

**Honorable City Planning Commission
Cincinnati, Ohio**

SUBJECT: A report and recommendation on a proposed Final Development Plan for Planned Development #73 (PD-73), Lot G3, MedPace, in Madisonville.

GENERAL INFORMATION:

Location: 5369 MedPace Way
Cincinnati, Ohio 45227

Applicant: Joe Dillon on behalf of Brandstetter Carroll Inc.
308 East 8th Street
Cincinnati, OH, 45202

Owner: 200 MedPace Way LLC (MedPace, Inc)
5375 MedPace Way
Cincinnati, OH, 45227

Request: The applicant is requesting approval of a proposed Final Development Plan for Lot G3 of MedPace (PD-73) for the construction of a six-story, 1,389 parking space garage.

ATTACHMENTS:

Provided in addition to this report are:

- Exhibit A – Location Map
- Exhibit B – Site Survey
- Exhibit C – Site Plan
- Exhibit D – Engineering Plans
- Exhibit E – Schematic Building Plans
- Exhibit F – Landscape Plans
- Exhibit G – MedPace Letter to Residents
- Exhibit H – Ownership and Covenant
- Exhibit I – Statement of Uses
- Exhibit J – MedPace Building 400 Signage Regulations
- Exhibit K – Traffic Impact Studies
- Exhibit L – Coordinated Site Review Letter
- Exhibit M – MCC Correspondence
- Exhibit N – Public Staff Conference Meeting Summary
- Exhibit O – Additional Correspondence

BACKGROUND:

On July 17, 2015, the City Planning Commission recommended approval for a zone change, including a Concept Plan and Development Program Statement, for the area generally bound by Red Bank Expressway to the west, Hetzel Street and Covington Street to the south, Stewart Avenue and Armada Place to the east, and Madison Road and the Saint Paul Village Senior Apartments to the north. The previous zoning of the site was Residential Mixed (RMX), Community Commercial – Auto-Oriented (CC-A), and Manufacturing General (MG) that was changed to Planned Development #73 (PD-73), MedPace, in the Madisonville neighborhood. On October 7,

2015 City Council approved the zone change, Concept Plan, and Development Program Statement as Ordinance 320-2015.

Between May 2016 and December 2019, a Final Development Plan was filed for each portion of the approved Concept Plan that the petitioner proposed to construct. Since the establishment of the Planned Development, the City Planning Commission reviewed and approved eight Final Development Plans. Additionally, three Major Amendments to the Concept Plan and Development Program Statement were approved which added an additional 3.002 acres to PD-73 and revised the signage standards. Most recently, in November 2023, City Council approved a Major Amendment to add 1.859 acres of property to PD-73 (35.9 acres total) and to amend the Concept Plan and Development Program Statement to construct office Building 600 (70,000 square feet), rebuild a larger office Building 300 (485,000 square feet) and new plaza, approve a future 1,300 space parking garage on Lot G3, and remove fuel sales as a permitted use. Final Development Plans for Building 300 and Building 600 were also approved at that time.

On March 27, 2024, Brandstetter Carroll, Inc. on behalf of MedPace, Inc. submitted the proposed Final Development Plan to the Department of City Planning and Engagement (DCPE) for Lot G3 of the Planned Development. Located at the northwest intersection of Stewart Avenue and Covington Street, the proposal is for a six-story parking garage with 1,389 parking spaces. The proposed Final Development Plan is substantially consistent with the Concept Plan and Development Program Statement.

ADJACENT LAND USE AND ZONING:

The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Planned Development (PD-73)
Existing Use: MedPace Parking Lot

East:

Zoning: T3 Neighborhood (TN3)
Existing Use: Residential, low- and medium-density

South:

Zoning: T3 Neighborhood (TN3)
Existing Use: Residential, low-density

West:

Zoning: Planned Development (PD-73)
Existing Use: MedPace Office Building with a Parking Lot

DESCRIPTION OF PROJECT:

The Final Development Plan is for Lot G3 of PD-73, MedPace. The subject site is approximately 2.4 acres and is located at the northwest corner of the intersection of Stewart Avenue and Covington Street (Exhibit A). In the approved Concept Plan and Development Program Statement for MedPace, proposed Lot G3 is within the area identified as Lot 3. Lot G3 is generally bound by Building 200 to the west, Covington Street to the south, Stewart Avenue to the east, and Madison Road and a surface parking lot to the north.

Proposed Garage

The proposed Final Development Plan is for the construction of a 68'-8" (6-story) parking garage building consisting of 1,389 parking spaces with frontage along Stewart Avenue to the east and Covington Avenue to the south. The six-story garage will replace the southern half of the east parking lot which currently includes 251 parking spaces resulting in a net increase of 1,138 parking spaces. The proposed garage will provide parking for

an estimated 1,500 new jobs MedPace committed to bring to their campus in Madisonville. The exterior of the garage will be covered in perforated metal paneling. The paneling palette will be white and multi-colored, similar to other parking garages on the MedPace campus. There will also be a solar canopy installed on top of the proposed garage as illustrated in Exhibit E.

Parking and Circulation

The proposed garage will have three access points. Two are along the north side of the garage one of which can be accessed from MedPace Way and another which can be accessed from the adjacent parking lot entrance on Stewart Avenue. The third access point will be along Covington Avenue on the south side of the garage, which will enter directly on the third level of the garage. The proposed garage will be owned by the Port and will be a public garage that is accessible to everyone.

Open Space, Landscaping, and Buffering

The proposed garage is set back 14 feet from right-of-way along Covington Street and 21 feet from the right-of-way along Stewart Avenue. The site plan adds deciduous and coniferous trees with a variety of understory shrubs and plantings around three sides of the garage and a two-story green wall with several climbing vines wrapping around all four sides of the building. A sidewalk will be added between the tree lawn and turf lawn along the north side of the garage (Exhibit F).

The proposed Final Development Plan is substantially consistent with the Concept Plan and Development Program Statement that was approved by City Council in November 2023. The Concept Plan specifically assigns Lot G3 of Lot 3 as the location for a 1,300-space parking garage.

§1429-13 FINAL DEVELOPMENT PLAN:

Following approval of a PD District with a Concept Plan and Development Program Statement, a Final Development Plan must be submitted to the City Planning Commission (§1429-13). A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop, and this plan must conform substantially to the approved Concept Plan and Development Program Statement.

Consistent with the provisions of Section 1429-13, the following information was provided and attached to this report:

- a) **Survey** – A survey showing the boundary of the site, topography, and existing utilities is included as Exhibit B.
- b) **Site Plan** – The site plan (Exhibit C) shows the proposed parking garage on Lot G3 which is consistent with the approved Concept Plan and Development Program Statement.
- c) **Engineering Plans** – Engineering plans, including the Existing Conditions, Site Layout Plan, Grading Plan, Utility Plan, Stormwater Pollution Prevention Plan, and Electrical Plan, are included as Exhibit D. These plans were reviewed by all reviewing agencies during the Coordinated Site Review process.
- d) **Open Space** – The MedPace East Garage is intended to have minimum setbacks with open space being provided in the form of landscaped buffers, between 14 and 25 feet, on private properties that are oriented towards the street network and streetscape improvements along the existing public rights-of-way (Stewart Avenue and Covington Street). The provided Landscape Plan (Exhibit F) indicates planted areas which include proposed street trees, climbing vines, and understory plantings around the perimeter of the building.
- e) **Schematic Building Plans** – The schematic building plans, included as Exhibit E, are consistent with the Concept Plan and Development Program Statement in location and number of parking spaces. The structure is proposed to be constructed with a mix of materials including white and colored perforated

metal paneling and two-story green walls that wrap around all four sides of the garage. The proposed building is 6 stories in height, measuring 68’-6” (measured from southeast corner of the existing parking lot near the intersection of Stewart Avenue and Covington Street to the roof of the stair towers). The garage will be built into the steep hillside of the existing parking lot setback resulting in four exposed stories of the south elevation along Covington Street and up to six stories along the east, north, and west elevations.

- f) **Landscape Plans** – A landscape plan with details on plantings, hardscape elements, and topsoil depths was submitted as Exhibit F. A variety of deciduous and coniferous trees, climbing vines, and understory grasses and perennials are proposed.
- g) **Phased Schedule** – The proposed Final Development Plan will be constructed in a single phase. A twenty-month construction schedule is anticipated as outlined in Exhibit G.
- h) **Ownership** - The property is currently owned by 200 MedPace Way, LLC (Exhibit H). Upon completion of the structure, the garage portion of the structure will continue to be owned by 200 MedPace Way, LLC, and the solar canopy may be sold or transferred to another entity in the future. This will require the creation of air lots; that applicant has filed for a Major Subdivision, which is filed under a separate request and will be considered as Item 4 on the June 21, 2024 agenda.
- i) **Statement of Uses** – The principal use of the proposed structure is a 1,389 space parking garage. The applicant has provided a Statement of Uses with the proposed Final Development Plan submittal for Lot G3 (Exhibit I). The uses outlined in Exhibit I are consistent with the approved Concept Plan and Development Program Statement for Lot G3 for the MedPace Planned Development.
- j) **Future Ownership and Control** – Upon completion, the garage structure will be owned by the Port and the solar canopy will be owned by 200 MedPace Way, LLC.
- k) **Restrictive Covenants** – There is an environmental covenant prohibiting the extraction of ground water underneath the subject property (Exhibit H). There will be a Reciprocal Easement Agreement (REA) drafted and recorded that will provide vertical access, utility and support easements for the benefit of the air lot over the ground parcel. In addition, there will be access easements leading from MedPace Way, Stewart Road, Covington Street and Hetzel Streets to connect public access to the new parking garage. These will be contained in the REA for MedPace Way being done in anticipation of the privatization.
- l) **Other Information**

Noise Levels

Noise levels during the construction and use of the proposed Final Development Plan are pursuant to Cincinnati Municipal Code Chapter 909 and based on the requirements for the adjacent zoning district for the subject property. Because the adjacent properties to the east and south are residential zones, T3 Neighborhood (T3N), the noise levels of Lot G3 are proposed to be based on residential district criteria. The following permanent noise levels shall apply to the proposed Final Development Plan for Lot G3:

Table 1 Sunday through Wednesday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Sunday through Wednesday	Sunday through Wednesday	Sunday through Thursday
Noise Level	60 dB	55 dB	55 dB

Table 2 Thursday			
Times	7 a.m. to 7 p.m.	7 p.m. to Midnight	Midnight to 7 a.m.
Day	Thursday	Thursday	Friday
Noise Level	60 dB	55 dB	55 dB

Table 3 Friday through Saturday			
Times	7 a.m. to 7 p.m.	7 p.m. to 2 a.m.	2 a.m. to 7 a.m.
Day	Friday through Saturday	Friday through Saturday	Saturday through Sunday
Noise Level	65 dB	60 dB	60 dB

Signage

For the purposes of the Final Development Plan for Lot G3, the proposed East Parking Garage will follow the same sign regulations established for Building 400 (Exhibit J). The three parking garage signs will be installed as shown on the proposed building elevations (Exhibit E). Any proposed signage will be reviewed by staff from the DCPE for compliance.

PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN:

The City Planning Commission may approve a Final Development Plan for a development in a PD District (§ 1429-15) on consideration of the following:

- (a) **Consistency.** The Final Development Plan is consistent with the purpose of the Planned Development District Regulations; specifically:
 - It allows for a more efficient and economically feasible development of property.
 - It ensures an orderly and thorough planning and review, which has produced quality design and development.
- (b) **Adequate Streets.** The existing public streets are adequate to serve the proposed development. No new streets are being proposed. The applicant is working with the Department of Transportation and Engineering regarding the overall public street network and improvements necessary, including the installation of up to three new speed humps on Stewart Avenue. DOTE is also investigating additional requests by the Madisonville Community Council (MCC) and nearby residents for additional all-way stops at two nearby intersections.
- (c) **Adequate Infrastructure.** The petitioner has coordinated with Greater Cincinnati Water Works, the Metropolitan Sewer District, the Fire Department and the Department of Transportation and Engineering to ensure that the proposed infrastructure and utilities are adequate to serve the site and properly interconnect with existing public facilities. The engineering plans are included as Exhibit D.
- (d) **Covenant.** The Department of City Planning and Engagement must require covenants by the owner of the property that all streets, common areas, common utilities and other common facilities remain in common ownership by all owners of any interest in the land or buildings in the Planned Development other than a leasehold interest of less than five years. The applicant will need to provide any necessary covenants in accordance with §1429-15 in connection with submission of building permits.
- (e) **Release of Covenants.** The City Manager, on receipt of a recommendation from the Director of City Planning and Engagement, may recommend the covenant be terminated in the following instances:

the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition or conditions requiring such covenant are no longer applicable.

- (f) **Compatibility.** The proposed use is compatible with the surrounding land uses and future proposed uses of the overall MedPace campus, especially to provide sufficient parking for the additional 1,500 new jobs the applicant committed to bring to the campus. The design of the structure is intended to match the building materials of the other MedPace campus buildings with perforated metal panels and generally muted white and colored panels. Additionally, the garage design includes a two-story green wall that wraps around all sides of the building to provide a visual buffer to transition from the MedPace building style to the existing residential neighborhood and a more pleasant walking experience along the street edge.
- (g) **Sufficiency of Legal Documents.** Proposed easements and other provisions meet development standards. The applicant intends to create an air lot for Lot G3. The creation of an air lot is considered a Major Subdivision and will require review and approval by the City Planning Commission. This will ensure that all easements are properly illustrated and recorded.
- (h) **Sufficiency of Provisions for Maintenance of Common Areas.** The proposed project includes planted areas which include street trees, a two-story green wall with climbing vines, and understory plantings around all sides of the building which will be maintained by the owner.

PUBLIC COMMENT AND NOTIFICATION:

DCPE held a virtual public staff conference on May 28, 2024. Notice of the Public Staff Conference was sent to all property owners within 400' of the boundary of PD-73, as well as the Madisonville Community Council (MCC), the Madisonville Community Urban Redevelopment Corporation (MCURC), and community members who signed up to receive project updates. In total, there were twenty-four people in attendance, including seven members of the applicant team, over fourteen community members, and City staff. The community members in attendance represented residents from the Saint Paul's Village Senior Apartments, neighbors along Stewart Avenue, and leadership from MCC. The community members shared concerns about traffic safety along Stewart Avenue, health and safety impacts of the proposed garage, and incompatibility of the garage with the existing residential character of the adjacent streets.

The applicant previously attended a community meeting organized by residents in the area in April 2024 and has been working with DOTE to address resident concerns. In a combined effort with DOTE, the applicant is working towards solutions including the proposed installation of up to three speed humps along Stewart Avenue, installation of a new traffic signal at MedPace Way and Redbank Expressway to funnel traffic through the west entrance of campus, investigating the use of parking arms at the Stewart Avenue parking lot entrance, and preventing construction traffic from parking on Stewart Avenue through bussing from an off-site parking lot. MedPace will also continue to participate in the monthly Madisonville Community Council meetings.

On June 7, 2024, notice of the City Planning Commission meeting was sent to all property owners within 400' of the boundary of PD-73, as well as the MCC, the Madisonville Community Urban Redevelopment Corporation (MCURC), community members who signed up to receive project updates, and all those in attendance at the Public Staff Conference. To-date, DCPE has received a letter of support from MCC (Exhibit M) and two letters of opposition, including one with thirty-three nearby resident signatures (Exhibit O) regarding the proposed Final Development Plan for Lot G3. No additional correspondence has been received.

A web page has been maintained on the Department of City Planning and Engagement's website with information regarding the proposed Final Development Plan, upcoming meetings, and contact information

related to the proposal.

COORDINATED SITE REVIEW:

The proposed Final Development Plan for Lot G3 was reviewed through the City's Coordinated Site Review (CSR) at the Technical Design Review level. The CSR Advisory Team met on April 23, 2024. A meeting was held with the applicant to review departmental feedback on April 30, 2024. The applicant also received a letter outlining the feedback as seen in Exhibit L. There were no immediate concerns about the proposal. There are requirements that the applicant will need to address to obtain permits as this project progresses. The applicant is actively working with associated departments as needed and will continue to do so as the development progresses.

ANALYSIS:

The staff of DCPE supports the proposed Final Development Plan for Lot G3 of PD-73, MedPace. The proposed parking garage is consistent with the approved Concept Plan and Development Program Statement for the overall Medpace campus, which allows for the parking garage use on that lot. The proposed garage allows more efficient and economical development of the larger MedPace campus as it will provide much needed parking to accommodate the additional 1,500 employees working in the future Building 400 while allowing the new building to be more compatible in height to surrounding campus and neighborhood buildings as it would remove six levels of parking from the future Building 400 onto Lot G3.

Staff thoroughly reviewed the proposed FDP in order to ensure quality design of the proposed garage. The proposed garage footprint extends a significant length along the existing parking lot and is being constructed into the hillside. This site orientation minimizes the height difference between the two- and three-story residential buildings adjacent to the site and the four-stories of height from the grade along Covington Street. The plans will incorporate between fourteen and twenty-five feet of landscape buffers around the entirety of the site, including street trees, understory plantings, and a two-story green wall with climbing vines. Although the perforated white and colored metal paneling building materials do not match the surrounding residential brick and siding materials, staff finds the building placement and landscaping plans will allow the proposed garage to maintain harmonious character with the rest of the MedPace campus while appropriately mitigating the transition in height and character to the existing residential street.

The proposal was reviewed by City Departments through the Coordinated Site Review and was found to have adequate infrastructure, but was asked to conduct additional traffic impact analysis and possible street calming measures. Traffic safety concerns were also expressed by many nearby residents. The applicant team has worked closely with DOTE and DCPE to address nearly all City and community concerns and will continue to work with the City and community as the development progresses. All necessary covenants, easements, and property maintenance will be carried out in accordance with the Cincinnati Zoning Code requirements.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed Final Development Plan is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012), particularly within the Goal to "Cultivate our position as the most vibrant and economically healthiest part of our region" (page 114), specifically "Strategically select areas for new growth" and the Action Step to "Implement the GO Cincinnati Plan recommendations in the Madison Road, South Mill Creek, and Reading Road corridors" (page 118). It is also consistent with the Connect Initiative Area Goal to "Develop an efficient multi-modal transportation system that supports neighborhood livability" (page 129). Specifically, it is consistent with the Strategy to "Plan, design and implement a safe and sustainable transportation system" (page 135) in the Action Step to "Provide for the safety of the infrastructure for the public" (page 137).

The proposed East Parking Garage will support the growth of the Madison Road corridor to bring approximately 1,500 new jobs to the corridor and will bring needed traffic calming infrastructure to Stewart Avenue. MedPace and community members could continue to collaborate with local and regional transportation partners to become more consistent with the Connect Initiative Area Strategy to “Expand options for non-automotive travel” (page 130).

Green Cincinnati Plan (2023)

The proposed Final Development Plan is consistent with the Mobility Focus Area of the *Green Cincinnati Plan* (2023), particularly within the Connected Communities Priority Action to “Embrace zoning reform that increases density near transit, reduces or eliminates parking requirements across the City, and minimizes the use of surface parking lots” (page 121). It is also consistent with the Buildings and Energy Focus Area, particularly within the Clean Energy Priority Action to “Support programs like Solarize that encourage adoption of rooftop solar” (page 69). The six-story parking lot is replacing an existing surface parking lot which is a more efficient use of land by reducing the large footprint of impermeable surface parking area it would take to provide the same number of spaces as a garage. The proposed garage will also incorporate a solar canopy.

GO Cincinnati: Growth and Opportunities Study for the City of Cincinnati (2009)

The proposed Final Development Plan is consistent with portions of the *GO Cincinnati (2009)*, particularly with the “Madison Road Corridor GO Cincinnati Development Area” Major Objectives to “Actively compete for modern office demand; provide land and development support” and “simultaneously encourage walkable urban development and drivable suburban development” (page 3). Additionally, MedPace development is specifically called out under the “Current Projects” of this objective. The proposed East Parking Garage will support continued growth and development of the MedPace campus by providing sufficient parking for new employees, visitors, and residents.

FINDINGS:

It is the opinion of staff of DCPE that the Final Development Plan is in compliance with §1429-15 “Planning Commission Approval of Final Development Plan” as outlined on pages 3-7 of this report. Further, the proposal substantially conforms with the previously approved Concept Plan and Development Program Statement.

CONCLUSIONS:

The staff of DCPE supports the proposed Final Development Plan for Lot G3 of PD-73, MedPace, for the following reasons:

1. The Final Development Plan is consistent with the approved Concept Plan and Development Program Statement.
2. The development proposal has taken into consideration the existing character of the surrounding neighborhoods and the MedPace campus, and the development design mitigates many major negative impacts to pedestrian safety and neighborhood character.
3. The Final Development Plan is mostly consistent with goals in *Plan Cincinnati (2012)* and the *GO Cincinnati: Growth and opportunities Study for the City of Cincinnati (2009)*.

RECOMMENDATION:

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

1. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 8 of this report.

2. **APPROVE** the Final Development Plan for Planned Development #73 (PD-73), Lot G3, MedPace, in Madisonville.

Respectfully submitted:



Maria Dienger, Senior City Planner
Department of City Planning and Engagement

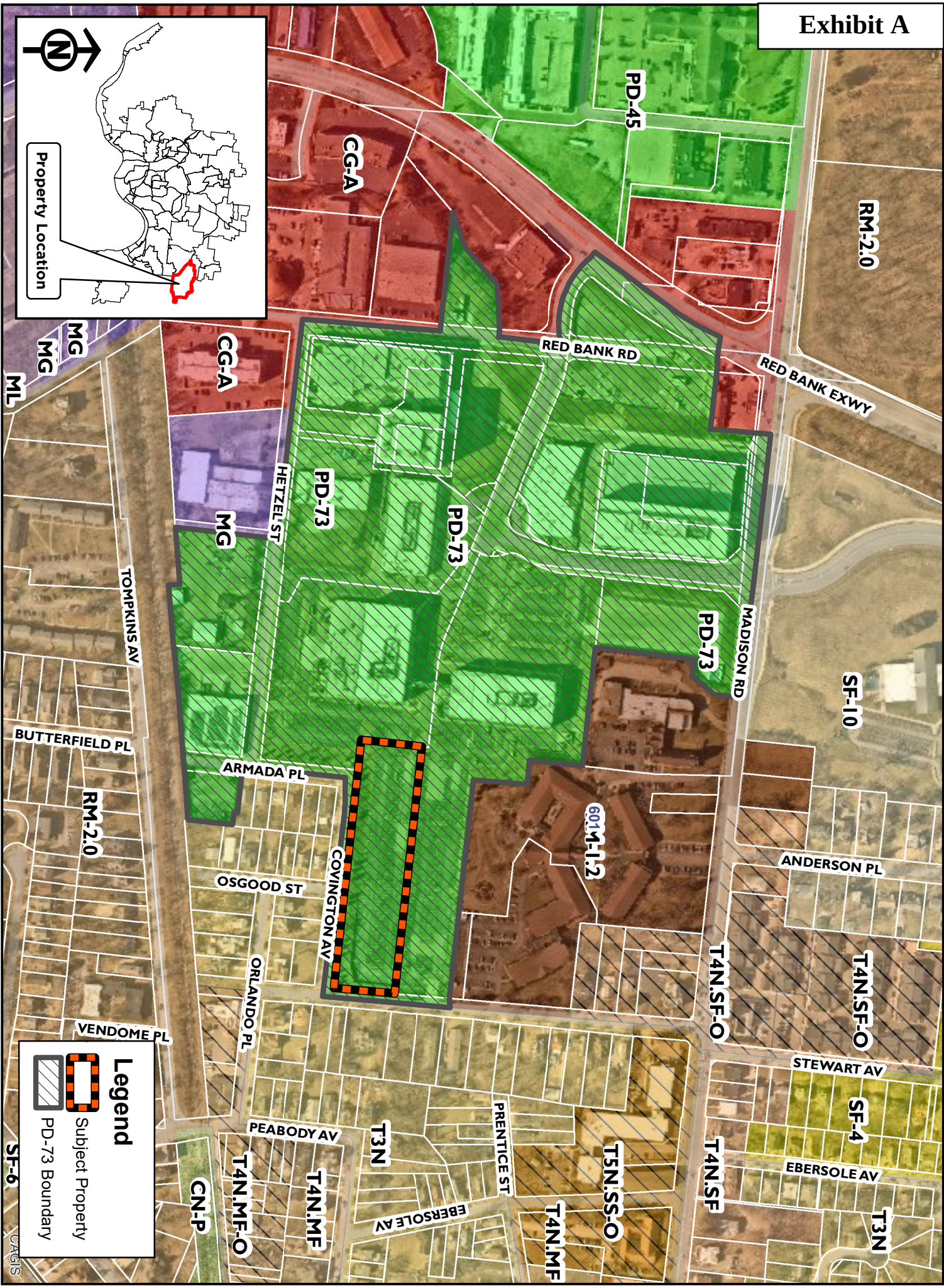
Approved:



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

Proposed Final Development Plan for PD-73 Medpace Garage in Madisonville

Exhibit A



RECORD PLAT
200 MEDPACE WAY LLC - PARKING GARAGE
SECT 16, T 4, FR 2, COLUMBIA TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

PLAT APPROVED BY THE CITY OF CINCINNATI PLANNING COMMISSION ON THE
 _____ DAY OF _____, 2024.

