

NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD

Project Data:

Project Description:
Approximately 650,000 SF multi-story mixed use development over parking structure with adjoining landscaped public spaces. Project includes retail, commercial, multi-family residential, hospitality, office, and entertainment venue functions.

Address: Properties generally bound by Central Parkway to the East, TQL Stadium to the South, John Street to the West and Liberty Street/Bauer Avenue to the North.
Cincinnati , OH 45214

Lot Area:
Lot 1: 8.3 Ac (361,600 SF)

Tract: 026400

Current Zoning:
Planned Development District
Commercial Community
Manufacturing General

Proposed Land Use:
Retail, Commercial, Hotel,
Multi-Family Residential, Office,
Entertainment Venue

Occupancy: Mixed Use

Building Heights:	
*Based on Central Parkway EL. +545' - 0"	
**Based on John Street EL. +528' - 0"	
Concept	Height Not To Exceed
*Building 1: 33'-0"	*Building 1: 73'-0"
*Building 2: 248'-0"	*Building 2: 303'-0"
*Building 3: 51'-0"	*Building 3: 91'-0"
*Building 4: 51'-0"	*Building 4: 91'-0"
*Building 5: 80'-0"	*Building 5: 195'-0"
*Building 6: 186'-0"	*Building 6: 281'-0"
**Building 7: 80'-0"	**Building 7: 160'-0"

Note: Elevations (EL.) indicated in attachments are based on NGVD 29

Parking:
1,232 Existing Spaces, Approximately
350-500 New Spaces Proposed

Concept FAR Calculation:
642,500 SF/361,600 SF = 1.8

Approximate Limit FAR Calculation:
1,272,000 SF/361,600 SF = 3.5

Contacts:

Owner:
FC Cincinnati LLC
14 East 4th Street
Cincinnati, OH 45202
T: (513-977-5425)

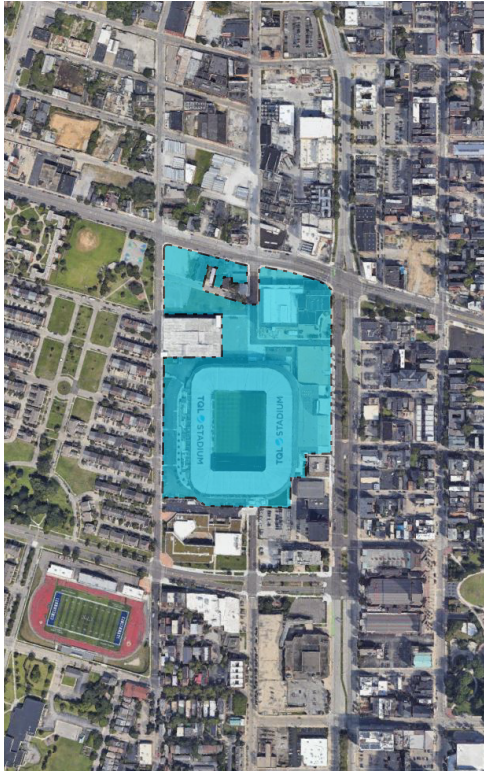
Owner's Representative:
JS Held LLC
3950 Virginia Avenue
Cincinnati, OH 45227
T: (513-271-9026)

Architect:
RIOS
3101 West Exposition Place
Los Angeles, CA 90018
T: (323-785-1800)
F: (323-785-1801)

Landscape Architect:
RIOS
3101 West Exposition Place
Los Angeles, CA 90018
T: (323-785-1800)
F: (323-785-1801)

Civil Engineer:
Kleingers Group
6219 Centre Park Drive
West Chester, OH 45069
T: (513-779-7851)

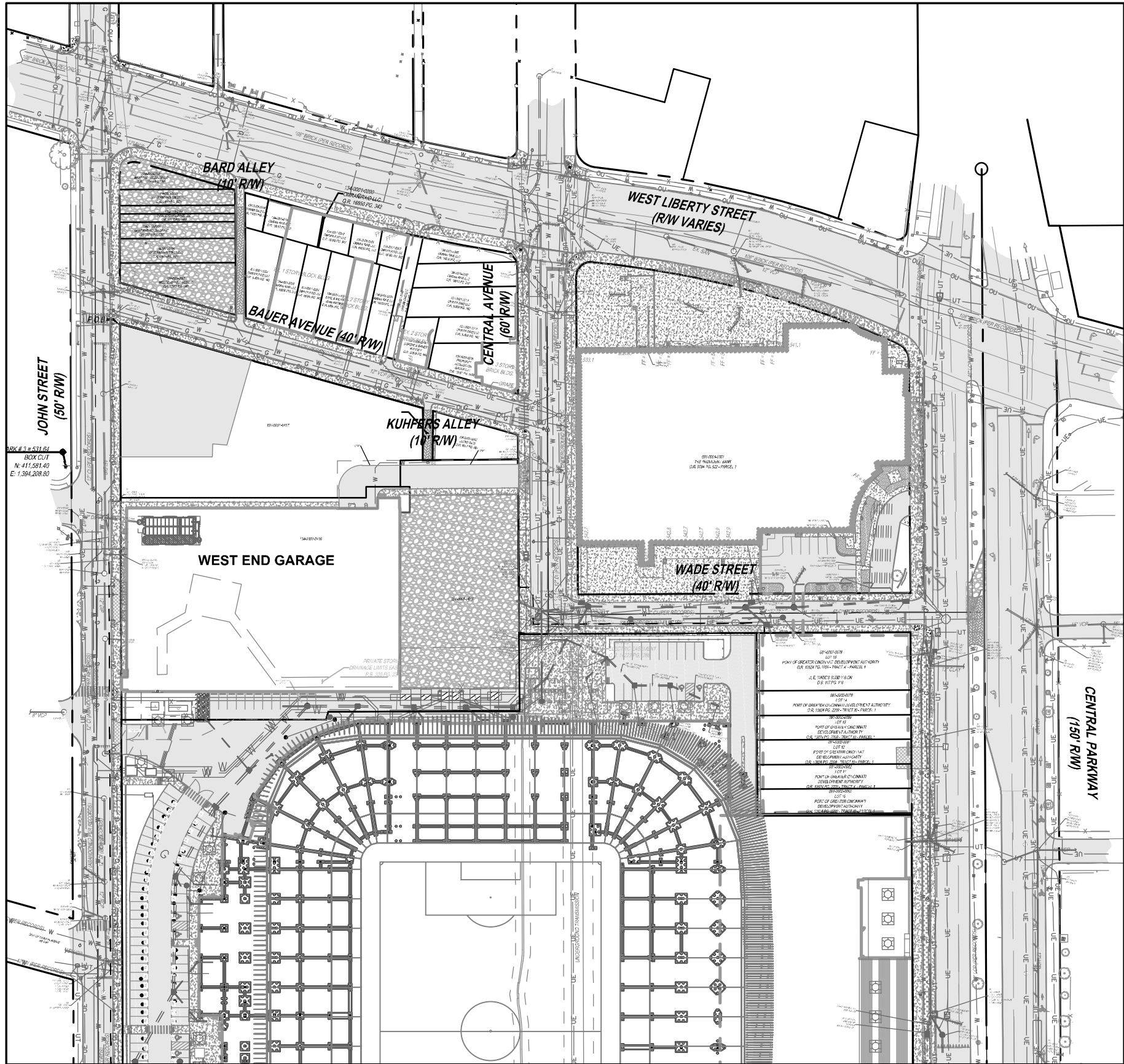
Vicinity Map:



Sheet List:

Attachment A: Civil Survey Basemap	Attachment M: Fire Hydrant Coverage Plan
Attachment B: Team Store Split Plat	Attachment N: Site Density Plan
Attachment C: Zoning Plats	Attachment O: Site Elevations and Axonometrics
Zoning Plat Overall	Attachment P: Street Views
Zoning Plat Added Area	
Zoning Plat Work Area	
Attachment D: R.O.W Vacation Plat	
Attachment E: Site Consolidation Plat	
Attachment F: Conceptual Mass Excavation Plat	
Attachment G: Traffic Impact Study (Separate Document)	
Attachment H: Civil Site Plan	
Civil Site Plan Overall	
Attachment I: Architectural Site Plans	
Site Plan - Parking Loading Level (EL. +532')	
Site Plan - Plaza Level (EL. +545')	
Site Plan - Concourse Level (EL. +562')	
Site Plan - Roof Level	
Attachment J: Site Circulation Exhibits	
Vehicular Circualtion Exhibit	
Pedestrian Circulation Exhibit	
Attachment K: Open Space Exhibit	
Attachment L: Utility Coordination Plans	
MSD Coordination Plan	
Stormwater Coordination Plan	
GCWW Coordination Plan	

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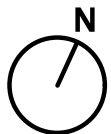


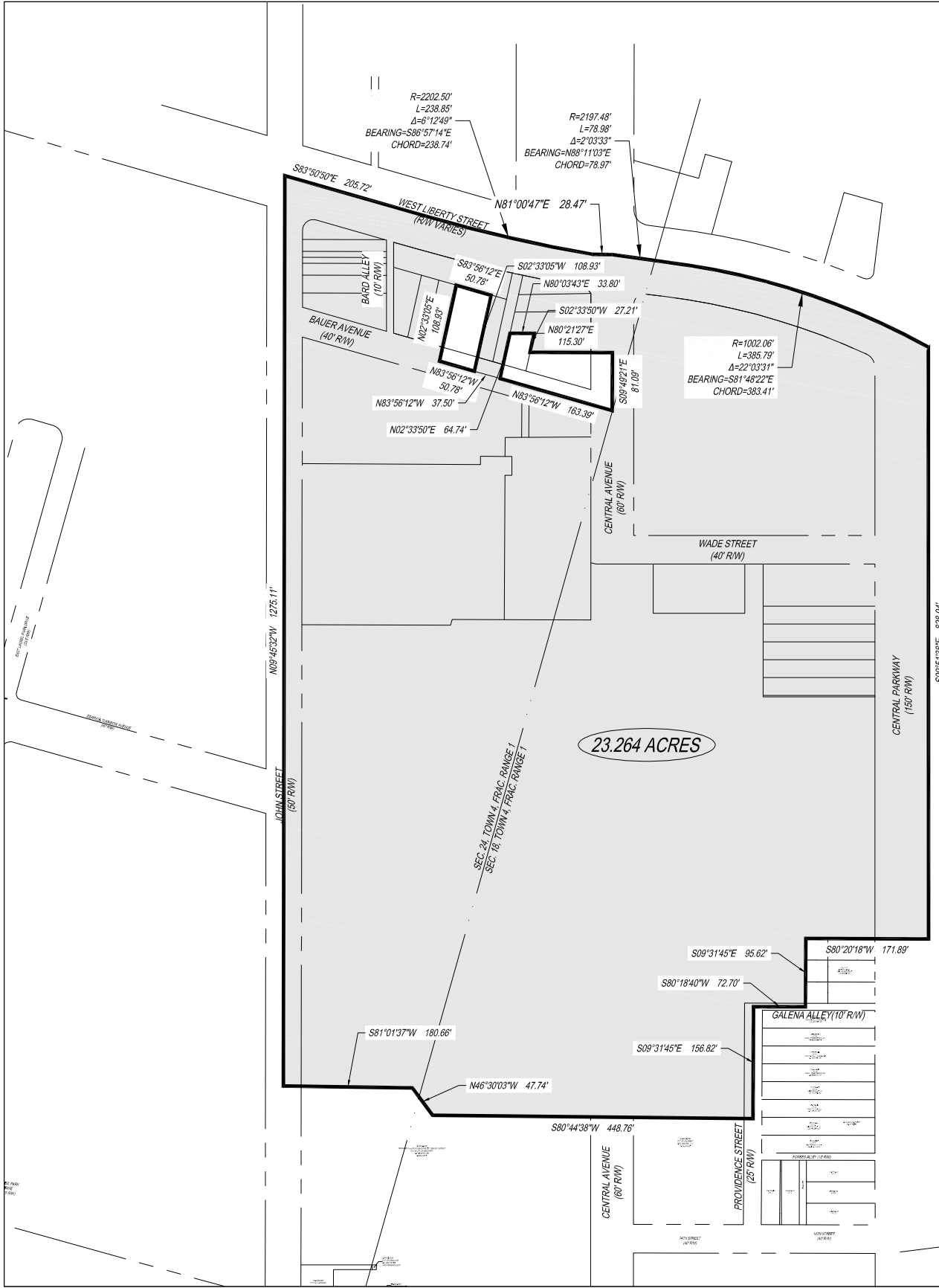
LEGEND

- BENCHMARK
- IRON PIN FOUND
- CROSS NOTCH SET (NOTED OTHERWISE)
- SANITARY MANHOLE
- CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- INLET
- YARD DRAIN
- DOWNSPOUT
- GAS VALVE
- GAS SERVICE
- WATER MANHOLE
- WATER VALVE
- WATER SERVICE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- MONITORING WELL
- GUARD POST

- MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY WIRE
- PULL BOX
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- TRANSFORMER
- LAMP
- TRAFFIC SIGNAL POLE
- FLAG POLE
- FENCE POST
- SINGLE POST SIGN
- HANDICAP
- FENCE LINE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD UTILITY
- STORM SEWER

- SANITARY SEWER
- HARDWOOD TREE
- SOFTWOOD TREE
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPE
- BRICK





Legal Description
23.264 Acres - Re-Zone Area

Situated in Sections 18 & 24, Town 4, Fractional Range 1, City of Cincinnati, Hamilton County, Ohio, being a rezone area, the boundary of which being more particularly described as follows:

Beginning at the intersection of the centerline of Central Parkway with the centerline of West Liberty Street;

Thence along said Central Parkway centerline, S09°51'38"E a distance of 828.94 feet to the intersection with the north line of Cincinnati SMSA Tower Holdings, LLC property;

Thence along the north line of said Cincinnati SMSA Tower Holdings, LLC property, S80°20'18"W a distance of 171.89 feet;

Thence along said east line of said Cincinnati SMSA Tower Holdings, LLC property, S09°31'45"E a distance of 95.62 feet to the intersection with the centerline of Galena Alley;

Thence along said Galena Alley centerline, S80°18'40"W a distance of 72.70 feet to the intersection with the centerline of Providence Street;

Thence along said Providence Street centerline, S09°31'45"E a distance of 156.82 feet;

Thence the following three (3) courses:

1. S80°44'38"W a distance of 448.76 feet;
2. N46°30'03"W a distance of 47.74 feet;
3. S81°01'37"W a distance of 180.66 feet to a point in the centerline of John Street;

Thence along said centerline, N09°45'32"W a distance of 1275.11 feet to the intersection with the aforementioned centerline of West Liberty Street;

Thence along said centerline the following five (5) courses:

1. S83°50'50"E a distance of 205.72 feet;
2. Thence along a curve to the left an arc distance of 238.85 feet, said curve having a radius of 2202.50 feet, a delta of 06°12'49" and a chord bearing S86°57'14"E distance of 238.74 feet;
3. N81°00'47"E a distance of 28.47 feet;
4. Thence along a curve to the left an arc distance of 78.98 feet, said curve having a radius of 2197.48 feet, a delta of 02°03'33" and a chord bearing N88°11'03"E distance of 78.97 feet;
5. Thence along a curve to the right an arc distance of 385.79 feet to the point of beginning, said curve having a radius of 1002.06 feet, a delta of 22°03'31" and a chord bearing S81°48'22"E distance of 383.41 feet.

Save and except the following:

Situated in Section 24, Town 4, Fractional Range 1, City of Cincinnati, Hamilton County, Ohio:

Beginning at a point in the centerline of Bauer Avenue, said point being N83°56'12"W a distance of 200.89 feet from the centerline intersection of Bauer Avenue and Central Avenue;

Thence along said centerline, N83°56'12"W a distance of 50.78 feet to the west line of the aforesaid Earl & Wilma Jean Brown parcel;

Thence along said west line, N02°33'05"E a distance of 108.93 feet;

Thence along the north line of said Earl & Wilma Jean Brown parcel, S83°56'21"E a distance of 50.78 feet;

Thence along the east line of said Earl & Wilma Jean Brown parcel, S02°33'05"E a distance of 108.93 feet to the point of beginning.

Containing 0.127 acres of land, more or less.

