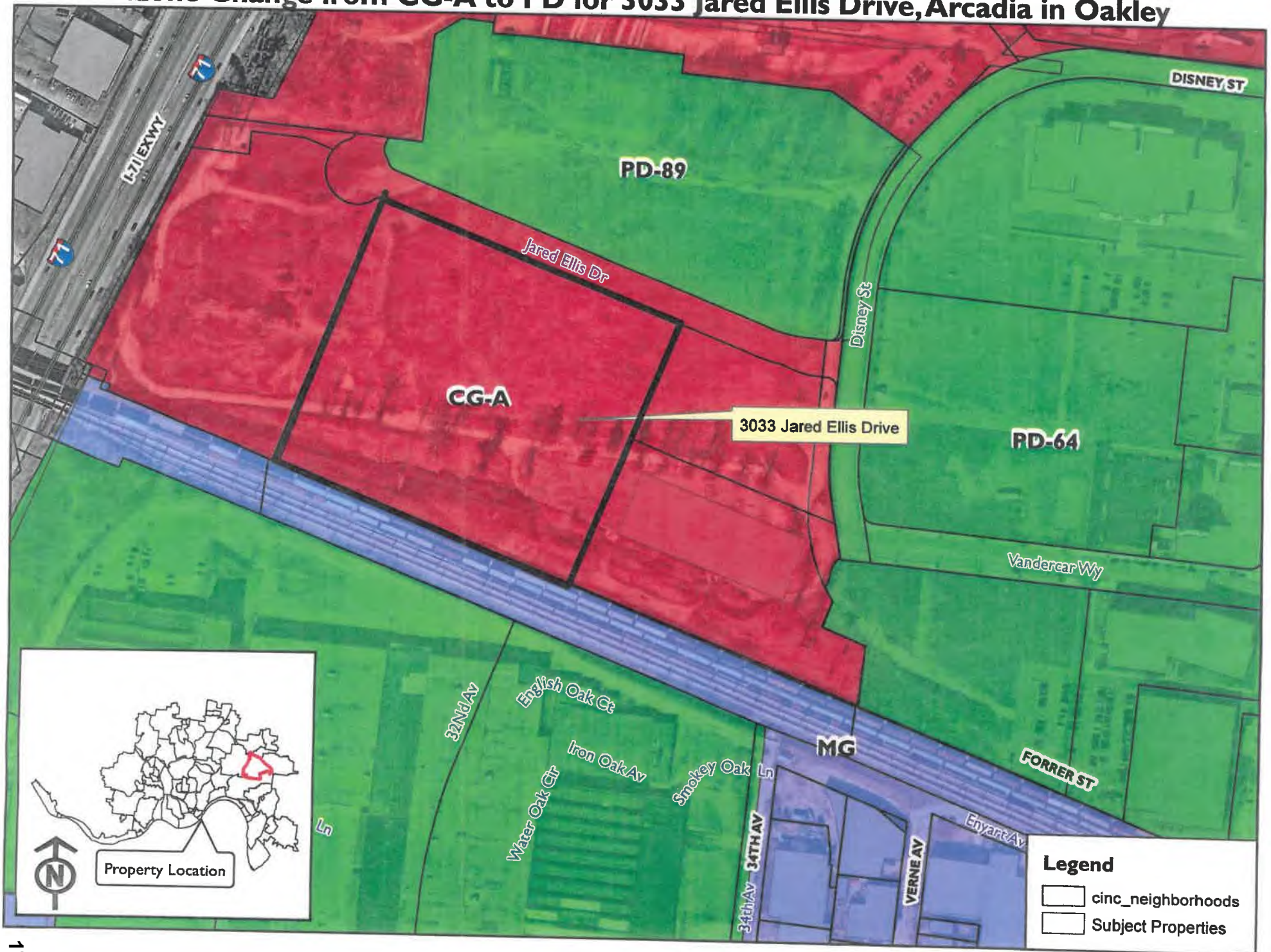
Caroline Hardy Kellam, Senior City Planner  
Department of City Planning and Engagement

Approved:

Handwritten signature of Katherine Keough-Jurs in cursive script.

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

# Zone Change from CG-A to PD for 3033 Jared Ellis Drive, Arcadia in Oakley



**Arcadia  
3033 Jared Ellis Drive  
Program Statement**

Cristo Homes and the property owner, Local Oakley LLC., have joined together 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 vacant property is currently zoned "CG-A" Commercial General Auto Oriented District. To allow for the site to be developed as a 124 unit condominium community, an application is being requested for consideration to rezone the property "PD" Planned Development District.

The proposed development would have two points of access from Jared Ellis Drive and would provide internal circulation to the community through a series of private streets and alleys. The proposed 124 townhomes, with a density of 16 units per acre, have been placed into 25 groups ranging from four to six homes per group. A total of 76 surface parking spaces are provided on site with each home containing a one or two 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 1,300 SF to 2,220 SF, could contain one to four bedrooms with two to four bathrooms. Each home would have a one or two car garage with the option of finished or unfinished living space adjacent on the lower level. Additional options for the homes include, interior finish upgrades, rooftop decks and balconies among other options. Providing a variety of home sizes and features allows for anticipated sales prices of \$375,000 to \$675,000. 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 8 to 10 feet and located on the private streets and common areas. Arcadia would be developed in four phases with construction beginning Spring of 2023, weather permitting. It is anticipated that all phases of the Arcadia Development would be completed in 2028. Arcadia 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 Arcadia within walking distance. Arcadia, developed as a Planned Development, will allow for the coordinated development of the parcels as a residential community.

Pursuant to Section 1429.05 of the Zoning Code, we would offer the following information:

- a) The proposed Arcadia "PD" will contain a total of 7.576 acres, in excess of the minimum two acres required for a "PD".
- b) Local Oakley is the sole owner of record of the 7.576 acres in the proposed "PD" contained in Hamilton County Auditors Parcel 052-0001-0026-00.
- c) Although there will be multiple buildings (124) within the "PD", they will each be on a separate lot to allow for home ownership.
- d) No portion of the proposed "PD" is located in a Historic District.

- e) No portion of the proposed “PD” is located in a Hillside Overlay District.
- f) No portion of the proposed “PD” is located in an Urban Design Overlay District.

To allow the development to move forward as a 124 unit condominium development, it is necessary to request a “PD” Planned Development District. Although the 124 townhomes will be attached in groups of four or five, they will each be located on their own lot so that they can be sold as condominiums. To try to create this type of development within the single family residential districts, the only option would be cluster housing, which is designed for “protecting natural open space, ecological, topographical, or historic features”. This standard does not apply to this site. Further, multiple variances would be required from front, side, and rear yard setback requirements, lot widths, and lot areas. The proposed “PD” Planned Development designation is the most appropriate district to allow the Arcadia development to move forward.

The developers of Arcadia have met with the Oakley Community Council on several occasions, and at their April 5, 2022 meeting, the Council voted unanimously to support the rezoning and project. The development has been through the Coordinated Site Preliminary Design Review process and has been submitted for Development Design Review. The development represents a \$60 million dollar investment in the city by Cristo Homes and Local Oakley, LLC.

As expressed by the Oakley Community Council, “More home ownership is a key priority outlined in our master plan, which this proposed development fully embraces.” The developers of Arcadia are excited at the possibility to offer this development in Oakley for sale, and respectfully request consideration of the “PD” Planned Development map amendment and Concept/Final Development Plan as proposed.





# PROJECT SUMMARY

ZONING: PD  
 PROPOSED USE: TOWNHOMES  
 TOTAL UNIT COUNT: 124  
 TOTAL SITE AREA: 7.583 ACRES  
 OVERALL DENSITY: 16.37 D.U./ACRE  
 OPEN SPACE: 2.68 ACRES (35%)  
 PARKING: 1 OR 2 GARAGE SPACES PER UNIT (191 TOTAL)  
 82 TOTAL SURFACE SPACES  
 4 ACCESSIBLE SPACES (ADA), 4 REQUIRED

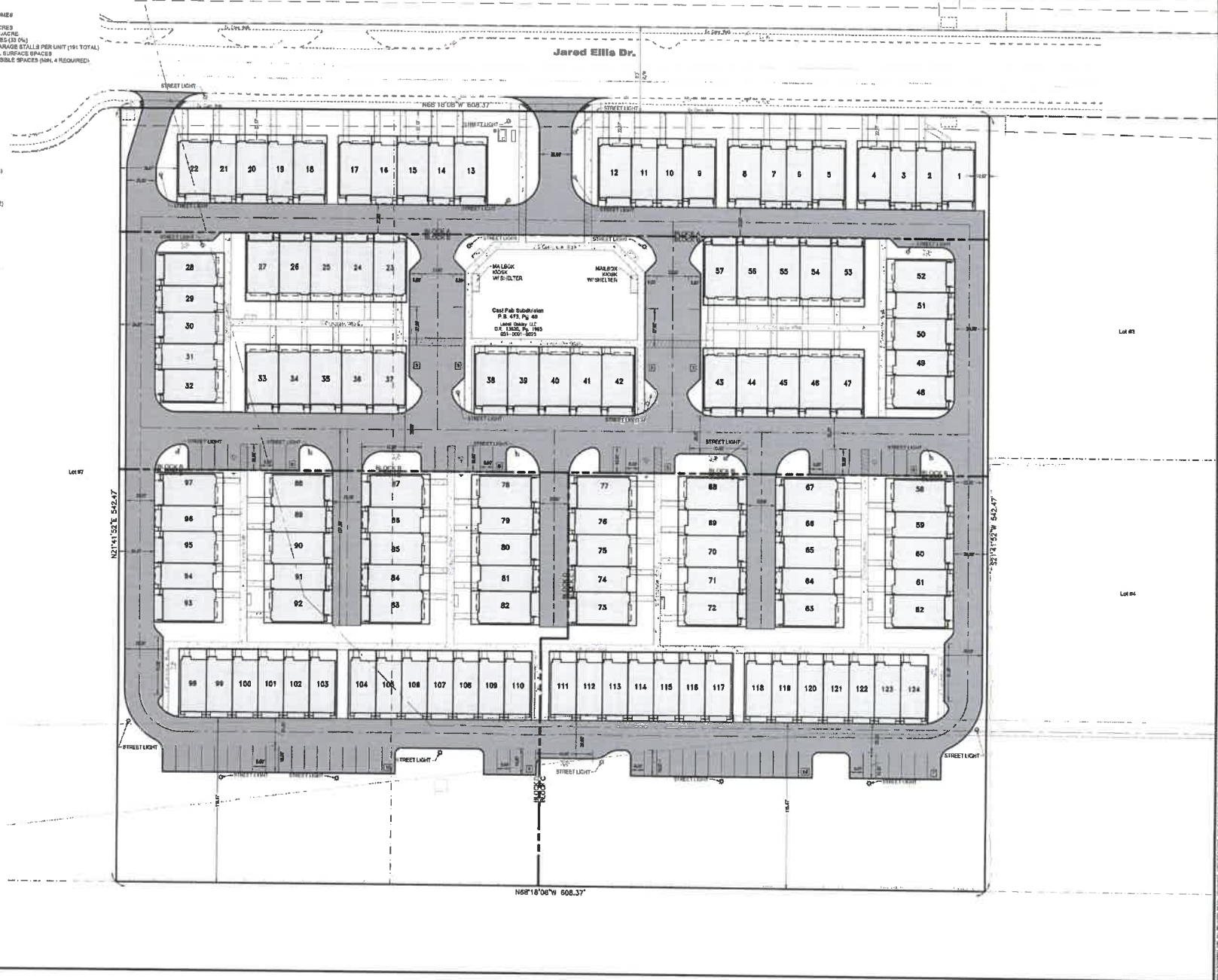
124 UNITS  
 67 UNITS TYPE-A  
 57 UNITS TYPE-B

## LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 210002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 310002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 310002)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- PARKING SPACE COUNT

## NOTES

1. BLOCK PHASING SHOWN AS APPROXIMATE FOR REFERENCE ONLY. FINAL PHASING OF DEVELOPMENT TO BE DETERMINED.



Scale: 1" = 40'  
 Date: 01/22/2021  
 Drawn: CJB  
 Checked: JAB  
 Project: 21-00235-01

NOT FOR CONSTRUCTION

ARCADIA  
 SECTION 18, TOWN & RANGE 1, BTM  
 CITY OF CINCINNATI  
 HAMILTON TOWNSHIP  
 LAYOUT PLAN



21-00235-01  
 ETH  
 JAB  
 06-20-21

C200

# ARCADIA

## SECTION 18, TOWN 4, RANGE 1 BTM

### CITY OF CINCINNATI

### HAMILTON COUNTY, OHIO



VICINITY MAP

#### OWNER/DEVELOPER

LOCAL DANCE, LLC  
7788 MONTGOMERY ROAD  
CINCINNATI, OH 45215

#### ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

DAVID BECKER  
6900 TYLERVILLE ROAD SUITE A  
MASON, OHIO 45040  
PH: (513) 354-6600

#### UTILITY COMPANIES

SEWAGE TREATMENT  
WATER  
GAS  
ELECTRIC  
TELEPHONE  
CABLE TV

Metropolitan Sewer District  
Greater Cincinnati Water Works  
Duke Energy  
Duke Energy  
Cincinnati Bell Telephone  
Time Warner Cable

(513) 244-1800  
(513) 591-7700  
(513) 287-0554  
(513) 287-3488  
(513) 287-6882  
(513) 688-6242

#### PROJECT SUMMARY

ZONING: PD  
PROPOSED USE: TOWNHOMES  
TOTAL UNIT COUNT: 124  
TOTAL SITE ACRES: 7.3763 ACRES  
OVERALL DENSITY: 16.87 DU/ACRE  
OPEN SPACE: 2.80 ACRES (37.9%)  
1 OR 2 GARAGE STALLS PER UNIT (181 TOTAL)  
80 TOTAL SURFACE SPACES  
4 ACCESSIBLE SPACES (MIN. 4 REQUIRED)

#### INDEX OF SHEETS

| DRAWING NO. | DRAWING TITLE                                | DATE     | REVISION NO. | REVISION DATE |
|-------------|--|----------|--------------|---------------|
| C000        | TITLE SHEET                                  | 06-20-22 |              |               |
| C001        | GENERAL NOTES                                | 06-20-22 |              |               |
| C002        | DETAILS                                      | 06-20-22 |              |               |
| C100        | EXISTING CONDITIONS                          | 06-20-22 |              |               |
| C101        | DEVELOPMENT PLAN                             | 06-20-22 |              |               |
| C200        | LAYOUT PLAN                                  | 06-20-22 |              |               |
| C201        | LAYOUT PLAN (NORTH WEST)                     | 06-20-22 |              |               |
| C202        | LAYOUT PLAN (NORTH EAST)                     | 06-20-22 |              |               |
| C203        | LAYOUT PLAN (SOUTH EAST)                     | 06-20-22 |              |               |
| C204        | LAYOUT PLAN (SOUTH WEST)                     | 06-20-22 |              |               |
| C300        | NOTES & DETAILS                              | 06-20-22 |              |               |
| C301        | OVERALL PLUMBING PLAN & BOM CONCEPT          | 06-20-22 |              |               |
| C302        | COURTYARD PLUMBING PLAN                      | 06-20-22 |              |               |
| C303        | CENTRAL OPEN SPACE PLUMBING PLAN             | 06-20-22 |              |               |
| C304        | LANDSCAPE SECTION                            | 06-20-22 |              |               |
| C400        | OVERALL SITE LAYOUT PLAN                     | 06-20-22 |              |               |
| C401        | SITE SANITARY SEWER PLAN                     | 06-20-22 |              |               |
| C402        | SITE DRAINAGE PLAN                           | 06-20-22 |              |               |
| C403        | OVERALL WATER SERVICE PLAN                   | 06-20-22 |              |               |
| C404        | OVERALL WATER SERVICE PLAN (NORTH WEST)      | 06-20-22 |              |               |
| C405        | OVERALL WATER SERVICE PLAN (NORTH EAST)      | 06-20-22 |              |               |
| C406        | OVERALL WATER SERVICE PLAN (SOUTH EAST)      | 06-20-22 |              |               |
| C407        | OVERALL WATER SERVICE PLAN (SOUTH WEST)      | 06-20-22 |              |               |
| C500        | DRAINAGE & EROSION CONTROL PLAN              | 06-20-22 |              |               |
| C501        | DRAINAGE & EROSION CONTROL PLAN (NORTH WEST) | 06-20-22 |              |               |
| C502        | DRAINAGE & EROSION CONTROL PLAN (NORTH EAST) | 06-20-22 |              |               |
| C503        | DRAINAGE & EROSION CONTROL PLAN (SOUTH EAST) | 06-20-22 |              |               |
| C504        | DRAINAGE & EROSION CONTROL PLAN (SOUTH WEST) | 06-20-22 |              |               |
| C505        | DRAINAGE & EROSION CONTROL DETAILS           | 06-20-22 |              |               |



Know what's below.  
Call before you dig.

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

ARCADIA  
SECTION 18, TOWN 4, RANGE 1 BTM  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
TITLE SHEET



Project: 22-00000000  
City: CINCINNATI  
Date: 06-20-22

C000

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. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AS WELL AS IN ACCORDANCE WITH PART OF CAUTION. LANE CLOSURES SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION.  
3. LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH THE USE OF FLAGGERS AND SAFETY CONES, AS DIRECTED BY THE CITY OF CINCINNATI ETC.  
4. THE CONTRACTOR SHALL COORDINATE THE WORK SO AS TO NOT INTERRUPT FIREWORKS AND EGRESS FROM AFFECTED PROPERTIES. IF THE CONTRACTOR DOES NOT, HE MAY BE SUBJECT TO ALTERNATE METHOD FOR THE MAINTENANCE OF TRAFFIC. PROVIDED THAT THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION, THEREFORE, AN ALTERNATE PLAN WILL BE PUT INTO EFFECT UNTIL THE APPROVAL HAS BEEN GRANTED. IN WAITING, BY THE CITY OF CINCINNATI ETC.  
5. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES.  
6. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED BY THE CONTRACTOR.  
7. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION.

7. WHEN CONNECTING TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL RAUICHT THE EXISTING EDGE OF PAVEMENT AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE TO PROVIDE A BOUND A CLEAN EDGE. FOR ASPHALT, THE CONTRACTOR SHALL RAUICHT THE EXISTING EDGE OF PAVEMENT TO THE EXISTING JOINT PRIOR TO PLACEMENT OF THE PROPOSED PAVEMENT. FOR CONCRETE, AN EXPANSION JOINT MAT SHALL BE APPLIED.

8. THE CONTRACTOR SHALL PROVIDE 1" OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

9. ALL RADII ARE 5" TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

10. ALL CURB SHALL BE CROFT TYPE 8 CURB, UNLESS OTHERWISE NOTED. SEE DETAIL "10002".

11. THE CONTRACTOR SHALL PROVIDE 6" OF BASE FOR ALL PAVEMENTS.

12. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 841 PAVEMENT MARKINGS AND THE CHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL MARKINGS SHALL BE WHITE. ALL MARKINGS SHALL BE 1" DEEP AND 2" WIDE UNLESS OTHERWISE NOTED.

13. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 842 TRAFFIC SIGNS AND SUPPORTS AS NOTED.

14. ALL TRAFFIC SIGNS SHALL CONFORM TO THE CHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

15. ACCESSIBLE PARKING SPACES SHALL HAVE STRIPING AND SIGNAGE MEETING 2010 ADA STANDARDS AND LOCAL REQUIREMENTS.

2. THE GRADING PLAN IS TO BE USED FOR GRADING PURPOSES ONLY. ALL DIMENSIONS AND PROPOSED ELEVATIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL PROPOSED ELEVATIONS SHALL BE BASED ON THE FINISHED GRADE SURFACE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SET UP AN ORISITE PRE-CONSTRUCTION MEETING WITH THE CITY OF CHICAGO AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS. THE MEETING SHALL ADDRESS THE FOLLOWING: (1) ALL EARTHWORK AND CONSTRUCTION ACTIVITY SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER. (2) THE CONTRACTOR SHALL OBTAIN A COPY OF THE COMPLETE GEOTECHNICAL REPORT AND ALL ADDENDUM.

4. THE CONTRACTOR SHALL STAKE THE PROPOSED 12" TO 1" VERTICAL SCALE SHEET 05050 AROUND THE ENTIRE PERIMETER OF THE SITE TO PREVENT SEDIMENT RUNOFF TO SURROUNDING PROPERTIES.

5. WHERE EXISTING GRADE COVER IS PRESENT, CONTRACTOR SHALL REMOVE THE TOPSOIL. THE CONTRACTOR SHALL PROTECT EXISTING TREES AND PLANTS. ANY TREES OR PLANTS TO BE REMOVED SHALL BE REMOVED.

6. CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES AFTER AWARD OF CONTRACT. PAY QUANTITIES ARE FINAL EXCEPT FOR THE FOLLOWING: (1) ANY CHANGES TO THE GRADING PLAN SHALL BE MADE TO THE GRADING PLAN. (2) ANY CHANGES TO THE GRADING PLAN SHALL BE MADE TO THE GRADING PLAN. (3) ANY CHANGES TO THE GRADING PLAN SHALL BE MADE TO THE GRADING PLAN.

7. CONTRACTORS MAY HAVE ACCESS TO THE SITE TO FIELD CHECK TOPOGRAPHY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING AND BUILDING PAD SUBGRADE SHALL BE CONSTRUCTED AS SHOWN ON THE FOUNDATION PLAN. SEE ARCHITECTURAL PLANS FOR BUILDING FOUNDATION DIMENSIONS.

ALL STORM SEWER SHALL BE PRIVATE AND HAVE A MINIMUM 8" VALUE DUCT, OR LESS THAN 0.15.  
ALL WATER SERVICE MATERIALS AND CONSTRUCTION SHALL BE PER OGC STANDARD, SPPHARYNCE MATERIALS AND CONSTRUCTION SHALL BE PER MESC AND SMI STANDARDS. GAS AND ELECTRIC SERVICE PROVIDED BY DUKE ENERGY. TELEPHONE SERVICE PROVIDED BY CINCINNATI BELL. CABLE PROVIDED BY TIME WARNER AND SMI.  
ALL FRAMES AND GRATES LOCATED IN THE PAVEMENT SHALL BE 24" SQUARE.  
ROUND CHAINS (R.C.) SHALL HAVE A MINIMUM SLOPE OF 18". FT. MINIMUM REQUIREMENTS  
REFER TO THE GEO/TECHNICAL ENGINEER'S REPORT FOR TRENCH BACKFILL REQUIREMENTS.  
IF QUESTIONS EXIST AS TO THE PURPOSE OR INTENT OF GRADES OR STAKES, THE CONTRACTOR SHALL NOT ASSUME, BUT SHALL CONSULT THE ENGINEER PRIOR TO PROCEEDING.  
UNLESS OTHERWISE NOTED, STM PIPE CALLED FOR IN THE PLANS ARE TO BE PVC. SD-35.

[illegible]

1. ALL PLANS AND CONTRACTS BETWEEN THE CITY OF CINCINNATI SHALL COMPLY WITH CHAPTER 720 OF THE CITY OF MUNICIPAL CODE ALONG WITH THE LATEST EDITIONS OF S.M.S. 1. DESIGN, OPERATION AND MAINTENANCE PLANS, A.H.S.E.C. 31 STANDARD DRAWINGS, 2. PIPE MATERIALS POLICY, AND 3. RULES & REGULATIONS. THESE DOCUMENTS CAN BE DOWNLOADED FROM S.M.S. CITY WEBSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE S.M.S. CITY STANDARDS. S.M.U. SHALL BE CONTACTED TO RESOLVE THE ISSUE PRIOR TO WORK COMMENCING. S.M.U. CAN BE REACHED AT 513-581-2200.
2. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE PLANS SHALL BE INSTALLED AS EARLY AS POSSIBLE AND BE MAINTAINED THROUGHOUT THE PROJECT.
3. A NEW DRAINAGE COLLECTION SYSTEM (IMPROVEMENT) SEPARATE FROM STORM SEWER SYSTEM (ASAP) WHEN REQUIRED IF THE TOTAL LAND DISTANCE WILL BE EQUAL TO OR GREATER THAN ONE ACRE IN A STORM ONLY, GREYER OR COMBINED SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED FOR APPROVAL OF THE PLAN AND THE CITY OF CINCINNATI. S.M.U. DOES NOT ALLOW TWO-PIECE CASTINGS OR SLAB TOP MANHOLES AND A REINFORCED CONCRETE PIPERIGHT OR CAST IN PLACE PIPEWORK IS PERMITTED WITHIN AN EASEMENT OR RIGHT-OF-WAY.
4. ALL PUBLIC STORM DRAINAGE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND WITH THE LATEST EDITION OF THE CITY OF CINCINNATI SUPPLEMENT TO THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE SPECIFICATIONS. THE MOST STRINGENT SHALL BE. S.M.U. SHALL BE CONTACTED TO RESOLVE ANY WATER/STORM/SEWAGE/CONNECTION/CH.O.V.
5. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SURVEY, CONSTRUCTION, INSPECTION, TESTING, AND MAINTENANCE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE SPECIFICATIONS. THE MOST STRINGENT SHALL BE. S.M.U. SHALL BE CONTACTED TO RESOLVE ANY WATER/STORM/SEWAGE/CONNECTION/CH.O.V.
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[illegible]

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 DOT 34M SPECIFICATIONS, IF A CONFLICT EXISTS, CITY STANDARDS PREVAIL.  
3. ITEM NUMBERS REFER TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATIONS CONSTRUCTION & MATERIAL SPECIFICATIONS

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

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.

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET CLEARANCE OF ALL UTILITIES AND AT LEAST 15 FEET CLEARANCE OF ALL STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CITY OF PORTLAND PERMITS FOR ANY WORK NEAR OR OVERHEAD OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CITY OF PORTLAND PERMITS FOR ANY WORK NEAR OR OVERHEAD OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CITY OF PORTLAND PERMITS FOR ANY WORK NEAR OR OVERHEAD OF UTILITIES.

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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS PERTAINING TO THE SAFETY OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THE PROJECT.

THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

ALL CONTRACTORS INCLUDING, BUT NOT LIMITED TO, THE DEMOLITION/EXCAVATION PAVING, PLUMBING, ELECTRICAL, SIGN, PAINTING, AND OTHER SPECIALTY CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, FACILITIES, AND STRUCTURES THAT ARE NOT IDENTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT FACILITIES, INCLUDING BUILDINGS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

FOR TEMPORARY SIDEWALK AND LAND CLOSURES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

PAVEMENT (AT AN EXISTING JOINT IF POSSIBLE FOR CONCRETE) TO PROVIDE A SOUND & CLEAN SURFACE FOR OBTAINING CITY OF PORTLAND PERMITS FOR ANY WORK NEAR OR OVERHEAD OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

THE CONTRACTOR SHALL AVOID ITEM #42 DCA TO THE ENTIRE CUT FACE OF EXISTING PAVEMENT PRIOR TO PLACEMENT OF THE DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, EARTHWORK MAY BEGIN. THE FINAL DEMOLITION/CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

AND TO PREVENT WATER FROM DRAINING UNDESIRABLY ONTO ADJACENT FACILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

REPORT AND/OR THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES SYSTEMS WHICH MAY BE REQUIRED FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXERCISE OF THE PROJECT.

DEMOLITION OPERATIONS DETAILED IN THE GEOTECHNICAL ENGINEER'S REPORT SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.

ALL DIRT IMPORTED FROM OFF-SITE TO BE USED AS STRUCTURAL FILL OR BACKFILL SHALL BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER AND PROVIDED WITH A LETTER OF ACCEPTANCE FROM THE PROJECT GEOTECHNICAL ENGINEER.

ALL PAVEMENT AND SITE FEATURES TO BE REMOVED SHALL BE HAUL OFF-SITE AT THE DIRECTION OF THE OWNER.







# PROJECT SUMMARY

ZONING: PD  
 PROPOSED USE: TOWNHOME  
 TOTAL LOT COUNT: 134  
 TOTAL SITE AREA: 7.573 ACRES  
 OVERALL DENSITY: 18.75 D.U./ACRE  
 OPEN SPACE: 2.50 ACRES (33.0%)  
 1 OR 2 GARAGE STALLS PER UNIT (91 TOTAL)  
 82 TOTAL SURFACE SPACES  
 4 ACCESSIBLE SPACES (MIN. 4 REQUIRED)

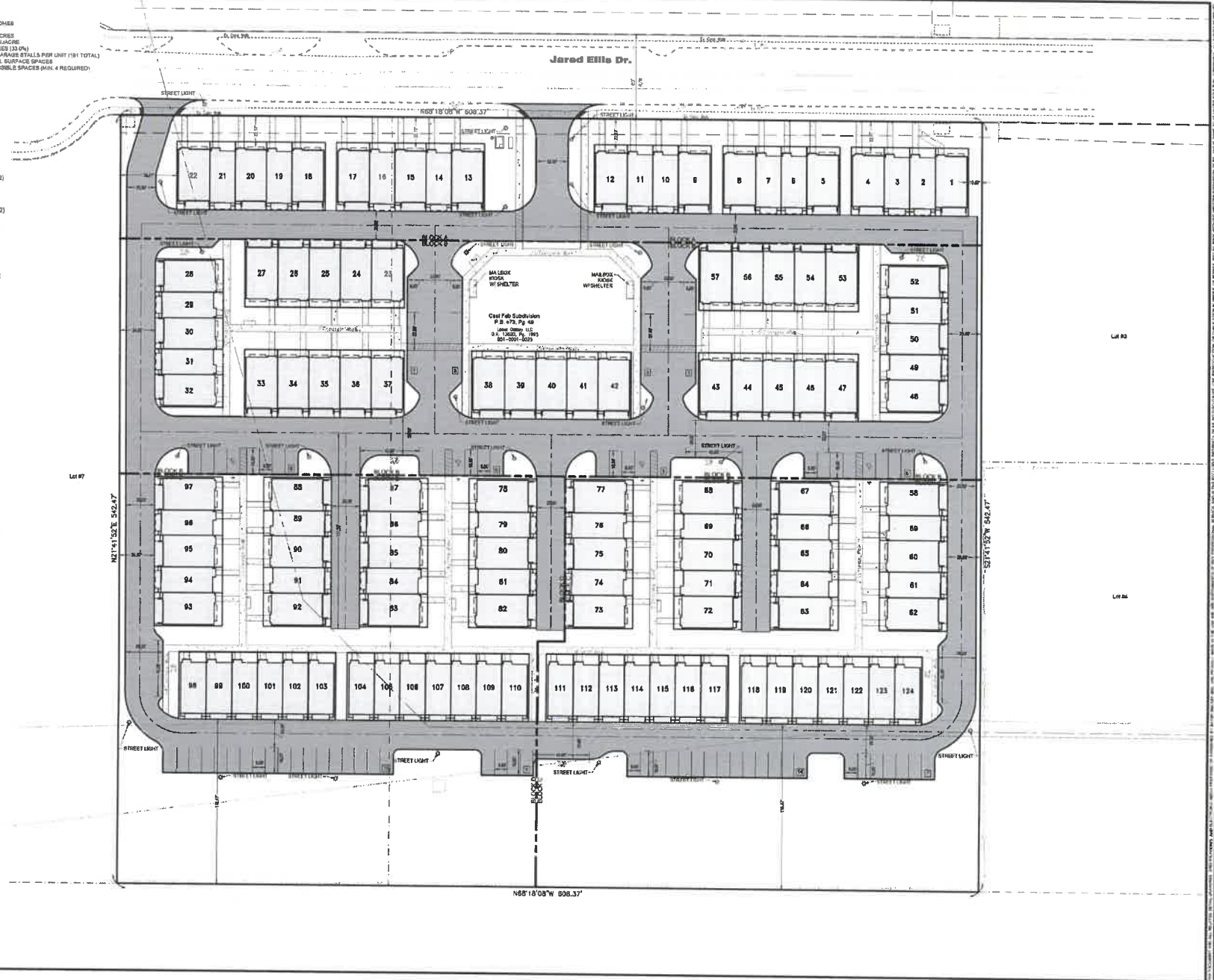
124 UNITS  
 67 UNITS TYPE-A  
 57 UNITS TYPE-B

## LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL 200002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 300003)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 300002)
- PROPOSED BUILDING SHOWN FOR REFERENCE
- PARKING SPACE COUNT

## NOTES

1. BLOCK PHASING SHOWN AS APPROXIMATE FOR REFERENCE ONLY. FINAL PHASING OF DEVELOPMENT TO BE DETERMINED.



NOT FOR CONSTRUCTION

ARCADIA  
 SECTION 18, TOWN 4 S, RANGE 4 E, 6TH  
 CITY OF CINCINNATI  
 HAMILTON COUNTY, OHIO

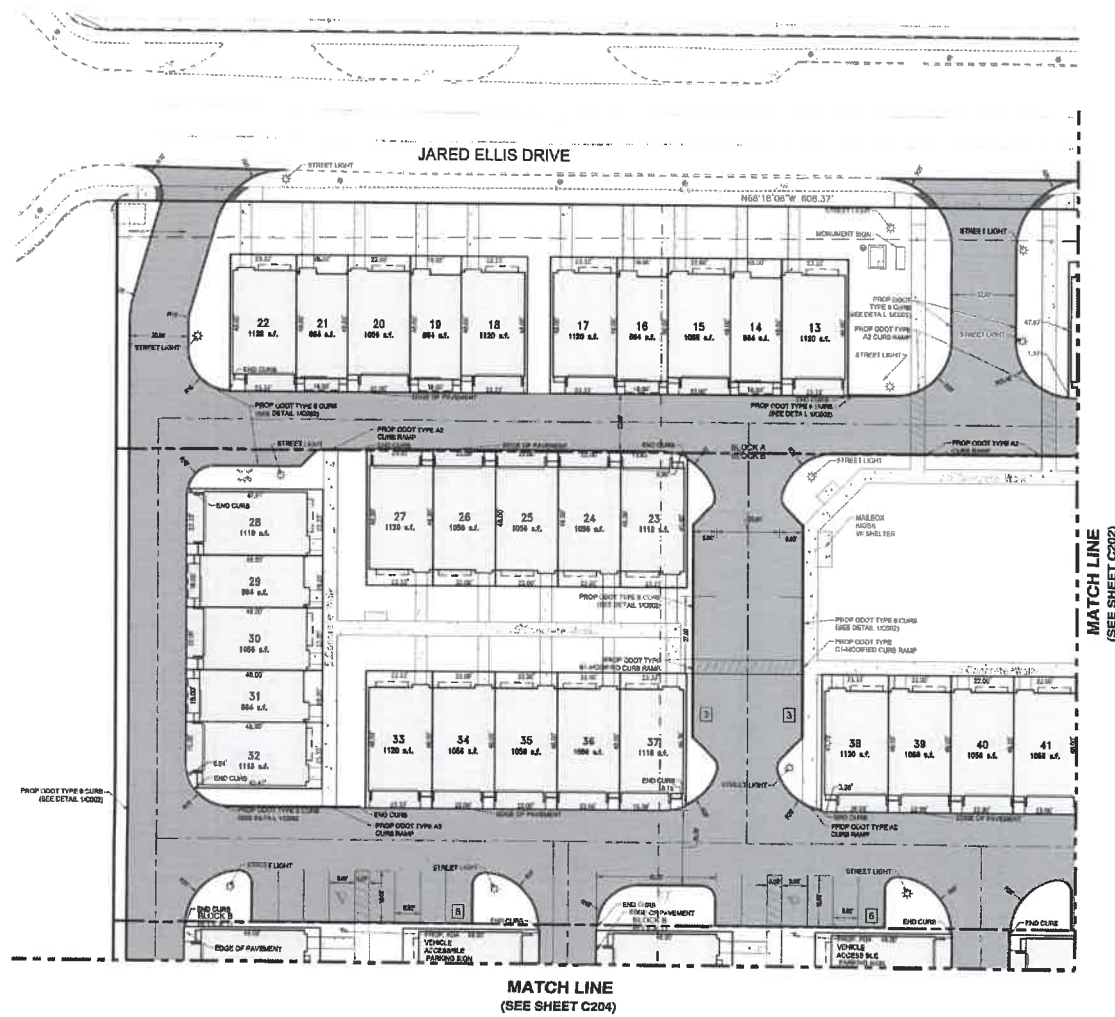


Drawn By: JAS  
 Checked By: ETH  
 Date: 06-20-22

**C200**

# LEGEND

- PROPOSED CONCRETE PAVK (SEE DETAIL 210002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 310002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 310002)
- PROPOSED BUILDING SHOWN FOR REFERENCE



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ARCADIA  
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CINCINNATI TOWNSHIP  
CLAY COUNTY, OHIO  
HAMILTON COUNTY, OHIO

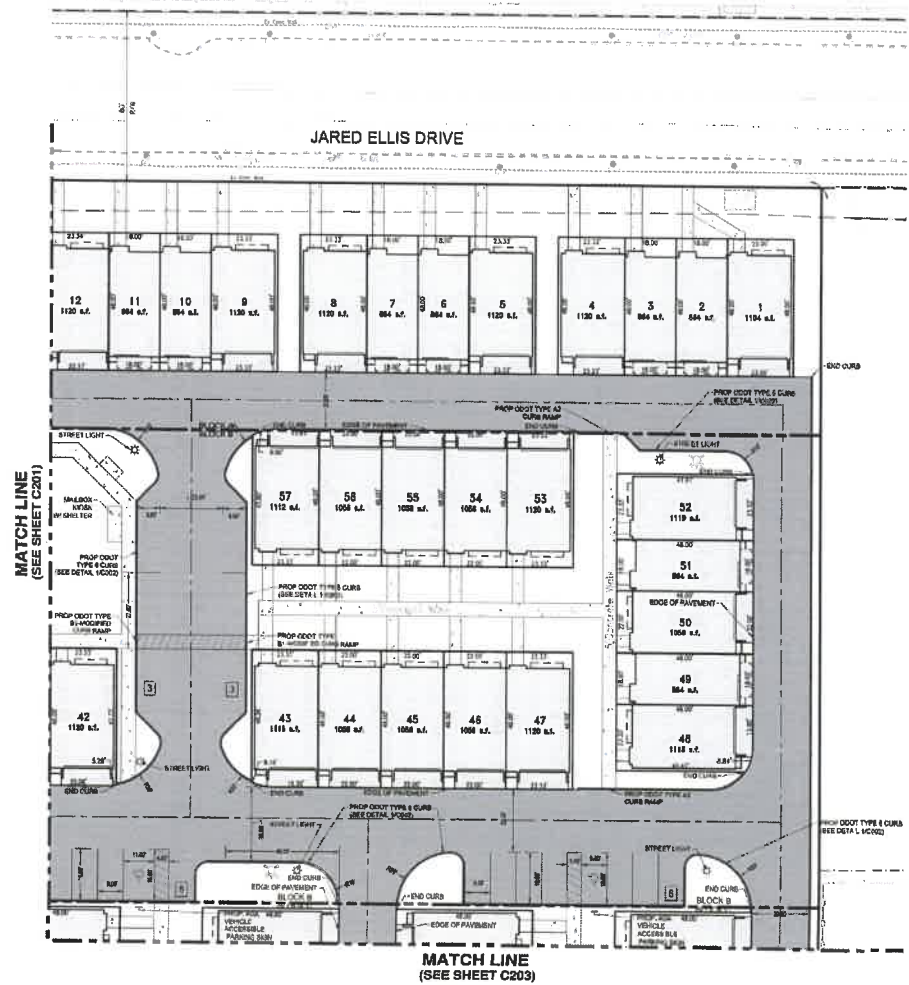


Project: 21-0235-02  
Owner: ETH  
Architect: JAB  
Date: 06-20-22

C201

# LEGEND

- PROPOSED CONCRETE WALK (SEE DETAIL JC002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL SC002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL JC002)
- PROPOSED BUILDING SHOWN FOR REFERENCE



NOT FOR CONSTRUCTION

ARCADIA  
SECTION 15, TOWN 4 S, RANGE 4 E, TWP 15 N, HAM. CO., OHIO

beyer becher  
www.beyerbecher.com  
10000 W. 10th St. Suite 1000 Overland Park, KS 66211-2698

Drawn by: JAS  
Checked by: JAS  
Date: 06-20-22

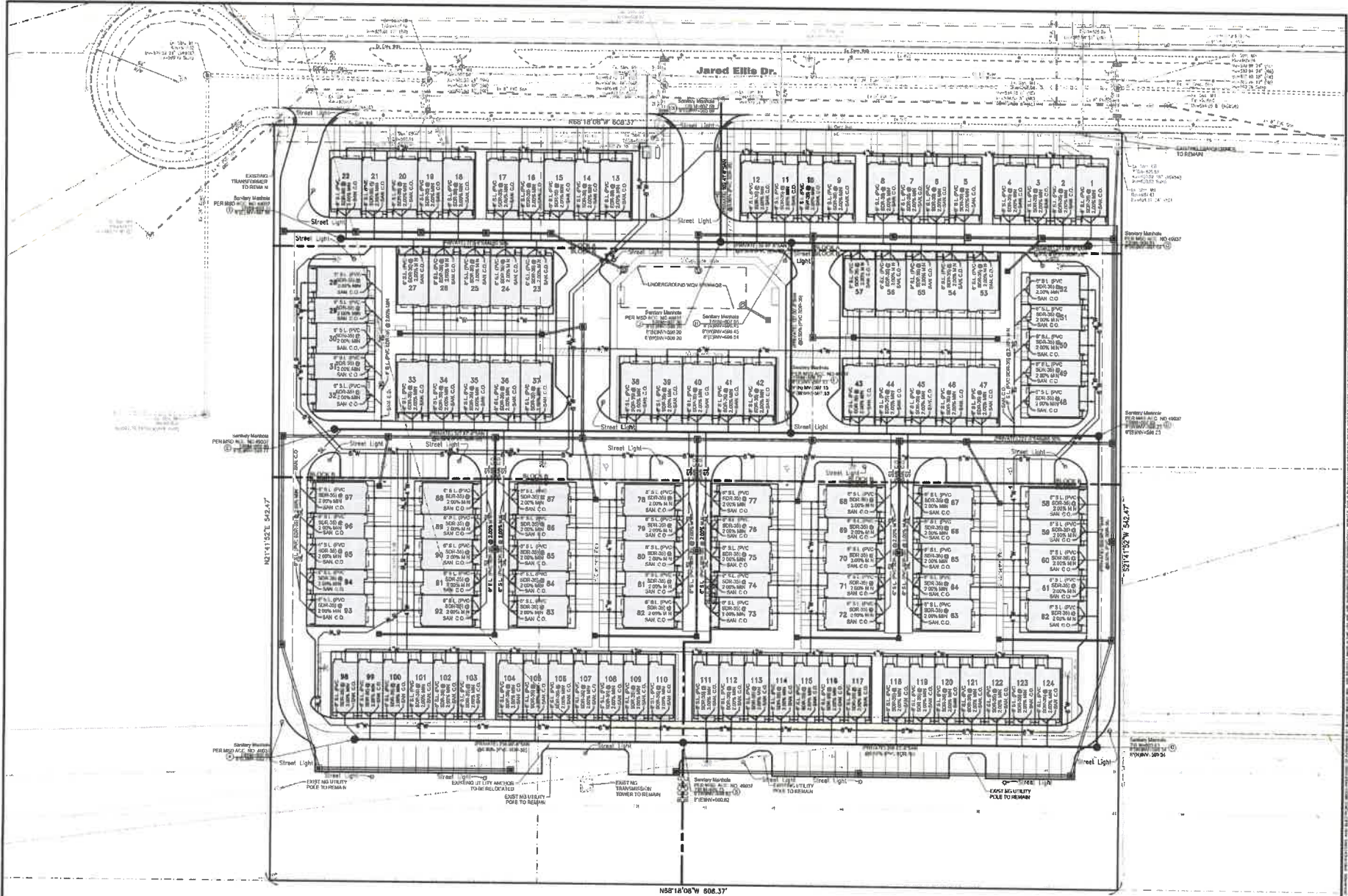
C202







Plot Book, Jan. 22, 2022, 5:48pm  
Drawing Name: "C401" C:\Users\j\Documents\Projects\C401\C401.dwg  
Drawing Title: Layout



Scale 1" = 30'

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**ARCADIA**

SECTION 10, TOWN 4, E. RANGE 1, 6TH  
CINCINNATI TOWNSHIP  
HAMILTON COUNTY, OHIO

**boyer becker**

www.boyerbecker.com  
10000 W. W. 40th St., Suite 100  
Mason, OH 45040-1113

Drawn By: J1-2020 CO

Checked By: ETL

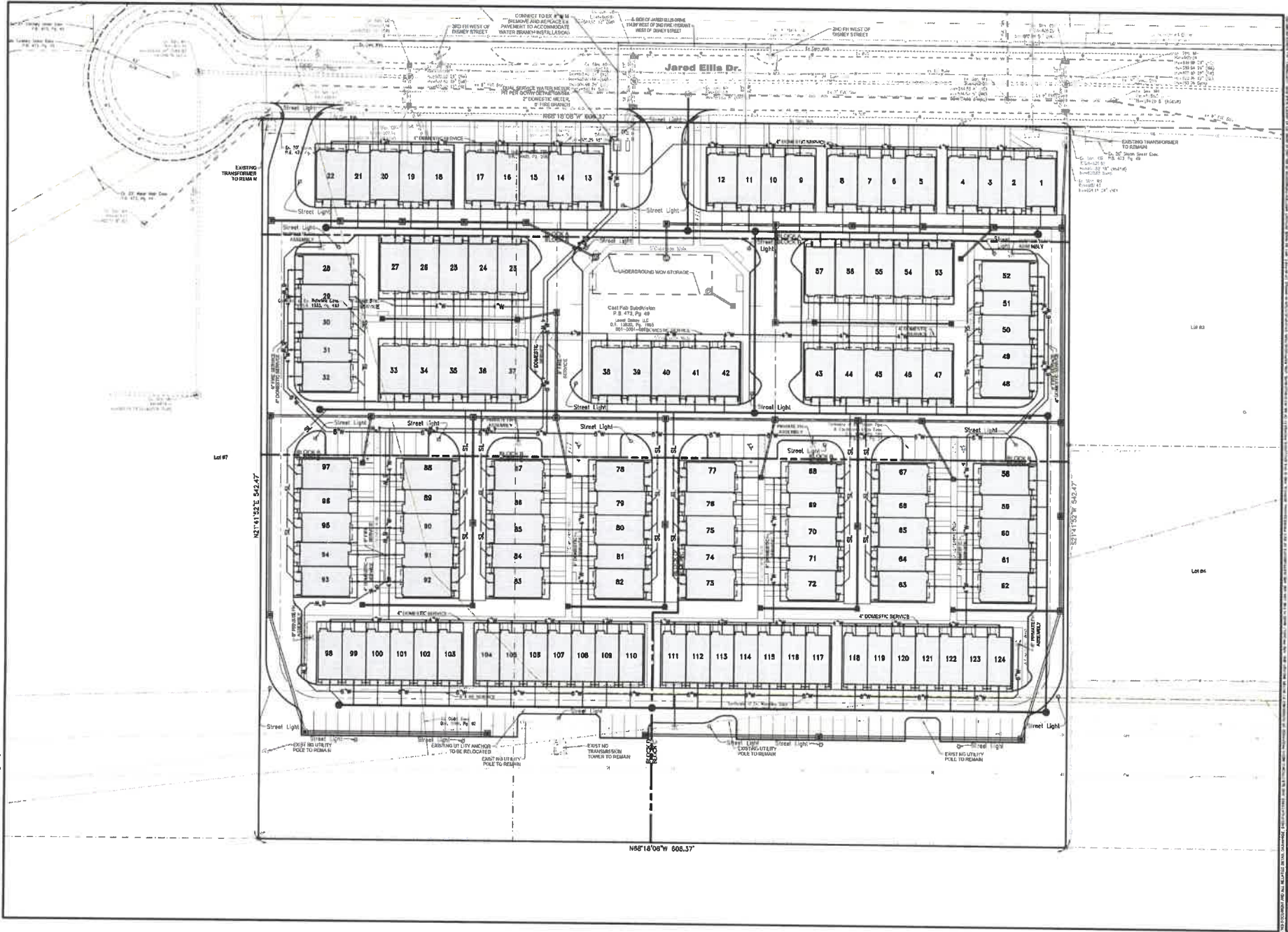
Drawn By: JAB

Date: 06-20-22

**C401**



Plot Bldg. Jun 22, 2022, 5:50pm  
Drawing name: "C403" C:\Users\j\Documents\Projects\ARCADIA\Overall Water Service Plan.dwg - Layout Title C403





City of Cincinnati, Ohio  
SECTION 18, TOWN & E RANGE 1 8TH  
CITY OF CINCINNATI  
HAMILTON, OHIO  
OVERALL WATER SERVICE PLAN

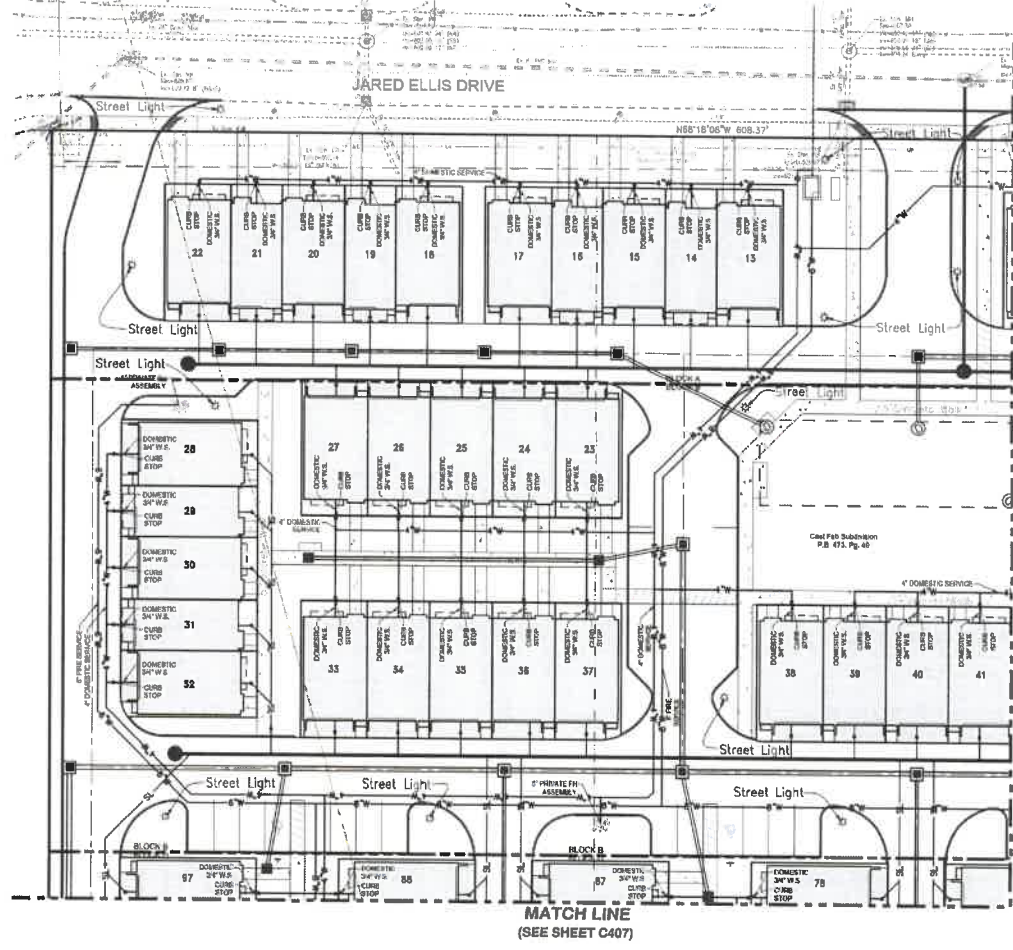
**NOT FOR CONSTRUCTION**

**ARCADIA**

**bayer becker**  
bayerbecker.com  
MADE IN OHIO  
MADE IN OHIO 45400-811.338.0000

Version: 21-02-2022  
Created by: ETD  
Checked by: JAG  
Title: C403  
Date: 06-20-22

**C403**



**MATCH LINE**  
(SEE SHEET C405)

**ARCADIA**  
SECTION 16, TOWN & F. RANGE 1 BTM  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
WATER SERVICE PLAN

**bayer  
becker**  
www.bayerbecker.com  
9903 Trenchville Road, Suite A  
Mason, OH 45040 • 513.330.8866

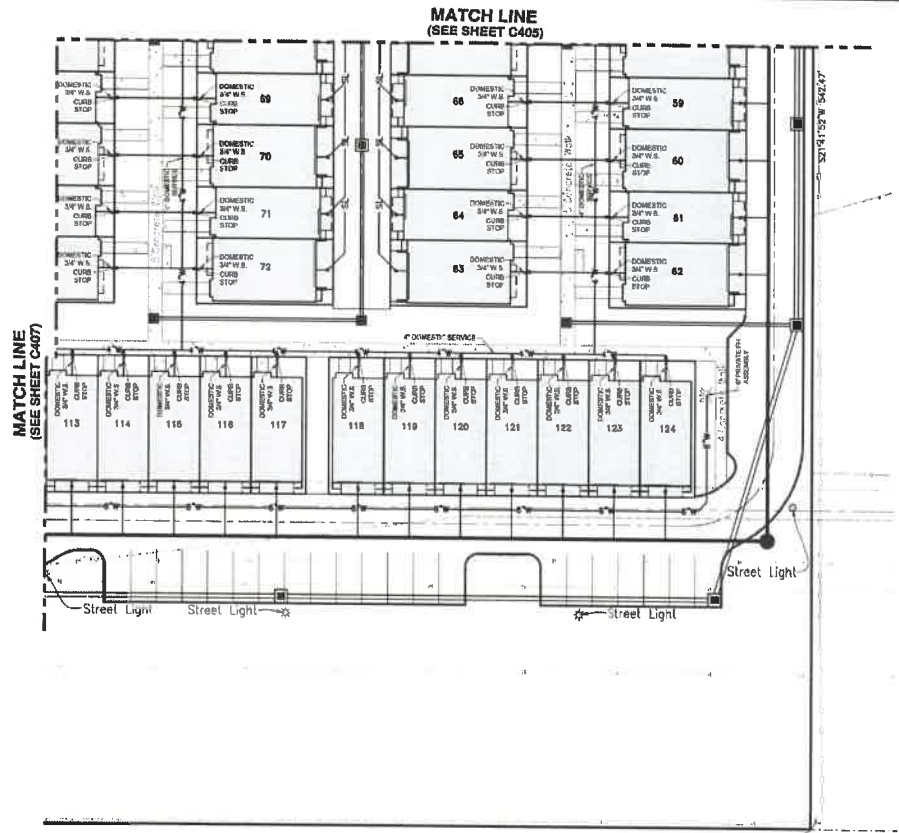
|            |            |
|------------|------------|
| Drawing    | 21-0258 CD |
| Discipline | ETH        |
| Channel #3 | JAB        |
| Real Time  | 06-20-22   |

C404

NOT FOR CONSTRUCTION









North Arrow

Scale: 1" = 40'

| Item                 | Qty | Unit | Description |
|----------------------|-----|------|-------------|
| NOT FOR CONSTRUCTION |     |      |             |

**ARCADIA**

SECTION 10, TOWN 4, E. RANGE 4, 8TH

CINCINNATI TOWNSHIP

CITY OF CINCINNATI

HAULING & CONSTRUCTION

WATER SERVICE PLAN



**bayer becker**

www.bayerbecker.com

2000 W. 12th St., Suite 100

Indianapolis, IN 46204

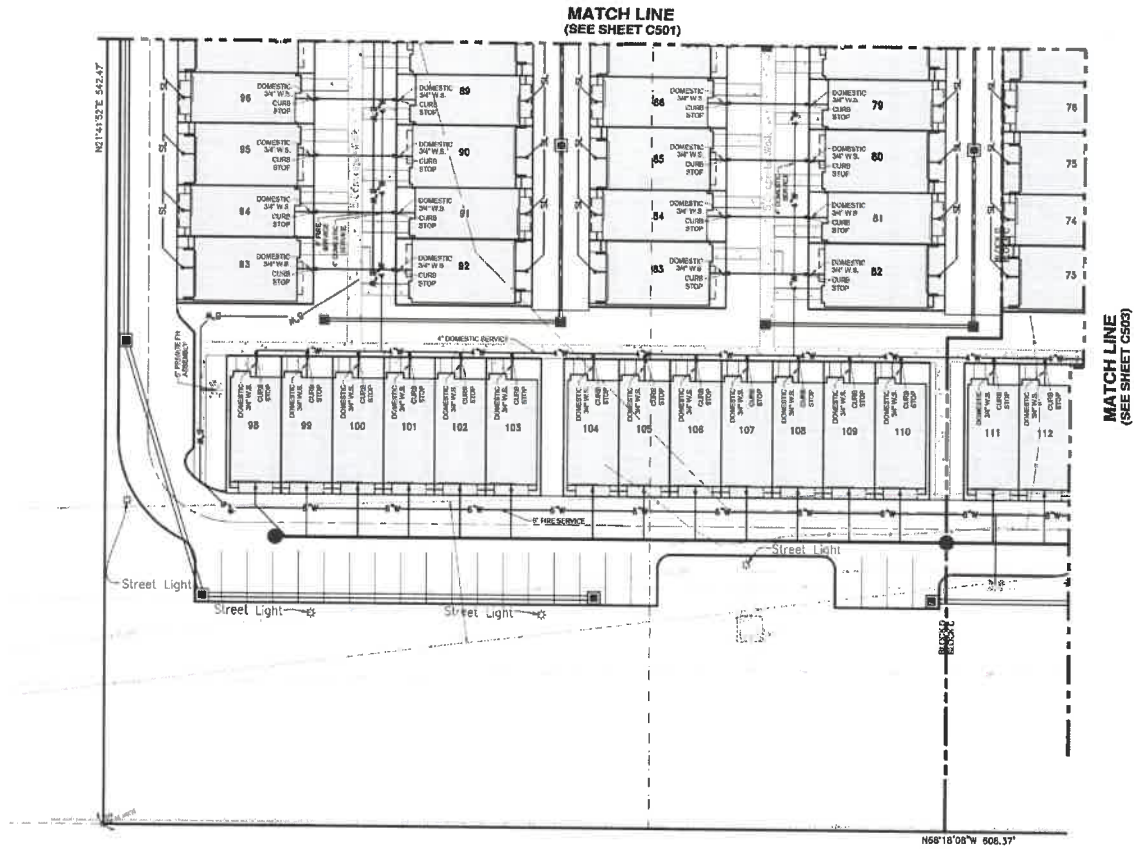
Project: 1012022-01

Drawn by: ETH

Checked by: JMS

Date: 08-20-22

**C406**



**boyer becker**  
 www.boyerbecker.com  
 6800 Harwood Road, Suite A  
 Dayton, OH 45424-1118

**ARCADIA**  
 SECTION 16, TOWN 4, J. RANGE 1 BTM  
 COLUMBIANA TWP.  
 CITY OF CINCINNATI  
 HAMILTON COUNTY, OHIO  
 WATER SERVICE PLAN