DEED REFERENCE:

SITUATED IN SECTION 16 TOWN 4, FRACTIONAL RANGE 2, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO AND BEING A PORTION OF THE LAND CONVEYED TO
200 MEDPACE WAY, LLC IN O.R. 1544 PG 1760 OF THE HAMILTON COUNTY
RECORDERS OFFICE.



Vicinity Map
N.T.S.

THE UNDERSIGNED, DO HEREBY ACCEPT AND CONFIRM THIS PLAT OF
SUBDIVISION, MADISON SQUARE SUBDIVISION.

200 MEDPACE WAY, LLC, AN OHIO LIMITED LIABILITY COMPANY

NAME: STEPHEN EWALD	TITLE: VICE PRESIDENT	DATE
---------------------	-----------------------	------

COUNTY OF HAMILTON

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____ 202

BEFORE A JUDICIAL ORIGIN IN AND FOR SAID STATE. PERSONALLY APPEARED STEPHEN ERALD, VICE PRESIDENT OF 201 MEDPACE WAY, LLC, WHO REPRESENTED THAT HE IS DULY AUTHORIZED AND WHO ACKNOWLEDGED THAT HE SIGNED THE FOREGOING INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES AND INSTRUMENT MENTIONED IN TESTIMONY WHEREOF, HEREINTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE FORESIGNED.

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES

OWNER:

200 MEDPACE WAY, LLC
5375 MEDPACE WAY
CINCINNATI, OH 45227

ENGINEER:

BRANDSTETTER CARROL INC
308 E. 8TH STREET
CINCINNATI, OH 45202

SURVEYOR:

SURVEYING AND MAPPING, LLC
(SAM LLC)
71 CAVALIER BLVD, SUITE 213
FLORENCE, KY 41042



**BRANDSTETTER
CARROLL INC.**
ARCHITECTS-ENGINEERS-PLANNERS
318 East 8th Street, Cincinnati, OH 45202
P: 513.631.4294
www.brandstettercarroll.com



71 Cavalier Blvd, Suite 213, Florence, KY 41042
Office: 859-918-5005, email info@sumblt.com

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS ACCOMPANYING PLAT IS A CORRECT DEPICTION OF A BOUNDARY SURVEY MADE BY ME OR OTHER SURVEYORS UNDER MY DIRECTION IN AUGUST 2023, AND THAT ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN IN JANUARY 2024.

By

PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. S-7999
WITHIN THE STATE OF OHIO

DATE: _____

SOURCE OF BEARINGS:

THE ORIGINAL SOURCE OF BEARINGS FOR THIS SURVEY ARE BASED UPON PLATS PREPARED BY KLEINGERS AND ASSOCIATES RECORDED IN PLAT BOOK 423 PAGE 5 AND PLAT BOOK 430, PAGE 20-21 OF THE HAMILTON COUNTY RECORDS. PLAT BEARINGS HELD FOR THIS SURVEY.

ACCESS EASEMENTS

EASEMENTS FOR ACCESS AND UTILITIES MAY BE CONTAINED IN SEPARATE INSTRUMENTS IN THE RECORDS OF THE HAMILTON COUNTY RECORDERS OFFICE.



MEDPACE
BLDG 200

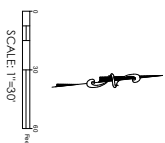
MEDPACE
BLDG 100

FF=561.50

ARMADA PL.

COVINGTON ST.

STEWART AVE.



Revisions:
Issue Date: 3-26-2024 P & Z SUBMITTAL
24021
24021
C-100

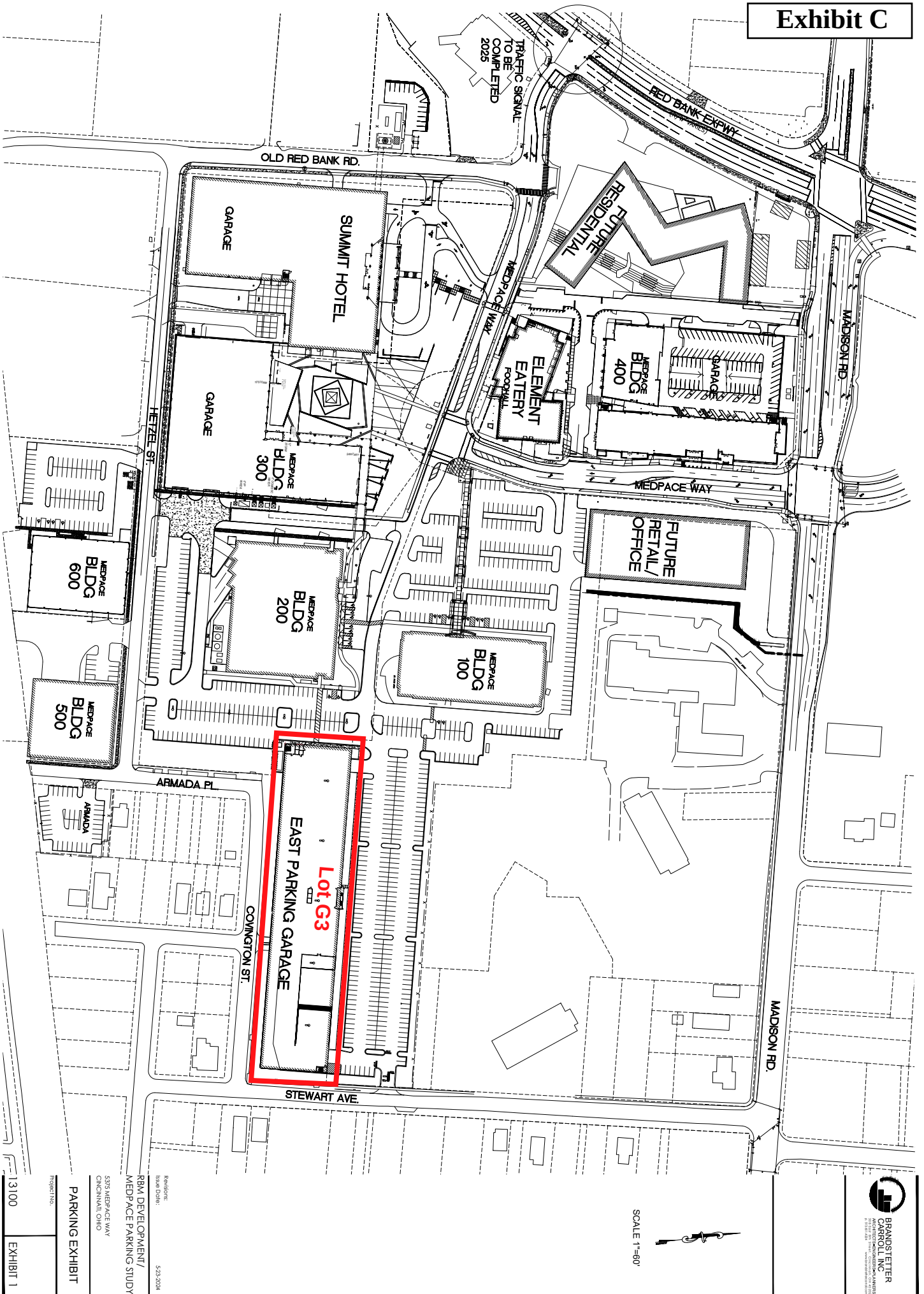
24021

C-100



BRANDTETTER
CARROLL INC.
3151 EAST 12TH AVE., CINCINNATI, OH 45228
TEL: 513.353.1234 FAX: 513.353.1235
WWW.BRANDTETTERCARROLL.COM

Exhibit C



GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ACCESS TO SITE FOR THE PURPOSES OF CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE AND FEDERAL REGULATIONS AND ORDINANCES RELATIVE TO COMMENCEMENT OF WORK.
3. IF THE CONTRACTING PERSONNEL OR EQUIPMENT SHALL BE DISCLOSED OR IDENTIFIED AS BEING FROM ANY OF THE STATES OF ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING, OR ANY OF THE UNITED STATES OF AMERICA, THE CONTRACTOR SHALL BE CONSIDERED TO BE A DOMESTIC FIRM.
4. REMEDIATION OF A CONTAMINATED AREA OR SOURCE OF CONTAMINATION SHALL BE CONSIDERED TO BE A DOMESTIC FIRM AT THE OWNER'S DISCRETION AND TO THE OWNER'S SATISFACTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM ALL AGENCIES, AGENCIES OF GOVERNMENT, AND ALL OTHERS, AND FOR THE PROTECTION OF THE ENVIRONMENT AND ALL ADJACENT LAND, AS WELL AS BE IN COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
6. IF THE CONTRACTING PERSONNEL ARE TO BE EMPLOYED BY AN OUTSIDE FIRM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM ALL AGENCIES, AGENCIES OF GOVERNMENT, AND ALL OTHERS, AND FOR THE PROTECTION OF THE ENVIRONMENT AND ALL ADJACENT LAND, AS WELL AS BE IN COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
7. CONTRACTING PERSONNEL SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND ALL ADJACENT LAND, AS WELL AS BE IN COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
8. CONTRACTING PERSONNEL SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND ALL ADJACENT LAND, AS WELL AS BE IN COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS AND ORDINANCES.

Legend

- VEHICULAR ASPHALT
- PROPOSED CONCRETE SIDEWALK

Coded Notes

- 1 5" WIDE SIDEWALK
SEE SHEET C-501/C3 FOR DETAIL.
- 2 GENERATOR PAD
- 3 TRANSFORMER PAD

Revisions: 6-6-2024 RESUBMITTAL
Issue Date: 3-26-2024 P & Z SUBMITTAL

EAST PARKING
GARAGE

5369 Medpace Way
Cincinnati, OH 45227

LAYOUT PLAN

Project No.

24021

C-101

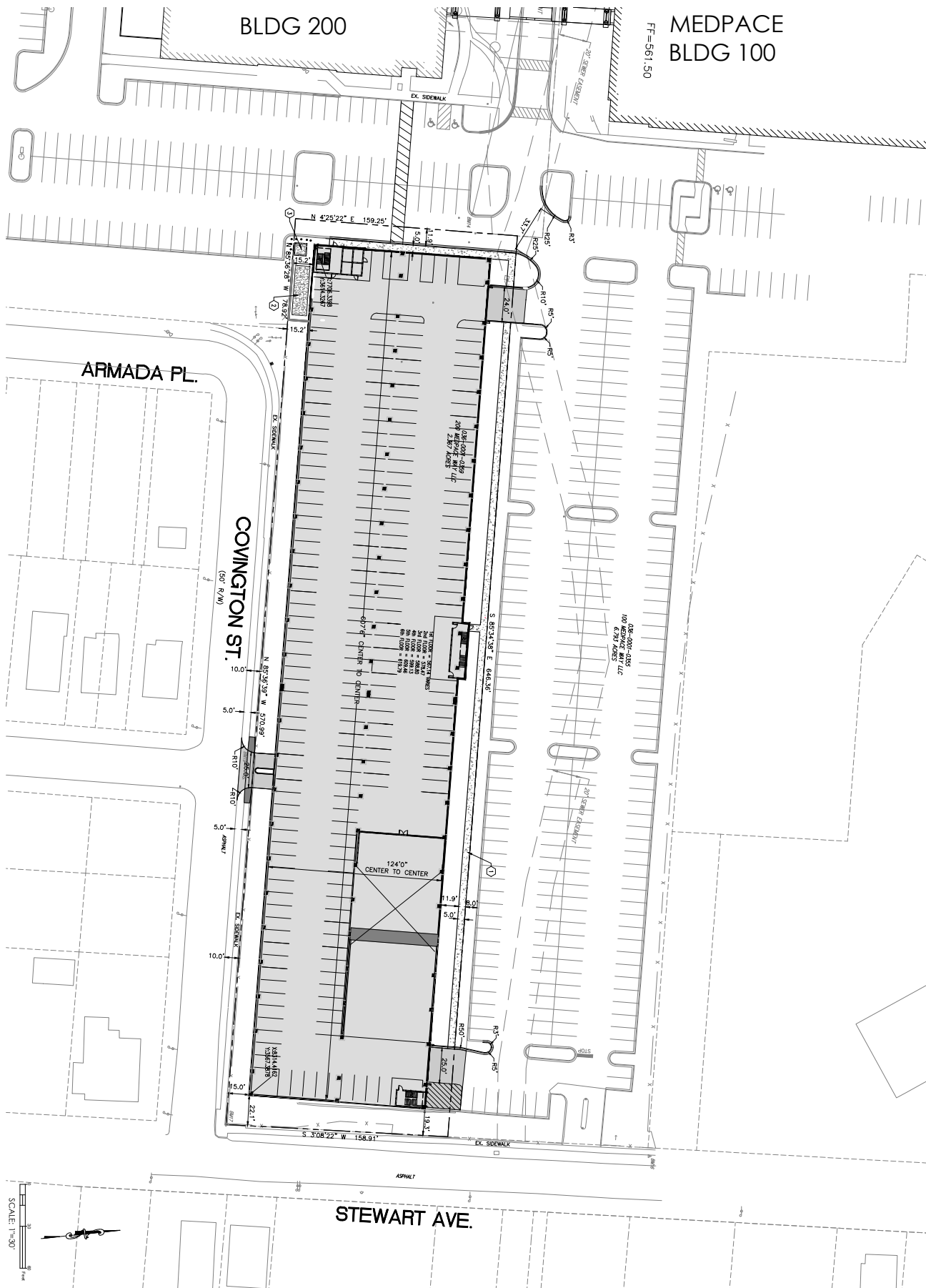




Exhibit D

MEDPACE
BLDG 100

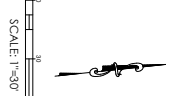
MEDPACE
BLDG 200

FF=561.50

ARMADA PL.

COVINGTON ST.

STEWART AVE.



BRANDTETTER
CARROLL INC.
11111 LEXINGTON AVENUE
ANN ARBOR, MI 48106
734.769.1234
WWW.BRANDTETTERCARROLL.COM

Revised: 6-6-2024 RESUBMITTAL
Issue Date: 3-26-2024 P & Z SUBMITTAL
5369 Medpace Way
Cincinnati, OH 45227
EXISTING CONDITIONS

24021 C-100

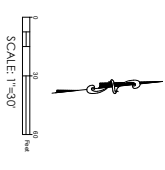


GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. GENERAL AND SPECIAL NOTES SHALL BE READ AND UNDERSTOOD BY THE CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DISTURBED LIMITS



Revised: 6-6-2024 RESUBMITTAL
Issue Date: 3-26-2024 P & Z SUBMITTAL
EAST PARKING GARAGE
5369 Medpace Way
Cincinnati, OH 45227

GRADING PLAN



$$FF = 561.50$$

	GENERATOR

COVINGTON ST.

GENERAL NOTES

- 1 THESEYING THE CONTRACTOR TO PROTECT SAFETY AND QUALITY
- 2 DRINKING AND USE OF FIELD VEHICLES, THE CONTRACTOR IS
- 3 BEING AND CONSIDERING THE LOCATION OF THE WORKING
- 4 SITE AND THE COMPLEXITY OF THE PROJECT, THE CONTRACTOR
- 5 SHOULD BE HELD RESPONSIBLE FOR THE SAFETY OF THE
- 6 WORKERS AND THE PUBLIC.
- 7
- 8 CONTRACTORS ARE ADVISED THAT ONE SHOULD BE EMPLOYED
- 9 TO SUPERVISE THE WORKERS AND THE PUBLIC. THE CONTRACTOR
- 10 SHOULD BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS
- 11 AND THE PUBLIC.
- 12
- 13 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 14 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 15 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 16
- 17 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 18 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 19 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 20
- 21 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 22 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 23 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 24
- 25 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 26 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 27 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 28
- 29 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 30 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 31 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 32
- 33 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 34 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 35 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 36
- 37 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 38 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 39 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 40
- 41 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 42 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 43 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 44
- 45 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 46 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 47 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 48
- 49 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 50 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 51 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 52
- 53 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 54 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 55 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 56
- 57 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 58 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 59 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 60
- 61 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 62 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 63 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 64
- 65 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 66 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 67 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 68
- 69 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 70 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 71 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 72
- 73 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 74 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 75 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 76
- 77 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 78 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 79 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 80
- 81 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 82 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 83 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 84
- 85 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 86 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 87 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 88
- 89 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 90 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 91 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 92
- 93 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 94 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 95 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 96
- 97 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE
- 98 WORKERS AND THE PUBLIC. THE CONTRACTOR SHOULD BE
- 99 RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.
- 100

SCALE: 1"=30'

Revisions: 6-6-2024 RESUBMITTAL
Issue Date: 3-26-2024 P & Z SUBMITTAL

EAST PARKING
GARAGE

5369 Medpace Way
Cincinnati, OH 45227

UTILITY PLAN

Project No.

24021

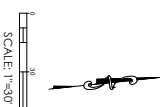
C-103



BRANDSTETTER
CARROLL INC.
11111 E. 111th St., Suite 100, Cincinnati, OH 45241
513.333.1111

LEGEND

- INLET PROTECTION
- SILT FENCE
- CONSTRUCTION LIMITS
- CONSTRUCTION DRAINAGE



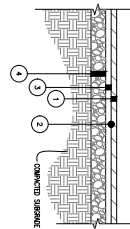
Revised: 6-6-2024 RESUBMITTAL
Issue Date: 3-26-2024 P & Z SUBMITTAL
**EAST PARKING
GARAGE**

5369 Medpace Way
Cincinnati, OH 45227
**STORMWATER POLLUTION
PREVENTION PLAN**

Project No.

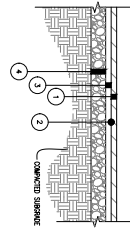
24021

C-104



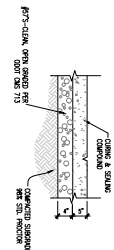
1. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
2. BINDER COURSE TYPE H
3. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
4. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H

C1. HEAVY DUTY ASPHALT PAVEMENT



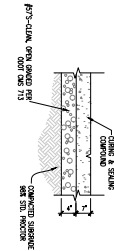
1. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
2. BINDER COURSE TYPE H
3. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
4. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H

C2. STANDARD DUTY ASPHALT PAVEMENT



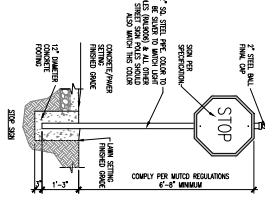
1. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
2. BINDER COURSE TYPE H
3. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
4. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H

C3. PEDESTRIAN THICKNESS CONCRETE

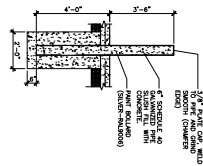


1. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
2. BINDER COURSE TYPE H
3. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H
4. 1/2" ASPHALT CONCRETE SURFACE COURSE TYPE H

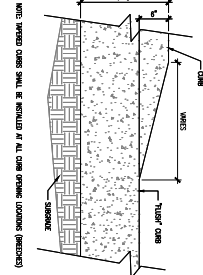
C4. VEHICULAR THICKNESS CONCRETE



B1. SIGN DETAILS



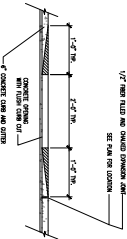
B2. PIPE BOLLARD DETAIL



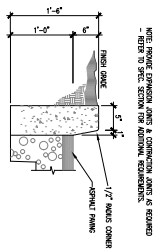
B3. TAPERED CURB ELEVATION



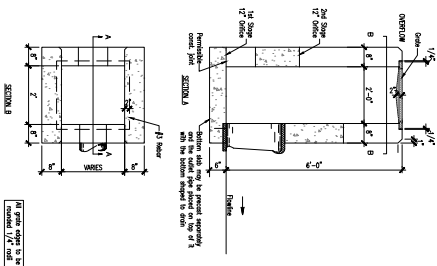
A1. SITE SIGNAGE



A2. CURB CUT ELEVATION



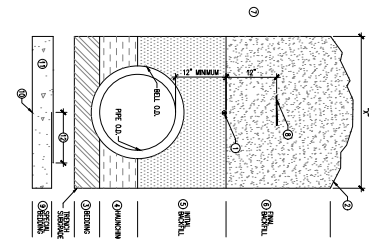
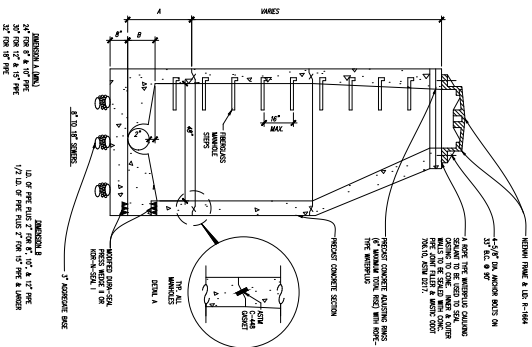
A3. CONCRETE HEADER CURB



MODIFIED CATCH BASIN (2-2A)

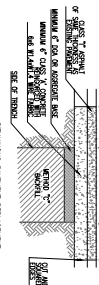
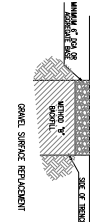
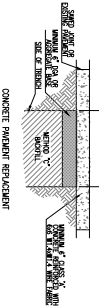
STANDARD MANHOLE

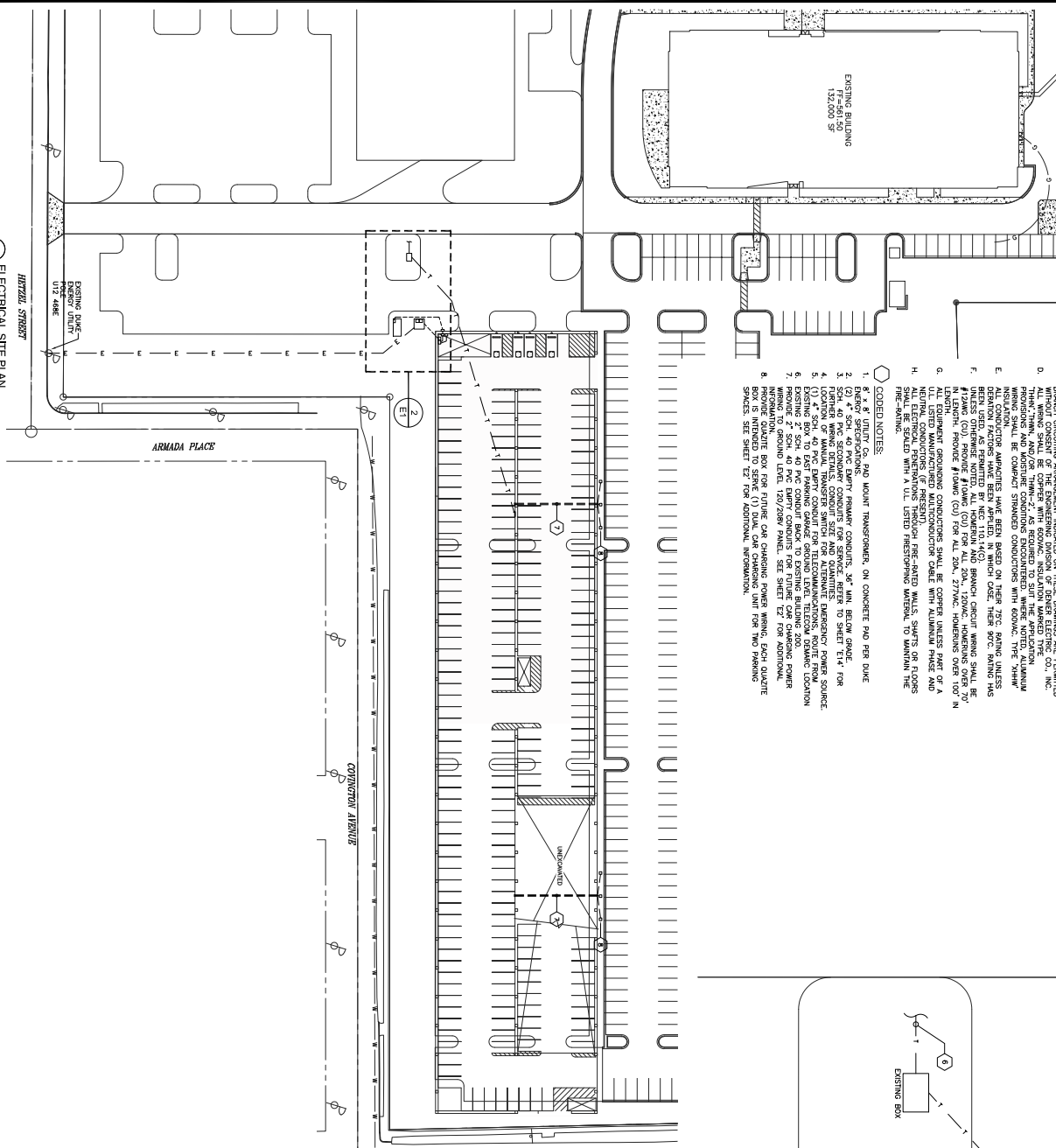
SEE



- ① TRODE PIPE - NO. 12 CATCH BASIN PIPE EXPOSED FOR ALL EXPOSED PIPE EXPOSED TO ROAD OR PAVED DRIVE, PAVED DRIVE, ETC.
- ② SURFACE REPAIRMENT - REPAIRMENT TO BE MADE TO MATCH SURFACE OF DRIVE, PAVED DRIVE, ETC. REPAIRMENT TO BE MADE TO MATCH SURFACE OF DRIVE, PAVED DRIVE, ETC.
- ③ EXISTING - EXISTING DRIVE, PAVED DRIVE, ETC.
- ④ NEW DRIVE - NEW DRIVE, PAVED DRIVE, ETC.
- ⑤ NEW DRIVE - NEW DRIVE, PAVED DRIVE, ETC.
- ⑥ NEW DRIVE - NEW DRIVE, PAVED DRIVE, ETC.
- ⑦ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑧ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑨ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑩ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑪ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑫ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑬ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑭ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑮ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑯ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑰ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑱ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑲ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ⑳ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉑ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉒ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉓ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉔ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉕ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉖ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉗ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉘ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉙ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉚ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉛ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉜ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉝ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉞ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㉟ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊱ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊲ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊳ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊴ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊵ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊶ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊷ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊸ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊹ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊺ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊻ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊼ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊽ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊾ DRIVE - DRIVE, PAVED DRIVE, ETC.
- ㊿ DRIVE - DRIVE, PAVED DRIVE, ETC.