Also save and except the following:

Situated in Section 24, Town 4, Fractional Range 1, City of Cincinnati, Hamilton County, Ohio:

Beginning at the centerline intersection of Central Avenue and Bauer Avenue;

Thence along the centerline of Bauer Avenue, N83°56'12"W a distance of 163.39 feet to the west line of said Lorene & Ernest R. Ramey parcel;

Thence along said west line, N02°33'50"E a distance of 64.74 feet;

Thence along the north line of said Lorene & Ernest R. Ramey parcel, N80°03'43"E a distance of 33.80 feet;

Thence along the east line of said Lorene & Ernest R. Ramey parcel, S02°33'50"W a distance of 27.21 feet to the north line of the aforesaid Property Acquisition Group LLC parcel;

Thence along said north line N80°21'27"E a distance of 115.30 feet to the centerline of Central Avenue;

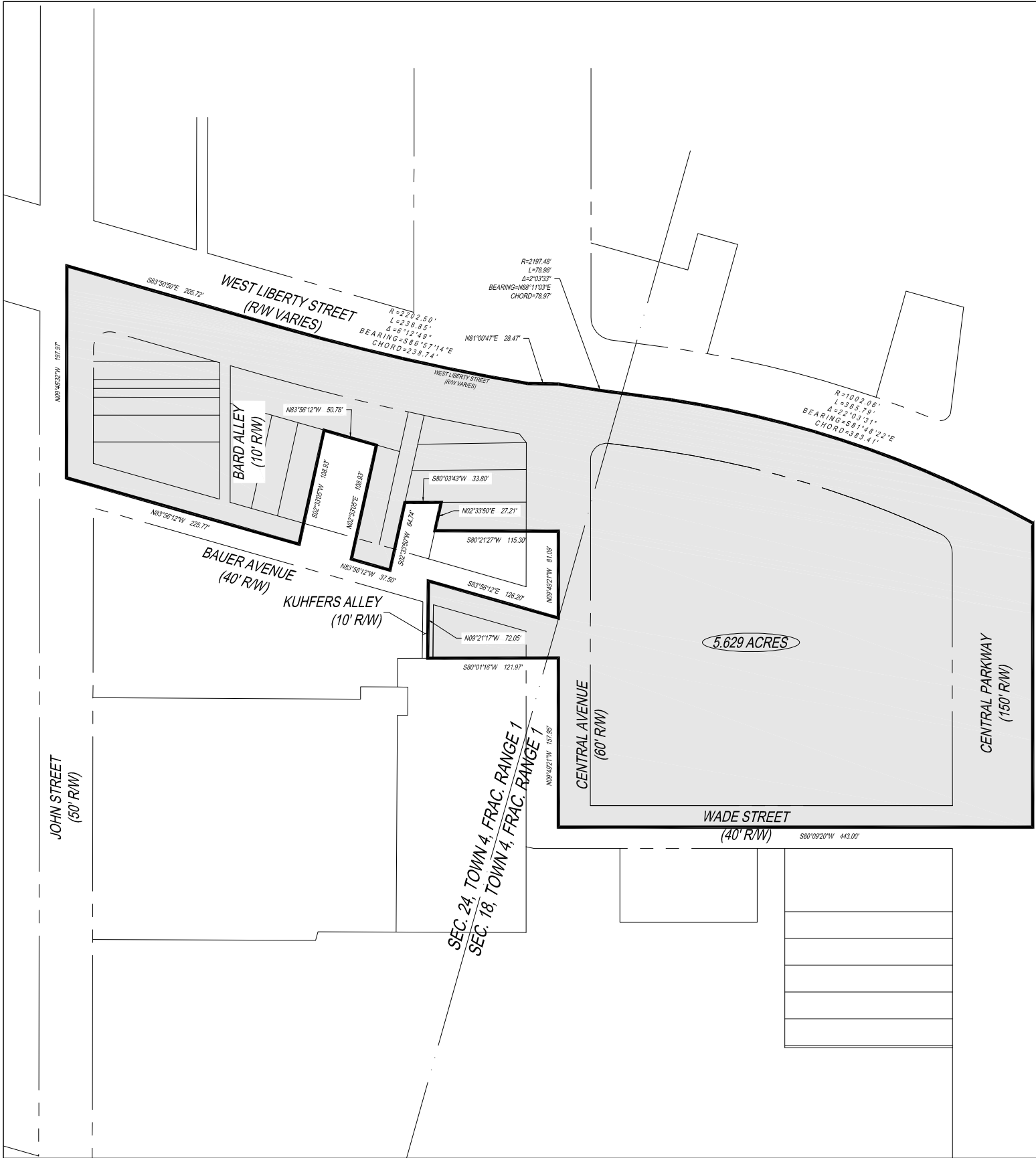
Thence along said centerline, S09°49'21"E a distance of 81.09 feet to the Point of Beginning.

Containing 0.230 acres of land.

All of the above containing 23.264 acres of land, more or less.

Bearings are based on the Ohio State Plane Coordinate System South Zone as derived from the Ohio Department of Transportation's Virtual Reference Stationing System (VRS)(NAD 83)

The above description is for zoning purposes only.



Legal Description
5.629 Acres - Re-Zone Area

Situated in Sections 18 & 24, Town 4, Fractional Range 1, City of Cincinnati, Hamilton County, Ohio, being a rezone area, the boundary of which being more particularly described as follows:

Beginning at the intersection of the centerline of Central Parkway with the centerline of West Liberty Street;

Thence along said Central Parkway centerline, S09°51'38"E a distance of 283.82 feet to the intersection with the centerline of Wade Street;

Thence along said centerline of Wade Street, S80°09'20"W a distance of 443.00 feet to the intersection with the centerline of Central Avenue;

Thence along said Central Avenue centerline, N09°49'21"W a distance of 157.95 feet;

Thence S80°01'16"W a distance of 121.97 feet to the centerline of Kuhfers Alley;

Thence along said centerline of Kuhfers Alley, N09°21'17"W a distance of 72.05' to the intersection with the centerline of Bauer Avenue;

Thence along said Bauer Avenue centerline, S83°56'12"E a distance of 126.20 feet to the intersection with the centerline of Central Avenue;

Thence along said Central Avenue centerline, N09°49'21"W a distance of 81.09 feet

Thence along the north line of a parcel conveyed to Property Acquisition Group LLC, S80°21'27"W a distance of 115.30 feet to the east line of a parcel conveyed to Lorene & Ernest R. Ramey;

thence along the lines of said Lorene & Ernest R. Ramey parcel the following three (3) courses:

1. N02°33'50"E a distance of 27.21 feet;
2. S80°03'43"W a distance of 33.80 feet;
3. S02°33'50"W a distance of 64.74 feet to the centerline of Bauer Avenue;

Thence along said centerline N83°56'12"W a distance of 37.50 feet;

Thence along the lines of a parcel conveyed to Earl & Wilma Jean Brown the following three (3) courses:

1. N02°33'05"E a distance of 108.93 feet;
2. N83°56'12"W a distance of 50.78 feet;
3. S02°33'05"W a distance of 108.93 feet to the centerline of Bauer Avenue;

Thence along said centerline, N83°56'12"W a distance of 225.77 feet to the centerline of John Street;

Thence along said centerline, N09°45'32"W a distance of 197.97 feet to the centerline of West Liberty Street;

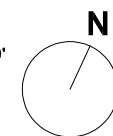
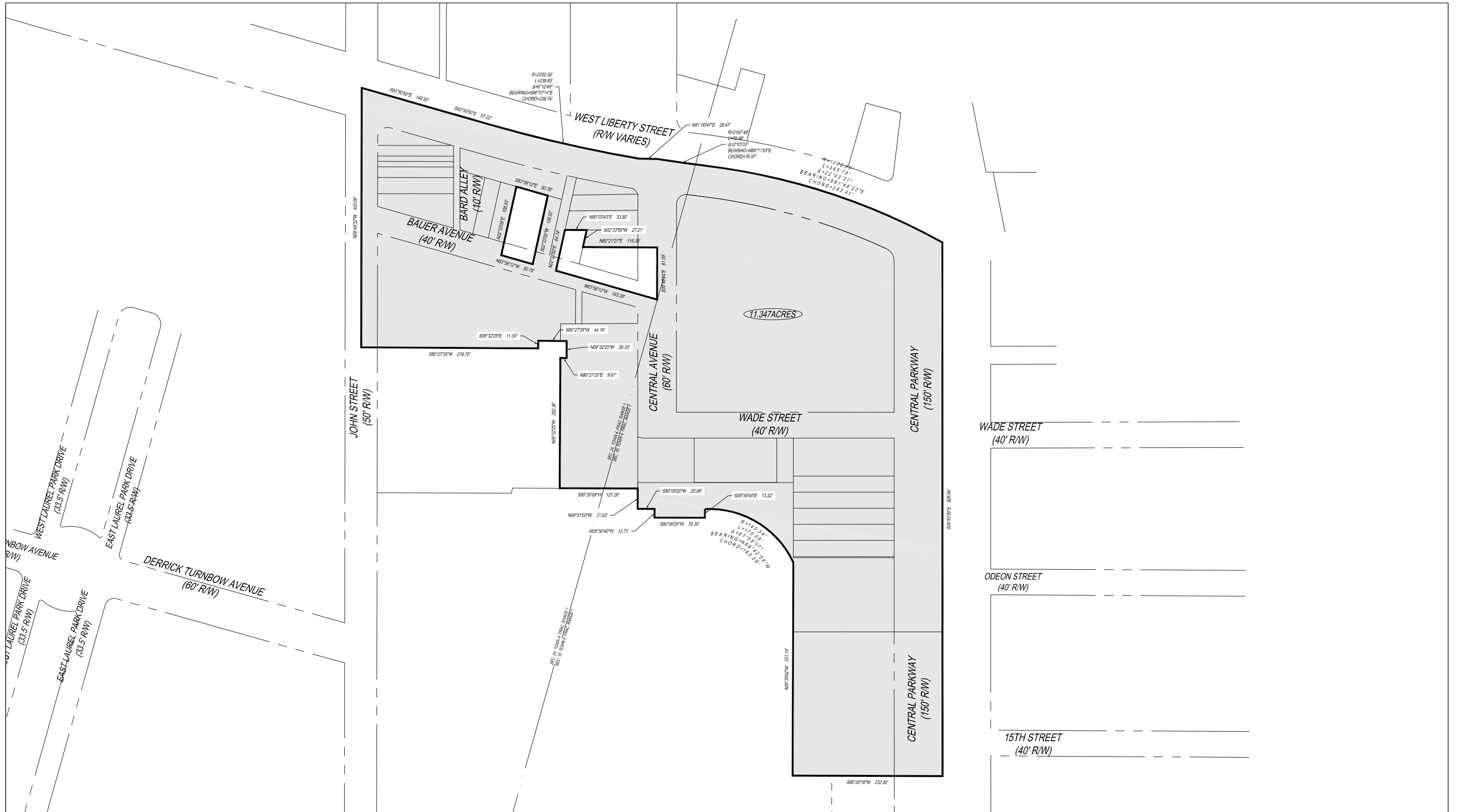
Thence along said centerline the following five (5) courses:

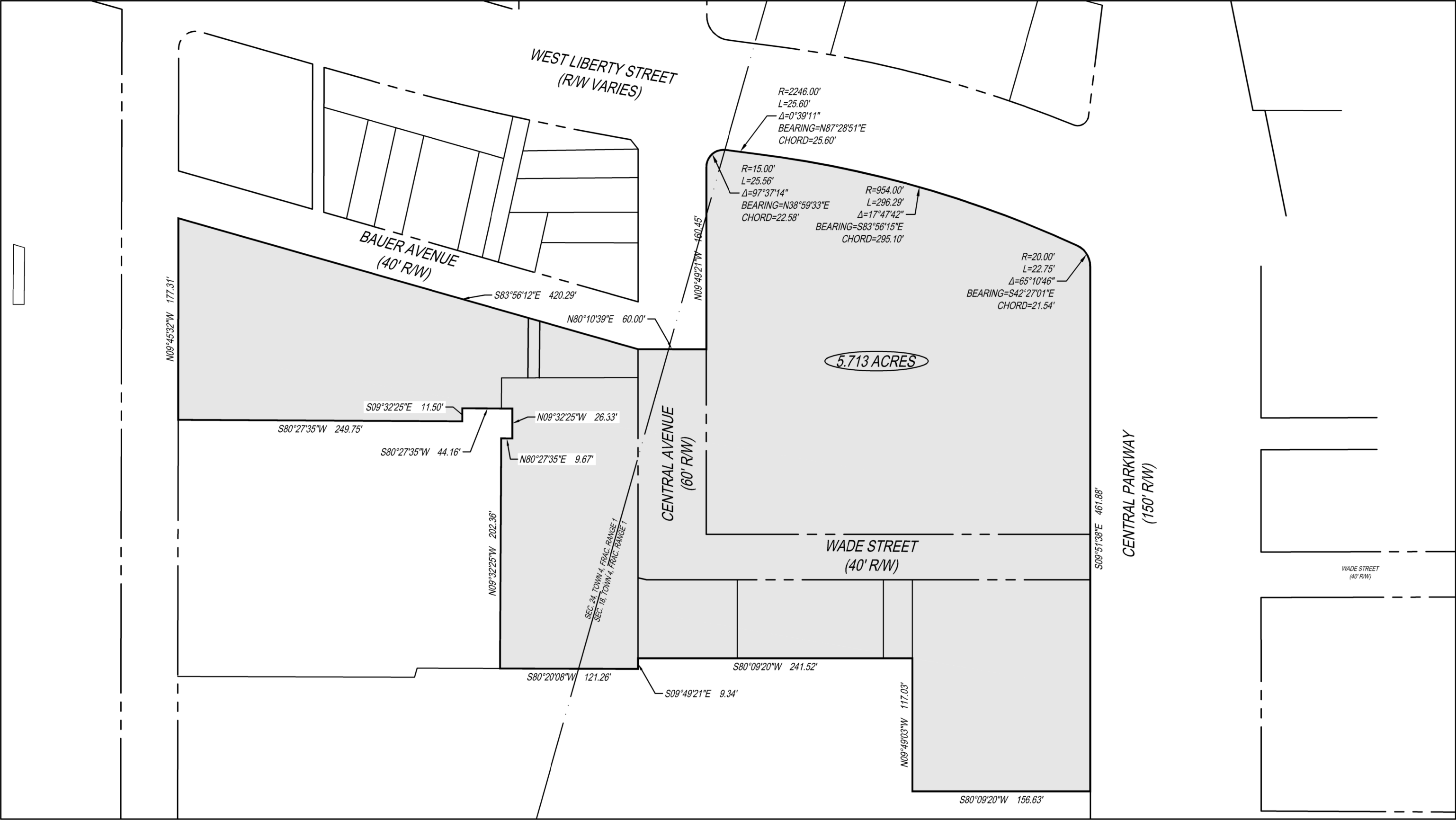
1. S83°50'50"E a distance of 205.72 feet;
2. Thence along a curve to the left an arc distance of 238.85 feet, said curve having a radius of 2202.50 feet, a delta of 06°12'49" and a chord bearing S86°57'14"E distance of 238.74 feet;
3. N81°00'47"E a distance of 28.47 feet;
4. Thence along a curve to the left an arc distance of 78.98 feet, said curve having a radius of 2197.48 feet, a delta of 02°03'33" and a chord bearing N88°11'03"E distance of 78.97 feet;
5. Thence along a curve to the right an arc distance of 385.79 feet to the point of beginning, said curve having a radius of 1002.06 feet, a delta of 22°03'31" and a chord bearing S81°48'22"E distance of 383.41 feet.