Project: 11' x 17' 6" (20' x 30')  
 Client: ETH  
 Designer: JAB  
 Date: 06/20/22

Scale of Drawing:  
 One Plane Reduced (DPT)  
 1" = 30'  
 SCALE: 1" = 30'

**C407**



NOT FOR CONSTRUCTION

**ARCADIA**  
SECTION 16, TOWN 4, F. RANGE 1 BTM  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
GRADING PLAN

**bayer  
becker**  
www.bayerbecker.com  
6300 Tyburnville Road, Suite A  
Mason, OH 45040 • 513.336.6000

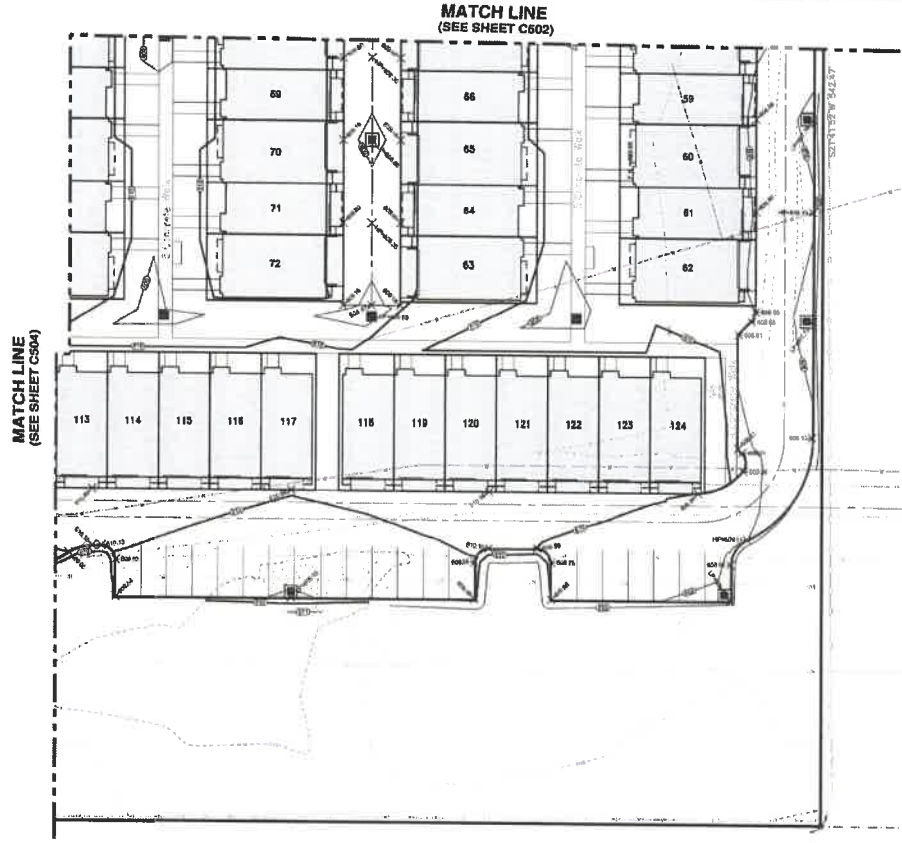
|          |           |
|----------|-----------|
| Training | 4/10/2000 |
| Officer  | ETH       |
| Training | JAB       |
| Officer  | 06-23-22  |

## C500





Project: Jun 22, 2021 1:45 PM  
Drawing: Jun 22, 2021 1:45 PM  
Drawing: Jun 22, 2021 1:45 PM



Revised: 08-20-22  
Checked By: JMT  
Drawn By: ETH  
Project No: 21-0475-00

**bayer becker**  
8000 Tiverton Road, Suite A  
Mason, OH 45040 513.338.8800

**ARCADIA**  
SECTION 18, TOWN 4, E. RANGE 1 8TH  
GRADING PLAN  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
GRADING PLAN

**PRELIMINARY**

Owner: [Blank]  
Date: [Blank]



Sheet 18 of 18  
Scale: 1" = 20'

Project: Jun 22, 2021 1:45 PM  
Drawing: Jun 22, 2021 1:45 PM  
Drawing: Jun 22, 2021 1:45 PM



**ARCADIA**  
SECTION 18, TOWN 4, F. RANGE 1 BTM  
CINCINNATI TOWNSHIP  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
**GRADING PLAN**

|            |            |
|------------|------------|
| Created    | 21-02-2010 |
| Created by | ETH        |
| Checked by | JAB        |
| Valid Time | 08-20-22   |

**C504**

[illegible]

# Arcadia


4-UNIT ELMWOOD-EDEN A-B-B-A  
CINCINNATI, OHIO

|  |                   |
|--|-------------------|
| 4-UNIT ELMWOOD<br>PROPOSED BUILDING<br>* FRONT ELEVATION<br>DRAWING DATE |                   |
| PREPARED BY<br>CHILLER   | DRAWN BY<br>SDG   |
| DATE<br>6/6/22   | CHECKED BY<br>JJB |
| SCALE<br>AS NOTED  | APPROVED BY       |

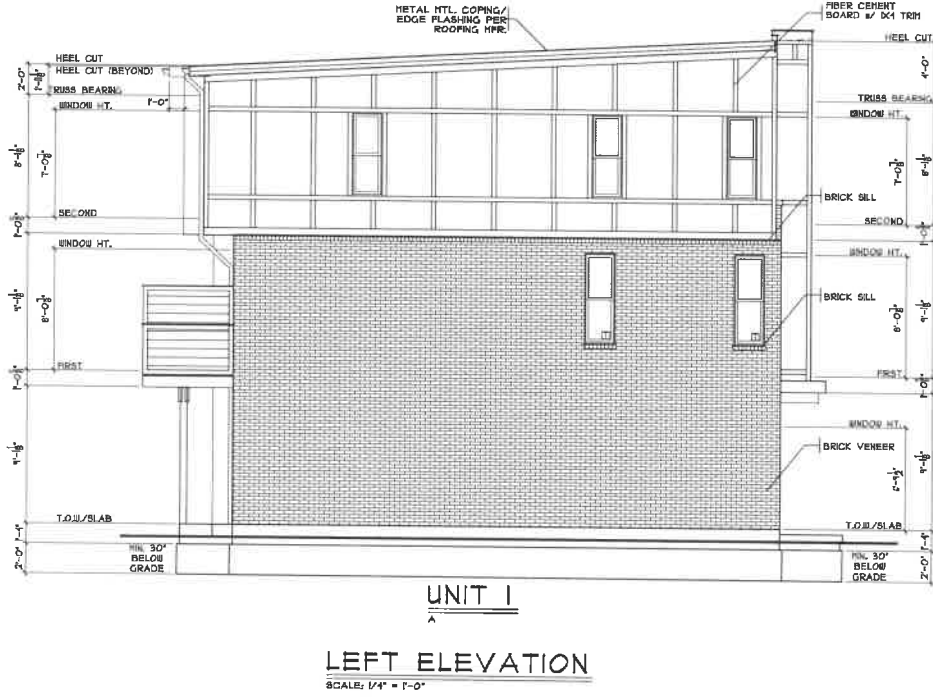
A1a



NOT FOR CONSTRUCTION

|   |                    |
|---|--------------------|
| CRISPENDING   |                    |
| <br><b>SDA</b><br>SABO DESIGN ASSOCIATES<br>550 Wanda Corner Road<br>Suite 201<br>Loveland, Ohio 45140<br>(513) 683-1234<br>sabodsg@associates.com |                    |
| <h1>Arcadia</h1>  |                    |
| 4-UNIT ELMWOOD-EDEN A-B-B-A<br>CINCINNATI, OHIO   |                    |
| PROJECT NO.<br>2546   | SHEET NO.<br>800   |
| DATE<br>6/6/23  | CHECKED BY<br>S.D. |
| DRAWN BY<br>A.S. NOTED  | APPROVED BY        |
| <h1>A1b</h1>  |                    |

H:\Jobs in Progress\03000\0301 2506 Elmwood-Eden 11 Unit A-B-B-A\Arch 2506 Elmwood-Eden 11 Unit A-B-B-A.dwg Thursday, June 1, 2023 10:03 AM



NOT FOR CONSTRUCTION

|   |               |
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| CRISPENDING   |               |
| REVISIONS   |               |
| NO.   | DATE          |
| 1   |               |
| PROJECT: 4-UNIT ELMWOOD-EDEN A-B-B-A CINCINNATI, OHIO |               |
| PROPOSED BUILDING                                     |               |
| DESIGNED BY: CRISPENDING                              | DRAWN BY: SDA |
| CHECKED BY: SDA                                       | DATE: 6/16/23 |
| APPROVED BY: SDA                                      | DATE: 6/16/23 |
| A1c   |               |



**SDA**  
SABO DESIGN ASSOCIATES  
550 W. Main, Corner Road  
Suite 301  
Lynchburg, Ohio 45140  
(513) 683-1234  
sabodesignassociates.com


**Arcadia**

H:\Units in Progress\Strata\CRB 2256 Elmwood-Eden A-B-B-A\A1d Unit 4.dwg Thursday, June 8, 2022 10:23 AM



NOT FOR CONSTRUCTION

|             |  |
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| CRB256.DWG  |  |
| PROJECT NO. |  |
| DATE        |  |
| DRAWN BY    |  |
| CHECKED BY  |  |
| APPROVED BY |  |
| AS NOTED    |  |
| A1d         |  |

|   |  |
|---|--|
| <br><b>SDA</b><br>SABO DESIGN ASSOCIATES<br>550 Wanda Center Road<br>Suite 201<br>Lakeland, Ohio 45140<br>(513) 683-1236<br>sabodesignassociates.com |  |
| <b>Arcadia</b>  |  |
| 4-UNIT ELMWOOD-EDEN A-B-B-A<br>CINCINNATI, OHIO   |  |

|                    |  |
|--------------------|--|
| PROJECT NO. CRB256 |  |
| DATE 6/8/22        |  |
| DRAWN BY SJS       |  |
| CHECKED BY         |  |
| APPROVED BY        |  |
| AS NOTED           |  |



# JARED ELLIS DRIVE

ENTRY SIGN L303

CENTRAL OPEN SPACE L303

CENTRAL LAWN

COURTYARD A-B  
TYPICAL - L302

COURTYARD A

COURTYARD B

COURTYARD C

COURTYARD D

COURTYARD E

COURTYARD F

COURTYARD C-F  
TYPICAL - L302

BUFFER  
SECTION -  
L304

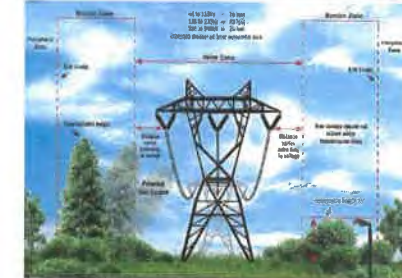
## DUKE OVERHEAD UTILITY PLANTING REQUIREMENTS

Plant the right tree  
in the right place  
Plant better trees only  
to meet utility needs

Plant deciduous trees on the  
south facing side of your home  
to fall in slow warmth from the  
sun in the winter and to block  
sunlight to cool your home  
in the summer.



## DUKE TRANSMISSION LINE PLANTING REQUIREMENTS



### PLANT SCHEDULE BUFFER

| DISCLOSURE | QTY | BOTANICAL NAME                    | COMMON NAME           | SIZE  | HEIGHT |
|------------|-----|-----------------------------------|-----------------------|-------|--------|
| FOR LVS    | 18  | Fraxinus americana 'Lynwood Gold' | Lynwood Gold Fraxinus | 8.5 B | 15' HL |
| HAM VIB    | 14  | Hamamelis virginiana              | Common Witch Hazel    | 8.5 B | 15' HL |
| RHU TIG    | 14  | Rhus typhina 'Tiger Eyes'         | Tiger Eyes Sumac      | 8.5 B | 15' HL |

### PLANT SCHEDULE STREET

| DISCLOSURE | QTY | BOTANICAL NAME                           | COMMON NAME              | TYPE  | MIN. SIZE |
|------------|-----|--|--------------------------|-------|-----------|
| LQ BLS     | 4   | Liquidambar styraciflua 'Sander Bitters' | Sander Bitters Sweet Gum | B & B | 2.5" Cal  |
| LR TUL     | 10  | Liliodendron tulipifera                  | Tulip Tree               | B & B | 2.5" Cal  |
| TUL RTE    | 8   | Tilia tomentosa 'Shantung'               | Shantung Silver Linden   | B & B | 1.5" Cal  |

PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET L304.



ARCADIA

2000 W. 10th Ave.

CINCINNATI, OHIO 45202

OVERALL PLANTING PLAN

Sheet No.

Sheet No.

Sheet No.

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Sheet No.

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Sheet No.

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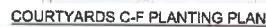
Sheet No.

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Sheet No.

Sheet No.

Sheet No.



**COURTYARDS A-B PLANTING PLAN**

[illegible]

PLANT QUANTITIES IN SCHEDULE ARE FOR INDIVIDUAL COURTYARD.  
PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET L304.

[illegible]

PLANT QUANTITIES IN SCHEDULE ARE FOR INDIVIDUAL COURTYARD  
PLANT QUANTITIES INCLUDED IN MASTER PLANT SCHEDULE ON SHEET L304

[illegible]

**ARCADIA**  
3033 JARED ELLIS DRIVE  
CINCINNATI, OHIO 45209

COURTYARD PLANTING PLAN



www.Bayerbeckall.com  
1404 Raccoon Street, Suite 204  
Indianapolis, IN 46202 • 317.878.1114

|               |            |
|---------------|------------|
| Training      | 21/03/2018 |
| Class No      | A1         |
| Classified To | X          |
| Block Total   | 8-20       |

L302



### PLANT SCHEDULE

MASTER PLANT SCHEDULE INCLUDES ALL PLANTS.

PROPOSED TOWNHOMES

EXISTING POWER LINE

EXISTING TRANSMISSION TOWER

PROPERTY LINE

EXISTING VEGETATION

EXISTING TRAIN TRACKS

LANDSCAPE MOUND

EXISTING FENCE

# PROJECT SUMMARY

ZONING: PD  
 PROPOSED UNIT COUNT: 124  
 TOTAL UNIT COUNT: 124  
 TOTAL GRS ACREAGE: 7.2333 ACRES  
 OVERALL DENSITY: 16.87 DU/ACRE  
 OPEN SPACE: 2.65 ACRES (36.0%)  
 PARKING: 1 GARAGE STALL & 6 PARK UNIT (124 TOTAL)  
 82 TOTAL SURFACE SPACES  
 4 ACCESSIBLE SPACES (MIN. 4 REQUIRED)

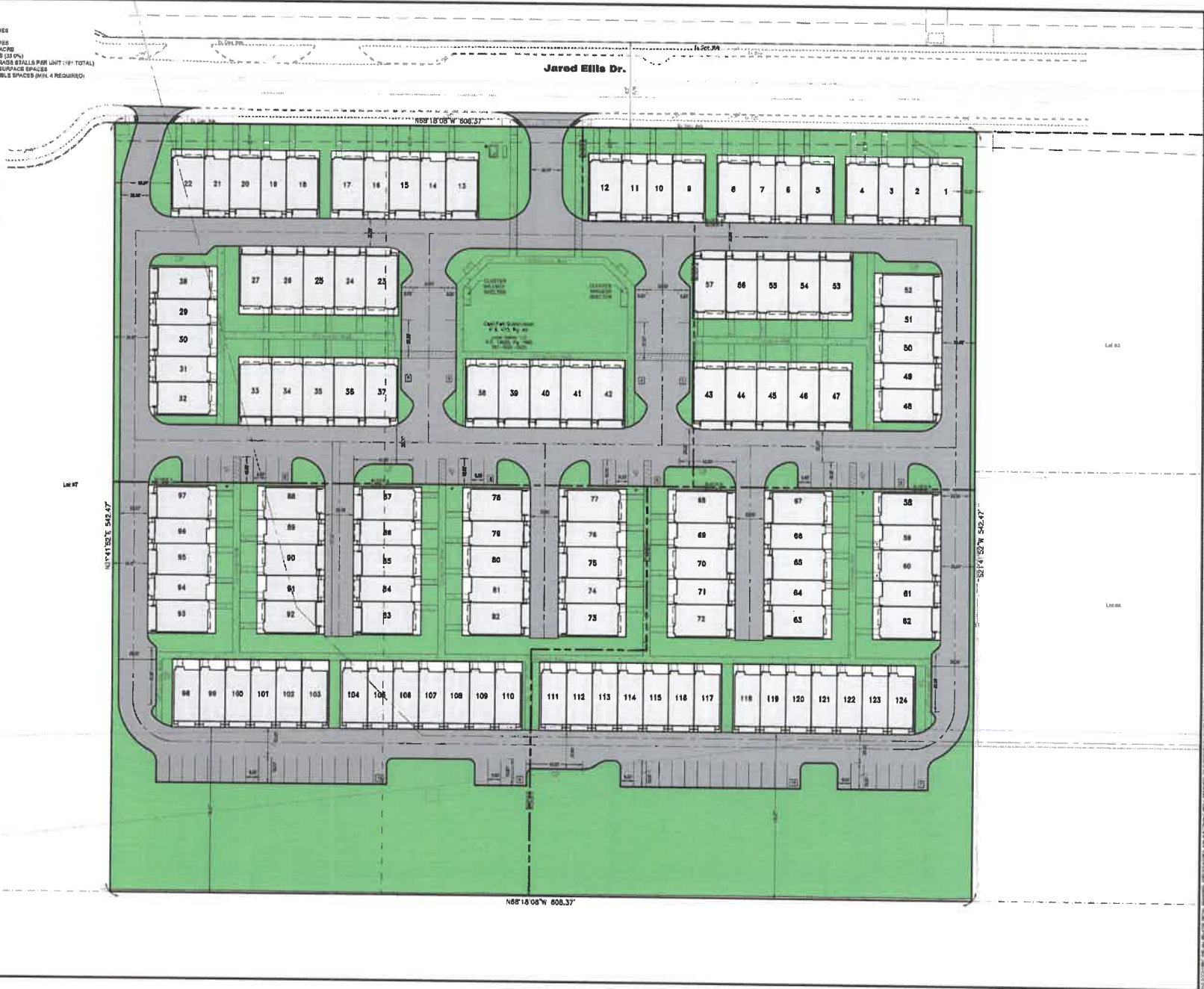
124 UNITS  
 67 UNITS TYPE-A  
 57 UNITS TYPE-B

## LEGEND

- PROPOSED CONCRETE WALK (REF DETAIL 200002)
- PROPOSED CONCRETE DRIVE (SEE DETAIL 300002)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 300002)
- PROPOSED BUILDINGS SHOWN FOR REFERENCE
- PARKING SPACE COUNT

## NOTES

1. BLOCK PHASING SHOWN AS APPROXIMATE FOR REFERENCE ONLY. FINAL PHASING OF DEVELOPMENT TO BE DETERMINED.



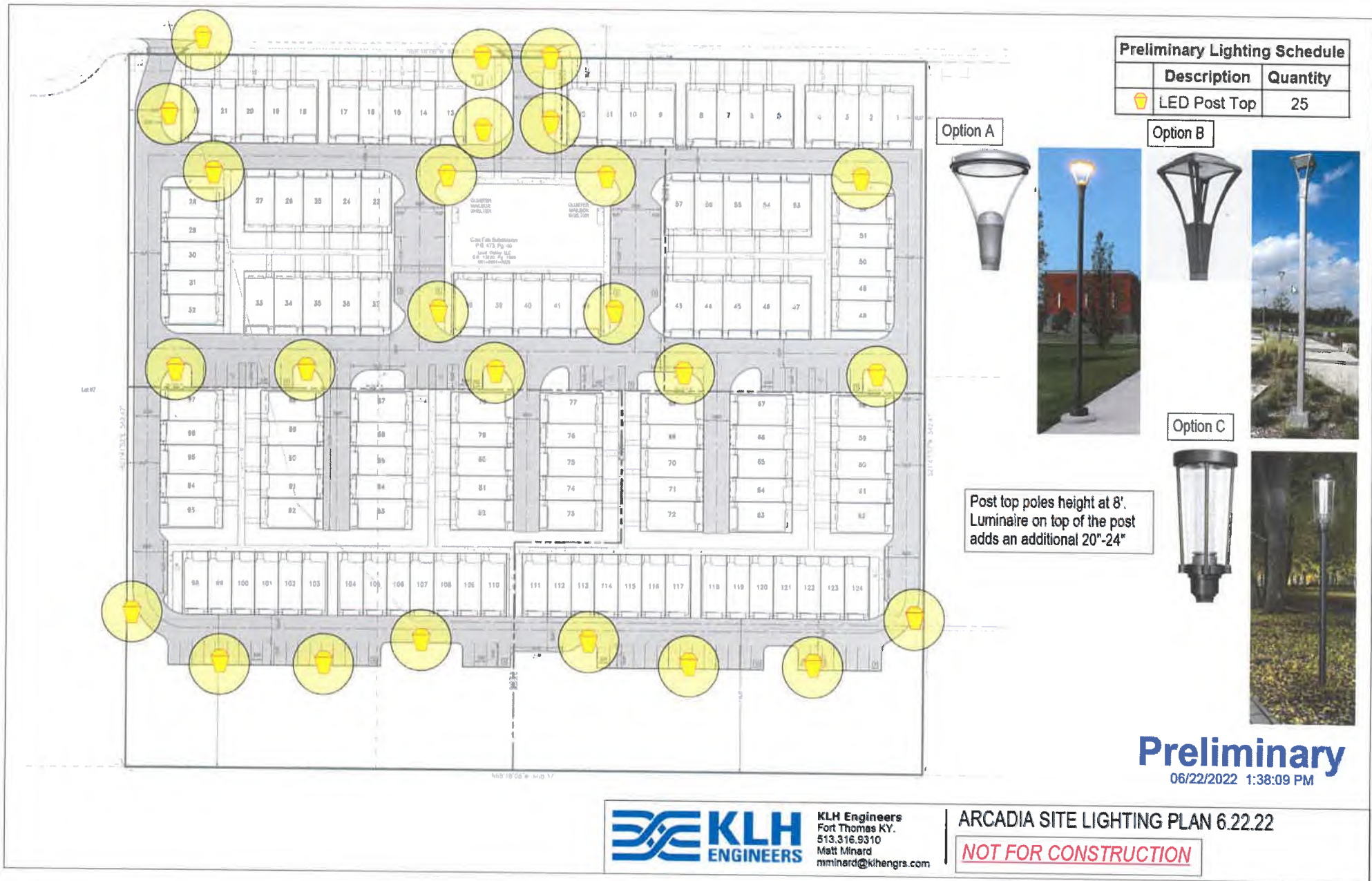
NOT FOR CONSTRUCTION

**ARCADIA**  
 SECTION 16, TOWN 4, R. RANGE 1 & 8TH  
 CITY OF CINCINNATI  
 HAMILTON COUNTY, OHIO  
 LAYOUT PLAN



|             |            |
|-------------|------------|
| Project No. | 15-0238-02 |
| Client      | BTM        |
| Design      | JAB        |
| Date        | 05-20-22   |

**C200**





## Memorandum

Date: March 28, 2022

To: Community Council Members  
Oakley Community Council (OCC)

cc: Ms. Etta Reed, P.E., Bayer Becker

From: Wardell Wilcox, P.T.P., Bayer Becker

Subject: Arcadia (Cast Fab Lot 5) Development versus Existing CG-A Zoning District  
Trip Generation Comparison

In response to the traffic concerns raised at the most recent Oakley Community Council (OCC) meeting and request for additional information, Bayer Becker (BB) has prepared this trip generation memorandum to outline a sample of the potential trips that could be developed under the existing CG-A zoning district, as a comparison to the proposed land use of the Arcadia (Cast Fab Lot 5) development. The size of Arcadia Lot 5 is 7.5766 (7.58 rounded) acres or 330,037 square feet. At 20 percent coverage, the existing total developable area is approximately 66,007 square feet. For analysis purposes, the existing Lot 5 density is assumed to be 66,000 square feet and the site plan for the proposed Arcadia Lot 5 shows 124 single-family attached dwelling units (see Attachment A).

The potential land use and densities selected, based on similar land uses in the area, for comparison to the proposed Arcadia Lot 5 development are listed as the following:

### Proposed Arcadia Lot 5 Development

- Single-Family Attached Housing – 124 Dwelling Units.

### Potential Existing CG-A Zoning Land Use Options

- Option 1 - General Office Building (Only) – 66,000 Square Feet.
- Option 2 - Medical Office Building (Only) – 66,000 Square Feet.
- Option 3 - Shopping Plaza (Only) – 66,000 Square Feet.
- Option 4 - Grocery Store (Only) – 66,000 Square Feet.

The trips generated by the proposed Arcadia Lot 5 development and the existing CG-A Zoning development options were estimated based on the latest trip rates provided by the Institute of Transportation Engineers (ITE), Trip Generation Manual, 11<sup>th</sup> Edition. The Arcadia Lot 5 development trips generated are provided in comparison to the various existing CG-A Zoning Land Use options in Table 1 through Table 4, on the following pages, and the individual ITE Trip Generation Land Use excerpts are provided as Attachment B.

**Table 1**  
**Arcadia Lot 5 Development vs Option 1 - CG-A Zoning Trip Generation Comparison**

| Land Use  | ITE Code | Size   | Unit | AM Peak Hour |      |       | PM Peak Hour |      |       |
|---|----------|--------|------|--------------|------|-------|--------------|------|-------|
|   |          |        |      | Enter        | Exit | Total | Enter        | Exit | Total |
| Single-Family Attached Housing                  | 215      | 124    | DU   | 18           | 41   | 59    | 40           | 30   | 70    |
| General Office Building                         | 710      | 66,000 | SF   | 103          | 14   | 117   | 20           | 98   | 118   |
| Difference Lot 5 - Opt 1<br>(Positive/Negative) |          |        |      | +85          | -27  | +58   | -20          | +68  | +48   |

Positive = CG-A Zoning Trips are greater than Arcadia Lot 5 Trips.

Negative = CG-A Zoning Trips are less than Arcadia Lot 5 Trips.

**Table 2**  
**Arcadia Lot 5 Development vs Option 2 - CG-A Zoning Trip Generation Comparison**

| Land Use  | ITE Code | Size   | Unit | AM Peak Hour |      |       | PM Peak Hour |      |       |
|---|----------|--------|------|--------------|------|-------|--------------|------|-------|
|   |          |        |      | Enter        | Exit | Total | Enter        | Exit | Total |
| Single-Family Attached Housing                  | 215      | 124    | DU   | 18           | 41   | 59    | 40           | 30   | 70    |
| Medical Office Building                         | 720      | 66,000 | SF   | 131          | 35   | 166   | 80           | 185  | 265   |
| Difference Lot 5 - Opt 2<br>(Positive/Negative) |          |        |      | +113         | -6   | +107  | +40          | +155 | +195  |

Positive = CG-A Zoning Trips are greater than Arcadia Lot 5 Trips.

Negative = CG-A Zoning Trips are less than Arcadia Lot 5 Trips.

**Table 3**  
**Arcadia Lot 5 Development vs Option 3 - CG-A Zoning Trip Generation Comparison**

| Land Use  | ITE Code | Size   | Unit | AM Peak Hour |      |       | PM Peak Hour |      |       |
|---|----------|--------|------|--------------|------|-------|--------------|------|-------|
|   |          |        |      | Enter        | Exit | Total | Enter        | Exit | Total |
| Single-Family Attached Housing                  | 215      | 124    | DU   | 18           | 41   | 59    | 40           | 30   | 70    |
| Shopping Plaza 40-150k                          | 821      | 66,000 | SF   | 71           | 43   | 114   | 168          | 175  | 343   |
| Difference Lot 5 - Opt 3<br>(Positive/Negative) |          |        |      | +53          | +2   | +55   | +128         | +145 | +273  |

Positive = CG-A Zoning Trips are greater than Arcadia Lot 5 Trips.

Negative = CG-A Zoning Trips are less than Arcadia Lot 5 Trips.

**Table 4**  
**Arcadia Lot 5 Development vs Option 4 - CG-A Zoning Trip Generation Comparison**

| Land Use  | ITE Code | Size   | Unit | AM Peak Hour |      |       | PM Peak Hour |      |       |
|---|----------|--------|------|--------------|------|-------|--------------|------|-------|
|   |          |        |      | Enter        | Exit | Total | Enter        | Exit | Total |
| Single-Family Attached Housing                  | 215      | 124    | DU   | 18           | 41   | 59    | 40           | 30   | 70    |
| Supermarket                                     | 850      | 66,000 | SF   | 112          | 77   | 189   | 276          | 276  | 552   |
| Difference Lot 5 - Opt 4<br>(Positive/Negative) |          |        |      | +94          | +36  | +130  | +236         | +246 | +482  |

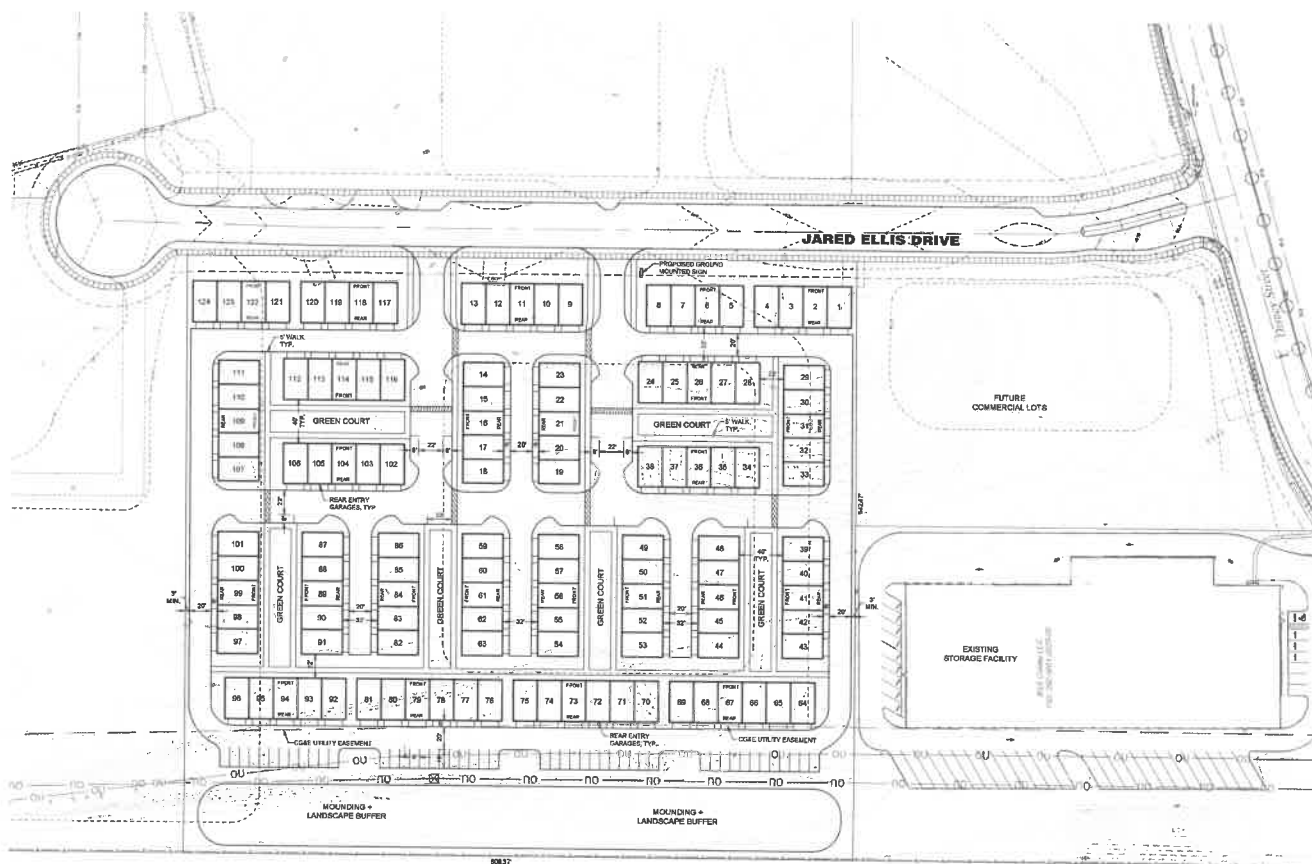
**Positive** = CG-A Zoning Trips are greater than Arcadia Lot 5 Trips.

**Negative** = CG-A Zoning Trips are less than Arcadia Lot 5 Trips.

As shown in each table, the total AM and PM peak hour trips generated by the proposed Arcadia Lot 5 development are less than the potential trips that could be generated under existing CG-A Zoning, based on the size and developable area of the lot.

Feel free to contact us at 513-336-6600 with any questions.

## ATTACHMENT A



## PROJECT SUMMARY

SITE ACREAGE: 7.5766  
 HOME SIZE: 22' WIDE X 37' DEEP  
 UNIT COUNT: 124  
 DENSITY: 16.37 DU/AC  
 PARKING: 2 GARAGE STALLS PER UNIT  
 + 72 SURFACE STALLS

## NOTES

1. THIS PLAN ASSUMES STORM WATER DETENTION IS PROVIDED UNDERGROUND OR OFF-SITE.
2. STORM MANHOLE SHALL BE RELOCATED AND EASEMENT MODIFIED TO ACCOMMODATE UNITS 12, 13 AND 120.



**ARCADIA**

3033 JARED ELLIS DRIVE  
 CINCINNATI, OHIO 45209

DEVELOPMENT PLAN



1404 River Street, Suite 204  
 Cincinnati, OH 45203 513.244.4151

Drawn By: 21 0426 15.10  
 Checked By: AJB  
 Date: 22-03-23

1.0

## ATTACHMENT B

# Land Use: 215

## Single-Family Attached Housing

---

### Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

### Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

### Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

# Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

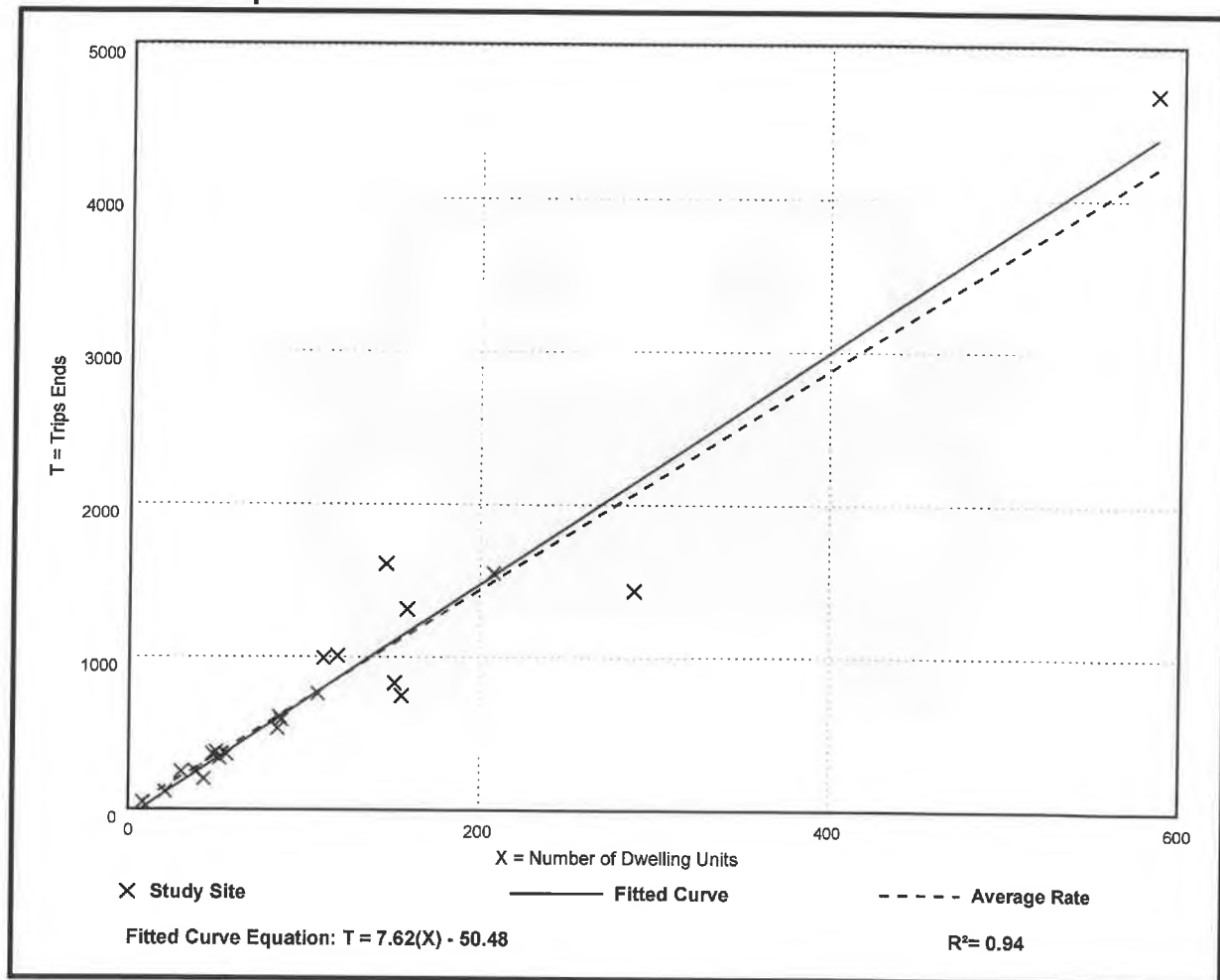
Avg. Num. of Dwelling Units: 120

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 7.20         | 4.70 - 10.97   | 1.61               |

## Data Plot and Equation



# Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

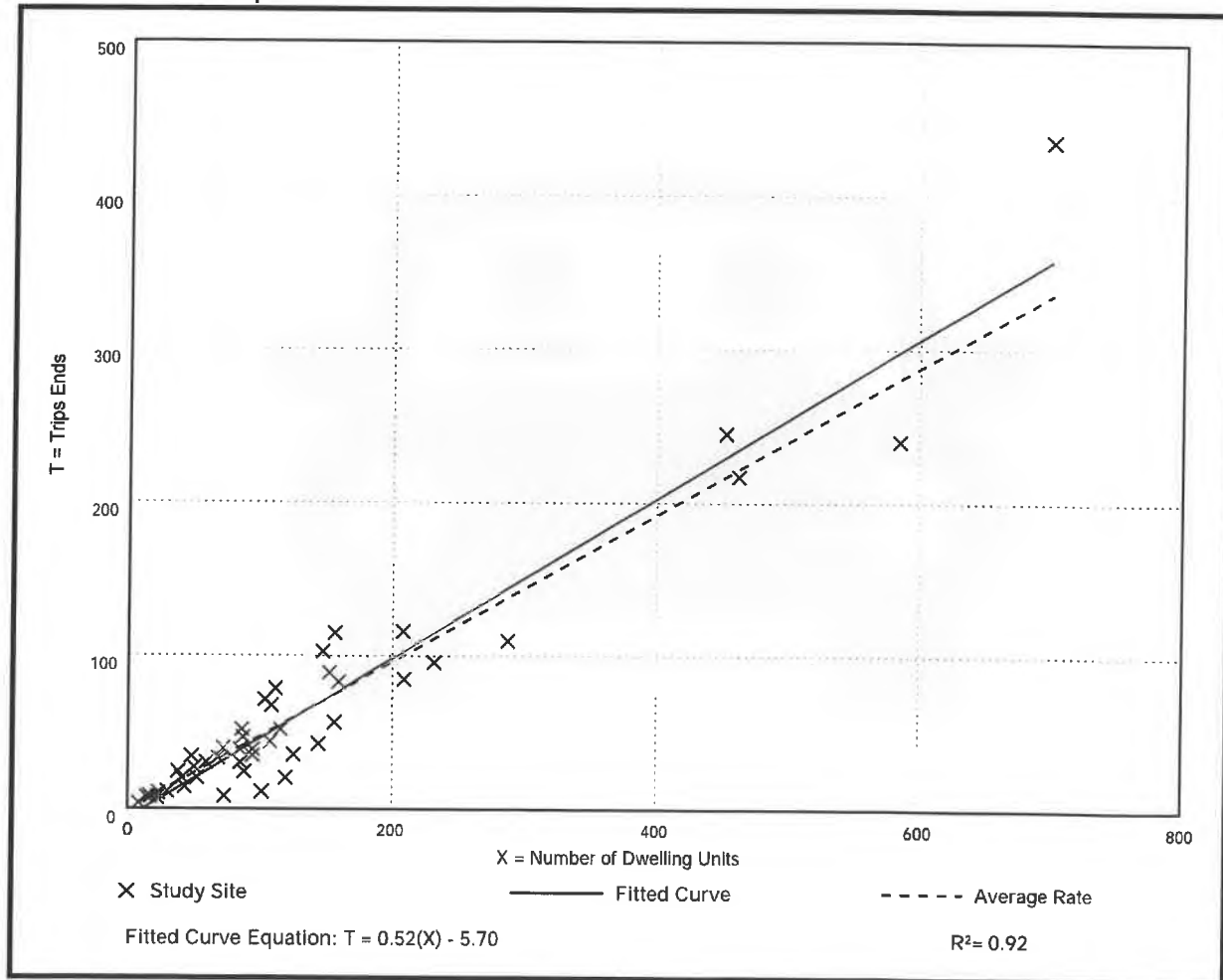
Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.48         | 0.12 - 0.74    | 0.14               |

## Data Plot and Equation



# Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

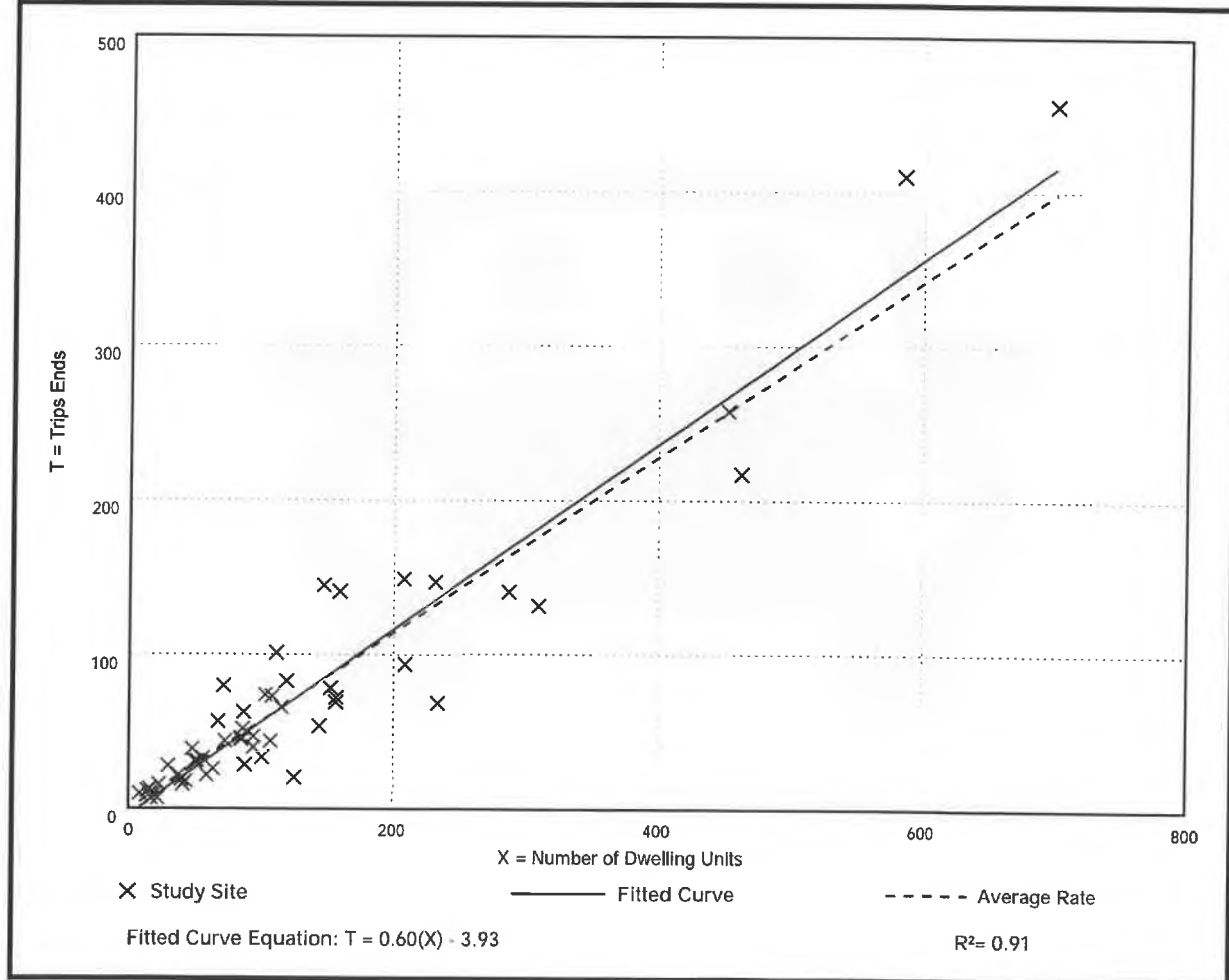
Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.57         | 0.17 - 1.25    | 0.18               |

## Data Plot and Equation



# Land Use: 710

## General Office Building

---

### Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

### Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Texas, Utah, Virginia, and Washington.

### Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

# General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

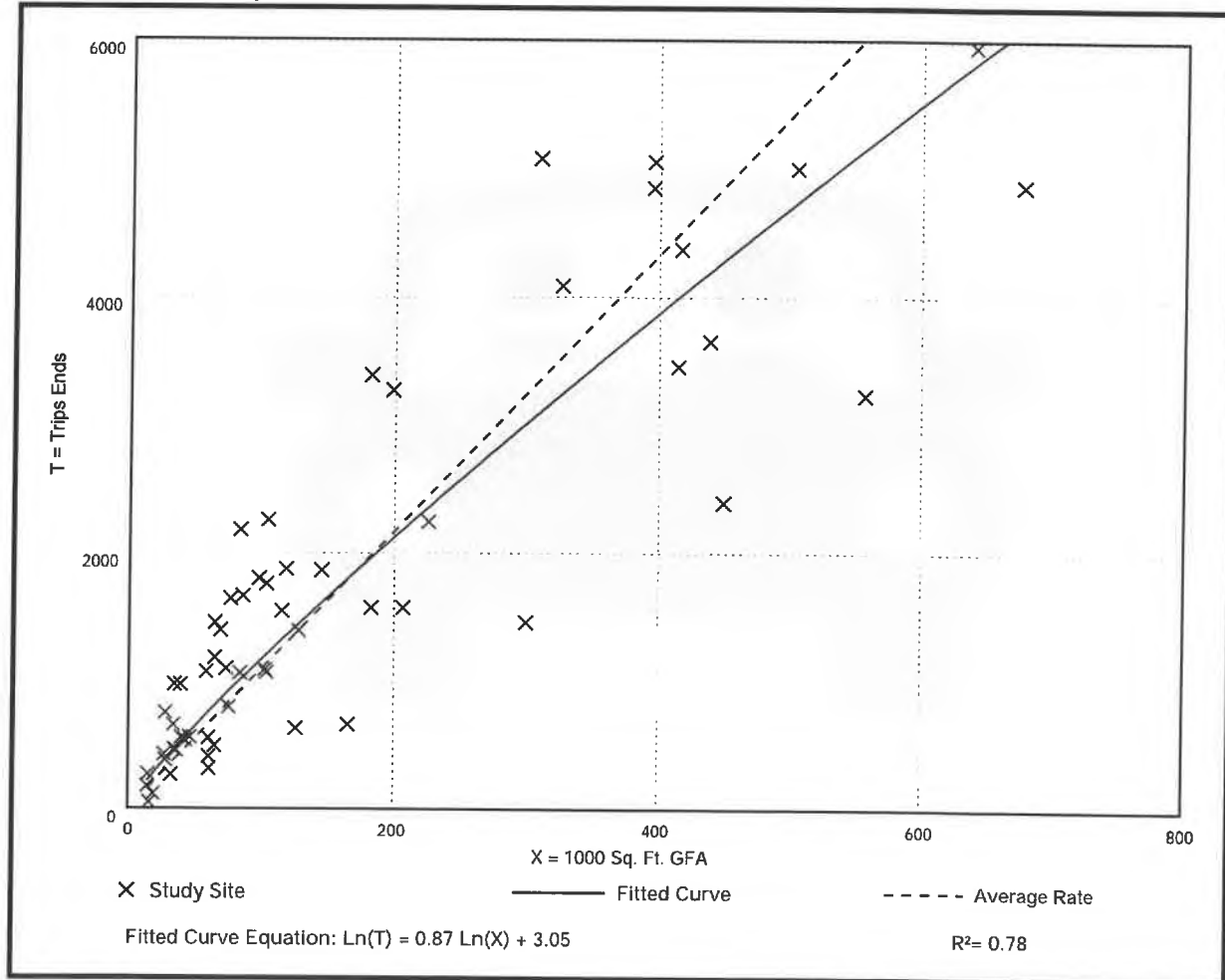
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 10.84        | 3.27 - 27.56   | 4.76               |

## Data Plot and Equation



# General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

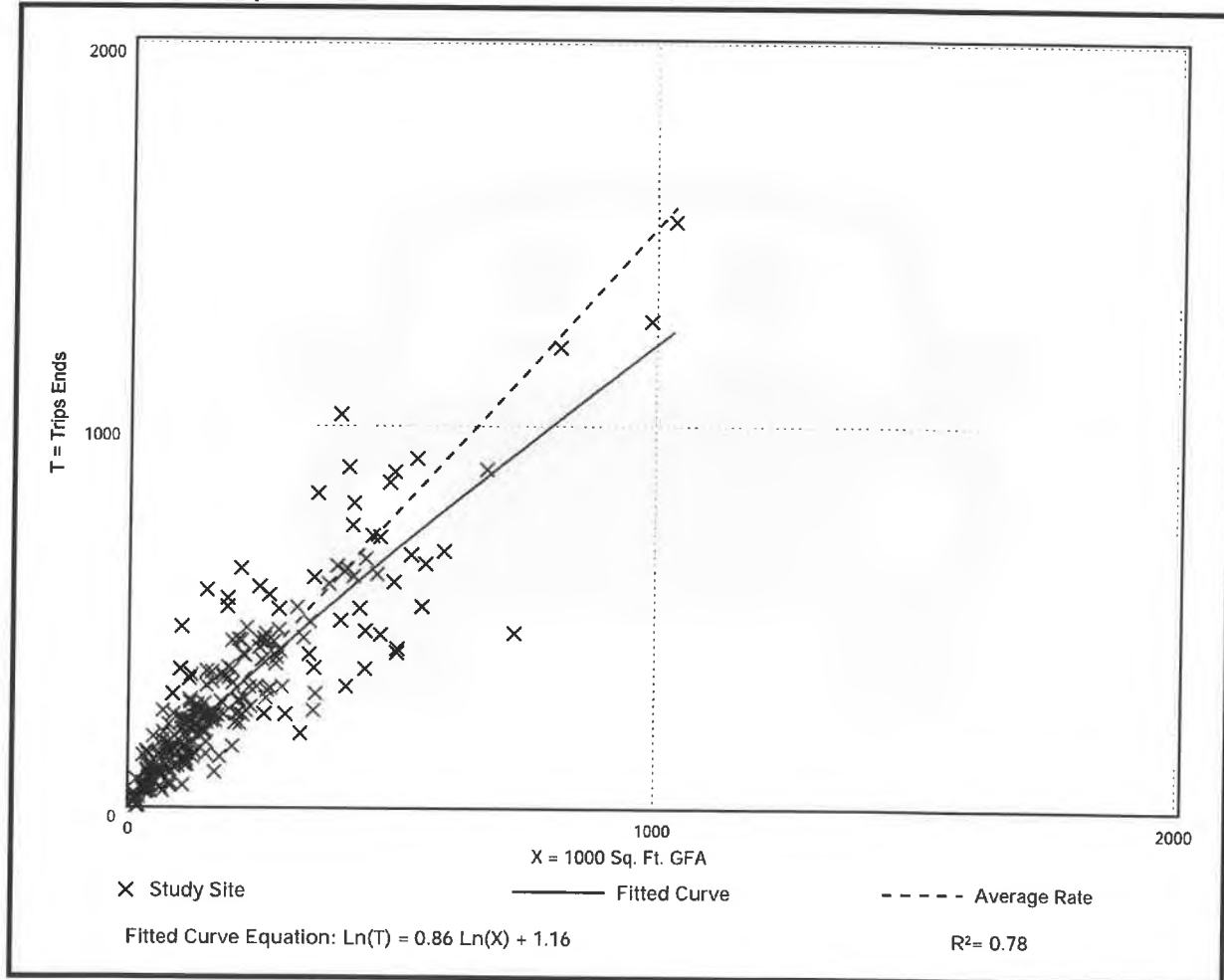
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.52         | 0.32 - 4.93    | 0.58               |

## Data Plot and Equation



# General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

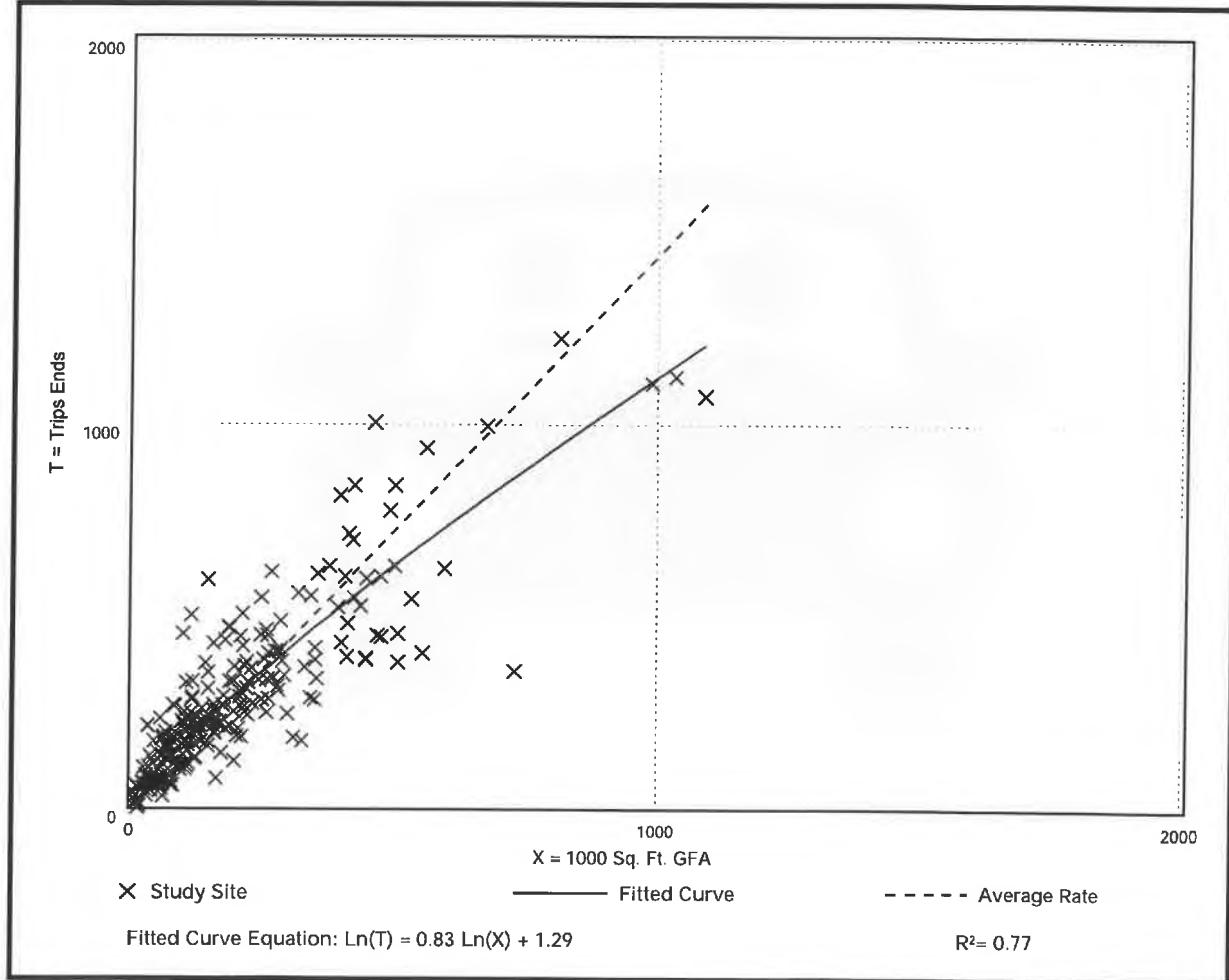
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.44         | 0.26 - 6.20    | 0.60               |

