

July 14, 2023

Mr. Chad Munitz
West End Development, LLC
14 East 4th Street – 4 Floor
Cincinnati, Ohio 45202

Re: 1599 Central Parkway | WEMU Project (P) - **(CPRE230038)** Initial Comments and Recommendations

Dear Mr. Munitz,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **1599 Central Parkway** in the Community of West End. It is my understanding that you are proposing to construct a series of mixed-use developments including retail (roughly 60,000 sf), entertainment venue (roughly 1,500 seats - 55,000 SF), office (up to 100,000 sf), multi-family (roughly 150 units - 172,000 sf), hotel (roughly 150 rooms - 125,000 sf), and for-sale condos (up to 10) encompassing a new public plaza around 1.5 acres. Below this will be structured parking to support the development with up to 500 spaces. This project will need a Development Design review before it can go to the City Planning Commission because it will require a zone change to a PD Planned Development District. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move forward with project:

1. A Zone Change from the existing Commercial Community - Auto (CC-A) and Residential Multi-family (RM-0.7) zoning districts to Planned Development (as requested) will be required to move the project forward. Applicant intends to request a Major Amendment to the existing Planned Development #83 (PD-83). All items outlined in Chapter 1429-09 of the Cincinnati Zoning Code must be submitted in conjunction with the application.
2. Review and approval of the proposed vacation and sale of Wade Street, Central Avenue, and Kuhfers Alley by the City Planning Commission is required.
3. A Consolidation Plat should be recorded with Hamilton County.

Requirements to obtain Permits:

1. Review and approval of a Final Development Plan by the City Planning Commission is required for each portion of the site that the applicant wishes to develop. All items outlined in Chapter 1429-13 of the Cincinnati Zoning Code must be submitted in conjunction with the application.

Recommendations:

1. The applicant is encouraged to continue engagement efforts with the West End and Over-the-Rhine community councils.

Contact:

- **Stacey Hoffman** | City Planning | 513-352-4890 | stacey.hoffman@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move forward with project:

1. The proposed project is located in both a CC-A and an RM-0.7 zone, but the applicant is requesting a change to PD to accommodate a mixed-use development. The applicant should work with City Planning regarding the requirements for a Planned Development here.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Kate Meehan** | ZPE | 513-352-2441 | Kathleen.meehan@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
2. An approved site utility plan will be required for each building to receive an approved permit.
3. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at http://www.msdbg.org/customer_care/development_services/index.html Email questions to MSDAvailability@cincinnati-oh.gov
4. Your project will require a grease trap review. The application and instructions can be found at https://msdbg.org/customer_care/development_services/index.html Submit the application, plans, and menu to SewerUseApplications@cincinnati-oh.gov
5. Wade Street sewer can be abandoned.
6. The sewer in Central Avenue will remain and the normal easement restrictions will be enforced. You will not be allowed to build over it unless you make it Private.
7. Normal separation rules apply. All laterals are to be sanitary OR storm, no combined. Yes, new taps to the 108" sewer in W. Liberty will be permitted.

Recommendations:

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Vacated streets with SMU assets will need to be abandoned per city standards. Storm water needs will need to be maintained during transition.
2. Detention
 - If detention is required by MSD, provide SMU with a copy of the follow items: approved detention calculations, drainage map, detailed drawing of detention control structure with elevations
3. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing.
4. Utility Plan
 - 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.
 - Show downspouts ties to the sewer system. Add note "All downspouts to tie to the sewer system".
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
 - Tie into Curb inlets are NOT PERMITTED.
5. Grading Plan
 - Grading must show existing and proposed contours.
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
6. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
7. 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/>
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 | 513-222-3643 | kevin.gold@gcww.cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

1. In order to construct buildings over Wade St., it must be vacated. It also appears that Central Avenue south of Bauer is to be vacated. Before the vacation of any street will be approved, GCWW will require the public water mains to be properly abandoned, entirely at the owner/developer's expense. GCWW cannot say at this time if any additional improvements to the public water system will be required.
 - a. In order to abandon a public water main, no active services can exist. If the owner/developer does not control the services and is unable to discontinue impacted services, it may not be feasible to abandon the public water main.
 - b. The fire department must be consulted regarding fire protection and the loss of public fire hydrants. The fire department may require additional private hydrants to replace the public hydrants that will be eliminated.
2. From the renderings, it appears that Central Parkway may be affected by this work. Depending upon the work being performed in Central Parkway, the existing public water main may need to be replaced, entirely at the owner/developer's expense. Please provide additional information about the project work to be performed within the right of way of Central Parkway.
3. Owner/developer will need to submit for a Greater Cincinnati Water Works Preliminary Application for water main abandonment in Wade Street and a portion of the water main in Central Avenue south of Bauer Avenue. Contact Phil Young at 513-591-6567 or Phillip.Young@gcww.cincinnati-oh.gov. Approved construction plans and related submittals will be required before abandonment work can commence.

Requirements to obtain Permits:

1. No building permits will be approved for the proposed development and no new water service can be sold for the development, until the necessary water main abandonment work has been constructed and completed to GCWW standards.
2. A stamped and recorded consolidation plat is required before any new branch(es), or meter(s) sold. The proposed parcel plan is not obvious. Please submit a proposed parcel plan.
3. Each building will be required to have its separate water service branch(es). Any services that cross another parcel must have an approved service branch easement that includes GCWW's third party interest paragraph.
4. Any properties that do not have any frontage on the right of way may be required to pay additional landlock parcel fees.
5. The subject development has active and inactive water service lines at the following properties:

Address	Branch #	Size	Meter #	Size
413 Bauer Av	H-14225	3/4"- FOD		
411 Bauer Av	H-14226	3/4"- FOD		
409 Bauer Av	H-8498	3/4"- FOD		
421 Bauer Av	H-21761	3/4"- FOD		
1541 Central Pkwy	H-126834	8"- FOD		
1553 Central Pkwy	H-128842	6"- FOD		
1551 Central Pkwy	H-138198	6"- FOD		
1547 Central Pkwy	H-146348	6"- FOD		
1550 Central Av	H-143417	8"	Unmetered	
1551 Central Av	H-277619	1.5"	277619	1.5"
1555 Central Pk	H-280248	4"	280248	1.5"
1555 Central Pk	H-280248	4"	DC2502	1"
1559 Central Pk	H-239412	1" - FOD		

6. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
7. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov
8. Any service that is to remain will need to be brought up to current standards with metering and backflow prevention.

Recommendations:

1. 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.
2. 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.
3. The Owner(s)/Developer(s) will be required to have an engineer licensed in Ohio prepare abandonment plans.

- Please contact Phil Young, Water Works, 513-591-6567, Phillip.Young@gcww.cincinnati-oh.gov. for any water main abandonment and branch disconnection.

Contact:

- Rick Roell** | Water Works | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

- Provide a site plan confirming that there are at least 2 readily accessible fire hydrants within 400 feet, from all parts of each structure.
- The minimum fire flow requirements are 2000 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
- A fire site plan will be required showing how you intend to address fire access to each proposed building. The plan should also indicate the location of hydrants and FDC locations.**

Requirements to obtain Permits:

- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
- Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.
- Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
- Emergency Responder Radio Coverage is required because the buildings is over 20,000 square feet.
- Fire Command Center will be required for your building.
- For high-rise buildings, 2 or more remote FDCs are required for each zone.
- FDC's are to be located within 50 feet of a Fire Hydrant.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
- Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
- The weight of our apparatus is as follows:

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:

- Assure that a temporary standpipe is installed after you reach the 4th floor if the building is greater than 5 floors or more.
- Allow Cincinnati Fire Department Companies and other members to periodically inspect the site to assure that adherence to fire codes is being achieved.

Contact:

- Gregory M. Phelia Jr.** | Fire Dept. | 513-357-7598 | gregory.pheliajr@cincinnati-oh.gov

Office of Environmental 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 Chapters 1101 and 1031. Please contact OES for additional information on the environmental approval process.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Due to the anticipated age of the existing site structures, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to demolition or renovation.
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 include charging stations for electric vehicles.
 - d. Site areas designated for trash dumpsters should also have at least equal space designated for recycling 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

Parks Department (Urban Forestry)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. If working within 15 feet of street trees, contact Urban Forestry (Jacob Edwards) to obtain a public street tree permit.
2. If any tree needs to get removed due to construction, then compensation must occur prior to removal.

Recommendations:

1. To add any street trees or replacements, please contact me to discuss layout of cut-outs and plantings.

Contact:

- **Jacob Edwards** | Urban Forestry | 513-861-9070 | jacob.edwards@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A Traffic Impact Study is still needed. Continue to work with DOTE.
2. Work with DOTE on the loading and the 'back of house' operations. As proposed, loading is not permitted on Liberty Street.
3. Refer to the Coordinated Report regarding the vacation of streets.
4. All work in the public right-of-way will require a separate DOTE permit.
5. Before submitting building permit applications, contact DTEaddress@cincinnati-oh.gov to have addresses assigned.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

1. Please tell us the nature of the ownership. Will this be individual lots or combined parcels? If they are individual parcels, the fire wall of the building CODE will apply.

Requirements to obtain Permits:

1. A geo-tech report will be required at the time of permit submission. In the permit submission a code analysis will be required.
2. Please be aware that as of 12-23-2023 a new code will be in place in the State of Ohio. It will be based on the 2021 IBC. Any projects that come in on 12-23-2023 will have to meet this code.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move forward with project:

1. The vacation and sale of public r/w involves the following:
 - Coordinated Report
 - Appraisal
 - Attorney Certificate of Title

- Abutter's Consent
- City Planning Commission Approval
- City Council Approval.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Anthony Cadle** | DCED | 513-352-6118 | anthony.cadle@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current commercial space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

Recommendations:

1. For assistance in determining whether the facility is licensable as an FSO/RFE or not, please contact me. For information related to transient accommodation license and hotel plan review, please contact Angela Uran at 513-352-2918.

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No comments.

Recommendations:

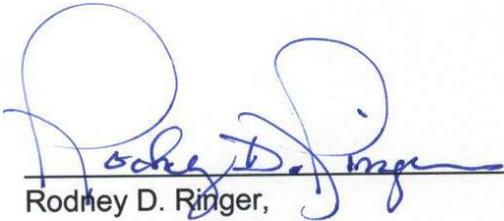
- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,



Rodney D. Ringer,
Development Manager

RDR: rdr