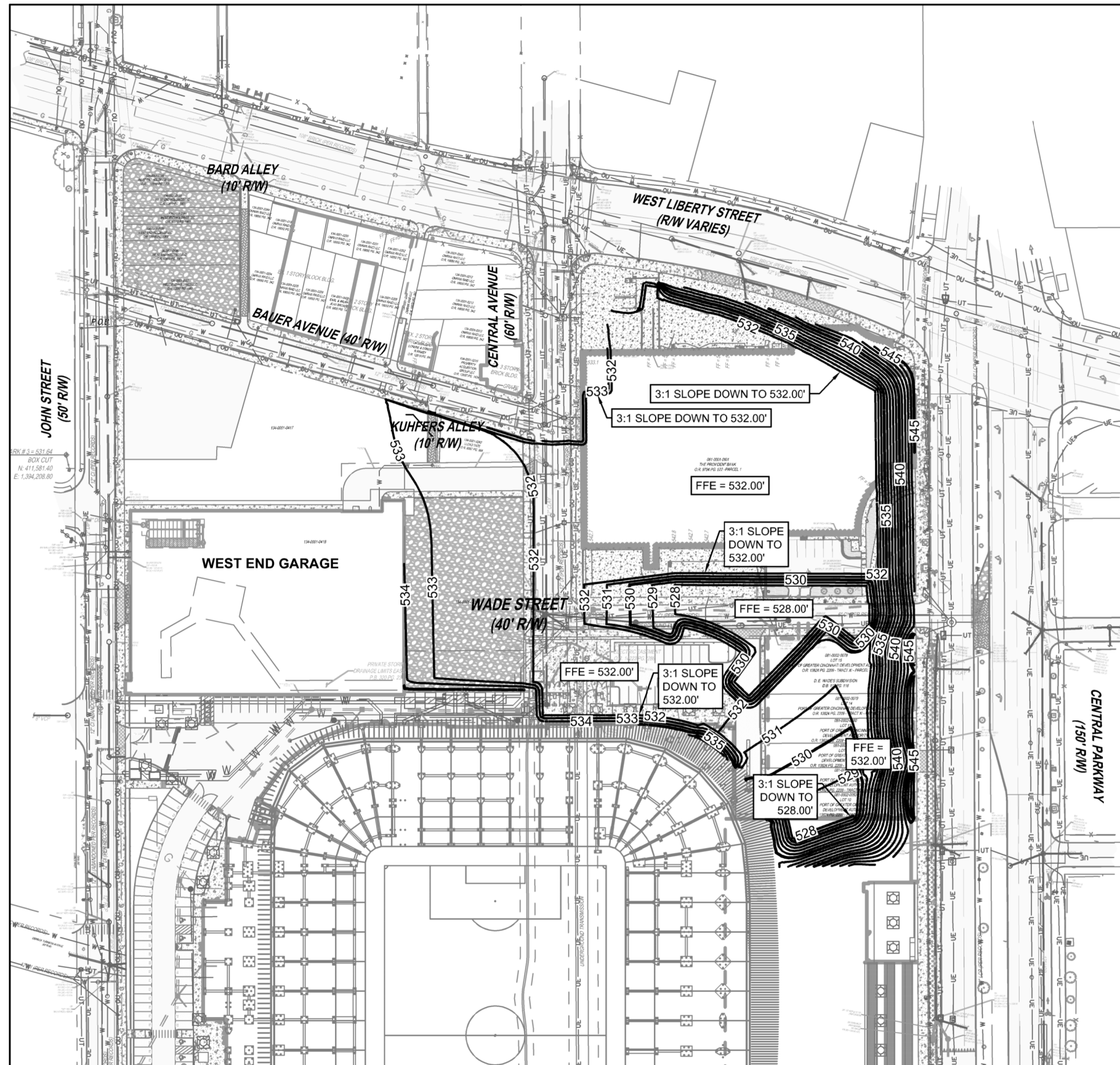
Containing 5.629 acres of land, more or less and being subject to easements, restrictions and rights of way of record.

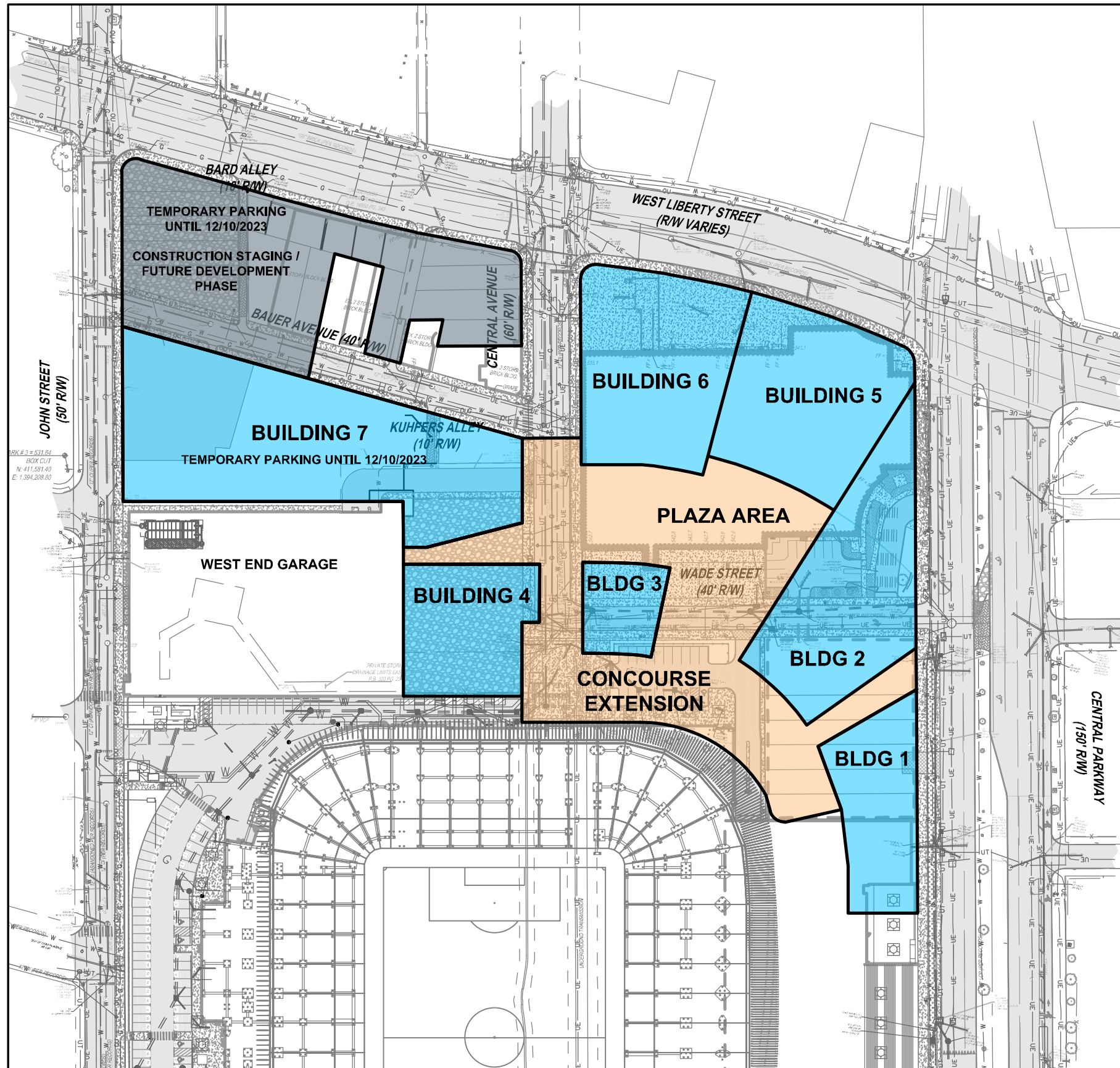
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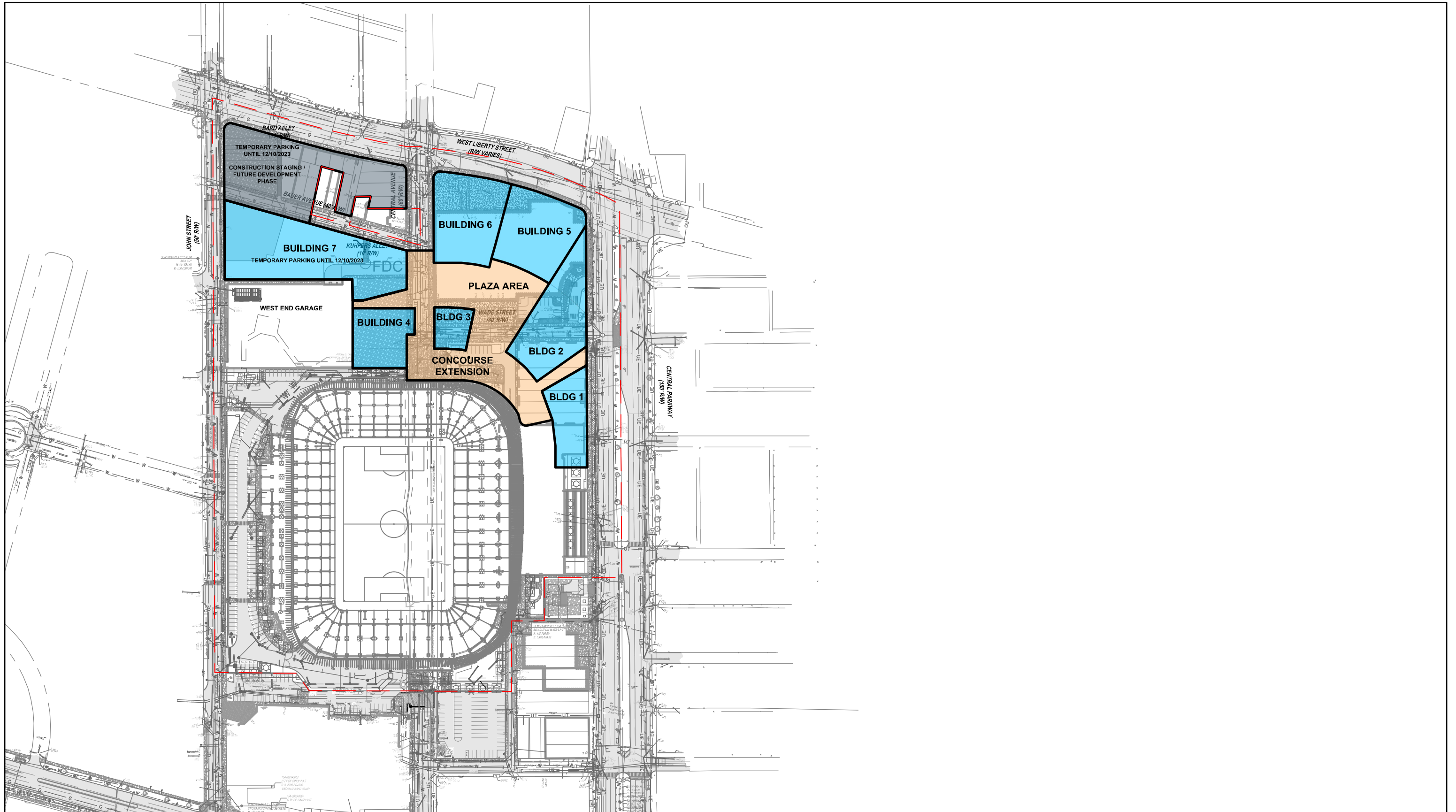




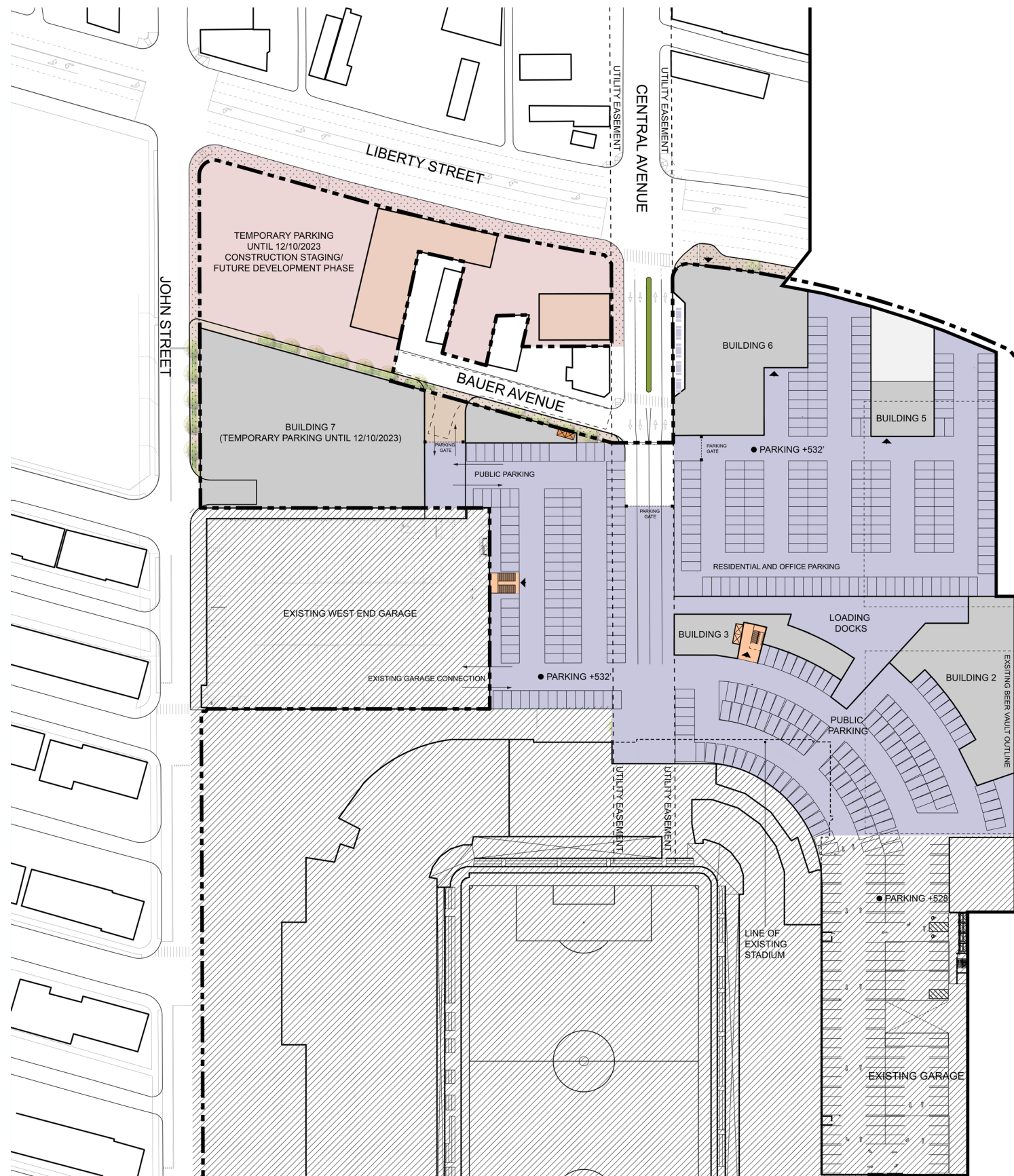




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PLANNED DEVELOPMENT KEYNOTES

- PROPERTY LINE
- ADJACENT PARCEL OUTSIDE DEVELOPMENT
- ADJACENT BUILDING OUTSIDE DEVELOPMENT
- PREVIOUSLY APPROVED BUILDINGS, PARCELS, AND DEVELOPMENT SITES WITHIN EXISTING PD-83 AND PD-83 AMENDMENTS
- CONCEPT PROPOSED DEVELOPMENT BUILDINGS
- FUTURE DEVELOPMENT PHASE (TEMPORARY PARKING UNTIL 12/10/2023)
- EXISTING BUILDINGS TO BE DEMOLISHED
- PROPOSED R.O.W IMPROVEMENTS (PAVING/LANDSCAPE)