## Data Plot and Equation



# Land Use: 720

## Medical-Dental Office Building

---

### Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

### Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

### Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 18

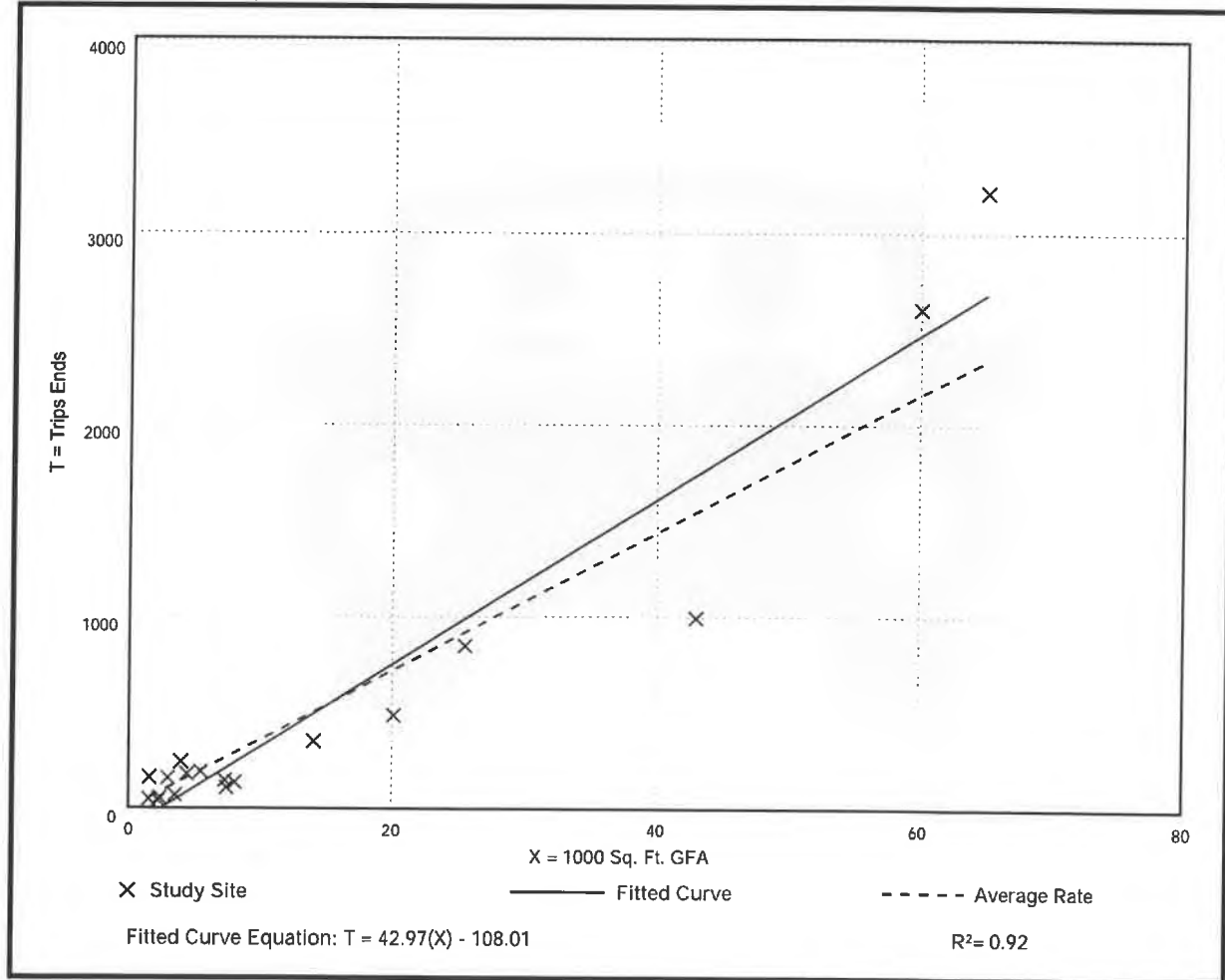
Avg. 1000 Sq. Ft. GFA: 15

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 36.00        | 14.52 - 100.75 | 13.38              |

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

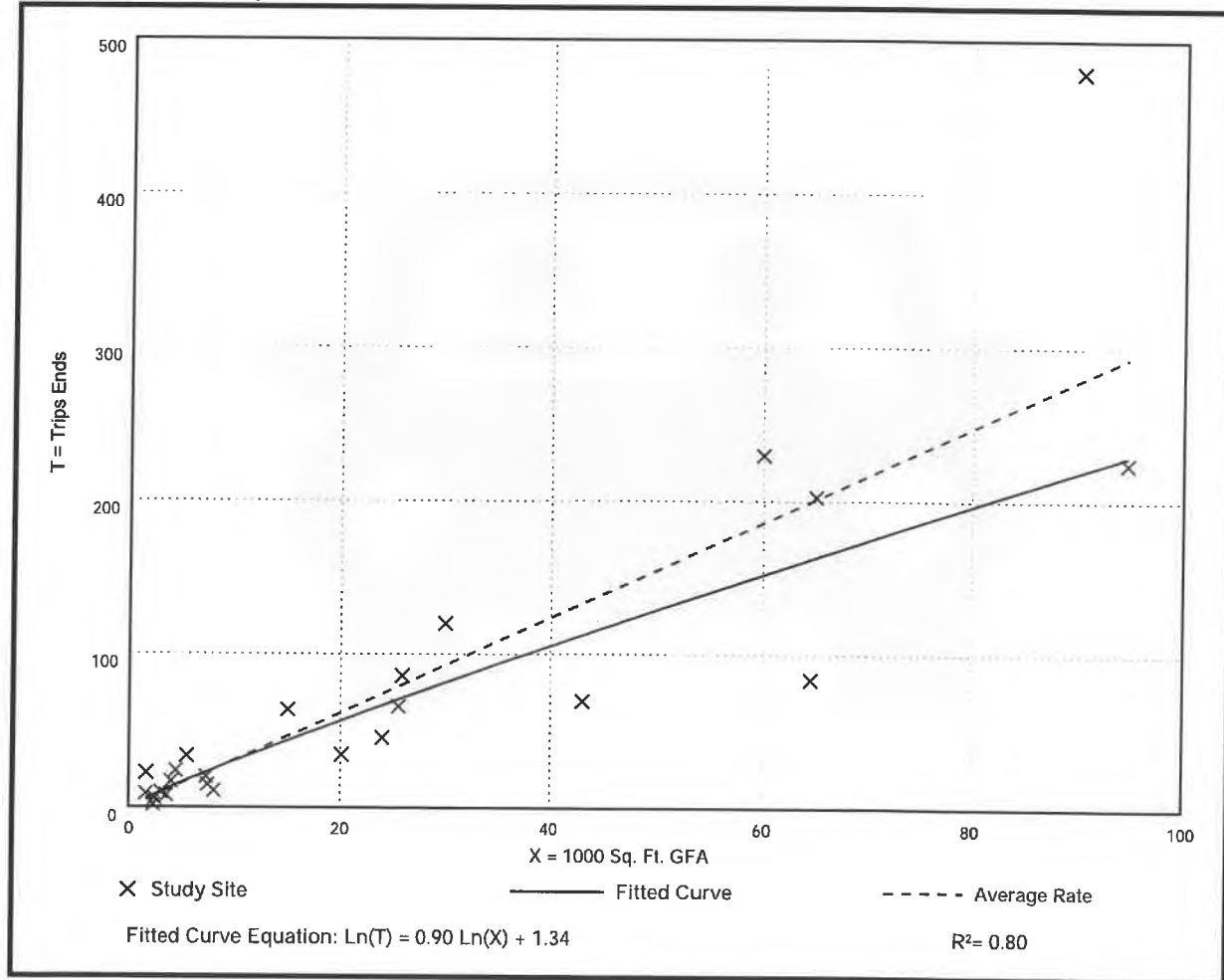
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.10         | 0.87 - 14.30   | 1.49               |

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

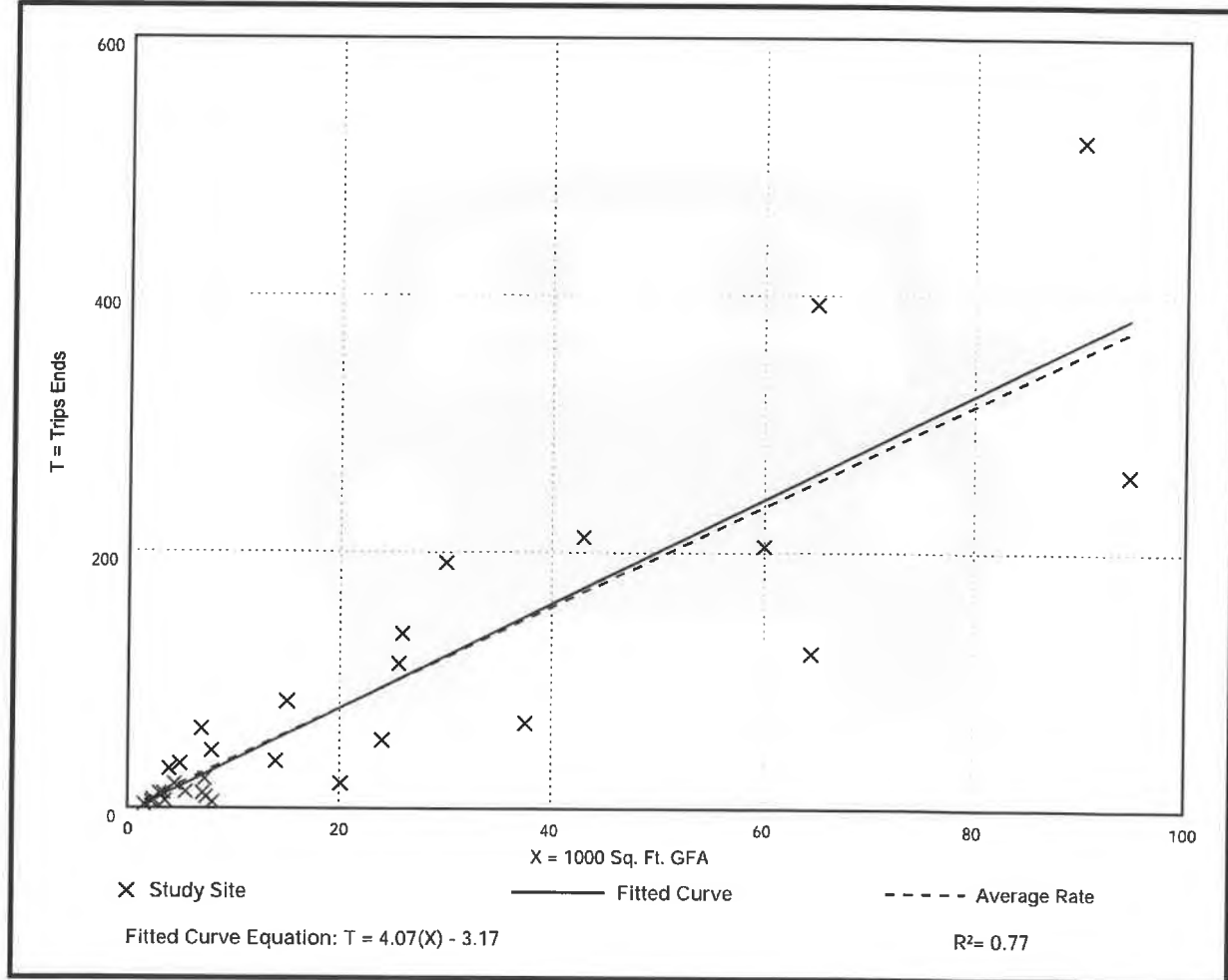
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.93         | 0.62 - 8.86    | 1.86               |

## Data Plot and Equation



# Land Use: 821

## Shopping Plaza (40-150k)

---

### Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land Use 820), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

### Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Connecticut, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

### **Source Numbers**

105, 110, 156, 159, 186, 198, 204, 211, 213, 239, 259, 260, 295, 301, 304, 305, 307, 317, 319, 358, 376, 390, 400, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 973, 974, 1004, 1009, 1025, 1069

# Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

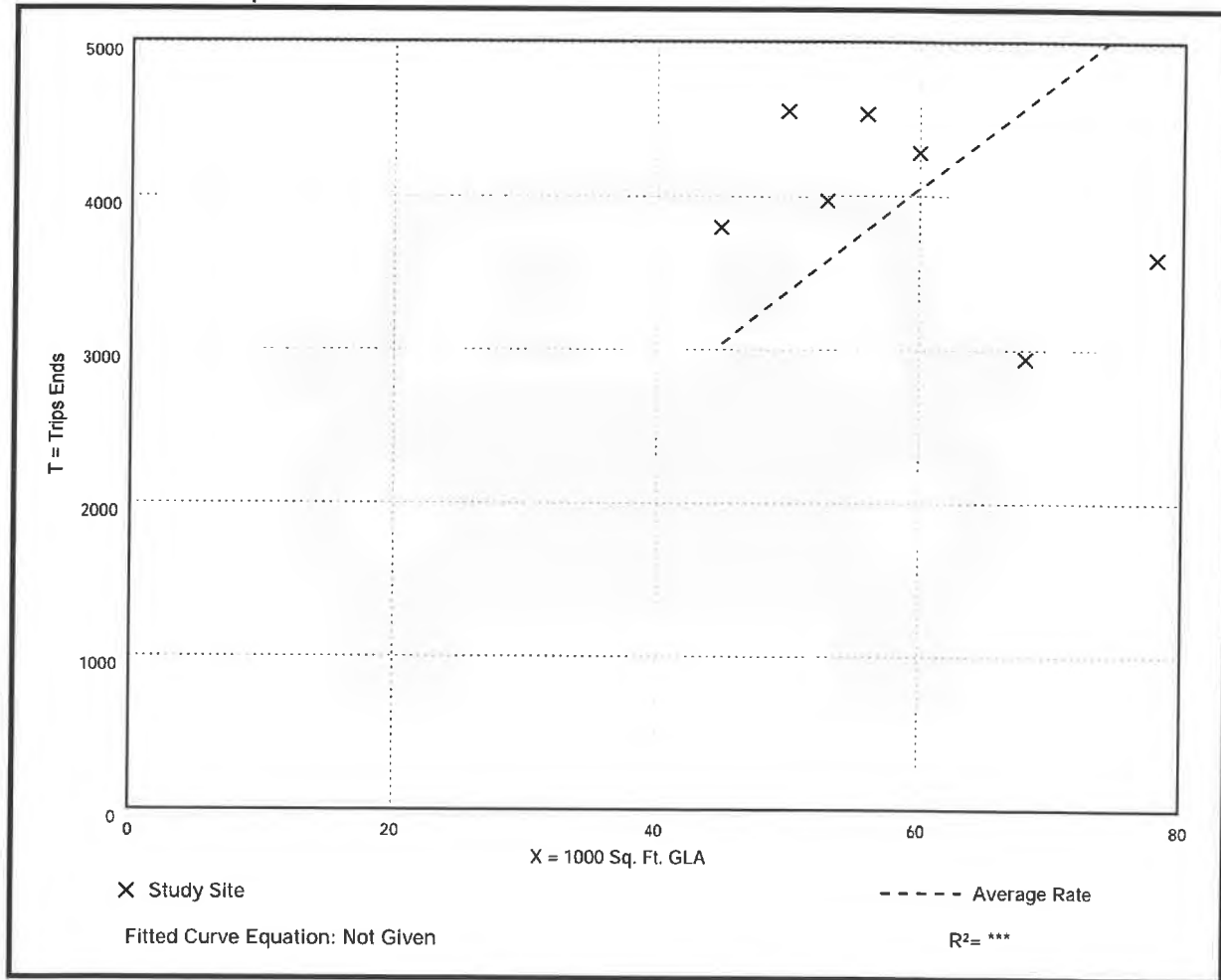
Avg. 1000 Sq. Ft. GLA: 59

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 67.52        | 43.29 - 91.06  | 19.25              |

## Data Plot and Equation



# Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

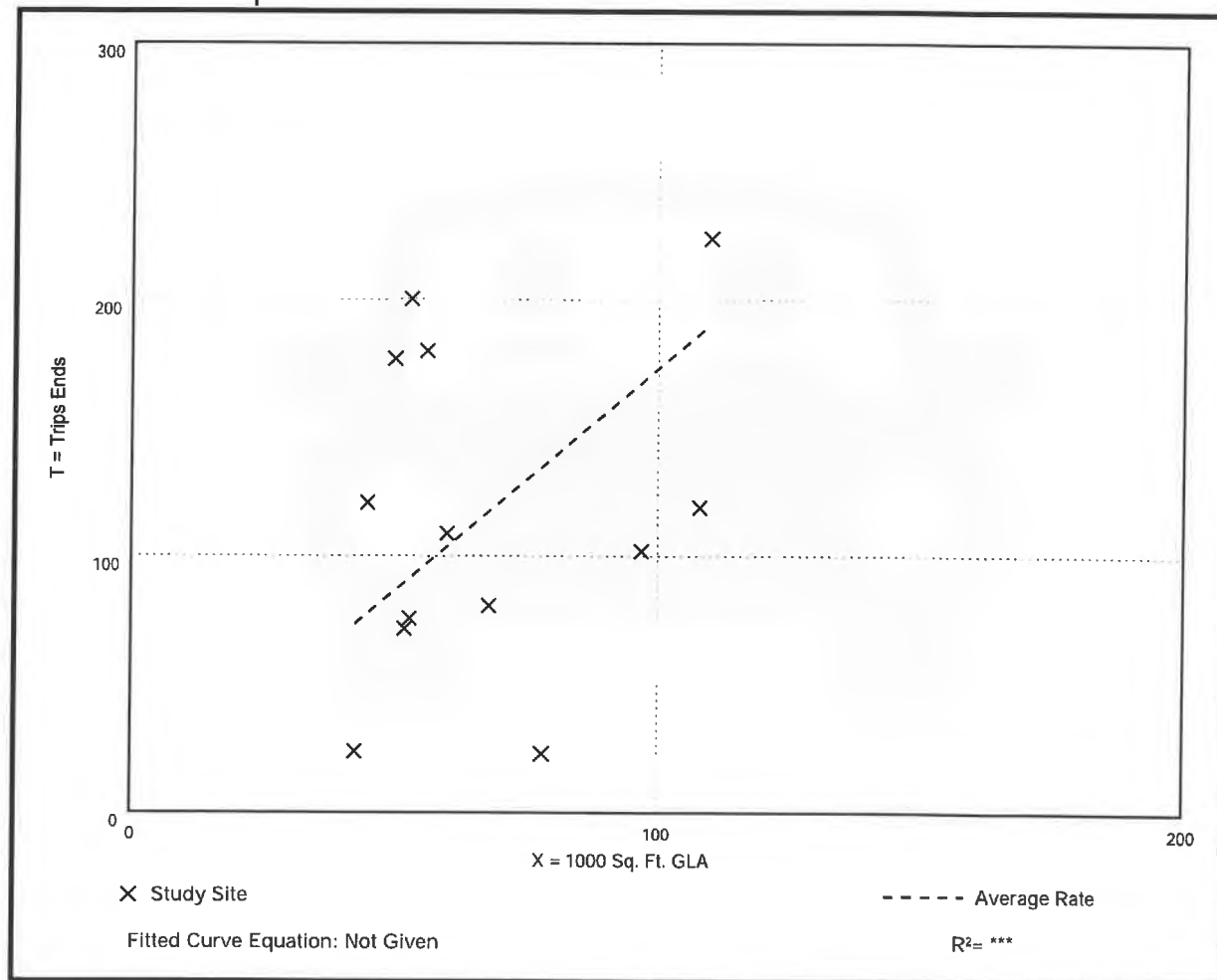
Avg. 1000 Sq. Ft. GLA: 67

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.73         | 0.29 - 3.77    | 1.06               |

## Data Plot and Equation



# Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

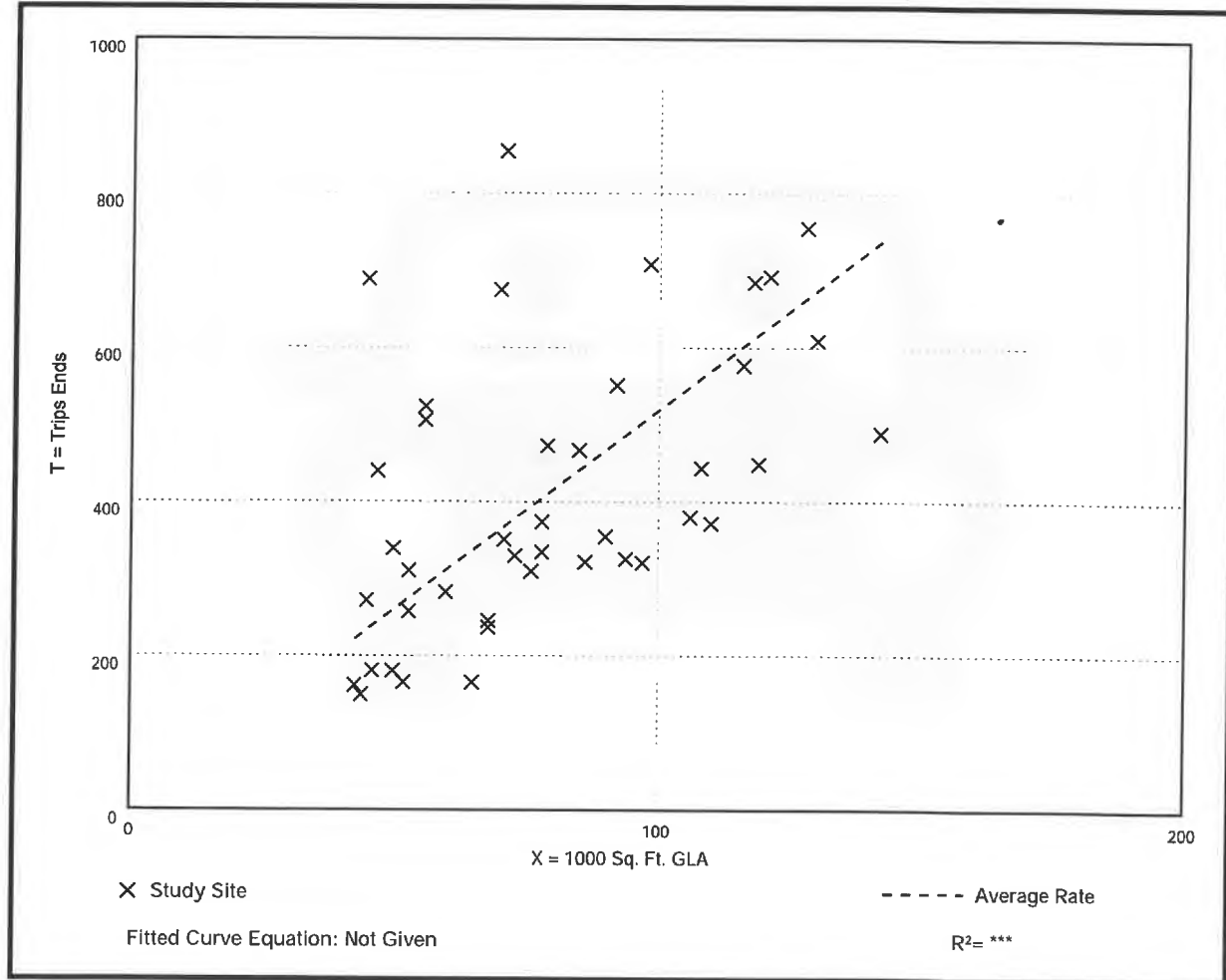
Avg. 1000 Sq. Ft. GLA: 79

Directional Distribution: 49% entering, 51% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 5.19         | 2.55 - 15.31   | 2.28               |

## Data Plot and Equation



# Land Use: 850

## Supermarket

---

### Description

A supermarket is a free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy.

### Additional Data

In prior editions of *Trip Generation Manual*, a separate land use code was assigned to a discount supermarket. With the addition of new supermarket data points, an examination of the database reveals very little difference between trip generation rates for the traditional supermarket and a reported discount supermarket. This examination looked at both the small discount supermarkets and the large discount supermarkets. As a result, all types of supermarkets are included in this land use database.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, District of Columbia, Florida, Georgia, Illinois, Kentucky, Maryland, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

### Source Numbers

213, 221, 236, 251, 273, 305, 359, 365, 438, 440, 442, 447, 448, 514, 520, 537, 552, 577, 610, 715, 716, 728, 738, 746, 854, 870, 882, 893, 917, 926, 935, 946, 959, 961, 966, 975, 1004, 1009, 1025, 1058, 1063, 1064

# Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

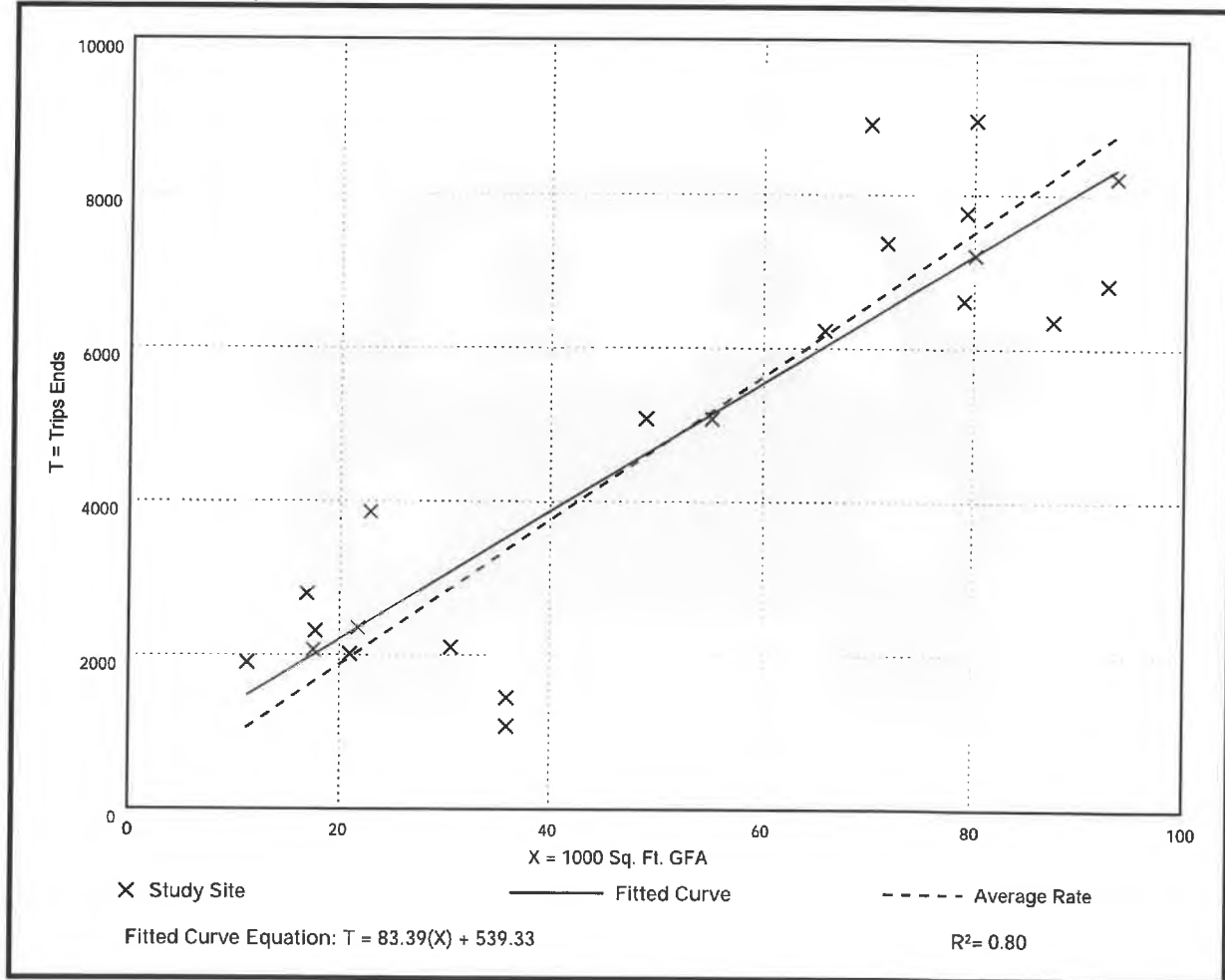
Avg. 1000 Sq. Ft. GFA: 52

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 93.84        | 30.09 - 170.24 | 27.05              |

## Data Plot and Equation



# Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 34

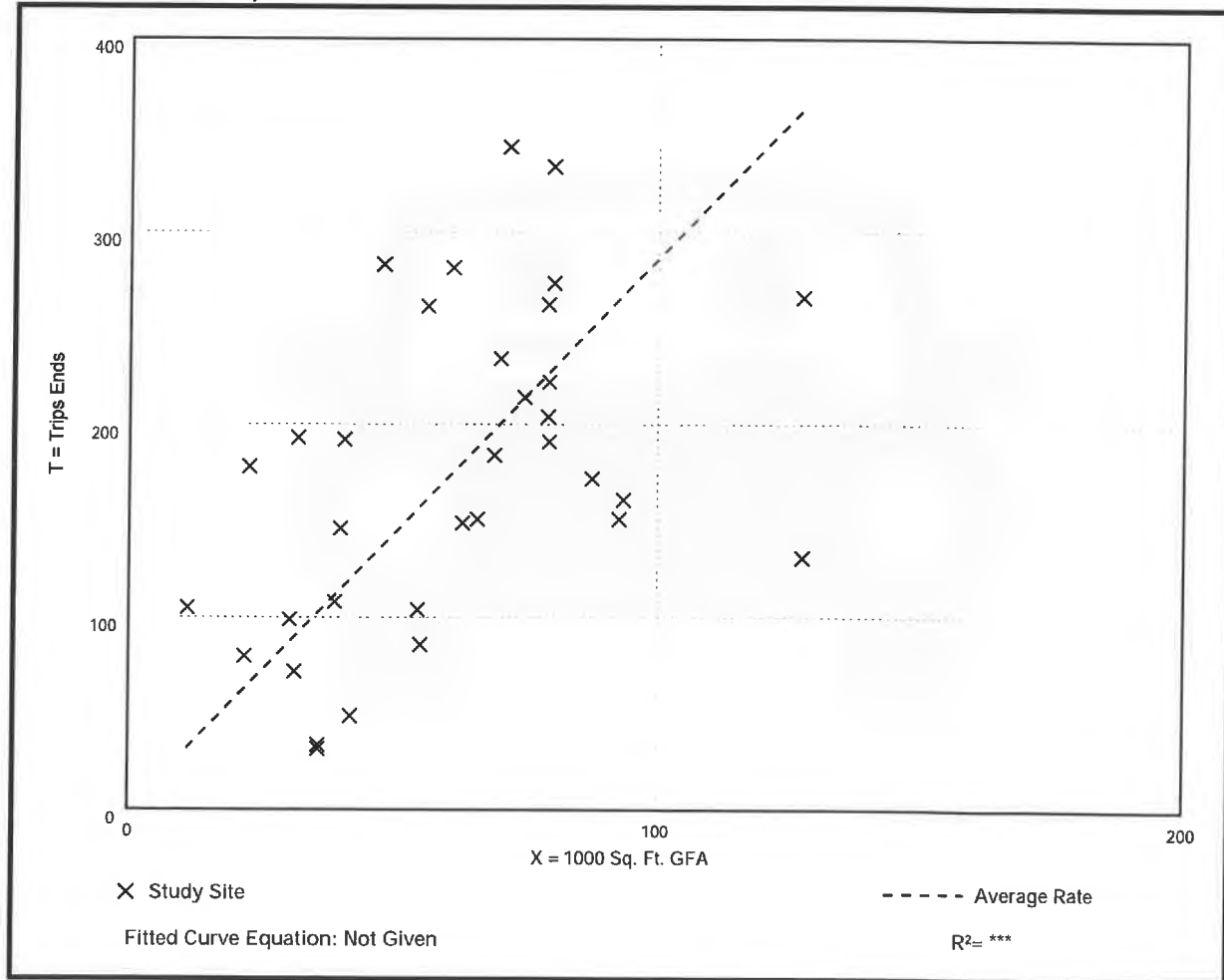
Avg. 1000 Sq. Ft. GFA: 61

Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.86         | 0.89 - 9.35    | 1.45               |

## Data Plot and Equation



# Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 104

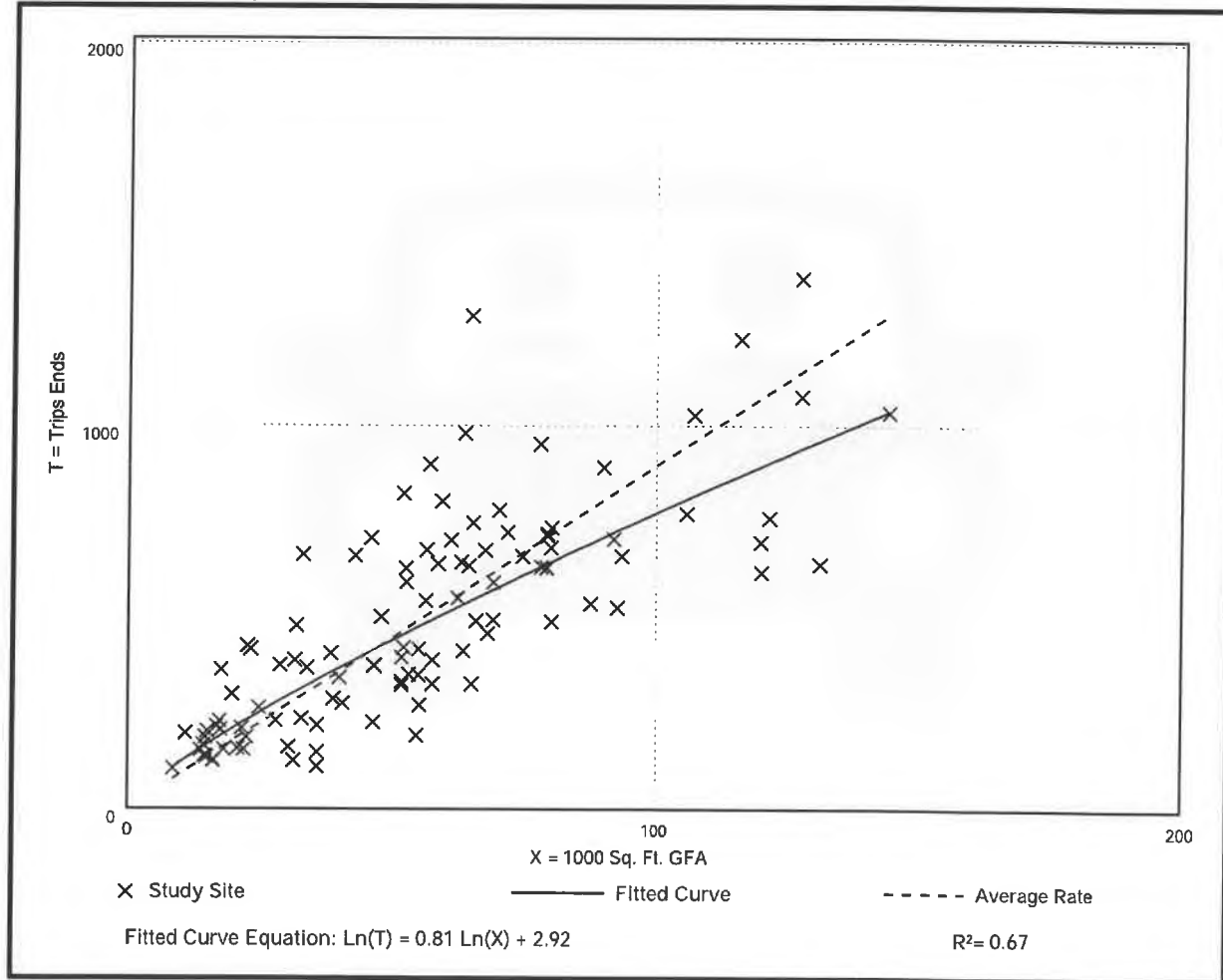
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 8.95         | 3.11 - 20.30   | 3.32               |

## Data Plot and Equation



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**DECLARATION OF COVENANTS, CONDITIONS, RESERVATION  
OF EASEMENTS, RESTRICTIONS  
FOR \_\_\_\_\_**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR \_\_\_\_\_ (“Declaration”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_ an Ohio non-profit corporation (“Declarant”), whose address is \_\_\_\_\_, under the following circumstances:

A. Declarant is the owner of certain real property known as Arcadia Townhomes located on \_\_\_\_\_ Road, Cincinnati, Hamilton County, Ohio, more particularly described on **Exhibit A** attached hereto and made a part hereof (the “Property”). Declarant may, in the future, acquire or subject Additional Property (as hereinafter defined) to this Declaration, as provided herein, at which time said Additional Property shall also become part of the Property.

B. Declarant desires to declare that the Property shall be held, sold, and conveyed subject to the provisions of this Declaration; and

C. Declarant has formed an Ohio non-profit corporation to be known as \_\_\_\_\_ (the “Association”), which shall be responsible for the administration and enforcement of the provisions of this Declaration.

NOW, THEREFORE, for the purposes of establishing and assuring a uniform plan for the development of the Property, and enhancing and protecting the value, desirability and attractiveness of the Property, Declarant declares that the Property shall be held, occupied, sold and conveyed subject to this Declaration.

**ARTICLE 1**  
**NAME, PURPOSE AND DEFINITIONS**

**Section 1.1 Name.** The name of the Association shall be \_\_\_\_\_ (“Association”).

**Section 1.2 Purpose.** The purpose of the Association shall be as stated in the Articles of Incorporation. The Association has been incorporated as a not-for-profit corporation to administer the community known as \_\_\_\_\_. The Association is charged with enforcing the protective covenants and restrictions contained herein in order to establish and maintain a uniform plan for the use, enjoyment, and maintenance of the Lots located within the community, and thereby enhance and protect the value and desirability of these Lots.

**Section 1.3 Definitions.** As used herein or in the Bylaws, Rules and Regulations, or amendments thereto, the following terms shall be defined as follows:

“**Additional Property**” means that certain real estate within the vicinity of the Property.

“**Articles**” and “Articles of Incorporation” shall mean those Articles of Incorporation, filed with the Ohio Secretary of State, incorporating the Association as a not-for-profit corporation.

“**Assessment**” means a fee levied by the Board against an Owner pursuant to ARTICLE 4.

“**Association**” means \_\_\_\_\_ Inc., an Ohio not- for-profit corporation, or its successors.

“**Board**” or “**Board of Directors**” means the Board of Directors of the Association.

“**Builder**” means any other Person, except the Declarant, approved in writing by Declarant, who acquires a Lot for the purpose of improving that Lot and erecting a Dwelling Unit thereon for resale to an Owner.

“**Bylaws**” means the Bylaws of the Association attached hereto as **Exhibit B** and made a part hereof.

“**Common Elements**” or “**Common Elements**” means all real and personal property owned, under easement, leased, or managed by the Association for the common use and enjoyment of the Owners, including all improvements thereon. This real and personal property includes, but is not limited to: (a) areas designated as “Open Space,” “Common Elements,” “Private Roadways,” or the like in this Declaration or on the recorded plat(s) of the Property, or as easement areas in favor of the Association or the Property generally, together with all improvements and amenities associated with each such area; (b) utilities, including but not limited to sewer, gas, water, cable television and electric lines, owned or leased by the Association; (c) areas designated as maintenance easements in favor of the Association, including maintenance easement areas; (d) storm water detention areas or retention areas located on the Property or located off-site but serving the Property, including the pond, pipes, headwalls, ditches, culverts, landscaping and other

facilities located in those areas; and (e) drainage lines and facilities located within areas designated as private drainage easements on the recorded plat(s) of the Property, including all storm drains, inlets, pipes, headwalls, culverts, outlets and associated improvements and landscaping.

**“Common Expense”** means the costs incurred, the expenditures made by, or the financial liabilities of, the Association, together with any allocations to reserves.

**“Director” and “Directors”** shall mean that person or those persons serving, at the time pertinent, as a Director or Directors of the Association.

**“Default”** means any violation or breach of, or any failure to comply with, this Declaration or the Bylaws, and the Rules and Regulations or other standards or regulations adopted pursuant to this Declaration.

**“Development Period”** is the date upon which the Declarant turns control of the Association over to the Members. The Development Period shall be the earlier to occur of (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property, including any Additional Property; and (ii) \_\_\_ years from the date this Declaration is recorded. Declarant may choose to turn control of the Association over to the Members at an earlier date of its choosing.

**“Dwelling Unit”** means any building or portion of a building situated upon the Property designed and intended for use and occupancy as a residence by a single person, a family or family-sized group of persons. Each Dwelling Unit shall contain an area which approximates the exterior face of the foundation wall dimensions of the structure, as well as any attached deck, cantilever, and structural components of the structure, and shall include the Dwelling Unit’s side of one-half(½) of any Party Wall (as hereinafter defined) dividing a Dwelling Unit structure from any other Dwelling Unit.

**“Good Standing”** means that an Owner is current in the payment of all sums due to the Association and is thus eligible to vote.

**“Lot”** means any sub-divided parcel of the Property upon which a single-family Dwelling Unit has been or may be constructed. Unless the context otherwise requires, the term “Lot” shall be deemed to include both the parcel of land and the Dwelling Unit situated thereon.

**“Lot Owner” or “Owner”** means, with respect to any Lot, the owner of record from time to time, whether one or more persons or entities, of an interest in fee simple, reversion, remainder or leasehold estate of 99 years or more, but shall not include the Association. Such term shall include contract sellers except those having an interest merely as security for the performance of an obligation.

**“Member”** means a member of the Association. All Lot Owners shall be Members.

**“Occupant”** means any person in possession of a Lot or Dwelling Unit whether or not such possession is lawful and shall include but not be limited to, an Owner’s family members, guests, invitees, Tenants and lessees.

**“Person”** shall mean a natural person, a corporation, a partnership, a limited liability company, a trustee, or any other legal entity.

**“Private Roadway”** shall mean that area and refer to that certain easement over the Private Roadway located on the Property.

**“Property”** means all the real estate which comprises Arcadia Townhomes, including the Lots and the Common Elements, as described in Exhibit A attached hereto. When portions of the Additional Property are subjected to this Declaration pursuant to ARTICLE 13 herein, those portions shall then be deemed part of the Property.

**“Restrictions”** means all covenants, conditions, restrictions, easements, charges, liens and other obligations provided for in this Declaration, including, without limitation, the Rules and Regulations issued in accordance with this Declaration.

**“Rules and Regulations”** mean the administrative rules and regulations enacted by the Board pursuant to the authority therefor in this Declaration and under Ohio law.

**“Structure”** means any improvement on a Lot or on the Common Elements forming a construction for occupancy or use including, but not limited to, any building, garage, porch, shed, greenhouse, bathhouse, coop, cage, covered or uncovered patio, swimming pool, fence, tennis court, wall, signboard, house trailer, play set or swing set, play structure, driveway, walkway, basketball pole, deck, or any other temporary or permanent improvement; and any excavation, fill, ditch, dam or other thing or device that changes the grade of any land by more than six inches (6") or alters the natural flow of waters from, upon or across any Lot or the Common Elements.

**“Subdivision”** means all phases or articles of the Record Plat for \_\_\_\_\_, a subdivision in Oakley, Hamilton County, Ohio, and consisting of all the property from time to time made subject to the provisions of this Declaration.

**“Supplemental Declaration”** shall mean an amendment or supplement to this Declaration executed by or consented to by Declarant which subjects all or any portion of the Additional Property to this Declaration; imposes, expressly or by reference, additional restrictions and obligations on the land subject to this Declaration.

**“Survey Plat”** means the plat of \_\_\_\_\_, recorded at Plat Book \_\_\_, Page \_\_\_, of the Hamilton County, Ohio Records, and any additional future plats that are recorded in addition thereto.

**“Tenant”** means any person occupying any Lot pursuant to a written or oral lease agreement with the Owner thereof or with any other person or entity claiming under the Owner.

## **ARTICLE 2**

### **PROPERTY RIGHTS**

**Section 2.1 Owner's Right of Enjoyment.** Every Owner and, in the case of rented Dwelling Units, such Owner's Tenants, shall have a right to an easement for the enjoyment of in, and to the Common Elements, and such right and easement shall be appurtenant to and shall pass with title to every Lot, subject to the following:

(a) The right of the Association to borrow money for the purpose of improving the Common Elements, and in aid thereof to mortgage the Common Elements;

(b) The right of the Association to take such steps as are reasonably necessary to protect the Common Elements against mortgage default and/or foreclosure;

(c) The rights of the Association and Owners of Lots to a perpetual easement over any Common Elements, and upon other Lots for such portions of their Dwelling Units that may overhang or encroach on said Common Elements or upon any other Lot, and for necessary pedestrian and automotive ingress and egress to and from such Dwelling Unit over the streets of the Common Elements and for gas, electric, telephone, water, sewer, drain, cable television connections, and other utility conduits with rights to repair, maintain, and replace same, as they may be established over, upon, and through the Common Elements or other Lots, which rights are hereby expressly established, granted, and reserved for the benefit of the individual Lots;

(d) Easements and restrictions of record and the easements and licenses set forth below in ARTICLE 8.

**Section 2.2 Rights Not Subject to Suspension.** Notwithstanding anything herein contained to the contrary, the rights and easements created in Section 2.1(c) of this ARTICLE 2 shall not be suspended by the Association for any reason.

### **ARTICLE 3** **THE ASSOCIATION**

**Section 3.1 Formation.** The Declarant has caused or will cause to be chartered, in accordance with Chapter 1702 of the Ohio Revised Code, a nonprofit corporation named \_\_\_\_\_, Inc. The purposes of the Association are to provide for the administrative governance, maintenance and upkeep of the Property and to enforce the restrictive covenants.

**Section 3.2 Membership.** The membership of the Association shall at all times consist exclusively of Owners. All Owners shall be Members. Membership shall be appurtenant to and may not be separated from ownership of a Lot.

**Section 3.3 Voting Rights.** Members shall be entitled to vote on matters properly before them in accordance with this Article and the laws of the State of Ohio. Any Member who does not reside in the Dwelling Unit that he or she owns shall have the continuing obligation to keep the Association informed in writing as to such Member's current mailing address and telephone number. Any such Member who does not provide the Association such current contact information in writing, which prevents reasonable attempts to provide notices to such Member as required by this Declaration and Bylaws, shall be deemed thereby to have relinquished his or her right to vote on matters brought before the Owner's.

**Section 3.4 Number of Votes.** The Declarant shall have ten (10) votes per Lot owned. All other Owners shall have one (1) vote per Lot. If only one (1) of several Owners for a Lot is present at a meeting of the Association, that Owner is entitled to cast the vote allocated to that Lot. If more than one (1) of the Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is majority agreement if anyone (1) of the Owners casts the vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot. The Association may adopt rules regarding deadlocks. No votes allocated to any Lots owned by the Association may be cast.

**Section 3.5 Proxies.** A vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner. An Owner may revoke a proxy given pursuant to this section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. Except as hereinafter provided, a proxy shall terminate one (1) year after its date, unless it specifies a shorter time. Written notice to the Board or notice in a meeting of revocation of a proxy designation shall not affect any vote or act previously taken. Each proxy shall automatically expire upon conveyance of the Lot.

**Section 3.6 Annual Meeting.** A meeting of the Members of the Association must be held at least once a year after the Declarant has turned over control of the Association. The Declarant is not obligated to hold any meetings of the Association until the Development Period Special Meeting (as defined in the Bylaws).

**Section 3.7 Managing Agent.** The Board may employ for the Association a professional managing agent or agents at a compensation established by the Board to perform such duties and services as the Board shall authorize. The Board may delegate to the managing agent or manager, subject to the Board's supervision, certain powers granted to the Board by this Declaration. The Declarant, or an affiliate of the Declarant, may be employed as a managing agent or manager.

## **ARTICLE 4** **ASSESSMENTS**

**Section 4.1 Covenant for Assessments.** Each person, group of persons, or entity who becomes an Owner of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) Annual Assessments; (2) Individual Assessment; (3) Special Assessment; and (4) Working Capital Assessment, such Assessments to be fixed, established, and collected from time to time as hereinafter provided. All Assessments, together with interest thereon as hereafter provided and costs of collection thereof (including court costs and reasonable attorney's fees) as hereinafter provided shall be a charge on the land and shall be a continuing lien upon the Lot against which such Assessment is made. Each such Assessment, together with such interest thereon and cost of collection as herein provided, shall also be the personal obligation of the person, group of persons, or entity who was the Owner of such Lot at the time when the Assessment fell due.

**Section 4.2 Annual Assessment; Purposes.** The Annual Assessments levied by the Association are for the purpose of promoting and protecting the recreation, scenic enjoyment, health,

and welfare of the residents; for protecting, advancing and promoting the environmental concept of the Property; and for preserving the aesthetic and scenic qualities of the Property. The Annual Assessment shall be levied by the Association to be used currently, and to provide an adequate reserve fund for future use, for the following purposes:

(a) The improvement and maintenance of the Common Elements, including, but not limited to: the payment of insurance and fidelity bonds; for repairs, replacements and additions; for the cost of labor, equipment, and materials; for the management and supervision of the Common Elements; and the maintenance, repair and landscaping of the Common Elements, all as set forth in the definition of Common Expenses above.

(b) To repair, maintain, replace, and restore the following components of the Lots: (i) Landscaping, trees and shrubs located on individual Lots (excluding any landscaping installed by an individual Lot Owner, which has been approved by the Board); (ii) Mowing, edging and fertilization of all grass located on the individual Lots as well as the cost of spring time mulching of landscape beds; (iii) Sealing, patching and paving of the Private Roadway and any driveway and parking areas within the maintenance easement areas located on the Lots; (iv) All pipes, lines, wires, and utility components that serve more than one Dwelling Unit, up to the point of connection at which point such pipe, line, wire, or component serves one Dwelling Unit ("Utility Lines"); and (v) reasonable reserves for contingencies, replacements and working capital.

The Annual Assessment may be used for such additional matters, consistent with the general purposes of this Annual Assessment, as may be approved in writing by Declarant, if prior to the expiration of the Development Period and sixty-seven percent (67%) of the Lot Owners. The Annual Assessment shall be fixed at a uniform rate based upon the number of Dwelling Units. The Annual Assessments shall be payable in advance in equal installments as determined by the Board.

The Annual Assessment shall be estimated initially in accordance with Section 4.5 of this Declaration. The obligation to pay the Annual Assessment shall not in any manner be dependent on or discharged, or otherwise affected by the use or non-use of the Common Elements, or the actual occupancy of any Lot or Dwelling Unit of the Property. Each Owner, by acceptance of a deed, covenants and agrees to pay such Annual Assessment.

**Section 4.3 Special Assessments.** In addition to the other Assessments authorized herein, and to the extent that the reserve fund is insufficient, the Association may levy special assessments for the following reasons ("Special Assessments"):

(a) The amount of any operating deficit incurred in any calendar year may be paid by means of a Special Assessment sufficient in an amount so as to allow the Association to satisfy such deficit in part or in whole, provided that any such Special Assessment shall have been approved in accordance with this Section 4.3.

(b) To the extent that the capital budget is insufficient, the Association may levy Special Assessments to construct, structurally alter, or replace capital improvements which are a part of the Common Elements in any fiscal year.

So long as the total amount of Special Assessments allocable to each Lot or Dwelling Unit does not exceed one hundred twenty percent (120%) of the Annual Assessment for that fiscal year, the Board may impose the Special Assessments. Any Special Assessments which will cause the amounts of Special Assessments allocable to any Lot or Dwelling Unit to exceed this limitation shall be effective only if approved by a majority vote of the Members present and voting at a meeting duly called for such purpose. Special Assessments shall be paid as determined by the Board, and the Board may permit Special Assessments to be paid in installments extending beyond the fiscal year in which the Special Assessment is imposed.

**Section 4.4 Individual Assessments.** The Association may levy Individual Assessments against specific Lot Owners for the following:

(a) The costs of maintenance, repair, and/or replacement of the Common Elements incurred by the Association due to the willful or negligent act of an Owner or Occupant of a Lot or their family, Tenants, guests, or invitees, including, but not limited to, attorney's fees, court costs, and other related expenses.

(b) The costs of the Association performing required maintenance of a Lot when the Owner of such Lot fails to maintain the Lot, pursuant to Section 7.8 of this Declaration.

(c) To the extent that the Association provides optional additional services to the Owner of a Lot as outlined in Section 7.7 of this Declaration, the fee or charge established by the Association in providing these special services to that Lot.

(d) The cost of the Association to supply water, gas, electricity, or any other utility service to a Lot at the applicable rate.

**Section 4.5 Working Capital Assessment.** At the time of closing on the sale of each Lot from Declarant or Builder to a third-party purchaser, the purchaser shall be required to pay \_\_\_\_\_ Dollars as such purchaser's initial capital contribution to the working capital of the Association ("Working Capital Assessment"). This Working Capital Assessment shall be used by the Association for its Operating Expenses. Such Working Capital Assessment is not an advance payment of the regular Annual Assessment or any other Assessment established herein, and it will not be held in any sort of trust or reserve account. Declarant and any Builder shall not be required to pay a Working Capital Assessment.

**Section 4.6 Establishment of Assessments.** It shall be the duty of the Board to periodically fix the amount of the Annual Assessment against each Lot for such Assessment period. The Board shall make reasonable efforts to fix the amount of the Annual Assessment against each Lot for each Assessment period by preparing and approving an estimated budget for revenues and expenditures for the next fiscal year by November 1. The budget must include reserves in an amount adequate to repair and replace major capital items of the Common Elements in the normal course of operations without the necessity of Special Assessments.

(a) On or before November 1 of each year, the Board shall send this estimated budget to all of the Owners.

(b) On December 1 of each year, the Board shall prepare a roster of the Lots and Annual Assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner upon reasonable notice to the Board. Written notice of any Assessment shall be sent to the Owner of any Lot that is subject to the Assessment. The lack of compliance with this section or Section 4.2(b) above shall not exonerate the Lot Owners from the payment of Assessments.

(c) The Assessments shall become a lien at the time designated by the Board. No notice of lien other than this Declaration need be recorded to establish the validity of any such lien, and this Declaration shall stand as notice thereof. However, the Board may file or record such further notice of any such lien, or such other or further document, to confirm the establishment and priority of such lien.

**Section 4.7 Exemption from Payment of Assessments.** Notwithstanding any provision of this Declaration, the Articles of Incorporation or Bylaws to the contrary, Declarant and Builder, until the expiration of the Development Period, shall not be required to pay any Assessments for any recorded, "unoccupied" Lot in which they have an interest.

**Section 4.8 Payment.** Unless otherwise established by the Board, the Annual Assessment shall be paid annually, due on or before January 1<sup>st</sup> of each year. The Board shall have the power at any time to adopt such billing, collection and payment procedures and payment time schedules as it shall deem appropriate. Additionally, any Special Assessment or Individual Assessment imposed by the Board shall become due upon the date designated in the notice, but not more than thirty (30) days after the mailing of the notice to the Owner by United States mail. At the time of closing on a Dwelling Unit from either Declarant or Builder to a third-party purchaser, each third-party purchaser of a Lot shall be required to pay the Working Capital Assessment as provide in Section 4.5 above and a prorate share of the Annual Assessment for the balance of the year in which the closing takes place.

**Section 4.9 Assessment Certificates.** The Association shall, upon demand, at any reasonable time, furnish to the Owner liable for Assessments a certificate in writing signed by an officer or other authorized agent of the Association, setting forth the status of said Assessment, i.e., whether the same is paid or unpaid. Such certificate shall be conclusive evidence of the payment of any Assessment therein stated to have been paid. A reasonable charge may be levied in advance by the Association for each certificate so delivered.

**Section 4.10 Non-Payment of Assessment.** Any Assessment levied pursuant to these covenants which is not paid by the tenth (10) day after it is due (for Annual Assessments, by January 10<sup>th</sup>) shall be delinquent and shall, together with such interest thereon and cost of collection thereof, as hereinafter provided, become a continuing lien upon the Lot which shall bind such Lot in the hands of the then Owner, his/her heirs, devisees, personal representatives and assigns.

If the Assessment is not paid within thirty (30) days after the due date, the Assessment shall bear interest at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot, in either of which events interest, costs and reasonable attorney's fees shall be added to the amount of

each Assessment. No Owner shall waive or otherwise escape liability for the Assessments herein provided for by non-use of the Common Elements or abandonment of his Lot or Dwelling Unit.

In addition to the eighteen percent (18%) per annum interest provided above, in the event of any Assessment that is not paid within ten (10) days after the due date, the delinquent Owner shall pay to the Association a late fee to be established by the Board. The Board in its discretion may change the amount of such late fee from time to time.

**Section 4.11 Lien for Assessments.** The Association has a lien upon the Lot for the payment of any Assessment levied herein, as well as any related interest, administrative late fees, collection costs, attorney's fees and paralegal fees, that are chargeable against the Lot and that remain unpaid ten days after any portion has become due and payable.

All of the following apply to a lien charged against a Lot pursuant to this Section:

(a) The lien is effective on the date that a certificate of lien is filed for record in the office of the Hamilton County Clerk, pursuant to authorization by the Board of Directors. The certificate shall contain a description of the Lot, the name of the record owner of the Lot, and the amount of the unpaid Assessment. It shall be subscribed to by the President of the Board or the Association's legal counsel.

(b) The lien is a continuing lien upon the Lot against which each Assessment is made, subject to automatic subsequent adjustments reflecting any additional unpaid interest, administrative late fees, collection costs, attorney's fees, paralegal fees, and court costs.

(c) The lien is valid for a period of five (5) years from the date of filing, unless it is sooner released or satisfied in the same manner provided by law for the release and satisfaction of mortgages on real property or unless it is discharged by the final judgment or order of a court in an action brought to discharge the lien as provided in this Section.

(d) The lien is prior to any lien or encumbrance subsequently arising or created, except liens for real estate taxes and Assessments of political subdivisions and liens of first mortgages that have been filed for record prior to the recording of the lien, and may be foreclosed in the same manner as a mortgage on real property in an action brought by the Association.

(e) The Association is entitled to the appointment of a receiver to collect rental payments due on the Lot. Any rental payment a receiver collects during the pendency of the foreclosure action shall be applied first to the payment of the portion of the Common Expenses chargeable to the Lot during the foreclosure action.

(f) Following any foreclosure action, the Association or an agent the Board authorizes is entitled to become a purchaser at the foreclosure sale.