PIPE	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"
UNREINFORCED	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"
REINFORCED	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"

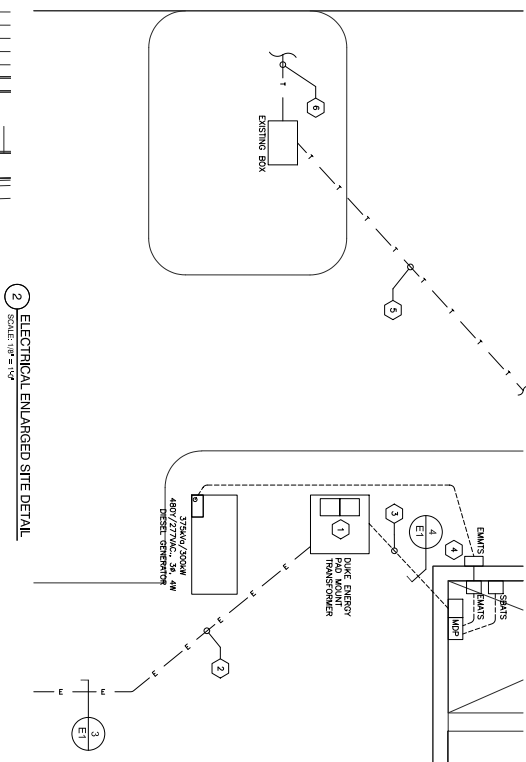




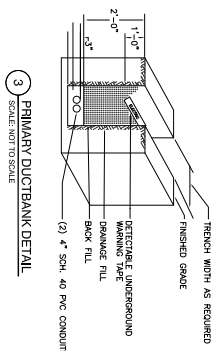
GENERAL NOTES:

- [illegible]

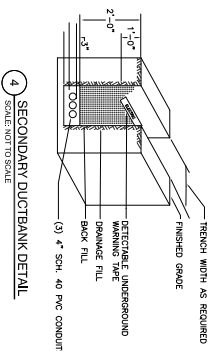
2 ELECTRICAL ENLARGED SITE DETAIL
SCALE: 1/8" = 1'-0"



3 PRIMARY DUCTBANK DETAIL
SCALE: NOT TO SCALE



4 SECONDARY DUCTBANK DETAIL
SCALE: NOT TO SCALE



1 ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"

© 2024 DENIER ELECTRIC CO., INC. THIS
DRAWING MAY NOT BE REPRODUCED WITHOUT
CONSENT OF DENIER ELECTRIC CO., INC.

MEDPACE EAST PARKING GARAGE
NEW PARKING GARAGE
CINCINNATI, OH 45227
ELECTRICAL SITE AND DETAILS PLAN

Scale:	AS NOTED
Date:	02/26/24
Drawn By:	S.E.I.
Checked By:	A.LUCAS

Revisions:

DENIER
7266 NEW HAVEN ROAD
HARRISON, OHIO 45030
(513) 738-2641

Drawing Number:
E1
2 or 18 Sheets
Client Job Number:

A/E Job Number:
24-19-2029

EAST PARKING GARAGE AT MEDPACE

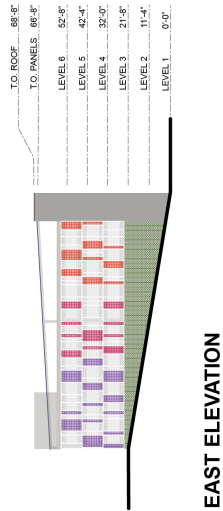
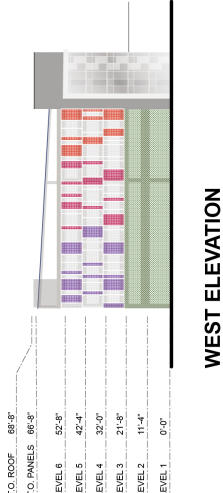
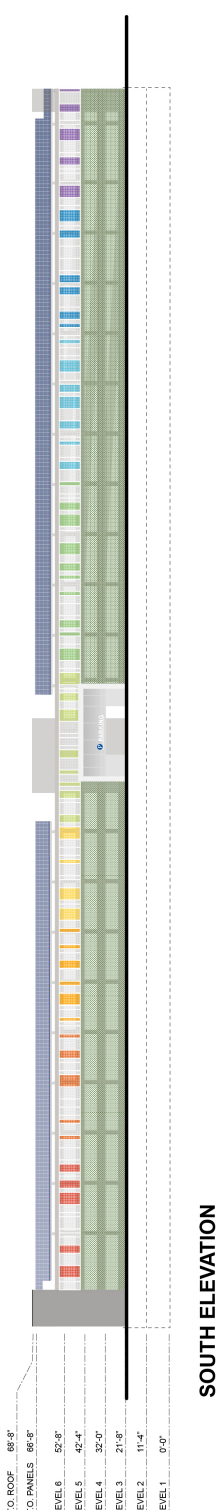
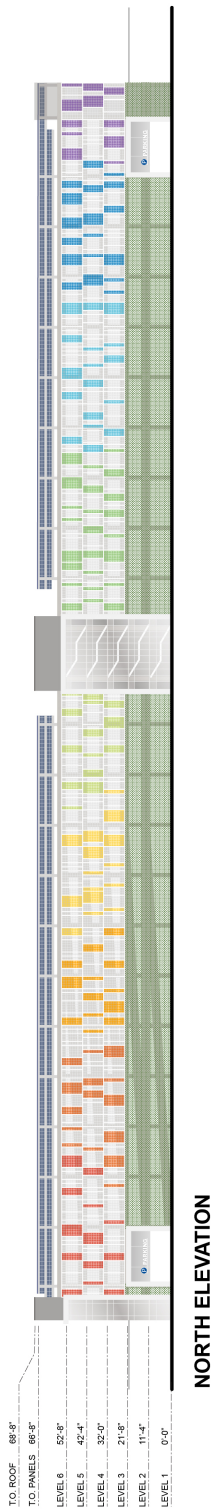
ELEVATIONS
JUNE 10, 2024

M E D **P A C E** **OSWALD**



Exhibit E

COLORFUL PANEL
NEUTRAL STAIR TOWER
SOLAR CANOPY



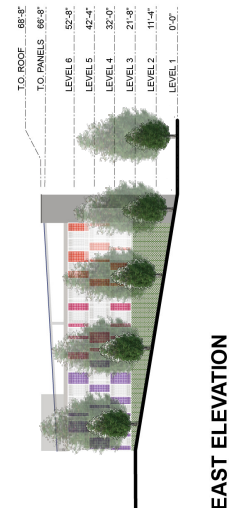
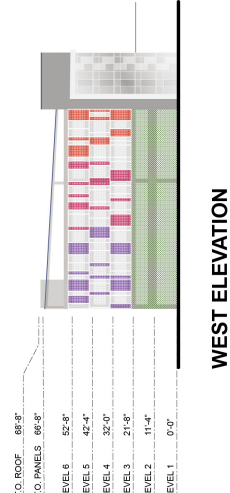
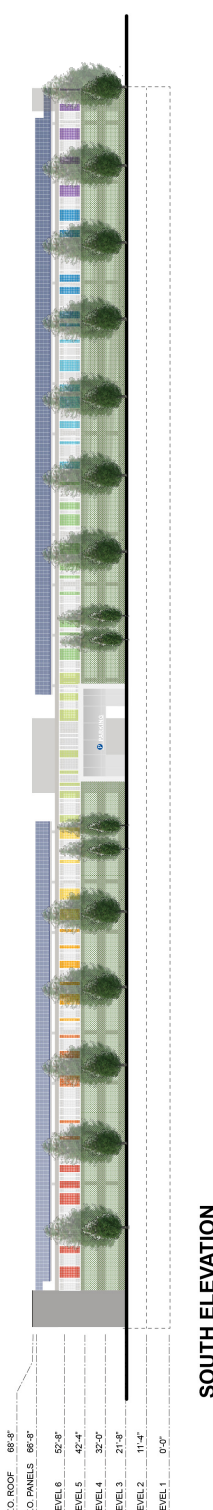
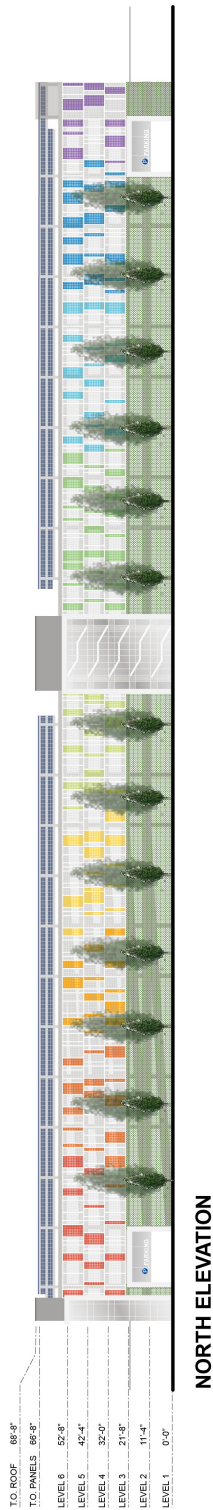
EAST PARKING GARAGE AT MEDPACE

M E D P A C E

OSWALD



COLORFUL PANEL
NEUTRAL STAIR TOWER
SOLAR CANOPY



EAST PARKING GARAGE AT MEDPACE

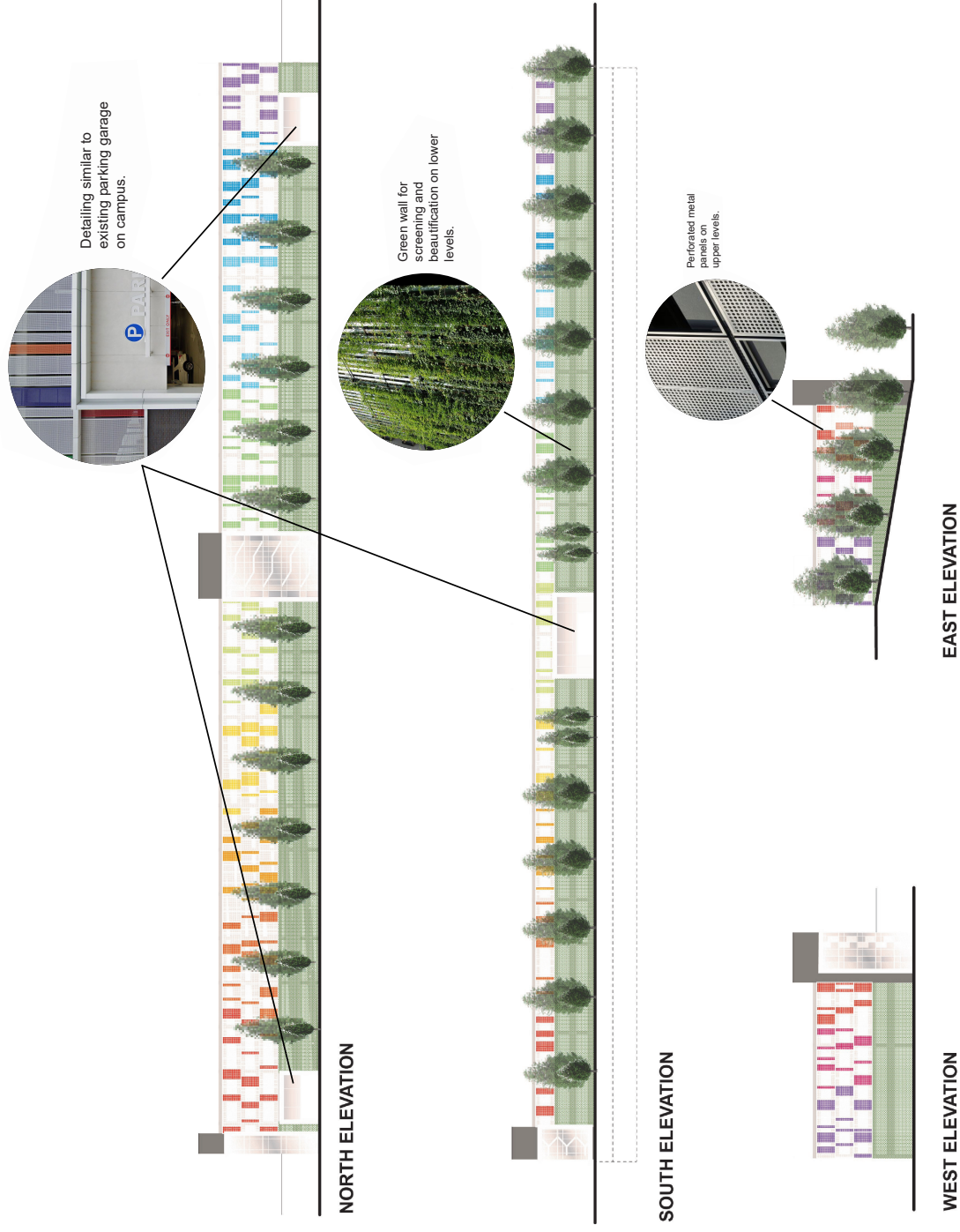
M E D P A C E OSWALD



B.1

COLORFUL PANEL
(INCREASED PERCENTAGE OF
COLORED PANELS,
COLOR MATCHED TO ORIGINAL
COLORS OF GARAGE)

NEUTRAL STAIR TOWER

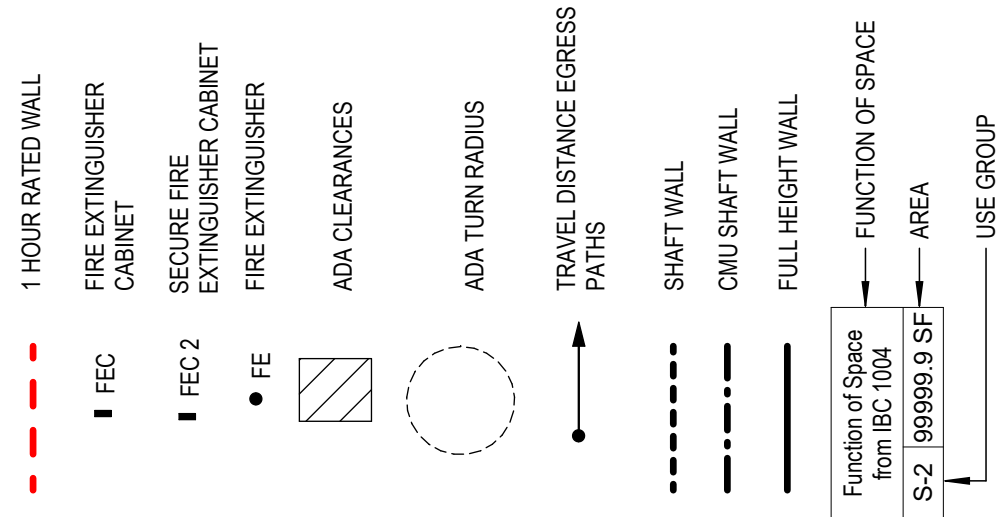


EAST PARKING GARAGE AT MEDPACE

M E D P A C E

OSWALD

Legend - Egress Plan



Paths of Egress

Mark	Distance
------	----------

Project Code Analysis

Project Scope: 6 story open parking garage at the Medpace Campus in Cincinnati, Ohio

[illegible]

NOT FOR CONSTRUCTION

CODE PLAN

Project No.

G-101

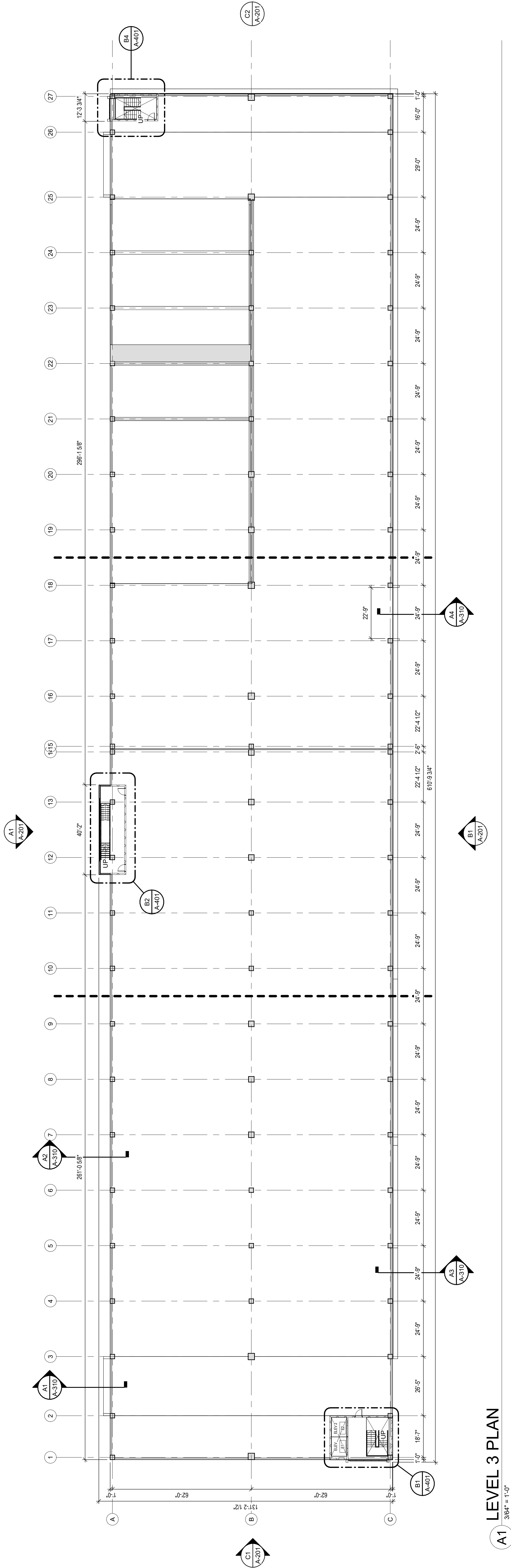
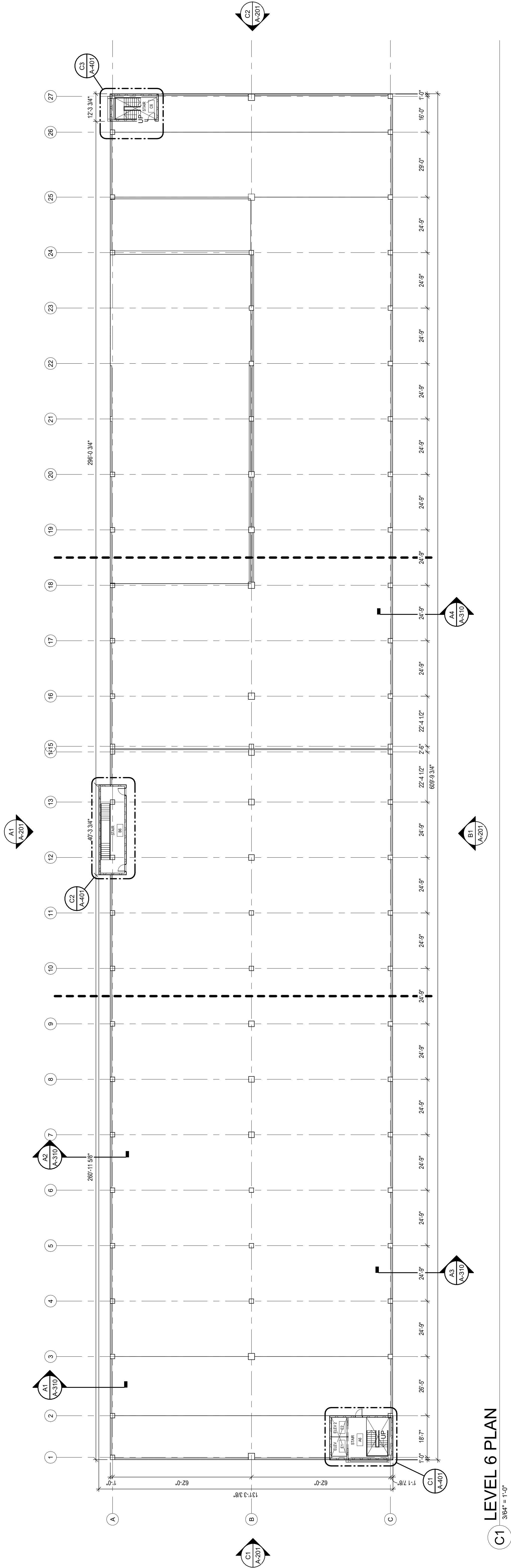
24021

Revisions: NUMBER DATE DESCRIPTION

East Parking Garage at
Medpace

3367 Meapace way
Cincinnati, OH 45277

3367 Meapace way
Cincinnati, OH 45277



Revisions: NUMBER DATE DESCRIPTION
Issue Date: MAY 10, 2024

East Parking Garage at
Medpace

53369 Medpace Way
Cincinnati, OH 45277

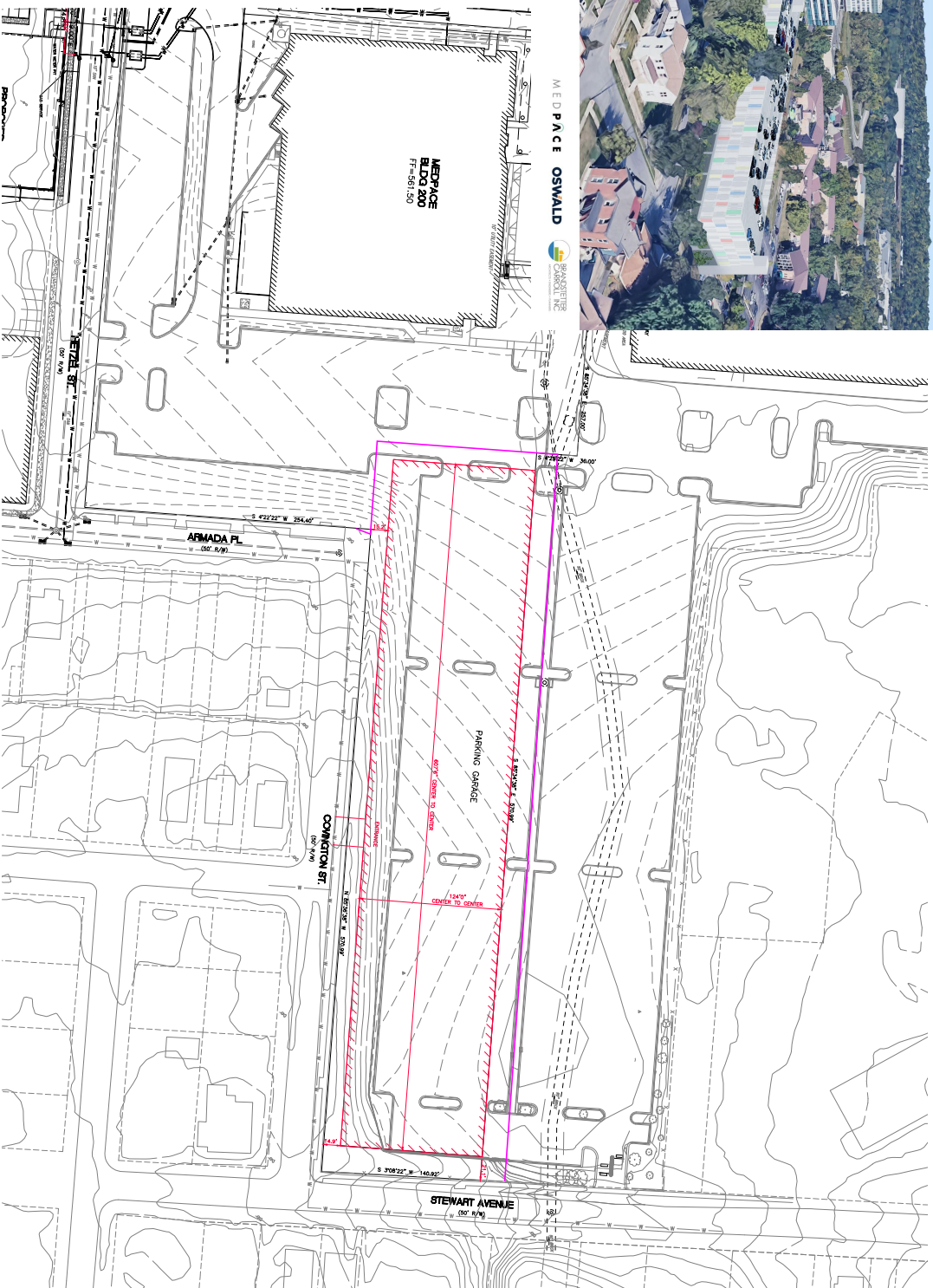
FLOOR PLANS

Project No. A-102
24021

© 2024 Brandstetter Carroll Inc. All rights reserved.