PARKING KEY

- EXISTING PARKING
- PROPOSED PARKING

APPROXIMATE PARKING TOTALS

EXISTING WEST END GARAGE: 836 SPACES

EXISTING TQL STADIUM EAST GARAGE: 396 SPACES

APPROXIMATE PROPOSED SURFACE PARKING: 350-500 SPACES

TOTAL SITE PARKING TOTALS: 1,582-1,732 SPACES

APPROXIMATE PARKING DIVISION

PROPOSED DEDICATED RESIDENTIAL: 172 SPACES

PROPOSED DEDICATED OFFICE: 15 SPACES

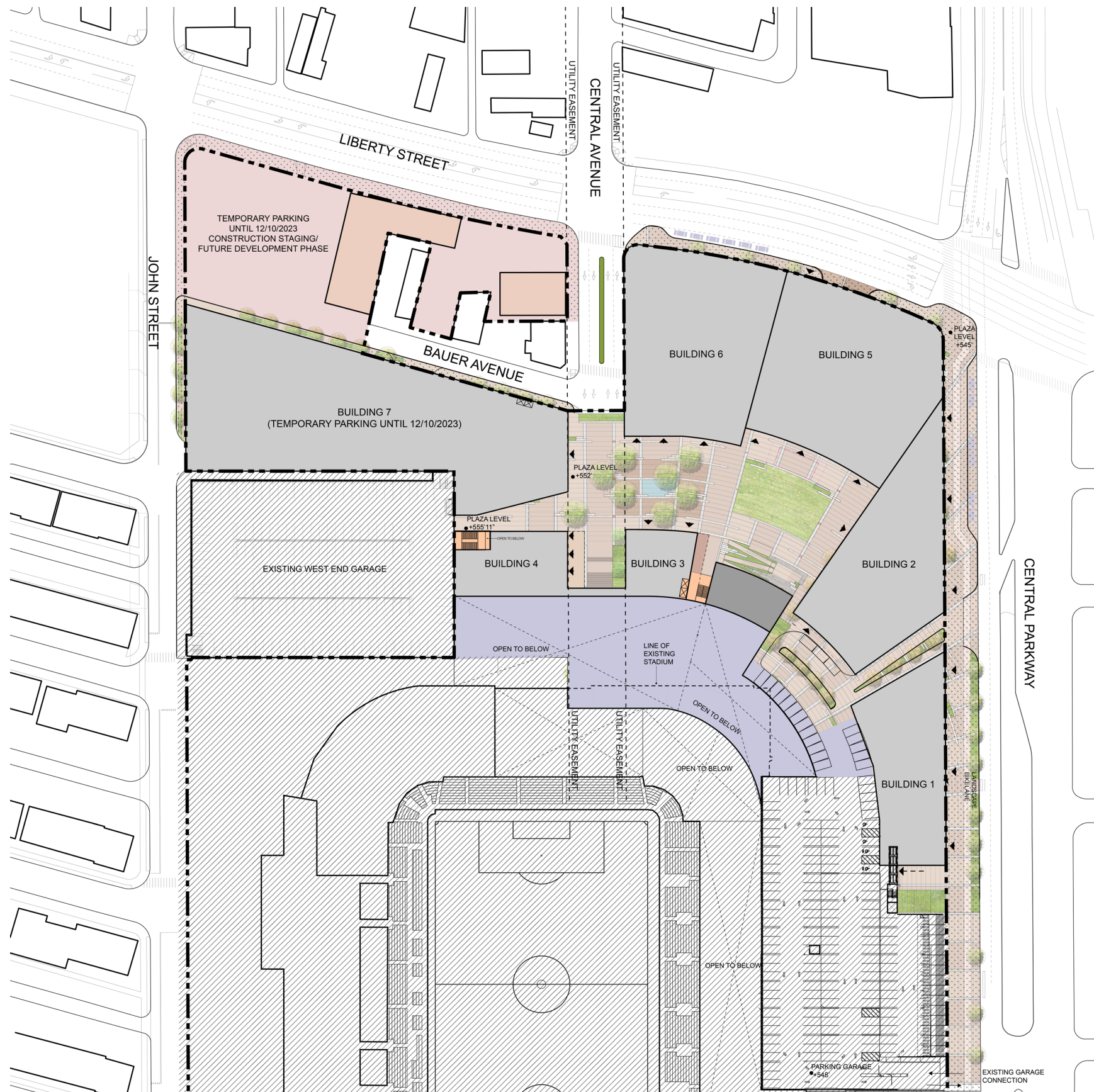
PROPOSED RETAIL/PUBLIC PARKING: USE OF EXISTING WEST END GARAGE, TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING

PROPOSED DEDICATED HOTEL VALET: 18 SPACES

PROPOSED HOTEL: USE OF EXISTING WEST END GARAGE, TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING

PROPOSED PERFORMANCE VENUE: USE OF EXISTING WEST END GARAGE, TQL STADIUM EAST GARAGE, AND PROPOSED SURFACE PARKING

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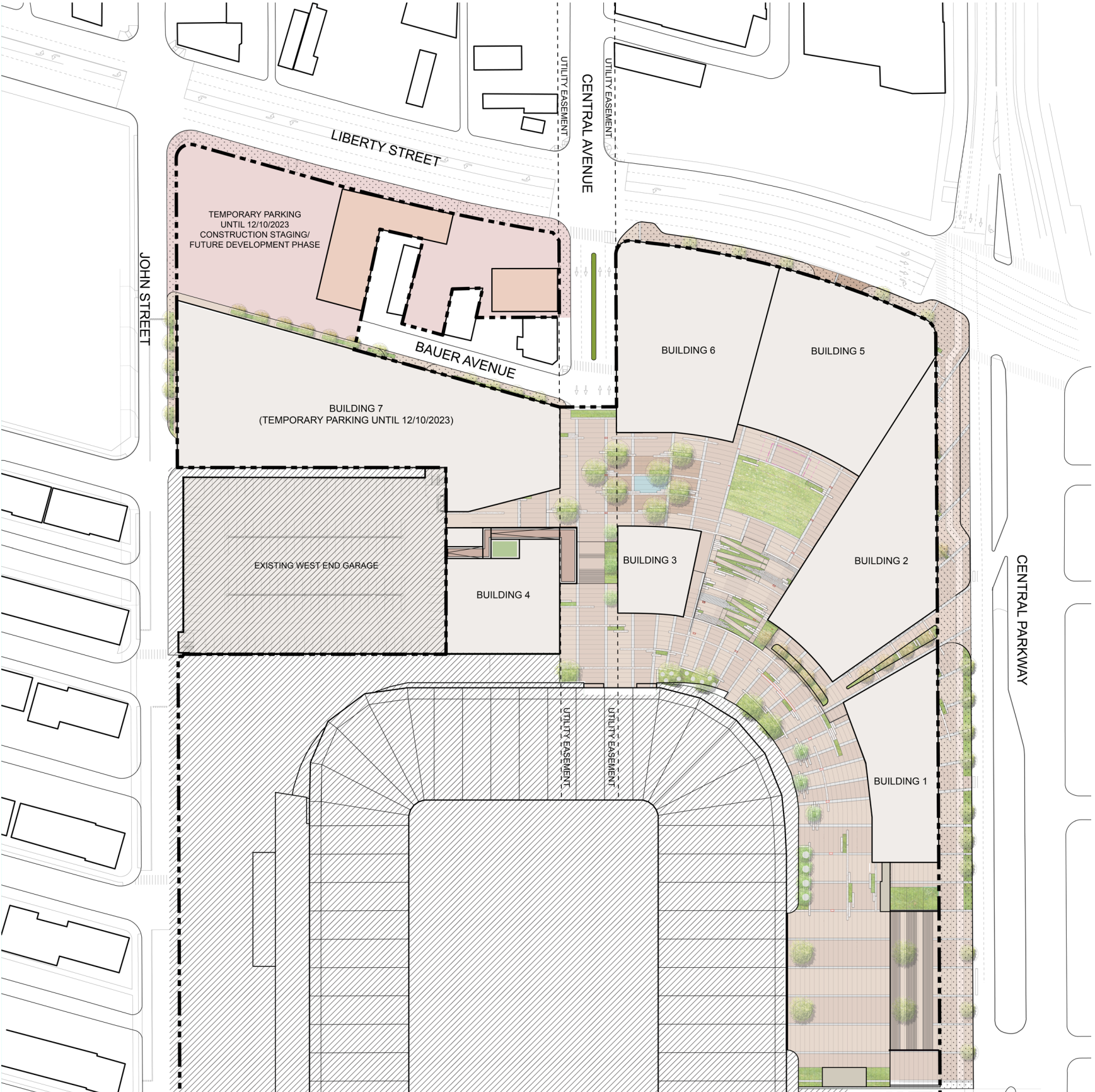
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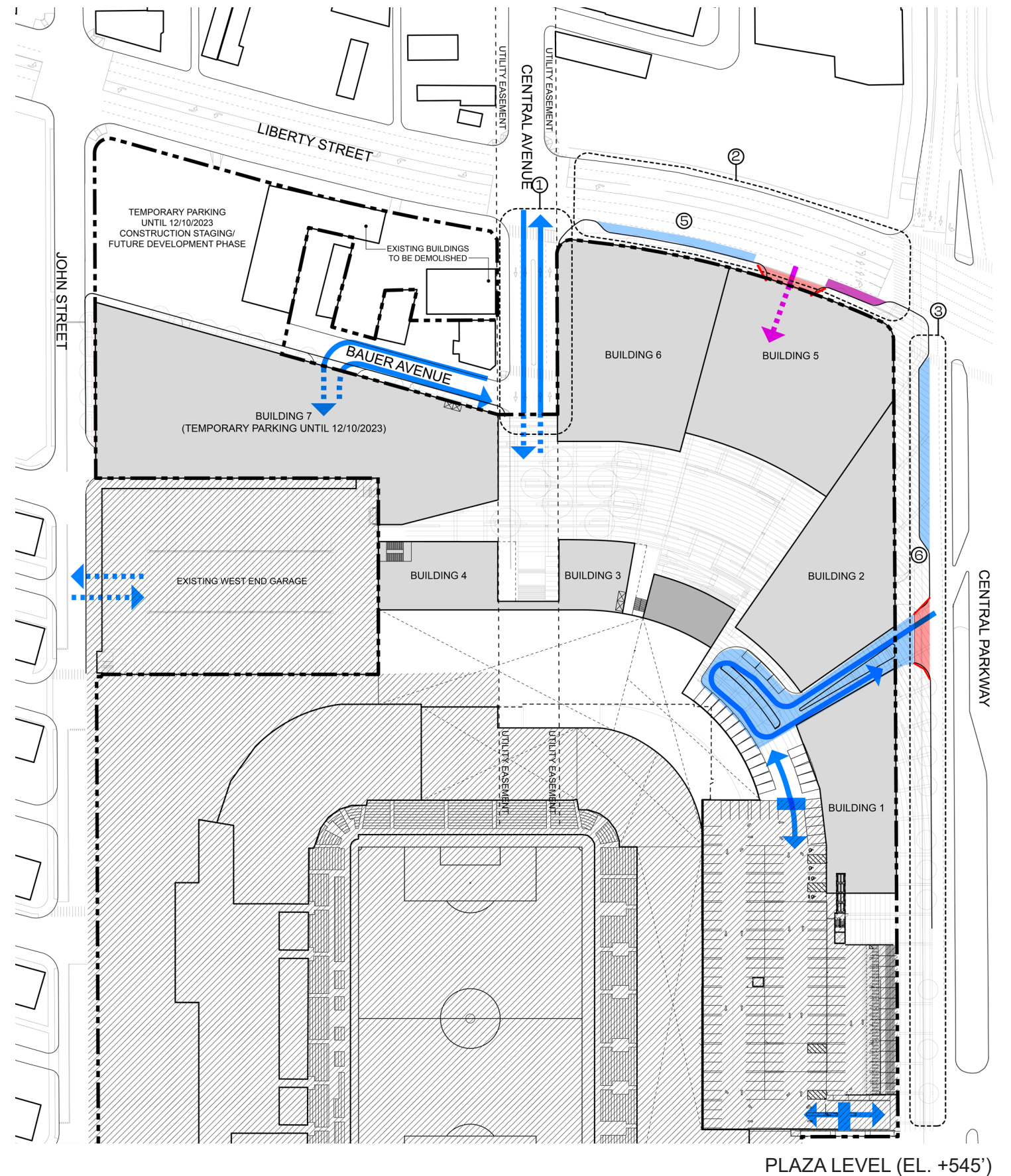
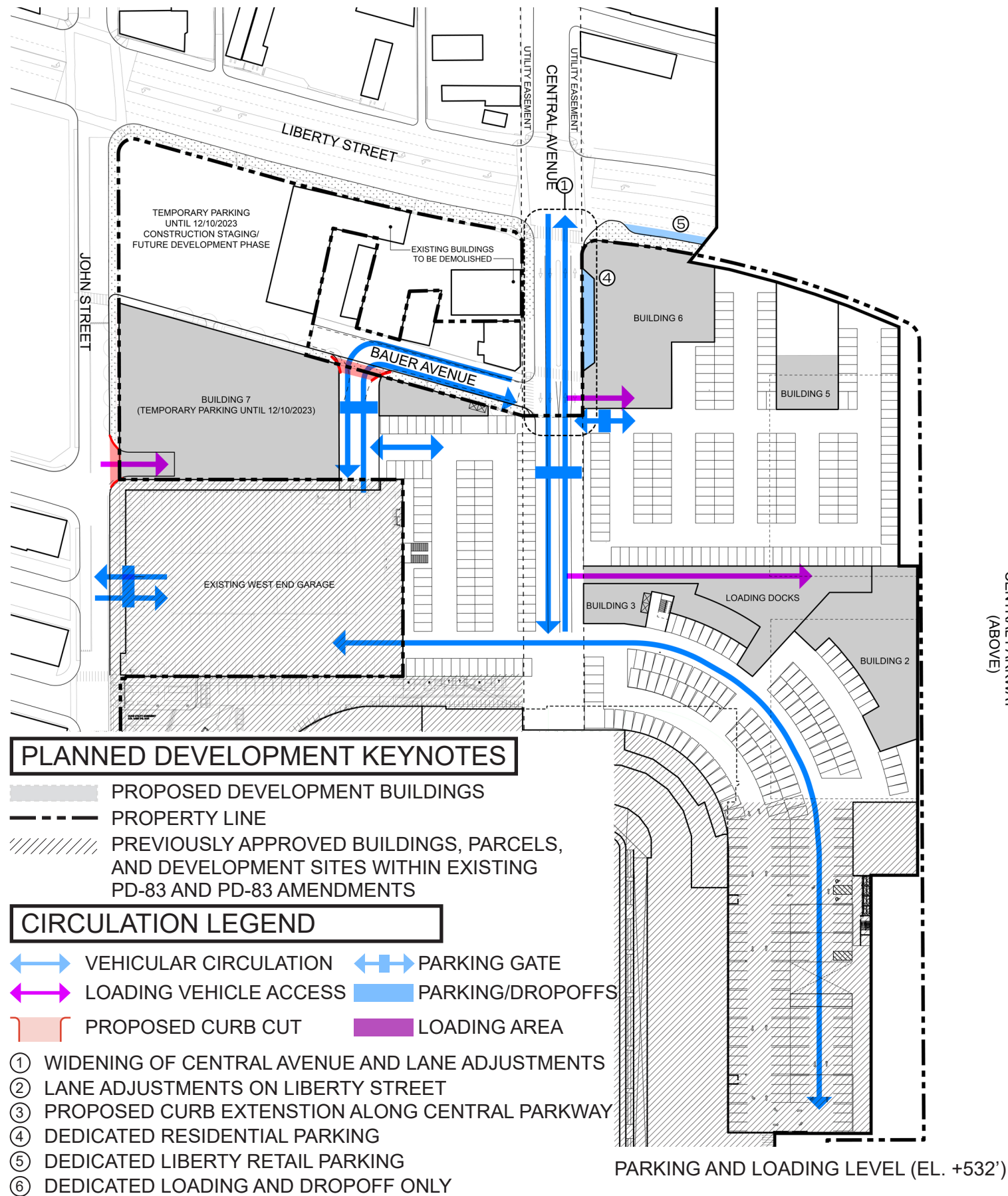
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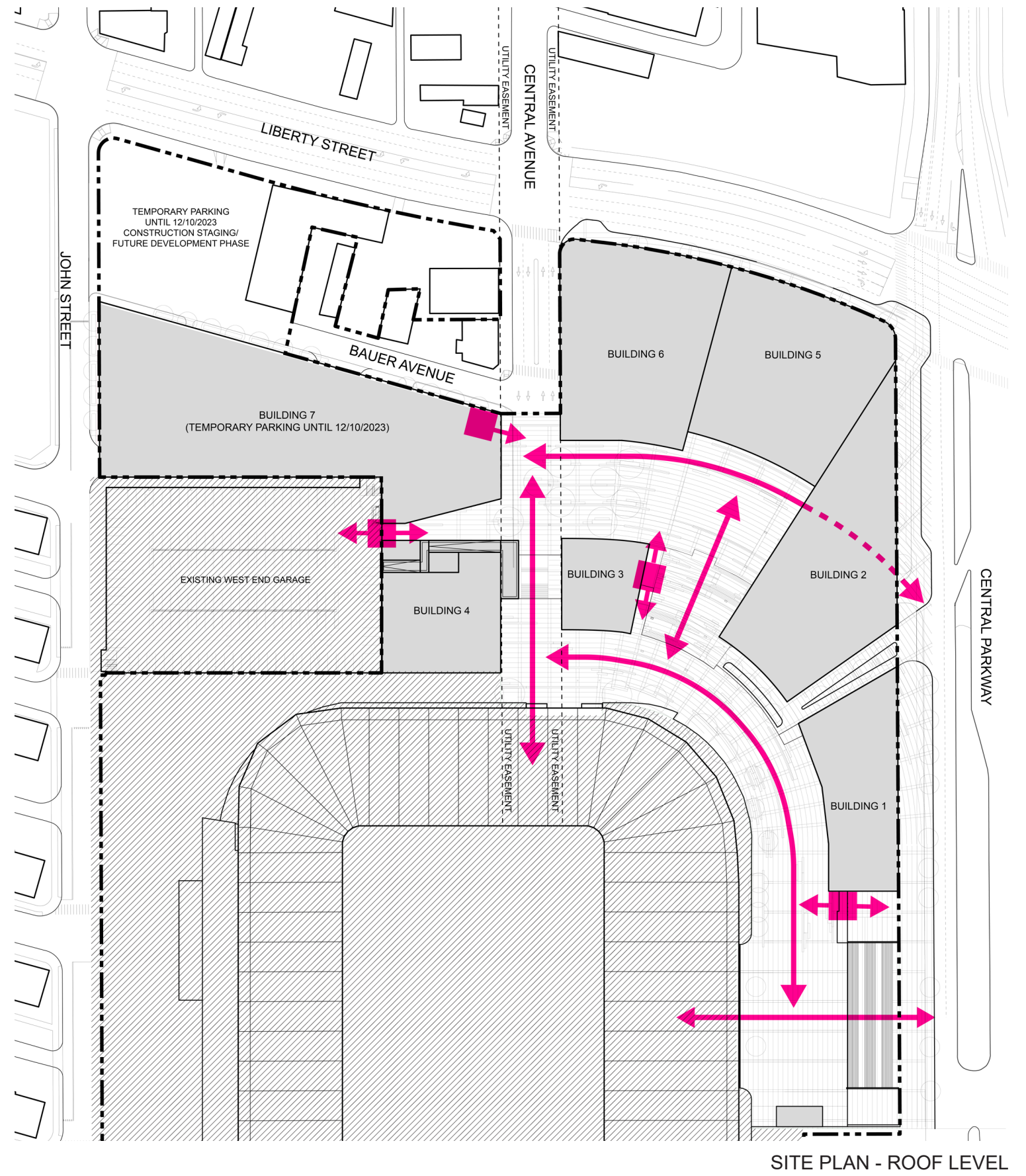
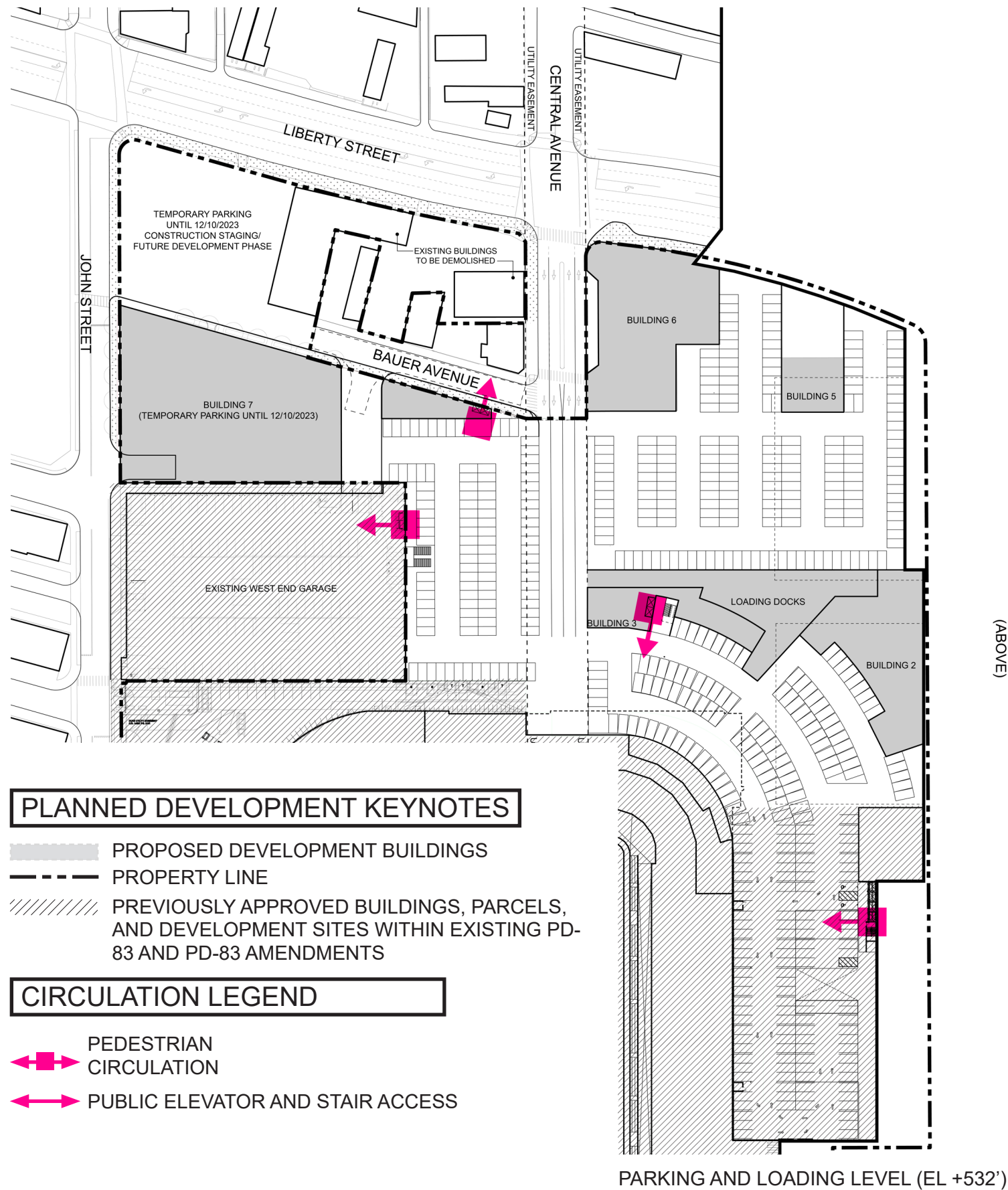
DEVELOPMENT SQUARE FOOTAGE