**Section 4.12 Subordination of Lien to Mortgage.** The lien of the Assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the Assessment lien.

**Section 4.13 Foreclosure.** The lien for Assessments may be enforced and foreclosed upon in the manner provided by the laws of the State of Ohio by an action in the name of the Association.

**Section 4.14 Personal Judgment.** A suit to recover a money judgment for unpaid Assessments may be maintained without foreclosing or waiving the lien securing the same, and a foreclosure may be maintained notwithstanding the pendency of any suit to recover a money judgment.

**Section 4.15 Application of Payments.** The Association shall credit any amount it receives from a Lot Owner in the following order: (a) To interest owed to the Association; (b) To administrative late fees or Enforcement Assessments owed to the Association; (c) To collection costs, attorney's fees, and paralegal fees the Association incurred in collecting the Assessment; (d) To the oldest principal amounts the Owner owes to the Association for the Common Expenses chargeable against the Dwelling Unit or Lot.

## **ARTICLE 5** **RESTRICTIONS**

**Section 5.1 Purposes.** In order to promote the health, safety and welfare of all Owners, Members and Occupants, and to preserve, beautify and maintain the Property, Dwelling Units, and all Structures thereon as a Subdivision of high quality and to preserve and promote a good environmental quality, the following covenants, restrictions and limitations as to use and occupancy are hereby adopted, declared and established. These covenants and restrictions shall hereinafter burden and benefit all Lots on the Property, shall run with the land, be binding on current and successor Lot Owners, for the benefit of all Lot Owners and all Lots on the Property.

**Section 5.2 Covenants and Restrictions.** The following are the covenants and restrictions and limitations as to use and occupancy to which the Property is hereby subjected:

(a) **Residential Usage.** No Dwelling Unit shall be used for any purpose other than that of a single-family dwelling place and for purposes necessarily incidental thereto, and no Common Elements shall be used for any purpose other than for the health, welfare, convenience, comfort, recreation or enjoyment of the Owners and residents of the Property. Owners may rent their Dwelling Units as long as such rental complies with all zoning and other legal requirements for use.

(b) **Home Occupations.** Home occupations are permitted, subject to the following conditions:

(i) Only an Owner or Occupant may engage in home occupation, and that Owner or Occupant cannot hire an employee or independent contractor who works from within the Dwelling Unit.

(ii) There shall be no change in the outside appearance of the Property or other visible evidence of the conduct of such home occupation.

(iii) No home occupation shall be conducted in any accessory building or structure outside of the Dwelling Unit.

(iv) There shall be no sales of products from within the Dwelling Unit which require persons to visit the Dwelling Unit for pick-up or delivery.

(v) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood.

(vi) No equipment or process shall be used in such home occupations that create noise, vibration, glare, fumes, odors, or electrical interference detectible to the normal senses off the Lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the Property or which causes fluctuations in line voltage off the Property.

(vii) Home occupations shall be clearly incidental and subordinate to the use of the Property for residential purposes.

(viii) There shall be no outside storage of any kind related to the home occupational use.

(ix) No heavy equipment such as bulldozers, front loaders, tractors, dump trucks, tractor trailers, semi-trucks, etc., or any business vehicles shall be used in such home occupation or stored on the Property.

(x) No Dwelling Unit shall serve as a gathering point for employees engaged in the business that takes place off the premises. This may include, but it is not limited to, landscape business offices, construction offices, or a trucking business where drivers or employees gather at the Dwelling Unit before being dispatched from the Unit.

(c) Other Structures. Except for the initial construction of a Dwelling Unit, no other Structures shall be permitted to be constructed on any Lot without the Board's prior written approval, as provided in ARTICLE 9 below.

(d) Nuisance. No noxious or offensive activity or nuisance of any kind or character shall be committed, suffered or maintained on any part of the Property, which includes loud music or amplified sounds and persistent barking of dogs or screeching of cats. Nothing shall be done on the Property which may be or become an annoyance or nuisance to the neighborhood or the other Owners of the Property.

(e) Hazardous Use and Waste. Nothing shall be done or kept on any Lot or on the Common Elements that is unusually hazardous in relation to ordinary residential uses, or that increases the rate of insurance on the buildings or their contents, without the prior written consent of the Association. No Owner shall permit anything to be done or kept in his or her Lot or on the Common Elements that will result in the cancellation of insurance on the buildings or their contents or will be in violation of any law. No waste shall be permitted on the Common Elements.

(f) Impairment of Structural Integrity of Building. Nothing shall be done on any Lot that will impair the structural integrity of any Structure on that Lot or an adjoining Lot.

(g) Exterior Appearance of Dwelling Unit. Nothing may be hung or displayed on the outside of windows or walls or on the roof of a building other than directional signs concerning the use of the Common Elements and other than the signs, if any, permitted pursuant to Section 5.2(i) hereof or pursuant to the Rules and Regulations. Except as provided herein, no Unit Owner may hang anything inside or outside his or her window and/or patio door which will show any color other than white, beige or wood tones on the outs.

(h) Obstruction of Common Elements: Laundry or Rubbish. No clothes, sheets, blankets, laundry or any kind or other articles shall be hung out or exposed on any part of a Lot or any part of the Property. Each Lot, including all Common Elements located thereto, shall be kept free and clear of rubbish, debris and other unsightly materials. No Person shall obstruct any of the Common Elements or otherwise impede the rightful access of any other Person on any portion of the Property upon which such Person has the right to be. No Person shall place or cause or permit anything to be placed on or in any of the Common Elements without the approval of the Board.

(i) Signs. No permanent sign shall be permitted on any Lot or building on the Property. An Owner of a Dwelling Unit is permitted to place and maintain a standard "For Sale" or "For Rent" sign on his Lot; provided, however it is of a typical size within the industry. An Owner must obtain the prior written consent of the Board in the event said Owner desires to maintain a "For Sale" or "For Rent" sign which is not of a typical size within the industry, or desires to maintain other displays or advertising, unless otherwise provided for under the rules and regulations, if any. This sign restriction shall not apply to signs used by Declarant, any builder or their assigns, while Declarant is selling Lots in the Subdivision, or to traffic, street names, Common Elements or Subdivision identification signs.

(j) Satellite Dishes. Owners shall be permitted to place over-the-air reception devices (such devices and their supporting apparatus being referred to herein as "satellite dishes") on their Lots upon compliance with the following criteria: (i) any satellite dish must be one meter or less in diameter, (ii) the preferred location of any satellite dish shall be in the rear yard, not visible from the street, unless the placement in the rear yard would unreasonably delay or prevent, or unreasonably increase the cost of installation, maintenance or use of such satellite dish or preclude the reception or transmission of an acceptable quality signal; (iii) installation of equipment that is merely duplicative and not necessary for the reception of video programming is prohibited; (iv) where the satellite dish is located on or immediately adjacent to the residence, the satellite dish shall be painted to blend with the color of the residence, unless painting the satellite dish would result in voiding the manufacturer's warranty, would unreasonably delay or prevent, or unreasonably increase the cost of installation, maintenance or use of such satellite dish or preclude the reception or transmission of an acceptable quality signal; (v) where the satellite dish is not attached to or immediately adjacent to the residence, the Owner shall take reasonable measures to screen

or camouflage the satellite dish from view by the installation of shrubbery or other screening measures that do not unreasonably delay or prevent or unreasonably increase the cost of installation, maintenance or use of such satellite dish or preclude reception or transmission of an acceptable quality signal; and (vi) satellite dishes shall not be placed on any part of the Common Elements.

(k) Animals. The maintenance, keeping, boarding or raising of animals, livestock, fowl, rabbits, poultry or reptiles of any kind, regardless of number, is prohibited on any Lot or upon the Common Elements, except that the keeping of guide animals and orderly domestic pets (e.g., dogs, cats, fish or caged birds) without the approval of the Board, is permitted, subject to the Rules and Regulations adopted by the Board. Such pets are not to be kept or maintained for commercial purposes or for breeding. Any such pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon ten (10) days written notice from the Board. Dogs and cats and other domestic pets must be kept within the confines of the Owner's Dwelling Unit or Lot, except when being held on a hand leash by a person attending the animal. Any Owner or Tenant who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association, each Owner and the Declarant, free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property. All pets which may leave an Owner's Dwelling Unit or Lot shall be licensed and inoculated as required by laws.

(l) Mobile Homes and Trailers. No mobile homes or house trailers shall be placed on any Lot.

(m) Swimming Pools. No swimming pools shall be constructed, erected, placed or permitted to remain upon any Lot.

(n) Air Conditioning Wall Units. No through the wall air conditioning units of any kind shall be permitted in a Dwelling Unit.

(o) Fencing. No fences of any type shall be erected or built on any part of any Lot in the Subdivision, except electronic or invisible fences which may be installed, at the sole risk of an Owner, in any area of a Lot. Declarant, Builder, the Association and/or Board shall not be held liable for any damage to any Owners electronic or invisible fence caused by the lawn service or other third party in the maintenance and upkeep of the Subdivision. Notwithstanding the foregoing, entrance designations, fences and any other Structure erected by Declarant, Builder and/or the Association are exempt from this Restriction.

(p) Swing Sets, Basketball Hoops, Trampolines, Skateboard Ramps and Other Play Apparatuses. No swing sets, basketball hoops, trampolines, skateboard ramps, and other play apparatuses may be erected on any Lot.

(q) Landscaping and Garden Restriction. The Association is responsible for the maintenance and upkeep of all yards located within a Lot, which includes mowing of the grass, mulching, trimming and replacement of landscaping. As such, no Owner shall be

permitted to install additional landscaping and plant any gardens on his/her Lot without the prior written consent of the Board (except for annual flowers, which do not need the Board's prior approval). Prior to the Expiration of the Development Period, the Declarant shall have the sole right to approve the installation and/or replacement of any landscaping on a Lot.

(r) Flower Boxes. No Owner shall be permitted to install any flower boxes on the exterior of his/her Dwelling Unit and the railing of decks.

(s) Holiday Lights. Unless otherwise provided for under the Rules and Regulations, holiday-type lights may be erected no sooner than the day after Thanksgiving and removed no later than 15<sup>th</sup> of January of each year.

(t) Mailboxes, Numerals, and Letters. If a standard mailbox or numerals for house numbers are established by the Declarant, all residences shall include the standard items. If standards are not established, the design, size, shape and color of mailboxes, the numerals and letters on the mailboxes, and the numerals and letters identifying residences on the Lots shall be subject to approval as to design, style, location, color and size by the Board.

(u) Heavy Equipment. No heavy equipment, including but not limited to tractors, tractor trailers, dump trucks of five-ton capacity or more, bulldozers, and backhoes, shall be parked or stored at any time on the Property.

(v) Trash. Trash, garbage or other waste shall not be burned, dumped, deposited or permitted to remain on any part of the Lots or Common Elements except in covered, sanitary containers placed upon the Lot. Trash and garbage containers shall not be permitted to remain outside any Dwelling Unit except on days of trash collection and after 6:00 P.M. on the days prior to the days of trash collection.

(w) Obstruction of Easement Areas. No structures, plants, or other materials other than driveways or sidewalks shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement or the installation or maintenance of utilities or which may change, obstruct, or retard direction or flow of any drainage channels in an easement area. The Owners of the Lots utilizing the Private Roadway shall keep the Private Roadway open at all times so that each Owner may freely pass. The Lot Owners shall not obstruct the Private Roadway, or any drive, or authorize the same to be obstructed by any means whatsoever.

(x) Decks and Patios. Except in connection with the initial construction of a Dwelling Unit, no deck or patio may be constructed on any Lot without the approval of the Board pursuant to ARTICLE 9 below.

(y) Garages. Garages shall be used only for the parking of vehicles and other customary uses and shall not be used for or converted into dwelling area, e.g., family room(s), bedroom(s), recreation room(s), or work areas for conducting a business.

(z) Parking and Vehicles. Parking in driveways and on the Common Elements

is limited to automobiles, vans, pick-up trucks and motorcycles. No boat, camper, recreational vehicles are permitted to be parked upon the Property for more than twenty-four (24) hours in a one-month period. No trucks shall be permitted to park upon the Property other than the following: pick-up trucks, vans, or sport utility vehicles used as an Occupant's primary form of transportation; trucks used in conjunction with services provided to an Occupant which are parked temporarily; or trucks used in furtherance of construction activity. Only minor maintenance of vehicles such as oil changes or tune-ups may be performed in the driveway. Inoperable and unlicensed vehicles may not be parked on the Property and are permitted only if enclosed and hidden from view.

(aa) Rules Violations. There shall be no violation of any Rules and Regulations for the use of the Common Elements, which may from time to time be adopted by the Board of Directors and promulgated among the membership by them in writing, as the Board of Directors is hereby and elsewhere in this Declaration authorized to adopt or amend such Rules and Regulations.

(bb) Interference with Utilities and Surface Water Drainage. No structure, planting, or other material other than driveways or sidewalks shall be placed or permitted to remain upon any Lot which may damage or interfere with any utility lines or easement for the installation or maintenance of utilities, or which may change, retard, or obstruct the direction or flow of any surface water.

(cc) Use of Common Elements. The Common Elements shall be used only in accordance with the purposes for which they are intended, and no Owner or Occupant shall hinder or encroach upon the lawful rights of other Owners or Occupants to use the Common Elements.

**Section 5.3** Right of Removal. The Association may, in the interest of the general welfare of all of the Owners, enter upon any Lot or the exterior of any Dwelling Unit at reasonable hours on any day for the purpose of removing or correcting any violation or any attempted violation of any of the covenants and restrictions contained in this Article or in the Rules, or for the purpose of abating anything herein defined as a prohibited use or nuisance. No such action shall be taken pursuant to this Section without a resolution of the Board of the Association authorizing access to any Lot or property covered under this Section. In such event, any charges incurred by the Association in correcting the violation (including court costs and reasonable attorney's fees) shall constitute an Individual Assessment against the Owner of such Lot, and the Association shall have a lien upon the property and Lot for such expenses including costs of collection of said lien amount.

**Section 5.4** Failure to Comply. Failure to comply with any of the requirements of this Article shall constitute a Default. A Default by any Occupant or other person residing in, occupying or visiting a Lot or Common Elements at the request or with the implied or express permission of the Owner or any other Occupant of the Lot, or committed by any agent, employee, business invitee or contractor of the Owner or Occupant of a Lot, shall be attributed to that Owner and Lot. Defaults may be enforced against Owners and Occupants pursuant to the provisions of ARTICLE 14 of this Declaration in addition to any other applicable specific provisions of this Article.

## **ARTICLE 6**

### **COMMON ELEMENTS**

**Section 6.1 Rights of Enjoyment in Common Elements.** Each Owner shall have a right and nonexclusive easement for the use and enjoyment of the Common Elements. This right and easement shall be appurtenant to, and shall pass with, the title to his or her Lot. Each Owner shall have a perpetual right of ingress and egress across the Common Elements to that Owner's Lot, which shall be appurtenant to the ownership of the Lot. Each Occupant shall have a nontransferable right to use and enjoy the Common Elements, which right shall terminate when that person ceases to have the status of an Occupant. These rights and privileges shall be subject, however, to the following:

(a) Certain easement areas identified as Common Elements or otherwise in this Declaration are intended for use by the Association in performing maintenance functions but are not intended to grant to Owners and Occupants the right to enter onto the Lots of other Owners and Occupants. In particular each Lot is subject to a maintenance easement that allows the Association to maintain the exterior landscaping, utility lines, driveway, and parking area on each Lot. The maintenance easements should not be construed as granting rights of entry onto the Lots by other Owners or Occupants, but only by the Association and the persons the Association authorizes to conduct the maintenance activities.

(b) The right of the Board, with the approval by (a) seventy-five percent (75%) of the votes cast by Members (as defined in the Bylaws) who are voting in person or by proxy at a meeting of the Association at which a quorum is present in person or by proxy, and (b) so long as it is the Owner of at least one Lot, the Declarant, to borrow money for the purpose of constructing, equipping, improving and maintaining the Common Elements and for such purposes to mortgage the Common Elements, provided that any mortgage shall be subject to the Unit Owners' rights of ingress and egress across the Common Elements.

(c) The right of the Board to adopt, enforce and amend reasonable Rules and Regulations pertaining to the use of the Common Elements.

(d) All other easements, restrictions, and rights to which the Property is subject, including, but not limited to, any easements grant or reserved pursuant to ARTICLE 8 of this Declaration.

**Section 6.2 Subordination to Mortgage or Other Lien.** Except as set forth above in this Article, the rights and privileges provided in this Section shall be subordinate to any mortgage or other lien given by the Association for the purposes of acquiring, improving or maintaining the Common Elements.

**Section 6.3 Additional Common Elements Constructed by the Association.** The Association shall not construct any capital addition or capital improvement to the Common Elements or any Lot if the cost to the Association of the addition or improvement exceeds Five

Thousand Dollars (\$ ) unless the addition or improvement has been authorized by (a) sixty- seven percent (67%) of the Lot Owners, and (b) Declarant, if prior to the Expiration of the Development Period. This Section shall not limit Declarant's right, at its cost, to perform the initial construction of the capital improvements constituting the Common Elements and to construct and annex to the Common Elements additional Lots and Common Elements in accordance with this Declaration and the Bylaws. Capital expenditures for repairs or replacements of Common Elements and/or other Structures that the Association is required to maintain shall not be subject to approval of the Owners under this Section.

**Section 6.4 Maintenance and Management of Common Elements.** The Association shall provide for the maintenance, repair, and management of all Common Elements. The Association may fulfill this responsibility and any other duties and obligations of the Association under this Declaration by contracting with any professional management company (including Declarant or an affiliate of Declarant) upon such terms and conditions as shall be agreed upon by the Board and the manager. Any contract with Declarant or an affiliate of Declarant shall be terminable by the Association within one (1) year after the expiration of the Development Period.

**Section 6.5 Payment by First Mortgagees of Obligations and Reimbursement for Same.** If the Association (a) defaults with regard to payment of taxes or other obligations which become a charge against the Common Elements, or (b) fails to pay premiums for insurance in accordance with ARTICLE 10 of this Declaration, and does not in good faith contest liability for payment of the same, any first mortgagee of a Lot may, after giving prior written notice of its intent to do so to the Association, pay those amounts. The first mortgagee shall then be entitled to immediate reimbursement from the Association of the amount so paid.

**Section 6.6 Use of Common Elements by Declarant.** In addition to any other rights described in this Declaration, Declarant and its affiliates shall have the right during the Development Period to use the Common Elements and any other easement areas identified in this Declaration, free of charge, for promotional, construction management, maintenance, repair, remodeling, rental, and sales purposes.

## **ARTICLE 7**

### **MAINTENANCE, REPAIR, RESTORATION, REPLACEMENT, AND ADDITIONS**

**Section 7.1 Adoption of Standards.** The Board may adopt maintenance standards pertaining to the maintenance, repair, and appearance of all Lots, and the exterior of all Dwelling Units. The maintenance standards shall be adopted in the same manner and be enforceable in the same manner as the Rules and Regulations. If any provision of any applicable building inspection, housing inspection or similar maintenance statute, ordinance, resolution, regulation or order of the State of Ohio, or any other governmental instrumentality, is more stringent with regard to a Lot than a comparable provision of the maintenance standards, the more stringent provision shall be deemed incorporated in the maintenance standards. The Association shall comply with the maintenance standards with respect to the Common Elements, and the costs of the Association in

meeting the maintenance standards and its responsibilities, pursuant to Section 7.2 below, shall be Common Expenses of the Association.

**Section 7.2 Association Responsibilities.** Except as hereinafter provided, all maintenance, repair, restoration and replacement of and additions to the Common Elements shall be done and performed by the approval of the Board, and the cost thereof shall be a Common Expense. In the event of damage to or destruction of all or any part of the Common Elements, the damaged or destroyed portion shall be repaired, restored or replaced promptly, the cost of which shall be a Common Expense, with the exception of the Board's right to levy a Special Assessment in accordance with Section 4.3 above.

(a) The Association shall also repair, maintain, replace, and restore the following components located on the Lots and/or Dwelling Units: (i) Utility lines and all pipes, lines, wires, and utility components that serve more than one Dwelling Unit, up to the point of connection at which point such pipe, line, wire, or component serves one Dwelling Unit; (ii) Mowing and trimming of landscaping and sealing, patching and paving of any driveway and parking areas within the maintenance easement areas located on the Lots; (iii) Sealing, patching and paving of the private roadway which is to be installed in the Private Roadway Easement area for the benefit of all Lot Owners.

**Section 7.3 Owner Responsibilities.** Each Owner shall maintain, repair and replace, and keep in good condition and repair, at his or her expense, the Dwelling Unit located on their Lot, including the roof and roof membrane. The Owner's maintenance responsibilities include the exterior and structural portions of the Dwelling Unit, mailboxes, all internal and external installations of the Dwelling Unit/Lot such as appliances, heating, plumbing, electrical and air conditioning fixtures or installations, and also any portion of any other utility service facilities exclusively serving the Lot (whether located on the Lot or on the Common Elements).

**Section 7.4 Roof Repairs.** If an Owner determines that the roof covering their Dwelling Unit is in need of a repair ("repair") which also affects areas of the roof over the Dwelling Unit on an adjoining Lot, such Owner shall notify the adjoining Owner of the same. If such Owners agree to the roof repair, the cost of such roof repair shall be shared by both Owners in proportion to the repairs done to the portion of the roof that is located on each Lot. If such Owners are unable to agree as to the necessary repairs and/or the allocation of the cost of such repairs, the Owner requesting the repair shall submit a written request to the Board, which shall then issue a determination as to whether the repair is necessary, along with two firm estimates of the cost of such repair from third party contractors. The Board's determination shall be issued in written form within thirty (30) days of receiving the request and shall state (a) whether such repair is necessary, and/or, if applicable, whether such repair affects only one or both Lots; (b) if necessary, which contractor should be awarded the work or whether additional bids are required; and (c) the allocation of the cost of the repair among the Owners. The allocated cost as determined by the Board shall be paid by each Owner to the Board within thirty (30) days of the Board issuing the above determination. If any Owner shall fail to pay its allocated share of the repair cost in a timely manner, such Owner's share of the repair cost shall constitute an Individual Assessment upon the Lot owned by such Owner. Within sixty (60) days of the Board issuing the above determination, the Board shall contract for the repair work in the name of the Association. Notwithstanding the

foregoing, if the Board determines that the repair affects only one Lot, the Owner of that Lot may contract for the repair at its sole cost.

**Section 7.5 Repairs Due to Negligence, Etc.** Each Owner agrees to repair and/or replace at his or her own expense any damage to that Owner's Lot or to any other portions of the Property caused by the negligent or wrongful acts of that Owner or any Occupant or other person claiming under that Owner. The Association may perform those repairs and/or replacements and assess the cost as an Individual Assessment against that Owner and the Owner's Lot, pursuant to Section 4.3 above.

**Section 7.6 Periodic Inspection.** Periodically, as needed, the Association shall inspect each Lot to determine whether the Lot and Dwelling Units are maintained in compliance with the maintenance requirements of this Declaration.

**Section 7.7 Optional Additional Services.** The Association may, from time to time, establish special services available to Owners (at the Owner's option) for an additional charge. The costs incurred by the Association in providing these additional services will be assessed as an Individual Assessment against that Owner and the Owner's Lot.

**Section 7.8 Failure to Maintain.** In the event an Owner of any Lot shall fail to maintain the Lot or Dwelling Unit in a manner satisfactory to the Board and consistent with the Architectural Standards, and such maintenance is not that to be provided by the Association for which Assessments are provided, then the Association, after approval by two-thirds (2/3) vote of all members of the Board, shall have the right, through its agents and employees, to enter upon the Lot and to repair, maintain and restore the Lot and the exterior of the Dwelling Unit. The cost of such exterior maintenance and repair (including charges incurred by the Association for attorney's fees, court costs, or other expenses incurred to obtain access to the subject Lot) shall be levied as an Individual Assessment pursuant to Section 4.3 above.

## **ARTICLE 8** **EASEMENTS**

**Section 8.1 Platted Easements.** Easements for installation, maintenance and location of utilities and drainage facilities may be reserved on the Survey Plat. Owners and Occupants shall not (i) obstruct or interfere with any easements or the natural flow of surface water, which shall, at all times, be kept free from obstruction, or (ii) alter the location or grade of open storm water drainage ways.

**Section 8.2 Party Wall Easements.** Party Walls are defined in ARTICLE 12 of this Declaration. Each Owner shall own separately so much of a Party Wall as stands upon such Owner's Lot, such ownership being subject to the easements, restrictions, and covenants contained in this Declaration. Each Owner sharing a Party Wall with another Owner shall have the right and easement to use so much of the Party Wall as is located on the parcel adjacent to such Lot for structural support of each Owner's Dwelling Unit. Maintenance and repair rights and obligations, including further easement rights, associated with Party Walls are further detailed in ARTICLE 12 of this Declaration.

**Section 8.3 Encroachments.** If, by reason of the construction, reconstruction, repair, settlement, shifting, or other movement of any of the Dwelling Units, or by reason of the partial or total destruction and rebuilding of the Dwelling Units, any part of the Common Elements encroaches upon any part of a Lot or any part of a Dwelling Unit on a Lot encroaches upon any part of the Common Elements or on another Lot; or, if by reason of the design or construction of utility systems, any main pipes, ducts or conduits serving one Lot encroach upon any part of any other Lot, then valid easements for the maintenance of such encroachments are established. These easements shall exist for the benefit of the affected Lot(s) and the Common Elements, as the case may be, so long as the encroachments exist. However, in no event shall a valid easement for any encroachment be created in favor of any Owner if the encroachment occurred due to the willful conduct of that Owner.

**Section 8.4 Maintenance Easements.** Each Lot shall be subject to a maintenance easement in favor of the Association for access arising from necessity of maintenance of the exterior of the Lots (exclusive of the residence buildings), specifically including the yard and landscaped areas and the driveway and parking areas at the front of the Lots. Owners shall not be permitted to build Structures within the maintenance easement areas on the front and side yard areas of the Lots.

**Section 8.5 Walkway Easements.** All Owners, Occupants, and their guests, licensees, and invitees have a permanent, non-exclusive easement over any portion of the walkways running along the perimeter of the Property that is not Common Elements, to the extent that the walkways serve more than one Dwelling Unit. No such easement exists for any walkways that lead exclusively to a Dwelling Unit.

**Section 8.6 Reservation of Easements.** Declarant hereby reserves easements and the right to grant easements on, over and across Lots for Open Space, landscaping mounding and monument areas and for the installation, maintenance, use, repair and replacement of underground utilities, public utilities, water detention basins, storm sewer, sanitary sewer and surface water drainage easements, water mains, preservation arc and private drainage easements, and building setbacks, specifically as shown on the Record Plats now or hereinafter recorded for the Subdivision, and to cut and grade slopes in and along Lot boundaries at streets and drives built within the Property. The foregoing easements shall not be used for recreational purposes but are reserved for such aesthetic or utility purposes as indicated by the nature of the easement.

**Section 8.7 Easements for Certain Utilities.** The Association may grant easements through the Common Elements for utility purposes for the benefit of the Property or other land in the vicinity owned by Declarant, including, but not limited to, the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, and electrical conduits and wires over, under, along and on any portion of the Common Elements; and each Owner grants the Association an irrevocable power of attorney to execute, acknowledge and record, for and in the name of the Owner, such instruments as may be necessary to effectuate the foregoing. The Owner of each Lot shall have the permanent right and easement to and through the Common Elements for the use of water, sewer, power, television, and other utilities now or in the future existing within the Common Elements.

**Section 8.8 Reservation of Construction Easement by Declarant.** The Declarant reserves the right to temporarily go upon any Lot and the Common Elements located thereon in order to develop the Additional Property. The easement should be construed broadly in favor of the Declarant, including giving Declarant the right to store temporarily construction materials, equipment or dirt. After the construction is finished, Declarant must, at Declarant's cost, repair any damage done to any portion of the Property, including to any landscaping. All debris, equipment, materials and dirt must also be removed from the Property, as soon as reasonably possible, by the Declarant after the Declarant has completed construction on the Additional Property.

**Section 8.9 Private Roadway Easement.** All Owners, Occupants, and their guests, licensees, and invitees have a permanent, non-exclusive right of ingress and egress on, over, and across the Private Roadway. The maintenance of the Private Roadway shall be governed by the terms of this Declaration.

**Section 8.10 Utility Easements.** The Common Elements and Lots shall be, and hereby are, made subject to easements in favor of the Association, Declarant, appropriate utility and service companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the Common Elements and Lots. The easements created in this Section shall include, without limitation, rights of the Association and governmental agencies or authorities to install, lay, maintain, repair, relocate and replace gas lines, pipes and conduits, water mains and pipes, sewer and drain lines, telephone wires and equipment, television equipment and facilities (cable or otherwise), electric wires, conduits, equipment, ducts and vents, over, under, through, along, and on the Common Elements and Lots. Notwithstanding the foregoing provision of this Section, unless approved in writing by the Owners affected thereby, any such easement shall be located in substantially the same location as such facilities existed at the time of first conveyance of the subject Lot by the Declarant, or as shown on the Record Plan, or so as not to materially interfere with the use of occupancy of the Lot by its Owners and Occupants.

It is the intent of the Declarant to install multiple electrical and gas meters (a.k.a. a "meter bank") on the side of each Dwelling Unit (a "Meter Bank"), which Meter Bank may service multiple Dwelling Units. Specifically, the Meter Bank shall contain a conduit wherein utility lines (electric, gas, phone and cable) may run through a Dwelling Unit to service a separate Dwelling Unit, and the conduit for such utility lines may also pass through a Party Wall. Therefore, the easement contained in this Section 8.10 shall include easements in favor of the Declarant, Owners, the Association, appropriate utility and service companies and governmental agencies and authorities for such utility and service lines and equipment to enter any Dwelling Unit or Party Wall to service, maintain or replace such utilities. The easement set forth in this Section 8.10 need not be shown on the Record Plat.

No storm sewers, sanitary sewers, electrical lines, water lines or other utilities may be installed or relocated on the Record Plat, except as may be approved by the Declarant.

Should any entity furnishing a service covered by the general easement herein request a specific easement by a separate recordable document, the Declarant shall have the right to grant such easement without conflicting the terms hereof. The easements provided in this Section shall in no way adversely affect any other easement shown on the Record Plan.

**Section 8.11 Easements to Run with Land.** All easements and rights described in this Declaration are easements appurtenant running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding on the Declarant, the Association, and any Owner, purchaser, Occupant, mortgagee, and other person now in the future having an interest in any part of the Property.

## **ARTICLE 9 ARCHITECTURAL AND DESIGN REVIEW**

**Section 9.1 Alteration of Dwelling Unit and Structures.** Except with respect to the initial installation of landscaping, construction of Dwelling Units and accessory Structures by Builder and the Common Elements by Declarant, no Structure shall be commenced, constructed, erected, placed, moved onto or permitted to remain on any Lot, nor shall any Dwelling Unit and/or Structure on any Lot be remodeled, painted or altered or expanded in any way which changes the exterior appearance thereof (including the enclosure of a patio and/or deck or the modification or alteration to an existing enclosed patio and/or deck), unless detailed plans and specifications therefore shall have been submitted to and approved in writing by the Board. Such plans and specifications shall be in such form and shall contain such information as the Board may reasonably require, including but not limited to any or all of the following: a site plan; proposed landscaping; patio and walkway locations; description of materials; location of lighting; exterior colors; architectural plans including cross-sections, floor plans and elevations; and evidence of conformity with building codes. The Board shall either (a) approve the plans and specifications; (b) disapprove them; or (c) approve them with conditions or qualifications.

**Section 9.2 Approval of Plans and Specifications.** The Board shall approve plans and specifications submitted to it with respect to any Lot (or subdivision of Lots) if it finds that they (a) comply with the requirements of Section 9.1 above, and (b) conform to any Design and Use Standards adopted by the Board (as set forth in Section 9.14 below). Upon final approval thereof, a certified copy of the detailed plans and specifications shall be deposited for permanent record with the Board and a copy bearing the written approval of the Board shall be returned to the applicant. Approval by the Board of plans and specifications with respect to any Lot shall not impair the Board's right subsequently to approve a requested amendment of such plans and specifications relating to such Lot (subject to the requirements of this Article) or to amend the Design and Use Standards.

No approvals of plans and specifications and no publication standards shall be construed as representing or implying that such plans and specifications or standards will, if followed, result in properly designed improvements. Such approvals in standards shall in no event be construed as representing a guarantee that any structure or other improvement built in accordance therewith will be built in a good and workmanlike manner. Neither the Declarant nor the Association shall be responsible or liable for any defects in the plans or specifications submitted, revised or approved,

pursuant to the terms of this Article, any loss or damage to any Person arising out of the approval or disapproval of any plans or specifications, any loss or damage arising from the non-compliance of such plans and specifications with any governmental ordinances and regulations, nor any defects in construction undertaken pursuant to such plans and specifications.

**Section 9.3 Disapproval of Plans and Specifications.** If plans and specifications (whether schematic, preliminary or detailed) submitted to the Board with respect to any Lot do not comply with (a) the Design and Use Standards (and/or will not further the purposes outlined in Section 9.14 hereof); or (b) the requirements of Section 9.1 as to the information required to be included in the plans and specifications, the Board shall either disapprove such plans and specifications or approve them subject to such conditions and qualifications as the Board may deem necessary to achieve compliance.

**Section 9.4 Failure of the Board to Act.** If the Board shall fail to act upon any plans and specifications submitted to it within thirty (30) days after submission thereof, such plans and specifications shall be deemed to have been approved as submitted, and no further action by the Board shall be required.

**Section 9.5 Proceeding with Work.** Upon approval of the Board, the Owner shall diligently proceed with the commencement and completion of all work so approved. Work must be commenced within six (6) months from the date of the approval. If the Owner fails to comply with the provisions of this Article, the approval given shall be deemed revoked unless the Board extends the time for commencement. Any request for an extension shall be in writing. No extension shall be granted unless the Board finds that there has been no change in the circumstances under which the original approval was granted.

**Section 9.6 Failure to Complete Work.** Completion of the work approved must occur in the six (6) month period following the approval of the Structure unless the Board determines that completion is impossible or would result in great hardship to the Owner due to strike, fires, national emergencies, natural calamities or other supervening forces beyond the control of the Owner or his agents. If the Owner fails to complete the work within the six (6) month period, the Board shall proceed in accordance with the provisions of Section 9.7(b) below

**Section 9.7 Determination of Compliance.** Any Structure which has been constructed, whether or not the Owner obtained proper approvals, shall be inspected and a determination of compliance shall be made as follows:

(a) Upon the completion of any work performed by an Owner for which approval was required, the Owner shall give written notice of completion of the Board. If the Owner fails to give the notice of completion of work performed for which approval was required, the Board may proceed upon its own motion.

(b) Within sixty (60) days the Board shall inspect the work performed and determine whether it was performed in substantial compliance with the approval granted. If the Board finds that the work was not performed in substantial compliance with the approval granted or if the Board finds that the approval required was not obtained, the

Board shall notify the Owner in writing of the non-compliance. The notice shall specify the particulars of non-compliance and shall require the Owner to remedy the non-compliance.

**Section 9.8 Failure to Remedy the Noncompliance.** If the Board has determined that an Owner has not constructed a Structure consistent with the specifications of the approval granted or has constructed a Structure without the required approval and if the Owner fails to remedy such non-compliance in accordance with the provisions of the notice of noncompliance, then after the expiration of thirty (30) days from the date of such notification, the Board shall provide a hearing to consider the Owner's continuing noncompliance. At the hearing, if the Board finds that there is no valid reason for the continuing non-compliance, the Board shall determine the estimated cost of correcting it. The Board shall then require the Owner to remedy or remove the same within a period of not more than forty-five (45) days from the date of the Board's determination. If the Owner does not comply with the Board's ruling within such period or within any extension of such period as the Board, in its discretion, may grant, the Board may either remove the noncomplying Structure or remedy the non-compliance. The costs of such action shall be assessed against the Owner as an individual assessment.

**Section 9.9 Waiver.** Approval of any plans, drawings or specifications for any work proposed, or for any other matter requiring approval, shall not be deemed to constitute a waiver of any right to deny approval of any similar plan, drawing specification or matter subsequently submitted for approval.

**Section 9.10 Estoppel Certificate.** Within thirty (30) days after written demand is delivered to the Board by any Owner, and upon payment to the Association of a reasonable fee (as fixed from time to time by the Association), the Board shall record an estoppel certificate, executed by any two (2) Trustees certifying that as of the date thereof, either: (a) the work completed complies with this Declaration, or (b) the work completed does not comply. In the latter situation, the certificate shall also identify the particulars of the non-compliance. Any successor in interest of the Owner shall be entitled to rely on the certificate with respect to the matters set forth. The certificate shall be conclusive as between the Association, Declarant and all Owners and such Persons deriving any interest through any of them.

**Section 9.11 Liability.** If the Declarant or the Trustees have acted in good faith on the basis of such information possessed by them, neither the Declarant nor Board nor any Trustee shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed due to: (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; (b) the construction or performance of any work whether or not pursuant to approved plans, drawings, and specifications; or (c) the execution and filing of any estoppel certificate, whether or not the facts therein are correct.

**Section 9.12 Right of Entry.** The Board through its authorized officers, employees, and agents, shall have the right to enter upon any Lot at all reasonable times for the purpose of ascertaining whether such Lot or the construction, erection, placement, remodeling, or alteration of any Structure thereon is in compliance with the provisions of this Article, without the Board or

such officer, employee or agent being deemed to have committed a trespass or wrongful act solely by reason of such action or actions.

**Section 9.13 Fees.** The Board may charge reasonable fees for the processing of plans and specifications. Such fees may cover the cost of such processing, including inspection costs. Such fees shall be payable at the time of submission of the respective item for approval and shall be paid to the Board.

**Section 9.14 Design and Use Standards.**

(a) In order to assure the continued maintenance and development of the Property as a residential community of high aesthetic quality, the Board may adopt and may, from time to time, amend Design and Use Standards for the improvement, maintenance, and alteration of and construction of all Structures subsequent to initial construction of a Dwelling Unit and related Structures on the Property in furtherance of the following purposes: the compliance with all zoning and similar governmental regulations; the promotion of the health, safety and welfare of all Owners and Tenants; the preservation, beautification and maintenance of the Property and all Structures thereon, as a development of high quality; the preservation and promotion of environmental quality; and the assurance of adequate water, sewage and drainage facilities and other utilities and services. The Design and Use Standards shall not apply to initial construction of Dwelling Units by Declarant and any other Builder and construction of Common Elements by the Declarant.

(b) The Design and Use Standards may establish requirements relating to land use, architectural features, site planning, lighting, landscaping and signage. The Design and Use Standards may include, but shall not be limited to, provisions as to the following subject matters: the permitted uses of Lots and Structures; provided, however, that no standards shall permit any use or activity which is prohibited by any applicable zoning laws; the placement of Structures on Lots, including front, side and rear yard requirements; the specification of materials, design, architectural style, color schemes, screening structures and other details affecting the exterior appearance of Structures; the reservation of utility, visual and other easements; the installation, location and maintenance of utility lines and facilities, including water, gas, electricity, sanitary and storm sewage, telephone, cable television and other communication systems; the planting and preservation of gardens, trees and other landscaping; the size and location of driveways; the size, construction materials, color and design schemes, and location of fences, walls, walks and outdoor furniture; the character, location and direction of exterior lighting; any activity which may be considered noxious or offensive by reason of odor, sound, appearance or sight, or which may be or become a nuisance or annoyance to the community; and any activity which impairs the purposes outlined in Section 6.14.1.

(c) Declarant shall have the right to amend the Design and Use Standards at any time provided such amendments do not affect any plans and specifications previously approved by the Board. The Design and Use Standards shall not be construed as permitting any action prohibited by any applicable zoning or other statute, ordinance, resolution,

regulation or order of the State of Ohio or any political subdivision or governmental instrumentality of the State of Ohio or any other applicable covenant, condition, restriction or reservation of easement contained in any recorded instrument. If any inconsistency exists between or among any provision of the Design and Use Standards and any governmental requirements or recorded instruments with respect to any Lot, the more restrictive provision shall apply.

**Section 9.15 Approval of Plans by Declarant.** Notwithstanding anything to the contrary in this ARTICLE 9, during the Development Period, the plans and specifications for the initial construction of a Dwelling Unit shall be subject only to Declarant's approval and do not need to be approved by the Board.

## **ARTICLE 10** **INSURANCE**

**Section 10.1 Fire and Extended Coverage Insurance.** The Association shall insure all buildings which are part of the Common Elements, if any, and may maintain insurance for all other structures and improvements now or hereinafter constructed on the Common Elements against any loss or damage by such hazards as are ordinarily insured by a comprehensive, extended coverage and "all-risks" policies issued in the amounts at all times sufficient to prevent the Association from becoming co-insurers under the terms of any applicable coinsurance clause or provision and in no event less than the actual replacement cost of such improvements, as determined from time to time by the insurer.

Any such insurance shall be obtained from a fire and casualty insurance company authorized to write such insurance in the State of Ohio which has a general policy holder rating of no less than A, as determined by the then latest edition of the Best's Insurance Reports or its successor guide, and shall be written in the name of the Association for the use and benefit of the Lot Owners and their mortgagees as their interests may appear. The Board of Directors and/or its authorized representatives shall have the exclusive right to negotiate and adjust all loss claims. Unless the Board of Directors determines otherwise, all such insurance shall contain a waiver of subrogation of rights by the carrier as to the Association, its officers or Directors, and all Lot Owners and occupants.

**Section 10.2 Use of Fire Insurance Proceeds.** Unless at least sixty-seven percent (67%) of the first mortgagees (based upon one vote for each first mortgage owned) or Owners (other than Declarant or Builder) of the individual Lots have given their prior written approval, the Association shall not be entitled to use hazard insurance proceeds for losses to the Common Elements for other than the repair, replacement or reconstruction of such Common Elements.

**Section 10.3 Liability Insurance.** The Association shall obtain and maintain a comprehensive policy of public liability insurance covering all Common Elements, and other areas for which the Association is responsible, and insuring the Association, the Directors, and the Lot Owners and members of their respective families, tenants and occupants, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence for personal injury and/or property. This

insurance shall include protection against liability for risks arising out of the maintenance of the Areas of Common Responsibility and such other risks as are customarily covered with respect to developments similar in construction, location and use, as determined by the Board. This insurance shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim for a Lot Owner, tenant or occupant because of negligent acts of the Association, the Board, or other Lot Owners, tenants, or occupants.

**Section 10.4 Other Insurance.** In addition, the Board may purchase and maintain contractual liability insurance, directors' and officers' liability insurance, and such other insurance as the Board may deem desirable from time to time.

**Section 10.5 Insufficient Insurance.** In the event the improvements forming a part of the Common Elements or any other area for which the Association is responsible, or any portion thereof, shall suffer damage or destruction from any cause or peril which is not insured against, or, if insured against, the insurance proceeds from which shall not be sufficient to pay the cost of repair, restoration or reconstruction, then, the Association shall advance such costs in excess of available insurance proceeds. The amount so advanced by the Association shall become a Special Assessment against all of the Lots, and such Assessments shall have the same force and effect, and, if not paid, may be enforced in the same manner as herein provided for the non-payment of Assessments. The action required to be taken by the Association under this Section shall not require any vote of the Members of the Association.

**Section 10.6 Fidelity Bonds.** The Board may obtain as a Common Expense to the Association fidelity bond coverage with respect to any person who either handles or is responsible for funds held or administered by the Association, in an amount no less than the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in force; provided, however, the fidelity bond coverage must at least equal the sum of three months' Assessments on all Dwelling Units on the Property, plus the Association's reserve funds. A management agent handling funds for the Association shall also be covered by its own fidelity bond, naming the Association as an additional obligee at the sole cost of said agent.

## **ARTICLE 11**

### **CONDEMNATION**

The Association shall represent the Owners in any condemnation proceedings or in negotiations, settlements, and agreements with the condemning authority for acquisition of the Common Elements. Each Owner, by acceptance of delivery of a deed for a Lot, appoints the Association as his or her attorney in fact for this purpose.

If part or all of the Common Elements is taken or acquired by a condemning authority, the award or proceeds of settlement shall be payable to the Association for the use and benefit of Owners and their mortgagees as their interests may appear.

## **ARTICLE 12**

### **PARTY WALLS**

**Section 12.1 Party Walls Defined.** As stated above, the Dwelling Units are attached to form a single multi-family structure. Each wall which is built as part of the original construction of the Dwelling Units and placed on the dividing line between the Lots or dwellings shall constitute a "Party Wall," and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding Party Walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto.

**Section 12.2 Modifications Without Consent.** No Owner shall, without the consent of the other Owner with whom they share a Party Wall (which consent shall not be unreasonably withheld), do any of the following with respect to such Party Wall: (i) make or cause to be made openings in such Party Wall; (ii) increase or decrease the thickness of such Party Wall; (iii) add or to the extent such Party Wall; or (iv) modify such Party Wall in any way that would lower or alter the fire rating of such Party Wall.

**Section 12.3 Repair and Maintenance.** The cost of reasonable repair and maintenance of a Party Wall shall be shared by the Owners who make use the wall in proportion to such use.

**Section 12.4 Destruction by Fire or Other Casualty.** If a Party Wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions. Unless otherwise agreed by the Association and the Owners of all Dwelling Units in the structure damaged or destroyed by fire or other casualty, such structure shall be rebuilt and all proceeds of insurance available therefor shall be used to restore the structure.

**Section 12.5 Weatherproofing.** Notwithstanding any other provisions of this Article, an Owner who by this negligent or willful act causes the Party Wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

**Section 12.6 Right of Entry.** For purposes of making inspections and repairs under this Article, an Owner, his agents or contractors shall have the right to enter upon the premises of the other Owners of a Party Wall upon the giving of notice.

**Section 12.7 Easements.** In the event that a multi-family structure housing Dwelling Units is erected on more than one Lot, each such Lot shall have the benefit of mutual easements across the other Lots upon which said structure is located and through the structure, and each such Lot shall be subject to easements across it and through the structure erected thereon for the benefit of the other Lots upon which said structure is located, for the maintenance, continuation and upkeep of utility wires and lines serving the individual Lots and Dwelling Units located thereon. The Owner(s) of each Lot shall maintain, repair and replace all wires and lines serving such Lots and Dwelling Units, and for such purpose may enter upon the other Lots or Dwelling Units, but shall at all times be responsible for repairing and restoring to its former condition any Lot or Dwelling Unit, which is damaged or disturbed by reason of the performance of any maintenance, repair or replacement of such wires and lines, or by reason of the exercise of any right of easement, ingress & egress herein provided. The cost of repair and maintenance of wires and lines used jointly for

the benefit of two or more Lots shall be shared by the Owners thereof using same in the same manner and in accordance with the provisions for repair, maintenance, damage or destruction of common driveways or walkways contained herein.

**Section 12.8 Right to Contribution Runs with Land.** The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

**Section 12.9 Control of Utility Lines.** Notwithstanding provisions otherwise contained herein, all of the following utility lines designed to serve more than one Dwelling Unit shall be under the exclusive control of and shall be maintained by the Association (subject to the rights and duties of the utility company providing the service): Electric supply lines extending from the service of supply delivered by the utility company to the meter base located for the Dwelling Unit; (b) Sanitary sewer lines extending from the connector sewer line to the point at or near the Dwelling Unit where common usage by more than one Dwelling Unit stops.

**Section 12.10 Rights Not Subject to Suspension.** The rights and easements created in this Article shall not be suspended by the Association for any reason.

## **ARTICLE 13**

### **COVENANT FOR STAGED DEVELOPMENT**

**Section 13.1 Staged Development.** Declarant hereby reserves the right at any time within the Development Period to remove any portion of the Property from the scope of the Declaration or to submit, make subject to or annex the Additional Property to this Declaration without the consent of the Members of the Association. However, Declarant is not bound to annex any of the Additional Property to this Declaration, and until such time as any of the Additional Property is annexed, the same shall not be subject to the provisions of this Declaration.

**Section 13.2 Supplemental Declaration for Staged Development.** Any annexations made pursuant to this ARTICLE 13, or otherwise, shall be made by recording a supplement to this Declaration with the Recorder of Hamilton County, Ohio, which supplementary Declaration shall extend this Declaration to such annexed property. The supplementary Declaration may contain additional covenants, conditions, restrictions, easements and liens as Declarant shall deem appropriate for the purpose of completing the development of the Property. Owners of Lots subject to such supplemental Declaration shall be Owners as defined by this Declaration.

## **ARTICLE 14**

### **ENFORCEMENT**

**Section 14.1 Curing Defaults; Lien.** If any Default occurs with respect to any Lot under the provisions of this Declaration, the Board shall give written notice to the Owner, with a copy of the notice to any Occupant in Default and a copy to any first mortgagee of the Lot who has

requested copies of default notices, setting forth in reasonable detail the nature of the Default and the specific action(s) required to remedy the Default, except that no notice of Default shall be required before the Board takes any of the actions set forth in this Declaration for nonpayment of Assessments. If the Owner or Occupant shall fail to take the specific action(s) within thirty days after the mailing of the notice, the Board may, but shall not be required to, exercise any or all of its rights in this Declaration or otherwise available at law or in equity. The Board may exercise without notice any of its rights with respect to any Default if it determines that an emergency exists requiring immediate action.

**Section 14.2 Remedies.** Nothing contained in this Section shall be deemed to affect or limit the rights of Declarant, the Association, any Owner or Occupant or their legal representatives, heirs, devisees, successors or assigns, by appropriate judicial proceedings, to enforce the provisions of this Declaration or recover damages for any Default. It is declared that irreparable harm will result to beneficiaries of this Declaration by reason of a Default, and, therefore, each beneficiary shall be entitled to relief by way of injunction or specific performance to enforce the provisions of this Declaration as well as any other relief available at law or in equity.

**Section 14.3 Costs and Attorney's Fees.** Costs incurred by the Association in exercising any of its rights with respect to any Lot, together with court costs, reasonable attorneys' fees and other costs of enforcement, shall be a binding personal obligation of the Owner and shall be payable on demand. If the Owner fails to pay costs within thirty days after demand, the Association may file a notice of lien in the same manner and which shall have the same priority as the liens for Assessments provided in ARTICLE 4.

**Section 14.4 Charge for Damages or Enforcement Assessment.** The Board shall have the authority to impose a reasonable Enforcement Assessment for violations of the Declaration, the Bylaws, and the Rules of the Association, pursuant to Ohio Revised Code 5312.11.

**Section 14.5 No Waiver.** The failure of Declarant, the Association, any Owner or Occupant or their legal representatives, heirs, devisees, successors or assigns, in any one or more instances, to exercise any right or privilege conferred in this Declaration, shall not constitute or be construed as the waiver of such right or privilege, including the right to cure any Default but the same shall continue and remain in full force and effect as if no forbearance had occurred.

**Section 14.6 Rules and Regulations.** The Board may adopt and enforce, and from time to time amend, reasonable rules and regulations (the "Rules and Regulations") regarding the administration, interpretation, and enforcement of this Declaration and the Bylaws. Each Rule and Regulation shall be consistent with and designed to further the purposes outlined in this Declaration. The Rules and Regulations may include, if the Board so elects, establishment or monetary fines for violations of this Declaration, the Bylaws or the Rules and Regulations, in such amounts as the Board may deem appropriate.

## **ARTICLE 15**

### **NOTICES**

Any notice, demand or other instrument that is required to be given or delivered to or served upon an Owner shall be in writing and shall be deemed to be so given, delivered or served upon (a) personal delivery to his/her person; or (b) mailed to his/her address by U.S. Mail, postage prepaid to the address as it appears upon the records of the Association; or c) otherwise duly served upon the Owner or his/her agent as permitted and recognized by law.

## **ARTICLE 16**

### **DURATION, AMENDMENT AND TERMINATION**

**Section 16.1 Duration.** This Declaration shall be deemed to create covenants running with the land and shall bind the Property and shall inure to the benefit of and be binding upon Declarant, the Board, the Association, and each Owner, Occupant and their legal representatives, heirs, successors and assigns, and shall continue in full force and effect for twenty (20) years from the date on which this Declaration is recorded. Thereafter this Declaration shall be automatically renewed for successive ten-year periods unless amended or terminated as provided in this Section.

**Section 16.2 Amendment or Termination.** Except as provided in this Declaration, any provision of this Declaration may be amended in whole or in part or terminated (i) by the Members representing at least seventy-five percent (75%) of the voting power of the Association.

The President of the Board shall determine whether the persons who have approved of any amendments or the termination of this Declaration constitute the Owners of the required percentage of Members. Promptly after the approval of any amendment or termination of any part of this Declaration, the President of the Board shall cause to be recorded (a) the written instrument of amendment or termination executed in properly recordable form by the President of the Association and (b) the certificate of the President of the Association that the Members representing at least 75% of the voting power of the Association have approved such instrument.

Notwithstanding the above, this Declaration may be amended at any time during the Development Period, without the vote of Owners, by a written instrument executed by the Declarant for any of the following purposes: eliminating or correcting any typographical or other inadvertent errors; eliminating or resolving any ambiguity; making minor or non-substantial changes; clarifying or modifying the use restrictions in ARTICLE 5; clarifying Declarant's original intent; and/or making any changes necessary or desirable to meet the requirements of any institutional lender, the Veteran's Administration, the Federal Housing Administration, the Federal National Mortgage Association, the Mortgage Corporation, or any other agency that may insure or purchase loans on a Lot. No amendment for these purposes shall materially adversely affect any Owner's interest in his or her Lot, the Association or the Common Elements without that Owner's written consent. Each Owner and his or her mortgagees, by acceptance of a deed to a Lot or a mortgage encumbering a Lot, shall be deemed to have consented to and approved of the provisions of this Section and the amendment of this Declaration by Declarant as provided in the immediately preceding sentence. All such Owners and their mortgagees, upon request of Declarant, shall execute and deliver from time to time all such instruments and perform all such acts as may be deemed by the Declarant to be necessary or proper to effectuate the provisions of this Section.

**ARTICLE 17**  
**MISCELLANEOUS**

**Section 17.1 No Reverter.** No covenant, condition, restriction, or reservation of easement contained in this Declaration is intended to create, or shall be construed as creating, a condition subsequent or a possibility of reverter.

**Section 17.2 Notices.** Any notice required or permitted to be given to an Owner or Occupant by the Board pursuant to the provisions of this Declaration shall be deemed given when mailed by United States mail, postage prepaid, addressed to that person's last address as it appears on the records of the Association.

**Section 17.3 Invalidity.** The determination by a court of competent jurisdiction that any provision of this Declaration is invalid for any reason shall not affect the validity of any other provision.

**Section 17.4 Headings.** The headings of the Sections and subsections are for convenience only and shall not affect the meaning or construction of the contents, of this Declaration.

**Section 17.5 Gender.** Throughout this Declaration, where the context so requires, the masculine gender shall be deemed to include the feminine and neuter, and the singular shall include the plural, and vice versa.

**Section 17.6 Availability of Documents.** The Association shall make available to Owners, lenders, and to holders, insurers, or guarantors of any first mortgage on a Lot, current copies of the Declaration, the Bylaws and other Rules and Regulations concerning the Property. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances.



July 14, 2022

Mrs. Anne F. McBride  
McBride Dale Clarion  
5721 Dragon Way, Suite 300  
Cincinnati, Ohio 45227

Re: 3033 Jared Ellis Drive | Arcadia (D) – (CPRE220043) Final Recommendations

Dear Mrs. McBride,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO 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](mailto: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](mailto:emily.ahouse@cincinnati-oh.gov)

### **Metropolitan Sewer District (MSD)**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. A PTI from the OEPA will be required for sewer extension. Please contact Jeff Chen at 513-244-1357 or [jeff.chen@cincinnati-oh.gov](mailto:jeff.chen@cincinnati-oh.gov) for assistance.
2. An approved site utility plan will be required for each residence to receive approved permit.

#### **Recommendations**

- None

#### **Contact:**

- **Jim Wood** | MSD | 513-352-4311 | [jim.wood@cincinnati-oh.gov](mailto:jim.wood@cincinnati-oh.gov)

### **Stormwater Management Utility (SMU)**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. Detention
  - For calculations refer to SMU Rules & Regs, Chapter 12 [https://cincinnati-oh.gov/sites/stormwater/assets/File/smu\\_rules\\_and\\_regs\(1\).pdf](https://cincinnati-oh.gov/sites/stormwater/assets/File/smu_rules_and_regs(1).pdf)
  - Submit following documents - detention calculations (pre-development runoff coefficient seems high?), drainage map, detailed drawing of Detention Control structure with elevations, detentions shop drawings (manufacturer drawing)
2. Utility Plan
  - Need clarification on flow route in and out of detention? How much flow is bypassing the detention?
  - Label all pipes materials
  - In the public R/W, pipes to be DIP or RCP
  - Show Top & Invert elevations for all Appurtenances
  - Show slopes for all pipes
  - Curb cuts: driveway aprons at min. 5' away from SMU inlets (drive apron at Jared Ellis Dr.)
3. Grading Plan
  - Impervious surfaces allowed to drain towards public R/W with limit of 800sf per project. See recommendation.
4. Erosion & Sediment Control Plan is required.
  - Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
5. SMU Standards Plans Notes is required.
  - Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
6. NPDESS
  - Site is larger than 1 acre and discharges into storm only, require developer to submit NOI from the Ohio EPA.
7. As-Built Survey Requirements
  - As-Built survey is required.

8. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
  - State Plane Coordinates (N,E) for all MH's and Catch Basins
  - Inverts and Top elevations for all MHs and Catch Basins
  - Slopes, sizes, and materials for all storm lines.

**Recommendation:**

- None

**Contact:**

- **Kevin Gold** | SMU | 513-309-2129 | [kevin.gold@gcww.cincinnati-oh.gov](mailto:kevin.gold@gcww.cincinnati-oh.gov)

**Water Works**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. All new water service branch(es) must be connected to the existing 8-inch public water main in Jared Ellis Drive.
2. According to the "Overall Water Service Plan" C403 the location of the dual service branch and meter setting has the following concerns:
  - a. Does not reflect the Standards of 108-14B the domestic arm needs to at the property line/right-of-way. Meter pit should be shown closer to the property line/right-of-way.
  - b. A backflow device should be shown on the domestic line in a heated structure directly behind the meter pit.
  - c. All driveway aprons, light poles, electric items, signs, and other pertinences should be 5-feet away from the meter pit and branch items.