An aerial photograph of a large, modern architectural complex, possibly a university or government building. The complex features several large, multi-story buildings with distinctive colorful facades in shades of blue, green, and red. The buildings are arranged in a somewhat linear fashion, with a central courtyard area. The complex is surrounded by lush green trees and vegetation, and there are several parking lots filled with cars. The overall scene is bright and clear, suggesting a sunny day.

MEDPACE OSWALD
BRANDS/ETTER
CARROLL INC.



Revisions:
Issue Date: 1-29-2024

**PARKING INC
GARAGE**
5375 Medpace Way
Cincinnati, OH 45227

GARAGE PLAN

Project No.

24021 GARAGE
FIG 2

DRAFT FOR INTERNAL DISCUSSION PURPOSES ONLY

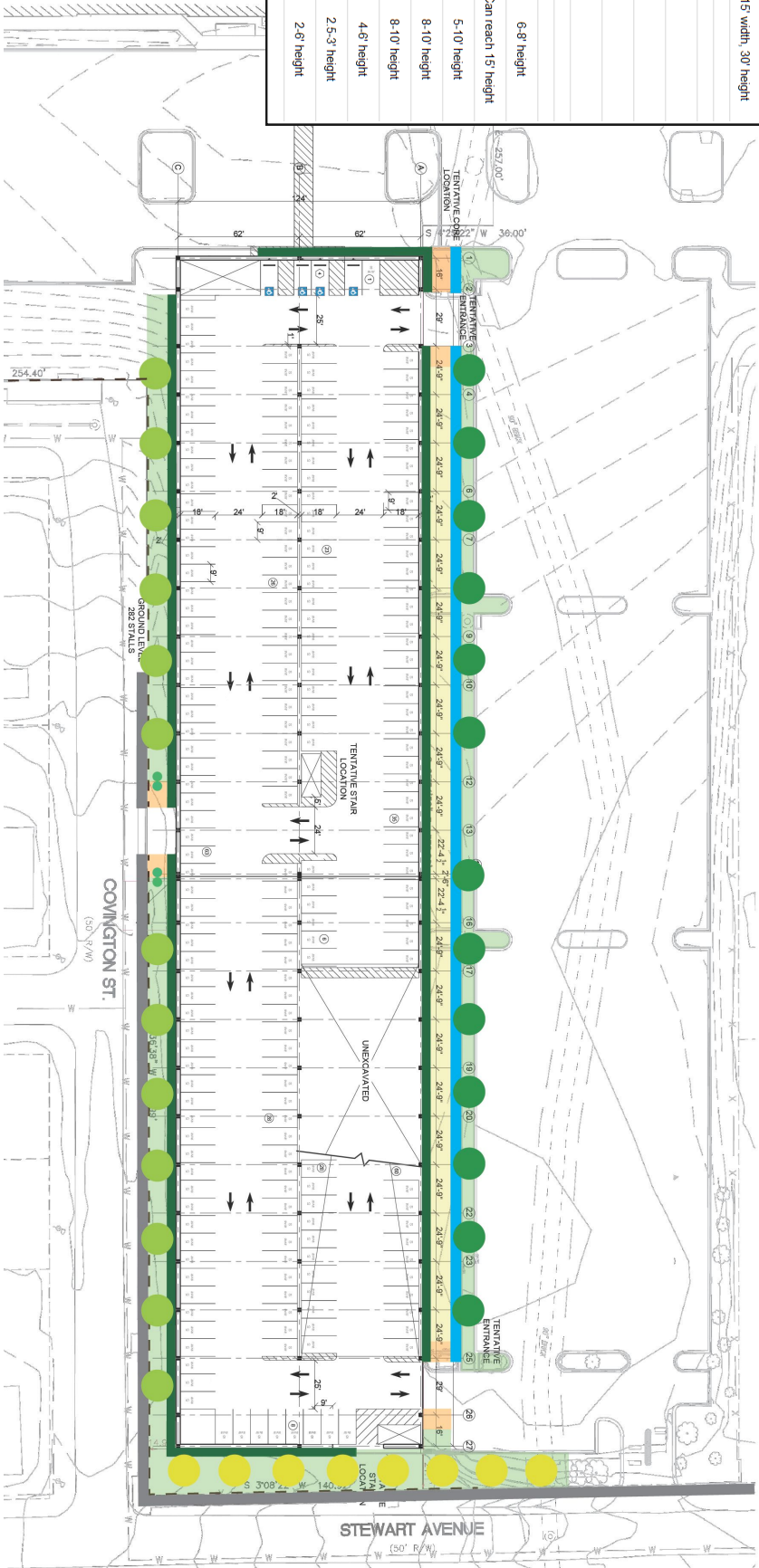
OSWALD | BCI | HUMAN NATURE

EAST PARKING GARAGE | MARCH 2024

LANDSCAPE PLAN

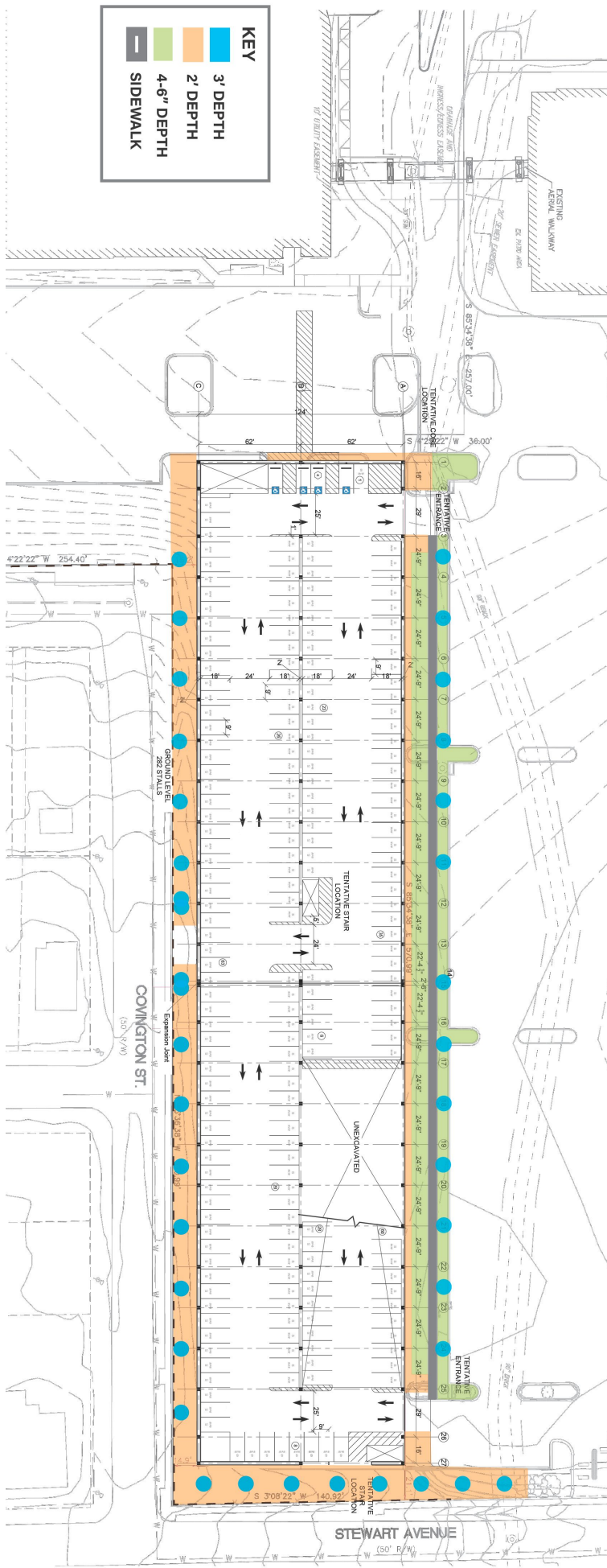
KEY	SPECIES	COMMENTS
DECIDUOUS TREES		
	Armstrong Gold Columnar Red Maple	10-15' width, 40' height
	Acer rubrum 'Armstrong Gold'	
	Frans Fontaine Hornbeam	20' width, 40' height
	Carpinus betulus 'Frans Fontaine'	
	Kindred Spirit Oak	6' width, 30' height
	Quercus x warei 'Wader'	
CONIFEROUS TREES		
	Columnar White Pine	15' width, 30' height
	Pinus strobus 'Fastigiata'	
CLIMBING VINES		
	Boston Ivy	
	Parthenocissus tricuspidata	
	English Ivy	
	Hedera helix	
	Clematis	
	Clematis virginiana	
	Climbing Hydrangea	
	Hydrangea petiolaris	
UNDERSTORY		
	Oakeat Hydrangea	6-8' height
	Hydrangea quercifolia	
	Northern Bayberry	Can reach 15' height
	Myrica pennsylvanica	
	Aronwood Viburnum	5-10' height
	Viburnum dentatum	
	China Girl Holly	8-10' height
	Ilex x meserveae 'Mesoc'	
	China Boy Holly	8-10' height
	Ilex x meserveae 'Mesocob'	
	Virginia Sweetspire	4-6' height
	Itea virginica	
	Fountain Grass	2-5.5' height
	Pennisetum alopecuroides	
	Feather Reed Grass	
	Calamagrostis x acutiflora	2-6' height

KEY	
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	GATEWAY PLANTING BED
	TURF
	UNDERSTORY PLANTINGS



Topsoil Plan

The plant palette is intended to build from the established campus palette and adapt to the unique conditions of the East Parking Garage site.



June 6, 2024

Re: Medpace Parking Garage Project

Dear Neighbors,

This letter is to respond to some of the remaining questions and requests regarding our upcoming Parking Garage project on our Madisonville campus. It is also intended to correct some misinformation that was given to the media and posted online, or discussed at in-person meetings, so that you have the facts for yourself. We appreciate each of you taking time to provide feedback and look forward to continuing to be an active member of the Madisonville Community.

Project and Campus Facts:

Developer (RBM) plans to construct a 1,400-space parking garage, consisting of 6 levels at the SE corner of our existing surface parking lot at the corner of Stewart Avenue and Covington Street. With the grading of the property, this means from the Covington side, the lower 2 levels will be mostly below grade on this corner, and you will enter onto the third level of the parking garage. The garage will sit on the surface parking lot that exists today and will replace around 300 parking spaces. This means the garage will result in a net increase of 1,100 parking places.

This garage is required to accommodate additional employees in conjunction with our new office building that is being constructed next to The Summit Hotel. During our initial development planning, we explored options for parking to be within that structure and on other parcels on our campus, and the East parking lot location. The East parking lot location was selected since it prevented us from having a new office building with 8 floors of space plus 8 levels of parking, creating an even taller structure that would be out of line with the other recent developments of the newest office building and The Summit Hotel heights. Additionally, the size of the gravel lot next to St. Paul's church was not large enough to handle a structure of this size, and the gravel lot behind UDF is not available due to already planned future developments.

This garage construction project is planned to commence upon approval from the City of Cincinnati Planning commission and will take twenty months to complete, with an estimated completion timeframe of January 2026.

RBM and Medpace are already working on a new traffic signal located at Medpace Way and Redbank Expressway that has been funded and approved, with installation to start this summer. This new traffic signal will encourage employee traffic to exit through this main intersection when heading towards the south and east as an alternative to using some of the neighborhood streets as it will be more expedient for them to reach where they are heading.

It was stated by one of our neighbors on the City Public Staff meeting on Tuesday, May 28th, that our prior traffic study from 2022 was invalid as Medpace was not working from campus due to the pandemic, therefore the volume of cars wouldn't have matched current state. This statement was incorrect since Medpace resumed in-office work post-pandemic in full effect as of 2021. Regardless, Medpace & RBM agreed to refresh our traffic study data in May of this year and have already provided this data to CDOTE.

It has also been stated a few times that this new garage will result in thousands of additional cars onto Stewart Avenue. Not only is that number extremely overstated, but as described above, we expect (with CDOTE's agreement) that the new traffic signal at Red Bank Expressway will alleviate some of the current volume that is exiting into the neighborhood.

To Respond to Neighborhood Requests of Medpace:

In response to concerns around additional traffic volume, Medpace has been working with both CDOTE and the Madisonville Community Council Transportation chair to develop traffic calming solutions for Stewart Ave. As part of our project, Medpace agrees to cooperate and fund traffic calming efforts (up to 3 speed humps) on the street which will also help address the speeding concerns voiced by the neighbors, coming from Orlando and other streets around to Stewart to cut down to Madsion Road. CDOTE will propose a plan based on the street and viable locations for presentation to MCC.

It was requested of Medpace to close their parking lot entrance at Stewart Avenue, and the planned garage entrance at Covington Street. We cannot agree to this request as these entrances are necessary to support public access of these parking areas as well as safety and emergency response for all who use the campus and its facilities. We will investigate the possibility of using the existing parking arms at Stewart Ave, to see if it will assist in metering rate of entry & exit into and out of the lot.

We are working with Oswald Construction (General Contractor) and their subcontractors to ensure we prevent as much traffic on Stewart as possible, using Medpace Way and internal Campus roadways for deliveries. They will be getting city approvals and permits as required for this project. We have already agreed with the contractors that they will arrange off-site parking and be transported to campus to prevent contractor parking on both the streets as well as our campus to maintain as much parking availability for employees to keep them on our campus.

We will reinforce and continue to follow up on employee parking within the confines of the Medpace campus, and are also closely monitoring traffic and parking volumes on our peak days.

While we understand that traffic, safety, noise and dust are continued concerns, we will work closely with Oswald Construction to ensure we minimize this as much as possible for our neighbors throughout the project.

Medpace will continue to participate in the monthly Madisonville Community Council meetings, which occur every third Thursday of each month. We encourage you to join us and hear what is going on in the community.

Sincerely,



Chris Pfaff
Medpace Representative



Seth Barnhard
RBM Development Representative

CC: City of Cincinnati; Madisonville Community Council

EXHIBIT H

(ABOVE LINE FOR RECORDER'S USE ONLY)

QUIT CLAIM DEED

(8(c) –consolidation of new garage parcels)

200 MEDPACE WAY, LLC, an Ohio limited liability company (“**Grantor**”), remises, releases and forever quit claims and assigns to **200 MEDPACE WAY, LLC**, an Ohio limited liability company (“**Grantee**”), whose mailing address is 5375 Medpace Way, Cincinnati, Ohio 45227, the following described real estate (the “**Property**”):

SEE **EXHIBIT A** ATTACHED HERETO
AND MADE A PART HEREOF

and all the estate, title and interest of said Grantor either in law or in equity, of, in and to said Property; together with all of the privileges and appurtenances to the same belonging, and all rents, issues and profits hereof; to have and to hold the same to the only proper use of said Grantee.

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT (THE “**ENVIRONMENTAL COVENANT**”), RECORDED IN THE OFFICIAL RECORDS OF THE HAMILTON COUNTY RECORDER ON JUNE 25, 2015 IN BOOK 12928 PAGE 1379. THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS: LIMITATION FOR COMMERCIAL AND/OR INDUSTRIAL LAND USES (EXCEPTING THAT PORTION OF THE PROPERTY DESIGNATED FOR RESIDENTIAL LAND USES); PROHIBITION ON THE EXTRACTION OR USE OF POTABLE GROUND WATER; BUILDING CONSTRUCTION/EXCAVATION LIMITATION; AND BUILDING OCCUPANCY LIMITATION.

AS A FURTHER CLARIFICATION OF THE FORGOING ENVIRONMENTAL COVENANT, THE PROPERTY COVERED BY THIS DEED IS PARCEL NO(S). 036-0001-_____. ACCORDINGLY THE FOLLOWING COVENANTS SET FORTH IN THE ENVIRONMENTAL COVENANT APPLY TO THIS PROPERTY: PROHIBITION ON THE EXTRACTION OR USE OF POTABLE GROUND WATER; AND LIMITATION FOR COMMERCIAL AND/OR INDUSTRIAL LAND USES. THE

**REMAINING BALANCE OF THE ENVIRONMENTAL COVENANTS DO NOT APPLY
TO THIS PARCEL.**

Auditor's Parcel No.: _____

Prior Instrument Reference: O.R. Book _____, P _____
Hamilton County Recorder, Ohio

The purpose of this Quit Claim Deed is to put of record a new consolidated legal
description.

[Remainder of page intentionally left blank, signature page follows]

EXHIBIT A
CONSOLIDATED LEGAL DESCRIPTION
2.3668 ACRES

Situated in Section 16, Town 4, Fractional Range 2, City of Cincinnati, County of Hamilton, Ohio, being a portion of the tract of land conveyed to 100 Medpace Way, LLC in O.R. 13570, PG 0682 of the Hamilton County, Ohio Recorder's Office, being more particularly described as follows:

- Beginning at a point in the intersection of the rights-of-way of Covington Avenue and Stewart Avenue, being the southeasterly corner of remainder portion of 200 Medpace Way, LLC (O.R. 11742, PG. 1329), being a 5/8" iron pin with cap (set);
- Thence continuing with the northerly right-of-way of Covington Avenue and the Grantor's southerly line North 85°36'38" West for a distance of 570.99 feet to a point in the westerly right-of-way of Armada Place, being a 5/8" iron pin with cap (set);
- Thence leaving the said rights-of-way and continuing with a new division line, North 85°36'38" West for a distance of 78.92 feet mag nail (set);
- Thence continuing with the said new division line, North 04°25'22" East for a distance of 141.25 feet to a point in the Grantor's northeasterly line, being a mag nail (set);
- Thence continuing North 04°25'22" East for a distance of 18.00 feet to a point, being a mag nail (set);
- Thence continuing with the Grantor's new northerly line, South 85°34'38" East for a distance of 646.36 feet to a point in the said westerly right-of-way of Stewart Avenue, being a cross notch set in sidewalk;
- Thence continuing with said westerly right-of-way, South 03°08'22" West for a distance of 18.00 feet to a point;
- Thence continuing with said westerly right-of-way, South 03°08'22" West for a distance of 140.91 feet to the said Point of Beginning.

The above-described parcel of land contains 2.3668 acres (103,097.95 S.F.), and is subject to all easements and rights-of-way of record and is graphically depicted on Exhibit B.

The original source of bearings for this survey are based on a plat of survey by Kleingers and Associates and a dedication plat of Medpace Way (P.B. 430, PG. 20-21) of the Hamilton County Recorder's Office).

The above description was prepared by Robert H. Roush, Jr., Ohio Professional Surveyor, No. 7999, for Surveying and Mapping, LLC, based upon a survey made by me or others under my direction, in August 2023, and that all monuments have been found or set as shown. Iron pins denoted as (set) are 5/8" diameter with a yellow plastic cap stamped "SAM LLC".

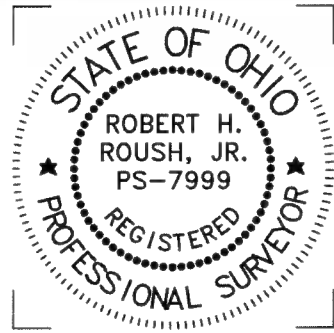
SURVEYING AND MAPPING, LLC (SAM)
71 CAVALIER BLVD., SUITE 213
FLORENCE, KENTUCKY 41042
PH: (859) 918-5005

BY: ROBERT H. ROUSH, JR. DATE:
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. S-7999
WITHIN THE STATE OF OHIO

I CERTIFY THAT THIS ACCOMPANYING PLAT IS A CORRECT DEPICTION OF A BOUNDARY SURVEY MADE BY ME OR OTHER SURVEYORS UNDER MY DIRECTION IN AUGUST 2023, AND THAT ALL MONUMENTS HAVE BEEN FOUND TO EXIST OR SET AS SHOWN.

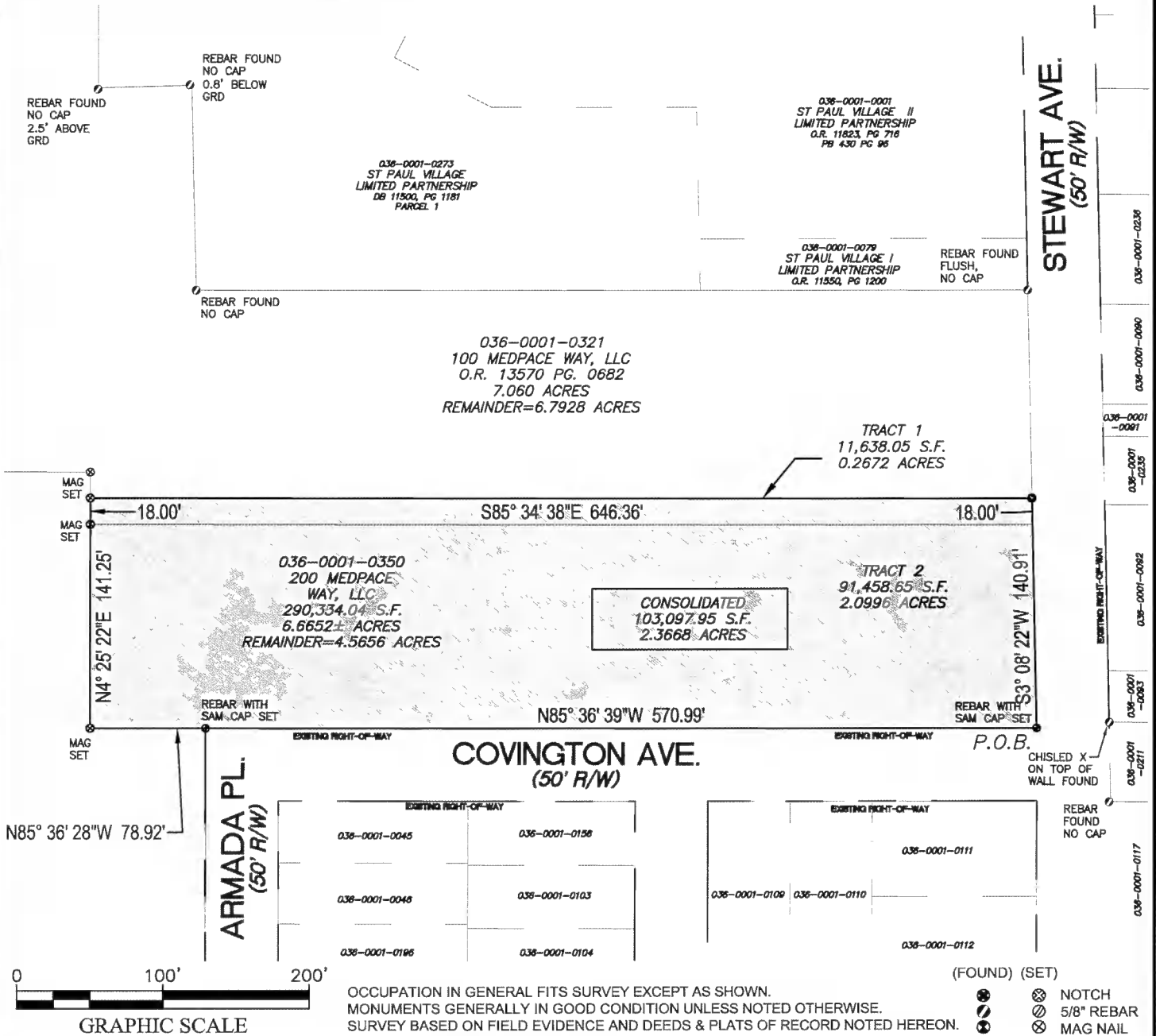
03/07/2024 10:43:14 AM

ROBERT H. ROUSH, JR. OH PS-7999 DATE



P.B. 450, PG 20-21

VICINITY MAP



JOB NUMBER : 65278
DATE : 03-07-2024
SCALE : 1" = 100'
SURVEYOR : ROBERT H. ROUSH, JR.
DRAWN BY : J.L.E., M.K.
FIELD CREW : M.S.
TRACT ID : 100 MEDPACE
PAGE NO. : 1 OF 2



71 CAVALIER BLVD., Suite 213
FLORENCE, KENTUCKY 41042
Ofc: 859.918.5005

GRANTOR: 200 MEDPACE WAY, LLC
GRANTEE: 200 MEDPACE WAY, LLC
103,097.95 S.F. (2.3668 AC) CONSOLIDATED
PROJECT: MEDPACE CAMPUS
SECTION 16, TOWN 4, FR. RANGE 2
CINCINNATI, HAMILTON COUNTY, OH

STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

DTE FORM 100 (EX)
Revised by County
Auditor Brigid Kelly 3/23

Revised Code Sections 319.202 and 319.54 (G) (3)

FOR COUNTY USE ONLY

		Date	Co. No.	Number
			31	
Instrument	Taxing Dist. No.	Tax List	Land	Building
				Total

DTE Code Number _____ ☐ Split/New Plat Remarks: _____
 Property Located in _____ Taxing District _____
 Name on Tax Duplicate _____ Tax Duplicate Year _____
 Acct. or Permanent Parcel No. _____ Map Book _____ Page _____
 Description: _____

The Following Must Be Completed by Grantee or His/Her Representative

Type or print all information. See instructions on reverse.