PROGRAM	CONCEPT SF	APPROXIMATE LIMIT
MULTI-FAMILY RESIDENTIAL	182,000 SF	269,000 SF
OFFICE	90,000 SF	225,000 SF
RETAIL	70,000 SF	238,000 SF
SUPPORT	15,000 SF	72,000 SF
HOTEL	157,000 SF	218,000 SF
CONDOMINIUM	28,500 SF	50,000 SF
ENTERTAINMENT VENUE	100,000 SF	200,000 SF
SITE TOTAL	642,500 SF	1,272,000 SF

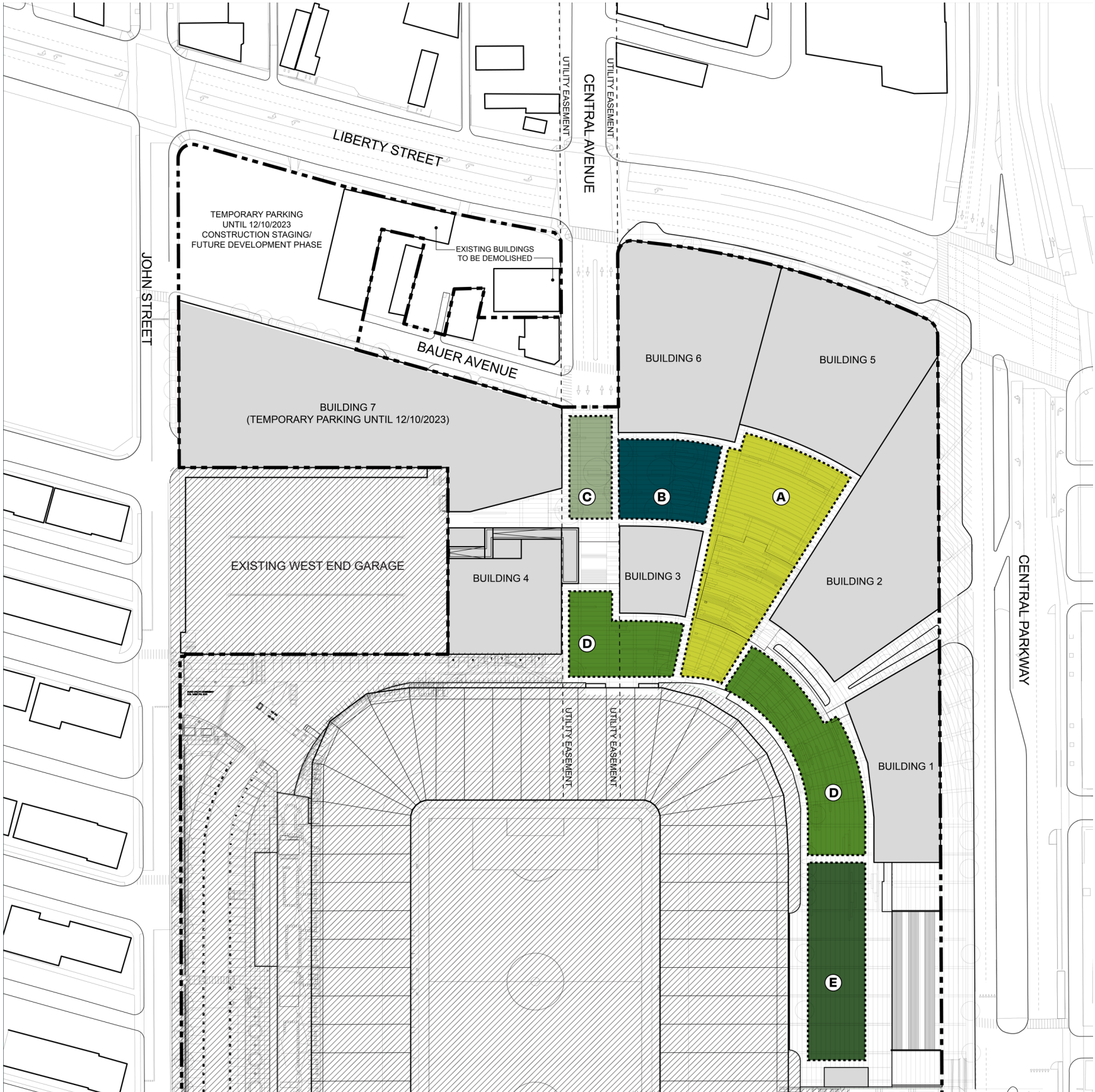
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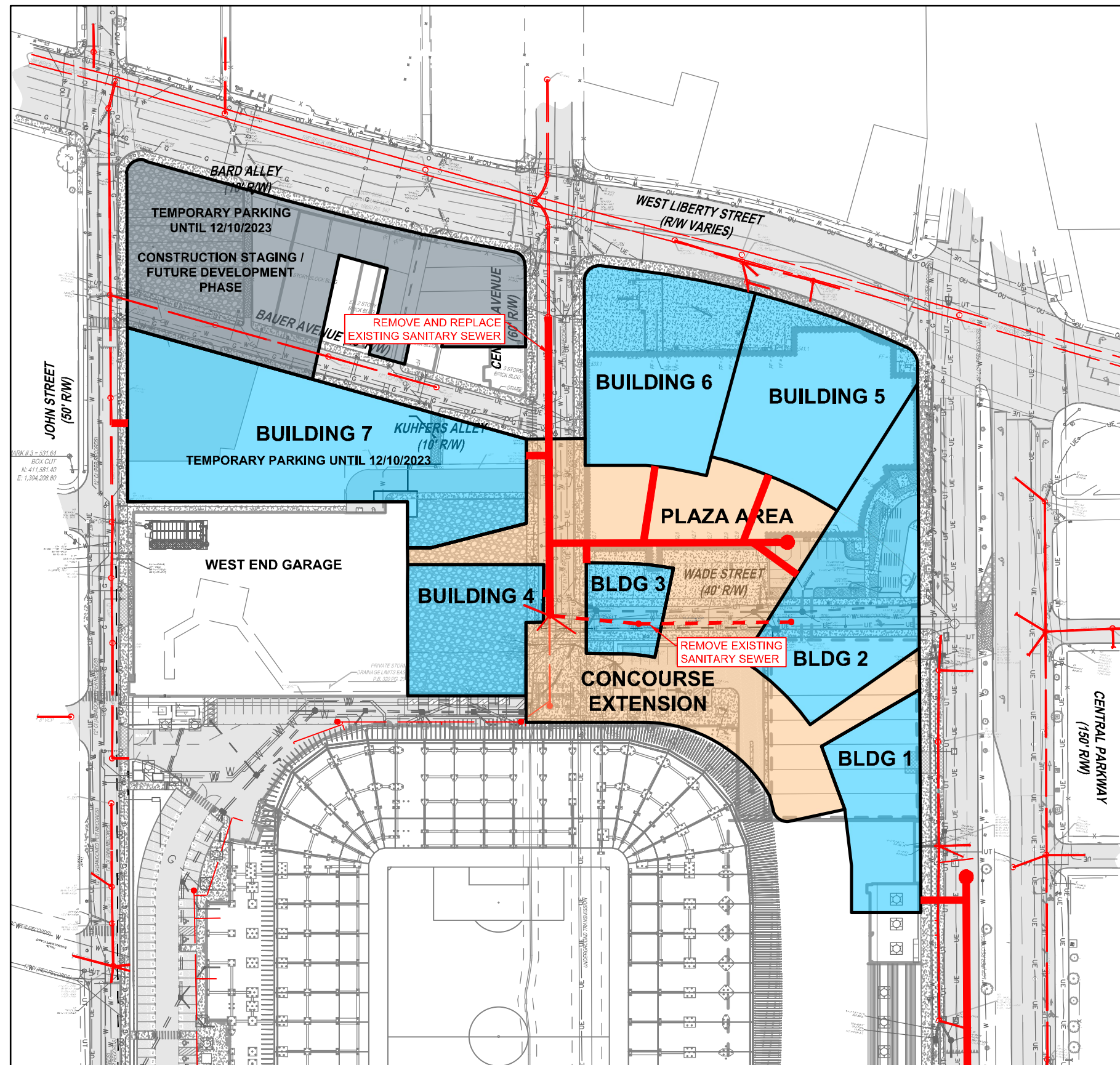
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- CONCEPT PROPOSED DEVELOPMENT BUILDINGS

OPEN AREA TABULATION

- MAIN PLAZA: 25,000 - 35,000 SF
 - COURTYARD: 6,000 - 12,000 SF
 - VENUE PLAZA: 3,000 - 8,000 SF
 - CONCOURSE: 20,000 - 30,000 SF
 - EXISTING CONCOURSE ENHANCEMENTS: 13,000 SF
- OPEN SPACE TOTALS: 67,000 - 98,000 SF