**Recommendations:**

1. Greater Cincinnati Water Works has no concern with a dual service branch serving the site if the parcel remains a single lot and is owned by the property owner. The property owner is assumed to be the Homeowners Association.
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed plumber and fire protection company that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

**Contact:**

- **Rick Roell** | WaterWorks | 513-591-7858 | [richard.roell@gcww.cincinnati-oh.gov](mailto:richard.roell@gcww.cincinnati-oh.gov)

**Fire Department**

**Immediate Requirements to move the project forward:**

1. The minimum fire flow requirements for Residential structures (1, 2 and 3) family dwellings are 1000 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
2. The minimum fire flow requirements for Condominiums/Apartment Complex or Dwelling greater than a three-family dwelling is 1,800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

3. All dwelling houses or other minor use buildings or structures shall be so located that all parts thereof are not more than 500 feet from not less than one readily accessible public or private fire hydrant unless a greater distance is specifically approved by the fire chief.
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.

**Requirements to obtain Permits:**

1. The weight of our apparatus is as follow:

| Apparatus | Width | Length | Height | Weight | Front axle | Rear axle | Turn radius inside/outside |
|-----------|-------|--------|--------|--------|------------|-----------|----------------------------|
| Ladder    | 10'   | 41'10" | 11' 9" | 70,000 | 21,600     | 48,000    | 35.45/39.25                |
| Engine    | 10'   | 31'6"  | 9'5"   | 44,000 | 20,000     | 24,000    | 34'6"/41'6"                |
| Ambulance | 9' 4" | 22'2"  | 9' 2"  | 18,500 |            |           | 34'/41'                    |

**Recommendations:**

- None

**Contact:**

- **Elton Britton** | Fire Dept. | 513-352-7596 | [elton.britton@cincinnati-oh.gov](mailto:elton.britton@cincinnati-oh.gov)

**Office of Environment and Sustainability (OES)**

**Immediate Requirements to move forward with project:**

- None

**Requirements to obtain permits:**

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. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapter 1031.
3. This project may need to include new City permanent public utility easements. The City's encumbrance of the easements must receive environmental approval from OES.

**Recommendations:**

1. The following recommendation is based on State of Ohio requirements:
  - a. This site is included in the larger Oakley Mills development project and is part of the former Cast Fab Technologies property Ohio EPA Voluntary Action Program (VAP) site, which obtained a No further Action (NFA)/Covenant Not-to-Sue (CNS) status. The site should follow the requirements specified in the Environmental Covenant.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
  - a. The development goal should be to earn at a minimum the LEED Certified rating level.
  - b. Rooftop solar should be considered in the design as a renewable energy source.
  - c. Site parking should be wired for electric vehicle charging.

- d. Site areas designated for trash carts (or dumpsters) should also have at least equal space designated for recycling carts (or dumpsters).
- e. The use of trees in the landscape design should be included to enhance urban forestry.
- f. The use of pervious surfaces should be maximized to the extent practical in the design.

**Contact:**

- **Howard Miller** | OES | 513-352-6999 | [howard.miller@cincinnati-oh.gov](mailto:howard.miller@cincinnati-oh.gov)

**Parks Department (Urban Forestry)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

- None

**Recommendations:**

- None

**Contact:**

- **Jacob Edwards** | Urban Forestry | 513-861-9070 | [jacob.edwards@cincinnati-oh.gov](mailto:jacob.edwards@cincinnati-oh.gov)

**Department of Transportation & Engineering (DOTE)**

**Immediate Requirements to move the project forward:**

- None

**Requirements to obtain permits:**

1. **Pavement for private streets need to meet City Standard for pavement section. See Subdivision Manual.**
2. Streetlights are private and need to be located on private property.
3. Use City standard driveway aprons, not street openings. No ADA ramps needed. Widths are acceptable.
4. All proper clearances must be met for the driveway apron locations.
5. **Work with Planning on naming the private streets.**
6. All work in the right of way will require a DOTE permit.
7. Before submitting permit applications, contact [DTEaddress@cincinnati-oh.gov](mailto:DTEaddress@cincinnati-oh.gov) to have addresses assigned for each unit. Each group of units will be assigned an address number; each individual unit will be assigned a letter. Once constructed, each address must be posted. The range of assigned addresses will need to be posted on a sign near the entrance to the property and be visible from the street.

**Recommendations:**

- None

**Contact:**

- **Morgan Kolks** | DOTE | 513-335-7322 | [morgan.kolks@cincinnati-oh.gov](mailto:morgan.kolks@cincinnati-oh.gov)

### **Buildings & Inspections – Buildings**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. Separate building permit applications are required for each group of buildings.
2. Are CO's desired for each unit - individual CO applications will be required.
3. Specify the building code path to be used in the design. The RCO cannot be used with this type of development. The OBC must be utilized. Section 310.5.5 of the OBC may allow portions the RCO to be used.

#### **Recommendations:**

- None

#### **Contact:**

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | [robert.martin@cincinnati-oh.gov](mailto:robert.martin@cincinnati-oh.gov)

### **Law Department**

#### **Immediate Requirements to move the project forward:**

1. A public watermain runs through the development site. Please contact GCWW to discuss the possible relocation or abandonment of the watermain and vacation of the utility easement.

#### **Requirements to obtain permits:**

- None

#### **Recommendations:**

- None

#### **Contact:**

- **Charles Martinez** | Law | 513-352-3359 | [charles.martinez@cincinnati-oh.gov](mailto:charles.martinez@cincinnati-oh.gov)

### **Department of Community & Economic Development (DCED)**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

- None

#### **Recommendations:**

- None

#### **Contact:**

- **Roy Hackworth** | DCED | 513-352-6119 | [roy.hackworth@cincinnati-oh.gov](mailto:roy.hackworth@cincinnati-oh.gov)

### **Health Department**

#### **Immediate Requirements to move the project forward:**

- None

#### **Requirements to obtain permits:**

1. No need for Health to review project as proposed.

#### **Recommendations:**

- None

**Contact:**

- **Trisha Blake** | Health Dept. | 513-352-2447 | [trisha.blake@cincinnati-oh.gov](mailto:trisha.blake@cincinnati-oh.gov)

**Police Department**

**Immediate Requirements to move the project forward:**

- None currently.

**Requirements to obtain permits:**

- No comments.

**Recommendations:**

- None

**Contact:**

- **Katalin Howard** | Police Dept. | 513-352-3298 | [katalin.howard@cincinnati-oh.gov](mailto:katalin.howard@cincinnati-oh.gov)
- **Brandon Kyle** | Police Dept. | 513-564-1870 | [brandon.kyle@cincinnati-oh.gov](mailto:brandon.kyle@cincinnati-oh.gov)

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FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

  
Art Dahlberg,  
Director of Buildings and Inspections Department  
& CSPRO Committee Chair

  
Rodney D. Ringer,  
Development Manager

AD:RDR:hs



June 21, 2022

Ms. Katherine Keough-Jurs, AICP  
Director | Department of City Planning  
City of Cincinnati  
Two Centennial Plaza  
805 Central Avenue, Suite 720  
Cincinnati, Ohio 45202  
[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)

RE: Zoning Request for Arcadia Townhomes | 3033 Jared Ellis Drive

At the April 5, 2022 meeting of the Oakley Community Council ("OCC"), representatives of McBride Dale Clarion presented on behalf of their client, Arcadia Townhomes, and made a request of the OCC for a letter of support. The presentation consisted of an updated proposal for 124 townhomes at 3033 Jared Ellis Drive, with a starting price point in the \$350K range. Their initial presentation a month prior was for 94 townhomes starting in the \$550K range, but they took our concerns about affordability to heart and came back with new proposal. As part of this presentation, they asked us to approve a zone change from CG-A to PD, or planned development.

A motion of "approval of a zone change to the planned development for both concept and final as presented" was made at the April 5, 2022 OCC meeting. As reflected in our meeting minutes (attached), the motion passed with eight yes votes and one abstention: 8-0-1.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at [colleen.reynolds@oakleynow.com](mailto:colleen.reynolds@oakleynow.com).

Sincerely,

Colleen M. Reynolds  
President  
Oakley Community Council

CC: OCC File

September 21, 2022

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 3033 Jared Ellis Drive in the Oakley neighborhood from CG-A, “Commercial General-Auto,” zoning district to Planned Development District No. 94, “Arcadia.”

Summary

This proposed development is located on part of the old Cast Fab vacant site in Oakley, which is approximately 7.5 acres. The site is situated between the railroad tracks to the south, I-71 to the west, Planned Development (PD-89, Graphite) to the north and Planned Development (PD-64, Oakley Station) to the east in Oakley. Local Oakley, LLC., is requesting a Planned Development because there are 124 individual lots for the condominiums, which would require numerous zoning variances with the current zoning. The property is not located within a Historic Overlay District or a Hillside Overlay District. The developer is calling this development “Arcadia”.

Christo Homes plans to construct 124-condominiums organized into 25 groups with 4 to 6 homes per group. Each townhome will be on its own lot to be sold as condominiums. There will be 76 surface parking spaces provided on the site with each home also having either a one or two-car garage. The parking provided exceeds the parking requirements in Section 1425-03 Requirements for Off-Street Parking and Loading. The development will provide internal circulation to the community through a series of private streets and alleys.

These townhomes will be three stories tall and of wood frame construction with a brick veneer, fiber cement siding, brick detailing and a membrane roof. Price points will range from \$375,000 to \$675,000. The developers will offer a variety of unit sizes and features. Homes will range in size from 1,300 to 2,200 square feet, offering one to four bedrooms with two to four bathrooms. Each home will have a one to two-car garage with an option of finished or unfinished living space adjacent on the lower level. Additional options include interior finish upgrades, rooftop decks and balconies among other options. Lighting for the development will use 25 8 to 10 feet tall residential style lamps located on the private streets and common areas.

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial General-Auto (CG-A) to Planned Development (PD) for the proposed condominium development for the following reasons:

1. The proposed residential development will not negatively impact the existing character of the surrounding area;
2. The proposal will provide needed new single-family homes in the City;
3. The proposal is supported by the Oakley Community Council;
4. The proposal is consistent with *Plan Cincinnati* (2012) and the *Oakley Master Plan* (2019); and
5. A Planned Development zoning district requires an extensive public process with site, density, and design review unlike a regular zone change process

On September 16, 2022, the City Planning Commission voted unanimously to recommend approval of the proposed zone change from Commercial General-Auto to Planned Development (PD) for Jared Ellis Drive in Oakley to City Council.

Motion to Approve the  
Administration's recommendation: Mr. Eby

Ayes:

Mr. Weber  
Mr. Eby  
Ms. Kearney  
Mr. Stallworth  
Ms. Sessler  
Mr. Samad

Seconded: Ms. Kearney

THE CITY PLANNING COMMISSION



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

September 14, 2022

To: Mayor and Members of City Council

202201660

From: Sheryl M. M. Long, City Manager

Subject: **Report - Tax Incentive Review Council Status of Property Tax Agreements for Year End 2021**

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## **BACKGROUND**

The Tax Incentive Review Council (TIRC) held its annual meeting on June 23, 2022 to review the 2021 Period performance of companies granted property tax exemptions under Section 5709.85, 725, and 3735.672 of the Ohio Revised Code (ORC). The TIRC review determines whether businesses have complied with the terms of their agreement related to project investment and job retention/creation. The tax exemption agreements typically allow the company three years to achieve investment and job goals.

The TIRC recommends continuation, modification, or termination of Community Reinvestment Area (CRA) agreements and Tax Increment Financing (TIF) exemptions. It is important to note that the majority of tax exemption agreements executed by the City in recent years have been CRAs. TIF Agreements are more complex and tend to be used for large projects and have longer terms.

The following documents are attached:

- Attachment I (*TIRC 2022 Meeting Minutes and Summary Report*) reflects the minutes of the TIRC's 2022 Annual Meeting and the Summary Report.
- Attachment II (*2022 TIRC Report – TIF Exemptions*) represents details of the 2021 year-end status of TIF Projects (General Information and Reporting Information), TIF Districts, and ORC 725 Exemptions.
- Attachment III (*2022 TIRC Report – CRA Agreements*) reflects details of the 2021 CRA Tax Abatements in four sections: General Information, Reporting Information, Construction Information, and Jobs & Payroll Information.
- Attachment IV (Letter from CPS on PILOT Delinquencies) is a letter from Cincinnati Public Schools reporting on the companies with CRA Agreements that have not made their CPS PILOT payments for 2 or more cycles.

## **PERFORMANCE OF TIF DISTRICTS AND TIF PROJECTS**

The TIRC is required to review Tax Incentive Financing Agreements created after 1994 including TIF Projects and TIF Districts. Attachment II provides summary information on the 56 Project TIFs, 35 District TIFs, and nine ORC 725 exemptions. All companies with TIF or ORC 725 exemptions are in compliance with required service payments and these exemptions are recommended for continuation.

## **PERFORMANCE OF COMMERCIAL CRA AGREEMENTS**

During the 2021 period there were 357 active Commercial CRA agreements. A breakdown of the 2021 review and performance is summarized below and is also detailed in Attachments I and III:

- 313 agreements are recommended for **continuation**.
- Thirty agreements are recommended for **modification**. In all thirty cases the issue is late construction completion of the project, and developers are either still working on their completion applications to submit to the City or they have requested extensions of their construction completion dates. Most of the construction delays are related to employment and supply issues as a result of the pandemic, similar to last year. Amendments are being drafted for agreements where a letter from the Department Director is not sufficient.
- Six companies were recommended for **termination**. Four of these were in default on their CRA Agreement and will be terminated should the default not be remedied. Two of the six terminations are projects where the development plans have changed or the property has been sold to a new developer.
- Eight agreements have expired and the projects have been closed.

### ***Termination as a Result of Default (see UPDATE in Attachment I)***

- JRS Interests I, LLC (2315 Park Avenue)
- Children United, LLC (Youthland Academy)
- 1526 Blair, LLC (1526 Blair Avenue)
- E Barg, LLC/Swewat, LLC (1738-40 Queen City Avenue)

### ***Termination due to Change in Development Plans***

- The Fortus Group, LLC (W. Liberty & Elm-Commercial Portion)
- Azeotropic Partners, LLC (1301 Walnut-Residential Portion)

### ***Agreements that Expired in 2021***

- BSG2, LLC (1404 Walnut)
- Base Operations, Inc. (1309 Main Street)
- BAM Realty Group, LLC (4426 Brazee Street)
- Burke, Inc. (500 W. 7th Street)
- Over-the-Rhine Community Housing (1500 Elm Street)
- Fay Limited Partnership (Fay Apartments)
- OTR Holdings, Inc. (Mercer Commons Garage)
- B-Side Landlord, LLC (13 W. 15th Street)

## **RECOMMENDATION**

The ORC Section 5709.85 (E) states that City Council must act on the CRA and TIF program recommendations determined at the annual TIRC meeting. Recommendations to continue, modify, or terminate company agreements are contained in the 2022 TIRC

Minutes (Attachment I). The Administration recommends approval of these minutes and the recommendations therein.

Attachments: I. TIRC 2022 Meeting Minutes and Summary Report  
II. 2022 TIRC Report – TIF Exemptions  
III. 2022 TIRC Report – CRA Agreements  
IV. Letter from CPS on PILOT Delinquencies

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

## **ATTACHMENT I** **Tax Incentive Review Council** **Annual Meeting Minutes and Summary Report**

2022 Annual Meeting  
 June 23, 2022 at 3:00 p.m.  
 Two Centennial Plaza, 805 Central Avenue, 7<sup>th</sup> Floor  
 Griesel Conference Room  
 Cincinnati, Ohio 45202

### **Members & Designees (Attendees are Checked)**

| <b>Attendee</b>             | <b>Designation</b>  | <b>Affiliation</b>           |
|-----------------------------|---------------------|------------------------------|
| ✓ Greg Jarvis, Chair        | For Dusty Rhodes    | Hamilton County Auditor      |
| ✓ Markiea L. Carter         | For John Curp       | City of Cincinnati (Manager) |
| ✓ Jan-Michele Lemon Kearney | Councilmember       | City of Cincinnati (Council) |
| ✓ Monica Morton             | For Karen Alder     | City of Cincinnati (Finance) |
| ✓ Benjamin Heckert          | For Jennifer Wagner | Cincinnati Public Schools    |

| <b>Other Attendees</b> | <b>Affiliation</b>        |
|------------------------|---------------------------|
| ✓ Michael Banish       | City Staff-DCED           |
| ✓ Dan Bower            | City Staff-DCED           |
| ✓ Kaitlyn Geiger       | City Staff-Law            |
| ✓ Evan Nolan           | City Staff-Law            |
| ✓ Joseph Porter        | Cincinnati Public Schools |

### **MINUTES OF THE 2022 TIRC MEETING**

Mr. Jarvis called the meeting to order at 3:01pm and invited everyone to introduce themselves.  
 Mr. Jarvis noted that Auditor Dusty Rhodes sends his regards.

Michael Banish reviewed the Purpose of the TIRC.

Michael Banish introduced Dan Bower, Deputy Director, Department of Community and Economic Development, to review the TIF and ORC 725 exemptions.

Dan Bower reviewed the 2021 TIF Exemptions (Projects and Districts). He presented staff recommendations to CONTINUE all exemptions.

**TIRC Recommendation** – Motion by Mr. Heckert, second by Ms. Kearney, to approve recommendations for the TIF exemptions. Motion carried unanimously.

Dan Bower presented staff recommendations to CONTINUE all of the ORC 725 Exemptions.

***TIRC Recommendation*** – Motion by Ms. Carter, second by Mr. Heckert, to approve recommendations for the ORC 725 Exemptions. Motion carried unanimously.

Michael Banish summarized the Community Reinvestment Area (CRA) Property Tax Abatement Program. He reported on results of actions taken on recommendations made by the TIRC in 2021. He then presented staff recommendations for the 2021 CRA Agreements and reviewed the CRA Agreements that expired in 2021.

***TIRC Recommendation*** – Motion by Mr. Heckert, second by Ms. Carter, to approve recommendations for CRA Agreements. Motion carried unanimously.

Mr. Heckert reported to the TIRC that a letter from Jennifer Wagner (Attachment IV) had been sent to the County Auditor and the City providing a list of companies with CRA Agreements that are delinquent on their School Board PILOT Payments. Mr. Heckert asked the City and County Auditor to take action on these companies pursuant to their agreements. Mr. Jarvis offered to work with Michael Banish to either resolve issues related to these payments or send these companies a Notice of Default.

Mr. Jarvis praised the City staff for the detailed reports and communications related to the TIRC meeting.

Mr. Heckert made the motion to Adjourn, second by Ms. Carter; carried unanimously at 3:35pm.

## Purpose of the Tax Incentive Review Council

*According to Ohio Revised Code Section 5709.85, the TIRC meets annually to review all agreements granting exemptions from property taxation and any performance or audit reports required to be submitted pursuant to those agreements (see the attached reports). The Council determines whether the owner of the exempted property has complied with the agreement and may consider market fluctuations or changes in the business cycle unique to the owner's business. The Council shall submit to City Council written recommendations for continuation, modification, or cancellation of each agreement.*

## TIRC REPORT NARRATIVE

### Tax Increment Financing (TIF) Exemptions (ORC 5709.40 & 5709.41)

#### A. Program Overview

Developers making a large-scale investment that requires substantial public infrastructure improvements may be able to use Tax Increment Financing (TIF) to offset a portion of those costs. In certain limited circumstances, TIF dollars may be used more broadly for urban redevelopment purposes.

**How Do They Work?** The Ohio legislature has authorized the creation of Tax Increment Financing under ORC Section 5709.40 and 5709.41. Upon creating a TIF, Ohio allows a municipality to grant a tax exemption up to 100% of the newly created real property value with the consent of the local school district. Municipalities may require payments in lieu of taxes on the exempt real property value. All payments in lieu of taxes collected on this newly created property value can be used to fund public infrastructure improvements and other eligible uses or pay debt service on bonds issued for such eligible uses. The two most common types of TIF in Ohio are Project TIFs and District TIFs. Project TIFs are applicable to particular developments. District TIFs apply to a specific geographic area of the City. In both cases, taxes are exempted on improvements (for the specific project, in the case of a Project TIF, or within the district, in the case of a District TIF), and the City may impose payments in lieu of taxes. District TIFs are subject to geographic area and assessed value caps under state law.

**What Are the Benefits?** Tax Increment Financing provides a method to fund public infrastructure and other eligible site improvements adjacent to and within new commercial developments.

**How Is It Used?** To initiate the process, a developer applies to the City for a TIF designation prior to the commencement of any construction activities. Next, the Department of Community & Economic Development reviews submitted information and requests additional information as required to determine whether debt must be issued to construct the public improvements and may refer the developer to the Port Authority to underwrite the debt issuance. Finally, a recommendation is made to City Council for the designation of the Project as a TIF as well as any related legislation and legal agreements, such as a Development Agreement (governing the developer's construction of their project), Cooperative Agreement (when debt is to be issued

through the Port), debt agreements (when the City issues the debt) and other related documents (i.e., letter of credit and service agreements). Depending on the timeline of a project's infrastructure needs, the City creates a Project TIF or District TIF and either: 1) waits until the revenues derived from the TIF are sufficient to pay for the costs of the infrastructure, or 2) issues debt for the construction of the infrastructure with such bonds being backed by the future TIF revenues. The decision of whether or not to issue debt depends solely on the immediacy of the project's infrastructure needs. The City frequently utilizes the Port Authority for the issuance of debt of TIF projects.

## **B. Staff Review of TIF Districts and Project TIFs**

In 2021, the City of Cincinnati had a total of 35 TIF Districts. The 15 Districts that were added in 2019 have not generated revenue. The previously created 20 TIF Districts received a total of \$49,169,602 in Statutory Service Payments in 2021 and made expenditures in 2021 totaling \$31,306,661.

The City had 57 Project TIFs at various stages at the end of 2021. For the 21 Project TIFs receiving and distributing payments, there was a total of \$21,755,692 in revenue and \$18,038,474 in expenditure.

For the 43 TIFs with numbers at the time of legislation, the projects in aggregate project a total of \$2.3 billion in real estate investment, and a commitment of 7,373 jobs. Through 2021, the City has received reports and estimates for 41 Project TIFs with an actual real estate investment of \$1,571,299,101 and a total number of jobs retained of 843 and a total number of jobs created of 7,678. (Note: These aggregate figures are based on both company reports and department estimates. The City will continue to request data from these companies throughout the year.)

## **C. Recommendations on TIF Exemptions**

Staff recommends all current TIF exemptions be Continued.

## **Urban Renewal Debt (ORC 725)**

### **A. Program Overview**

Under Ohio Revised Code Chapter 725, a municipality can enter into a development agreement with a developer of land in an urban renewal project and can authorize a real property tax exemption with respect to the improvements constructed and require the owner to make payments in lieu of taxes to the municipality. The municipality can use those payments to pay debt service on Chapter 725 bonds and for related expenses. The City has created 32 separate Urban Renewal Plans in order to undertake Urban Renewal efforts under ORC 725 within these areas.

## **B. Staff Review of Agreement ORC 725 Exemption Statuses**

In 2021, the City had nine active Urban Renewal agreements for projects undertaken in Downtown, the East End and the West End. These agreements are compliant with their requirements to make service payments and minimum service payments to pay urban renewal project debt.

## **C. Recommendations on ORC 725 Exemptions**

Staff recommends all current Urban Renewal Exemptions be Continued.

## **Community Reinvestment Area Property Tax Abatement Program**

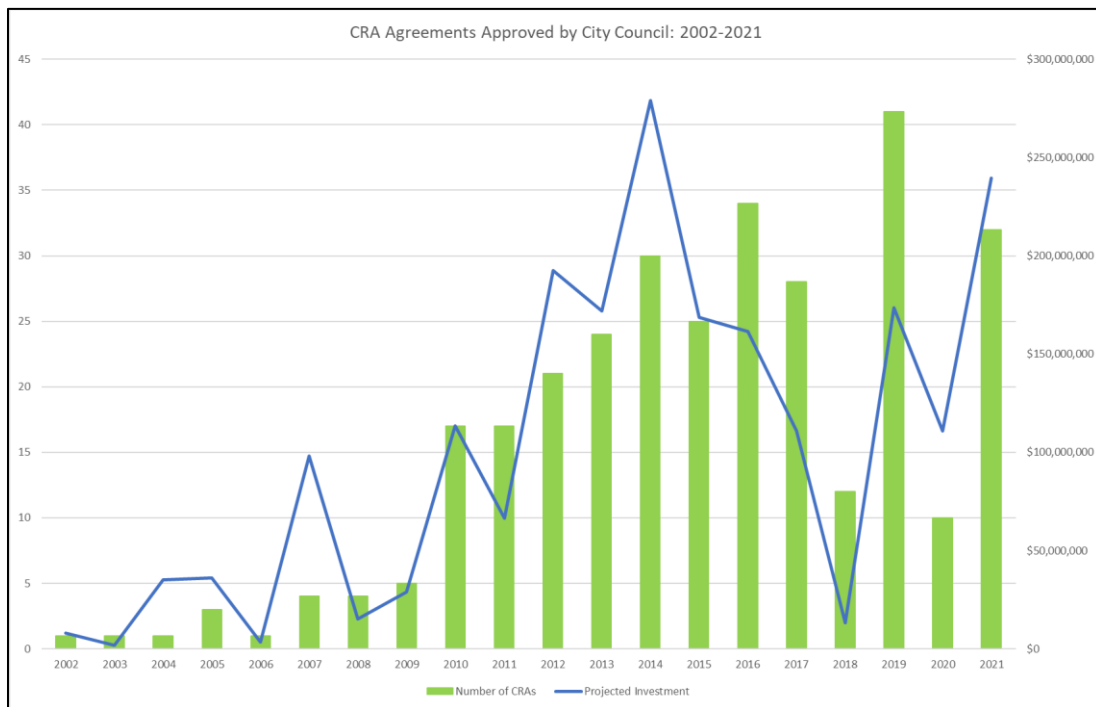
### **A. Program Overview**

The City of Cincinnati offers a Community Reinvestment Area (CRA) tax abatement program to developers building or renovating a multi-family residential, commercial, industrial, or mixed-use facility. The following steps outline the process of approving a CRA and putting the tax abatement into effect:

1. The Company submits an initial CRA application.
2. The City of Cincinnati's Department of Community Economic Development (DCED) reviews the application, negotiates an agreement, and makes a recommendation to City Council.
3. City Council passes an ordinance to authorize the recommended property tax exemption and a CRA agreement is executed by the City Manager.
4. The Company begins construction of the improvements to the property.
5. The Company enters into a Payment in Lieu of Taxes (PILOT) agreement with Cincinnati Public Schools (CPS) and registers the agreement with Ohio Department of Development (ODOD).
6. The Company submits a completion application to DCED once construction is completed. (Companies with LEED CRA Agreements can submit their Completion Application without the LEED documentation and the City will hold the Application until the LEED documents are submitted.)
7. DCED sends all agreement materials to the Hamilton County Auditor.
8. Hamilton County Auditor assesses improvements and starts the abatement.
9. The Company submits annual reports and fees during the term of the abatement.
10. DCED submits an annual report on all agreements to ODOD in March and presents the information to the TIRC in June and City Council in September.

At the end of 2021, the City of Cincinnati had 357 active Commercial CRA agreements that had been approved by City Council, including 34 new agreements that were executed in 2021. There were four additional CRA agreements approved by City Council in 2021 that do not have executed agreements.

The following chart reflects the 357 CRA Agreements that are currently active and approved by City Council. These CRA Agreements reflect over \$1.7 billion in Projected Investment.



There have been four CRAs approved by City Council in 2022 so far; one of these has an executed agreement.

**B. Actions Taken on 2021 TIRC Recommendations**

The following tables reflect actions taken by the City Administration based on TIRC recommendations from its 2021 meeting.

**Table: 2021 TIRC Modifications Recommended and Actions Taken**

| Organization Legal Name     | Project Name                                      | Issues Pending  | Resolution   |
|-----------------------------|---|---|--|
| Findlaomi, LLC              | 1706 Central Parkway                              | Pending Extension Letter  | Abatement started; no extension required                 |
| 233 Gilman, LLC             | 225 Gilman  | Pending Extension Amendment   | Pending extension amendment                              |
| 2347 Reading Road, LLC      | 2347 Reading Road, LLC                            | Pending Extension Amendment   | Amendment executed                                       |
| Azeotropic Partners, LLC    | 1301 Walnut St_ Commercial                        | Pending Extension Amendment   | Abatement started<br>Pending extension amendment         |
| Building #1, LLC            | 100 E. Clifton, 101 & 105 Peete Renovation        | Pending Completion App<br>Pending 2020 Annual Report<br>Pending 2020 Annual Fee | Abatement started<br>Pending extension amendment         |
| Campus Management LTD       | Park Avenue Square                                | Pending Completion App<br>Pending 2020 Annual Fee                               | Extension amendment executed<br>2020 Annual Fee received |
| Condominium Holdings, LLC   | 1505 Race   | Pending Extension Amendment   | Pending extension amendment                              |
| Condominium Holdings, LLC   | 116 W 15th Street                                 | Pending Extension Amendment   | Pending extension amendment                              |
| Custom Pro Logistics        | Custom Pro Logistics CRA                          | Pending Completion App<br>Pending 2020 Annual Fee                               | Pending extension amendment<br>2020 Annual Fee received  |
| E Barg LLC                  | 1738-40 Queen City CRA                            | Pending HCA<br>Pending Extension Amendment                                      | Pending Default and Termination                          |
| Jackson Investors 2019, LLC | 1225-1227 Jackson Street                          | Pending Extension Amendment<br>Pending Completion App                           | Abatement started; issues resolved                       |
| Kauffman Vine LLC           | 1725 Vine Street                                  | Pending Extension Amendment   | Pending extension amendment                              |
| Mrs. Pig, LLC               | Mrs. Pig (109 W Elder)                            | Pending Completion App<br>Pending 2020 Annual Fee                               | Abatement started<br>2020 Annual Fee received            |
| Nation Worldwide, LLC       | Nation Kitchen and Bar CRA application - Westwood | Pending Completion App<br>Pending 2020 Annual Fee                               | Abatement started<br>2020 Annual Fee received            |
| Porch Swing Properties, LLC | 1612 Elm Redevelopment                            | Pending Termination by City   | Abatement started; issues resolved                       |
| Race and Vine Offices, LLC  | Race and Vine Offices                             | Pending 2020 Annual Fee 2020<br>3 jobs retained at \$37,520                     | Abatement started<br>2020 Annual Fee received            |
| Seitz, LLC                  | 303 Seitz St                                      | Converted to condos in 2019 -<br>termination pending                            | No conversion<br>Pending extension amendment             |
| Solica Construction         | 722 E McMillan                                    | Pending Co-signed CPS Agreement<br>Pending Completion App                       | Abatement started; issues resolved                       |
| University Townhomes, LLC   | 3561 Eden Avenue                                  | 2020: 2 created at \$53,962   | Abatement started; issues resolved                       |

**Table: 2021 TIRC Terminations Recommended and Actions Taken**

| Organization Legal Name                | Project Name                                | Action Taken                |
|--|---|-----------------------------|
| The Fortus Group                       | W Liberty & Elm                             | Termination Pending         |
| Bond Hill Roselawn Senior Housing LP   | Roselawn Senior Apartments                  | Issues Resolved             |
| B-Side Landlord, LLC                   | B-Side Landlord, LLC                        | Termination Pending         |
| Elm Street Ventures, LLC               | Elm Street Ventures, LLC                    | Issues Resolved             |
| JRS Interests I, LLC                   | 2315 Park Ave.                              | Pending extension amendment |
| Knowlton Northside Limited Partnership | Knowlton Northside Senior Housing           | Issues Resolved             |
| Marlowe Court Limited Partnership      | Marlowe Court                               | Issues Resolved             |
| Neyer Holdings, Inc.                   | 130-132 E. 6th Street                       | Pending extension amendment |
| SOLI Interests LLC                     | 1200 and 1208 Main St                       | Issues Resolved             |
| Urban Sites                            | 9487 Dry Fork Rd, LLC                       | Issues Resolved             |
| Youthland Academy                      | Children United, LLC LEED CRA Tax Exemption | Termination Pending         |

### C. 2022 TIRC – 2021 Annual Reports and Fees

Annual Reports are due from each company every year of the CRA Agreement starting with the year the Agreement is executed. Of the 357 active agreements, 329 annual reports have been submitted (92%), and 28 have not been submitted. One of these missing reports is for an historical (pre-1994) CRA with no Agreement; three of these missing reports have agreements pending termination and no report was required (see below). The remaining 24 missing reports continue to be requested by the Department.

*UPDATE: 334 annual reports have been collected as of July 14, 2022.*

The department has contacted the companies representing the remaining 24 agreements about submitting the annual reports. Several have requested report deadline extensions due to the pandemic, and others have simply not responded. We will continue to attempt to collect these reports for the remainder of the year. The department is allowing that the pandemic may be preventing some companies from accessing the data or resources needed to complete and submit their reports.

Annual Fees are also due every year and are calculated as 1% of the forgone taxes (taxes exempted by the Agreement), or \$500 minimum and \$2,500 maximum. Companies that have construction underway on their projects typically pay the minimum \$500 annual fee. As of this writing, 317 2021 Annual Fee payments have been made totaling \$284,432.74. Of the remaining 40 outstanding, one is historical and no fee is required; three are being terminated and no fee was required (see below).

*UPDATE: 333 annual fees have been collected as of July 14, 2022.*

As with the annual reports, the department will continue to attempt to collect the remaining 36 annual fees due. The department is allowing that the pandemic may be keeping companies from being able to make these payments on time.

Four terminations are recommended this year as a result of outstanding 2021 Annual Reports or Annual Fees: JRS Interests, LLC; E Barg, LLC; Youthland Academy; and 1526 Blair, LLC. These recommendations are a result of multiple attempts to request reports and fees without a response from the company.

*UPDATE: The property at 1526 Blair Avenue has a new owner, and the Administration is working with the new owner to collect the missing reports and fees.*

#### **D. 2022 TIRC – Staff Review of Agreement Statuses for 2021**

There were 271 completed projects representing a total Projected Investment of \$1,799,014,702 and a company-reported expenditure of \$2,055,697,617, or 114% of the projection. Of the 12 projects completed in 2021, 11 reported project expenditures above the amounts projected and one reported project expenditures that were 99% of the projection.

*UPDATE: There were 272 completed projects as of July 14, 2022.*

There are 86 projects that are not completed as of this writing, representing a total projected investment of \$650,273,616. Of these, 34 projects were expected to be completed before December 31, 2021. Three of these are recommended for termination, 23 have requested extensions that are in process, seven are working on their completion applications, and one is in the process of selling the property. All 86 projects are subject to the City's Wage Enforcement requirements for construction. There are no pending Wage Enforcement complaints related to these projects.

The total new jobs commitment from the 357 active CRA Agreements is 9,403 jobs created. Companies with active CRA Agreements reported approximately 9,181 jobs created in 2021, with the largest jobs created figures reported by Medpace (699) and General Electric (954).

There were 22 companies in 2021 that were past their job creation ramp-up period and have not met their job creation commitments by at least 75%. As in 2020, most companies continue to suggest that the pandemic was a cause of their job issues. Market factors resulting from the pandemic include slowed or halted business operations, internal reorganizations, and a lack of tenants. Many of these factors will continue to impact companies in 2022 as some industries will be slow to recover.

The City Administration has requested information from many of these companies related to their specific conditions that resulted in job losses and the inability to meet their commitments.

While these non-compliance issues are reflected in the CRA and TIF reports, they are not the basis for any termination recommendations except in those cases where the company has not responded to the issues when asked. There is one such recommendation for termination (see below). The department will continue to request this information from companies with job commitment or payroll commitment issues as these issues are identified.

#### **E. Recommendations for CRA Agreements (2022 TIRC)**

The following table represents the staff recommendations for the 357 active CRA Agreements as of the end of 2020.

| Recommendation              | Status                    | Agreements |
|-----------------------------|---------------------------|------------|
| Continue-Compliant          | Pending Completion        | 45         |
|                             | Complete                  | 217        |
| Continue-Non-Compliant      | Pending Completion        | 11         |
|                             | Complete                  | 40         |
| Modify                      | Extension Request Pending | 30         |
| Terminate                   | In default                | 4          |
|                             | Development Plans Changed | 2          |
| Expired in 2021 (Terminate) | Expired in 2021           | 8          |
| <b>TOTAL</b>                |                           | <b>357</b> |

#### **Continuations**

Recommendations to Continue include 262 active agreements with companies that are compliant with the CRA Agreement. Of these, 45 are pending completion. There are 51 agreements that are recommended Continue despite non-compliance issues related to COVID-19 and other factors beyond the company's control.

#### **Modifications**

Recommendations to Modify agreements (30) reflect either late completion applications that have been requested by the City and are pending issues (e.g., the issuance of the Certificate of Occupancy, lack of LEED documentation, etc.) or requests from the company for an extension. Delays in submitting the completion application may result in the need for an extension. Extensions can be in the form of a letter from the Director of the Department of Community and Economic Development or by amendment, depending on what the agreement allows and the length of extension required.

#### **Terminations**

The following CRA Agreements are recommended for Termination:

- The Fortus Group – This project at West Liberty & Elm has been converted into a TIF. There were two CRA Agreements on this property: one for the residential portion of the project and one for the commercial portion. The CRA for the commercial portion is being terminated and replaced with the TIF. The CRA for the residential portion will remain in place.
- Azeotropic Partners, LLC (1301 Walnut-Residential Portion) – This company changed the development plans for this project and determined, with advice from the City, that the CRA

Agreement was not needed on the residential portion of the development. The CRA Agreement for the commercial portion of the project remains in effect.

- JRS Interests I, LLC – This company was recommended for termination at the 2021 meeting but resolved their issues at that time. The company has not submitted its 2021 CRA Annual Report and has not received an extension on their construction deadline, making them in default of their Agreement.
- Children United, LLC (Youthland Academy) – This company has not submitted Annual Reports or Fees for 2019 or 2020 or 2021. They also have not submitted their LEED documentation, and therefore are not eligible for an abatement. Multiple attempts to contact the company have failed.
- 1526 Blair, LLC (1526 Blair Avenue) – This company has not submitted its 2020 or 2021 CRA Annual Report. The property appears to have been sold, but neither the previous owner nor the current owner has been responsive to requests for reports or an assignment.  
*UPDATE: New property owners have been contacted about the reports and fees past due.*
- E Barg, LLC (1738-1740 Queen City) – This company has not submitted annual reports for 2020 or 2021, and has not remitted its 2021 annual fee. The property was sold in 2020, but neither the previous owner nor the current owner has been responsive to requests for reports or an assignment.

All but the first two terminations above are recommended because despite repeated attempts to contact the companies involved, no response has been received. The City will continue to work with these companies on these issues prior to termination. Given the COVID-19 pandemic and the current state of the economy in certain industries, the City is allowing for flexibility for those companies that are responsive even if there are compliance issues relating to job creation, payment of annual fees, reporting, and construction delays under the agreement.

### **Expirations**

The following CRA Agreements expired at the end of 2021. No action from the TIRC is needed.

- BSG2, LLC (1404 Walnut)
- Base Operations, Inc. (1309 Main Street)
- BAM Realty Group, LLC (4426 Brazee Street)
- Burke, Inc. (500 W. 7<sup>th</sup> Street)
- Over-the-Rhine Community Housing (1500 Elm Street)
- Fay Limited Partnership (Fay Apartments)
- OTR Holdings, Inc. (Mercer Commons Garage)
- B-Side Landlord, LLC (13 W. 15<sup>th</sup> Street)

ATTACHMENT II

2022 TIRC Report - TIF Exemptions  
Project TIFs - GENERAL INFO

| Project: Project Name                        | Organization Legal Name   | TIF Ordinance | Incentive Start Year (Payable) | Incentive End Year (Payable) | TIF Project Type | Construction Start Year | Construction End Year | Revenues in 2021 | Revenues To-date | Expenditures in 2021 | Expenditures To-date |
|--|---|---------------|--------------------------------|------------------------------|------------------|-------------------------|-----------------------|------------------|------------------|----------------------|----------------------|
| 12th and Sycamore (1118 Sycamore Street)     | CSP 1118 Sycamore Street, LLC   | 354-2019      | 2024                           | 2053                         | Mixed Use        | 2021                    | 2023                  |                  |                  |                      |                      |
| 303 Broadway                                 | The Port  | 198-2004      | 2005                           | 2034                         | Commercial       | 2003                    | 2004                  | \$1,376,641      | \$13,620,478     | \$1,611,850          | \$18,050,523         |
| 309 Vine - Union Central Life Annex Building | CCA CBD Cincinnati, LLC   | 143-2016      | 2019                           | 2048                         | Mixed Use        | 2016                    | 2018                  | \$1,281,482      | \$1,721,330      | \$1,281,482          | \$1,721,330          |
| 3rd and Main                                 | Fort Wash Hills, LLC  | 449-2021      | 2022                           | 2051                         | Commercial       | 2022                    | 2023                  |                  |                  |                      |                      |
| 5311 Hetzel-Holiday Inn                      | Red Bank Hetzel, LP   | 222-2016      | 2018                           | 2047                         | Commercial       | 2016                    | 2017                  |                  |                  |                      |                      |
| 601 Pete Rose Way (Artistry)                 | Milhaus   | 253-2019      | 2022                           | 2051                         | Mixed Use        | 2019                    | 2022                  |                  |                  |                      |                      |
| 8th and Main                                 | NAP 8 & Main, LLC   | 329-2018      | 2021                           | 2050                         | Mixed Use        | 2018                    | 2020                  |                  |                  |                      |                      |
| Alumni Lofts                                 | CSCPA Renaissance, LLC  | 218-2015      | 2016                           | 2045                         | Commercial       | 2015                    | 2015                  | \$715,828        | \$1,653,453      | \$715,828            | \$1,653,453          |
| Anthem Site Redevelopment                    | 1351 WHT Land, LLC  | 286-2019      | 2021                           | 2050                         | Mixed Use        | 2018                    | 2022                  |                  |                  |                      |                      |
| Baldwin 200 (Building and Garage)            | 625 Eden Park Drive, LLC  | 44-2016       | 2019                           | 2048                         | Commercial       | 2016                    | 2018                  |                  |                  |                      |                      |
| Baldwin 300                                  | Corporex Companies, LLC   | 240-2007      | 2009                           | 2038                         | Mixed Use        | 2007                    | 2008                  | \$1,388,603      | \$16,573,043     | \$1,922,684          | \$16,555,818         |
| Centennial                                   | Uptown Community Partners, LP   | 361-2014      | 2016                           | 2045                         | Commercial       | 2014                    | 2015                  | \$207,801        | \$324,179        | \$53,616             | \$83,677             |
| Center of Cincinnati (Milicron)              | Milacron LLC  | 336-2001      | 2003                           | 2032                         | Commercial       | 2001                    | 2002                  | \$759,627        | \$16,369,909     | \$306,708            | \$10,323,158         |
| Center of Cincinnati (Oakley N.)             | Vandercar Holdings  | 245-2002      | 2004                           | 2033                         | Commercial       | 2002                    | 2003                  | \$873,092        | \$8,058,824      | \$350,740            | \$7,078,733          |
| Central Trust Tower (PNC Tower)              | CCA CBD Cincinnati II, LLC  | 288-2019      | 2022                           | 2051                         | Mixed Use        | 2020                    | 2024                  |                  |                  |                      |                      |
| College Hill Station                         | College Hill Station, LLC   | 441-2019      | 2022                           | 2051                         | Mixed Use        | 2020                    | 2022                  |                  |                  |                      |                      |
| Columbia Square                              | Al Neyer, Inc.  | 232-2003      | 2008                           | 2033                         | Commercial       | 2007                    | 2007                  | \$302,310        | \$3,180,527      | \$282,182            | \$2,591,879          |
| Court & Walnut                               | Kroger Limited Partnership I  | 268-2017      | 2020                           | 2049                         | Mixed Use        | 2017                    | 2019                  |                  |                  |                      |                      |
| DeSales Flats II (3001 Woodburn)             | Towne Properties, Inc.  | 277-2017      | 2019                           | 2048                         | Commercial       | 2017                    | 2018                  |                  |                  |                      |                      |
| Fifth and Race (dunnHumby USA)               | dunnHumby HQ Building Company, LLC                                    | 95-2013       | 2016                           | 2045                         | Mixed Use        | 2012                    | 2015                  | \$233,985        | \$2,774,215      | \$62                 | \$1,808,456          |
| Firehouse Row                                | Firehouse Row Holdings, LLC   | 215-2018      | 2020                           | 2049                         | Mixed Use        | 2018                    | 2019                  |                  |                  |                      |                      |
| Fountain Place                               | Fountain Place, LLC   | 538-2019      | 2022                           | 2051                         | Mixed Use        | 2020                    | 2022                  |                  |                  |                      |                      |
| Fourth and Race Redevelopment                | Fourth and Race Redevelopment, LLC                                    | 177-2019      | 2025                           | 2054                         | Mixed Use        | 2019                    | 2024                  |                  |                  |                      |                      |
| Gateway West Redevelopment                   | Linn Street Holdings LLC  | 362-2014      | 2016                           | 2045                         | Commercial       | 2014                    | 2015                  | \$567            | \$567            | \$216                | \$216                |
| Gershom Grove (CiTiRAMA 2016)                | Gershom Grove, LLC  | 299-2015      | 2017                           | 2036                         | Residential      | 2015                    | 2017                  |                  |                  |                      |                      |
| Grand Baldwin (655 Eden Park Drive)          | The Baldwin, LLC  | 43-2016       | 2019                           | 2048                         | Residential      | 2016                    | 2018                  |                  |                  |                      |                      |
| Kao Headquarters Acquisition and Expansion   | Kao USA, Inc.   | 536-2019      | 2025                           | 2054                         | Industrial       | 2022                    | 2024                  |                  |                  |                      |                      |
| Keystone Park Phase I                        | Neyer Properties, Inc.  | 13-2008       | 2009                           | 2038                         | Commercial       | 2007                    | 2008                  | \$380,024        | \$3,572,384      | \$318,189            | \$3,479,817          |
| Keystone Park Phase III                      | Neyer Properties, Inc.  | 9-2016        | 2019                           | 2048                         | Commercial       | 2014                    | 2018                  | \$516,520        | \$1,089,363      | \$450,144            | \$567,852            |
| Keystone Parke Phase II                      | Neyer Properties, Inc.  | 32-2014       | 2017                           | 2046                         | Commercial       | 2015                    | 2016                  | \$821,827        | \$2,787,425      | \$550,699            | \$1,929,057          |
| Liberty and Elm                              | KEAN/Buckingham   | 289-2021      | 2023                           | 2052                         | Mixed Use        | 2021                    | 2023                  |                  |                  |                      |                      |
| Madison & Whetsel Phase IIA                  | Ackermann Enterprises, Inc.   | 365-2019      | 2022                           | 2051                         | Mixed Use        | 2019                    | 2021                  |                  |                  |                      |                      |
| Madison & Whetsel Redevelopment Phase I      | Ackermann Enterprises, Inc.   | 134-2018      | 2021                           | 2050                         | Mixed Use        | 2018                    | 2020                  |                  |                  |                      |                      |
| Mercy Health - 1788 Tennessee                | Mercy Health  | 321-2014      | 2017                           | 2046                         | Commercial       | 2014                    | 2016                  |                  |                  |                      |                      |
| Messer HQ Relocation                         | Messer Realty XII, LLC  | 148-2016      | 2018                           | 2047                         | Commercial       | 2016                    | 2017                  | \$270,001        | \$466,828        | \$256,501            | \$455,294            |
| Oakley North Redevelopment (Oakley Station)  | USS Realty, LC  | 229-2012      | 2014                           | 2043                         | Commercial       | 2011                    | 2013                  | \$1,495,614      | \$5,333,617      | \$1,042,817          | \$5,201,679          |
| Queen City Square/Great American Tower       | The Western and Southern Life Insurance Co.                           | 203-2008      | 2010                           | 2039                         | Commercial       | 2008                    | 2009                  | \$7,970,729      | \$55,754,060     | \$5,815,090          | \$43,248,010         |
| RBM Development Phase 2A                     | The Port, 100 Medpace Way, LLC  | 47-2016       | 2018                           | 2047                         | Commercial       | 2016                    | 2017                  | \$1,333,340      | \$1,582,475      | \$1,333,340          | \$1,582,475          |
| RBM Medpace Phase 2B                         | 400 Medpace Way, LLC, 600 Medpace Way, LLC, The Port                  | 157-2018      | 2020                           | 2049                         | Mixed Use        | 2018                    | 2019                  |                  |                  |                      |                      |
| Riverside Yard                               | Allegra Cincinnati, LLC   | 289-2018      | 2020                           | 2049                         | Industrial       | 2018                    | 2020                  | \$278,325        | \$278,325        | \$236,577            | \$236,577            |
| The Banks Lot 2A                             | Nicol Investment Company  | 387-2007      | 2021                           | 2050                         | Residential      |                         |                       |                  |                  |                      |                      |
| The Banks Lot 2B                             | Riverbanks Phase II-A Owner, LLC and Riverbanks Phase II-B Owner, LLC | 356-2014      | 2017                           | 2046                         | Commercial       | 2014                    | 2018                  |                  |                  |                      |                      |

2022 TIRC Report - TIF Exemptions  
Project TIFs - GENERAL INFO

| Project: Project Name                       | Organization Legal Name                       | TIF Ordinance | Incentive Start Year (Payable) | Incentive End Year (Payable) | TIF Project Type | Construction Start Year | Construction End Year | Revenues in 2021 | Revenues To-date | Expenditures in 2021 | Expenditures To-date |
|---|---|---------------|--------------------------------|------------------------------|------------------|-------------------------|-----------------------|------------------|------------------|----------------------|----------------------|
| The District at Clifton Heights             | Trinitas                                      | 445-2019      | 2024                           | 2053                         | Mixed Use        | 2021                    | 2025                  |                  |                  |                      |                      |
| Three Oaks                                  | Oakley Yards Land, LLC                        | 493-2019      | 2022                           | 2051                         | Residential      | 2021                    | 2027                  |                  |                  |                      |                      |
| TriHealth Headquarters Relocation           | Trihealth, Inc.                               | 104-2017      | 2020                           | 2049                         | Commercial       | 2016                    | 2019                  | \$808,177        | \$1,858,479      | \$808,177            | \$1,858,479          |
| Uptown Gateway - Phase IA                   | Uptown SEQ Holdings, LLC                      | 189-2019      | 2023                           | 2052                         | Commercial       | 2019                    | 2023                  |                  |                  |                      |                      |
| Vernon Manor Phase II                       | Vernon Manor Offices II, LLC                  | 18-2016       | 2019                           | 2048                         | Commercial       | 2016                    | 2018                  | \$501,950        | \$2,174,583      | \$462,325            | \$2,174,583          |
| Windsor Flats (937 Windsor Street)          | Windsor Renaissance, LLC and New Windsor, LLC | 32-2016       | 2018                           | 2047                         | Commercial       | 2015                    | 2017                  | \$239,247        | \$470,097        | \$239,247            | \$470,097            |
| Walworth Junction                           | East End Development, LLC                     | 540-2019      | 2020                           | 2050                         | Residential      | 2019                    | 2020                  |                  |                  |                      |                      |
| Madison & Whetsel Redevelopment - Phase IIB | Ackermann Enterprises, Inc.                   | 495-2019      | 2022                           | 2051                         | Mixed Use        | 2020                    | 2022                  |                  |                  |                      |                      |
| Powell Global Headquarters                  | The William Powell Company                    | 534-2019      | 2023                           | 2052                         | Industrial       | 2020                    | 2022                  |                  |                  |                      |                      |
| 27 Calhoun/Vine                             |   | 488-2019      | New - Date Created:            |                              | 12/11/2019       |                         |                       |                  |                  |                      |                      |
| MLK Reading NE                              |   | 489-2019      | New - Date Created:            |                              | 12/11/2019       |                         |                       |                  |                  |                      |                      |
| 1744 Dana/Montgomery                        |   | 475-2019      | New - Date Created:            |                              | 12/11/2019       |                         |                       |                  |                  |                      |                      |
| 137 W 7th Street                            |   | 472-2019      | New - Date Created:            |                              | 12/4/2019        |                         |                       |                  |                  |                      |                      |
| Convention Place Mall                       |   | 491-2019      | New - Date Created:            |                              | 12/11/2019       |                         |                       |                  |                  |                      |                      |
| TOTALS                                      |   |               |                                |                              |                  |                         |                       | \$21,755,692     | \$139,644,158    | \$18,038,474         | \$121,071,164        |