1. Grantor's Name: 200 Medpace Way, LLC Phone: _____
 2. Grantee's Name: 200 Medpace Way, LLC Phone: _____
 Grantee's Address: 5375 Medpace Way, Cincinnati, OH 45227
 3. Address of Property: 5365 Medpace Way
 4. Tax Billing Address: 5375 Medpace Way, Cincinnati, OH 45227

5. No Conveyance fees shall be charged because the real property being transferred: **(we may request and require an affidavit on items checked below)**

- ☐ (a) To or from the United States, this state, or any instrumentality, agency, or political subdivision of the United States or this state;
☐ (b) Solely in order to provide or release security for a debt or obligation; **(must include affidavit of facts)**
☐ (c) To confirm or correct a deed previously executed and recorded;
☐ (d) To evidence a gift, in any form, between husband and wife, or parent and child or the spouse of either;
☐ (e) On sale for delinquent taxes or assessments;
☐ (f) Pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant to such order;
☐ (g) Pursuant to a reorganization of corporations or unincorporated associations or pursuant to the dissolution of a corporation, to the extent that the corporation conveys the property to a stockholder as a distribution in kind of the corporation's assets in exchange for the stockholder's shares in the dissolved corporation;
☐ (h) By a subsidiary corporation to its parent corporation for no considerations, nominal consideration, or in sole consideration of the cancellation or surrender of the subsidiary's stock;
☐ (i) By lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever;
☐ (j) When the value of the real property or interest in real property conveyed does not exceed one hundred dollars;
☐ (k) Of an occupied residential property being transferred to the builder of a new residence when the former residence is traded as part of the consideration for the new residence;
☐ (l) To a grantee other than a dealer in real property, solely for the purpose of and as a step in, its prompt sale to others;
☐ (m) To or from a person when no money or other valuable and tangible consideration readily convertible into money is paid or to be paid for the real estate and the transaction is not a gift; **(must include affidavit of facts)**
☐ (n) To an heir or devisee, between spouses or to a surviving spouse, from a person to himself and others, to a surviving tenant, or on the death of a registered owner;
☐ (o) To a trustee acting on behalf of minor children of the deceased;
☐ (p) Of an easement or right-of-way when the value of the interest conveyed does not exceed one thousand dollars;
☐ (q) Of property sold to a surviving spouse pursuant to section 2106.16 of the Revised Code;
☐ (r) To or from an organization exempt from federal income taxation under section 501(c)(3) of the Internal Revenue Code, provided such transfer is without consideration and is furtherance of the charitable or public purpose of such organization;
☐ (s) Among the heirs at law or devisees, including a surviving spouse of a common decedent, when no consideration in money is paid or to be paid for the real property;
☐ (t) To a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust;
☐ (u) To the grantor of a trust by a trustee of the trust, when the transfer is made to the grantor pursuant to the exercise of the grantor's power to revoke the trust or to withdraw trust assets;
☐ (v) To the beneficiaries of a trust if the fee was paid on the transfer from the grantor of the trust to the trustee or pursuant to trust provisions that became irrevocable at the death of the grantor;
☐ (w) To a corporation for incorporation into a sports facility constructed pursuant to section 307.696 [307.69.9] of the Revised Code.
☒ (x) Between persons pursuant to R.C. section 5302.18.
☐ (y) From a county land reutilization corporation organized under R.C. section 1724 to a third party

6. The grantor has indicated that this property is entitled to receive the senior citizen, disabled person, or surviving spouse homestead exemption for the preceding or current tax year. NO ☒ YES ☐ (DTE Form 101 required)

7. The grantor has indicated that this property qualifies for current agricultural use valuation for the preceding or current tax year. NO ☒ YES ☐ (DTE 102 required)

8. Application For 2-1/2% Reduction (NOTICE: failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed): Will this property be grantee's principle residence by January 1 of next year? NO ☒ YES ☐ If yes, is the property a multi-unit dwelling? NO ☐ YES ☐

9. Is this property leased or otherwise rented to tenants solely for residential purposes? NO ☒ YES ☐ If yes, new owner must complete and submit a Rental Registration Form to the County Auditor within 60 days (including weekends and holidays) of the date of this transfer to avoid a penalty on their tax bill.

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement.

Stephen P. Wenzel VP
Printed Name of Grantee or Representative

[Signature]
Signature of Grantee or Representative

3/11/24
Date



**BRANDSTETTER
CARROLL INC**
ARCHITECTS . ENGINEERS . PLANNERS

EXHIBIT I

March 26, 2024

2360 Chauvin Dr
LEXINGTON
KY 40517
859.268.1933
FX: 859.268.3341

308 East 8th St
CINCINNATI
OH 45202
513.651.4224
FX: 513.651.0147

1220 West 6th St
Suite 300
CLEVELAND
OH 44113
216.241.4480
FX: 216.736.7155

17300 Preston Rd
Suite 310
DALLAS
TX 75252
469.941.4926
FX: 469.941.4112

City of Cincinnati Planning Department
Two Centennial Plaza
805 Central Avenue
Cincinnati, Ohio 45202
Stacey Hoffman-City Planning Division Manager

RE: East Parking Garage at Medpace
Final Development Plan- Planned Development (PD) #73

Dear Ms. Hoffman:

Brandstetter Carroll Inc. (BCI) is pleased to submit a Final Development Plan for the East Parking Garage at Medpace for PD # 73.

This new garage will be located in the southeastern area of the Medpace campus behind Medpace Building 200. The new garage will be built over the existing surface parking area for Building 200 which currently includes 251 parking spaces to be removed. The new parking structure will include a total (gross) of 1,389 spaces but taking account of the existing surface spaces to be demolished leaves a (Net) 1,138 spaces.

This garage was included in the recent Update to PD #73 approved on December 6th, 2023.

Sincerely,
Brandstetter Carroll Inc.

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

Cc: Bob Riggs, Oswald Construction
Seth Barnhard, Sitement, Inc.
Gregory Wil
Ben Brandstetter, P.E. BCI

Attachment: Fee, Site Plans, Architectural Building Elevations and typical Floor Plan, Legal Description and Deed, Madisonville Community Council Letter of Support and project geotechnical report, fire hydrant-400ft radius figure.

JPD/st



**BRANDSTETTER
CARROLL INC**
ARCHITECTS . ENGINEERS . PLANNERS

February 25, 2020

2360 Chauvin Dr
LEXINGTON
KY 40517
859.268.1933
FX: 859.268.3341

308 East 8th St
CINCINNATI
OH 45202
513.651.4224
FX: 513.651.0147

1220 West 6th St
Suite 300
CLEVELAND
OH 44113
216.241.4480
FX: 216.736.7155

17300 Preston Rd
Suite 310
DALLAS
TX 75252
469.941.4926
FX: 469.941.4112

City of Cincinnati Planning Department
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, Ohio 45202
Attn: Caroline Hardy Kellam- Senior City Planner

RE: Madison Square Mix Use- Amendments to the Final Planned Development
PD# 73

Dear Ms. Kellam:

Brandstetter Carroll Inc. (BCI) is pleased to submit the changes to the Final Planned Development(PD) documents for approval for the signage for the mixed use development. This project is a portion of the Concept Plan and Program Statement for Madison Center(Square), Hotel and Medpace which was re-approved in June of 2017(Ordinance No. 205-2017).

The intent for this submittal is to provide the Madison Square development with a signage package to match the unique character of the development. The proposed signage package has specific signs for the Medpace office building, future tenant spaces, the garage and a Madison Square pylon sign. Also, included in the submittal is a study of existing pylon signs in the surrounding area to compare to the size and style to the proposed pylon sign that is shown in the sign design package.

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

(a) *Survey.* Plan or survey of the parcel to be developed showing existing and proposed physical features, including: topography, drainage, open space areas and landscaping; and streets, easements and utility lines. **No survey is included for the signage, previous survey drawings are current.**

(b) *Site Plan.* A site plan showing the location and arrangement of all existing and proposed structures, including building pads, the proposed internal and external traffic circulation pattern, the areas to be developed for parking, the relationship of abutting land uses and zoning districts, proposed lot lines, building setbacks, proposed sidewalks and pedestrian walkways and proposed public or common open space or other public facilities. **Sign package designs from Holthaus/Hightech Signs are attached.**

(c) *Engineering Plans.* Engineering plans, including: site grading; street improvements; drainage and utility improvements and extensions as necessary. **Sign package designs from Holthaus/Hightech Signs are attached.**

(d) *Open Space*. A statement of the anticipated open space, gross density and net density. **Not Applicable.**

(e) *Schematic Building Plans*. Plans showing building footprints, schematic floor plans and exterior elevations and types of building materials. **Sign package designs from Holthaus/Hightech Signs are attached.**

(f) *Landscape Plans*. Landscaping plans showing the placement of trees, shrubs, ground cover and associated structures and improvements, including specifications, species and quantities. **Not Applicable.**

(g) *Phase Schedule*. A schedule for the development of such phases must be submitted when a development is to be constructed in phases. **The schedule is to complete signs with the opening of the Medpace Office Building 400 this year.**

(h) *Ownership*. Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development. **The owner is 400 Medpace Way LLC.**

(i) *Statement of Uses*. A statement identifying the principal uses that are to be included in the proposed development. **Not Applicable**

(j) *Future Ownership and Control*. Statement on the present and future ownership and control of the development delineating responsibilities of maintenance and upkeep of the buildings, streets, drives, parking areas, utilities, common areas and common facilities. **Owned and maintained by 400 Medpace Way LLC.**

(k) *Restrictive Covenants*. Copies of any restrictive covenants that are to be recorded with respect to property included in the PD District. **There are no new documents for the signage review.**

Sincerely,
Brandstetter Carroll Inc.



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

Cc: Tyler Troendle, RBM Development
Seth Barnard Sitement, LLC

Encl- CD with copy of Submittal documents

JPD/sb

Manufacturers Note:

All signage elements are to be fabricated with aluminum and acrylic, fully welded and finished with an catalyzed acrylic polyurethane paint. Signs will be fully compliant with the 2017 OBC code, and all necessary engineer seals will be provided to satisfy both building and zonings requirements.

SIGNAGE PER CHAPTER 1427-37 FOR ZONING PLAN CG-A

Wall Sign (1 Per Establishment)

Square Footage Allowance is 1 sq.ft. For every linear foot of frontage

Ground Sign

72 square foot max per face, and a max height of 15' OAH

Signage Design Plans

400 BUILDING SIGNAGE:

East Elevation: ALLOWANCE 352 sq.ft.

Wall Sign

Building Identification:	264.6 sq.ft.
Restaurant Identification (3):	<u>72 sq.ft. (Ea)</u>
	480.6 sq.ft. Total

Ground Sign: Allowance 72 sq.ft.

Entry monument: 25.8 sq.ft. Total / Height 2'-6" OAH

West Elevation: ALLOWANCE 244 sq.ft.

Wall Sign

Building Identification:	264.6 sq.ft.
Parking Identification (2):	22.6 sq.ft. (Ea)
Restaurant Identification (1):	<u>72 sq.ft.</u>
	381.8 sq.ft. Total

North Elevation: ALLOWANCE 352 sq.ft.

Wall Sign

Building Identification:	264.6 sq.ft.
Restaurant Identification(1):	<u>72 sq.ft.</u>
	336.6 sq.ft. Total

Ground Sign: ALLOWANCE 72 sq.ft.

Entry Multi Tenant Pylon

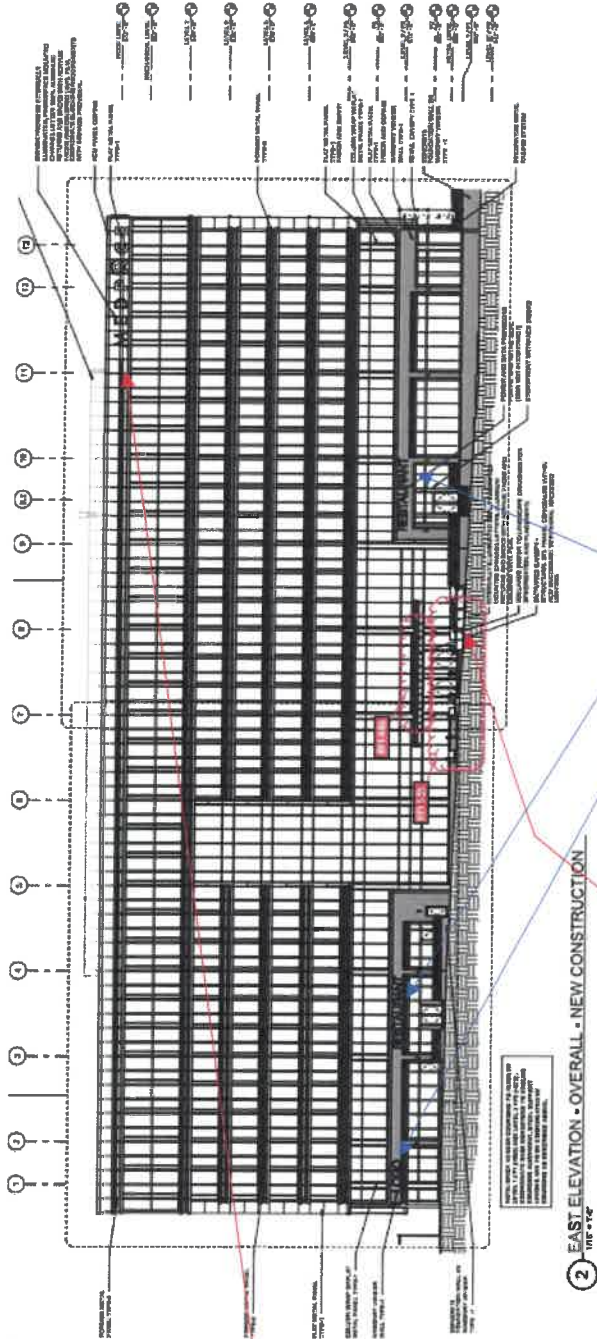
Requesting 26'-6" x 9'-3" (245 sq.ft. Total)

South Elevation: ALLOWANCE 244 sq.ft.

Wall Sign

Retail Identification (3):	16 sq.ft. (Ea)
Restaurant Identification (1):	<u>72 sq.ft.</u>
	120 sq.ft. Total

BLDG 400 EAST ELEVATION



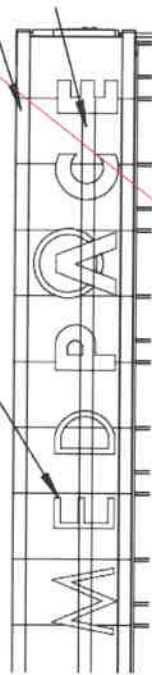
Building Identification:

6'-4" x 42'-0" (54" tall letter)

Restaurant Identification:

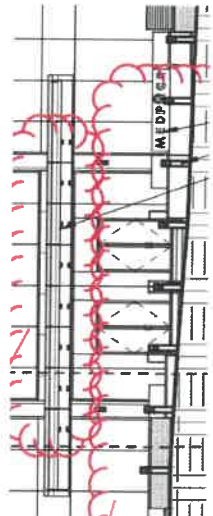
40" tall lettering max, Max square foot per 72 sq.ft.

NOTE: SIGNAGE MUST CONTAIN ONLY PREDETERMINED COLORS TO MATCH CONSISTENCY

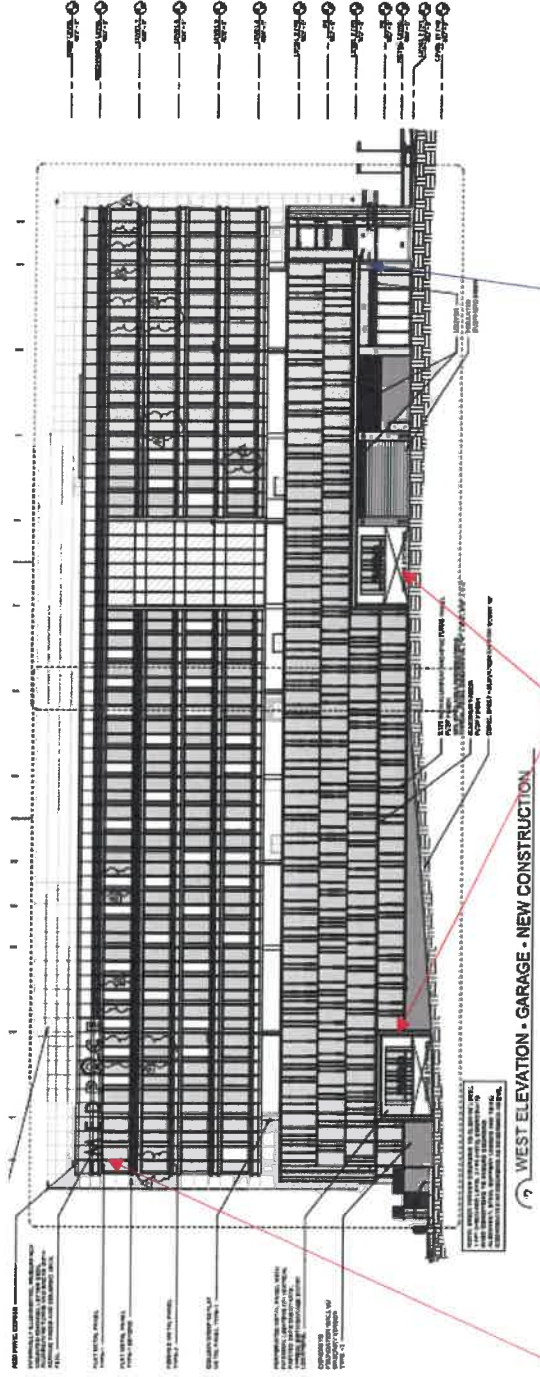


Entry Monument Sign:

30" x 124" Cabinet (12" x 106" copy area)

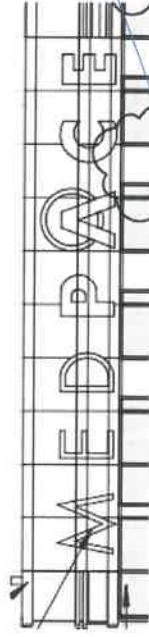


BLDG 400 WEST ELEVATION



Building Identification:

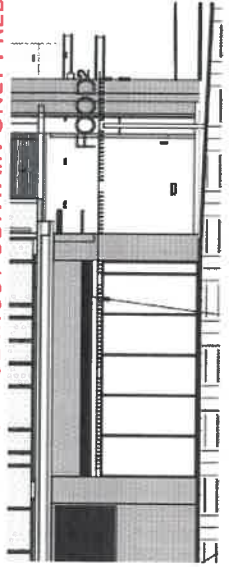
6'-4" x 42'-0" (54" tall letter)



Resturant Identification:

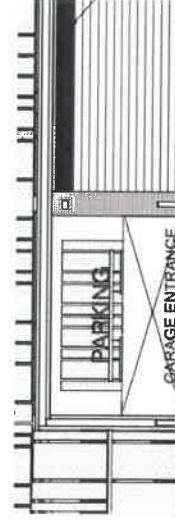
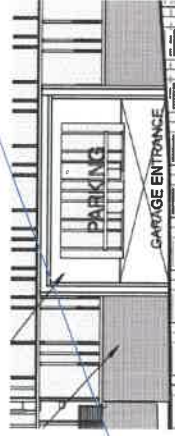
40" tall lettering max, Max square foot per 72 sq.ft.

NOTE: SIGNAGE MUST CONTAIN ONLY PREDETERMINED COLORS TO MATCH CONSISTENCY

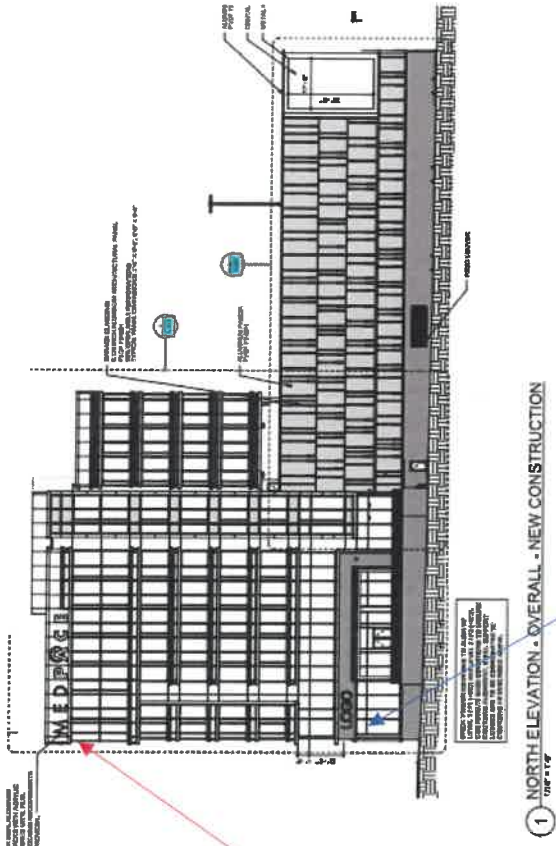


Parking Identification:

19" tall 14'-3" width



BLDG NORTH ELEVATION



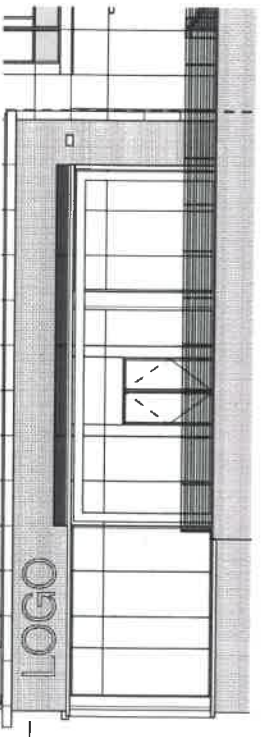
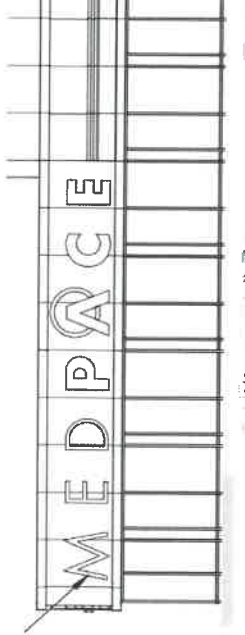
Building Identification:

6'-4" x 42'-0" (54" tall letter)

Restaurant Identification:

40" tall lettering max, Max square foot per 72 sq.ft.

NOTE: SIGNAGE MUST CONTAIN ONLY PREDETERMINED COLORS TO MATCH CONSISTENCY



BLDG 400 SOUTH ELEVATION



Retail Identification:

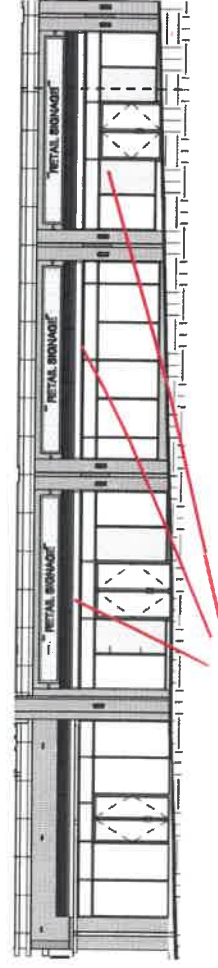
16" tall x 12' Width (Max 16 sq.ft.)

**NOTE: SIGNAGE MUST CONTAIN ONLY
PREDETERMINED COLORS TO MATCH CONSISTENCY**

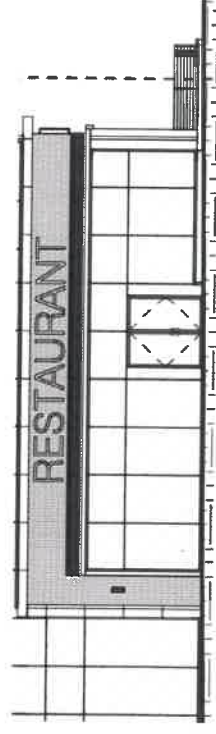
Restaurant Identification:

40" tall lettering max, Max square foot per 72 sq.ft.