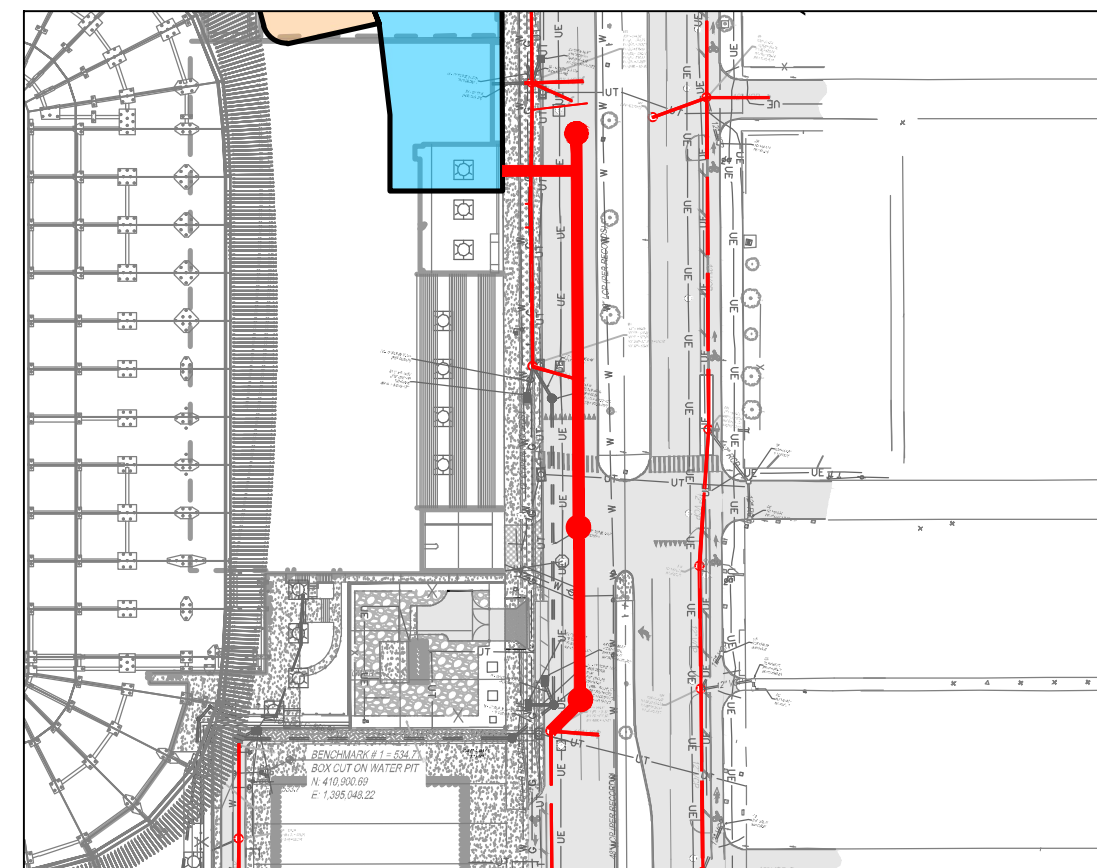
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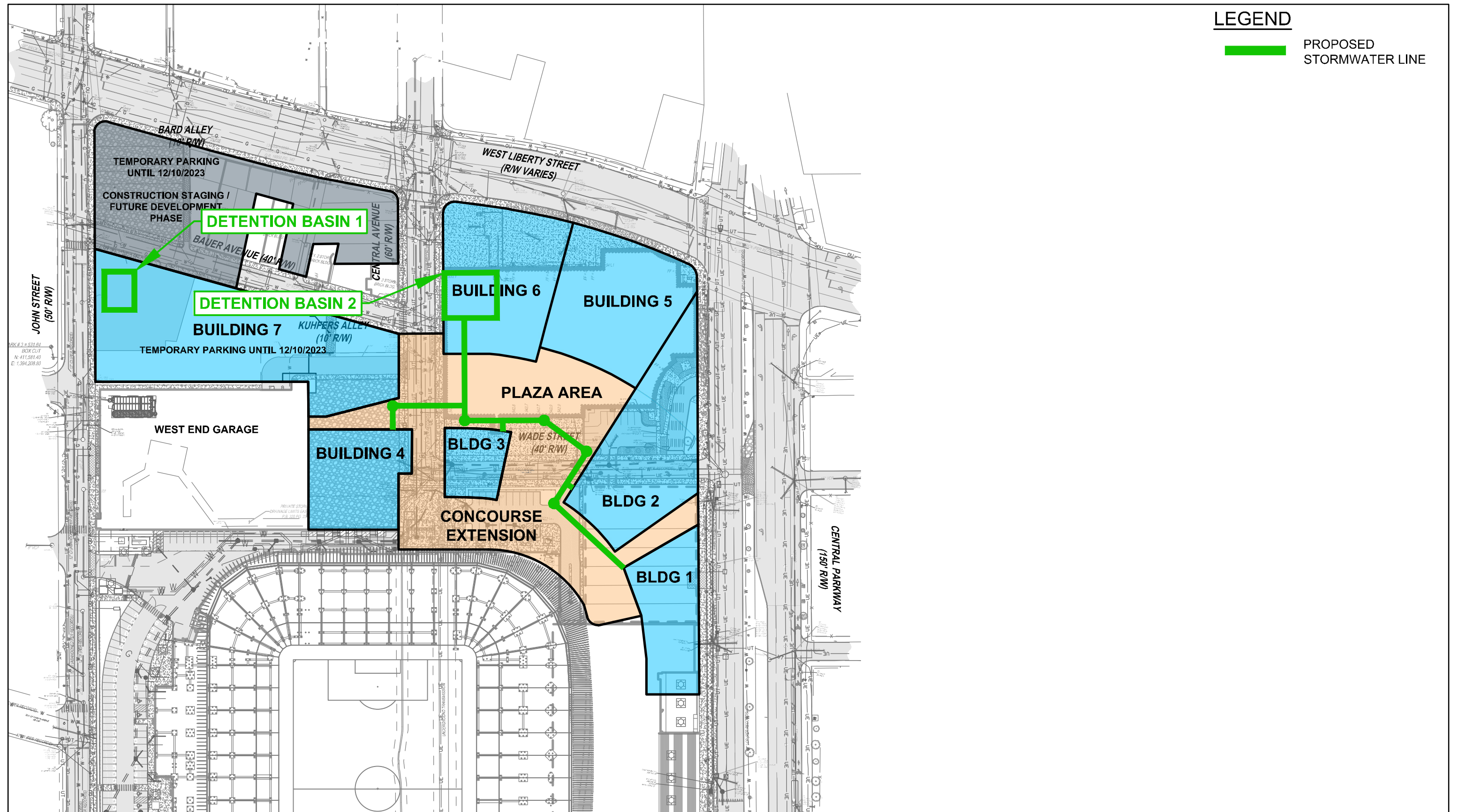
LEGEND

- PROPOSED SANITARY SEWER LINE
- DEMO EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE

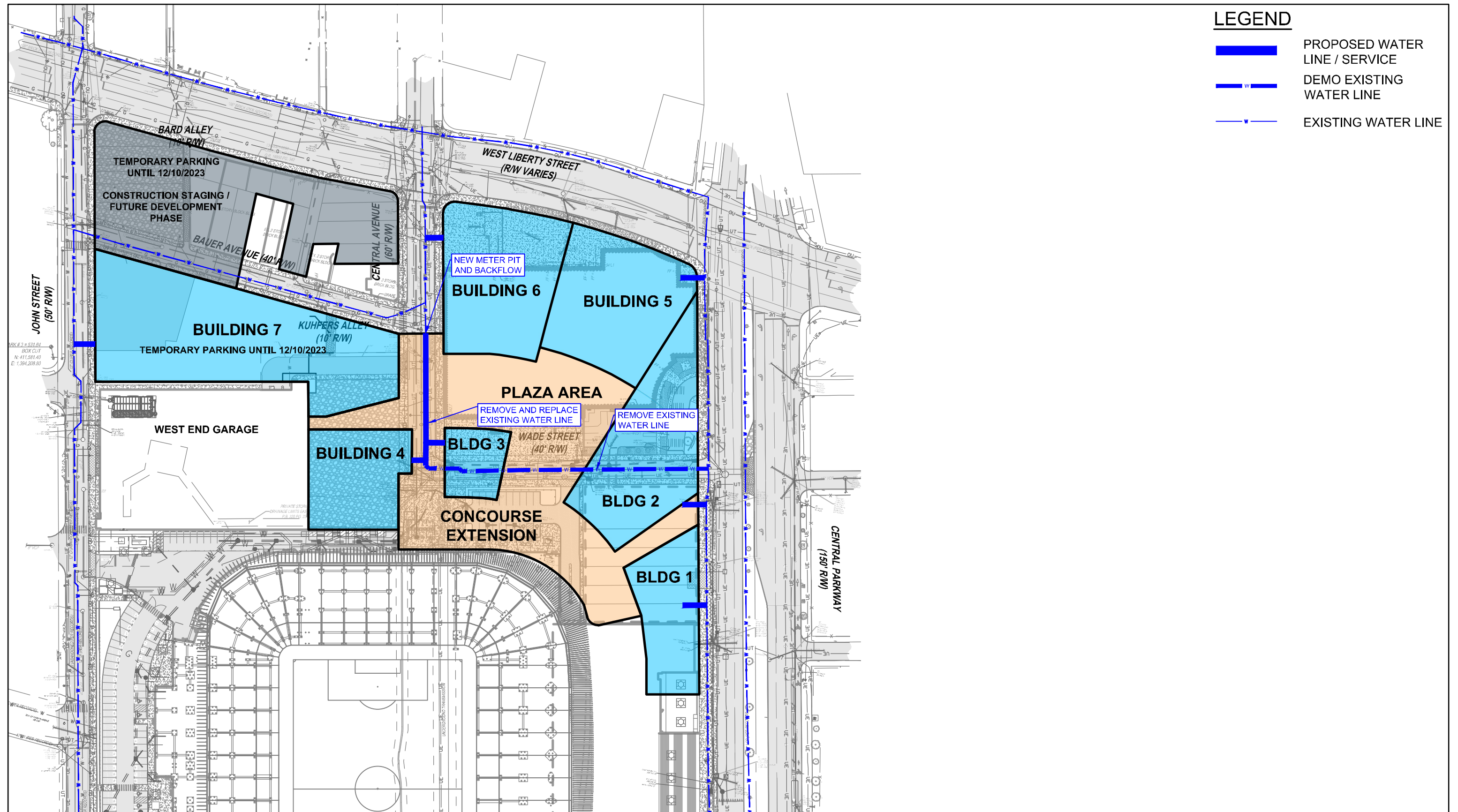
PROPOSED SANITARY SEWER LINE ON SOUTH SIDE OF PROJECT

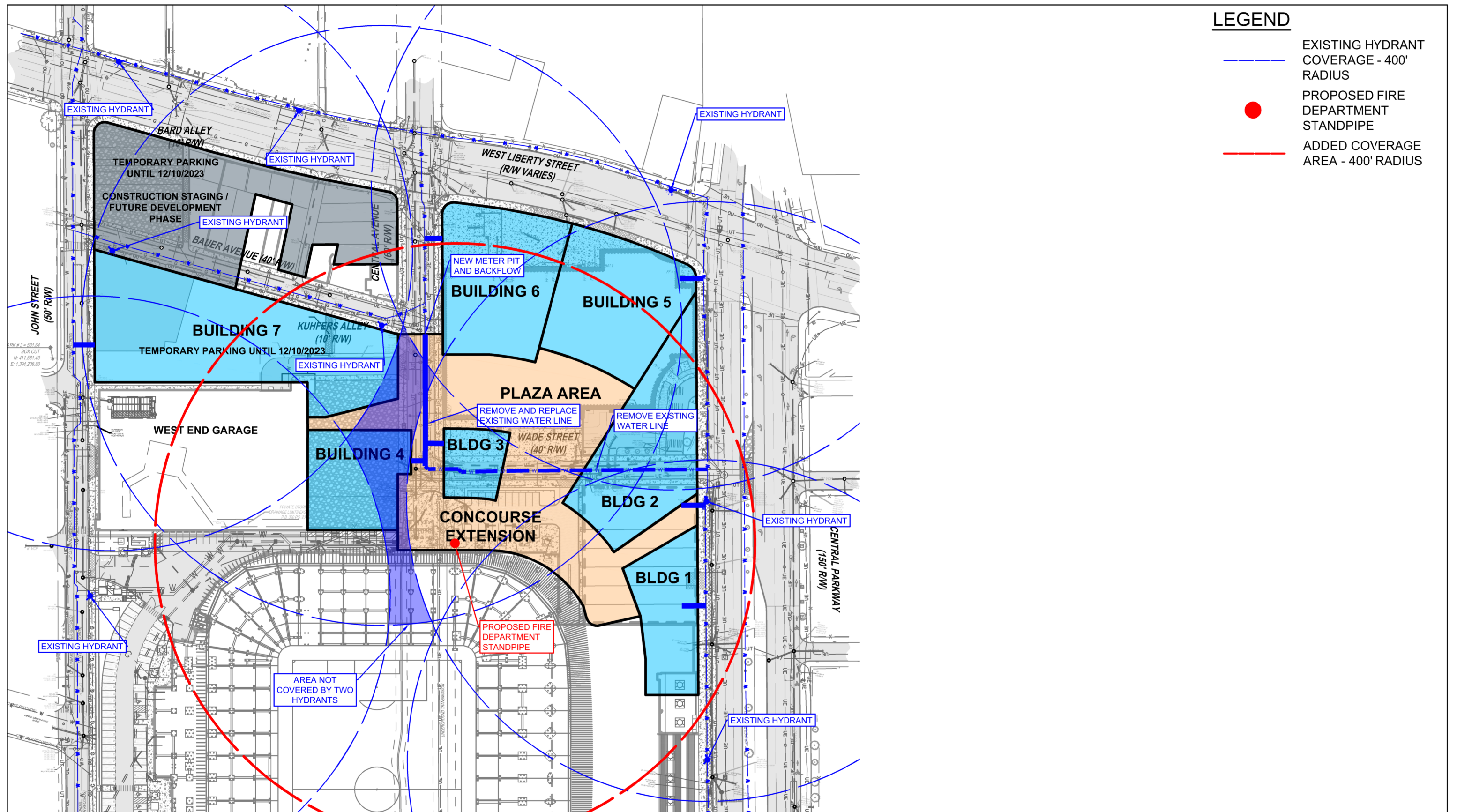


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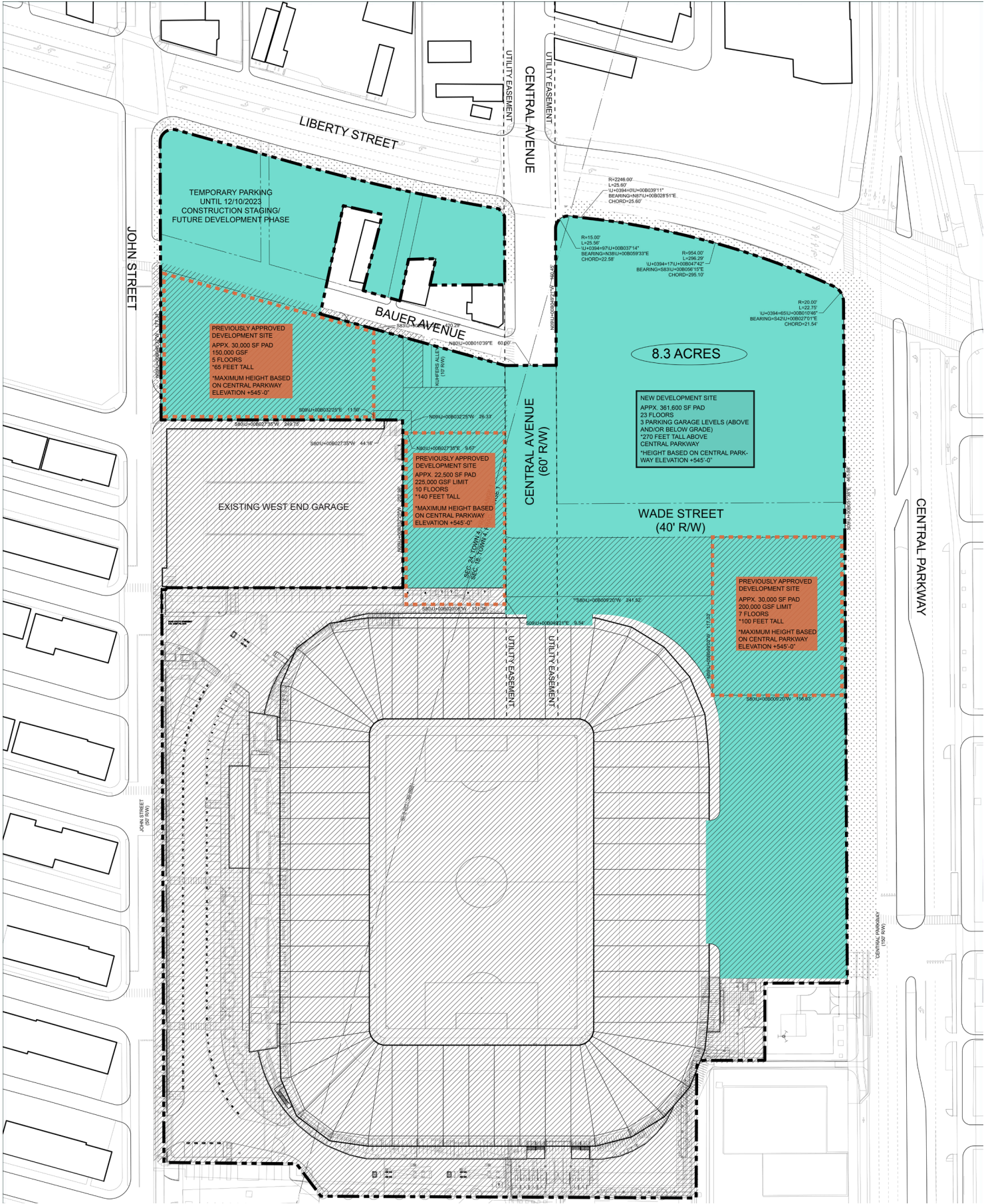