2022 TIRC Report - TIF Exemptions  
Project TIFs - REPORTING INFO

| Project: Project Name                        | Organization Legal Name                 | TIF Project Status    | 2021 Report Received? | Completion Delays                 | Real Estate Investment Commitment | Capital Investment - To-date | Permanent Jobs Commitment | Retained Jobs | Created Jobs | Job Discrepancies  |
|--|---|-----------------------|-----------------------|-----------------------------------|-----------------------------------|------------------------------|---------------------------|---------------|--------------|--|
| 12th and Sycamore (1118 Sycamore Street)     | CSP 1118 Sycamore Street, LLC           | Construction Underway | Yes                   |                                   | \$40,110,000                      | \$37,497,290                 | 5                         | 0             | 200          |  |
| 303 Broadway                                 | The Port                                | Construction Complete | Yes                   |                                   |                                   | \$38,000,000                 | 0                         | 0             | 300          |  |
| 309 Vine - Union Central Life Annex Building | CCA CBD Cincinnati, LLC                 | Construction Complete | Yes                   |                                   | \$70,000,000                      | \$81,002,442                 | 7                         | 12            | 12           |  |
| 3rd and Main                                 | Fort Wash Hills, LLC                    | Construction Delayed  | Yes                   | Pandemic-related financing delays | \$16,830,000                      | \$0                          | 15                        | 0             | 0            |  |
| 5311 Hetzel-Holiday Inn                      | Red Bank Hetzel, LP                     | Construction Complete | No                    |                                   |                                   |                              | 0                         |               | 15*          |  |
| 601 Pete Rose Way (Artistry)                 | Milhaus                                 | Construction Underway | Yes                   |                                   | \$77,268,679                      | \$69,626,766                 | 20                        | 0             | 420          |  |
| 8th and Main                                 | NAP 8 & Main, LLC                       | Construction Complete | Yes                   |                                   | \$28,106,564                      | \$24,482,997                 | 2                         | 0             | 2            |  |
| Alumni Lofts                                 | CSCPA Renaissance, LLC                  | Construction Complete | Yes                   |                                   | \$21,508,000                      | \$22,020,890                 | 4                         | 0             | 4            |  |
| Anthem Site Redevelopment                    | 1351 WHT Land, LLC                      | Construction Underway | No                    |                                   | \$48,355,000                      |                              | 5                         |               |              |  |
| Baldwin 200 (Building and Garage)            | 625 Eden Park Drive, LLC                | Construction Complete | Yes                   |                                   |                                   | \$22,461,864                 |                           | 0             | 200          |  |
| Baldwin 300                                  | Corporex Companies, LLC                 | Construction Complete | Yes                   |                                   | \$19,950,000                      | \$72,753,450                 | 0                         | 0             | 21           | Humana vacated in 2017; searching for new tenant         |
| Centennial                                   | Uptown Community Partners, LP           | Construction Complete | No                    |                                   |                                   |                              |                           |               |              |  |
| Center of Cincinnati (Millicron)             | Milacron LLC                            | Construction Complete | No                    |                                   |                                   |                              | 0                         |               | 645*         |  |
| Center of Cincinnati (Oakley N.)             | Vandercar Holdings                      | Construction Complete | No                    |                                   |                                   |                              | 0                         |               | 150*         |  |
| Central Trust Tower (PNC Tower)              | CCA CBD Cincinnati II, LLC              | Construction Delayed  | Yes                   | Pandemic-related delays           | \$103,500,000                     | \$26,761,000                 | 6                         | 0             | 0            |  |
| College Hill Station                         | College Hill Station, LLC               | Construction Underway | Yes                   |                                   | \$29,775,355                      | \$13,798,110                 | 22                        | 0             | 48           |  |
| Columbia Square                              | AI Neyer, Inc.                          | Construction Complete | Yes                   |                                   | \$18,656,000                      | \$11,725,880                 | 160                       |               | 500          |  |
| Court & Walnut                               | Kroger Limited Partnership I            | Construction Complete | Yes                   |                                   | \$90,560,000                      | \$37,700,119                 | 65                        | 0             | 7            | Garage portion only; other reports NA                    |
| DeSales Flats II (3001 Woodburn)             | Towne Properties, Inc.                  | Construction Complete | Yes                   |                                   | \$17,345,000                      | \$13,471,715                 | 3                         | 0             | 3            |  |
| Fifth and Race (dunnHumby USA)               | dunnHumby HQ Building Company, LLC      | Construction Complete | Yes                   |                                   | \$88,759,000                      | \$73,185,221                 | 100                       | 0             | 897          |  |
| Firehouse Row                                | Firehouse Row Holdings, LLC             | Construction Complete | Yes                   |                                   | \$18,218,351                      | \$18,115,421                 | 3                         | 2             | 115          |  |
| Fountain Place                               | Fountain Place, LLC                     | Construction Underway | Yes                   |                                   | \$65,000,000                      | \$31,701,912                 | 0                         | 0             | 150          |  |
| Fourth and Race Redevelopment                | Fourth and Race Redevelopment, LLC      | Construction Underway | Yes                   |                                   | \$73,621,460                      | \$44,084,977                 | 61                        | 0             | 8            |  |
| Gateway West Redevelopment                   | Linn Street Holdings LLC                | Construction Complete | No                    |                                   |                                   |                              |                           |               |              |  |
| Gershom Grove (CITIRAMA 2016)                | Gershom Grove, LLC                      | Construction Complete | No                    |                                   | \$8,060,000                       |                              |                           |               |              |  |
| Grand Baldwin (655 Eden Park Drive)          | The Baldwin, LLC                        | Construction Complete | Yes                   |                                   | \$29,300,000                      | \$43,174,687                 |                           | 0             | 6            |  |
| Kao Headquarters Acquisition and Expansion   | Kao USA, Inc.                           | Construction Delayed  | Yes                   |                                   | \$92,348,493                      | \$769,909                    | 45                        | 521           | 78           |  |
| Keystone Park Phase I                        | Neyer Properties, Inc.                  | Construction Complete | Yes                   |                                   |                                   | \$9,788,700                  |                           | 0             | 211          |  |
| Keystone Park Phase III                      | Neyer Properties, Inc.                  | Construction Complete | Yes                   |                                   | \$20,845,920                      | \$5,082,160                  | 49                        | 0             | 35           |  |
| Keystone Parke Phase II                      | Neyer Properties, Inc.                  | Construction Complete | Yes                   |                                   |                                   | \$1,208,935                  |                           | 0             | 100          |  |
| Liberty and Elm                              | KEAN/Buckingham                         | Construction Underway | No                    |                                   | \$77,000,000                      |                              | 3                         |               |              |  |
| Madison & Whetsel Phase IIA                  | Ackermann Enterprises, Inc.             | Construction Underway | No                    |                                   | \$20,240,000                      |                              |                           |               |              |  |
| Madison & Whetsel Redevelopment Phase I      | Ackermann Enterprises, Inc.             | Construction Complete | No                    |                                   | \$36,000,000                      |                              |                           |               |              |  |
| Mercy Health - 1788 Tennessee                | Mercy Health                            | Construction Complete | Yes                   |                                   | \$70,750,000                      | \$73,668,774                 |                           | 0             | 0            |  |
| Messer HQ Relocation                         | Messer Realty XII, LLC                  | Construction Complete | Yes                   |                                   | \$12,000,000                      | \$14,427,160                 | 156                       | 116           | 23           | 2021 wages: \$22,388,249; Wages Commitment: \$15,900,000 |
| Oakley North Redevelopment (Oakley Station)  | USS Realty, LC                          | Construction Complete | No                    |                                   | \$93,000,000                      |                              | 1,700                     |               | 832          |  |
| Queen City Square/Great American Tower       | Western and Southern Life Ins Co.       | Construction Complete | Yes                   |                                   | \$73,267,966                      | \$333,000,000                | 0                         | 0             | 1,200        |  |
| RBM Development Phase 2A                     | The Port, 100 Medpace Way, LLC          | Construction Complete | Yes                   |                                   | \$126,000,000                     | \$86,000,000                 | 0                         | 0             | 115          |  |
| RBM Medpace Phase 2B                         | 400 & 600 Medpace Way, The Port         | Construction Complete | Yes                   |                                   | \$126,000,000                     | \$119,493,721                | 700                       | 0             | 800          |  |
| Riverside Yard                               | Allegra Cincinnati, LLC                 | Construction Complete | Yes                   | New owners                        | \$7,250,000                       | \$0                          | 50                        | 0             | 0            | No response to low jobs number                           |
| The Banks Lot 2A                             | Nicol Investment Company                | Construction Complete | Yes                   |                                   |                                   | \$69,200,000                 |                           | 8             | 8            |  |
| The Banks Lot 2B                             | Riverbanks Phase II-A & II-B Owner, LLC | Construction Complete | Yes                   |                                   |                                   | \$57,103                     | 1,800                     |               | 954          | Ongoing discussions; 25% reduction - Boeing grounding.   |
| The District at Clifton Heights              | Trinitas                                | Construction Delayed  | Yes                   | Construction Start: 4/1/2022      | \$395,310,000                     | \$8,617,000                  | 700                       | 0             | 0            |  |
| Three Oaks                                   | Oakley Yards Land, LLC                  | Construction Underway | Yes                   |                                   | \$148,825,000                     | \$6,481,968                  | 80                        | 184           | 0            |  |
| TriHealth Headquarters Relocation            | Trihealth, Inc.                         | Construction Complete | Yes                   |                                   | \$13,000,000                      | \$17,356,256                 | 310                       | 0             | 340          |  |
| Uptown Gateway - Phase IA                    | Uptown SEQ Holdings, LLC                | Construction Underway | Yes                   |                                   | \$66,033,283                      | \$121,728,407                | 1,625                     | 0             | 76           |  |
| Vernon Manor Phase II                        | Vernon Manor Offices II, LLC            | Construction Complete | Yes                   |                                   | \$30,293,525                      | \$10,638,000                 | 650                       | 0             | 843          |  |
| Windsor Flats (937 Windsor Street)           | Windsor Renaissance and New Windsor     | Construction Complete | Yes                   |                                   | \$10,588,408                      | \$12,216,267                 |                           | 0             | 2            |  |
| Walworth Junction                            | East End Development, LLC               | Construction Complete | NA                    |                                   |                                   |                              |                           |               |              |  |
| Madison & Whetsel Redevelopment - Phase IIB  | Ackermann Enterprises, Inc.             | Construction Underway | NA                    |                                   | \$24,388,828                      |                              | 0                         |               |              |  |
| Powell Global Headquarters                   | The William Powell Company              | Construction Underway | NA                    |                                   | \$4,250,000                       |                              | 27                        |               |              |  |
| 27 Calhoun/Vine                              |   |                       |                       |                                   |                                   |                              |                           |               |              |  |
| MLK Reading NE                               |   |                       |                       |                                   |                                   |                              |                           |               |              |  |

2022 TIRC Report - TIF Exemptions  
Project TIFs - REPORTING INFO

| Project: Project Name | Organization Legal Name | TIF Project Status | 2021 Report Received? | Completion Delays | Real Estate Investment Commitment | Capital Investment - To-date | Permanent Jobs Commitment | Retained Jobs | Created Jobs | Job Discrepancies |
|-----------------------|-------------------------|--------------------|-----------------------|-------------------|-----------------------------------|------------------------------|---------------------------|---------------|--------------|-------------------|
| 1744 Dana/Montgomery  |                         |                    |                       |                   |                                   |                              |                           |               |              |                   |
| 137 W 7th Street      |                         |                    |                       |                   |                                   |                              |                           |               |              |                   |
| Convention Place Mall |                         |                    |                       |                   |                                   |                              |                           |               |              |                   |
| TOTALS                |                         |                    |                       |                   | \$2,312,314,832                   | \$1,571,299,101              | 8,373                     | 843           | 8,510        |                   |

# 2022 TIRC Report - TIF Exemptions

## District TIFs

| District Name                         | Date Created | Expiration Date | Project Investment Projected | Capital Investment To-date | Actual Created Jobs 2021 | Revenues in 2021 | Revenues To-date  | Expenditures in 2021 | Expenditures To-date | First Year Paid | TIRC Recommendation |
|---------------------------------------|--------------|-----------------|------------------------------|----------------------------|--------------------------|------------------|-------------------|----------------------|----------------------|-----------------|---------------------|
| District 1-Queensgate                 | 12/18/02     | 12/17/32        | \$0                          |                            | 0                        | \$ 577,342.67    | \$ 3,812,546.82   | \$ 262,139.42        | \$ 3,110,161.13      | 2004            | Compliance          |
| District 2-Downtown South/Riverfront  | 12/18/02     | 12/17/32        | \$136,255,000                | \$558,960,049              | 0                        | \$ 7,405,802.48  | \$ 51,852,110.06  | \$ 6,452,883.06      | \$ 45,232,757.44     | 2004            | Compliance          |
| District 3-Downtown/OTR West          | 12/18/02     | 12/17/32        | \$82,129,772                 | \$54,355,136               | 0                        | \$ 7,099,110.09  | \$ 40,267,888.43  | \$ 5,711,770.80      | \$ 32,323,391.69     | 2004            | Compliance          |
| District 4-Downtown/OTR East          | 12/18/02     | 12/17/32        | \$247,613,919                | \$16,528,068               | 0                        | \$ 12,629,319.26 | \$ 86,769,873.09  | \$ 7,193,381.70      | \$ 82,928,784.22     | 2004            | Compliance          |
| District 5-Center Hill - Carthage     | 12/18/02     | 12/17/32        | \$0                          |                            | 0                        | \$ 33,889.86     | \$ 504,768.99     | \$9,862.80           | \$ 271,449.60        | 2006            | Compliance          |
| District 6-Walnut Hills               | 12/18/02     | 12/17/32        | \$27,491,761                 | \$10,000,000               | 0                        | \$ 1,896,785.65  | \$ 11,379,864.88  | \$999,751.24         | \$ 11,158,086.50     | 2005            | Compliance          |
| District 7-East Walnut Hills          | 12/18/02     | 12/17/32        | \$10,500,000                 | \$4,489,774                | 50                       | \$ 1,951,453.87  | \$ 15,068,334.17  | \$ 154,624.67        | \$ 12,651,753.31     | 2005            | Compliance          |
| District 8-Clifton/University Heights | 12/18/02     | 12/17/32        | \$33,660,000                 | \$12,388,012               | 0                        | \$ 4,027,519.04  | \$ 27,006,201.13  | \$3,455,202.58       | \$ 23,857,004.09     | 2004            | Compliance          |
| District 9-Corryville                 | 12/18/02     | 12/17/32        | \$36,000,000                 | \$17,000,000               | 1,000                    | \$ 4,091,718.03  | \$ 26,910,801.88  | \$2,536,537.93       | \$ 21,285,156.20     | 2005            | Compliance          |
| District 10-Bond Hill                 | 12/18/02     | 12/17/32        | \$10,000,000                 | \$115,200                  | 100                      | \$ 357,063.99    | \$ 2,850,371.27   | \$103,779.52         | \$ 1,883,278.54      | 2006            | Compliance          |
| District 11-Evanston                  | 12/18/02     | 12/17/32        | \$0                          | \$1,150,000                | 0                        | \$ 628,228.09    | \$ 4,744,317.57   | \$293,624.92         | \$ 4,006,565.22      | 2005            | Compliance          |
| District 13-West Price Hill           | 11/2/05      | 11/2/35         | \$0                          |                            | 0                        | \$ 89,045.00     | \$ 571,907.00     | \$83,252.90          | \$ 546,002.20        | 2008            | Compliance          |
| District 14-Price Hill                | 11/2/05      | 11/2/35         | \$170,000                    | \$5,766                    | 0                        | \$ 75,511.04     | \$ 816,447.43     | \$22,679.60          | \$ 761,511.76        | 2008            | Compliance          |
| District 15-East Price Hill           | 11/2/05      | 11/2/35         | \$10,000,000                 |                            | 0                        | \$ 411,115.92    | \$ 2,479,551.17   | \$261,198.22         | \$ 1,905,789.17      | 2008            | Compliance          |
| District 16-Lower Price Hill          | 11/2/05      | 11/2/35         | \$0                          |                            | 0                        | \$ 112,942.92    | \$ 718,231.17     | \$33,334.75          | \$ 290,327.89        | 2009            | Compliance          |
| District 17-Westwood 1                | 11/2/05      | 11/2/35         | \$0                          |                            | 0                        | \$ 79,695.50     | \$ 511,684.38     | \$98,540.49          | \$ 369,328.86        | 2009            | Compliance          |
| District 18-Westwood 2                | 11/2/05      | 11/2/35         | \$0                          |                            | 0                        | \$ 187,627.07    | \$ 596,971.68     | \$113,697.93         | \$ 550,557.09        | 2008            | Compliance          |
| District 19-Madisonville              | 11/2/05      | 11/2/35         | \$57,000,000                 | \$5,680                    | 600                      | \$ 3,129,043.07  | \$ 19,953,290.70  | \$1,600,764.73       | \$ 18,856,996.02     | 2009            | Compliance          |
| District 20-Oakley                    | 11/2/05      | 11/2/35         | \$15,665,000                 |                            | 91                       | \$ 1,685,820.62  | \$ 9,844,727.92   | \$684,060.46         | \$ 6,754,199.60      | 2009            | Compliance          |
| District 21-Avondale                  | 11/2/05      | 11/2/35         | \$0                          |                            | 0                        | \$ 2,700,568.10  | \$ 6,194,739.31   | \$1,235,573.33       | \$ 4,370,793.61      | 2009            | Compliance          |
| District 22-West End                  | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 23-Pleasant Ridge            | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 24-Mt. Auburn                | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 25-Northside                 | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 26-Eastern River             | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 27-College Hill              | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 28-Roselawn                  | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 29-Westwood Boudinot         | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 30-Mt. Airy                  | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 31-Camp Washington           | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 32-Spring Grove Village      | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 33-South Fairmount           | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 34-South Cumminsville        | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 35-Riverside                 | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| District 36-North Fairmount           | 12/18/2020   | 12/18/50        | \$0                          |                            |                          |                  |                   |                      |                      | n/a             | Compliance          |
| Totals                                |              |                 |                              |                            |                          | \$ 49,169,602.27 | \$ 312,854,629.05 | \$ 31,306,661.05     | \$ 273,113,894.14    |                 |                     |

2022 TIRC Report  
ORC 725 Exemptions

| Project                  | Date Created | Expiration Date | Construction Completed (Yes/No) | Compliant with Agreement Terms | Notes              |
|--------------------------|--------------|-----------------|---------------------------------|--------------------------------|--------------------|
| Adams Landing            | 10/24/91     | 12/31/22        | Yes                             | Yes                            | Compliant for 2021 |
| 312 Elm                  | 10/24/91     | 12/31/22        | Yes                             | Yes                            | Compliant for 2021 |
| Race Street Development  | 1/26/01      | 12/31/32        | Yes                             | Yes                            | Compliant for 2021 |
| City West (366-2001)     | 8/15/01      | 12/31/32        | Yes                             | Yes                            | Compliant for 2021 |
| 21C Hotel Project        | 4/13/02      | 12/31/33        | Yes                             | Yes                            | Compliant for 2021 |
| Adams Landing- Village D | 12/4/03      | 12/31/34        | Yes                             | Yes                            | Compliant for 2021 |
| Adams Landing- Village A | 10/13/05     | 12/31/36        | Yes                             | Yes                            | Compliant for 2021 |
| Adams Landing- Village B | 1/10/06      | 12/31/37        | Yes                             | Yes                            | Compliant for 2021 |
| Shillito Lofts           | 10/27/09     | 12/31/40        | Yes                             | Yes                            | Compliant for 2021 |

ATTACHMENT III

2022 TIRC Report - CRA Agreements  
GENERAL INFO

| Current Year TIRC Disposition | Compliant? | Organization Legal Name                     | Project: Project Name                                    | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement Number | ODSA Individual Agreement Number | Rate | Abatement Term (yrs) | Start Year | Reporting End Date |
|-------------------------------|------------|---|--|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| CONTINUE                      | No         | Gaslight Gardens LLC                        | Gaslight Whitfield, Ltd                                  | LEED CRA     | 2-2015                   | 2/12/2015               | 061-15000-09                 | 15-100                           | 100  | 15                   | 2017       | 12/31/2031         |
| CONTINUE                      | No         | Christian Moerlein Brewing Co.              | MLH Cincinnati USA, LLC - Christian Moerlein @ The Banks | LEED CRA     | 334-2010                 | 9/10/2010               | 061-15000-09                 | 10-003                           | 100  | 12                   | 2012       | 12/31/2023         |
| CONTINUE                      | No         | Grandin Company LTD                         | 1308 Race Street   | CRA          | 0255-2013                | 9/6/2013                | 061-15000-09                 | 13-006                           | 100  | 10                   | 2014       | 12/31/2023         |
| CONTINUE                      | No         | Saturday Knight Ltd.                        | Saturday Knight Relocation                               | CRA          | 0197-2015                | 11/17/2015              | 061-15000-09                 | 19-057                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | No         | Alto Properties, LLC                        | 6087 Montgomery Road                                     | LEED CRA     | 377-2018                 | 5/31/2019               | 061-15000-09                 | 19-032                           | 100  | 12                   |            |                    |
| CONTINUE                      | No         | US Bank                                     | U.S. Bank - CRA/JCTC                                     | CRA          | 100-2018                 | 7/25/2018               | 061-15000-09                 | 19-006                           | 100  | 10                   | 2021       | 12/31/2030         |
| CONTINUE                      | No         | Salvation Army Catherine Booth Residence LP | Salvation Army Catherine Booth Residence LP              | CRA          | 492-2012                 | 2/5/2013                | 061-15000-09                 | 13-002                           | 100  | 8                    | 2015       | 12/31/2022         |
| CONTINUE                      | No         | Queen City Flatts, LLC                      | Hubbard Radio Relocation                                 | CRA          | 117-2019                 | 8/8/2019                | 061-15000-09                 | 19-048                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | No         | 161 McMicken, LLC                           | 161 E McMicken   | CRA          | 483-2019                 | 9/17/2020               | 061-15000-09                 | 20-030                           | 100  | 10                   |            |                    |
| CONTINUE                      | No         | HG Pearl Provident, LLC                     | 632 Vine Street / Provident Building                     | LEED CRA     | 98-2018                  | 12/26/2018              | 061-15000-09                 | 19-042                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | No         | Paramount Redevelopment LLC                 | 731 E McMillan Renovation                                | CRA          | 319-2018                 | 2/28/2019               | 061-15000-09                 | 20-005                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | No         | Sterling Medical Corporation                | Sterling Medical LEED CRA - 2650 Burnet Ave              | LEED CRA     | 251-2015                 | 7/1/2015                | 061-15000-09                 | 19-029                           | 100  | 12                   |            |                    |
| CONTINUE                      | No         | Seymour Investments, LLC                    | Enquirer Distribution Ctr - Techsolve II                 | CRA          | 126-2015                 | 7/17/2015               | 061-15000-09                 | 15-121                           | 100  | 7                    | 2017       | 12/31/2023         |
| CONTINUE                      | No         | Cincinnati Brewery District Apartments, LLC | 1906 Elm Street  | CRA          | 206-2018                 | 9/11/2018               | 061-15000-09                 | 19-063                           | 100  | 12                   |            |                    |
| CONTINUE                      | No         | TLAAT9, LLC                                 | Neyer Management   | CRA          | 322-2017                 | 1/5/2018                | 061-15000-09                 | 18-015                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | No         | BH New Arts, LP                             | The Arts Apartments at Music Hall                        | CRA          | 372-2020                 | 12/18/2020              | 061-15000-09                 | 21-001                           | 100  | 15                   |            |                    |
| CONTINUE                      | No         | University Townhomes, LLC                   | 3561 Eden Avenue   | CRA          | 333-2018                 | 11/16/2018              | 061-15000-09                 | 19-003                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | No         | Stratford Court Apartments, LLC             | Stratford Court Apartments                               | LEED CRA     | 136-2012                 | 6/13/2012               | 061-15000-09                 | 16-018                           | 100  | 15                   | 2014       | 12/31/2028         |
| CONTINUE                      | No         | 3075 Vandercar SPDC LLC                     | Office Relocation - Oakley Station                       | LEED CRA     | 220-2015                 | 6/24/2015               | 061-15000-09                 | 15-117                           | 100  | 15                   | 2017       | 12/31/2031         |
| CONTINUE                      | No         | General Electric                            | GE Operations Center                                     | CRA          | 164-2014                 | 10/2/2014               | 061-15000-09                 | 14-112                           | 100  | 15                   | 2016       | 12/31/2030         |
| CONTINUE                      | No         | Zeta House Corporation of Delta Delta Delta | Tri Delta House  | LEED CRA     | 331-2020                 | 2/23/2021               | 061-15000-09                 | 21-028                           | 100  | 14                   |            |                    |
| CONTINUE                      | No         | Grandin Company LTD                         | 223 W 12th St. / Strietmann Building Office Renovation   | LEED CRA     | 300-2016                 | 10/4/2016               | 061-15000-09                 | 16-053                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | No         | TLAAT 7 LLC                                 | Active Day Senior Care - CRA                             | CRA          | 126-2017                 | 7/11/2017               | 061-15000-09                 | 17-016                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | No         | Midnight Oil Company                        | 1536, 1538, 1540 Race                                    | CRA          | 111-2017                 | 6/7/2018                | 061-15000-09                 | 19-020                           | 84   | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | No         | RBI Techsolve Property LLC                  | RBI Techsolve / RBI Solar - CRA                          | CRA          | 195-2017                 | 11/20/2018              | 061-15000-09                 | 19-012                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | No         | South Block Phase IV, LLC                   | 3936 Spring Grove  | CRA          | 339-2015                 | 10/28/2015              | 061-15000-09                 | 19-021                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | No         | OTR Dispensaries, LLC                       | 1902 Colerain - CRA                                      | CRA          | 263-2019                 | 7/27/2019               | 061-15000-09                 | 19-037                           | 100  | 9                    | 2021       | 12/31/2029         |
| CONTINUE                      | No         | 254 Mohawk, LLC                             | 254 Mohawk CRA   | CRA          | 313-2021                 | 9/30/2021               | 061-15000-09                 | 21-014                           | 100  | 12                   |            |                    |
| CONTINUE                      | No         | Grandin Company LTD                         | 1600 Central Parkway                                     | CRA          | 270-2016                 | 8/26/2019               | 061-15000-09                 | 19-052                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | No         | 1737 Vine, LLC                              | 1737 Vine Street CRA                                     | CRA          | 247-2017                 | 4/25/2018               | 061-15000-09                 | 19-018                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | No         | 313 West 5th, LLC                           | 313 W 5th CRA  | CRA          | 474-2019                 | 1/10/2020               | 061-15000-09                 | 20-038                           | 100  | 12                   |            |                    |
| CONTINUE                      | No         | Perseverance Residential, LLC               | Perseverance Residential CRA                             | CRA          | 440-2019                 | 2/12/2020               | 061-15000-09                 | 20-044                           | 100  | 15                   |            |                    |
| CONTINUE                      | No         | Linwood Real Estate Holdings, LLC           | 3152 Linnwood CRA  | CRA          | 527-2019                 | 2/19/2020               | 061-15000-09                 | 20-019                           | 100  | 8                    |            |                    |
| CONTINUE                      | No         | Paramount Redevelopment LLC                 | Gateway at McMillan                                      | CRA          | 129-2017                 | 10/24/2017              | 061-15000-09                 | 20-004                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | No         | FD2 1121 Walnut, LLC                        | 1121 Walnut  | CRA          | 51-2016                  | 3/17/2016               | 061-15000-09                 | 16-030                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | No         | 1623 Pleasant Street, LLC                   | 1623 Pleasant CRA  | CRA          | 224-2021                 | 6/23/2021               | 061-15000-09                 | 21-008                           | 100  | 8                    |            |                    |
| CONTINUE                      | No         | Post Office Place LLC                       | Post Office Place LLC - CRA                              | CRA          | 0002-2017                | 1/27/2017               | 061-15000-09                 | 19-005                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | No         | BarbAurora, LLC                             | BarbAurora, LLC  | CRA          | 342-2014                 | 1/9/2015                | 061-15000-09                 | 15-108                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | No         | Metcut Research Inc.                        | Metcut Expansion - Project Oak Forest                    | CRA          | 70-2015                  | 7/22/2015               | 061-15000-09                 | 16-013                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | No         | Allston Place LLC                           | 4016 Allston Place Commercial CRA                        | CRA          | 139-2017                 | 7/21/2017               | 061-15000-09                 | 19-023                           | 66.7 | 12                   |            |                    |
| CONTINUE                      | No         | Solica Construction                         | 722 E McMillan   | CRA          | 281-2019                 | 10/22/2019              | 061-15000-09                 | 20-009                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | No         | Apple Street Senior LLC                     | Apple Street Senior CRA                                  | LEED CRA     | 105-2020                 | 6/28/2021               | 061-15000-09                 | 21-006                           | 100  | 15                   |            |                    |
| CONTINUE                      | No         | Findlay Center, LLC                         | Findlay Center   | LEED CRA     | 150-2019                 | 10/17/2019              | 061-15000-09                 | 20-003                           | 100  | 15                   | 2019       | 12/31/2035         |
| CONTINUE                      | No         | Woods Real Estate Investments, LLC          | Woods Real Estate Investments, LLC                       | CRA          | 262-2016                 | 7/27/2016               | 061-15000-09                 | 16-049                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | No         | 1814 Central, LLC                           | OTR Stillhouse   | CRA          | 470-2019                 | 5/14/2020               | 061-15000-09                 | 20-020                           | 100  | 10                   |            |                    |
| CONTINUE                      | No         | Sands Senior Apartments, LLC                | CRA - Sands Senior Apartments                            | LEED CRA     | 0020-2015                | 3/12/2015               | 061-15000-09                 | 15-110                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | No         | Broadway Square IV, LLC                     | Broadway Square IV CRA Agreement                         | CRA          | 223-2021                 | 7/15/2021               | 061-15000-09                 |                                  | 100  | 15                   |            |                    |
| CONTINUE                      | No         | La Caisse, Inc.                             | KZF Design Relocation to 700 Broadway - LEED-CRA         | LEED CRA     | 168-2009                 | 11/11/2009              | 061-15000-09                 | 09-003                           | 100  | 12                   | 2011       | 12/31/2022         |

2022 TIRC Report - CRA Agreements  
GENERAL INFO

| Current Year TIRC Disposition | Compliant? | Organization Legal Name                | Project: Project Name                               | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement Number | ODSA Individual Agreement Number | Rate | Abatement Term (yrs) | Start Year | Reporting End Date |
|-------------------------------|------------|--|---|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| CONTINUE                      | No         | Sycamore Diner, LLC                    | Sugar n' Spice LEED CRA                             | LEED CRA     | 469-2019                 | 1/2/2020                | 061-15000-09                 | 20-036                           | 100  | 15                   | 2021       | 12/31/2035         |
| CONTINUE                      | No         | The Deacon Propco, LLC                 | Straight Street Collegiate Apartments               | LEED CRA     | 255-2017                 | 10/11/2017              | 061-15000-09                 | 18-017                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | No         | Bond Hill Roselawn Senior Housing LP   | Roselawn Senior Apartments                          | LEED CRA     | 128-2017                 | 12/22/2017              | 061-15000-09                 | 19-007                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | Urban Legacy VIII, LLC                 | 18 W. 13th St                                       | CRA          | 230-2014                 | 10/7/2014               | 061-15000-09                 | 14-119                           | 100  | 10                   | 2015       | 12/31/2024         |
| CONTINUE                      | Yes        | Urban Legacy VIII, LLC                 | 1401 Walnut - CRA                                   | CRA          | 11-2018                  | 3/9/2018                | 061-15000-09                 | 19-015                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Hyde Park Hotel Partners, LLC          | Hampton Inn & Suites - Hyde park                    | LEED CRA     | 350-2021                 | 9/24/2021               | 061-15000-09                 | 21-015                           | 100  | 13                   |            |                    |
| CONTINUE                      | Yes        | 4th and Race Redevelopment, LLC        | 4th and Race Redevelopment                          | LEED CRA     | 265-2018                 | 10/19/2018              | 061-15000-09                 | 19-033                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | SOLI Interests LLC                     | 1405 Clay   | CRA          | 10-2015                  | 2/18/2015               | 061-15000-09                 | 15-101                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | Broadway Building Investors            | 824 Broadway  | CRA          | 0127-2017                | 7/11/2017               | 061-15000-09                 | 19-034                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | NBDC I, LLC                            | Hildebrant/Hilmon Child Care Center                 | CRA          | 21-2011                  | 3/7/2011                | 061-15000-09                 | 11-002                           | 100  | 12                   | 2012       | 12/31/2023         |
| CONTINUE                      | Yes        | Exeter 2249 Seymour, L.P.              | Cincinnati Gardens Site Redevelopment               | CRA          | 282-2019                 | 8/19/2019               | 061-15000-09                 | 19-053                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | Cutter Historic Apartments, LLC        | Cutter Historic Apartments                          | CRA          | 282-2015                 | 9/2/2015                | 061-15000-09                 | 16-043                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | DeVotie Hall Association               | DeVotie Hall Renovation and Addition                | LEED CRA     | 173-2009                 | 12/28/2017              | 061-15000-09                 | 19-038                           | 100  | 15                   | 2012       | 12/31/2026         |
| CONTINUE                      | Yes        | Bluerock Lofts, LLC                    | Northside American Can/Factory Square               | CRA          | 218-2010                 | 7/2/2010                | 061-15000-09                 | 10-012                           | 100  | 15                   | 2012       | 12/31/2026         |
| CONTINUE                      | Yes        | Adams Edge Properties, LLC             | Adams Edge  | LEED CRA     | 318-2017                 | 1/11/2018               | 061-15000-09                 | 18-013                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | Yes        | 15th and Vine, LLC                     | 15th and Vine                                       | CRA          | 368-2016                 | 12/13/2016              | 061-15000-09                 | 20-013                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Findlaomi, LLC                         | 1706 Central Parkway                                | CRA          | 204-2018                 | 8/14/2018               | 061-15000-09                 | 19-000                           | 80   | 10                   | 2021       | 12/31/2030         |
| CONTINUE                      | Yes        | Knowlton Northside Limited Partnership | Knowlton Northside Senior Housing                   | LEED CRA     | 249-2015                 | 8/5/2015                | 061-15000-09                 | 15-116                           | 100  | 15                   | 2017       | 12/31/2031         |
| CONTINUE                      | Yes        | Pape Brothers Molding Company, LLC     | 1737 Elm St   | LEED CRA     | 038-2016                 | 6/2/2016                | 061-15000-09                 | 16-035                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Sol Pendleton Arts, LLC                | 501 13th St.  | LEED CRA     | 78-2016                  | 4/15/2016               | 061-15000-09                 | 16-031                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | New Avondale Center, LLC               | Avondale Town Center - Commercial Remodeling        | LEED CRA     | 248-2016                 | 10/27/2017              | 061-15000-09                 | 19-008                           | 100  | 15                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | SOLI Interests LLC                     | 1200 and 1208 Main St                               | CRA          | 248-2014                 | 9/15/2014               | 061-15000-09                 | 14-114                           | 100  | 10                   | 2016       | 12/31/2025         |
| CONTINUE                      | Yes        | New Avondale Center, LLC               | Avondale Town Center - Mixed New Construction       | LEED CRA     | 247-2016                 | 10/27/2017              | 061-15000-09                 | 19-009                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | Paramount Square II, LLC               | Paramount Square Phase 3 CRA                        | LEED CRA     | 246-2018                 | 12/3/2018               | 061-15000-09                 | 20-034                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | Yes        | The Kroger Co                          | Kroger Culinary Training & Education Center         | LEED CRA     | 0242-2016                | 9/15/2016               | 061-15000-09                 | 16-048                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | 205WM, LLC                             | 205 W. McMicken                                     | CRA          | 10-2017                  | 6/19/2017               | 061-15000-09                 | 18-006                           | 100  | 8                    | 2019       | 12/31/2026         |
| CONTINUE                      | Yes        | Mercer Commons Commercial 2, LLC       | Mercer Commons 2 (Commercial)                       | CRA          | 392-2012                 | 3/8/2013                | 061-15000-09                 | 15-104                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | 1228 McMillan, LLC                     | 1228 E. McMillan (Williams YMCA)                    | CRA          | 201700765                | 8/2/2017                | 061-15000-09                 | 18-004                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | BSG2, LLC                              | BSG2, LLC (24 E 15th)                               | CRA          | 23-2013                  | 12/10/2013              | 061-15000-09                 | 13-100                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | dunnhumby USA LLC                      | dunnhumbyUSA PIR                                    | LEED CRA     | 94-2013                  | 7/24/2014               | 061-15000-09                 | 17-003                           | 100  | 15                   | 2015       | 12/31/2029         |
| CONTINUE                      | Yes        | SOLI Interests LLC                     | 527 E. 13th   | CRA          | 16-2016                  | 3/22/2016               | 061-15000-09                 | 16-024                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | 3117 Southside Realty LLC              | Peter Cremer Expansion                              | LEED CRA     | 17-2013                  | 7/25/2013               | 061-15000-09                 | 13-005                           | 100  | 15                   | 2014       | 12/31/2028         |
| CONTINUE                      | Yes        | Document Destruction                   | MPC Management - Document Destruction Expansion     | CRA          | 144-2016                 | 4/28/2017               | 061-15000-09                 | 18-011                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | Jackson Investors 2019, LLC            | 1225-1227 Jackson Street                            | LEED CRA     | 323-2019                 | 9/16/2019               | 061-15000-09                 | 19-047                           | 100  | 15                   | 2021       | 12/31/2035         |
| CONTINUE                      | Yes        | Gest Street Distributions, LLC         | 2100 Gest Street Development                        | CRA          | 0287-2021                | 11/12/2021              | 061-15000-09                 | 21-021                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Gantry Apartments, LLC                 | Gantry  | LEED CRA     | 0242-2013                | 4/30/2014               | 061-15000-09                 | 14-006                           | 100  | 15                   | 2014       | 12/31/2028         |
| CONTINUE                      | Yes        | Highland MOB, LLC                      | Highland MOB, LLC                                   | LEED CRA     | 208-2010                 | 8/16/2010               | 061-15000-09                 | 15-122                           | 100  | 15                   | 2011       | 12/31/2025         |
| CONTINUE                      | Yes        | Empower Media Marketing                | Empower Office- 11-25 E. 14th CRA                   | LEED CRA     | 240-2016                 | 8/25/2016               | 061-15000-09                 | 16-054                           | 100  | 15                   | 2018       | 12/31/2032         |
| CONTINUE                      | Yes        | SLD Enterprises, LLC                   | Center Hill & Highland Ridge                        | CRA          | 315-2021                 | 9/20/2021               | 061-15000-09                 | 21-020                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | 1415 Vine, LLC                         | Gateway IV  | CRA          | 17-2010                  | 8/20/2010               | 061-15000-09                 | 10-006                           | 100  | 12                   | 2011       | 12/31/2022         |
| CONTINUE                      | Yes        | Avondale Community Council             | Avondale Connection - Business and Community Center | CRA          | 22-2014                  | 2/4/2014                | 061-15000-09                 | 19-031                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | ARP Commercial, LLC                    | Abington, Race, & Pleasant - Commercial             | CRA          | 228-2016                 | 12/5/2016               | 061-15000-09                 | 17-006                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Maplewood & Kinsey, LLC                | 2415 Maplewood                                      | LEED CRA     | 254-2017                 | 10/20/2017              | 061-15000-09                 | 18-007                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | Yes        | Globe Building LLC                     | 1801-1805 Elm Street                                | CRA          | 249-2014                 | 8/17/2016               | 061-15000-09                 | 16-040                           | 100  | 10                   | 2016       | 12/31/2025         |
| CONTINUE                      | Yes        | Urban Legacy VIII, LLC                 | 1403 Vine St  | CRA          | 231-2014                 | 10/7/2014               | 061-15000-09                 | 14-115                           | 100  | 10                   | 2015       | 12/31/2024         |
| CONTINUE                      | Yes        | G&A Paxton, LLC                        | Pediatricians of Hyde Park Relocation               | CRA          | 14-2013                  | 2/27/2013               | 061-15000-09                 | 15-106                           | 100  | 15                   | 2014       | 12/31/2028         |
| CONTINUE                      | Yes        | 1400 Race, LLC                         | 1400 Race Street                                    | CRA          | 207-2010                 | 8/23/2010               | 061-15000-09                 | 10-007                           | 100  | 12                   | 2012       | 12/31/2023         |
| CONTINUE                      | Yes        | Roost Properties, LLC                  | 3244 Fairfield                                      | LEED CRA     | 266-2020                 | 10/11/2021              | 061-15000-09                 | 21-018                           | 100  | 15                   |            |                    |

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|-------------------------------|------------|---|---|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| CONTINUE                      | Yes        | Porch Swing Properties, LLC                       | 1612 Elm Redevelopment                                    | LEED CRA     | 0020-2014                | 2/20/2013               | 061-15000-09                 | 14-005                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | Yes        | Lytle Park Inn, LLC                               | Cincinnati Autograph Hotel                                | CRA          | 365-2015                 | 2/24/2016               | 061-15000-09                 | 17-002                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | 512 E 12th, LLC                                   | 512 E 12th Street   | CRA          | 0250-2015                | 8/4/2015                | 061-15000-09                 | 17-000                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | Urban Legacy VIII, LLC                            | 1428, 1430, and 1438 Race St                              | CRA          | 232-2014                 | 1/28/2015               | 061-15000-09                 | 15-111                           | 100  | 10                   | 2015       | 12/31/2024         |
| CONTINUE                      | Yes        | NHC - Flat Iron, LLC                              | Flat Iron Building Renovation                             | CRA          | 278-2019                 | 2/23/2021               | 061-15000-09                 |                                  | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Maslott Properties LLC                            | 1818 & 1820 Logan Street                                  | CRA          | 235-2016                 | 7/26/2016               | 061-15000-09                 | 16-044                           | 75   | 8                    | 2019       | 12/31/2026         |
| CONTINUE                      | Yes        | EWB 2806 LLC                                      | EWB 2806 LLC  | CRA          | 390-2018                 | 1/30/2019               | 061-15000-09                 | 19-030                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | Yes        | Ale House Landlord LLC                            | Taft Ale House Brewery                                    | CRA          | 237-2014                 | 10/7/2014               | 061-15000-09                 | 14-118                           | 100  | 10                   | 2015       | 12/31/2024         |
| CONTINUE                      | Yes        | Abigail Apartments Limited Partnership            | Abigail Apartments LEED - CRA                             | LEED CRA     | 292-2012                 | 12/10/2013              | 061-15000-09                 | 12-101                           | 100  | 12                   | 2015       | 12/31/2025         |
| CONTINUE                      | Yes        | Film Center, LLC                                  | Film Center   | CRA          | 398-2016                 | 1/23/2017               | 061-15000-09                 | 18-012                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Hallmark Student Housing Cincinnati II, LLC       | University Edge Cincinnati II, LEED CRA                   | LEED CRA     | 331-2012                 | 10/11/2012              | 061-15000-09                 | 12-004                           | 100  | 15                   | 2013       | 12/31/2027         |
| CONTINUE                      | Yes        | 5th and Race, LLC                                 | Fifth and Race Retail Dev                                 | LEED CRA     | 229-2014                 | 10/7/2014               | 061-15000-09                 | 14-113                           | 100  | 15                   | 2015       | 12/31/2029         |
| CONTINUE                      | Yes        | GSRC Power, LLC                                   | Power Building CRA  | CRA - HIST   | 355-2017                 | 12/20/2017              |                              |                                  | 100  | 10                   | 2019       | 12/31/2023         |
| CONTINUE                      | Yes        | MREIC Cincinnati OH, LLC                          | Rough Brothers Expansion - Land Sale/CRA                  | CRA          | 306-2013                 | 7/24/2012               | 061-15000-09                 | 14-102                           | 85   | 10                   | 2015       | 12/31/2024         |
| CONTINUE                      | Yes        | Vision Cincinnati, LLC                            | 37 W. 7th Street - LEED CRA                               | LEED CRA     | 358-2018                 | 2/28/2019               | 061-15000-09                 | 19-060                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | Yes        | Columbia Delta Apartments, LLC                    | Columbia Delta Apartments, LLC                            | LEED CRA     | 250-2012                 | 11/21/2012              | 061-15000-09                 | 12-003                           | 100  | 15                   | 2015       | 12/31/2029         |
| CONTINUE                      | Yes        | Liberty Modern, LLC                               | JB Schmitt Garage CRA                                     | CRA          | 525-2019                 | 3/10/2020               | 061-15000-09                 | 20-026                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Black Forest Holdings IV Ltd.                     | Sims-Lohman Expansion                                     | CRA          | 305-2018                 | 3/7/2019                | 061-15000-09                 | 19-061                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | 2600 Apartments, LLC                              | 2600 Short Vine CRA                                       | LEED CRA     | 267-2020                 | 9/17/2020               | 061-15000-09                 | 20-046                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Kroger Limited Partnership I                      | Court & Walnut-Kroger Store                               | CRA          | 180-2017                 | 12/29/2017              | 061-15000-09                 | 18-019                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | Broadway Square III, LLC                          | Broadway Square Phase III                                 | LEED CRA     | 328-2015                 | 10/30/2015              | 061-15000-09                 | 16-017                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | Broadway Square II, LLC                           | Broadway Square Phase II                                  | LEED CRA     | 77-2016                  | 6/16/2016               | 061-15000-09                 | 16-045                           | 100  | 12                   | 2018       | 12/31/2030         |
| CONTINUE                      | Yes        | Fountain Place, LLC                               | Fountain Place (TIF like a CRA)                           | CRA          | 538-2019                 | 12/23/2019              | 061-15000-09                 |                                  | 100  | 10                   |            |                    |
| CONTINUE                      | Yes        | Daffin Investments Ohio, LLC                      | Youthland on Glenway Avenue                               | LEED CRA     | 176-2011                 | 8/30/2011               | 061-15000-09                 | 18-027                           | 100  | 15                   | 2012       | 12/31/2026         |
| CONTINUE                      | Yes        | 830 Main Street, LLC                              | 830 Main Street   | LEED CRA     | 285-2019                 | 11/2/2020               | 061-15000-09                 | 21-005                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Ohio Theta House Corporation of Sigma Phi Epsilon | Sigma Phi Epsilon Fraternity House Addition & Alterations | LEED CRA     | 142-2014                 | 8/4/2014                | 061-15000-09                 | 14-110                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | Elberon Senior Apartments                         | Elberon   | LEED CRA     | 72-2011                  | 4/8/2011                | 061-15000-09                 | 16-002                           | 100  | 12                   | 2013       | 12/31/2024         |
| CONTINUE                      | Yes        | Electronic Ark, LLC                               | 222 East 14th Street                                      | CRA          | 60-2011                  | 4/12/2011               | 061-15000-09                 | 16-012                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | Blair Lofts I, Ltd.                               | Blair Lofts I CRA   | LEED CRA     | 225-2021                 | 8/16/2021               | 061-15000-09                 | 21-017                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Aegis Protective Services                         | Aegis Protective Services CRA - 3033 Robertson Ave.       | CRA          | 0419-2010                | 1/11/2011               | 061-15000-09                 | 11-001                           | 100  | 12                   | 2012       | 1/31/2023          |
| CONTINUE                      | Yes        | Melrose IHNGC Limited Partnership                 | Melrose Place CRA   | LEED CRA     | 139-2021                 | 8/6/2021                | 061-15000-09                 | 21-019                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Keidel Supply Company Inc.                        | Keidel Supply Company, Inc. Relocation                    | CRA          | 170-2010                 | 6/8/2010                | 061-15000-09                 | 10-005                           | 100  | 12                   | 2012       | 12/31/2023         |
| CONTINUE                      | Yes        | Jefferson Ventures, LLC                           | Jefferson Ventures  | CRA          | 3-2011                   | 12/31/2011              | 061-15000-09                 | 11-009                           | 100  | 15                   | 2012       | 12/31/2026         |
| CONTINUE                      | Yes        | SV Apartments, LLC                                | SV Apartments (Benchmark and Euclid Square Apartments)    | LEED CRA     | 204-2011                 | 7/22/2011               | 061-15000-09                 | 16-000                           | 100  | 15                   | 2013       | 12/31/2027         |
| CONTINUE                      | Yes        | Crown Building, LLC                               | Crown Building, LLC                                       | LEED CRA     | 150-2012                 | 12/10/2013              | 061-15000-09                 | 12-102                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | OTR Predevelopment LLC                            | Color Building CRA  | CRA          | 316-2011                 | 11/10/2011              | 061-15000-09                 | 11-010                           | 100  | 12                   | 2013       | 12/31/2024         |
| CONTINUE                      | Yes        | Spring Grove Holdings, LLC                        | Mercer Supply Relocation                                  | CRA          | 4-2012                   | 2/12/2012               | 061-15000-09                 | 19-046                           | 75   | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | St. Paul Village II Limited Partnership           | Saint Paul Village II                                     | CRA          | 19-2012                  | 2/21/2012               | 061-15000-09                 | 16-022                           | 100  | 15                   | 2013       | 12/31/2024         |
| CONTINUE                      | Yes        | LPH Thrives, LLC                                  | LPH Thrives CRA   | LEED CRA     | 218-2021                 | 8/23/2021               | 061-15000-09                 | 21-012                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | 1735 Vine, LLC                                    | 1735 Vine Street CRA                                      | CRA          | 529-2019                 | 10/21/2020              | 061-15000-09                 | 21-003                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Acanthus Properties V, LLC                        | 1704 Elm Street CRA                                       | CRA          | 537-2019                 | 8/18/2020               | 061-15000-09                 | 21-002                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Textile Partners, LLC                             | Textile Building (205 W. 4th Street) CRA                  | CRA          | 275-2021                 | 7/8/2021                | 061-15000-09                 |                                  | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | CLC 300 Main Street, LLC                          | Pure Romance LEED CRA                                     | LEED CRA     | 274-2021                 | 9/15/2021               | 061-15000-09                 |                                  | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | CBD Holdings                                      | 122 E 6th Street  | LEED CRA     | 163-2011                 | 5/24/2011               | 061-15000-09                 | 11-008                           | 100  | 12                   | 2013       | 12/31/2024         |
| CONTINUE                      | Yes        | CBD Holdings                                      | 114-118 E 6th Street                                      | LEED CRA     | 162-2011                 | 5/24/2011               | 061-15000-09                 | 11-007                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | Daffin Investments Ohio, LLC                      | 28-32 W. Court St. CRA                                    | CRA          | 116-2016                 | 7/13/2016               | 061-15000-09                 | 18-003                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | Medpace Inc.                                      | 300 Medpace Way - Bldg 3                                  | LEED CRA     | 178-2011                 | 6/9/2011                | 061-15000-09                 | 11-006                           | 100  | 15                   | 2012       | 12/31/2026         |
| CONTINUE                      | Yes        | Medpace Inc.                                      | 200 Medpace Way - Bldg 2                                  | LEED CRA     | 177-2011                 | 6/9/2011                | 061-15000-09                 | 11-005                           | 100  | 15                   | 2012       | 12/31/2026         |

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|-------------------------------|------------|-------------------------------------|--|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| CONTINUE                      | Yes        | Eagle Realty Group, LLC             | Phelps Apartment Conversion to Courtyard Marriot           | CRA          | 16-2010                  | 2/2/2010                | 061-15000-09                 | 10-001                           | 100  | 12                   | 2011       | 12/31/2022         |
| CONTINUE                      | Yes        | OVS Properties, LLC                 | Links Unlimited 1 CRA                                      | LEED CRA     | 306-2010                 | 9/7/2010                | 061-15000-09                 | 10-014                           | 100  | 15                   | 2012       | 12/31/2026         |
| CONTINUE                      | Yes        | Sky Lofts LLC                       | The Edge   | LEED CRA     | 341-2010                 | 9/9/2010                | 061-15000-09                 | 10-002                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | Medpace Inc.                        | RBM Dev/ 100 Medpace Way                                   | LEED CRA     | 340-2009                 | 12/14/2009              | 061-15000-09                 | 16-014                           | 100  | 15                   | 2011       | 12/31/2025         |
| CONTINUE                      | Yes        | Seto Ventures, LLC                  | Climb Time Gym   | CRA          | 0021-2019                | 6/4/2019                | 061-15000-09                 | 19-059                           | 100  | 9                    | 2020       | 12/31/2028         |
| CONTINUE                      | Yes        | 4538 Camberwell, LLC                | Apollo Home Relocation                                     | CRA          | 112-2019                 | 6/4/2019                | 061-15000-09                 | 20-008                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | OTR Housing Group, LLC              | 1513 Republic Street - Non-LEED CRA                        | CRA          | 193-2019                 | 8/20/2019               | 061-15000-09                 | 19-050                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | Yes        | Rhinegeist                          | Rhinegeist Expansion                                       | CRA          | 355-2014                 | 1/9/2015                | 061-15000-09                 | 15-107                           | 100  | 10                   | 2016       | 12/31/2025         |
| CONTINUE                      | Yes        | Mrs. Pig, LLC                       | Mrs. Pig (109 W Elder)                                     | CRA          | 187-2019                 | 8/26/2019               | 061-15000-09                 | 19-043                           | 80   | 10                   | 2021       | 12/31/2030         |
| CONTINUE                      | Yes        | Usquare, LLC                        | CUF U-Square @ The Loop                                    | LEED CRA     | 38-2012                  | 3/19/2012               | 061-15000-09                 | 16-005                           | 100  | 15                   | 2013       | 12/31/2027         |
| CONTINUE                      | Yes        | Robel 1, LLC                        | Robel 1 LLC  | LEED CRA     | 100-2021                 | 7/12/2021               | 061-15000-09                 | 21-026                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Abington Race and Pleasant LLC      | Abington, Race, & Pleasant Apts.                           | CRA          | 320-2016                 | 11/14/2016              | 061-15000-09                 | 17-001                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Bigelow Land, LLC                   | Bigelow  | LEED CRA     | 526-2019                 | 9/25/2020               | 061-15000-09                 | 20-032                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | South Block Properties, Ltd.        | South Block Properies, LTD (3929 Spring Grove)             | CRA          | 166-2014                 | 10/7/2014               | 061-15000-09                 | 14-111                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | Graphite Oakley, LLC                | Graphite Oakley  | LEED CRA     | 364-2020                 | 12/30/2020              | 061-15000-09                 | 20-045                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | 100 E. McMicken, LLC                | 100 E. McMicken CRA  | LEED CRA     | 84-2021                  | 7/28/2021               | 061-15000-09                 | 21-025                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Carrie's Place, LLC                 | Carrie's Place - Phase II                                  | CRA          | 243-2018                 | 9/5/2018                | 061-15000-09                 | 18-034                           | 100  | 12                   | 2018       | 12/31/2031         |
| CONTINUE                      | Yes        | 1527 Madison, LLC                   | Relocation of Bloomfield/Schon & Advantage Group Engineers | CRA          | 233-2014                 | 9/15/2014               | 061-15000-09                 | 14-105                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | 1415 Republic LLC                   | 1415 Republic  | CRA          | 145-2016                 | 7/21/2017               | 061-15000-09                 | 18-002                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Neyer Holdings, Inc.                | 126-128 E. 6th Street                                      | LEED CRA     | 143-2017                 | 8/2/2017                | 061-15000-09                 | 20-015                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | 1925 Vine, LLC                      | 1925 Vine Street   | LEED CRA     | 77-2017                  | 5/25/2017               | 061-15000-09                 | 17-014                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | Price Hill Will                     | Masonic Lodge - Incline Arts & Events Center               | CRA          | 139-2019                 | 6/12/2019               | 061-15000-09                 | 20-010                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | Yes        | Nation Worldwide, LLC               | Nation Kitchen and Bar CRA application - Westwood          | CRA          | 62-2019                  | 8/6/2019                | 061-15000-09                 | 20-000                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | Yes        | Nehemiah Manufacturing Company, LLC | Nehemiah Mfg. - Metro West Commerce Park                   | CRA          | 59-2017                  | 4/11/2017               | 061-15000-09                 | 19-013                           | 90   | 15                   | 2018       | 12/31/2032         |
| CONTINUE                      | Yes        | Burke Inc.                          | Burke, Inc. - 500 W 7th Street                             | CRA          | 196-2017                 | 9/7/2017                | 061-15000-09                 | 18-014                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | On the Rhine LLC                    | Urban Stead Cheese CRA                                     | LEED CRA     | 70-2017                  | 4/26/2017               | 061-15000-09                 | 17-012                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Shihasi West 7                      | 106 W. 7th Street  | LEED CRA     | 7-2017                   | 4/19/2018               | 061-15000-09                 | 18-022                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | UA5 LLC                             | Eden University  | LEED CRA     | 389-2018                 | 2/25/2019               | 061-15000-09                 | 19-027                           | 100  | 15                   | 2021       | 12/31/2035         |
| CONTINUE                      | Yes        | OTR A.D.O.P.T.                      | 1702 Central Parkway                                       | CRA          | 0332-2015                | 10/14/2015              | 061-15000-09                 | 16-011                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | BAM Realty Group, LLC               | 8 East 4th Street  | CRA          | 363-2016                 | 12/13/2016              | 061-15000-09                 | 18-000                           | 75   | 8                    | 2018       | 12/31/2025         |
| CONTINUE                      | Yes        | Central Y Senior Apartments, LLC    | Parkway Place Apartments                                   | CRA          | 133-2015                 | 6/12/2015               | 061-15000-09                 | 15-119                           | 100  | 8                    | 2016       | 12/31/2023         |
| CONTINUE                      | Yes        | Urban Sites                         | 9487 Dry Fork Rd, LLC                                      | LEED CRA     | 283-2010                 | 6/14/2011               | 061-15000-09                 | 11-013                           | 100  | 12                   | 2012       | 12/31/2023         |
| CONTINUE                      | Yes        | 119 E. McMicken, LLC                | 119 E. McMicken  | CRA          | 59-2021                  | 2/24/2021               | 061-15000-09                 | 21-023                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Kenkel Family Investment I, LLC     | Tri-State Wholesale CRA                                    | CRA          | 0307-2018                | 5/10/2019               | 061-15000-09                 | 19-019                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | 1207 Elm, LLC                       | 1207 Elm   | LEED CRA     | 0036-2017                | 4/5/2017                | 061-15000-09                 | 17-015                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | 64 E. McMicken, LLC                 | 64 E. McMicken CRA   | CRA          | 102-2021                 | 7/26/2021               | 061-15000-09                 | 21-022                           | 100  | 15                   |            | 3/21/2022          |
| CONTINUE                      | Yes        | 116 E. McMicken, LLC                | 116 E. McMicken CRA  | CRA          | 104-2021                 | 7/29/2021               | 061-15000-09                 | 21-029                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Links Unlimited                     | Links Unlimited Relo/Expansion                             | CRA          | 199-2019                 | 8/10/2019               | 061-15000-09                 | 19-041                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | Yes        | Alston Park Limited Partnership     | Alston Park LEED CRA                                       | LEED CRA     | 0330-2012                | 11/1/2012               | 061-15000-09                 | 15-124                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | MKRB1, LLC                          | MKRB1 LLC CRA  | CRA          | 140-2021                 | 5/27/2021               | 061-15000-09                 | 21-027                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | 1410 Vine, LLC                      | Boss Cox Renovation  | LEED CRA     | 220-2021                 | 6/17/2021               | 061-15000-09                 |                                  | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Transept Property, LLC              | 1205 Elm St  | CRA          | 310-2014                 | 10/31/2014              | 061-15000-09                 | 19-017                           | 100  | 10                   | 2016       | 12/31/2025         |
| CONTINUE                      | Yes        | CinFed Federal Credit Union         | CinFed Credit Union - Office Building                      | LEED CRA     | 54-2016                  | 4/14/2016               | 061-15000-09                 | 16-029                           | 100  | 15                   | 2017       | 12/31/2031         |
| CONTINUE                      | Yes        | Kroger Company                      | Oakley Kroger LEED-CRA                                     | LEED CRA     | 176-2014                 | 8/4/2014                | 061-15000-09                 | 14-103                           | 100  | 15                   | 2016       | 12/30/2030         |
| CONTINUE                      | Yes        | 1201 Walnut, LLC                    | 1201 Walnut  | CRA          | 215-2014                 | 9/15/2014               | 061-15000-09                 | 15-105                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | 421 Hoge Street, LLC                | 421 Hoge Street  | LEED CRA     | 264-2019                 | 7/24/2020               | 061-15000-09                 | 20-027                           | 100  | 11                   |            |                    |
| CONTINUE                      | Yes        | Gantry Apartments, LLC              | 1518 Knowlton Street (Gantry Phase Two)                    | LEED CRA     | 0096-2014                | 6/9/2014                | 061-15000-09                 | 14-104                           | 100  | 15                   | 2014       | 12/31/2028         |
| CONTINUE                      | Yes        | Race and Vine Offices, LLC          | Race and Vine Offices                                      | CRA          | 200-2018                 | 7/31/2018               | 061-15000-09                 | 19-062                           | 100  | 10                   | 2020       | 12/31/2030         |