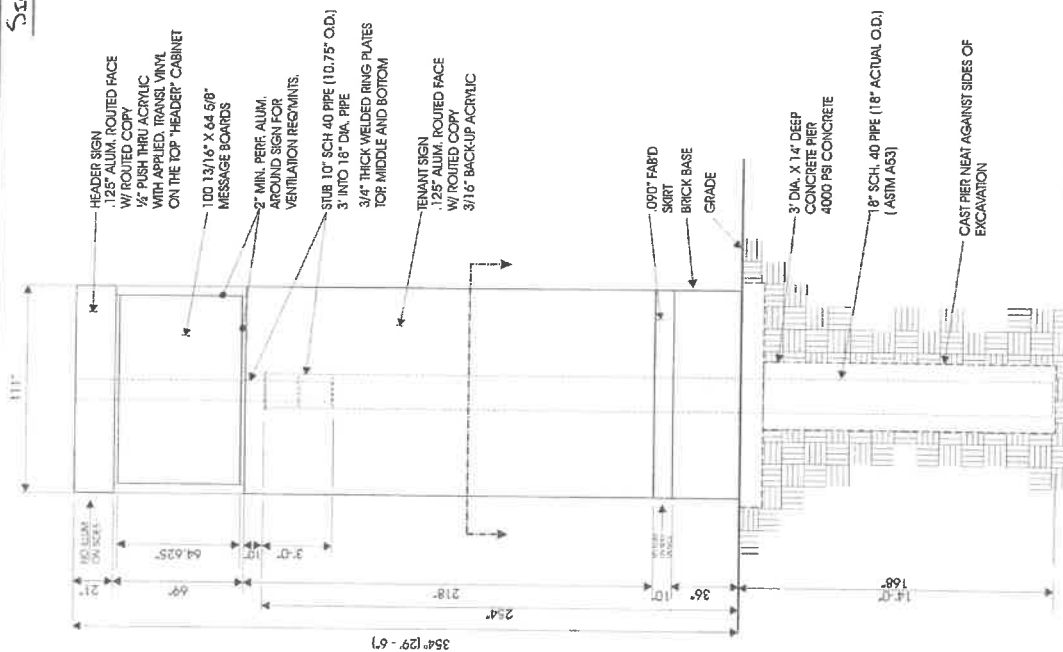
NOTE: SIGNAGE MUST CONTAIN ONLY
PREDETERMINED COLORS TO MATCH CONSISTENCY



ALL LETTERING IS TO BE SOLDIER MOUNT ON
END OF CANOPY



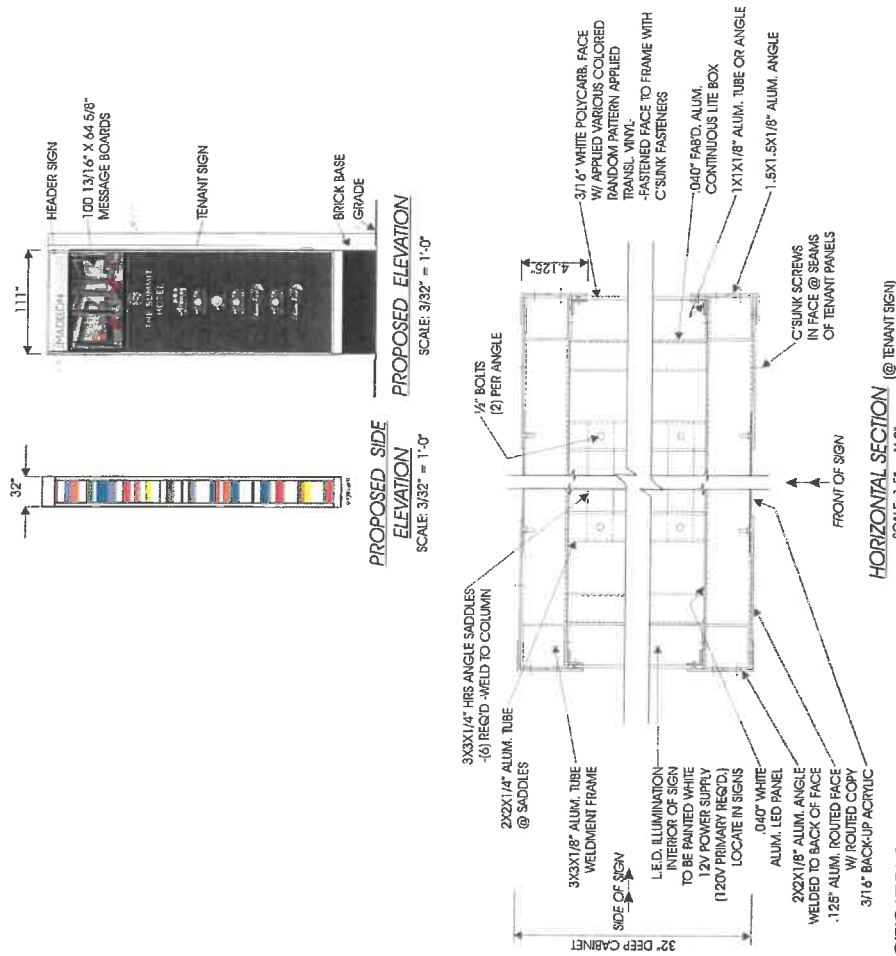
Sign #1



PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"

DESIGN LOADS

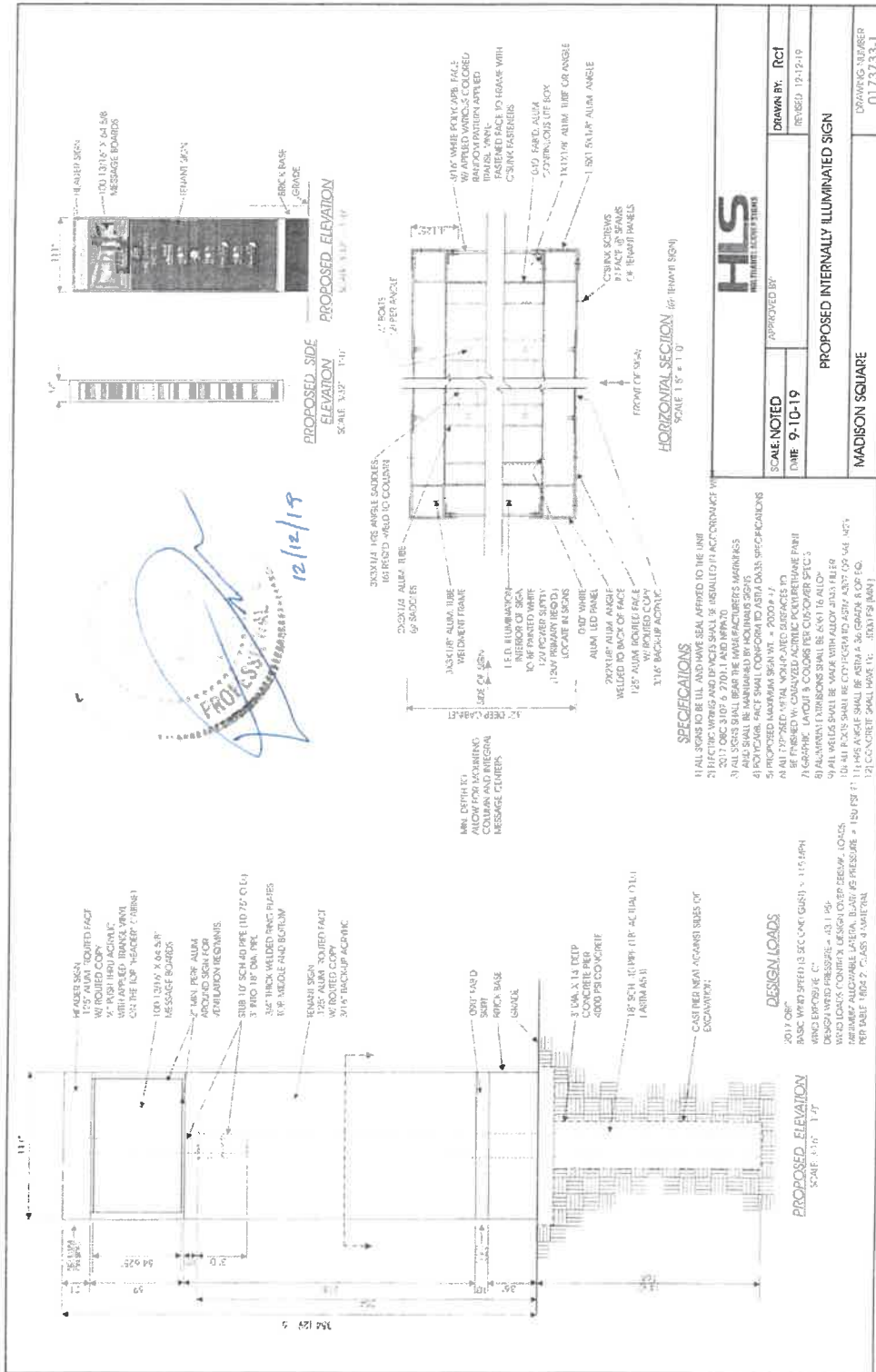
2017 ORC
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH
WIND EXPOSURE 'C'
DESIGN WIND PRESSURE = 43.1 PSF
WIND LOADS CONTROL: DESIGN OVER SEISMIC LOADS
MINIMUM ALLOWABLE LATERAL BEARING PRESSURE = 1.5
PER TABLE 1804.2, CLASS 4 MATERIAL



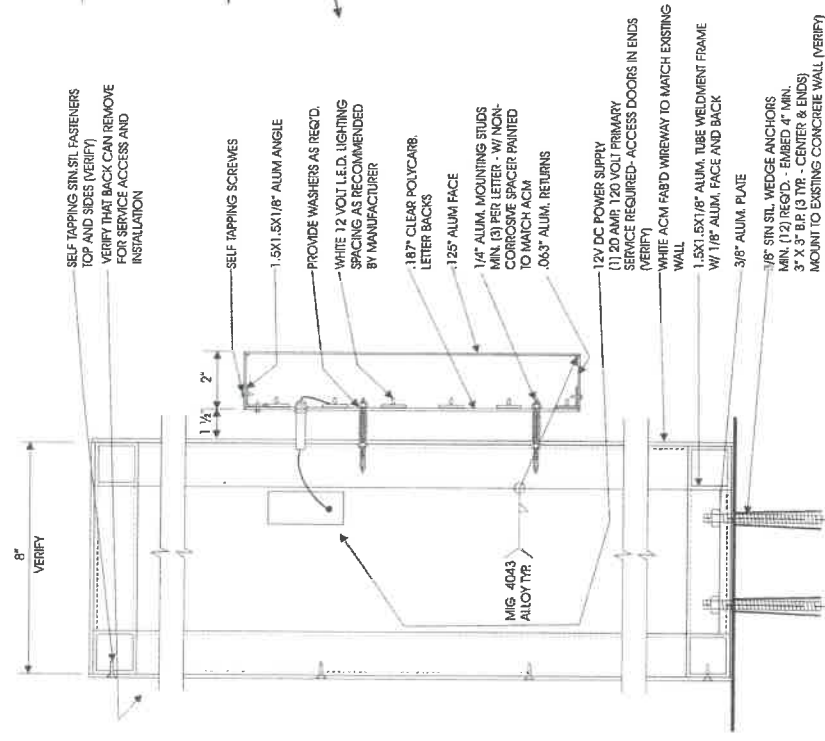
SPECIFICATIONS

- 1) ALL SIGNS TO BE UL AND HAVE SEAL AFFIXED TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2017 NEC 310.7, 310.11, AND NFPA 70
- 3) ALL SIGNS SHALL BEAR THE MANUFACTURER'S MARKINGS AND SHALL BE MAINTAINED BY THE SIGN MANUFACTURER
- 4) POLYCARB. FACE SHALL CONFORM TO ASTM D335 SPECIFICATIONS
- 5) PROPOSED MAXIMUM SIGN WT. = 200# +/-
- 6) ALL EXPOSED METAL NON-PAINTED SURFACES TO BE FINISHED W/ CANVASED ACRYLIC POLYURETHANE PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINUM EXTRUSIONS SHALL BE 6061-T6 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH A10.43 FILLER
- 10) ALL BOLTS SHALL BE CONFORM TO A10.43 FILLER OR SAE J429
- 11) HRS. SIGNAGE SHALL BE ASTM A 36 GRADE B OR EQ.
- 12) CONCRETE SHALL HAVE $f'c = 3000$ PSI (MIN.)

		DRAWN BY: RCT REVISED: 12-12-19	
SCALE: NOTED DATE: 9-10-19	APPROVED BY:		
PROPOSED INTERNALLY ILLUMINATED SIGN			
MADISON SQUARE		DRAWING NUMBER 0173733-1	



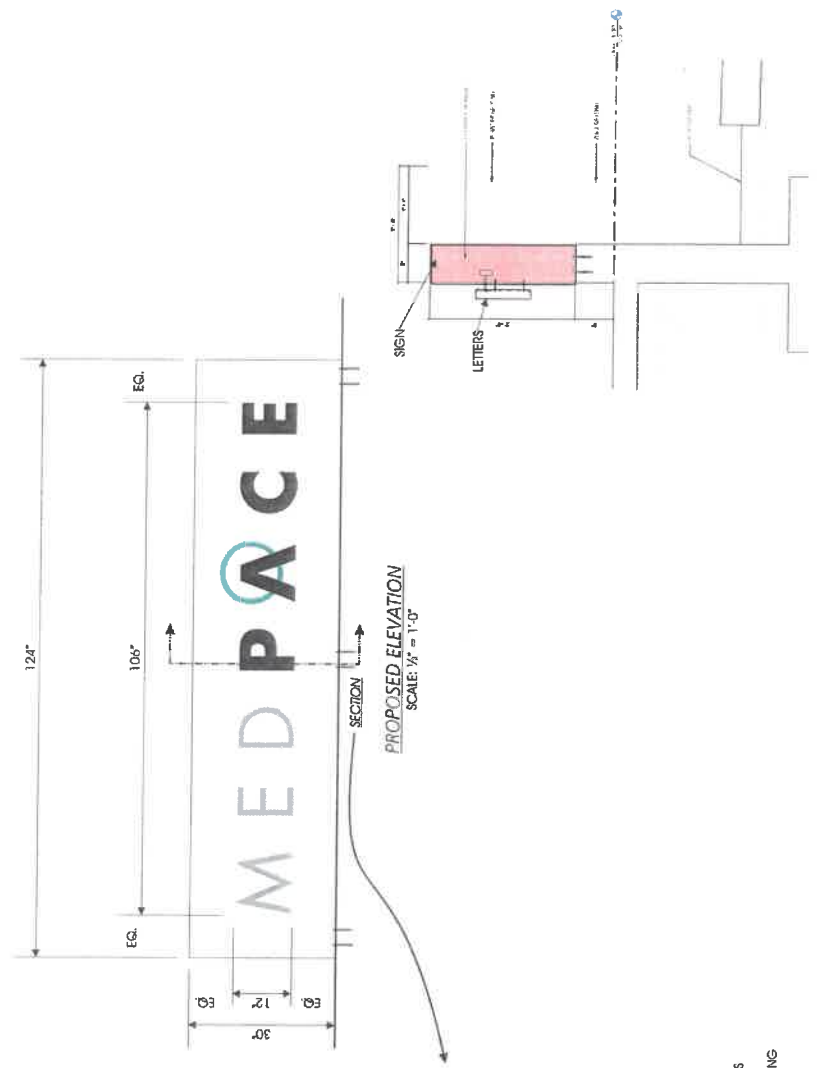
Sign #4



VERTICAL SECTION
SCALE: 3" = 1'-0"

DESIGN LOADS

2017 CBC
BASIC WIND SPEED (3SECOND GUST) = 115 MPH
WIND EXPOSURE C
DESIGN WIND PRESSURE = 25.3 PSF
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS



SPECIFICATIONS

- 1) ALL SIGNS TO BE U.L. AND HAVE SEAL AFFRICK TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2017 CBC 3107.6, 2701.1 AND NFPA 70
- 3) ALL SIGNS SHALL BEAR THE MANUFACTURER'S MARKINGS AND SHALL BE MAINTAINED BY HOLTHAUS SIGNS
- 4) POLYCARB. FACE SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED MAXIMUM SIGN WT. = < 100#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ GALVANIZED ACRYLIC POLYURETHANE PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINUM EXTRUSIONS SHALL BE 6061-T6 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH ALLOY 4043 FILLER
- 10) ALL BOLTS SHALL BE CONFORM TO ASTM A307 OR SAE J429

SCALE: NOTED		APPROVED BY:		DRAWN BY: Rct	
DATE: 9-20-19				REVISED: 10-21-19	
PROPOSED ENTRANCE SIGN					
MEDPACE				DRAWING NUMBER 01243337-1	

Surrounding Area Sign Study

(For the Pylon Sign)





Above is a site map of the surrounding area with similar style signs, as well as the proposed sign indicated in yellow. The purpose of this document is to showcase that the Medpace pylon signage is based on surround area signage, aesthetics of the property, advertisement of tenants without shouting visual clutter.

The affected area of this **property is 34.2 Acres**, and the intent is to amend the signage allowance to properly and adequately showcase what tenants are in the newly built development.



Location 1 A/B



Zoned: PD
Planned Development

Sign Code Per ch.1427-37:

72 Square foot per side
15' Max Height of sign

Deeded Lot Size:
+/- 27 Ac

Location #2 A/B



Zoned: CG-A
Commercial General

Sign Code Per ch.1427-37:

72 Square foot per side
15' Max Height of sign

Deeded Lot Size:
0.438 Ac

Location #3



Zoned: CG-A
Commercial General

Sign Code Per ch.1427-37:

72 Square foot per side
15' Max Height of sign

Deeded Lot Size:
0.555 Ac

Stewart Rd/Medpace Garage Traffic Study

Strunc, Angie <Angie.Strunc@cincinnati-oh.gov>

Tue 6/11/2024 9:01 AM

To:Dienger, Maria <Maria.Dienger@cincinnati-oh.gov>

Cc:Williams, Bryan (Urban Planning) <Bryan.Williams@cincinnati-oh.gov>

Maria,

Cincinnati DOTE has been working with and will continue to work with the Medpace development team on the new site developments that include the Medpace Garage on Stewart Avenue in Madisonville. DOTE has reviewed traffic data counts submitted by Brandstetter Carroll for Medpace and concur with the methodology for determining the proposed volume of vehicles on Stewart Ave.

DOTE and the Medpace team are still evaluating two areas for additional consideration. Those include traffic signal operations and timing at Madison & Stewart so that satisfactory levels of service are achieved and traffic calming on Stewart Ave. with the addition of up to three new speed humps.

Nearby residents and the Madisonville Community Council have also requested additional traffic calming measures like all-way stops at two other intersections which DOTE is currently evaluating.

Sincerely,

Angie Strunc, RA

Development, Permits & Urban Design – Division Manager

City of Cincinnati | Department of Transportation & Engineering

801 Plum Street, Suite 450 | Cincinnati, OH 45202

(513) 352-3310

Angie.strunc@cincinnati-oh.gov

FW: Medpace - Driveway Counts

Dienger, Maria <maria.dienger@cincinnati-oh.gov>

Tue 6/11/2024 4:17 PM

To: Dienger, Maria <maria.dienger@cincinnati-oh.gov>

From: Ben Brandstetter

Sent: Tuesday, May 7, 2024 9:01 AM

To: Williams, Bryan (Urban Planning) <bryan.williams@cincinnati-oh.gov>

Cc: Joe Dillon <jdillon@bciaep.com>; Seth Barnhard (sethbarnhard@gmail.com) <sethbarnhard@gmail.com>

Subject: Medpace - Driveway Counts

Bryan,

Attached are a couple of documents associated with the traffic counts BCI completed last week at the Medpace eastern driveway on Stewart. The raw count data is included in the excel file. I also included except pages from the Madison Road Complete Streets Study.

Based upon my review of the driveway count data and the 2023 Madison Road counts, it appears as though the Medpace staff have their largest impact on traffic in the afternoon study period. Approximately a third of the vehicles on Stewart in both the north and southbound directions are those coming or going from Medpace.

The parking garage will add additional parking spaces to the east side. For the purpose of study and limiting variables, we can assume that a similar volume of vehicles will continue to use Stewart. The new parking garage will have approximately 1,400 parking spaces. And Buildings 100 and 200 will have 256 and 176 spaces, respectively in the ultimate condition. This yields a total of 1,832 spaces to the east. The existing area behind Buildings 100 and 200 have approximately 740 spaces. From existing to ultimate, this will result in a 2.4X increase in parking spaces around these two buildings.

For projection purposes, this will take the existing 55 vehicles turning left in the PM Peak Hour to 132. And it will take the existing 51 spaces turning right in the PM Peak Hour to 122.

I would also like to note that the numbers above are a project based upon a static analysis of other improvements underway with the campus. It would be anticipated that some vehicles that would use Stewart will use the new signal at Red Bank and Medpace Way, reducing the volume using Stewart.

Further analysis can be completed with respect to that future condition. However, we believe it would be best to continue the discussion with the City about how timing changes at Madison and Stewart and traffic calming solutions can better mitigate any adverse impacts to the surrounding community.

Please review this content and we look forward to discussing this with you further.

Thank you,
Ben Brandstetter

Medpace

Traffic Counts

Medpace Driveway at Stewart Ave

Date taken : 05/01/2024



AM	Stewart Ave Northbound			Stewart Ave Southbound			Medpace Driveway		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00 - 7:15	2	21			41	8			
7:15 - 7:30	2	25			53	15			
7:30 - 7:45	5	23			68	9	1		
7:45 - 8:00	9	28			67	15			
8:00 - 8:15	16	36			57	15			
8:15 - 8:30	13	33			68	24			
8:30 - 8:45	3	22			52	19			
8:45 - 9:00	6	27			39	8	1		
9:00 - 9:15	4	20			27	7	1		
Totals	60	235			472	120	2		

AM Peak Hr Vol 43 120 0 0 260 63 1 0 0

PM	Stewart Ave Northbound			Stewart Ave Southbound			Medpace Driveway		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4:00 - 4:15	0	28			28	0	17		9
4:15 - 4:30	1	17			37	0	9		12
4:30 - 4:45	0	31			28	2	8		22
4:45 - 5:00	3	22			22	0	12		8
5:00 - 5:15	2	48			47	0	18		22
5:15 - 5:30	1	21			42	0	14		13
5:30 - 5:45	0	25			37	0	11		8
5:45 - 6:00	0	22			27	1	10		6
6:00 - 6:15	0	31			26	0	5		4
6:15 - 6:30	0	22			13	0	6		3
Totals	7	267			307	3	110		107
PM Peak Hr Vol	6	116	0	0	148	0	55	0	51

Turning Movement Counts Summary Table

Location: 2 - Madison Rd @ Stewart Ave

Date of Counts: 04/04/2023



The Kleingers Group

6219 Centre Park Drive, West Chester, OH 45069

513-779-7851

Performed By: TKG Staff

AM

	EB Madison Road				WB Madison Road				NB Stewart Ave.				SB Stewart Ave.			
	LEFT	THRU	RIGHT	PED	LEFT	THRU	RIGHT	PED	LEFT	THRU	RIGHT	PED	LEFT	THRU	RIGHT	PED
7:00 to 7:15 am	4	56	6	1	0	209	3	1	22	5	0	2	1	5	4	0
7:15 to 7:30 am	2	91	15	0	8	244	6	1	32	3	2	0	9	5	12	2
7:30 to 7:45 am	5	81	15	8	3	310	4	0	56	4	0	4	5	6	19	2
7:45 to 8:00 am	5	108	20	3	0	266	5	1	50	4	1	2	14	16	23	1
8:00 to 8:15 am	5	105	18	0	4	286	4	2	45	5	1	0	12	12	19	0
8:15 to 8:30 am	8	96	10	0	4	241	4	0	50	9	0	1	4	12	18	1
8:30 to 8:45 am	5	116	11	0	5	227	5	0	34	1	2	1	3	7	6	0
8:45 to 9:00 am	5	119	16	0	1	186	6	1	16	9	2	0	8	9	13	0
AM Peak Hr Vol.	23	390	63	11	11	1103	17	3	201	22	2	7	35	46	79	4
Peak Hr Factor	0.72	0.90	0.79	0.34	0.69	0.89	0.85		0.90	0.61	0.50		0.63	0.72	0.86	

PM

	EB Madison Road				WB Madison Road				NB Stewart Ave.				SB Stewart Ave.			
	LEFT	THRU	RIGHT	PED	LEFT	THRU	RIGHT	PED	LEFT	THRU	RIGHT	PED	LEFT	THRU	RIGHT	PED
4:15 to 4:30 pm	18	231	19	0	1	153	12	0	21	8	5	1	10	15	17	1
4:30 to 4:45 pm	23	264	23	0	0	106	11	1	27	8	6	3	9	3	4	1
4:45 to 5:00 pm	27	238	26	0	2	163	15	0	20	15	7	0	10	9	14	1
5:00 to 5:15 pm	24	255	17	0	0	135	6	0	41	17	10	2	8	4	15	1
5:15 to 5:30 pm	32	232	22	1	0	165	11	1	28	8	6	4	10	14	21	0
5:30 to 5:45 pm	18	210	22	0	2	145	12	0	26	7	2	0	14	7	12	1
5:45 to 6:00 pm	21	227	22	1	0	140	18	2	20	5	3	1	15	6	18	1
6:00 to 6:15 pm	21	206	16	0	0	137	12	1	19	6	2	5	8	10	14	2
PM Peak Hr Vol.	101	935	87	2	4	608	44	1	115	47	25	6	42	34	62	3
Peak Hr Factor	0.79	0.92	0.84		0.50	0.92	0.73		0.70	0.69	0.63		0.75	0.61	0.74	

Peak Hour Times: AM 7:30 to 8:30 PM 4:30 to 5:30

Heavy Vehicle Volumes

HV - AM	EB Madison Road				WB Madison Road				NB Stewart Ave.				SB Stewart Ave.			
	LEFT	THRU	RIGHT		LEFT	THRU	RIGHT		LEFT	THRU	RIGHT		LEFT	THRU	RIGHT	
7:00 to 7:15 am	0	1	0		0	6	0		0	0	0		1	0	1	
7:15 to 7:30 am	1	4	0		0	3	0		0	0	0		0	0	1	
7:30 to 7:45 am	1	5	1		0	4	0		0	0	0		0	0	0	
7:45 to 8:00 am	2	8	0		0	6	0		1	0	0		0	0	1	
8:00 to 8:15 am	0	4	0		0	9	0		0	0	0		0	0	0	
8:15 to 8:30 am	0	3	0		0	5	0		1	0	0		0	0	0	
8:30 to 8:45 am	0	7	0		0	11	2		1	0	1		0	0	0	
8:45 to 9:00 am	0	5	1		0	8	0		0	0	0		0	0	0	
AM Peak HV	3	20	1	0	0	24	0	0	2	0	0	0	0	0	1	0
% Peak HV	13%	5%	2%			2%			1%						1%	

HV - PM	EB Madison Road				WB Madison Road				NB Stewart Ave.				SB Stewart Ave.			
	LEFT	THRU	RIGHT		LEFT	THRU	RIGHT		LEFT	THRU	RIGHT		LEFT	THRU	RIGHT	
4:15 to 4:30 pm	1	5	1		0	6	1		0	0	0		0	0	1	
4:30 to 4:45 pm	0	4	0		0	1	0		1	0	1		0	0	0	
4:45 to 5:00 pm	0	1	0		0	0	0		1	0	0		0	0	0	
5:00 to 5:15 pm	0	2	0		0	4	0		0	0	0		0	0	0	
5:15 to 5:30 pm	0	0	0		0	3	0		0	0	0		0	0	0	
5:30 to 5:45 pm	0	2	0		0	1	0		0	0	0		0	0	0	
5:45 to 6:00 pm	0	0	0		0	2	0		0	0	0		0	0	0	
6:00 to 6:15 pm	0	2	0		0	2	0		0	0	0		0	0	0	
AM Peak HV	0	5	0	0	0	8	0	0	1	0	0	0	0	0	0	0
% Peak HV		1%				1%			1%							

2023 AM Volumes - Existing Conditions
2: Stewart Ave & Madison Rd

No-Build
12/07/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	23	390	63	11	1103	17	201	22	2	35	46	79
Future Volume (vph)	23	390	63	11	1103	17	201	22	2	35	46	79
Ideal Flow (vphpl)	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Lane Width	9	9	9	9	9	9	10	10	10	10	10	10
Total Lost time (s)	6.0	7.0		7.0	7.0			6.0			6.0	
Lane Util. Factor	1.00	0.95		1.00	0.95			1.00			1.00	
Frt	1.00	0.98		1.00	1.00			1.00			0.93	
Flt Protected	0.95	1.00		0.95	1.00			0.96			0.99	
Satd. Flow (prot)	1211	2562		1368	2677			1415			1372	
Flt Permitted	0.14	1.00		0.47	1.00			0.96			0.99	
Satd. Flow (perm)	185	2562		680	2677			1415			1372	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	25	424	68	12	1199	18	218	24	2	38	50	86
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	25	492	0	12	1217	0	0	244	0	0	174	0
Heavy Vehicles (%)	13%	5%	2%	0%	2%	0%	1%	0%	0%	0%	0%	1%
Turn Type	pm+pt	NA		Perm	NA		Split	NA		Split	NA	
Protected Phases	5	2			6		4	4		8	8	
Permitted Phases	2			6								
Actuated Green, G (s)	28.8	28.8		21.6	21.6			14.0			13.2	
Effective Green, g (s)	28.8	28.8		21.6	21.6			14.0			13.2	
Actuated g/C Ratio	0.38	0.38		0.29	0.29			0.19			0.18	
Clearance Time (s)	6.0	7.0		7.0	7.0			6.0			6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Lane Grp Cap (vph)	87	983		195	770			264			241	
v/s Ratio Prot	0.00	c0.19			c0.45			c0.17			c0.13	
v/s Ratio Perm	0.11			0.02								
v/c Ratio	0.29	0.50		0.06	1.58			0.92			0.72	
Uniform Delay, d1	18.3	17.6		19.4	26.7			30.0			29.2	
Progression Factor	1.00	1.00		0.81	0.83			1.00			1.00	
Incremental Delay, d2	1.8	1.8		0.5	266.4			35.5			10.2	
Delay (s)	20.1	19.4		16.2	288.4			65.5			39.4	
Level of Service	C	B		B	F			E			D	
Approach Delay (s)		19.5			285.8			65.5			39.4	
Approach LOS		B			F			E			D	
Intersection Summary												
HCM 2000 Control Delay		177.5			HCM 2000 Level of Service			F				
HCM 2000 Volume to Capacity ratio		1.18										
Actuated Cycle Length (s)		75.0			Sum of lost time (s)			25.0				
Intersection Capacity Utilization		78.3%			ICU Level of Service			D				
Analysis Period (min)		15										
c Critical Lane Group												

2023 PM Volumes - Existing Conditions 2: Stewart Ave & Madison Rd

No-Build
12/07/2023

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	935	87	4	608	44	115	47	25	42	34	62
Future Volume (vph)	101	935	87	4	608	44	115	47	25	42	34	62
Ideal Flow (vphpl)	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Lane Width	9	9	9	9	9	9	10	10	10	10	10	10
Total Lost time (s)	6.0	7.0		7.0	7.0			6.0			6.0	
Lane Util. Factor	1.00	0.95		1.00	0.95			1.00			1.00	
Frt	1.00	0.99		1.00	0.99			0.98			0.94	
Flt Protected	0.95	1.00		0.95	1.00			0.97			0.98	
Satd. Flow (prot)	1341	2648		1341	2655			1395			1355	
Flt Permitted	0.18	1.00		0.21	1.00			0.97			0.98	
Satd. Flow (perm)	248	2648		298	2655			1395			1355	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	110	1016	95	4	661	48	125	51	27	46	37	67
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	110	1111	0	4	709	0	0	203	0	0	150	0
Turn Type	pm+pt	NA		Perm	NA		custom	NA		custom	NA	
Protected Phases	5	2			6		4	4		8	8	
Permitted Phases	2			6			4			8		
Actuated Green, G (s)	30.3	30.3		19.2	19.2			13.3			12.4	
Effective Green, g (s)	30.3	30.3		19.2	19.2			13.3			12.4	
Actuated g/C Ratio	0.40	0.40		0.26	0.26			0.18			0.17	
Clearance Time (s)	6.0	7.0		7.0	7.0			6.0			6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Lane Grp Cap (vph)	174	1069		76	679			247			224	
v/s Ratio Prot	0.04	c0.42			0.27			c0.15			c0.11	
v/s Ratio Perm	0.21			0.01								
v/c Ratio	0.63	1.04		0.05	1.04			0.82			0.67	
Uniform Delay, d1	16.1	22.4		21.0	27.9			29.7			29.4	
Progression Factor	1.00	1.00		1.00	0.95			1.00			1.00	
Incremental Delay, d2	7.3	38.3		1.2	45.5			19.3			7.4	
Delay (s)	23.3	60.6		22.3	71.9			49.0			36.8	
Level of Service	C	E		C	E			D			D	
Approach Delay (s)		57.3			71.6			49.0			36.8	
Approach LOS		E			E			D			D	
Intersection Summary												
HCM 2000 Control Delay		59.6			HCM 2000 Level of Service			E				
HCM 2000 Volume to Capacity ratio		1.01										
Actuated Cycle Length (s)		75.0			Sum of lost time (s)			25.0				
Intersection Capacity Utilization		80.5%			ICU Level of Service			D				
Analysis Period (min)		15										
c Critical Lane Group												

Project Name: Madison Road Complete Street Study

Project Number: 221252.000

Field Observations Notes by AWS

Dates Observed: 3/15/2023 (Wed.), 4/4/2023 (Tues.), 4/5/2023 (Wed.)

Anderson PI – 4/4-5/2023

Madison Rd @ Anderson PI		Lane Group			
		EBL	WBL	NB	SB
Max Observed Queue Length (Vehicles)	AM	0	2	0	3
	PM	2	1	1	2
Max Observed Queue Length (Ft)	AM	0	50	0	75
	PM	50	25	25	50

Above are vehicle queues counted in the field. These counts were done between 8:20 and 8:30 AM and 4:45 and 4:55 PM.

Vehicle queues cleared in between light changes of the Stewart Avenue signal. Vehicles were observed encroaching over the double yellow line when entering the eastbound and westbound left turn lanes.

Stewart Avenue – 3/15/2023

Madison Rd @ Stewart Ave		Lane Group					
		EBTR	EBL	WBTR	WBL	NB	SB
Max Observed Queue Length (Vehicles)	AM	14	0	23	2	5	3
	PM	24	3	12	0	6	7
Max Observed Queue Length (Ft)	AM	175	0	287.5	50	125	75
	PM	300	75	150	0	150	175

Above are vehicle queues counted in the field. These counts were done between 7:15 and 7:25 AM and 4:30 and 4:40 PM, across 5 cycles. Note that after manual queue counts were performed, the westbound thru-right lane group queue in the AM peak was observed to extend to Ravenna Street (about 800-feet) later within the AM peak hour.

Eastbound left turning movements do not have a protected phase, and while this did not appear to cause queuing issues, has potential safety issues with the conflicting eastbound through. The sight distance for westbound left turning vehicles is also low, as there is a crest of a hill between Anderson Place and Stewart Avenue.

Stewart Avenue – 4/4-5/2023

Madison Rd @ Stewart Ave		Lane Group					
		EBTR	EBL	WBTR	WBL	NB	SB
Max Observed Queue Length (Vehicles)	AM	6	1	52	1	9	6
	PM	20	3	16	0	7	5
Max Observed Queue Length (Ft)	AM	75	25	650	25	225	150
	PM	250	75	200	0	175	125

Above are vehicle queues counted in the field. These counts were done between 8:00 and 8:10 AM on 4/5/2023 and 4:55 and 5:05 PM on 4/4/2023, across 5 cycles.

Vehicle queues in the AM peak extended to Ravenna Street. There is a bus stop at the corner of Stewart and Madison, in the rightmost westbound lane. This bus stop causes longer delays when active. Only 20-25 queued vehicles were observed clearing the intersections each cycle in the westbound direction, and with the westbound exceeding 50 vehicles in the queue, vehicles may have to wait through 2-3 cycles to clear the intersection.

Vehicle queues in the PM were observed backing up to Ebersole on the westbound approach, and Anderson on the eastbound approach. 1 vehicle was observed turning eastbound left into the apartment access drive (located just west of the intersection). This access drive is right-in right-out only.

Whetsel Avenue – 3/15/2023

Madison Rd @ Whetsel Ave		Lane Group							
		EBTR	EBL	WBTR	WBL	NBTR	NBL	SBTR	SBL
Max Observed Queue	AM	5	1	12	1	2	9	2	1
Length (Vehicles)	PM	12	1	7	2	8	3	6	1
Max Observed Queue	AM	62.5	25	150	25	50	225	50	25
Length (Ft)	PM	150	25	87.5	50	200	75	150	25

Above are vehicle queues counted in the field. These counts were done between 7:30 and 7:40 AM and 4:45 and 4:55 PM, across 5 cycles.

Vehicle queues were observed to stall in the AM peak when a vehicle going northbound, past the intersection, was turning left in to the development on the northwest quadrant. The vehicle could not turn left immediately due to a southbound left queue. The southbound left queue couldn't move immediately due to the northbound through vehicles blocking the intersection.

Whetsel Avenue – 4/4-5/2023

Madison Rd @ Whetsel Ave		Lane Group							
		EBTR	EBL	WBTR	WBL	NBTR	NBL	SBTR	SBL
Max Observed Queue	AM	5	1	12	1	2	9	2	1
	PM	21	3	15	4	8	4	6	1
Max Observed Queue	AM	62.5	25	150	25	50	225	50	25
	PM	262.5	75	187.5	100	200	100	150	25

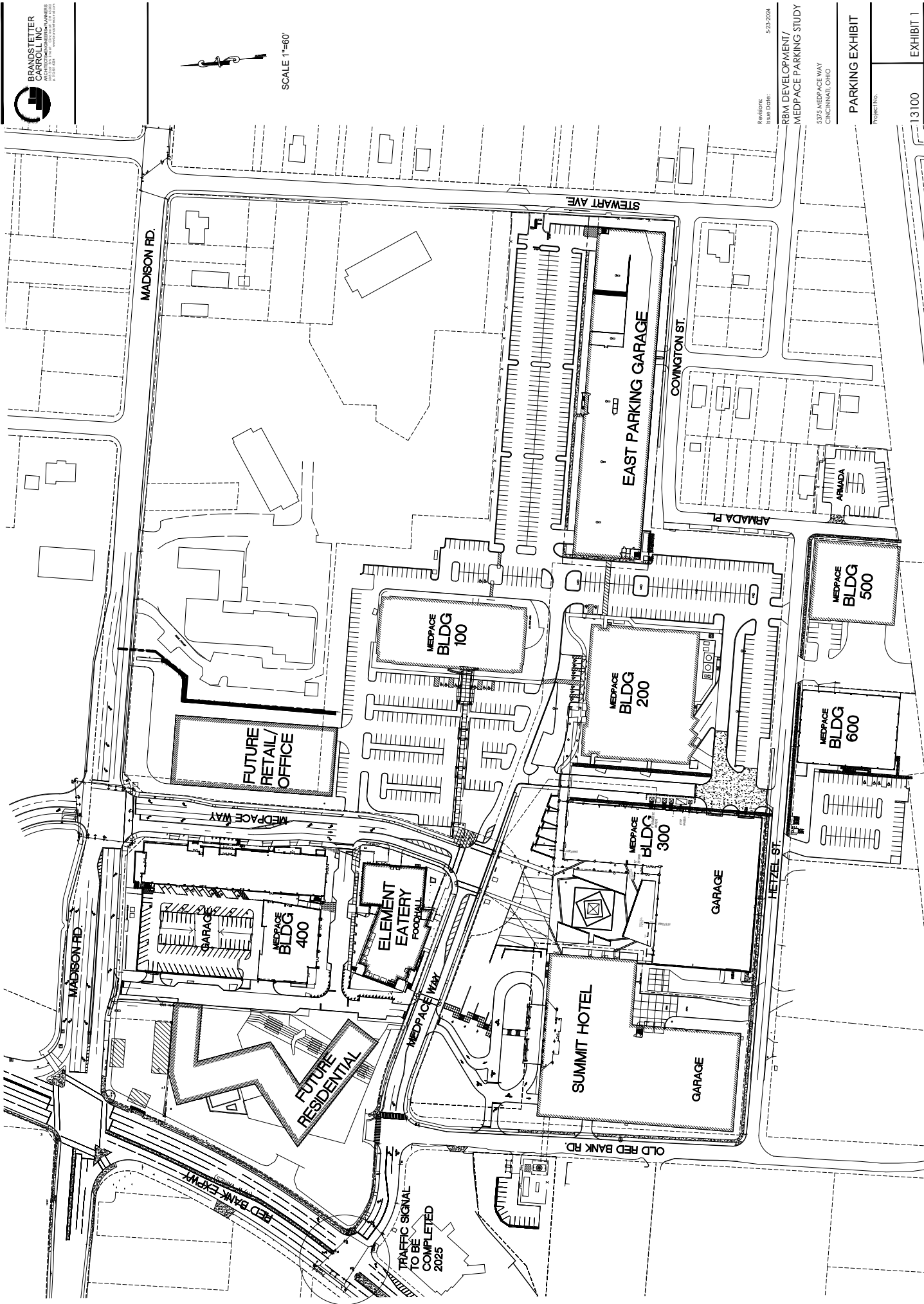
Above are vehicle queues counted in the field. These counts were done between 8:10 and 8:20 AM and 5:05 and 5:15 PM, across 5 cycles.

Northbound left queues at times couldn't clear after 1 cycle due to extended southbound queues. Westbound and eastbound left queues similarly couldn't clear after 1 cycle due to extended westbound and eastbound through traffic volumes. Left turning vehicles were observed turning after the light turned red, and at times during green times of the opposing phase.

In the AM and PM peak hours, vehicle queues extended to Ward and Ravenna, for westbound and eastbound traffic, respectively.



SCALE 1"=60'



Revisions:
Issue Date: 5/23/2024

RBM DEVELOPMENT /
MEDPACE PARKING STUDY
5375 MEDPACE WAY
CINCINNATI, OHIO

PARKING EXHIBIT

PROJECT NO.

13100 EXHIBIT 1

April 25, 2024

Mr. Joseph P. Dillon
308 E. 8th Street
Cincinnati, Ohio 45202

Re: 5369 Medpace Way | Parking Garage (T) – **(CPRE240027)** Final Recommendations

Dear Mr. Dillon,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed construction of a new parking garage for Medpace behind the Medpace Building 200. It will be built over the existing surface parking lot. The 6-story garage will have 1,300 spaces. The project will remove the existing 244 surface spaces. 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 **Microsoft Teams conference call meeting** with you on **April 30, 2024 @ 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 – Planning Division

Immediate Requirements to move the project forward:

1. **This proposal will require a Final Development Plan for Lot G-3 (036-0001-0303) to be approved by the City Planning Commission.** The approved Concept Plan amended on December 6, 2023 allows for a 1,300-space parking. The proposed development appears to be within the parameters of the Concept Plan.

Requirements to obtain permits:

1. This proposal will require a Final Development Plan for Lot G-3 to be approved by the City Planning Commission. Once the Final Development Plan is approved, the applicant can apply for building permits.

Recommendations:

1. The Department of City Planning and Engagement recommends that the applicant team continue to meet with the Madisonville Community Council and surrounding stakeholders for each phase of the project. Contact information for the community council can be found here: <https://bit.ly/CommunityCouncilContacts>

Contact:

- **Maria Dienger** | City Planning | 513-352-4840 | maria.dienger@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Since this site is zoned PD, zoning staff does not have any specific comments because the City Planning staff handles the specific zoning/design review for use, height limits, setbacks, density, landscaping, and parking etc., but the Zoning Dept. handles the hillside and historic reviews.

Requirements to obtain permits:

1. Work with City Planning on site design, massing, and other site design parameters.

Recommendations:

- None

Contact:

- **Wes Munzel** | ZPE | 513-352-2442 | weston.munzel@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Request for Availability of Sewer Service is required.
2. Detention IAW Section 303 required.

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. 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.
2. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing.
3. 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 how downspouts tie to the underground sewer system.
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
 - Tie into Curb inlets are NOT PERMITTED.

4. 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.
5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
6. 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/>
7. 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@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. If the proposed branch is larger than a 6" the developer / owner will be required to upgrade the existing 6-inch public water main in Covington Street or Stewart Avenue connecting to an 8-inch public water main or larger. The owner / developer would need to submit a GCWW Preliminary Application. Please contact Phil Young 513-591-6567 for further information.
2. All new water service branch(es) 6-inch or smaller can be connected to the existing 6-inch public water main in Covington Street or the existing 6-inch public water main in Stewart Avenue.
3. GCWW will require any proposed dual service meters placed in an outside meter setting in a pit and/or box with a backflow preventer in a heated structure on the property side.
4. The subject development has inactive water service lines at the following property:

Address	Branch #	Size
5524 Covington Av.	H-950209	3/4"- FOD
5518 Covington Av.	H-950210	3/4"- FOD
5530 Covington Av.	H-950211	1"- FOD
5536 Covington Av.	H-950212	3/4"- FOD

5. If the existing FOD water service branches for this project are not to be used for this development, they must be disconnected at the owner's / developer's expense. The discontinued branches will require a drawing showing the branches and branch numbers

that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov. Alternatively, this may be included with the installation of any large branches, if applicable.

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.

Contact:

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

Fire Department

Immediate Requirements to move the project forward:

1. A site plan is needed showing 2 readily accessible Fire Hydrants within 400 feet of all sides of your project.
2. The minimum fire flow requirements for Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
3. The Site Plan needs to show the location of the FDC and the distance in feet from the closest Fire Hydrant. FDC's are to be located within 50 feet of a Fire Hydrant.
4. Emergency Responder Bidirectional Antenna radio required in your building.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Elton Britton** | Fire Dept. | 513-357-7596 | 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 1000 cubic yards as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental

sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. Site parking should include electric vehicle charging stations.
 - b. The use of trees in the landscape design should be included to enhance urban forestry.
 - c. The use of pervious surfaces should be maximized to the extent practical in the design.
 - d. Landscape design should consider the use of native species.
 - e. The use of heat reflective surfaces in paved parking areas should be considered to reduce the heat-island effect.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

1. Urban Forestry has no issues or concerns.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Marianne Prue** | Urban Forestry | 513-861-9070 | marianne.prue@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A Traffic Analysis is needed with trip generation and trip distribution.
 - a. Additional comments will be provided after completion of the analysis.
2. Work with DOTE on possible street calming measures needed.
3. 10' minimum of right of way is needed around the site.
 - a. 5' minimum walk with a tree lawn is needed.
4. Driveway and apron are to meet City standards.
5. All work in the public right-of-way will require a separate DOTE permit.
6. The assigned address is 5369 Medpace Wy. Per the Cincinnati Municipal Code and the Ohio Fire Code, the address number is required to be posted and visible from the street. Contact DTEaddress@cincinnati-oh.gov with questions.

Recommendations:

- None

Contact:

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

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Garage will need to be sprinkled.
2. A Special Inspection will be required.
3. The project will need a geo-technical report at time of permit submission.

Recommendations:

- None

Contact:

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

Law Department

Immediate Requirements to move the project forward:

1. No comment at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Renee Bunch** | Law | 513-352-3338 | renee.bunch@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:

- **Taylor German** | DCED | 513-352-4546 | taylor.german@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- No Need for Health to review project as proposed.

Recommendations:

- None

Contact:

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

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

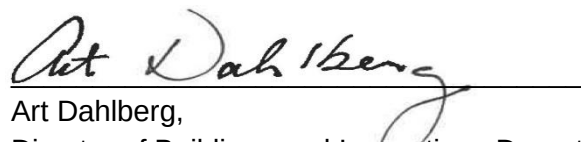
Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

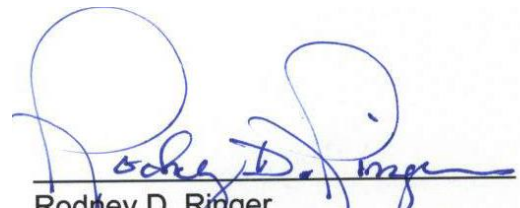
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **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,

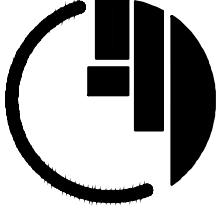


Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair



Rodney D. Ringer,
Development Manager

AD:RDR:hs



BRANDSTETTER
CARROLL INC
ARCHITECTS-ENGINEERS-PLANNERS
10000 W. 31st Ave.
P.O. Box 1422
Cincinnati, OH 45227
www.brandstettercarroll.com



Revisions:
Issue Date: 3-22-2024

EAST PARKING GARAGE

5369 Medpace Way
Cincinnati, OH 45227

400' FIRE HYDRANT PLAN

Project No.

EXHIBIT 1

24021



Exhibit M

Date: March 8, 2024

To: Medpace & RBM Development
c/o Chris Pfaff & Seth Barnhard
5375 Medpace Way
Cincinnati, Ohio 45227

RE: Amendment – Planned Development District #73

Chris & Seth,

On behalf of the Madisonville Community Council (MCC) is writing to you today to share the organization's continued support for your application to the City of Cincinnati to amend the Planned Development District # 73.

At our regularly scheduled General Body meeting on May 18, 2023, you requested a Letter of Support for the construction of a new office tower where building B300 currently sits. This proposal also included:

- Public plaza space fronting Medpace Way for performances and other events
- Constructing a new clinic building at 5401 Hetzel Avenue
- Constructing a parking facility in the southern half of the eastern parking lot adjacent to Stewart Avenue

After discussion, the General Body passed a motion to support this submission. Medpace has continued to keep the community informed with updates on progress of the Planned Development as evident with your Presentation and Q & A at our February 15th General Body Meeting. For any questions or concerns, please contact me by email at president@ourmadisonville.com

We look forward to the continued progress on the Medpace campus in Madisonville.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kate Botos', with a long horizontal flourish extending to the right.

Kate Botos
Madisonville Community Council President

Officers

President

Kate Botos

Vice President

Monica Hill

Treasurer

Jeff Hart

Recording Secretary

Vacant

Correspondence

Secretary

Angela Pearson

Summary of Public Staff Conference for MedPace Garage Final Development Plan

The following is a meeting summary of the Public Staff Conference held on Tuesday, May 28th, 2024 at 4pm. The meeting was on the Proposed Final Development Plan for PD-73, MedPace, Lot G3 which is for a six-story parking garage with 1,389 spaces. The use and location were approved in the Concept Plan.

General Project Questions

- When will construction start?
 - Applicant responded: They don't have an official start date right now, they will keep them informed as that date is being solidified.
- Are there 5 or 6 stories?
 - There's 6 levels but it's built into the hillside, so adjacent residents will see around four stories.
- There was a concern that several of the green wall climbing vines might be invasive species.
 - Applicant Responded: They double checked with their landscape architect and confirmed that the design does not have any known invasive species.

Traffic Concerns

The traffic concerns neighbors voiced include the following:

- Request to remove Covington street entrance and exit.
- Request to prohibit business or construction traffic from MedPace be allowed on the residential streets or at least during peak hours of business days. During the construction period, they do not want to see any employee parking on Stewart and Covington.
- Requested no night construction.
- Concerns that Stewart cannot handle any additional traffic the traffic impact studies (TIS) conducted related to the site in 2022 and in April/May of 2024 specifically along Stewart might not have accurately capture the traffic impact due to the pandemic and their experience living along Stewart Avenue. They also requested to see the TIS data and analysis.
- Requested several traffic calming measures:
 - A light at the MedPace parking lot onto Stewart to regulate the amount of traffic that's coming out of the MedPace parking lot.
 - Move the garage to a different part of the campus or close the exit on Stewart. They feel the street is already at capacity.
 - Put additional crosswalks at Stewart and Orlando.
- Asked if MedPace could get better transit access for employees to be bussed to work instead of driving and offered a connection to talk with SORTA about the possibilities.
- Asked for more bike racks on MedPace Campus to encourage the community members to use Campus amenities.
 - **Applicant Responded:** The applicant responded that there is a bike rack there but they are hidden and hard to see and covered in a garage. They are working to add better wayfinding signage so people know where it is.

Security and Health Concerns

- Concern expressed that the garage would block views trees and sunlight.

- Concerns about possible respiratory impacts to the neighbors due to cars and being built on a brownfield site, especially the high concentration of seniors and children.
 - **Applicant Responded:** The applicant responded that the garage will not be on a brownfield site and as it is in a different location on campus and safety mitigation occurred when the brownfield site was developed.
- Concerns about safety because they felt the security cameras are usually poor quality and pixelated, but parking garages are notorious for crime.
 - **Applicant Responded:** The applicant responded that MedPace has modernized their cameras in recent years and can confirm that their video quality is high quality.

General Concerns

- General comment voiced that regardless of where the garage is placed, the volume of cars is the issue and the lack of transit access is the real solution. Moving this elsewhere is just putting the problem elsewhere, so the solution is better transit access and urged the city to increase transit service to the campus and cited Fifth Third's campus transit program as a good example
- Several attendees brought up concerns that traffic in this area of Madisonville is congested and dangerous and having to deal with a 6 story garage with more cars and more drivers will make matters worse.
 - **City Commented:** Outside of this, the city has received a grant to install a raised crosswalk on Madison, likely will be installed in 2026.
- Concern expressed that the proposed building does not fit in with the character of the neighborhood.
- Asked if MedPace could move the parking garage to another undeveloped part of their campus.
 - **Applicant responded:** The need for this garage is that they're expanding their operations and there isn't enough parking on the campus right now, and this is preventing them from having to build higher elsewhere. Also, this site was originally parking.
 - **Applicant responded:** We do know this is in the neighborhood. MedPace is trying to match the campus that is there, but it's tried to soften transition by putting the garage behind a tree line with a muted panel.
- Several residents feel like they only recently found out about the project or that they weren't consulted.
 - **Madisonville Community Council representative responded:** She was sorry they haven't heard about it. This was voted on by Madisonville Community Council about this time last year, typical protocols were followed. This is the first time she heard that residents on the street wanted to have a meeting with MCC about it. She went to one meeting on the MedPace campus but wasn't aware of any invitation to MCC to attend any Stewart Avenue resident meeting.
- One attendee appreciated them bringing more jobs despite safety concerns, but encouraged MedPace to continue to keep regular dialogue with them.

Scott Kaylor & Robert Markwell

Exhibit O

4911 Stewart Avenue

Cincinnati, Ohio 45227

Kaylor1@fuse.net

513-309-5302

May 18, 2024

Maria Dienger

Senior City Planner

805 Central Avenue, Suite 720

Cincinnati, Ohio 45202

Dear Ms. Dienger,

We are writing to express our strong opposition to the proposed construction of a garage in our historic neighborhood, Madisonville, specifically The Madison Stewart Historic District. This project raises several significant concerns related to traffic safety, property values, and the aesthetic integrity of our community.

Firstly, the addition of a garage will undoubtedly increase traffic in our already narrow and congested streets. The presence of more vehicles, including the movement of cars in and out of the garage, poses a heightened risk to pedestrians, particularly children and the elderly, who frequently walk in the area. Our streets are not designed to handle the increased traffic load, and the likelihood of accidents will rise as a result.

Secondly, the construction of a garage threatens to diminish property values in our historic neighborhood. One of the primary reasons residents choose to live in this area is the charm and historical significance of the properties. Introducing a modern, utilitarian structure like a garage would detract from the historical appeal and could lead to a depreciation of property values. Potential buyers may be deterred by the presence of such a structure, opting instead for neighborhoods that have maintained their historical character.

Additionally, the aesthetics of our neighborhood are a crucial aspect of its identity and appeal. The proposed garage is inconsistent with the architectural style and historical significance of the area. Our neighborhood is known for its well-preserved historical buildings, and the introduction of a modern garage would disrupt the visual harmony and erode the cultural heritage that we have worked so hard to maintain. Preservation of the historic character of our neighborhood is not only important for current residents but also for future generations who should have the opportunity to appreciate and enjoy its unique charm.

Furthermore, there are other areas on the Medpace property that would be better suited for the construction of this garage, which would not negatively impact our neighborhood. These alternative locations would allow for the necessary development without compromising the safety, property values, and aesthetic integrity of our community. We strongly urge the Cincinnati Planning Department to consider these options, which would be a more appropriate and less disruptive solution.

In conclusion, we urge the Planning Department to reconsider the approval of the planned garage in its current proposed location. The potential negative impacts on traffic safety, property values, and the aesthetics of our historic neighborhood are too significant to ignore. We respectfully request that you prioritize the preservation of our community's character and the well-being of its residents in your decision-making process by exploring alternative locations for the garage.

Thank you for your attention to this matter. We would appreciate the opportunity to discuss our concerns further at any upcoming meetings.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Kaylor & Robert Markwell". The signature is fluid and cursive, with the names joined together.

Scott Kaylor & Robert Markwell

[Attached: Signature Page]

****Signature Page:****

We, the undersigned residents of Madisonville, hereby express our opposition to the proposed construction of a garage in our historic neighborhood and support the contents of this letter:

****Printed Name:**** Robert Markwell
****Signature:**** Robert P Markwell
****Address:**** 4911 STEWART Ave, Cincy Oh 45227

****Printed Name:**** SCOTT KAYLOR
****Signature:**** Scott Kaylor
****Address:**** 4911 STEWART AVE. Cinti; Oh 45227

****Printed Name:**** Walter Cash JR.
****Signature:**** Walter Cash Jr
****Address:**** 4908 STEWART AVE.

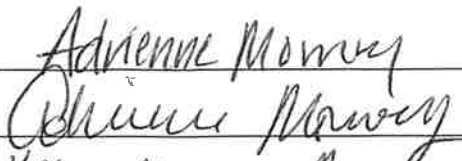
****Printed Name:**** Kith Greenke
****Signature:**** Kith Greenke
****Address:**** 4912 Stewart Ave

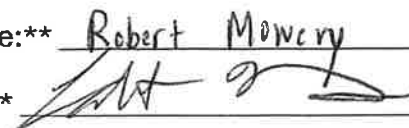
****Printed Name:**** Cheryl D Parks
****Signature:**** Cheryl D Parks
****Address:**** 4820 Stewart Ave #1

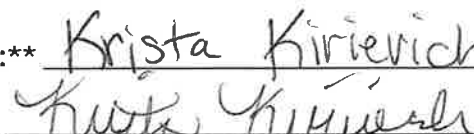
****Printed Name:**** Lesia Morehead
****Signature:**** Lesia Morehead
****Address:**** 4915 Stewart Ave #1

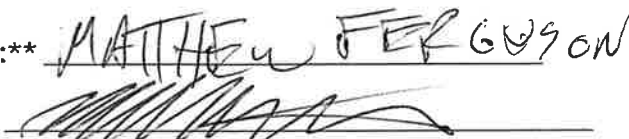
****Signature Page:****

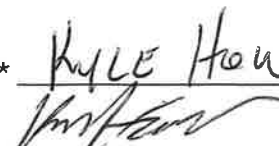
We, the undersigned residents of Madisonville, hereby express our opposition to the proposed construction of a garage in our historic neighborhood and support the contents of this letter:

****Printed Name:**** Adrienne Morvey
****Signature:**** 
****Address:**** 4916 Stewart Ave

****Printed Name:**** Robert Morvey
****Signature:**** 
****Address:**** 4916 Stewart Ave

****Printed Name:**** Krista Kirievich
****Signature:**** 
****Address:**** 4920 Stewart Ave

****Printed Name:**** MATTHEW FERGUSON
****Signature:**** 
****Address:**** 4920 STEWART AVE

****Printed Name:**** Kyle Howland
****Signature:**** 
****Address:**** 4915 STEWART AVENUE

****Printed Name:**** Matthew Mansell
****Signature:**** 
****Address:**** 4717 Stewart Ave

Printed Name: Dale Whigham
Signature: Dale Whigham
Address: 5515 Madison Rd

Printed Name: Jim Diesel
Signature: JIM DIESEL
Address: 5515 Madison Rd.

Printed Name: Sister Rachel Richards
Signature: Sister Rachel Richards
Address: 5515 Madison Rd

Printed Name: DAN MARTZ
Signature: Dan Martz
Address: 5515 MD Road

Printed Name: Theresa Pharris
Signature: Theresa Pharris
Address: 5515 Madison Rd

Printed Name: Schuyler Wadsworth
Signature: Schuyler Wadsworth
Address: n/a

Printed Name: Jennifer L. Glacking
Signature: Jennifer L. Glacking
Address: 5515 Madison Rd.

Printed Name: Diana Ross
Signature: Diana Ross
Address: 5515 Madison Road

Printed Name: Clarisse Smith
Signature: Clarisse Smith
Address: 5515 Madison Rd

Printed Name: Angel ennis
Signature: Angel ennis
Address: 2145 Harrison ave

Printed Name: ROSALIE PERNELL
Signature: Rosalie Pernell
Address: 5515 Madison Rd - APT. #162-D

Printed Name: Allen Collins
Signature: Allen Collins
Address: 5515 Madison Rd

Printed Name: KATHLEEN T. SUNDAY
Signature: Kathleen T. Sunday
Address: 5515 MADISON

Printed Name: Cynthia Gray
Signature: Cynthia L. Gray
Address: 5515 Madison Ave

Printed Name:

Ann Boland

Signature:

Ann Boland

Address:

5515 Madison Rd

Printed Name:

Frances Spencer

Signature:

Frances Spencer

Address:

5515 Madison Rd Apt 170D

Printed Name:

Sherrill Willis

Signature:

Sherrill Willis

Address:

5515 Madison Rd

Printed Name:

Dorothy Matthews

Signature:

Dorothy Matthews

Address:

5515 Madison Rd 45227

Printed Name:

JOANN RAKESTRAW

Signature:

Joann Rakestraw

Address:

5515 Madison Rd

Printed Name:

DOROTHY GARRETT

Signature:

Dorothy Garrett

Address:

5515 Madison Rd

Printed Name:

JUNE LU

Signature:

June Lu

Address:

5515 MADISON ROAD

Re: [External Email] MEDPACE OVERREACH

Dienger, Maria <maria.dienger@cincinnati-oh.gov>

Wed 5/29/2024 3:57 PM

To: Catherine Reed <catherinereed80@gmail.com>

Hello Catherine,

Thank you for your email. I received them and will take them into consideration. They will also be included in the public correspondence part of my report when it is ready to go before Planning Commission, which has not yet been scheduled.

Thanks,
Maria

Maria Dienger | Senior City Planner

City of Cincinnati | Department of City Planning and Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720, Cincinnati, OH 45202

(p): 513.352.4840 | (f): 513.352.4853 | [Website](#) | [Facebook](#) | [Twitter](#) | [Plan Cincinnati](#)

Pronouns: she, her, hers

Stay up to date with **“Connected Communities”**



From: Catherine Reed <catherinereed80@gmail.com>

Sent: Wednesday, May 29, 2024 12:05 PM

To: Dienger, Maria <maria.Dienger@cincinnati-oh.gov>

Subject: [External Email] MEDPACE OVERREACH

You don't often get email from catherinereed80@gmail.com. [Learn why this is important](#)

External Email Communication

Dear Maria Dienger,

As a resident of St. Paul's Village, I am forwarding two emails outlining objections to very questionable hasty procedure, as I hope you can evaluate all points enumerated to consideration of MEDPACE, including tainted position of President of Madisonville City Council. She has a family member who accepts donations from MEDPACE for her art museum & studio.

Whole Council rolled over to MEDPACE in one meeting. No due diligence!

I hope you will continue the research time to explore solid alternatives to Stewart St. Gate.

Thank you!

Catherine Reed

Enclosed; 2 gmails submitted at meeting of March 24, 2024

[External Email] Fwd: Protocols Dismissed

Catherine Reed <catherinereed80@gmail.com>

Wed 5/29/2024 12:09 PM

To: Dienger, Maria <maria.Dienger@cincinnati-oh.gov>

You don't often get email from catherinereed80@gmail.com. [Learn why this is important](#)

External Email Communication

----- Forwarded message -----

From: **Catherine Reed** <catherinereed80@gmail.com>

Date: Tue, May 28, 2024 at 3:50 PM

Subject: Protocols Dismissed

To: Ann Boland <annboland4833@gmail.com>

To: Ann Boland,

Considering the haste with which MEDPACE HAS DISREGARDED DUE DILIGENCE OF HEALTH & SAFETY FACTORS FOR MANY HUNDREDS OF NEIGHBORS AND RESIDENTS OF ST PAULS VILLAGE. How did Madisonville be allowed to rubber stamp proposal to build multi-story parking garage in one night's meeting? With no:

1. Due diligence from EPA, OSHA, Cincinnati Mayor, Fire Department, Police Department, Traffic Department?
2. I call for immediate investigation and recall of leadership of Madisonville City Council.
3. Delay of building permits, subsequent reports allowed to be reviewed for safety, hazardous pollution & waste.
4. All reports submitted to Mayor of Cincinnati since HE is overseeing Federal, State & City efforts to define procedures of building permits. The buck stops at City of Cincinnati Leadership.

[External Email] Fwd: Traffic Conjestion

Catherine Reed <catherinereed80@gmail.com>

Wed 5/29/2024 12:11 PM

To: Dienger, Maria <maria.Dienger@cincinnati-oh.gov>

You don't often get email from catherinereed80@gmail.com. [Learn why this is important](#)

External Email Communication

----- Forwarded message -----

From: **Catherine Reed** <catherinereed80@gmail.com>

Date: Tue, May 28, 2024 at 3:38 PM

Subject: Traffic Conjestion

To: Ann Boland <annboland4833@gmail.com>

Dear Ann Boland,

Here is my assessment of proposed MEDPACE use of Stewart Street increasing traffic flow. There is no remedy for St. Paul's Village Residents to be safe if Stewart Street is flooded with more cars from proposed Medpace parking lot.

The only solution to increased health & safety to 200 elderly is to close the gate on Stewart Street. Besides a school bus in morning & afternoon which stops traffic on both sides, we have Fire Trucks, Ambulances, Supply delivery trucks, moving trucks with furniture (residents moving in and moving out), Medicare Vans and Meals on Wheels large buses, trash trucks, affordable transportation buses, cars of residents parked in back, family and friends visitors...all currently coming and going. This street is already congested to the maximum capacity!

Since MEDPACE has other options, please finalize exit strategy to exclude Stewart Street. As it is seriously DANGEROUS to delay firetrucks and ambulances from access to frail and compromised residents who (in some cases) CANNOT BREATHE, life-threatening issues typically heart issues, or falls with broken bones or bleeding, or unconscious, to have to compromise prompt responses due to increased employee access to Stewart Street. It is possible to consider a real threat in life and death situations that MEDPACE is responsible for deaths that could be avoided if sound advice was dismissed. Please consider seriously NO ENTRANCE OR EXITS ON STEWART STREET! Residents are already at capacity!

Sincerely,

[External Email] Medpace/RBM Update and Response Letter

Pfaff, Christopher <C.Pfaff@Medpace.com>

Fri 6/7/2024 12:12 PM

To: Ann Boland <annboland4833@gmail.com>; Scott Kaylor <Kaylor1@fuse.net>
Cc: Dienger, Maria <maria.dienger@cincinnati-oh.gov>; #COUNCIL <citycouncil@cincinnati-oh.gov>; Aftab, Mayor <mayor.aftab@cincinnati-oh.gov>; Williams, Bryan (Urban Planning) <Bryan.Williams@cincinnati-oh.gov>; Hoffman, Stacey <stacey.hoffman@cincinnati-oh.gov>; German, Taylor <taylor.german@cincinnati-oh.gov>; Albi, Anna <anna.albi@cincinnati-oh.gov>; president@ourmadisonville.com <president@ourmadisonville.com>; Transportation@ourmadisonville.com <Transportation@ourmadisonville.com>; Pine, Joshua <joshua.pine@cincinnati-oh.gov>; rmarkwell@fuse.net <rmarkwell@fuse.net>; roberte.mowery@gmail.com <roberte.mowery@gmail.com>; krista.kirievich@gmail.com <krista.kirievich@gmail.com>; themattmansell@gmail.com <themattmansell@gmail.com>; Kristen Dilley <kdilley@erslife.org>; Jwilson@erslife.org <Jwilson@erslife.org>; Bob Igoe <Bob@iandeye.com>; chris@ohiovalleycat.org <chris@ohiovalleycat.org>; ssheets@cincinnati-developmentfund.org <ssheets@cincinnati-developmentfund.org>; sethbarnhard@gmail.com <sethbarnhard@gmail.com>; Joe Dillon <jdillon@bciaep.com>; Ben Brandstetter <Ben@bciaep.com>; Pfaff, Christopher <C.Pfaff@Medpace.com>

 1 attachments (583 KB)

MedpaceRBM_ParkingGarage_LetterToNeighbors_06Jun2024_R.pdf;

External Email Communication

Hello Ann & Scott,

Attached is our response letter to both emails and requests that you have previously sent to us. I appreciate your patience as we have worked through these questions and asks while we reviewed and discussed with various parties involved. We will continue to provide updates as they come up at the monthly Madisonville Community Council meetings.

In addition to those parties in CC on this e-mail, Medpace is also mailing this letter to all residents on Stewart Ave, Covington Street and Armada Place.

Ann & Kristin – I trust you can share this letter with the residents at St. Paul Village, since some of them were in attendance at the most recent city planning call, and the majority of signatures on Mr. Kaylor's letter were also from your property.

Thank you,
Chris

Chris Pfaff, MBA

Global Head of Facilities

Medpace
5400 Medpace Way
Cincinnati, Ohio 45227



June 6, 2024

Re: Medpace Parking Garage Project

Dear Neighbors,

This letter is to respond to some of the remaining questions and requests regarding our upcoming Parking Garage project on our Madisonville campus. It is also intended to correct some misinformation that was given to the media and posted online, or discussed at in-person meetings, so that you have the facts for yourself. We appreciate each of you taking time to provide feedback and look forward to continuing to be an active member of the Madisonville Community.

Project and Campus Facts:

Developer (RBM) plans to construct a 1,400-space parking garage, consisting of 6 levels at the SE corner of our existing surface parking lot at the corner of Stewart Avenue and Covington Street. With the grading of the property, this means from the Covington side, the lower 2 levels will be mostly below grade on this corner, and you will enter onto the third level of the parking garage. The garage will sit on the surface parking lot that exists today and will replace around 300 parking spaces. This means the garage will result in a net increase of 1,100 parking places.

This garage is required to accommodate additional employees in conjunction with our new office building that is being constructed next to The Summit Hotel. During our initial development planning, we explored options for parking to be within that structure and on other parcels on our campus, and the East parking lot location. The East parking lot location was selected since it prevented us from having a new office building with 8 floors of space plus 8 levels of parking, creating an even taller structure that would be out of line with the other recent developments of the newest office building and The Summit Hotel heights. Additionally, the size of the gravel lot next to St. Paul's church was not large enough to handle a structure of this size, and the gravel lot behind UDF is not available due to already planned future developments.

This garage construction project is planned to commence upon approval from the City of Cincinnati Planning commission and will take twenty months to complete, with an estimated completion timeframe of January 2026.

RBM and Medpace are already working on a new traffic signal located at Medpace Way and Redbank Expressway that has been funded and approved, with installation to start this summer. This new traffic signal will encourage employee traffic to exit through this main intersection when heading towards the south and east as an alternative to using some of the neighborhood streets as it will be more expedient for them to reach where they are heading.

It was stated by one of our neighbors on the City Public Staff meeting on Tuesday, May 28th, that our prior traffic study from 2022 was invalid as Medpace was not working from campus due to the pandemic, therefore the volume of cars wouldn't have matched current state. This statement was incorrect since Medpace resumed in-office work post-pandemic in full effect as of 2021. Regardless, Medpace & RBM agreed to refresh our traffic study data in May of this year and have already provided this data to CDOTE.

It has also been stated a few times that this new garage will result in thousands of additional cars onto Stewart Avenue. Not only is that number extremely overstated, but as described above, we expect (with CDOTE's agreement) that the new traffic signal at Red Bank Expressway will alleviate some of the current volume that is exiting into the neighborhood.

To Respond to Neighborhood Requests of Medpace:

In response to concerns around additional traffic volume, Medpace has been working with both CDOTE and the Madisonville Community Council Transportation chair to develop traffic calming solutions for Stewart Ave. As part of our project, Medpace agrees to cooperate and fund traffic calming efforts (up to 3 speed humps) on the street which will also help address the speeding concerns voiced by the neighbors, coming from Orlando and other streets around to Stewart to cut down to Madsion Road. CDOTE will propose a plan based on the street and viable locations for presentation to MCC.

It was requested of Medpace to close their parking lot entrance at Stewart Avenue, and the planned garage entrance at Covington Street. We cannot agree to this request as these entrances are necessary to support public access of these parking areas as well as safety and emergency response for all who use the campus and its facilities. We will investigate the possibility of using the existing parking arms at Stewart Ave, to see if it will assist in metering rate of entry & exit into and out of the lot.

We are working with Oswald Construction (General Contractor) and their subcontractors to ensure we prevent as much traffic on Stewart as possible, using Medpace Way and internal Campus roadways for deliveries. They will be getting city approvals and permits as required for this project. We have already agreed with the contractors that they will arrange off-site parking and be transported to campus to prevent contractor parking on both the streets as well as our campus to maintain as much parking availability for employees to keep them on our campus.

We will reinforce and continue to follow up on employee parking within the confines of the Medpace campus, and are also closely monitoring traffic and parking volumes on our peak days.

While we understand that traffic, safety, noise and dust are continued concerns, we will work closely with Oswald Construction to ensure we minimize this as much as possible for our neighbors throughout the project.

Medpace will continue to participate in the monthly Madisonville Community Council meetings, which occur every third Thursday of each month. We encourage you to join us and hear what is going on in the community.

Sincerely,



Chris Pfaff
Medpace Representative



Seth Barnhard
RBM Development Representative

CC: City of Cincinnati; Madisonville Community Council