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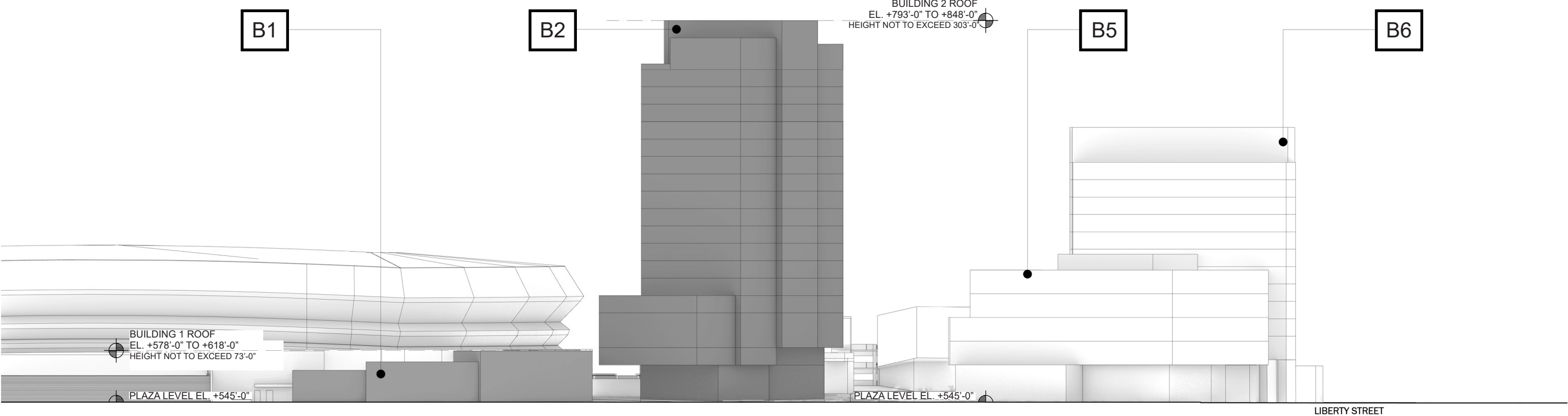
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- EXTENT OF PREVIOUSLY APPROVED DEVELOPMENT SITE UNDER PREVIOUS PD-83 AMENDMENT
- NEW DEVELOPMENT SITE TO BE INCLUDED IN PD-83 MAJOR AMENDMENT AND SUPERSEDE PREVIOUSLY APPROVED DEVELOPMENT SITES

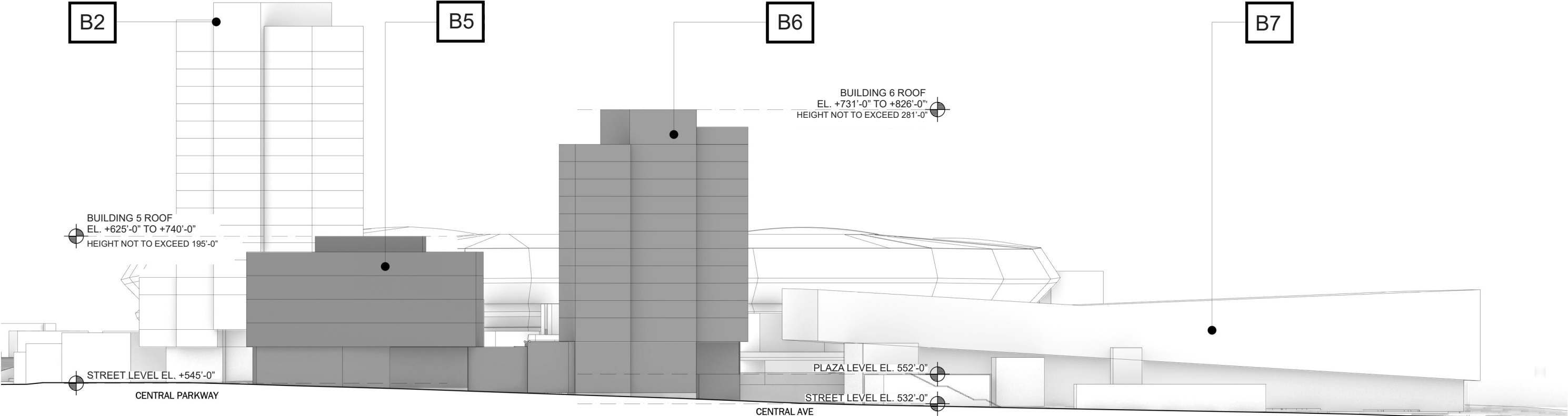


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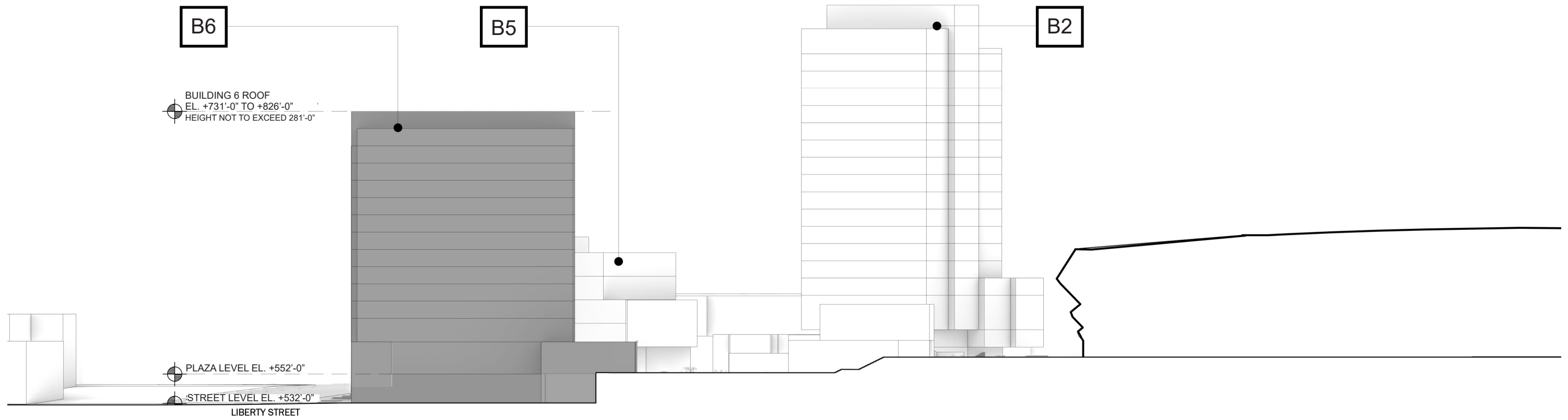


SITE ELEVATION - EAST - CENTRAL PARKWAY (NOTE : HEIGHT BASED ON CENTRAL PARKWAY EL. +545'-0")

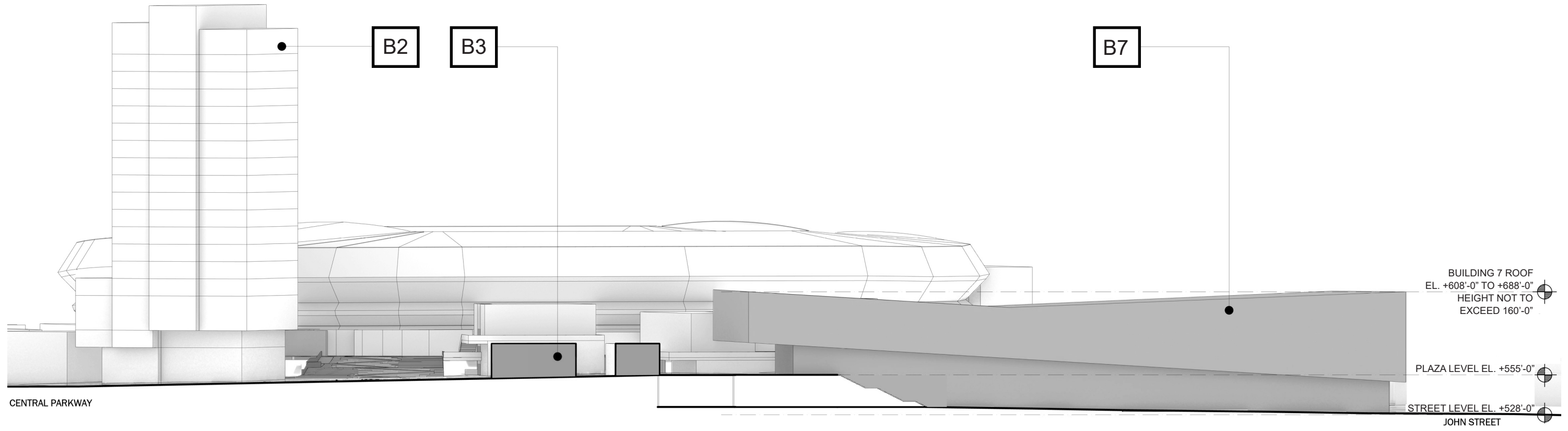


SITE ELEVATION - NORTH - LIBERTY STREET (NOTE : HEIGHT BASED ON CENTRAL PARKWAY EL. +545'-0")

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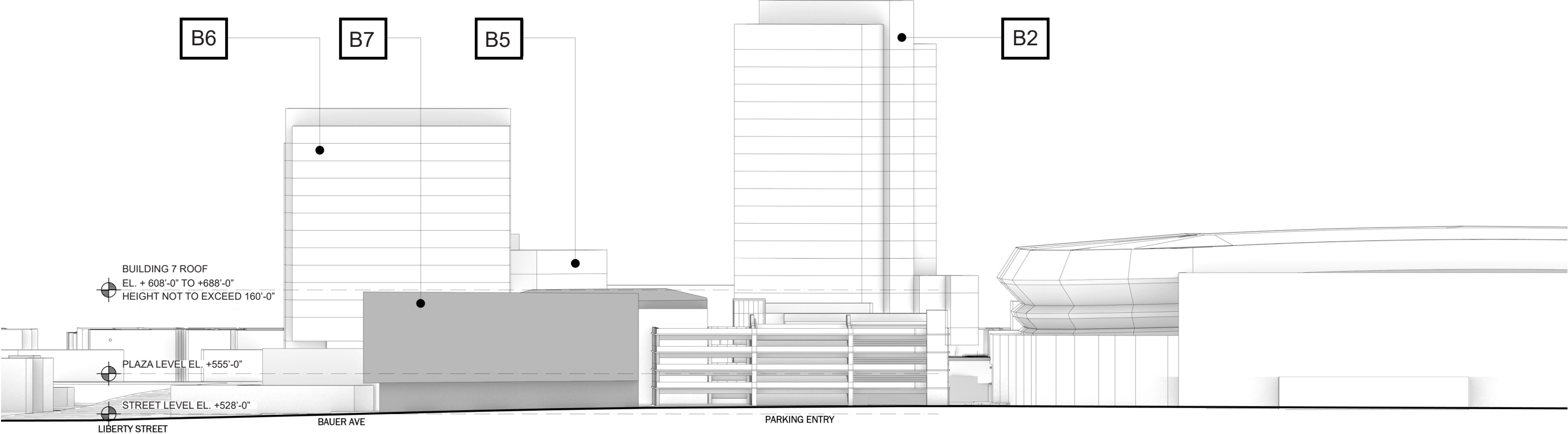


SITE ELEVATION - WEST - CENTRAL AVE (NOTE : HEIGHT BASED ON CENTRAL PARKWAY EL. +545'-0")



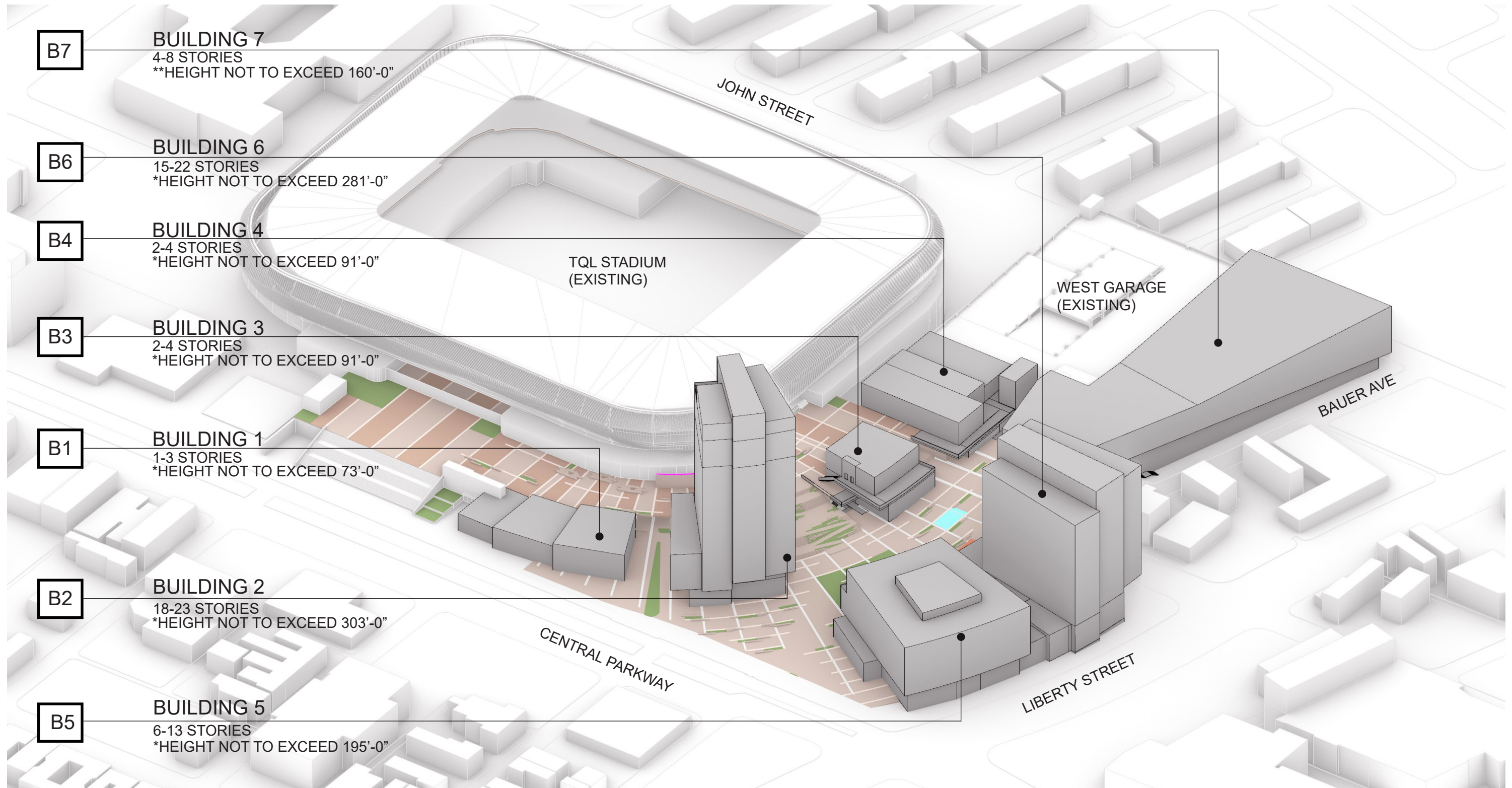
SITE ELEVATION - NORTH - BAUER AVE (NOTE : HEIGHT BASED ON JOHN STREET EL. +528'-0")

NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD



SITE ELEVATION - WEST - JOHN STREET (NOTE : HEIGHT BASED ON JOHN STREET EL. +528-0")

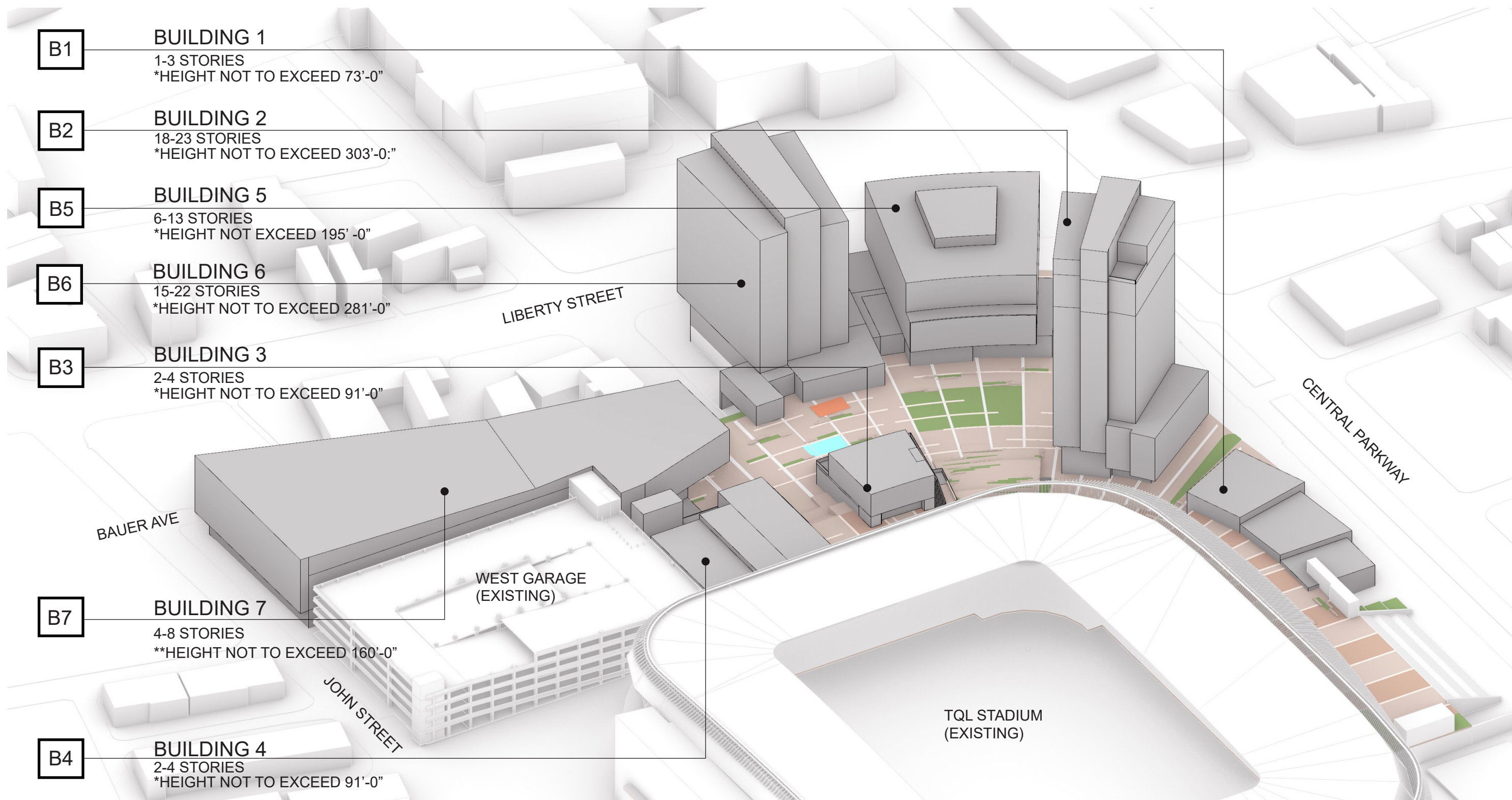
NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD



*HEIGHT BASED ON CENTRAL PARKWAY EL. +545'-0"
 **HEIGHT BASED ON JOHN STREET EL. +528'-0"

NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD

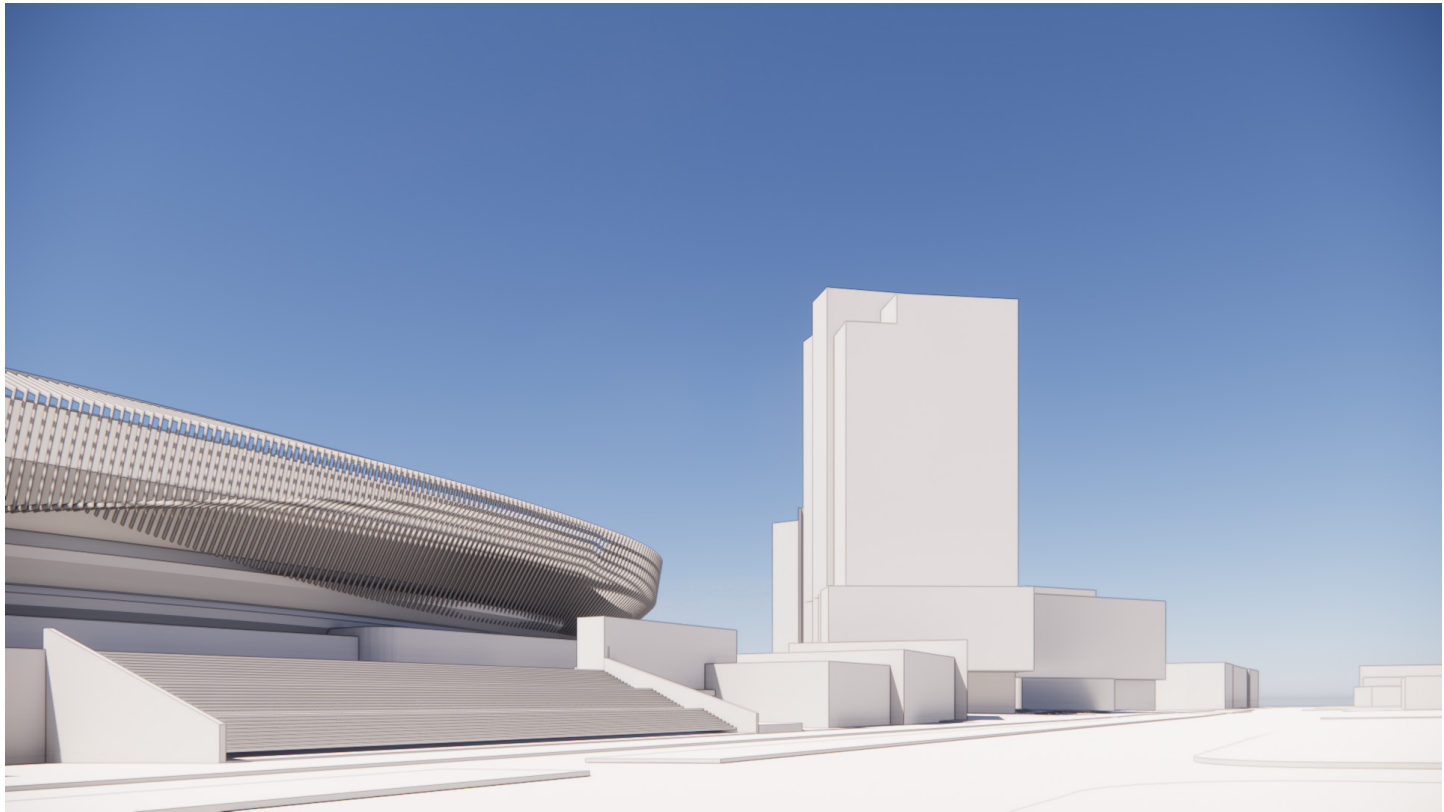




*HEIGHT BASED ON CENTRAL PARKWAY EL. +545'-0"
 **HEIGHT BASED ON JOHN STREET EL. +528'-0"

NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD

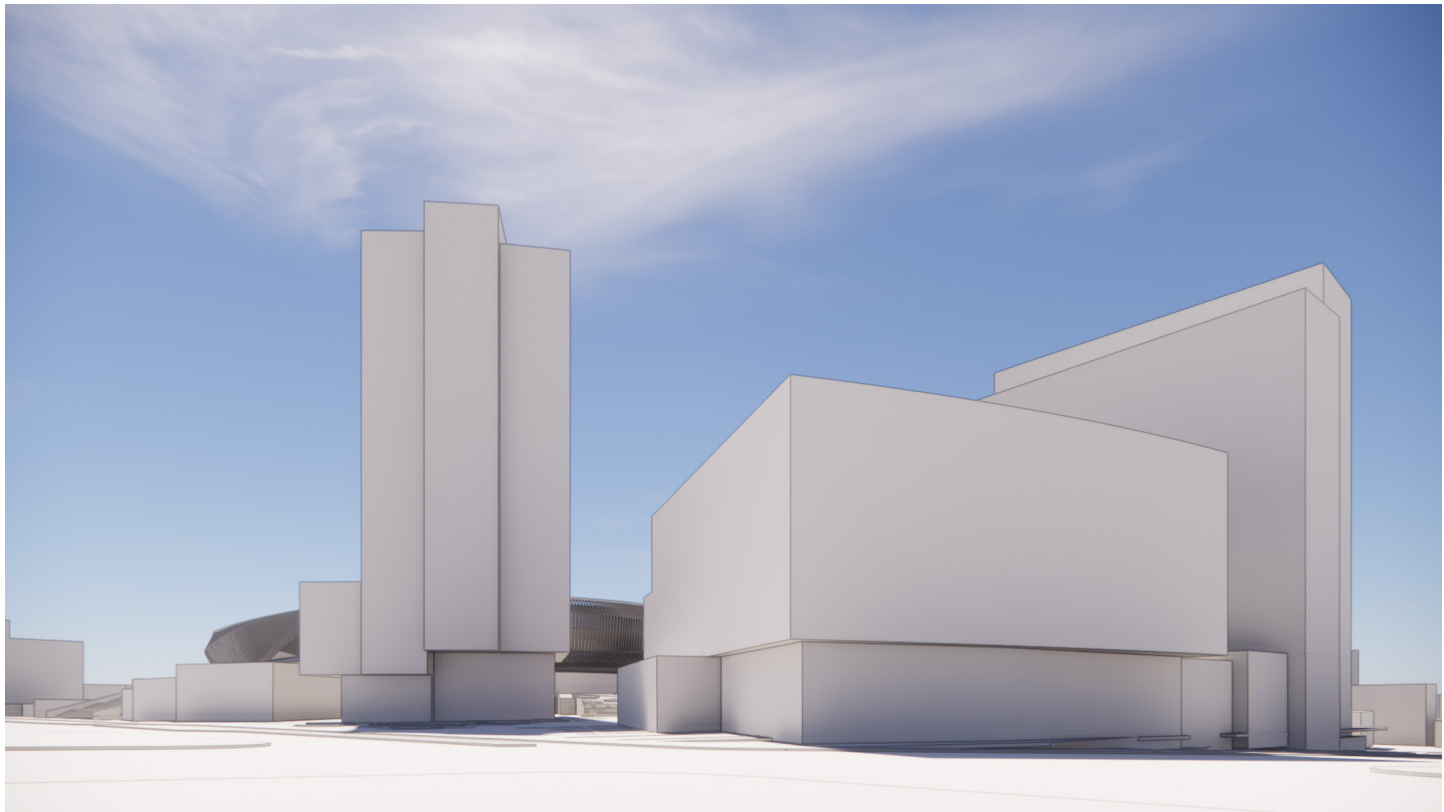




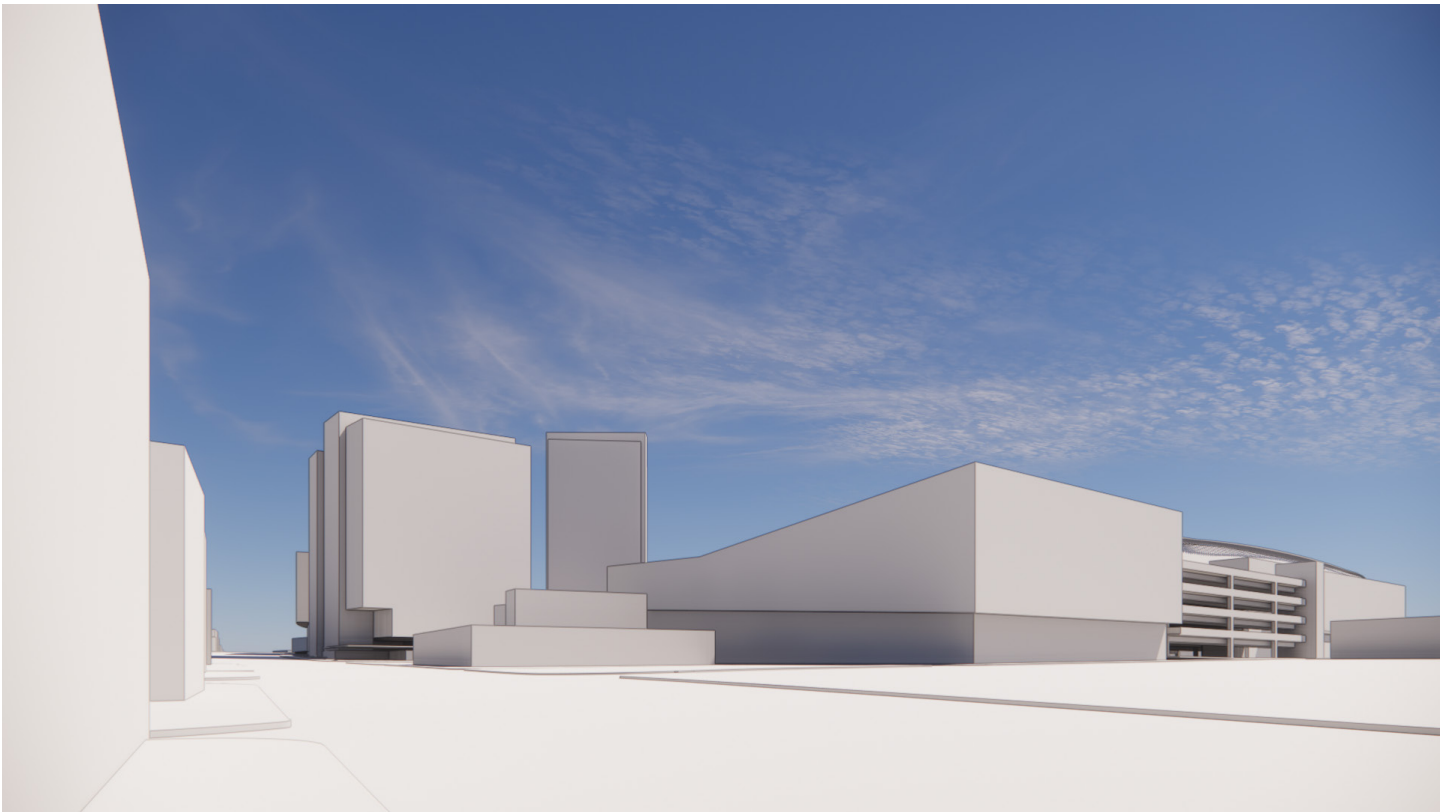
1. CENTRAL PARKWAY APPROACH



2. CENTRAL PARKWAY AND WADE STREET



3. CENTRAL PARKWAY AND LIBERTY STREET



4. LIBERTY STREET NEAR JOHN STREET

NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD