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|-------------------------------|------------|--|---|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| CONTINUE                      | Yes        | 6558 Gracely, LLC                            | Gracely Event Centre CRA                                | CRA          | 429-2019                 | 1/23/2020               | 061-15000-09                 | 21-004                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Radcliffe Holdings, LLC                      | Q-Labs - 1950 Radcliff Drive                            | CRA          | 151-2016                 | 8/15/2016               | 061-15000-09                 | 17-004                           | 100  | 15                   | 2018       | 12/31/2032         |
| CONTINUE                      | Yes        | Schiel                                       | Schiel, LLC LEED CRA                                    | LEED CRA     | 182-2012                 | 6/4/2012                | 061-15000-09                 | 12-002                           | 100  | 15                   | 2014       | 12/31/2028         |
| CONTINUE                      | Yes        | 57 East, LLC                                 | 57 East   | CRA          | 384-2018                 | 1/18/2019               | 061-15000-09                 | 19-011                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | OTR Housing Group, LLC                       | 1531 Elm, 1533 Elm, 1533 Pleasant                       | CRA          | 321-2017                 | 12/21/2017              | 061-15000-09                 | 19-028                           | 100  | 8                    | 2019       | 12/31/2026         |
| CONTINUE                      | Yes        | K-S Realty Holdings LLC                      | West Side Brewing Commercial CRA                        | CRA          | 0366-2016                | 1/27/2017               | 061-15000-09                 | 17-017                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Oakley Hotel Enterprises LTD                 | Oakley Station - Homewood Suites Hotel                  | LEED CRA     | 61-2016                  | 5/3/2016                | 061-15000-09                 | 16-021                           | 75   | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | TINC, LLC                                    | CRA - 1209 Jackson Street                               | CRA          | 0303-2013                | 11/12/2013              | 061-15000-09                 | 13-008                           | 100  | 8                    | 2021       | 12/31/2028         |
| CONTINUE                      | Yes        | TMG Investment Group                         | Broadway Square, Phase I                                | LEED CRA     | 0319-2013                | 11/1/2013               | 061-15000-09                 | 13-007                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | OTR Holdings, Inc.                           | 1221-1233 Main CRA                                      | LEED CRA     | 541-2019                 | 3/10/2020               | 061-15000-09                 | 20-028                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Kirby Lofts, LLC                             | Kirby Lofts   | CRA          | 141-2014                 | 9/12/2014               | 061-15000-09                 | 14-108                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | Losantiville Buildings, LLC                  | CRA - 3257 Gilbert Ave.                                 | LEED CRA     | 0252-2013                | 8/27/2013               | 061-15000-09                 | 13-012                           | 100  | 15                   | 2015       | 12/31/2029         |
| CONTINUE                      | Yes        | Losantiville Evanston, LLC                   | Losantiville-Evanston Affordable Rental                 | LEED CRA     | 0138-2013                | 1/24/2014               | 061-15000-09                 | 14-007                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | Woodburn Pointe, LLC                         | Woodburn Pointe   | LEED CRA     | 71-2011                  | 4/8/2011                | 061-15000-09                 | 16-001                           | 100  | 12                   | 2012       | 12/31/2023         |
| CONTINUE                      | Yes        | Losantiville Evanston, LLC                   | Losantiville-Evanston Affordable Rental                 | LEED CRA     | 0138-2013                | 4/29/2014               | 061-15000-09                 | 14-008                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | 233 Gilman, LLC                              | CRA - 233 Gilman Ave                                    | LEED CRA     | 136-2013                 | 7/1/2013                | 061-15000-09                 | 13-003                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | ACG Merchants, LLC                           | 32 W 6th St - Newberry Lofts                            | LEED CRA     | 348-2014                 | 12/17/2014              | 061-15000-09                 | 15-118                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | BAM Realty Group, LLC                        | 3094 Madison LEED-CRA                                   | LEED CRA     | 233-2016                 | 7/8/2016                | 061-15000-09                 | 16-052                           | 75   | 15                   | 2018       | 12/31/2032         |
| CONTINUE                      | Yes        | Pendleton Development I, LLC                 | 526 E 12th CRA  | CRA          | 242-2019                 | 8/27/2019               | 061-15000-09                 | 20-021                           | 100  | 15                   | 2021       | 12/31/2035         |
| CONTINUE                      | Yes        | Hagen Properties, LLC                        | 1833 Vine Street  | CRA          | 338-2015                 | 2/16/2015               | 061-15000-09                 | 16-010                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | Beasley Place LLC                            | Beasley Place - RRP                                     | CRA          | 0249-2013                | 10/22/2013              | 061-15000-09                 | 13-011                           | 100  | 8                    | 2015       | 12/31/2022         |
| CONTINUE                      | Yes        | Court & Walnut, LLC                          | Court & Walnut-Residential and Parking Garage           | CRA          | 179-2017                 | 1/2/2018                | 061-15000-09                 | 18-016                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | Gamma Xi 21, Inc.                            | Delta Tau Delta Fraternity House LEED-CRA Tax Exemption | LEED CRA     | 129-2010                 | 5/14/2010               | 061-15000-09                 | 10-008                           | 100  | 15                   | 2011       | 12/31/2025         |
| CONTINUE                      | Yes        | Oakley Child Care III, LLC                   | Oakley Child Care III, LLC                              | CRA          | 140-2018                 | 7/9/2018                | 061-15000-09                 | 18-029                           | 100  | 9                    | 2019       | 12/31/2027         |
| CONTINUE                      | Yes        | Ranger Community Group, LLC                  | 1035 Dayton   | CRA          | 146-2018                 | 7/10/2018               | 061-15000-09                 | 20-043                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | Yes        | Madison and Stewart, LLC                     | Madison and Stewart CRA                                 | CRA          | 530-2019                 | 2/12/2020               | 061-15000-09                 | 20-040                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | SREE Hotels                                  | Enquirer Building Redevelopment                         | LEED CRA     | 295-2012                 | 9/19/2012               | 061-15000-09                 | 14-001                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | Urban Legacy VIII, LLC                       | 15 W. 14th St   | CRA          | 250-2014                 | 8/17/2016               | 061-15000-09                 | 16-039                           | 100  | 10                   | 2015       | 12/31/2024         |
| CONTINUE                      | Yes        | Paramount Square, LLC                        | Paramount Square  | LEED CRA     | 299-2017                 | 1/30/2018               | 061-15000-09                 | 20-029                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | 1826 Race, LLC                               | 1826 Race Redevelopment                                 | LEED CRA     | 329-2015                 | 2/10/2010               | 061-15000-09                 | 16-028                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Condominium Holdings, LLC                    | Race Street Commercial Condos                           | CRA          | 87-2016                  | 4/27/2016               | 061-15000-09                 | 16-046                           | 100  | 15                   | 2018       | 12/31/2032         |
| CONTINUE                      | Yes        | Andante Housing, LLC                         | 51 E Clifton Ave  | LEED CRA     | 401-2015                 | 1/27/2016               | 061-15000-09                 | 16-008                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Oakley FC II, LLC                            | The Boulevard at Oakley Station Phase II                | LEED CRA     | 37-2016                  | 4/15/2016               | 061-15000-09                 | 16-032                           | 100  | 15                   | 2017       | 12/31/2031         |
| CONTINUE                      | Yes        | Broadway Development 2001 LTD                | Seventh & Broadway Tower                                | LEED CRA     | 293-2013                 | 12/24/2013              | 061-15000-09                 | 14-101                           | 100  | 15                   | 2015       | 12/31/2029         |
| CONTINUE                      | Yes        | Cincinnati Development I, LLC                | 580 Walnut Street/ @580 2nd Amendment                   | CRA          | 224-2014                 | 9/30/2013               | 061-15000-09                 | 17-013                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | Cincinnati Scholar House LP                  | Cincinnati Scholar House                                | LEED CRA     | 93-2018                  | 8/6/2018                | 061-15000-09                 | 18-032                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | Yes        | VP4, LLC                                     | VP4, LLC  | LEED CRA     | 35-2015                  | 3/20/2015               | 061-15000-09                 | 15-114                           | 100  | 15                   | 2016       | 12/31/2030         |
| CONTINUE                      | Yes        | Riverbanks Phase II-A Owner, LLC             | The Banks Phase II - Residential                        | CRA          | 230-2013                 | 2/20/2014               | 061-15000-09                 | 14-004                           | 100  | 15                   | 2016       | 12/31/2030         |
| CONTINUE                      | Yes        | Eighth and Sycamore LLC and NAP Sycamore LLC | 8th and Sycamore  | CRA          | 221-2015                 | 10/5/2015               | 061-15000-09                 | 16-019                           | 100  | 15                   | 2017       | 12/31/2031         |
| CONTINUE                      | Yes        | Market Square I, LLC                         | Market Square I   | LEED CRA     | 329-2015                 | 2/10/2010               | 061-15000-09                 | 16-027                           | 100  | 12                   | 2017       | 12/31/2031         |
| CONTINUE                      | Yes        | Borgman Properties, LLC                      | Borgman Properties CRA                                  | CRA          | 119-2016                 | 5/11/2016               | 061-15000-09                 | 16-036                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | 3117 Southside Realty LLC                    | Southside Realty-Industrial                             | LEED CRA     | 101-2015                 | 5/19/2015               | 061-15000-09                 | 16-051                           | 90   | 15                   | 2016       | 12/31/2030         |
| CONTINUE                      | Yes        | Bleh Property Holdings, LLC                  | Avril Bleh Meat Market                                  | CRA          | 309-2021                 | 11/1/2021               | 061-15000-09                 |                                  | 100  | 10                   |            |                    |
| CONTINUE                      | Yes        | Cintrifuse Innovation Hub, LLC               | Cintrifuse  | LEED CRA     | 225-2013                 | 8/8/2014                | 061-15000-09                 | 13-101                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | 793 E McMillan, LLC                          | Comfort Station   | CRA          | 99-2018                  | 7/9/2018                | 061-15000-09                 | 18-033                           | 100  | 15                   | 2020       | 12/31/2034         |
| CONTINUE                      | Yes        | Deeper Roots Holdings                        | Deeper Roots CRA  | CRA          | 132-2017                 | 6/23/2017               | 061-15000-09                 | 17-019                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Bartlett Building LTD                        | Bartlett - Renaissance Hotel                            | LEED CRA     | 130-2013                 | 7/25/2013               | 061-15000-09                 | 14-100                           | 100  | 12                   | 2014       | 3/1/2025           |
| CONTINUE                      | Yes        | ACG Federal Reserve, LLC                     | The Reserve   | LEED CRA     | 427-2010                 | 3/30/2011               | 061-15000-09                 | 11-003                           | 100  | 12                   | 2012       | 12/31/2023         |

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|-------------------------------|------------|--|--|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| CONTINUE                      | Yes        | Cincinnati Bulk Terminals              | CBT Intermodal   | CRA          | 517-2019                 | 8/27/2020               | 061-15000-09                 | 20-031                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | McMillan Apartments, LLC               | McMillan Apartments, LLC                               | LEED CRA     | 254-2014                 | 12/17/2014              | 061-15000-09                 | 15-123                           | 100  | 15                   | 2016       | 12/31/2030         |
| CONTINUE                      | Yes        | Towne Properties                       | Holy Cross Chapel Conversion                           | LEED CRA     | 224-2015                 | 6/24/2005               | 061-15000-09                 | 16-009                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Trevarren Flats I LLC                  | Trevarren Flats  | LEED CRA     | 352-2014                 | 1/22/2015               | 061-15000-09                 | 17-008                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | Hale-Justis Lofts, LP                  | Hale-Justis Lofts, LP                                  | CRA - HIST   | 161-2013                 | 6/12/2013               | 061-15000-09                 | 18-028                           | 100  | 22                   | 2001       | 12/31/2022         |
| CONTINUE                      | Yes        | Mercer Commons OTR, LLC                | Mercer Commons OTR, LLC                                | CRA          | 181-2012                 | 5/31/2012               | 061-15000-09                 | 15-103                           | 100  | 12                   | 2013       | 12/31/2024         |
| CONTINUE                      | Yes        | HCII-237 William Howard Taft Road, LLC | Taft Offices, LLC - LEED-CRA                           | LEED CRA     | 0007-2012                | 1/12/2012               | 061-15000-09                 | 12-001                           | 100  | 12                   | 2013       | 12/31/2024         |
| CONTINUE                      | Yes        | 1540 Elm LLC                           | 1540 Elm CRA   | CRA          | 042-2019                 | 2/19/2019               | 061-15000-09                 | 19-016                           | 100  | 8                    | 2020       | 12/31/2027         |
| CONTINUE                      | Yes        | 8K Development Company, LLC            | 1714 Vine CRA  | CRA          | 394-2019                 | 10/31/2019              | 061-15000-09                 | 20-007                           | 100  | 12                   | 2021       | 12/31/2032         |
| CONTINUE                      | Yes        | Urban Legacy VIII, LLC                 | 1501 Vine Street                                       | CRA          | 0024-2018                | 3/20/2018               | 061-15000-09                 | 18-018                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | South Block Properties, Ltd.           | 3930 Spring Grove                                      | CRA          | 175-2014                 | 6/25/2014               | 061-15000-09                 | 15-113                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | KAAPS 7364, LLC                        | Roselawn Center Renovation                             | CRA          | 0399-2016                | 1/23/2017               | 061-15000-09                 | 17-009                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | Stratford Court II, LLC                | Stratford Apartments II                                | LEED CRA     | 194-2017                 | 9/19/2017               | 061-15000-09                 | 18-010                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | Wellington APT LLC                     | 111 Wellington Place                                   | LEED CRA     | 232-2016                 | 8/1/2016                | 061-15000-09                 | 16-042                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | The Community Builders                 | Avondale Town Center - LIHTC Project-Additional Units  | LEED CRA     | 224-2017                 | 10/27/2017              | 061-15000-09                 | 19-010                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | FC16, LLC                              | McMillan Firehouse Row - Phase I                       | CRA          | 292-2013                 | 11/5/2013               | 061-15000-09                 | 13-009                           | 100  | 8                    | 2015       | 12/31/2022         |
| CONTINUE                      | Yes        | Oakley Housing Partners, LLC           | CRA Commercial Tax Abatement - Oakley Housing Partners | LEED CRA     | 0132-2014                | 7/3/2014                | 061-15000-09                 | 16-004                           | 100  | 15                   | 2016       | 12/31/2030         |
| CONTINUE                      | Yes        | To Life, Ltd.                          | Project Red Phase B and C                              | CRA          | 120-2018                 | 6/26/2018               | 061-15000-09                 | 21-000                           | 100  | 15                   | 2019       | 12/31/2034         |
| CONTINUE                      | Yes        | Santana Properties, LLC                | 611 Main - Mazunte 2                                   | CRA          | 139-2018                 | 8/2/2018                | 061-15000-09                 | 18-031                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | Black Iron Capital LLC                 | Schwartz Building Renovation - 906 Main St             | LEED CRA     | 256-2013                 | 11/4/2013               | 061-15000-09                 | 13-010                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | GBG Strategies, LLC                    | 12th & Main Area Office Development                    | CRA          | 39-2016                  | 3/2/2016                | 061-15000-09                 | 16-025                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | River City Glass, Inc.                 | McAndrews Glass  | CRA          | 24-2018                  | 3/7/2018                | 061-15000-09                 | 18-020                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Avila Magna Group, LLC                 | 1509 Republic Street                                   | CRA          | 0093-2015                | 5/21/2015               | 061-15000-09                 | 15-125                           | 100  | 8                    | 2016       | 12/31/2023         |
| CONTINUE                      | Yes        | 60 East, LLC                           | 60 East McMicken CRA                                   | CRA          | 222-2021                 | 6/16/2021               | 061-15000-09                 | 21-016                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Curtis Street Investments, LLC         | Curtis Street Redevelopment                            | CRA          | 267-2021                 | 6/29/2021               | 061-15000-09                 | 21-009                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Pendleton Housing Partners, LP         | Pendleton III Apartments CRA                           | CRA          | 188-2021                 | 8/20/2021               | 061-15000-09                 | 21-007                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Wulfek Family Partnership, LLC         | Jet Machine Expansion                                  | CRA          | 142-2016                 | 9/9/2016                | 061-15000-09                 | 16-050                           | 75   | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | OTR Holdings, Inc.                     | 131 W 15th Street                                      | CRA          | 367-2016                 | 12/22/2016              | 061-15000-09                 | 17-007                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Elm Street Ventures, LLC               | Elm Street Ventures, LLC                               | LEED CRA     | 109-2014                 | 10/7/2014               | 061-15000-09                 | 14-106                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | Roehr Insurance Agency                 | Butterbean Properties - Roehr Insurance Relocation     | CRA          | 83-2016                  | 5/5/2016                | 061-15000-09                 | 16-020                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | Artichoke Properties, LLC              | Redevelopment of 1824 Elm Street                       | LEED CRA     | 79-2015                  | 5/6/2015                | 061-15000-09                 | 15-112                           | 100  | 12                   | 2016       | 12/31/2027         |
| CONTINUE                      | Yes        | Shining Lotus Rentals LLC              | 1527 Elm   | LEED CRA     | 59-2016                  | 4/15/2016               | 061-15000-09                 | 17-011                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | Keidel Supply Company Inc.             | Keidel Supply Company, Inc. Relocation                 | CRA          | 431-2019                 | 12/4/2019               | 061-15000-09                 | 20-011                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | OTR Holdings, Inc.                     | 1233 Walnut  | CRA          | 0402-2016                | 2/1/2017                | 061-15000-09                 | 19-058                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | CH Keymark LLC                         | The Furniture Store                                    | CRA          | 134-2021                 | 5/6/2021                | 061-15000-09                 |                                  | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | 17E-Fifteen LLC                        | 17 E Fifteen St  | CRA          | 111-2021                 | 4/26/2021               | 061-15000-09                 | 21-013                           | 100  | 8                    |            |                    |
| CONTINUE                      | Yes        | Lyjaad LLC                             | Clifton Market - CRA Tax Abatement                     | CRA          | 380-2015                 | 2/22/2016               | 061-15000-09                 | 16-023                           | 100  | 12                   | 2017       | 12/31/2028         |
| CONTINUE                      | Yes        | Court and Vine Holdings, LLC           | 915 Vine Street CRA                                    | CRA          | 292-2020                 | 6/10/2021               | 061-15000-09                 |                                  | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | 3MG Properties LTD                     | 1607 Main  | CRA          | 234-2016                 | 8/1/2016                | 061-15000-09                 | 16-047                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | Wooster Development, Ltd.              | Prus Construction Expansion                            | CRA          | 31-2019                  | 3/18/2019               | 061-15000-09                 | 19-024                           | 100  | 12                   | 2020       | 12/31/2031         |
| CONTINUE                      | Yes        | VP3 LLC                                | VP3 New Multifamily LEED CRA                           | LEED CRA     | 346-2013                 | 12/17/2013              | 061-15000-09                 | 13-013                           | 100  | 15                   | 2015       | 12/31/2029         |
| CONTINUE                      | Yes        | Campus Management LTD                  | Park Avenue Square                                     | LEED CRA     | 487-2019                 | 4/20/2020               | 061-15000-09                 | 20-018                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Motz Properties LLC                    | 3229 Riverside Dr - CRA                                | CRA          | 13-2016                  | 11/1/2017               | 061-15000-09                 | 19-014                           | 100  | 12                   | 2018       | 12/31/2029         |
| CONTINUE                      | Yes        | 2718 Observatory Partners LLC          | 2718 Observatory Avenue CRA                            | CRA          | 277-2007                 | 7/12/2007               | 061-00865-06                 | 07-001                           | 100  | 15                   | 2009       | 12/31/2023         |
| CONTINUE                      | Yes        | Machine Flats, LLC                     | 3301 Colerain - Middle Earth                           | CRA - HIST   | 109-2005                 | 4/18/2005               | 061-15000-06                 | 05-001                           | 100  | 8                    | 2015       | 12/31/2023         |
| CONTINUE                      | Yes        | 65 West LLC                            | 65 West-LEED CRA                                       | LEED CRA     | 200-2010                 | 7/20/2010               | 061-15000-09                 | 10-010                           | 100  | 15                   | 2012       | 12/31/2026         |
| CONTINUE                      | Yes        | 4138 Hamilton Avenue, LLC              | Caracole Relocation (CRA)                              | CRA          | 63-2012                  | 5/10/2012               | 061-15000-09                 | 12-100                           | 100  | 12                   | 2014       | 12/31/2025         |
| CONTINUE                      | Yes        | Willkommen Holding, LLC                | Willkommen REHAB                                       | CRA          | 522-2019                 | 7/2/2020                | 061-15000-09                 | 20-025                           | 100  | 15                   |            |                    |

**2022 TIRC Report - CRA Agreements  
GENERAL INFO**

| Current Year TIRC Disposition | Compliant? | Organization Legal Name                      | Project: Project Name                                  | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement Number | ODSA Individual Agreement Number | Rate | Abatement Term (yrs) | Start Year | Reporting End Date |
|-------------------------------|------------|--|--|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| CONTINUE                      | Yes        | Towne Properties                             | DeSales Apartments II CRA                              | LEED CRA     | 373-2008                 | 11/1/2008               | 061-15000-09                 | 08-004                           | 100  | 15                   | 2010       | 12/31/2024         |
| CONTINUE                      | Yes        | 5011 Kenwood, LLC                            | Camargo Capital Renovation                             | LEED CRA     | 296-2011                 | 11/8/2011               | 061-15000-09                 | 11-012                           | 100  | 12                   | 2013       | 3/1/2024           |
| CONTINUE                      | Yes        | Forest Square Apartments Limited Partnership | Forest Square Senior Apartments LEED-CRA               | LEED CRA     | 371-2009                 | 1/29/2010               | 061-15000-09                 | 10-009                           | 100  | 15                   | 2011       | 12/31/2025         |
| CONTINUE                      | Yes        | Masi Realty LLC                              | Malton Art Gallery CRA                                 | CRA          | 341-2008                 | 10/27/2008              | 061-15000-09                 | 09-002                           | 100  | 15                   | 2010       | 12/31/2024         |
| CONTINUE                      | Yes        | North Rhine Heights Limited Partnership      | North Rhine Heights LEED-CRA                           | LEED CRA     | 293-2011                 | 10/11/2011              | 061-15000-09                 | 11-011                           | 100  | 12                   | 2012       | 12/31/2023         |
| CONTINUE                      | Yes        | F&C Development, Inc.                        | Oakley Station Apartments (LEED-CRA)                   | LEED CRA     | 103-2012                 | 11/7/2012               | 061-15000-09                 | 16-026                           | 100  | 15                   | 2014       | 12/31/2028         |
| CONTINUE                      | Yes        | RD America Inc.                              | Restaurant Depot CRA                                   | CRA          | 40-2007                  | 3/23/2007               | 061-15000-06                 | 07-001                           | 100  | 15                   | 2008       | 12/31/2022         |
| CONTINUE                      | Yes        | KMS Realty, LTD                              | Skyline Chili CRA (Walnut Hills)                       | CRA          | 426-2007                 | 1/29/2008               | 061-15000-09                 | 08-001                           | 100  | 15                   | 2008       | 12/31/2022         |
| CONTINUE                      | Yes        | Stratford Companies                          | Stratford Companies/ Senior Star - Assisted Living CRA | CRA          | 158-2007                 | 10/26/2007              | 061-15000-09                 | 07-001                           | 100  | 15                   | 2010       | 12/31/2025         |
| CONTINUE                      | Yes        | Hallmark Student Housing Cincinnati, LLC     | University Edge Cincinnati I LEED-CRA                  | LEED CRA     | 203-2011                 | 6/15/2011               | 061-15000-09                 | 16-003                           | 100  | 15                   | 2013       | 12/31/2027         |
| CONTINUE                      | Yes        | Wooster Park Office Condominium Association  | Wooster Park office condos CRA                         | CRA          | 255-2006                 | 10/4/2006               | 061-15000-06                 | 06-001                           | 100  | 15                   | 2008       | 12/31/2022         |
| CONTINUE                      | Yes        | Willkommen Holding, LLC                      | Willkommen NEW   | LEED CRA     | 523-2018                 | 6/29/2020               | 061-15000-09                 | 20-024                           | 100  | 15                   |            |                    |
| CONTINUE                      | Yes        | Oakley Yards Land, LLC                       | Oakley Yard Senior Living Development                  | CRA          | 192-2021                 | 11/29/2021              | 061-15000-09                 |                                  | 45   | 15                   |            |                    |
| CONTINUE                      | Yes        | Oakley Yards Land, LLC                       | Oakley Yard Multi-family Development                   | CRA          | 191-2021                 | 11/29/2021              | 061-15000-09                 |                                  | 90   | 15                   |            |                    |
| CONTINUE                      | Yes        | Court and Vine Holdings, LLC                 | 31 E Court CRA   | CRA          | 294-2020                 | 6/4/2021                | 061-15000-09                 |                                  | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Court and Vine Holdings, LLC                 | 7-11 E Court Street CRA                                | CRA          | 291-2020                 | 6/4/2021                | 061-15000-09                 |                                  | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | Uptown 5, LLC                                | 341 & 343 Calhoun                                      | CRA          | 295-2017                 | 6/11/2018               | 061-15000-09                 | 19-056                           | 100  | 10                   | 2019       | 12/31/2028         |
| CONTINUE                      | Yes        | 509 E12 ST, LLC                              | 509 E12 ST CRA   | CRA          | 467-2019                 | 12/31/2019              | 061-15000-09                 | 20-017                           | 100  | 12                   |            |                    |
| CONTINUE                      | Yes        | SS Mamnoh, LLC                               | Madisonville Smart Storage                             | LEED CRA     | 0272-2017                | 12/7/2020               | 061-15000-09                 | 20-035                           | 100  | 15                   | 2019       | 12/31/2033         |
| CONTINUE                      | Yes        | Avondale Housing LP                          | Avondale Revitalization Phase 1B                       | CRA          | 304-2014                 | 11/13/2014              | 061-15000-09                 | 14-109                           | 100  | 8                    | 2017       | 12/31/2024         |
| CONTINUE                      | Yes        | Jobs Cafe, LLC                               | Market Square II                                       | LEED CRA     | 0114-2017                | 7/7/2017                | 061-15000-09                 | 18-001                           | 100  | 12                   | 2019       | 12/31/2030         |
| CONTINUE                      | Yes        | Marlowe Court Limited Partnership            | Marlowe Court  | LEED CRA     | 117-2016                 | 6/9/2016                | 061-15000-09                 | 16-038                           | 100  | 15                   | 2018       | 12/31/2032         |
| CONTINUE                      | Yes        | Eurostampa North America; Inc.               | Eurostampa Expansion                                   | CRA          | 0349-2013                | 12/23/2013              | 061-15000-09                 | 14-003                           | 100  | 12                   | 2015       | 12/31/2026         |
| CONTINUE                      | Yes        | Morgan Apartments LLC                        | Morgan Apartments                                      | CRA          | 293-2017                 | 10/20/2017              | 061-15000-09                 | 18-030                           | 100  | 12                   | 2019       | 12/31/2031         |
| CONTINUE                      | Yes        | Avondale Housing II, LP                      | Avondale Revitalization Phase 1A                       | CRA          | 305-2014                 | 11/13/2014              | 061-15000-09                 | 14-107                           | 100  | 8                    | 2016       | 12/31/2023         |
| MODIFY                        | No         | Seitz, LLC                                   | 303 Seitz St   | CRA          | 322-2019                 | 8/15/2019               | 061-15000-09                 | 19-054                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Supreme Bright Cincinnati                    | First National Bank                                    | LEED CRA     | 23-2019                  | 3/1/2019                | 061-15000-09                 | 19-039                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | Ingalls Hotel, LLC                           | Ingalls Building                                       | LEED CRA     | 286-2018                 | 11/2/2018               | 061-15000-09                 | 19-051                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | Kauffman Vine LLC                            | 1725 Vine Street                                       | LEED CRA     | 0202-2017                | 11/16/2017              | 061-15000-09                 | 19-049                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Northcrown Property, LLC                     | 1614 Walnut Street LEED CRA                            | LEED CRA     | 456-2019                 | 3/17/2020               | 061-15000-09                 | 20-041                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | 2347 Reading Road, LLC                       | 2347 Reading Road, LLC                                 | CRA          | 352-2018                 | 11/16/2018              | 061-15000-09                 | 19-001                           | 100  | 15                   | 2020       | 12/31/2034         |
| MODIFY                        | No         | 2330 VP Apartments, LLC                      | Eden Enclaves  | LEED CRA     | 330-2020                 | 11/10/2020              | 061-15000-09                 |                                  | 100  | 15                   |            |                    |
| MODIFY                        | No         | The Fortus Group                             | W Liberty & Elm  | CRA          | 86-2017                  | 3/12/2018               | 061-15000-09                 | 18-026                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Condominium Holdings, LLC                    | 1505 Race  | CRA          | 0113-2017                | 7/21/2017               | 061-15000-09                 | 19-045                           | 100  | 10                   |            |                    |
| MODIFY                        | No         | Condominium Holdings, LLC                    | 116 W 15th Street                                      | CRA          | 0112-2017                | 7/21/2017               | 061-15000-09                 | 19-044                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Neyer Holdings, Inc.                         | 130-132 E. 6th Street                                  | LEED CRA     | 146-2017                 | 8/2/2017                | 061-15000-09                 | 20-015                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | 1733 Elm St, LLC                             | 1733 Elm Street  | CRA          | 196-2019                 | 7/12/2019               | 061-15000-09                 | 19-035                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Custom Pro Logistics                         | Custom Pro Logistics - JCTC & CRA                      | CRA          | 0047-2017                | 4/12/2018               | 061-15000-09                 | 18-021                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Northcrown 56 McMicken, LLC                  | 56 E. McMicken CRA                                     | CRA          | 105-2021                 | 7/26/2021               | 061-15000-09                 | 21-024                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | E.M.A. Freeman, LLC                          | Freeman Apartments                                     | LEED CRA     | 524-2019                 | 1/14/2020               | 061-15000-09                 | 20-037                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Azeotropic Partners, LLC                     | 1301 Walnut St_ Commercial                             | CRA          | 364-2017                 | 2/28/2018               | 061-15000-09                 | 18-023                           | 100  | 15                   | 2020       | 12/31/2034         |
| MODIFY                        | No         | 1725 Elm Street, LLC                         | 1725 Elm CRA   | CRA          | 468-2019                 | 1/10/2020               | 061-15000-09                 | 20-039                           | 100  | 12                   |            |                    |
| MODIFY                        | No         | Perseverance Commercial, LLC                 | Perseverance Commercial CRA                            | LEED CRA     | 439-2019                 | 2/10/2020               | 061-15000-09                 | 20-022                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | Court Street Condos, LLC                     | Court Street Commons                                   | LEED CRA     | 346-2018                 | 11/30/2018              | 061-15000-09                 | 19-040                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | Cincy Downtown Lodging Associates, LLC       | 299 E. Sixth Street                                    | LEED CRA     | 359-2018                 | 2/26/2019               | 061-15000-09                 | 19-036                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | Building #1, LLC                             | 100 E. Clifton, 101 & 105 Peete Renovation             | LEED CRA     | 360-2018                 | 12/17/2018              | 061-15000-09                 | 19-064                           | 100  | 12                   | 2020       | 12/31/2031         |
| MODIFY                        | No         | Traction Partners, LLC                       | Traction Company Building                              | LEED CRA     | 459-2019                 | 7/28/2020               | 061-15000-09                 | 20-023                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | 233 Gilman, LLC                              | 225 Gilman   | LEED CRA     | 253-2017                 | 10/20/2017              | 061-15000-09                 | 18-009                           | 100  | 12                   |            |                    |

2022 TIRC Report - CRA Agreements  
GENERAL INFO

| Current Year TIRC Disposition | Compliant? | Organization Legal Name          | Project: Project Name   | Program Type | Council Ordinance Number | Contract Signature Date | ODSA Master Agreement Number | ODSA Individual Agreement Number | Rate | Abatement Term (yrs) | Start Year | Reporting End Date |
|-------------------------------|------------|----------------------------------|---|--------------|--------------------------|-------------------------|------------------------------|----------------------------------|------|----------------------|------------|--------------------|
| MODIFY                        | No         | OTR Market Properties, LLC       | 1635 Race   | CRA          | 317-2018                 | 11/9/2018               | 061-15000-09                 | 19-002                           | 95   | 9                    |            |                    |
| MODIFY                        | No         | 12 E Court Street, LLC           | 12 E. Court CRA   | LEED CRA     | 396-2019                 | 11/10/2019              | 061-15000-09                 | 20-002                           | 100  | 15                   |            |                    |
| MODIFY                        | No         | 423 East 13th Street, LLC        | 423 E. 13th Street  | CRA          | 99-2019                  | 4/25/2019               | 061-15000-09                 | 19-022                           | 100  | 10                   |            | 12/31/2030         |
| MODIFY                        | No         | 100 Findlay, LLC                 | 100 Findlay   | CRA          | 348-2015                 | 2/16/2015               | 061-15000-09                 | 20-033                           | 100  | 8                    |            |                    |
| MODIFY                        | No         | 1629 Citadel LLC                 | 2346 Boone CRA  | CRA          | 59-2019                  | 3/1/2019                | 061-15000-09                 | 19-025                           | 100  | 8                    |            |                    |
| MODIFY                        | No         | 222 Mohawk LLC                   | 222-226 Mohawk CRA  | CRA          | 463-2019                 | 12/31/2019              | 061-15000-09                 | 20-016                           | 100  | 12                   |            |                    |
| MODIFY                        | Yes        | Este Investors, LTD              | Este Building LEED CRA  | LEED CRA     | 543-2019                 | 3/17/2020               | 061-15000-09                 | 20-042                           | 100  | 15                   |            |                    |
| TERMINATE                     | No         | JRS Interests I, LLC             | 2315 Park Ave.  | LEED CRA     | 280-2019                 | 8/13/2019               | 061-15000-09                 | 19-065                           | 100  | 14                   |            |                    |
| TERMINATE                     | No         | Azeotropic Partners, LLC         | 1301 Walnut St. Residential                                   | CRA          | 365-2017                 | 3/2/2018                | 061-15000-09                 | 18-024                           | 100  | 10                   |            | 12/31/2021         |
| TERMINATE                     | No         | E Barg LLC                       | 1738-40 Queen City CRA  | CRA          | 284-2018                 | 11/8/2018               | 061-15000-09                 | 19-004                           | 100  | 12                   |            |                    |
| TERMINATE                     | No         | Youthland Academy                | Children United, LLC LEED CRA Tax Exemption                   | LEED CRA     | 105-2015                 | 6/25/2015               | 061-15000-09                 | 17-010                           | 100  | 15                   |            |                    |
| TERMINATE                     | No         | B-Side Landlord, LLC             | B-Side Landlord, LLC  | CRA          | 386-2012                 | 2/19/2013               | 061-15000-09                 | 16-015                           | 100  | 8                    | 2014       | 12/31/2021         |
| TERMINATE                     | No         | 1526 Blair, LLC                  | 1526 Blair Ave  | CRA          | 193-2017                 | 7/2/2017                | 061-15000-09                 | 18-005                           | 100  | 12                   | 2019       | 12/31/2030         |
| TERMINATE                     | Yes        | BSG2, LLC                        | BSG2, LLC (1404 Walnut)                                       | CRA          | 296-2012                 | 8/3/2016                | 061-15000-09                 | 16-041                           | 100  | 8                    | 2014       | 12/31/2021         |
| TERMINATE                     | Yes        | Base Operations, Inc.            | Base Operations, Inc.   | CRA          | 314-2015                 | 2/5/2016                | 061-15000-09                 | 16-034                           | 100  | 8                    | 2014       | 12/31/2021         |
| TERMINATE                     | Yes        | BAM Realty Group, LLC            | 4426 Brazee Street  | LEED CRA     | 33-2012                  | 3/26/2012               |                              | 99-000                           | 100  | 12                   | 2010       | 12/31/2021         |
| TERMINATE                     | Yes        | Burke Inc.                       | Burke, Inc.   | LEED CRA     | 120-2009                 | 5/7/2009                | 061-15000-09                 | 09-001                           | 100  | 12                   | 2010       | 12/31/2021         |
| TERMINATE                     | Yes        | The Fortus Group                 | W Liberty & Elm   | CRA          | 85-2017                  | 3/12/2018               | 061-15000-09                 | 18-025                           | 100  | 15                   |            |                    |
| TERMINATE                     | Yes        | Over-the-Rhine Community Housing | CRA - 1500 Elm Street   | CRA          | 0002-2013                | 2/5/2013                | 061-15000-09                 | 13-001                           | 100  | 8                    | 2014       | 12/31/2021         |
| TERMINATE                     | Yes        | Fay Limited Partnership          | Wallick-Stern-Hendy Properties -Fay Apartments Renovation CRA | CRA          | 165-2010                 | 9/17/2010               | 061-15000-09                 | 10-011                           | 100  | 8                    | 2014       | 12/31/2021         |
| TERMINATE                     | Yes        | OTR Holdings, Inc.               | Mercer Commons, LP Garage CRA                                 | CRA          | 393-2012                 | 2/19/2013               | 061-15000-09                 | 15-102                           | 100  | 8                    | 2014       | 12/31/2021         |

**2022 TIRC Report - CRA Agreements  
REPORTING INFO**

| Current Year TIRC Disposition | Compliant? | Organization Legal Name                     | Project: Project Name                                    | Annual Report Received | Current Year Annual Fee | Fee Payment Date | Annual Fee Paid | Compliance Status  |
|-------------------------------|------------|---|--|------------------------|-------------------------|------------------|-----------------|--|
| CONTINUE                      | No         | University Townhomes, LLC                   | 3561 Eden Avenue   | 2/9/2022               | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | 254 Mohawk, LLC                             | 254 Mohawk CRA   | 2/14/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | 313 West 5th, LLC                           | 313 W 5th CRA  | 2/14/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | 1623 Pleasant Street, LLC                   | 1623 Pleasant CRA  | 2/14/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Metcut Research Inc.                        | Metcut Expansion - Project Oak Forest                    | 2/24/2022              | \$518.99                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | RBI Techsolve Property LLC                  | RBI Techsolve / RBI Solar - CRA                          | 3/10/2022              | \$1,552.40              |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Seymour Investments, LLC                    | Enquirer Distribution Ctr - Techsolve II                 | 3/15/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | BH New Arts, LP                             | The Arts Apartments at Music Hall                        | 3/18/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | The Deacon Propco, LLC                      | Straight Street Collegiate Apartments                    | 3/27/2022              | \$2,500.00              |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | HG Pearl Provident, LLC                     | 632 Vine Street / Provident Building                     | 6/7/2022               | \$2,500.00              |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Grandin Company LTD                         | 223 W 12th St. / Strietmann Building Office Renovation   | 3/17/2022              | \$1,736.29              |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Grandin Company LTD                         | 1600 Central Parkway                                     | 3/17/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Gaslight Gardens LLC                        | Gaslight Whitfield, Ltd                                  | 3/15/2022              | \$2,500.00              |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Grandin Company LTD                         | 1308 Race Street   | 3/17/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Woods Real Estate Investments, LLC          | Woods Real Estate Investments, LLC                       | 3/18/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Saturday Knight Ltd.                        | Saturday Knight Relocation                               | 6/6/2022               | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | OTR Dispensaries, LLC                       | 1902 Colerain - CRA                                      | 3/15/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Broadway Square IV, LLC                     | Broadway Square IV CRA Agreement                         | 5/4/2022               | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| CONTINUE                      | No         | Christian Moerlein Brewing Co.              | MLH Cincinnati USA, LLC - Christian Moerlein @ The Banks |                        | \$1,661.84              | 3/28/2022        | \$1,661.84      | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Salvation Army Catherine Booth Residence LP | Salvation Army Catherine Booth Residence LP              |                        | \$842.52                | 4/14/2022        | \$842.52        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Paramount Redevelopment LLC                 | 731 E McMillan Renovation                                |                        | \$500.00                | 5/31/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | 3075 Vandercar SPDC LLC                     | Office Relocation - Oakley Station                       |                        | \$2,500.00              | 3/28/2022        | \$2,500.00      | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Midnight Oil Company                        | 1536, 1538, 1540 Race                                    |                        | \$500.00                | 3/28/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | 1737 Vine, LLC                              | 1737 Vine Street CRA                                     |                        | \$500.00                | 4/18/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Paramount Redevelopment LLC                 | Gateway at McMillan                                      |                        | \$500.00                | 5/31/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Post Office Place LLC                       | Post Office Place LLC - CRA                              |                        | \$500.00                | 2/11/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Solica Construction                         | 722 E McMillan   |                        | \$500.00                | 5/31/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Sycamore Diner, LLC                         | Sugar n' Spice LEED CRA                                  |                        | \$500.00                | 4/18/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Allston Place LLC                           | 4016 Allston Place Commercial CRA                        |                        | \$500.00                | 2/11/2022        | \$500.00        | Pending 2021 Annual Report   |
| CONTINUE                      | No         | Sands Senior Apartments, LLC                | CRA - Sands Senior Apartments                            |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                  |
| CONTINUE                      | No         | La Caisse, Inc.                             | KZF Design Relocation to 700 Broadway - LEED-CRA         |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                  |
| CONTINUE                      | No         | 161 McMicken, LLC                           | 161 E McMicken   |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                  |
| CONTINUE                      | No         | 1814 Central, LLC                           | OTR Stillhouse   |                        | \$500.00                | 5/13/2022        | \$1,000.00      | Pending 2021 Annual Report<br>2021 Annual Fee paid; 2020 Annual Fee still outstanding. |
| CONTINUE                      | No         | Apple Street Senior LLC                     | Apple Street Senior CRA                                  |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                  |
| CONTINUE                      | No         | Bond Hill Roselawn Senior Housing LP        | Roselawn Senior Apartments                               |                        | \$1,333.50              |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                  |
| CONTINUE                      | No         | FD2 1121 Walnut, LLC                        | 1121 Walnut  |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                  |

**2022 TIRC Report - CRA Agreements  
REPORTING INFO**

| Current Year TIRC Disposition | Compliant? | Organization Legal Name                | Project: Project Name                       | Annual Report Received | Current Year Annual Fee | Fee Payment Date | Annual Fee Paid | Compliance Status  |
|-------------------------------|------------|--|---|------------------------|-------------------------|------------------|-----------------|--|
| CONTINUE                      | No         | Sterling Medical Corporation           | Sterling Medical LEED CRA - 2650 Burnet Ave |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                |
| MODIFY                        | No         | 1725 Elm Street, LLC                   | 1725 Elm CRA                                | 2/14/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| MODIFY                        | No         | 1733 Elm St, LLC                       | 1733 Elm Street                             | 2/17/2022              | \$500.00                |                  |                 | Pending 2021 Annual Fee  |
| MODIFY                        | No         | The Fortus Group                       | W Liberty & Elm                             |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                |
| MODIFY                        | No         | 423 East 13th Street, LLC              | 423 E. 13th Street                          |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                |
| MODIFY                        | No         | Cincy Downtown Lodging Associates, LLC | 299 E. Sixth Street                         |                        | \$500.00                |                  |                 | Pending 2021 Annual Report<br>Pending 2021 Annual Fee                                |
| TERMINATE                     | No         | 1526 Blair, LLC                        | 1526 Blair Ave                              |                        | \$500.00                |                  |                 | Pending 2020 & 2021 Annual Report<br>Pending 2019 & 2020 & 2021 Annual Fee (\$1,500) |
| TERMINATE                     | No         | E Barg LLC                             | 1738-40 Queen City CRA                      |                        | \$500.00                |                  |                 | Pending 2021 Annual Fee<br>Pending 2021 Annual Report<br>Pending 2020 Annual Report  |
| TERMINATE                     | No         | JRS Interests I, LLC                   | 2315 Park Ave.                              |                        | \$500.00                | 2/11/2022        | \$500.00        | Pending 2021 Annual Report   |
| TERMINATE                     | No         | Youthland Academy                      | Children United, LLC LEED CRA Tax Exemption |                        | \$500.00                |                  |                 | Pending annual report and fee - 2019 & 2020 & 2021                                   |

**2022 TIRC Report - CRA Agreements**  
**CONSTRUCTION INFO**

| Current Year TIRC Disposition | Compliant? | Organization Legal Name                     | Project: Project Name                      | Construction End Date (Contracted) | Completion Date (CO Issued) | Projected Investment | Company-Reported Investment | Percent Expenditure Met | Completion Delays                   | Approval Notes                       |
|-------------------------------|------------|---|--|------------------------------------|-----------------------------|----------------------|-----------------------------|-------------------------|-------------------------------------|--------------------------------------|
| TERMINATE                     | No         | E Barg LLC                                  | 1738-40 Queen City CRA                     | 12/1/2020                          |                             | \$198,294            |                             | 0%                      | Property sold, owner non-responsive | Pending Completion App               |
| CONTINUE                      | No         | 161 McMicken, LLC                           | 161 E McMicken                             | 8/30/2021                          |                             | \$592,026            |                             | 0%                      |                                     | Pending Completion App               |
| CONTINUE                      | No         | Linwood Real Estate Holdings, LLC           | 3152 Linnwood CRA                          | 5/31/2021                          |                             | \$958,250            | \$3,262,430                 | 340%                    |                                     | Pending Completion Application       |
| CONTINUE                      | No         | Cincinnati Brewery District Apartments, LLC | 1906 Elm Street                            | 6/30/2021                          |                             | \$1,582,000          |                             | 0%                      | Contractor issues, pandemic         | Pending completion application       |
| CONTINUE                      | No         | Allston Place LLC                           | 4016 Allston Place Commercial CRA          | 7/31/2021                          |                             | \$960,000            |                             | 0%                      |                                     | Pending Completion Application       |
| MODIFY                        | No         | Kauffman Vine LLC                           | 1725 Vine Street                           | 6/30/2018                          |                             | \$2,669,150          |                             | 0%                      | Pandemic, supply, labor             | Pending Extension Amendment          |
| MODIFY                        | No         | Custom Pro Logistics                        | Custom Pro Logistics - JCTC & CRA          | 12/1/2018                          | 9/11/2019                   | \$650,000            | \$1,558,734                 | 240%                    |                                     | Pending Extension Amendment          |
| MODIFY                        | No         | 2347 Reading Road, LLC                      | 2347 Reading Road, LLC                     | 12/31/2019                         | 6/11/2021                   | \$8,393,194          | \$14,000,000                | 167%                    |                                     | Pending Extension Amendment          |
| MODIFY                        | No         | Condominium Holdings, LLC                   | 1505 Race                                  | 12/31/2019                         |                             | \$630,544            | \$221,243                   | 35%                     |                                     | Pending Extension Amendment          |
| MODIFY                        | No         | Condominium Holdings, LLC                   | 116 W 15th Street                          | 12/31/2019                         |                             | \$660,428            | \$221,243                   | 33%                     |                                     | Pending Extension Amendment          |
| MODIFY                        | No         | 233 Gilman, LLC                             | 225 Gilman                                 | 3/31/2020                          |                             | \$350,000            | \$492,606                   | 141%                    |                                     | Pending extension amendment          |
| MODIFY                        | No         | Building #1, LLC                            | 100 E. Clifton, 101 & 105 Peete Renovation | 4/30/2020                          | 11/30/2021                  | \$2,645,500          | \$4,267,884                 | 161%                    | Pandemic                            | Pending Extension Amendment          |
| MODIFY                        | No         | Azeotropic Partners, LLC                    | 1301 Walnut St_ Commercial                 | 5/31/2020                          | 6/11/2020                   | \$1,878,979          | \$4,690,698                 | 250%                    |                                     | Pending extension amendment          |
| MODIFY                        | No         | Cincy Downtown Lodging Associates, LLC      | 299 E. Sixth Street                        | 6/30/2020                          |                             | \$10,400,000         |                             | 0%                      | Pandemic                            | Pending Extension Amendment          |
| TERMINATE                     | No         | JRS Interests I, LLC                        | 2315 Park Ave.                             | 9/30/2020                          |                             | \$3,278,499          |                             | 0%                      | Pandemic                            | Pending Extension Amendment          |
| MODIFY                        | No         | Ingalls Hotel, LLC                          | Ingalls Building                           | 10/31/2020                         |                             | \$12,000,000         | \$16,000,000                | 133%                    |                                     | Pending Extension Amendment          |
| MODIFY                        | No         | Seitz, LLC                                  | 303 Seitz St                               | 11/30/2020                         |                             | \$477,150            |                             | 0%                      | Inspection issues, pandemic         | Pending Extension Amendment          |
| MODIFY                        | No         | The Fortus Group                            | W Liberty & Elm                            | 12/31/2020                         |                             | \$3,300,000          |                             | 0%                      | Design plans changed                | Pending extension amendment          |
| MODIFY                        | No         | 423 East 13th Street, LLC                   | 423 E. 13th Street                         | 3/31/2021                          |                             | \$1,090,000          |                             | 0%                      |                                     | Pending Extension Amendment          |
| MODIFY                        | No         | 1725 Elm Street, LLC                        | 1725 Elm CRA                               | 6/30/2021                          |                             | \$1,234,442          |                             | 0%                      |                                     | Pending Extension Amendment          |
| MODIFY                        | No         | 100 Findlay, LLC                            | 100 Findlay                                | 6/30/2021                          |                             | \$480,000            |                             | 0%                      | Pandemic, supply, labor             | Pending extension amendment          |
| MODIFY                        | No         | 222 Mohawk LLC                              | 222-226 Mohawk CRA                         | 9/1/2021                           |                             | \$1,054,000          |                             | 0%                      |                                     | Pending extension amendment          |
| MODIFY                        | No         | 2330 VP Apartments, LLC                     | Eden Enclaves                              | 9/30/2021                          |                             | \$2,100,000          |                             | 0%                      | Supply                              | Pending extension amendment          |
| MODIFY                        | No         | 1733 Elm St, LLC                            | 1733 Elm Street                            | 9/30/2021                          |                             | \$1,087,250          |                             | 0%                      | Inspection issues                   | Pending extension amendment          |
| MODIFY                        | No         | Court Street Condos, LLC                    | Court Street Commons                       | 10/15/2021                         |                             |                      |                             | #Error!                 |                                     | Pending extension amendment          |
| MODIFY                        | No         | E.M.A. Freeman, LLC                         | Freeman Apartments                         | 10/31/2021                         |                             | \$600,000            |                             | 0%                      | Supply, pandemic, contractor issues | Pending extension amendment          |
| MODIFY                        | No         | Supreme Bright Cincinnati                   | First National Bank                        | 12/31/2021                         |                             | \$48,500,000         |                             | 0%                      |                                     | Pending extension amendment          |
| MODIFY                        | No         | Northcrown Property, LLC                    | 1614 Walnut Street LEED CRA                | 12/31/2021                         |                             | \$1,340,000          |                             | 0%                      | historic structure issues           | Pending extension amendment          |
| MODIFY                        | No         | Perseverance Commercial, LLC                | Perseverance Commercial CRA                | 12/31/2021                         |                             | \$1,927,262          |                             | 0%                      |                                     | Pending extension amendment          |
| MODIFY                        | No         | Northcrown 56 McMicken, LLC                 | 56 E. McMicken CRA                         | 4/1/2022                           |                             | \$1,501,184          |                             | 0%                      | Historic design changes, pandemic   | Pending extension amendment          |
| MODIFY                        | No         | 12 E Court Street, LLC                      | 12 E. Court CRA                            | 4/1/2022                           |                             | \$734,500            |                             | 0%                      | Pandemic, supply                    | Pending extension amendment          |
| MODIFY                        | No         | Traction Partners, LLC                      | Traction Company Building                  | 4/30/2022                          |                             | \$32,000,000         |                             | 0%                      | Pandemic                            | Pending extension amendment          |
| MODIFY                        | No         | 1629 Citadel LLC                            | 2346 Boone CRA                             | 6/30/2021                          |                             | \$552,261            |                             | 0%                      | Pandemic, supply                    | Pending extension Amendment #2       |
| MODIFY                        | No         | OTR Market Properties, LLC                  | 1635 Race                                  | 8/23/2020                          |                             | \$511,000            |                             | 0%                      | Pandemic                            | Pending Extension Amendment 2020     |
| MODIFY                        | No         | Neyer Holdings, Inc.                        | 130-132 E. 6th Street                      | 12/31/2018                         |                             | \$3,500,000          |                             | 0%                      | Pandemic                            | Pending Extension Request by Company |

2022 TIRC Report - CRA Agreements  
JOBS & PAYROLL INFO

| Current Year TIRC Disposition | Compliant? | Organization Legal Name            | Project: Project Name              | End Date-Job Creation Period | Jobs Created (Contracted) | Jobs Created (2021) | Jobs Created Payroll (Contracted) | Jobs Created Payroll (2021) | Created Jobs Compliance Rate | Jobs Retained (Contracted) | Jobs Retained (2021) | Jobs Retained Payroll (Contracted) | Jobs Retained Payroll (2021) | Retained Jobs Compliance Rate | Approval Notes   |
|-------------------------------|------------|------------------------------------|------------------------------------|------------------------------|---------------------------|---------------------|-----------------------------------|-----------------------------|------------------------------|----------------------------|----------------------|------------------------------------|------------------------------|-------------------------------|--|
| CONTINUE                      | No         | Grandin Company LTD                | 1308 Race Street                   | 3/1/2017                     | 206                       | 90                  | \$15,910,105                      | \$5,200,000                 | 44%                          | 0                          | 0.5                  | 0                                  | 35000                        |                               | Jobs requirement adjusted to 100 in 2018 to be more realistic.     |
| CONTINUE                      | No         | US Bank                            | U.S. Bank - CRA/JCTC               | 3/1/2023                     | 400                       | 0                   | \$19,200,000                      | \$0                         | 0%                           | 2210                       | 1914                 | 160683000                          | 149922461                    |                               | Low jobs and payroll - pandemic, economic downturn                 |
| CONTINUE                      | No         | Queen City Flatts, LLC             | Hubbard Radio Relocation           | 3/1/2024                     | 36                        | 0                   | \$1,900,000                       | \$0                         | 0%                           | 142                        | 121                  | 13000000                           | 15771051                     |                               | Low jobs and payroll - economic headwinds; growth in 2022 expected |
| CONTINUE                      | No         | TLAAT9, LLC                        | Neyer Management                   | 3/1/2021                     | 10                        | 5                   | \$450,000                         | \$175,000                   | 50%                          | 0                          | 25                   | 0                                  | 935000                       |                               | Low jobs and payroll - no explanation                              |
| CONTINUE                      | No         | General Electric                   | GE Operations Center               | 3/1/2019                     | 1800                      | 954                 | \$140,000,000                     | \$111,820,168               | 53%                          | 0                          | 0                    | 0                                  | 0                            |                               | Issues pending further discussions with City                       |
| CONTINUE                      | No         | Grandin Company LTD                | Strietmann Building                | 3/1/2020                     | 500                       | 70                  | \$30,000,000                      | \$4,200,000                 | 14%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs and payroll (2 years) - no explanation                    |
| CONTINUE                      | No         | TLAAT 7 LLC                        | Active Day Senior Care - CRA       | 3/1/2020                     | 15                        | 15                  | \$500,000                         | \$500,000                   | 1%                           | 20                         | 0                    | 0                                  | 0                            |                               | No retained jobs - no explanation                                  |
| CONTINUE                      | No         | South Block Phase IV, LLC          | 3936 Spring Grove                  | 3/1/2019                     | 19                        | 6                   | \$285,000                         | \$180,000                   | 32%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs and payroll (2 years) - pandemic                          |
| CONTINUE                      | No         | Grandin Company LTD                | 1600 Central Parkway               | 3/1/2019                     | 60                        | 26                  | \$3,000,000                       | \$1,560,000                 | 43%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs and payroll (2 years) - no explanation                    |
| CONTINUE                      | No         | BarbAurora, LLC                    | BarbAurora, LLC                    | 3/1/2020                     | 17                        | 13                  | \$367,040                         | \$0                         | 77%                          | 0                          | 0                    | 0                                  | 0                            |                               | Payroll low - pandemic   |
| CONTINUE                      | No         | Woods Real Estate Investments, LLC | Woods Real Estate Investments      | 3/1/2021                     | 28                        | 14                  | \$1,329,900                       | \$1,540,226                 | 50%                          | 0                          | 4                    |                                    | 250000                       |                               | Low jobs - missing new tenant's job figures                        |
| CONTINUE                      | Yes        | Globe Building LLC                 | 1801-1805 Elm Street               | 3/1/2019                     | 42                        | 31                  | \$1,460,000                       | \$1,332,229                 | 74%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs - pandemic, tenancy                                       |
| CONTINUE                      | Yes        | Keidel Supply Company Inc.         | Keidel Supply Co., Inc. Relocation | 3/1/2014                     | 45                        | 8                   | \$2,000,000                       | \$367,000                   | 18%                          | 0                          | 6                    | 0                                  | 300000                       |                               | Low jobs - pandemic, lack of job seekers                           |
| CONTINUE                      | Yes        | 1415 Republic LLC                  | 1415 Republic                      | 3/1/2020                     |                           | 15                  |                                   | \$1,000,000                 |                              | 25                         | 0                    | 1750000                            | 0                            |                               | Low jobs: pandemic, lost tenant, new tenant growing in 2022        |
| CONTINUE                      | Yes        | On the Rhine LLC                   | Urban Stead Cheese CRA             | 3/1/2021                     | 8                         | 3.5                 | \$300,000                         | \$115,556                   | 44%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs - pandemic  |
| CONTINUE                      | Yes        | 233 Gilman, LLC                    | CRA - 233 Gilman Ave               | 3/1/2018                     | 18                        | 6                   | \$300,000                         | \$200,000                   | 33%                          | 3                          | 0                    | 30000                              | 0                            |                               | Jobs and payroll requirements adjusted to be more realistic.       |
| CONTINUE                      | Yes        | Urban Legacy VIII, LLC             | 15 W. 14th St                      | 3/1/2018                     | 26                        | 7                   | \$1,090,000                       | \$202,423                   | 27%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs - pandemic, vacancies                                     |
| CONTINUE                      | Yes        | 3117 Southside Realty LLC          | Southside Realty-Industrial        | 3/1/2019                     | 150                       | 105                 | \$4,500,000                       | \$3,807,645                 | 70%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs - staffing issues, scheduling issues                      |
| CONTINUE                      | Yes        | River City Glass, Inc.             | McAndrews Glass                    | 3/1/2021                     | 20                        | 13                  | \$900,000                         | \$267,204                   | 65%                          | 27                         | 23                   | 1125000                            | 986472.01                    |                               | Low jobs - cannot find applicants                                  |
| CONTINUE                      | Yes        | 2718 Observatory Partners LLC      | 2718 Observatory Avenue CRA        | 3/1/2011                     | 50                        | 22                  | \$1,750,000                       | \$4,554,009                 | 44%                          | 0                          | 22                   | 0                                  | 4554009                      |                               | Low jobs, higher payroll   |
| CONTINUE                      | Yes        | Wooster Park Office Condo Assn.    | Wooster Park office condos CRA     | 3/1/2011                     | 48                        | 58                  | \$1,680,000                       | \$5,994,216                 | 357%                         | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs - adjusted to 48 created is more realistic.               |
| CONTINUE                      | Yes        | Marlowe Court Limited Partnership  | Marlowe Court                      | 3/1/2020                     | 14                        | 2                   | \$539,280                         | \$59,668                    | 14%                          | 0                          | 0                    | 0                                  | 0                            |                               | Low jobs - adjusted to 3-4 created is more realistic.              |

# ATTACHMENT IV



Education Center \* 2651 Burnet Ave., Cincinnati, OH 45201 \* Phone: 513-363-0425 \* wagnerj@cps-k12.org

Dusty Rhodes  
Hamilton County Auditor  
138 E. Court Street  
Cincinnati, OH 45202

Michael Banish  
City of Cincinnati  
805 Central Ave, Suite 700  
Cincinnati, OH 45202

Re: Delinquent CRA PILOT Payments

Dear Auditor Rhodes:

This letter is to advise you of the recipients of Community Reinvestment Area (CRA) abatements who are not current on their contracts for payments in lieu of taxes (PILOTs) to Cincinnati Public Schools.

Considering these non-payments and delinquencies, Cincinnati Public Schools respectfully requests that the County Auditor and City of Cincinnati issue notices of non-compliance to the following taxpayers, and if payments are not made current, to void the CRA pursuant to the terms of the PILOT agreements.

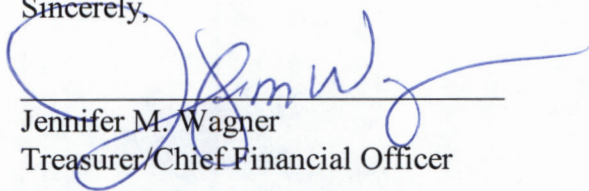
Specifically, these contracts listed below have 2 or more outstanding invoices that remain unpaid as of 6/17/2022 at 4pm:

| Contract Entity       | Tax Parcel #     | CPS Cust # | Bill Cycle | Amount Due  |
|-----------------------|------------------|------------|------------|-------------|
| 1526 Blair, LLC       | 058-0002-0140-00 | C01038     | Jan-21     | \$ 510.13   |
| 1526 Blair, LLC       | 058-0002-0140-00 | C01038     | May-21     | \$ 510.13   |
| 1526 Blair, LLC       | 058-0002-0140-00 | C01038     | Jan-22     | \$ 509.56   |
| 793 East McMillan LLC | 068-0003-0220-00 | C01118     | Jan-21     | \$ 262.43   |
| 793 East McMillan LLC | 068-0003-0220-00 | C01118     | May-21     | \$ 262.43   |
| 793 East McMillan LLC | 068-0003-0220-00 | C01118     | Jan-22     | \$ 262.14   |
| KAAPS 7364 LLC        | 117-0009-0131-00 | C01053     | Jan-21     | \$ 4,545.70 |
| KAAPS 7364 LLC        | 117-0009-0131-00 | C01053     | May-21     | \$ 4,545.70 |

|   |                  |        |        |                     |
|---|------------------|--------|--------|---------------------|
| KAAPS 7364 LLC                                    | 117-0009-0131-00 | C01053 | Jan-22 | \$ 4,540.63         |
| Losantiville Evanston, LLC C/O<br>The Model Group | 054-0005-0144-00 | C00180 | Jan-21 | \$ 35.98            |
| Losantiville Evanston, LLC C/O<br>The Model Group | 054-0005-0144-00 | C00180 | May-21 | \$ 35.98            |
| Losantiville Evanston, LLC C/O<br>The Model Group | 054-0005-0144-00 | C00180 | Jan-22 | \$ 35.94            |
| Losantiville Evanston, LLC C/O<br>The Model Group | 058-0006-0007-00 | C00180 | Jan-21 | \$ 83.84            |
| Losantiville Evanston, LLC C/O<br>The Model Group | 058-0006-0007-00 | C00180 | May-21 | \$ 83.84            |
| Losantiville Evanston, LLC C/O<br>The Model Group | 058-0006-0007-00 | C00180 | Jan-22 | \$ 83.75            |
| Seymour Investments, LLC                          | 117-0007-0092-00 | C00227 | Jan-21 | \$ 4,442.06         |
| Seymour Investments, LLC                          | 117-0007-0092-00 | C00227 | May-21 | \$ 4,442.06         |
| Seymour Investments, LLC                          | 117-0007-0092-00 | C00227 | Jan-22 | \$ 4,437.11         |
| FD2 1121 Walnut, LLC                              | 076-0002-0099-00 | C00221 | Jan-21 | \$ 1,173.68         |
| FD2 1121 Walnut, LLC                              | 076-0002-0099-00 | C00221 | Jan-22 | \$ 1,172.37         |
| Masi Realty LLC                                   | 040-0003-0125-00 | C00071 | Jan-21 | \$ 1,419.70         |
| Masi Realty LLC                                   | 040-0003-0125-00 | C00071 | Jan-22 | \$ 1,418.12         |
| FRANK SCHNEIDER                                   | 021-0001-0057-00 | C00053 | May-21 | \$ 585.16           |
| FRANK SCHNEIDER                                   | 021-0001-0057-00 | C00053 | Jan-22 | \$ 584.51           |
|   |                  |        |        | <b>\$ 35,982.95</b> |

If you have questions concerning these or any other active CRA/PILOT, please contact the CPS Treasurer's Office, Accounts Receivable Supervisor, Ben Heckert at either of the following: [heckerb@cpsboe.k12.oh.us](mailto:heckerb@cpsboe.k12.oh.us) or 513-363-0216.

Sincerely,

  
Jennifer M. Wagner  
Treasurer/Chief Financial Officer

September 14, 2022

To: Mayor and Members of City Council 202201767  
From: Sheryl M.M. Long, City Manager  
Subject: Ordinance Water Main Easement Colonial Ridge Court

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Attached is an Ordinance captioned:

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court located on and across Lot 3 of Plat of Partition of the Estate of John Agnew (Deceased), in Pleasant Ridge in accordance with the plat entitled Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office.

The Greater Cincinnati Water Works recently replaced the existing water main in Colonial Ridge Court, a private street in the California neighborhood of Cincinnati within the property owned by Fath Colonial Ridge, LLC. The Owner has granted a water main easement over the property shown in the attached plat. This ordinance is to accept the owner's grant of an easement to the City for the public water main.

The Administration recommends passage of this Ordinance.

cc: Verna Arnette, GCWW, Interim Executive Director *VSA*

# City of Cincinnati

## An Ordinance No. \_\_\_\_\_

CHM

EESW

- 2022

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court located on and across Lot 3 of the Plat of Partition of the Estate of John Agnew (Deceased), in Pleasant Ridge in accordance with the plat entitled *Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court*, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office.

WHEREAS, Fath Colonial Ridge, LLC, an Ohio limited liability company, has granted a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property located in the Pleasant Ridge neighborhood, as more particularly depicted and described on the plat entitled *Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court*, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office; and

WHEREAS, the aforementioned plat has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer, who has found it to be correct; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the Greater Cincinnati Water Works, recommends that Council accept and confirm the acceptance of the aforementioned public utility easement; now, therefore,

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

Section 1. That the easement granted by Fath Colonial Ridge, LLC, an Ohio limited liability company, to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of water mains and related fixtures, equipment, and appurtenances through certain real property being a private street known as Colonial Ridge Court, located on and across Lot 3 of the Plat of Partition of the Estate of John Agnew (Deceased) in Pleasant Ridge, as more particularly depicted and described on the plat entitled *Permanent Easement Plat for Water Main and Appurtenances along Colonial Ridge Court*, as recorded in Plat Book 493, Page 15, Hamilton County, Ohio Recorder's Office and

incorporated herein by reference, is hereby accepted and confirmed. The real property encumbered by the easement is more particularly described as follows:

Situate in Pleasant Ridge, in the City of Cincinnati, Hamilton County, Ohio, in Section 29, Township 4, Fractional Range 2, Miami Purchase and bounded and being more particularly described as follows: BEGINNING at a point in the east line of Montgomery Pike, 651.07 feet north of the northeast corner of Montgomery Pike and Lawndale Avenue, measured along the east side of Montgomery Pike; thence North 54° 12' East 56.29 feet to a point; thence South 63° 09' East 200 feet to a point; thence North 54° 12' East 219.82 feet to a point; thence South 61° 49' East 7.33 feet to an iron bar; thence South 62° 53' East 361.85 feet to an iron pipe; thence South 3° 40' West 502.80 feet to an iron pipe; thence North 67° 32' West 843.30 feet to a point; thence North 50° 30' East 111.56 feet to a point; thence North 54° 12' East 80.44 feet to a point; thence South 67° 32' East 65.35 feet to a point; thence North 26° 51' East 104.54 feet to a point; thence North 63° 09' West 200 feet to the PLACE OF BEGINNING.

Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder's Office.

Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

To: Mayor and Members of City Council

202201768

From: Sheryl M.M. Long, City Manager

Subject: Ordinance Water Main Easement Graphite Oakley, LLC

---

Attached is an Ordinance captioned:

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley in accordance with the plat entitled Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315-WW003815\MF16668 E-1083, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder's Office.

Graphite Oakley, LLC, the owner of certain real property in the Oakley neighborhood, has constructed a water main to facilitate Greater Cincinnati Water Works public water service to support development at the property. This ordinance is to accept the owner's grant of an easement to the City for the public water main.

The Administration recommends passage of this Ordinance.

cc: Verna Arnette, GCWW, Interim Executive Director *VSA*

# City of Cincinnati

## An Ordinance No. \_\_\_\_\_

CHM

- 2022

EESW

**ACCEPTING AND CONFIRMING** the grant of a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley in accordance with the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder's Office.

WHEREAS, Graphite Oakley, LLC, an Ohio limited liability company, has granted a public utility easement in favor of the City of Cincinnati for water mains and related fixtures, equipment, and appurtenances through certain real property located in the Oakley neighborhood, as more particularly depicted and described on the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio Recorder's Office; and

WHEREAS, the aforementioned plat has been examined and approved as to its technical features by the Greater Cincinnati Water Works Chief Engineer, who has found it to be correct; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with the Greater Cincinnati Water Works, recommends that Council accept and confirm the acceptance of the aforementioned public utility easement; now, therefore,

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

Section 1. That the easement granted by Graphite Oakley, LLC, an Ohio limited liability company, to the City of Cincinnati for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of water mains and related fixtures, equipment, and appurtenances through certain real property being part of Lot 6 of the Cast Fab Subdivision in Oakley, as more particularly depicted and described on the plat entitled *Easement Plat for Greater Cincinnati Water Works Water Main Graphite Oakley, LLC CIN 315 – WW003815\MF16668 E-1083*, as recorded in Plat Book 487, Page 32, Hamilton County, Ohio

Recorder's Office and incorporated herein by reference, is hereby accepted and confirmed. The real property encumbered by the easement is more particularly described as follows:

Situated in Section 28, Town 4, Fractional Range 2, Miami Purchase, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being part of the same property conveyed to Local Oakley LLC by deed recorded in Official Record 13820, page 1995 and all of the same property conveyed to Local Oakley LLC by deed recorded in Official Record 14032, page 2815 in the office of the Hamilton County Recorder's Office in Cincinnati, Ohio and is more particularly described as follows: - Unless otherwise stated, any monument referred to herein as a set iron pin is a 5/8 inch diameter rebar, thirty inches in length with a plastic cap stamped "HARTIG PS 8765". All bearings referred to herein are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). COMMENCING, at the most northeasterly corner of Lot 1, Cast Fab Subdivision (Plat Book 473, page 49) in a common line with Milacron, LLC (Official Record 11259, page 1042) and being in the westerly right-of-way line of previously dedicated Disney Street (Plat Book 473, page 49), 30.00 feet as measured perpendicular to the centerline; THENCE, with the common line of Local Oakley LLC and Milacron, LLC N55°11'32"W 6.65 feet to an existing 5/8" iron pin (PS 8765) in the westerly right-of-way line of Disney Street, 36.63 feet as measured perpendicular to the centerline, being the POINT OF BEGINNING; THENCE, with said westerly right-of-way line and with a curve to the left having a radius of 538.13 feet, a delta angle of 33°19'29", an arc length of 312.99 feet and a chord bearing and distance of S22°25'39"W 308.60 feet to an existing MAG nail and washer (PS 8765); THENCE, S05°45'54"W 76.01 feet to an existing MAG nail and washer (PS 8765); THENCE, with a curve to the right having a radius of 18.00 feet, a delta angle of 90°09'43", an arc length of 28.33 feet and a chord bearing and distance of S50°50'46"W 25.49 feet to an existing MAG nail and washer (PS 8765) in the northerly right-of-way line of Local Oakley Drive, 30.00 feet as measured perpendicular to the centerline; THENCE, N84°04'23"W 44.34 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a curve to the right having a radius of 270.00 feet, a delta angle of 15°46'16", an arc length of 74.32 feet and a chord bearing and distance of N76°11'15"W 74.08 feet to an existing 5/8" iron pin (PS 8765); THENCE, N68°18'08"W 778.70 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a curve to the right having a radius of 18.00 feet, a delta angle of 53°07'48", an arc length of 16.69 feet and a chord bearing and distance of N41°44'14"W 16.10 feet to an existing iron pin (PS 8765); THENCE, with a reverse curve to the left having a radius of 62.00 feet, a delta angle of 14°33'33", an arc length of 15.75 feet and a chord bearing and distance of N22°27'06"W 15.71 feet to an existing 5/8" iron pin (PS 8765); THENCE, with a reverse curve to the right having a radius of 23.00 feet, a delta angle of 51°25'32", an arc length of 20.64 feet and a chord bearing and distance of N04°01'07"W 19.96 feet to an existing 5/8" iron pin (PS 8765); THENCE, N21°41'39"E 15.92 feet to an existing 5/8" iron pin (PS 8765) in

the common line of Local Oakley LLC and Milacron, LLC; THENCE, with the common line of Local Oakley LLC and Milacron, LLC S84°08'04"E 66.51 feet to an existing 5/8" iron pin (PS 8656); THENCE, N06°22'53"E 207.07 feet to an existing 5/8" iron pin (PS 8656); THENCE, N57°50'53"E 62.64 feet to an existing 5/8" iron pin (disturbed); THENCE, S83°37'07"E, passing an existing 5/8" iron pin at 56.15 feet, a total distance of 61.15 feet to a point; THENCE, S05°38'31"W 22.27 feet to an existing 5/8" iron pin (PS 8765); THENCE, S87°05'09"E 67.60 feet to an existing 5/8" iron pin (PS 8656); THENCE, S84°19'07"E 302.37 feet to an existing chainlink fence post; THENCE, S05°40'53"W 36.00 feet to an existing 5/8" iron pin (PS 8656); THENCE, S84°19'07"E 288.92 feet to a point, an existing 5/8" iron pin bears N37°18'32"W 0.58 feet; THENCE, S55°11'32"E 175.16 feet to the POINT OF BEGINNING CONTAINING 8.0511 ACRES and being subject to all right-of-ways and easements of record.

Section 2. That the City Solicitor shall cause an authenticated copy of this ordinance to be recorded in the Hamilton County, Ohio Recorder's Office.

Section 3. That the proper City officers and officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

**September 14, 2022**  
202201769

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

**Subject:** **Ordinance – DOTE: Highway Safety Improvement Program (HSIP)  
Grant Application for Harrison Avenue Safety Improvements**

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Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.

This Ordinance authorizes the City Manager to apply for a grant of up to \$5,000,000 of financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue. The project would reduce vehicle lanes to three and implement other various safety improvements along this corridor. The grant is awarded through the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation (ODOT).

If awarded, the grant would require a local match in the amount of up to 20 percent, which may be provided by a combination of future General Capital budget allocations to the Department of Transportation and Engineering (DOTE), Transit Infrastructure Grant (TIG) resources, and Ohio Public Works Commission (OPWC) grant resources. The grant application deadline was August 31, 2022, and DOTE has already applied for this grant to meet the deadline. However, grant resources will not be accepted without authorization from the City Council. No new FTEs are required.

The Harrison Avenue Safety Project is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” as well as the strategy to “[p]lan, design, and implement a safe and sustainable transportation system,” as described on pages 127-138 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment



**AUTHORIZING** the City Manager to apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.

WHEREAS, the Department of Transportation and Engineering (“DOTE”) has an opportunity to apply for grant funding in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application process, administered by the Ohio Department of Transportation, for the purpose of providing financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor; and

WHEREAS, the grant application deadline was August 31, 2022, and DOTE has already applied for this grant, but grant resources will not be accepted without authorization from Council; and

WHEREAS, if awarded, acceptance of the grant requires a local match in the amount of up to 20 percent, which may be provided by a combination of future General Capital budget allocations to the Department of Transportation and Engineering, Transit Infrastructure Grant resources, and Ohio Public Works Commission grant resources; and

WHEREAS, there are no additional FTEs associated with this grant; and

WHEREAS, the Harrison Avenue Safety Project is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability,” as well as the strategy to “[p]lan, design, and implement a safe and sustainable transportation system,” as described on pages 127-138 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That the City Manager is hereby authorized to apply for a grant in the amount of up to \$5,000,000 from the Highway Safety Improvement Program Formal Safety Application grant, administered by the Ohio Department of Transportation, for the purpose of providing

financial assistance for the Harrison Avenue Safety Improvement Project to right-size Harrison Avenue from Queen City Avenue to Kling Avenue by reducing vehicle lanes to three and implementing other various safety improvements along the corridor.

Section 2. That the appropriate City officials are hereby authorized to do all things necessary to comply with Section 1 herein.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

**To:** Mayor and Members of City Council 202201770

**From:** Sheryl M. M. Long, City Manager

**Subject: Emergency Ordinance – Police: Acceptance of Monetary Donation from the Cincinnati Blue Line Foundation**

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Attached is an Emergency Ordinance captioned:

**AUTHORIZING** the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s (CPD) Patrol Boat Program; and **AUTHORIZING** the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

Approval of this Emergency Ordinance would authorize the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s (CPD) Patrol Boat Program. This Emergency Ordinance would further authorize the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

Ordinance No. 0211-2022 authorized the City Manager to apply for, accept, and appropriate a grant from the United States Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Fiscal Year 2022 Port Security Grant Program (ALN 97.056) for the purpose of funding various projects in the Cincinnati Police Department and the Cincinnati Fire Department, including the Patrol Boat Program. The City was awarded a grant in the amount of \$319,510 to fund these various projects, including the CPD Patrol Boat Program.

The grant requires a local match of up to \$87,500. In accordance with Ordinance No. 0211-2022, \$25,000 will be provided from the City’s unappropriated surplus of Federal Asset Forfeiture Fund 367. The Cincinnati Blue Line Foundation has offered to donate funds for the remainder of the City’s local match requirement.

This donation does not require additional FTEs.

Accepting this donation is in accordance with the “Live” goal to “create a more livable community” as described on page 156 of Plan Cincinnati (2012).

The reason for the emergency is to ensure that CPD has the matching funds available in time to accept the FY 2022 Port Security Grant, which must be accepted within 60 days from the award date.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director



Attachment

## **EMERGENCY**

**IMD**

**- 2022**

**AUTHORIZING** the City Manager to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s Patrol Boat Program; and **AUTHORIZING** the Finance Director to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

WHEREAS, Ordinance No. 0211-2022 authorized the City Manager to apply for, accept, and appropriate a grant (“the Grant”) from the United States Department of Homeland Security, Federal Emergency Management Agency FY 2022 Port Security Grant Program (ALN 97.056) for the purpose of funding the Cincinnati Police Department’s (“CPD”) Patrol Boat Program, as well as various other projects for CPD and the Cincinnati Fire Department; and

WHEREAS, the City was awarded the Grant in the amount of \$319,510 to fund these various projects, including the CPD Patrol Boat Program; and

WHEREAS, the Grant requires the City to provide a local match of up to \$87,500 (the “Local Match”) for the CPD Patrol Boat Program; and

WHEREAS, in accordance with Ordinance No. 0211-2022, \$25,000 of the Local Match will be provided from the City’s unappropriated surplus of Federal Asset Forfeiture Fund 367; and

WHEREAS, the Cincinnati Blue Line Foundation has offered to donate the remaining \$62,500 towards the City’s Local Match (the “Donation”); and

WHEREAS, there are no FTEs associated with this donation; and

WHEREAS, accepting the Donation is in accordance with the “Live” goal to “[c]reate a more livable community” as described on pages 156-163 of *Plan Cincinnati*; now, therefore,

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

Section 1. That the City Manager is hereby authorized to accept a monetary donation of up to \$62,500 from the Cincinnati Blue Line Foundation for the purpose of meeting the City’s local match requirement under the FY 2022 Port Security Grant Program for the Cincinnati Police Department’s (“CPD”) Patrol Boat Program.

Section 2. That the Finance Director is hereby authorized to deposit the donated funds into Public Safety Special Projects Fund revenue account no. 456x8571.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2 hereof.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is to ensure that CPD has the matching funds available in time to accept the FY 2022 Port Security Grant, which must be accepted within 60 days from the award date.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202201771

**Subject: Ordinance – OES: HUD Climate Communities Technical Assistance Program Grant**

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Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

This Ordinance authorizes the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) to provide technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

The Climate Communities Technical Assistance Program grant is non-monetary. This grant program will support entitlement communities in advancing climate resilience and environmental justice long-term. HUD will provide technical assistance through support, training, and on-demand resources and will also facilitate Climate Resilience Cohorts that will enable selected communities to learn from peers as well as HUD technical assistance providers. No additional FTEs or matching funds are required for this grant.

The Office of Environment and Sustainability (“OES”) applied for this grant by the August 5, 2022 application deadline. However, the grant will not be accepted without City Council authorization.

This grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati,” and strategy to “[c]reate a healthy environment and reduce energy consumption,” as described on pages 181-186 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment



- 2022

**AUTHORIZING** the City Manager to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

WHEREAS, a nonmonetary grant for technical assistance is available from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative; and

WHEREAS, the Climate Communities Technical Assistance Program will support entitlement communities in advancing climate resilience and environmental justice long-term; and

WHEREAS, through this grant program, HUD will provide technical assistance through support, training, and on-demand resources and will also facilitate Climate Resilience Cohorts, enabling selected communities to learn from peers as well as HUD technical assistance providers; and

WHEREAS, no additional FTEs or local matching funds are required to accept this grant; and

WHEREAS, the grant application deadline was August 5, 2022, and the Office of Environment and Sustainability already applied for this technical assistance grant, but the grant will not be accepted unless authorized by Council; and

WHEREAS, the grant is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati,” and strategy to “[c]reate a healthy environment and reduce energy consumption,” as described on pages 181-186 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That the City Manager is hereby authorized to apply for and accept a Climate Communities Technical Assistance Program Grant from the U.S. Department of Housing and Urban Development (“HUD”) for the purpose of providing technical assistance for entitlement communities as part of HUD’s Climate Action Plan Climate Communities Initiative.

Section 2. That the proper City officials are hereby authorized to do all things necessary and proper to comply with the terms of Section 1 hereof.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

**To:** Mayor and Members of City Council 202201772

**From:** Sheryl M. M. Long, City Manager

**Subject:** **Ordinance – Cincinnati Recreation Commission: Acceptance of Monetary Donations for Miracle League Baseball Program**

---

Attached is an Ordinance captioned:

**AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (“CRC”) for the purpose of providing resources for CRC’s Miracle League Baseball Program; **AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and **AUTHORIZING** the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

Approval of this Ordinance will authorize the City Manager to accept a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (CRC) for the purpose of providing resources for CRC’s Miracle League Baseball Program. This Ordinance further authorizes the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team. Finally, this Ordinance authorizes the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

The Miracle League Baseball Program offers athletic opportunities for a vulnerable population of individuals with disabilities who have an increased risk of sedentary lifestyles and comorbidity of health-related concerns.

The Cincinnati Recreation Foundation, through a donation from the Rena Schroeder Trust, has generously offered to donate \$5,000 to the Cincinnati Recreation Commission for the purpose of providing funding to update signage and purchase new flags for the upcoming 2022-2023 Miracle League Baseball season. Elder High School has generously offered to donate \$800 to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team

There are no new FTEs or matching funds associated with the donations.

These donations are in accordance with the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and the strategy to “[u]nite our communities,” as described on pages 207-212 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director



Attachment

**AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (“CRC”) for the purpose of providing resources for CRC’s Miracle League Baseball Program; **AUTHORIZING** the City Manager to accept and appropriate a donation in the amount of \$800 from Elder High School to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and **AUTHORIZING** the Finance Director to deposit \$5,800 in donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

WHEREAS, the Miracle League Baseball Program, which is administered by the Cincinnati Recreation Commission’s Division of Therapeutic Recreation, offers athletic opportunities for a vulnerable population of individuals with disabilities who have an increased risk of sedentary lifestyles and comorbidity of health-related concerns; and

WHEREAS, the Cincinnati Recreation Foundation, through a donation from the Rena Schroeder Trust, has generously offered to donate \$5,000 to the Cincinnati Recreation Commission for the purpose of providing funding to update signage and purchase new flags for the upcoming 2022-2023 Miracle League Baseball season; and

WHEREAS, Elder High School has generously offered to donate \$800 to the Cincinnati Recreation Commission for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team; and

WHEREAS, acceptance of the donations requires no matching funds, and there are no FTEs associated with the donations; and

WHEREAS, these donations are in accordance with the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and the strategy to “[u]nite our communities” as described on pages 207-212 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That the City Manager is hereby authorized to accept and appropriate a donation in the amount of \$5,000 from the Cincinnati Recreation Foundation to the Cincinnati Recreation Commission (“CRC”) for the purpose of providing resources for CRC’s Miracle League Baseball Program.

Section 2. That the City Manager is hereby authorized to accept and appropriate a donation in the amount of \$800 from Elder High School to CRC for the purpose of providing resources to support sponsorship fees for a Miracle League Baseball team.

Section 3. That the Director of Finance is hereby authorized to deposit the donated resources into Contributions for Recreation Purposes Fund 319 revenue account no. 319x8571.

Section 4. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the donation and Sections 1 through 3 hereof.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 14, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202201773

**Subject: Emergency Ordinance – Department of Public Services (DPS):  
Salt Dome Repairs and Replacements Capital Project**

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Attached is an Emergency Ordinance captioned:

**ESTABLISHING** capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes; and **AUTHORIZING** the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements.”

Approval of this Emergency Ordinance will establish new capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes. Approval of this Emergency Ordinance will further authorize the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project no. 980x255x232543, “Salt Domes Repairs and Replacements.”

Three wooden salt domes managed by the Department of Public Services and located at the Dunbar, Crookshank, and North Central facilities are crumbling and in need of repair and replacement. Due to the ongoing nature of these projects across multiple fiscal years, it is necessary to create a capital improvement program project account.

The repair and replacement of salt domes is in accordance with the “Sustain” goal to “[m]anage our financial resources” as indicated on page 199 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to access capital funding due to the immediate need to repair and replace critical City facilities.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment



## **EMERGENCY**

**KKF**

**- 2022**

**ESTABLISHING** capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes; and **AUTHORIZING** the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to the newly established capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements.”

WHEREAS, three wooden salt domes managed by the Department of Public Services and located at the Dunbar, Crookshank, and North Central facilities are crumbling and in need of repair and replacement; and

WHEREAS, the ongoing nature of these projects across multiple fiscal years necessitates the creation of a capital project program account; and

WHEREAS, the renovation, repair, and replacement of critical City facilities addresses deferred maintenance and ensures delivery of services without interruption; and

WHEREAS, the repair and replacement of salt domes is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on page 199 of *Plan Cincinnati* (2012); now, therefore,

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

Section 1. That capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” is hereby established for the purpose of providing resources for the repair and replacement of salt domes, including but not limited to the Dunbar, Crookshank, and North Central salt domes.

Section 2. That the transfer and appropriation of \$450,000 from the unappropriated surplus of Income Tax-Infrastructure Fund 302 to newly established capital improvement program project account no. 980x255x232543, “Salt Domes Repairs and Replacements,” is hereby authorized for the purpose of providing resources for the repair and replacement of the Dunbar, Crookshank, and North Central salt domes.

Section 3. That the proper City officials are hereby authorized to do all things necessary and proper to implement the provisions of Sections 1 and 2 hereof.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to access capital funding due to the immediate need to repair and replace critical City facilities.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

**September 14, 2022**

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202201774

**Subject: Ordinance – GCWW: Reconfigure Water Main from Stier Alley to Central Parkway**

---

Attached is an Ordinance captioned:

**AUTHORIZING** the expenditure of funds up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000 to reconfigure private plumbing and water service lines to connect certain residents to the water main in Central Parkway so that the Stier Alley water main may be abandoned; and **DECLARING** such expenditure to serve a public purpose.

This Ordinance authorizes the expenditure of up to \$40,000 from various Greater Cincinnati Water Works (GCWW) non-personnel operating budget accounts to provide resources for reconfiguring private plumbing and water service lines to connect certain residents to the water main in Central Parkway in order for the Stier Alley water main to be abandoned.

A dead-end water main located in Stier Alley is nearing the end of its useful life, but replacement of the water main is difficult because the alley is narrow and replacement work could jeopardize the integrity of surrounding retaining walls. GCWW has determined that it would be more cost effective and better for water quality to reconfigure the private plumbing and water service lines so that certain properties currently receiving water service from the Stier Alley water main could instead receive water service from a nearby water main located in Central Parkway. The Stier Alley water main could then be abandoned.

This Ordinance also declares that the expenditure of public funds to reconfigure private plumbing and service lines serves a public purpose because it protects the public health and conserves the City's economic resources.

The Administration recommends passage of this Ordinance.

cc: Verna Arnette, GCWW, Interim Executive Director  
Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment

**AUTHORIZING** the expenditure of funds up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to the amount of \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000 to reconfigure private plumbing and water service lines to connect certain residents to the water main in Central Parkway so that the Stier Alley water main may be abandoned; and **DECLARING** such expenditure to serve a public purpose.

WHEREAS, the Stier Alley water main is a dead-end main that currently supplies water service to certain private properties: 2970 Central Parkway (Auditor ID 099-0002-0013-00) and 2960 Central Parkway (Auditor ID 099-0002-0008-00) (“Properties”); and

WHEREAS, the Stier Alley water main is nearing the end of its useful life, but replacement of the main is difficult because the alley is narrow and replacement work could jeopardize the integrity of surrounding retaining walls; and

WHEREAS, Greater Cincinnati Water Works has determined that instead of replacing the Stier Alley water main, it would be more cost effective to reconfigure the Properties’ private plumbing and water service lines to connect to the existing Central Parkway water main and to abandon the Stier Alley water main; and

WHEREAS, the private plumbing and water service line work to connect the Properties to the Central Parkway water main will serve the public purpose of improving water quality to the Properties as compared to the water quality currently provided by dead-end Stier Alley water main, thereby protecting public health; now, therefore,

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

Section 1. That the Greater Cincinnati Water Works is authorized to expend up to \$20,000 from Water Works non-personnel operating budget account no. 101x306x2000x7289 and up to \$20,000 from Water Works non-personnel operating budget account no. 101x304x4000x7299 for a total combined expenditure of up to \$40,000 for the cost of reconfiguring private plumbing and water service lines to connect properties currently served by the Stier Alley water main to receive water from the Central Parkway water main.

Section 2. That the expense of reconfiguring the private plumbing and water service lines is hereby declared to serve a public purpose because switching water service for these properties from the Stier Alley water main to the Central Parkway water main will protect the public health by decreasing potential water quality issues associated with the low-flowing dead-end water main and lead service lines, as well as by conserving the City's economic resources.

Section 3. That the proper City officials are hereby authorized to do all things necessary and proper to carry out the provisions of Sections 1 and 2 hereof.

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

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

September 19, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager 202201811

**Subject:** Emergency Ordinance for the Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District"

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Transmitted is an Emergency Ordinance captioned:

**ESTABLISHING** Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District" as an overlay district for a period of three months, pursuant to Chapter 1431, "Interim Development Control Overlay District Regulations," of the Cincinnati Municipal Code.

The City Planning Commission recommended approval of the IDC 88, Surface Parking in the Downtown Development Zoning District, at its September 16, 2022 meeting.

**Summary:**

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, "Downtown Development," zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study.

The City Planning Commission recommended the following on September 16, 2022, to City Council:

**DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,

**ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, Establishment of IDC Overlay Districts, as discussed on pages 1 – 3 of this report; and,

**RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, for a period of three months, finding it to be in the interest of the general public's health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:

Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and

Adoption of the IDC permit application list and review guidelines in Exhibit B entitled “Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer.”

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



## EMERGENCY

City of Cincinnati

MEH

ECSW

# An Ordinance No. \_\_\_\_\_

- 2022

**ESTABLISHING** Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District" as an overlay district for a period of three months, pursuant to Chapter 1431, "Interim Development Control Overlay Districts," of the Cincinnati Municipal Code.

WHEREAS, Councilmember Mark Jeffreys has introduced legislation to amend certain zoning code provisions governing development in the DD, "Downtown Development," zoning district in order to restrict the development of surface parking lots within the district ("Proposed Legislation"); and

WHEREAS, in response to the introduction of the Proposed Legislation, the City Manager directed the Department of City Planning and Engagement to undertake a zoning study within the DD, "Downtown Development," zoning district to investigate the potential impacts of the Proposed Legislation, to make recommendations on the adoption or modification of the Proposed Legislation, and to commence the process for establishing an interim development control overlay district ("IDC") over the district during the pendency of the zoning study; and

WHEREAS, the City Planning Commission at its regularly scheduled meeting on \_\_\_\_\_, 2022, and pursuant to Cincinnati Municipal Code Section 1431-05, affirmatively recommended that the Council establish an IDC over the DD, "Downtown Development," zoning district to ensure that any development during the pendency of the City's zoning study is appropriate and will not detrimentally or adversely impact the implementation of the Proposed Legislation and any potential modifications that may result from the City's zoning study; and

WHEREAS, a committee of Council considered the establishment of an IDC to regulate the DD, "Downtown Development," zoning district during the pendency of the City's study and further considered the City Planning Commission's affirmative recommendation of the proposed IDC; and

WHEREAS, the Council finds that placing interim development controls over the DD, "Downtown Development," zoning district during the pendency of the Department of City Planning and Engagement's study and review is consistent with *Plan Cincinnati* (2012) and its "Compete" Initiative goals to "[t]arget investment to geographic areas where there is already economic activity" and "[c]ontinue development of Existing Growth Opportunity Areas," which specifically include the Central Business District (page 115); its "Connect" Initiative goals to "[d]evelop an efficient multi-modal transportation system that supports neighborhood livability" and "[e]xpand options for non-automotive travel" (page 129); and its "Live" Initiative goal to "[b]ecome more walkable" (page 157); and

WHEREAS, the Council further finds that the proposed IDC is in the interest of the public's health, safety, and general welfare; now, therefore,

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

Section 1. That Council makes the following findings:

- A. The City Manager has directed the Department of City Planning and Engagement to undertake a zoning study within the DD, "Downtown Development," zoning district ("Study Area") to investigate the potential impacts of proposed zoning code text amendments concerning the development of surface parking lots within the area, and to make recommendations on the adoption or modification of those proposed zoning code text amendments.
- B. At its regularly scheduled meeting on \_\_\_\_\_, 2022, the City Planning Commission affirmatively recommended that the Council establish an interim development control overlay district ("IDC") over the Study Area, set forth on the map as shown in Exhibit "A," attached hereto and incorporated herein, to remain in effect while the Department of City Planning and Engagement conducts its zoning study of the proposed zoning code text amendments concerning the development of surface parking lots within the Study Area.
- C. The proposed zoning code text amendments concerning the development of surface parking lots will substantially affect permitted uses in the Study Area as parking availability and access can be an important component of development. Accordingly, the impact of the proposed zoning code text amendments requires study and review by the Council, City Administration, and City Planning Commission prior to their adoption.
- D. The establishment of an IDC over the Study Area for a three-month period is necessary to protect the public interest and ensure that the substance and purposes of the proposed zoning code text amendments are not adversely impacted during the pendency of the City's study and review of the area.

Section 2. That, pursuant to Cincinnati Municipal Code Section 1431-05, the official City zone map is amended to superimpose Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District" ("IDC District No. 88"), over the Study Area.

Section 3. That, pursuant to Cincinnati Municipal Code Sections 1431-07 and 1431-15, the Council adopts the Application Review Guidelines for IDC District No. 88, attached hereto as

Exhibit “B” and incorporated herein by reference, which shall be used by the City Planning Commission in its review of permit applications subject to the guidelines.

Section 4. That, when reviewing permit applications pursuant to Section 3 herein, the City Planning Commission shall be authorized to exercise the same authority granted to the Zoning Hearing Examiner and the Historic Conservation Board, as applicable, to hear and decide applications for variances, special exceptions, conditional uses, certificates of appropriateness, and other development permissions governed by the zoning code.

Section 5. That IDC District No. 88 shall remain in effect for three months following the effective date of this ordinance.

Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to impose interim development controls over the Study Area to ensure that the substance and purpose of proposed zoning code text amendments concerning the development of surface parking lots within the Study Area and the planning, land use, and zoning solutions that may result from the Department of City Planning and Engagement’s study and review of those amendments are not prematurely destroyed or impaired.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

EXHIBIT A



EXHIBIT B

## **EXHIBIT B**

### **Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer**

#### **Section I. Applications Subject to Review:**

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”:

(a) Building permits for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(b) Certificates of compliance for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(c) Certificates of appropriateness for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

Notwithstanding the foregoing subsections (a), (b), and (c), applications for building permits, certificates of compliance, and certificates of appropriateness to make the following alterations, modifications, or improvements to existing surface parking facilities shall not be subject to review by the City Planning Commission:

- i. Resurfacing that does not increase or expand the existing surface area;
- ii. Restriping;
- iii. New lighting;
- iv. New fencing; and
- v. New landscaping.

## **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District."

## **Section III. Application Review Guidelines:**

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application's failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Community Character.* The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with, and designed to activate and enhance, the downtown streetscape.
- b) *Placement.* The proposed siting, setbacks, and orientation is designed to maximize multi-modal mobility that emphasizes pedestrian safety, participation, circulation, and connectivity.
- c) *Integration.* The proposal is designed to provide seamless transitions and connections, promoting interconnectivity between adjoining and abutting land uses to avoid disharmonious development patterns.
- d) *Accessibility.* The proposal is designed to promote public and private interactions and accessibility through multi-modal connections to existing or planned street grids or pedestrian-oriented pathways.
- e) *Stormwater Management.* The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- f) *Zoning.* The proposal conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the zoning code.
- g) *Guidelines.* The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

- h) *Plans*. The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- i) *Proposed Zoning Amendments*. The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects*. Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

No. 88 Interim Development Control in Downtown Development Districts in Downtown.



## **EXHIBIT B**

### **Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer**

#### **Section I. Applications Subject to Review:**

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”:

(a) Building permits for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(b) Certificates of compliance for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(c) Certificates of appropriateness for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

Notwithstanding the foregoing subsections (a), (b), and (c), applications for building permits, certificates of compliance, and certificates of appropriateness to make the following alterations, modifications, or improvements to existing surface parking facilities shall not be subject to review by the City Planning Commission:

- i. Resurfacing that does not increase or expand the existing surface area;
- ii. Restriping;
- iii. New lighting;
- iv. New fencing; and
- v. New landscaping.

## **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District.”

## **Section III. Application Review Guidelines:**

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application’s failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Community Character.* The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with, and designed to activate and enhance, the downtown streetscape.
- b) *Placement.* The proposed siting, setbacks, and orientation is designed to maximize multi-modal mobility that emphasizes pedestrian safety, participation, circulation, and connectivity.
- c) *Integration.* The proposal is designed to provide seamless transitions and connections, promoting interconnectivity between adjoining and abutting land uses to avoid disharmonious development patterns.
- d) *Accessibility.* The proposal is designed to promote public and private interactions and accessibility through multi-modal connections to existing or planned street grids or pedestrian-oriented pathways.
- e) *Stormwater Management.* The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- f) *Zoning.* The proposal conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the zoning code.
- g) *Guidelines.* The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

- h) *Plans.* The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- i) *Proposed Zoning Amendments.* The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects.* Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

**SUBJECT:** A report and recommendation on the establishment of Interim Development Control (IDC) Overlay District No. 88 “Surface Parking in the Downtown Development Zoning District” in the Central Business District, for a period of three months.

**ATTACHMENTS:**

Provided in addition to this report are:

- Exhibit A - Location Map
- Exhibit B - IDC Review Criteria
- Exhibit C – IDC Directive

**BACKGROUND:**

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study.

The subject area for the IDC Overlay District is for all properties zoned Downtown Development (DD), encompassing most of Downtown and parts of East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and West End neighborhoods.

Pursuant to Section 1431-01 of the Cincinnati Zoning Code, the purpose of the Interim Development Control (IDC) Overlay District is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

**CRITERIA FOR AN IDC DISTRICT:**

According to Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, City Council may establish an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:

- I. *Proposed Amendments.* Amendments to the Cincinnati Zoning Code have been approved or are under consideration through the following actions:
  - a. The City Planning Commission has approved amendments to the Cincinnati Zoning Code; or
  - b. The City Planning Commission has approved or adopted a comprehensive plan, community plan, urban design, urban renewal plan or other planning document which contains recommendations to amend the Cincinnati Zoning Code; or
  - c. The City Planning Commission, City Council or the City Manager has directed City Administration to study planning, land use or zoning issues in the proposed IDC Overlay District boundary.

*The criteria in Section Ic above have been met because the City Manager has directed the Department of City Planning and Engagement to study land use issues in the Downtown Development Zoning District.*

- II. *Study and Review.* The proposed amendments may substantially affect permitted uses in the area of consideration and will require the study and review by the City Planning Commission, City Administration and Council prior to adoption; and

*The study could result in proposed amendments to the City's Zoning Code and/or Zoning Map; these amendments may affect permitted uses and will require the study and review by the City Planning Commission, City Administration, and City Council prior to their adoption.*

- III. *Public Interest.* The protection of the public interest requires that interim development controls be imposed during the period of study and review by the City Planning Commission.

*The additional review of permits by the City Planning Commission will protect the public interest by ensuring that development is not significantly impacted during the course of the study. Additionally, the study may result in proposed amendments to the City's Zoning Code and/or Zoning Map.*

#### *Section 1431-09 – Three-Month IDC Overlay Districts*

Council may establish IDC Overlay Districts to remain in effect for three months without prior notice, advertisement or public hearing. The Director of City Planning has the duty to give notice of the establishment of the district and the time and place of a public hearing on the extension of the district for an additional nine-month period within ten business days of the establishment of an IDC Overlay District, by placing an advertisement in a newspaper of general circulation and, if less than 100 parcels of property are within the district, by sending the notice to all owners of record.

#### **REGULATIONS AND GUIDELINES FOR THE IDC:**

The area proposed for the boundary of IDC Overlay District No. 88 would be the officially recognized boundary of the zoning study in Downtown as shown on the attached map in Exhibit A.

According to §1431-15, the City Planning Commission has the duty to review applications in the established IDC Overlay District No. 88.

- (a) *Applications Subject to Review.* Specify which of the following permit applications are to be reviewed by the City Planning Commission.

- The Department of City Planning and Engagement recommends that the following permits be reviewed:
  - Building permits, certificates of compliance, and certificates of appropriateness for new construction of surface parking lots; alterations, modification, or expansion of existing surface parking facilities; and changes in use to a surface parking facility; and site improvements associated with surface parking facilities.
- The Department of City Planning and Engagement recommends that the following shall not be subject to review:

- Resurfacing that does not increase or expand the existing surface area, restriping, new lighting, new fencing, and new landscaping.

(b) *Application Review Guidelines.* Adopt application review guidelines for each application subject to review specified in § 1431-15 for the purposes of providing the City Planning Commission with criteria for the exercise of its authority, as granted in this chapter.

- The Department of City Planning and Engagement recommends application review guidelines as written in Exhibit B.

(c) *Administrative Review.* Designate the city department, division, or official responsible for conducting the administrative review of these applications.

- The Department of City Planning and Engagement recommends that it be designated as the administrative reviewer for IDC Overlay District No. 88.

### **ANALYSIS:**

If the City Planning Commission affirmatively recommends a zoning study of the properties within the proposed IDC Overlay District boundary, as directed by the City Manager, an IDC Overlay District could help to ensure the compatibility of any proposed surface parking facilities while the Department of City Planning and Engagement studies the appropriate land uses for Downtown Development zoning districts.

The proposed IDC Overlay District could be established for an initial three months, with a future option to extend an additional nine months if City Council so desires. In order to establish the IDC Overlay District, City Council must receive an affirmative recommendation from the City Planning Commission.

If the three-month IDC is established, a notice of the establishment of the district and the time and place of a public hearing on the extension of the district for an additional nine-month period will need to be sent within ten business days of the establishment. All owners of record within the IDC boundary will receive that notice for the public hearing before the City Planning Commission.

### **CONSISTENCY WITH PLANS:**

#### *Plan Cincinnati (2012)*

*Plan Cincinnati* does not specifically address the concerns related to the establishment of IDC Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, however conducting a zoning study in this scenario is consistent with three Initiatives Areas. It is consistent with the Compete Initiative Area in the Strategy to “target investment to geographic areas where there is already economic activity” (page 115) and the Action Step to “continue development of existing growth opportunity areas” (page 116), which specifically identifies the “Central Business District (CBD), Over-the-Rhine (OTR), and the Uptown neighborhoods as the primary sources of City tax revenue”, which surface parking lots do little to support. Secondly, there is consistency with the Live Initiative Area to “become more walkable” (page 157) because large expanses of surface parking along street fronting properties discourage pedestrians activity. Lastly, this is consistent with the Connect Initiative Area Goal to “Develop an efficient multi-modal transportation system that supports neighborhood livability” (page 129) and more specifically with the Strategy to “expand options for non-automotive travel” (page 130) in that it could encourage people to walk instead of use cars to access and move around Downtown.

#### *Cincinnati 2000 Comprehensive Development Plan for Downtown (1986)*

The proposal is also consistent with *Cincinnati 2000 Comprehensive Development Plan for Downtown* (1986) which calls for “preservation of the City’s historic and architecturally significant buildings” (p. 2).

**RECOMMENDATION:**

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

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement staff findings that the proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, as discussed on pages 1 – 3 of this report; and,
- 3) **RECOMMEND** that City Council establish Interim Development Control (IDC) Overlay District No. 88, Surface Parking in the Downtown Development Zoning District, for a period of three months, finding it to be in the interest of the general public's health, safety, and welfare during the course of the Department of City Planning and Engagement study, which recommendation includes:
  - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and
  - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled "Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development Zoning District," and Designation of Administrative Reviewer."

Respectfully submitted:



Maria Dienger, City Planner  
Department of City Planning and Engagement

Approved:

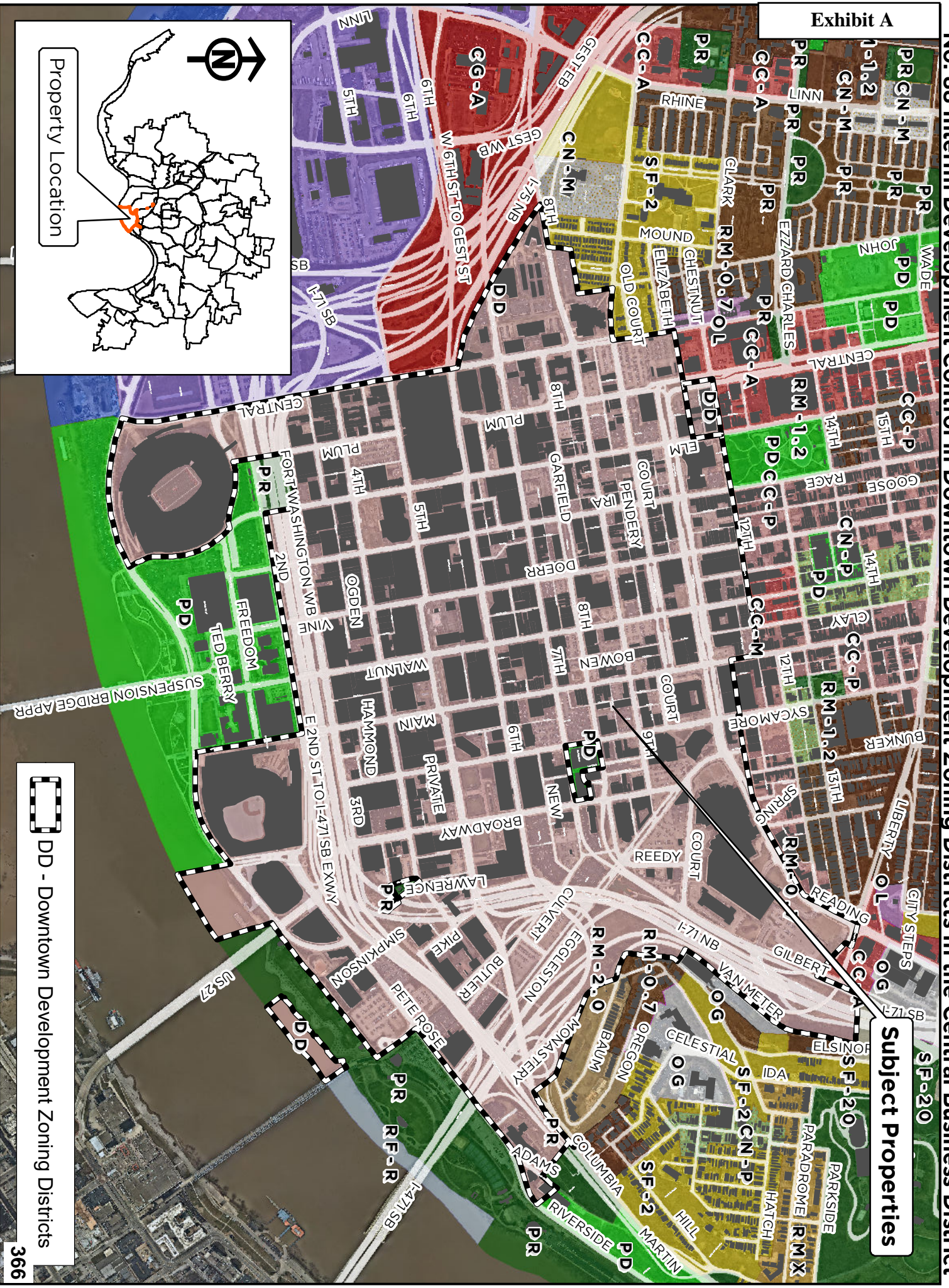


Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

Subject Properties

Property Location

DD - Downtown Development Zoning Districts



## **EXHIBIT B**

### **Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District,” and Designation of Administrative Reviewer**

#### **Section I. Applications Subject to Review:**

The following applications shall be reviewed by the City Planning Commission during the pendency of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”:

(a) Building permits for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(b) Certificates of compliance for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

(c) Certificates of appropriateness for:

- i. new construction of surface parking facilities;
- ii. alteration, modification, or expansion of surface parking facilities;
- iii. changes in use to a surface parking facility use; and
- iv. site improvements associated with surface parking facilities.

Notwithstanding the foregoing subsections (a), (b), and (c), applications for building permits, certificates of compliance, and certificates of appropriateness to make the following alterations, modifications, or improvements to existing surface parking facilities shall not be subject to review by the City Planning Commission:

- i. Resurfacing that does not increase or expand the existing surface area;
- ii. Restriping;
- iii. New lighting;
- iv. New fencing; and
- v. New landscaping.

## **Section II. Designated Administrative Reviewer:**

Council designates the Department of City Planning and Engagement as the staff reviewing authority for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District.”

## **Section III. Application Review Guidelines:**

In addition to any other necessary reviews and approvals as required by the Cincinnati Municipal Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application’s failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) *Community Character*. The proposal has a density, scale, size, location, programmatic configuration or function, and use that is compatible with, and designed to activate and enhance, the downtown streetscape.
- b) *Placement*. The proposed siting, setbacks, and orientation is designed to maximize multi-modal mobility that emphasizes pedestrian safety, participation, circulation, and connectivity.
- c) *Integration*. The proposal is designed to provide seamless transitions and connections, promoting interconnectivity between adjoining and abutting land uses to avoid disharmonious development patterns.
- d) *Accessibility*. The proposal is designed to promote public and private interactions and accessibility through multi-modal connections to existing or planned street grids or pedestrian-oriented pathways.
- e) *Stormwater Management*. The proposal is designed to address and minimize potential adverse effects relating to off-site stormwater runoff owing to any relative increase in impervious surface area or decrease in vegetative land cover related to the proposed development.
- f) *Zoning*. The proposal conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the zoning code.
- g) *Guidelines*. The proposal conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

- h) *Plans*. The proposal conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- i) *Proposed Zoning Amendments*. The proposal is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) *Adverse Effects*. Whether the proposal is likely to impose any adverse effect on the access to the property by fire, police, or other public services; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

**Dienger, Maria**

---

**From:** Keough-Jurs, Katherine  
**Sent:** Thursday, September 15, 2022 3:41 PM  
**To:** Peppers, Alex; Dienger, Maria  
**Subject:** Fwd: DD Parking Zoning Text Amendment & IDC  
**Attachments:** image001.png; Signed ORD & TRANS - Modifying Zoning Code Surface Parking.pdf

Alex and Maria,

Please proceed with the request below.

Thanks,  
 Katherine

Sent from my iPhone

Begin forwarded message:

**From:** "Long, Sheryl" <Sheryl.Long@cincinnati-oh.gov>  
**Date:** September 15, 2022 at 3:11:15 PM EDT  
**To:** "Keough-Jurs, Katherine" <Katherine.Keough-Jurs@cincinnati-oh.gov>  
**Cc:** "Rocco, Giovanni" <Giovanni.Rocco@cincinnati-oh.gov>, "Weber, William" <William.Weber@cincinnati-oh.gov>  
**Subject:** FW: DD Parking Zoning Text Amendment & IDC

Hello Katherine,  
 Please see the request from CM Jefferies office. Please proceed with execution of the request.

Thank you,  
 Sheryl

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**From:** Rocco, Giovanni <Giovanni.Rocco@cincinnati-oh.gov>  
**Sent:** Wednesday, September 14, 2022 2:30 PM  
**To:** Long, Sheryl <Sheryl.Long@cincinnati-oh.gov>  
**Cc:** Weber, William <William.Weber@cincinnati-oh.gov>  
**Subject:** DD Parking Zoning Text Amendment & IDC

CM Long,

This afternoon, our office transmitted the attached ordinance to the Clerk's office to be placed on the Council Calendar for next week. Given the nature of this zoning change, we would like the Administration to pursue an IDC in the DD District as it relates to surface parking while this proposal goes through the zoning process. Given the sensitive nature of this proposal, we would like the CPC to consider the IDC this Friday.

Thank you, and feel free to reach out with any questions.

Gio Rocco | Chief of Staff

Councilmember Mark Jeffreys  
801 Plum Street, Room 346-A | Cincinnati, OH 45202  
(O) 513-352-3464  
[Giovanni.Rocco@cincinnati-oh.gov](mailto:Giovanni.Rocco@cincinnati-oh.gov)  
<https://www.cincinnati-oh.gov>

September 19, 2022

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

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

**ESTABLISHING** Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District” as an overlay district for a period of three months, pursuant to Chapter 1431, “Interim Development Control Overlay District Regulations,” of the Cincinnati Municipal Code.

The City Planning Commission recommended approval of the IDC 88, Surface Parking in the Downtown Development Zoning District, at its September 16, 2022 meeting.

**Summary:**

In September 2022, Council Member Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district to study the potential impacts of surface parking lots and make recommendations for potential zoning code text amendments. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study and propose an Interim Development Control (IDC) Overlay District over the Downtown Development zoning district for the duration of the study.

The City Planning Commission recommended the following on September 16, 2022, to City Council:

- 1) **DIRECT** the Department of City Planning and Engagement to undertake a zoning study within the boundary of the DD zone as shown in Exhibit A; and,
- 2) **ADOPT** the Department of City Planning and Engagement Findings that proposed IDC Overlay District is in compliance with Cincinnati Zoning Code Section 1431-05, *Establishment of IDC Overlay Districts*, as discussed on pages 1 – 3 of the staff report; and,
- 3) **RECOMMEND** that the City Council establish Interim Development Control (IDC) Overlay District No. 88 “Surface Parking in the Downtown Development Zoning District” in the Central Business District, for a period of three months, finding it to be in the interest of the general public’s health, safety, and welfare during the course of the Department of City Planning and Engagement study which recommendations include:
  - a. Appointing the Department of City Planning and Engagement as the designated administrative reviewer under the IDC; and,
  - b. Adoption of the IDC permit application list and review guidelines in Exhibit B entitled “Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development Zoning District”, and Designation of Administrative Reviewer.”

On September 16, 2022, the City Planning Commission voted unanimously to recommend approval of the proposed zone change from Commercial General-Auto to Planned Development (PD) for Jared Ellis Drive in Oakley to City Council.

Motion to Approve the  
Administration's recommendation: Ms. Kearney

Ayes:

Mr. Weber  
Mr. Eby  
Ms. Kearney  
Mr. Stallworth  
Ms. Sessler  
Mr. Samad

Seconded: 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.

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

September 14, 2022

**To:** Mayor and Members of City Council

**From:** Sheryl M. M. Long, City Manager

202201776

**Subject: Ordinance – Modifying CMC 1601-46, Repealing Duplicate Section for Signage (Blink)**

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Attached is an Ordinance captioned:

**MODIFYING** Title XVI, “Neighborhood Quality of Life Uniform Code,” of the Cincinnati Municipal Code by **REPEALING** Section 1601-46, “Prohibited Sign Types and Locations,” as it is a duplicate section of the Cincinnati Municipal Code and to better align the City’s Neighborhood Quality of Life Uniform Code with best practices for protecting the health, safety, and welfare of the citizens of Cincinnati.

The Administration recommends passage of this Ordinance.

cc: Virginia Tallent, Assistant City Manager  
William Weber, Assistant City Manager

**MODIFYING** Title XVI, “Neighborhood Quality of Life Uniform Code,” of the Cincinnati Municipal Code by **REPEALING** Section 1601-46, “Prohibited Sign Types and Locations,” as it is a duplicate section of the Cincinnati Municipal Code and to better align the City’s Neighborhood Quality of Life Uniform Code with best practices for protecting the health, safety, and welfare of the citizens of Cincinnati.

WHEREAS, the City’s Neighborhood Quality of Life Uniform Code provides for the protection, safety, and welfare of the citizens of Cincinnati by ensuring property owners and developers operate their properties in a safe and proper manner; and

WHEREAS, Cincinnati Municipal Code Section 1601-46 prohibits certain sign types and locations, which is a duplicate of Cincinnati Municipal Code Section 1427-09; and

WHEREAS, Council wishes to repeal Section 1601-46 of the Cincinnati Municipal Code to make the Cincinnati Municipal Code consistent by removing a duplicate section and provide clarity as to signage enforcement; now, therefore,

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

Section 1. That existing Section 1601-46, “Prohibited Sign Types and Locations,” of Title XVI, “Neighborhood Quality of Life Uniform Code,” of the Cincinnati Municipal Code is hereby repealed.

Section 2. That the City Manager and the proper City officials are authorized to take all necessary and proper actions to carry out the provisions of this ordinance, including by updating applicable rules and regulations and policies and procedures in accordance with the modifications to the Cincinnati Municipal Code provided for herein.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk