



# Institute of Advanced Manufacturing Science (IAMS) Business and Research Park

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## Urban Renewal Plan (Part 2) East Section

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Prepared By The City of Cincinnati  
Department of Economic Development  
Industrial Division  
And  
The Department of Public Works  
Division of Engineering  
Office of Architecture and Urban Design

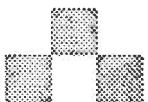


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Institute of  
Advanced Manufacturing Science (IAMS)  
Business and Research Park (Part 2) East Section

■  
Vicinity Map  
figure 1

Development Program

I. Boundary Description

Situated in Section 6, Town 3, Fractional Range 2, City of Cincinnati, Millcreek Township, Hamilton County, Ohio, and being more particularly described as follows:

Commencing at the point of beginning, said point being the intersection of the east line of Paddock Road (as presently improved) and south line of Seymour Avenue (as presently improved);

thence along the south line of Seymour Avenue the following nine (9) courses:

- 1) South 82° 15' 36" East for a distance of 115.00 feet;
- 2) North 17° 46' 09" East for a distance of 13.50 feet;
- 3) South 72° 17' 40" East for a distance of 277.95 feet.
  
- 1) South 72° 17' 40" East for a distance of 290.10 feet;
- 2) along a spiral curve to the left for a distance of 303.35 feet, the chord of said spiral being subtended by a long chord bearing South 74° 18' 20" East for 303.20 feet;
- 3) along the arc of a curve to the left having a radius of 1464.40 feet for an arc distance of 54.31 feet, the chord of said arc being subtended by a central angle of 2° 07' 30" and a long chord bearing South 79° 21' 25" East for 54.31 feet;
- 4) along a spiral curve to the left for a distance of 303.35 feet, the chord of said spiral being subtended by a long chord bearing South 84° 24' 30" East for 303.20 feet;
- 5) South 86° 25' 10" East for a distance of 315.29 feet;
- 6) along the arc of a curve to the left having a radius of 5,761.58 feet for an arc distance of 239.74 feet, the chord of said arc being subtended by a central angle of 2° 23' 03" and a long chord bearing South 87° 37' 33" East for 239.74 feet to the West property line of a tract of land conveyed to Glen Meadows Association Ltd., by deed recorded in Deed Book 4213 Page 99 of the Hamilton County Recorder's Office;

thence along said West line, South 3° 59' 49" West for a distance of 525.17 feet;

thence leaving said West line along a tract reserved for cemetery purposes the following four (4) courses:

- 1) North 86° 02' 11" West for a distance of 220.00 feet;
- 2) South 3° 57' 49" West for a distance of 110.00 feet;
- 3) South 17° 41' 33" East for a distance of 365.82 feet;
- 4) South 86° 02' 11" East for a distance of 85.00 feet to the West line of said Glen Meadows tract;

thence along said West line South  $3^{\circ} 57' 49''$  West for a distance of 105.00 feet to a northerly corner of a tract of land conveyed to the Home for the Jewish Aged of Cincinnati by deed recorded in Deed Book 3140, Page 528 of the Hamilton County Recorder's Office;

thence along the North line of said tract, North  $89^{\circ} 34' 11''$  West for a distance of 208.22 feet to the northwest corner of said tract;

thence along the West line of said tract, South  $4^{\circ} 02' 49''$  West for a distance of 761.80 feet to the southwest corner of said tract;

thence along the South line of said tract South  $86^{\circ} 32' 41''$  East for a distance of 36.30 feet to the northerly line of a tract of land conveyed to Provident Savings Bank "Trustee" by deed recorded in Deed Book 2739, Page 517 of the Hamilton County Recorder's Office;

thence along the lines of said Provident tract the following two (2) courses:

- 1) South  $4^{\circ} 04' 24''$  West for a distance of 452.88 feet;
- 2) North  $89^{\circ} 31' 23''$  West for a distance of 1936.40 feet to the east of Paddock Road;

thence along the East line of Paddock Road the following two (2) courses:

- 1) North  $4^{\circ} 04' 24''$  East for a distance of 1947.05 feet;
- 2) North  $22^{\circ} 18' 45''$  East for a distance of 711.45 feet to the place of beginning and containing 108.502 acres, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record to the above described tract of land.

Being all that real estate conveyed to the City of Cincinnati by deeds recorded in Deed Book 4231, Page 711, Deed Book 4271, Page 14, and Deed Book 4411, Page 2018 of the Hamilton County Recorder's Office.

## II. Plan Objectives

This Urban Renewal Plan is a coordinated effort by the City of Cincinnati (the City) and the Institute of Advanced Manufacturing Science (IAMS). IAMS is a non-profit corporation incorporated by the joint effort of the City, the University of Cincinnati, the Greater Cincinnati Chamber of Commerce and the State of Ohio for the purpose of fostering manufacturing research, development, technological transfer and training.

The City purchased a site from the State of Ohio. The site was conveyed to the City by the State with expressed permitted use for "High Technology" Development. The City conveyed the property to IAMS (herein sometimes referred to as "Purchaser") with the expressed permitted uses imposed by the State. State of Ohio Substitute House Bill No. 55, effective as of March 11, 1997, amended the permitted use to include the following definition:

"Research" means any use that serves the public purposes of developing new knowledge, advancing technology, or enhancing economic growth within this state, including all of the following uses:

- (A) Laboratories and testing or analyzing facilities;
- (B) General business office space;
- (C) Medical office, clinical, and medical treatment facilities;
- (D) Light manufacturing and distribution facilities;
- (E) Assembly of equipment of components;
- (F) Retail use, including any restaurant that is incidental to and in support of the permitted uses;
- (G) Support and maintenance shops for facilities within the park;
- (H) Parking and driveways incidental to building use;
- (I) Utilities and waste disposal or treatment facilities associated with the permitted uses;
- (J) Convention, conference, lecture, and meeting facilities, overnight guest accommodations, or library or other educational support facilities;
- (K) General services that are intended to provide support and service to owners, tenants, and other occupants of the real estate and their invites, including conference centers, day-care centers, restaurants, automated teller machines, and similar uses if such uses are conducted primarily for the convenience of owners, tenants, and other occupants of the real estate and their invites;
- (L) Development of packaging and marketing concepts, design and development of packaging equipment and processes and packaging and distribution facilities, and telemarketing and market research.

This 1997 Urban Renewal Plan revision amends the permitted uses in the IAMS Urban Renewal Area to include "research" substantially as defined by Substitute House Bill No. 55 and to permit IAMS to lease or sell sites on the property to private and public entities

(herein referred to as "Lessee" or "User") for uses consistent with this Plan. The proceeds from the leases and sales will be used by IAMS for research, operation, development and maintenance expenses.

IAMS will administer and coordinate the development of the IAMS Research Park on the property constituting this Urban Renewal Plan Project Area.

The City, through its Department of Economic Development and Department of Public Works, Division of Engineering, Office of Architecture and Urban Design, will review and approve all development plans for improvements and all building design plans approved by IAMS.

A. 725 Cincinnati Municipal Code

Through this Plan, the City has undertaken and continues to undertake the necessary actions to prevent the expansion of slums and blight through the demolition and clearance of the existing blighted buildings in the project area. This Plan specifies the provision of associated site improvements to include the necessary access roadways and accompanying utilities where appropriate to make this site a useful economic asset to the welfare of the municipality.

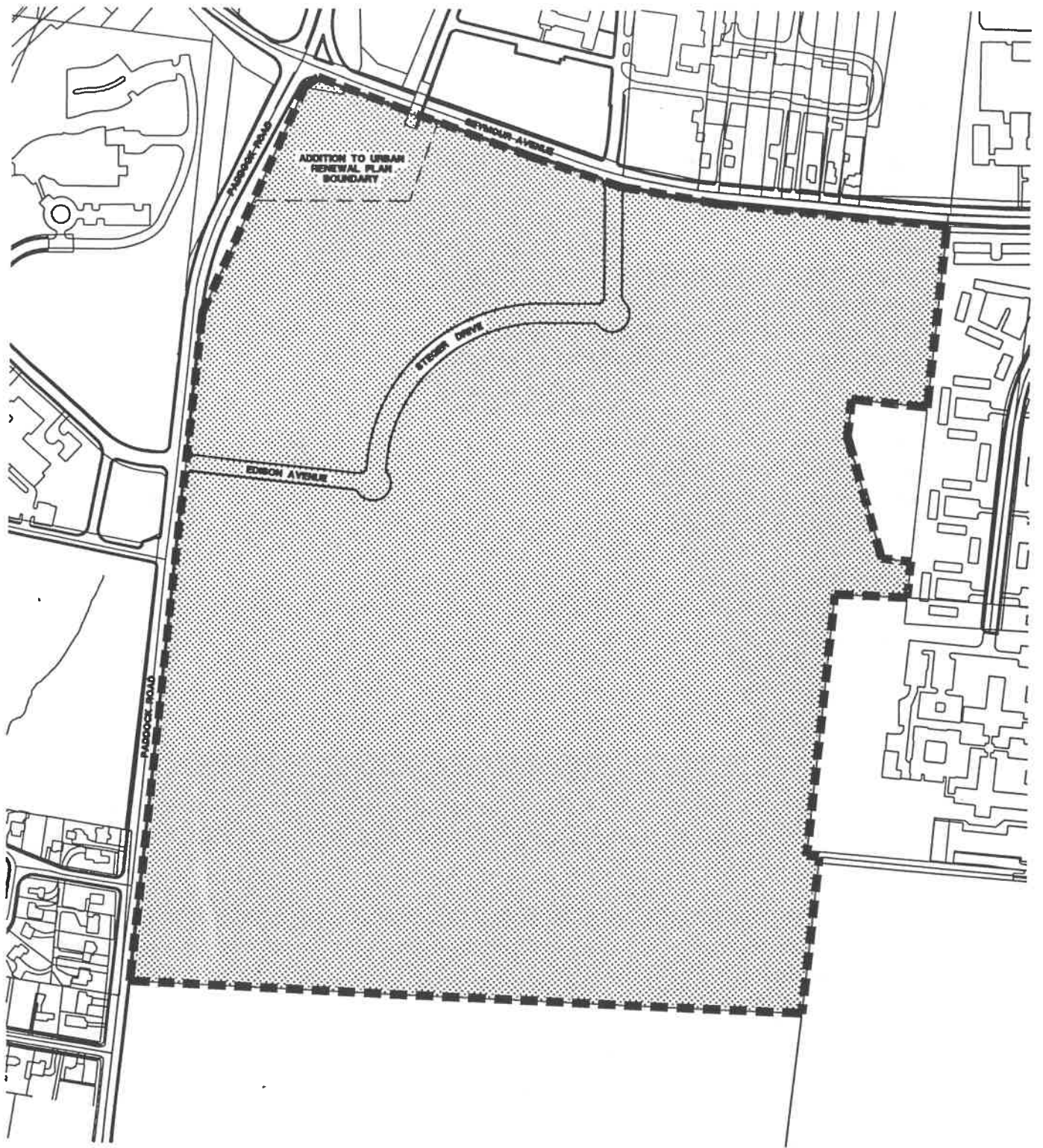
B. Specific Objectives

1. Control the environment of the Park and the neighborhoods with respect to the health and safety of tenants and residents through the enforcement of Environmental Performance Standards which control odor, glare, vibration, waste, radiation, toxic materials and any other factors considered to be offensive or a safety hazard.
2. Through the Urban Renewal Plan, impose design standards for the Park which will assure high standards of building and landscape design consistent with the intent of the Master Development Plan and a campus-like setting and which will prevent outside storage of waste, raw materials or finished product.
3. Assure, through the Urban Renewal Plan, that the principal land use desired for the Park shall be Research as herein defined. "Research" means any use that serves the public purposes of developing new knowledge, advancing technology, or enhancing economic growth within this state, including all of the following uses: (A) laboratories and testing or analyzing facilities; (B) general business office space; (C) medical office, clinical, and medical treatment facilities; (D) light manufacturing and distribution facilities; (E) assembly of equipment or components; (F) support and maintenance shops for facilities within the park; (G) parking and driveways incidental to building use; (H) utilities and waste disposal or treatment

facilities associated with the permitted uses; (I) convention, conference, lecture, and meeting facilities, overnight guest accommodations, or library or other educational support facilities; (J) general services that are intended to provide support and service to owners, tenants, and other occupants of the real estate and their invites, including retail use, any restaurant that is incidental to and in support of the permitted uses, conference centers, day-care centers, restaurants, automated teller machines, and similar uses if such uses are conducted primarily for the convenience of owners, tenants, and other occupants of the real estate and their invites; (K) development of packaging and marketing concepts, design and development of packaging equipment and processes and packaging and distribution facilities, and telemarketing and market research.

All entrances to general services uses shall be from within the building. Except for conference centers, the aggregate floor area for such general services shall be limited to 25 percent of the gross floor area. All signage shall not be visible from either Paddock Road or Seymour Avenue.





Institute of  
Advanced Manufacturing Science (IAMS)  
Business and Research Park (Part 2) East Section

■ Urban Renewal Plan Area Boundary  
figure 2

### III. Legal Basis for Property Acquisition

Under Chapter 725 of the Cincinnati Municipal Code, it was determined that the Old Longview Hospital Site and the surrounding area is a blighted area within the municipality. The property constitutes a blighted area by reason of the presence of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, lack of accessibility or usefulness in its present condition. The combination of existing factors substantially impairs or arrests the sound growth of the municipality. The site further retards and constitutes an economic and social liability and is a menace to the public health, safety, morals and welfare in its present condition and use.

In June 1997, the property adjacent to this site, the former St. Dymphna Chapel property, was determined through studies to possess common deleterious characteristics and therefore constitutes a blighted area by reason of the presence of aged and dilapidated structures, abandonment, and unhealthy site conditions. The combination of these existing factors substantially impairs or arrests the sound growth of the community and the municipality. The site further constitutes an economic and social liability and is a menace to the public health, safety, morals, and welfare in its present condition and use. The Boundary Description of the IAMS Business and Research Park was modified to include the addition of this property in the Urban Renewal Area.

Under Chapter 725 of the Cincinnati Municipal Code, it was found that "blighted, deteriorating, and deteriorated areas" exist within the City which "contribute to the spread of disease and crime...; constitute an economic and social liability; and impair... the sound growth of the community". It was also found that this blight and deterioration could not be controlled by private enterprise alone. In order to remedy this situation, Chapter 725 authorized the City to expend funds to eliminate blight and deterioration and -- towards this end -- to acquire private property.

Under Chapter 725 of the Cincinnati Municipal Code, an Urban Renewal Area "shall mean a blighted or deteriorating area which is appropriate for redevelopment or rehabilitation as defined in paragraph (a) of Section 725 - I-U". The City of Cincinnati, for the purposes of this particular Plan, therefore, declared that the Old Longview Hospital, more particularly defined in Boundary Description of the IAMS Business and Research Park, is an Urban Renewal Area. Within the defined IAMS Business and Research Park and surrounding area, there exists blighted areas in which a majority of the structures are detrimental to the public health, safety, morals and general welfare, by reason of age, obsolescence, dilapidation, overcrowding, faulty arrangement, mixture of incompatible land uses, a lack of ventilation or sanitary facilities or any combination of these factors, or there exist deteriorating areas which, because of incompatible land uses, non-conforming uses, lack of adequate parking facilities, faulty street arrangement, inadequate community facilities, increased density of population without commensurate increase in new residential buildings and community facilities, high turnover in residential or commercial occupancy, lack of maintenance and repair of buildings, or any compensation thereof, are detrimental to the public health, safety, morals and general welfare, and which will deteriorate, or are

in danger of deteriorating, into blighted areas. Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to acquire any property in the area defined in the Urban Renewal Area, the acquisition of which is necessary in carrying out the Urban Renewal Plan.

Further, the IAMS Research Center Business and Research Park Urban Renewal Plan conforms to the Master Plan of the development of the City. No families, individuals or businesses will be displaced from the project area.

Financial aid that may be provided by the Federal Government is necessary to enable the project to be undertaken in accordance with this Plan. This Plan affords maximum opportunity consistent with the sound needs of the facility as a whole for the redevelopment or rehabilitation of the project area by private enterprise.

#### IV. Purchaser's Obligation

- A. In the sale or lease of property within the Urban Renewal Plan boundary, the City of Cincinnati will, in its contracts and deeds or other instruments, include such requirements needed to obligate the Purchasers, Lessees, Users and their successors to:
1. Devote the parcel owned by them to and only to the uses specified in the sale or lease agreement and the Urban Renewal Plan.
  2. Diligently pursue the construction of improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as defined in the contract.
  3. Make no changes in such improvements after completion of their construction that are not in conformity with the disposition contract or guidelines established for the IAMS Business and Research Park.
  4. Not discriminate upon the basis of race, color, creed, sex or national origin in the resale, lease or rental or in the use of occupancy of the property or any improvements erected or to be erected thereon, or any part thereof. This obligation is to be effective, without limitation, as to time, regardless of any termination date provided with respect to any other provision of the disposition contract.
  5. Not to assign contract rights or to resell or otherwise transfer the land or interest therein purchased by them prior to the completion of the improvements thereon without the approval of the City of Cincinnati.

V. Land Use and Zoning

A. The Land Use Plan

The principal land use desired for the Park shall be Research as herein defined. "Research" means any use that serves the public purposes of developing new knowledge, advancing technology, or enhancing economic growth within this state, including all of the following uses: (A) laboratories and testing or analyzing facilities; (B) general business office space; (C) medical office, clinical, and medical treatment facilities; (D) light manufacturing and distribution facilities; (E) assembly of equipment of components; (F) support and maintenance shops for facilities within the park; (G) parking and driveways incidental to building use; (H) utilities and waste disposal or treatment facilities associated with the permitted uses; (I) convention, conference, lecture, and meeting facilities, overnight guest accommodations, or library or other educational support facilities; (J) general services that are intended to provide support and service to owners, tenants, and other occupants of the real estate and their invites, including retail use, any restaurant that is incidental to and in support of the permitted uses, conference centers, day-care centers, restaurants, automated teller machines, and similar uses if such uses are conducted primarily for the convenience of owners, tenants, and other occupants of the real estate and their invites; (K) development of packaging and marketing concepts, design and development of packaging equipment and processes and packaging and distribution facilities, and telemarketing and market research.

All entrances to general services uses shall be from within the building. Except for conference centers, the aggregate floor area for such general services shall be limited to 25 percent of the gross floor area. All signage shall not be visible from either Paddock Road or Seymour Avenue.

B. Zoning Required

A zone to permit uses listed under Section V.A. above and other uses of the same general character.

C. Existing Zoning

Existing zoning is R-2 (T) Single Family, Medium-Density Transition Zone District, with transition zone guidelines that limit development to the conditions and restrictions of this Urban Renewal Plan.

D. Approval and Review of Development Plans

1. Figure 3 is the approved site Development Plan for the Transition District.
2. The Superintendent of Architecture and Facility Management (“Superintendent”) shall exercise the authority conferred on the Director of Buildings and Inspections by Zoning Code Section 1455-403, Review of Development Plans.
3. The Superintendent may approve development plans in the manner provided for the approval of variations from development plans in Zoning Code Section 1455-500, without public hearing provided that the plans strictly conform to the provisions of the IAMS Business and Research Park Urban Renewal Plan relating to the use, building coverage, height, parking and other restrictions set forth in the IAMS Business and Research Park Urban Renewal Plan ; otherwise, the Superintendent shall conduct a public hearing. The Superintendent shall also conduct a public hearing for any “Covered Facility” which handles or expects to handle hazardous or toxic chemicals in quantities that could have a potentially significant environmental impact upon the property or upon the surrounding community. A “Covered facility” is an facility subject to the reporting provisions of Section 313 of Subtitle B of the Environmental Planning and Community Right-to -Know Act of 1986, 42 U.S.C., Section 11023.
4. Pursuant to Zoning Code Section 1455-202, the Superintendent is directed to use the IAMS Business and Research Park Urban Renewal Plan and all conditions and restrictions set forth therein as application review guidelines for exercise of the authority conferred upon the Superintendent for review of development plans for use of the IAMS Business and Research Park Urban Renewal Plan area property within the R-2(T) Single Family, Medium-Density Transition Zone District.

E. Findings

1. The R-2 (T) zoning with transition zone guidelines that limit development to the conditions and restrictions of this Urban Renewal Plan meet the needs of the IAMS Business and Research Park and the land uses proposed within the Urban Renewal Plan boundary.
2. The R-2 (T) zoning with transition zone guidelines that limit development to the conditions and restrictions of this Urban Renewal Plan is adequate to assure that the principal land use desired for the Park shall be Research as herein defined. "Research" means any use that serves the public purposes of developing new knowledge, advancing technology, or enhancing

economic growth within this state, including all of the following uses: (A) laboratories and testing or analyzing facilities; (B) general business office space; (C) medical office, clinical, and medical treatment facilities; (D) light manufacturing and distribution facilities; (E) assembly of equipment of components; (F) support and maintenance shops for facilities within the park; (G) parking and driveways incidental to building use; (H) utilities and waste disposal or treatment facilities associated with the permitted uses; (I) convention, conference, lecture, and meeting facilities, overnight guest accommodations, or library or other educational support facilities; (J) general services that are intended to provide support and service to owners, tenants, and other occupants of the real estate and their invites, including retail use, any restaurant that is incidental to and in support of the permitted uses, conference centers, day-care centers, restaurants, automated teller machines, and similar uses if such uses are conducted primarily for the convenience of owners, tenants, and other occupants of the real estate and their invites; (K) development of packaging and marketing concepts, design and development of packaging equipment and processes and packaging and distribution facilities, and telemarketing and market research. All entrances to general services uses shall be from within the building. Except for conference centers, the aggregate floor area for such general services shall be limited to 25 percent of the gross floor area. All signage shall not be visible from either Paddock Road or Seymour Avenue.

F. Conclusion

Because the existing R-2 (T) zoning with transition zone guidelines that limit development to the conditions and restrictions of this Urban Renewal Plan meet the needs of the IAMS Business and Research Park and the land uses proposed within the Urban Renewal Plan boundary, no zoning change is necessary.

VI. Project Proposals

A. Site Improvements

The following will be construed to standards which meet with City approval:

1. streets, street lighting, sidewalks, where necessary, and curbs;
2. sewers: sanitary and storm;
3. water mains;
4. electric, telephone and other utilities service will be placed underground.



Institute of  
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 Business and Research Park (Part 2) East Section

Illustrated Site Plan  
 figure 3

VII. Development Guidelines

IAMS Business and Research Park (Part 2) East Section is a 106 acre redevelopment site. Development Guidelines, as specified in this Urban Renewal Plan, are established to protect the investment of developers in the Business and Research Park and eliminate existing conditions of blight and deterioration to surrounding areas and to insure achievement of project goals and a high quality Business and Research Park environment. The guidelines shall remain in effect for 30 years from the date of adoption by City Council.

The following guidelines are subject to and superseded by any controlling zoning requirements.

A. Employment Density

Research, high technology light manufacturing or assembly and associated support facilities wishing to locate within the Business and Research Park shall provide an employment density commensurate with similar facility density elsewhere in the U.S. Top priority in the disposition of redevelopment land will be given to users that offer training and continuing education programs to their employees, and to expansion minded firms in the high growth sector of the national and regional economy and which adhere to the Business and Research Park Development Guidelines. The firms which locate in the center should take positive actions to employ local residents whenever possible. All firms must have "Affirmative Action" commitment with respect to employment hiring.

B. Land to Building Ratio

Minimum Building Footprint: 0.15xSite Area\*  
\*Topography and/or setbacks affect sites 6, 7, and 15.  
The Design Review Committee (DRC) as designated by the City and IAMS will entertain specific proposals for these sites.

Minimum Impervious Area

Sites greater than five acres:	0.47xSite Area
Sites less than five acres:	0.59xSite Area
Minimum FAR:	0.20xSite Area
Maximum FAR:	0.32xSite Area



Below grade parking does not count against FAR; above grade does. To count as below grade, the surface of the floor must be a minimum of five feet below average finished grade.

C. Land Use/Organization

1. The principal land use desired for the Park shall be Research as herein defined. "Research" means any use that serves the public purposes of developing new knowledge, advancing technology, or enhancing economic growth within this state, including all of the following uses: (A) laboratories and testing or analyzing facilities; (B) general business office space; (C) medical office, clinical, and medical treatment facilities; (D) light manufacturing and distribution facilities; (E) assembly of equipment of components; (F) support and maintenance shops for facilities within the park; (G) parking and driveways incidental to building use; (H) utilities and waste disposal or treatment facilities associated with the permitted uses; (I) convention, conference, lecture, and meeting facilities, overnight guest accommodations, or library or other educational support facilities; (J) general services that are intended to provide support and service to owners, tenants, and other occupants of the real estate and their invites, including retail use, any restaurant that is incidental to and in support of the permitted uses, conference centers, day-care centers, restaurants, automated teller machines, and similar uses if such uses are conducted primarily for the convenience of owners, tenants, and other occupants of the real estate and their invites; (K) development of packaging and marketing concepts, design and development of packaging equipment and processes and packaging and distribution facilities, and telemarketing and market research.

All entrances to general services uses shall be from within the building. Except for conference centers, the aggregate floor area for such general services shall be limited to 25 percent of the gross floor area. All signage shall not be visible from either Paddock Road or Seymour Avenue.

2. Multi-occupancy redevelopment projects (either rental or condominium in nature) that provide space for several small firms within a single building are encouraged as an efficient method of development so long as the job and site coverage requirements are met.
3. Proposed redevelopment uses must adhere to the requirements of the Zoning Code for the City of Cincinnati; however, in order to assure that uses will not negatively affect the real estate marketability of adjacent

parcels, land use other than those defined in Section V. A., page 7 shall not be permitted in order to create a positive research environment in the Park.

D. Architectural /Urban Design

1. Design Objectives

The primary objective of the Design Development Guidelines for the IAMS Business and Research Park is to promote environmental quality and insure consistent, high quality site development and architectural design. These guidelines are intended to provide stabilized growth and operation of the park and to ensure that all development acts to synergistically support and be supported by surrounding development. In order to achieve this objective, all plans for building and site development must be approved by the City and IAMS prior to start of construction.

Plans will be reviewed with the intent of assuring the following objectives are achieved.

- a. Develop attractively designed buildings and site improvements appropriately sited.
- b. Provide adequate and visually screened off-street parking, loading facilities and other service areas.
- c. Maintain the natural landscape to the maximum extent practicable.
- d. Protect against depreciation of property value and insure the park will always be an attractive location for Research as herein defined. "Research" means any use that serves the public purposes of developing new knowledge, advancing technology, or enhancing economic growth within this state, including all of the following uses: (A) laboratories and testing or analyzing facilities; (B) general business office space; (C) medical office, clinical, and medical treatment facilities; (D) light manufacturing and distribution facilities; (E) assembly of equipment of components; (F) support and maintenance shops for facilities within the park; (G) parking and driveways incidental to building use; (H) utilities and waste disposal or treatment facilities associated with the permitted uses; (I) convention, conference, lecture, and meeting facilities, overnight guest accommodations, or library or other educational support facilities; (J) general services that are intended to provide support and service to owners, tenants, and other occupants of the real estate and their invites, including retail use, any restaurant that is incidental to and in support of the permitted uses, conference

centers, day-care centers, restaurants, automated teller machines, and similar uses if such uses are conducted primarily for the convenience of owners, tenants, and other occupants of the real estate and their invites; (K) development of packaging and marketing concepts, design and development of packaging equipment and processes and packaging and distribution facilities, and telemarketing and market research. All entrances to general services uses shall be from within the building. Except for conference centers, the aggregate floor area for such general services shall be limited to 25 percent of the gross floor area. All signage shall not be visible from either Paddock Road or Seymour Avenue.

2. General Development

A. Streetscape

1. General Site Scape Intent

Make extensive use of decorative paving on all pedestrian paths, crosswalks and terraces or courtyards.

Coordinate with the City and IAMS the selection of site furniture to be provided so there is a sense of a unified design approach throughout the Business and Research Park. Site furnishings include:

- Benches
- Bicycle Racks
- Newsstands
- Mailboxes
- Waste Receptacles
- Planters
- Decorative Paving
- Fire Hydrants
- Lighting
- Signage
- Flagpoles

2. Sidewalks

Pedestrian sidewalks with a minimum width of four feet shall be constructed on at least one side of all public roadways. Between the sidewalk and the roadway shall be a tree lawn suitable for landscaping. Individual site Lessees or Users, whose property

parallels said primary road shall be required, at the Lessees or Users expense, to provide and maintain these amenities. Each project shall provide streetscape amenities as noted above, or as an alternate to providing said amenities, contribute funds on a pro rata basis to construct and maintain such streetscape amenities as herein and below described.

3. Outdoor Art and Fountains

All projects should provide outdoor sculpture or fountains visible from public streets which is equal in value to one percent (1%) of the construction amount of the project. Each fountain and outdoor sculpture should be commissioned as original artwork designed for its site in the IAMS Business and Research Park. Lessees or Users may consider as an alternative contributing to a common outdoor Art and Fountain Fund.

B. Grading and Landscaping

IAMS will devote substantial attention to landscape preservation at the IAMS Business and Research Park. Alteration of the natural terrain and vegetation should be minimized to guard against soil erosion and to protect the wildlife habitat. Maintenance of the natural landscape will distinguish the IAMS Business and Research Park as a unique and attractive location for research and high technology, light manufacturing, distribution and assembly, laboratories/testing facilities, medical facilities, utilities/waste disposal/treatment facilities.

1. Grading

No grading or disruption of the natural terrain shall be permitted until a final design has been approved. Architects are encouraged to limit disruption to the natural grade by designing buildings which take advantage of a site's natural amenities. Where grading is determined to be necessary, the new slopes shall be contour graded and landscaped.

Grading may be approved if:

- a. The development will result in a minimum disturbance of the natural terrain and vegetation commensurate with the proposed land use.

- b. Proposed grading, excavation and filling will not result in soil erosion, sedimentation, slide damage, or flooding problems.
- c. The proposed development preserves and enhances the natural environment and any existing aesthetic qualities of the site.

It shall be the responsibility of each site Lessee or User to provide adequate site drainage facilities compatible with those constructed by the Park. An engineer's report comparing the before and after site conditions and recommending methods of detention and drainage shall be submitted for approval prior to any construction.

## 2. Landscaping

Site Lessee or User is encouraged to preserve existing trees and other visually or ecologically significant vegetation. All free standing trees on the site with a trunk diameter of six inches or more at three feet above grade and all forested areas should be preserved. No such plant material will be removed without approval of the City and IAMS. Building liens and edges of parking areas and service road will be set back at least 15 feet from the drip line edge of the forested areas to be preserved.

All building sites, including the area between the lot lines and curbs of any public road adjacent to the site, shall be landscaped in accordance with a plan submitted to and approved by the City and IAMS prior to any development on the site.

Specifications shall include a statement showing that adequate preparation of top soil and sub soil will be undertaken prior to the setting of any specified plant materials. All trees, shrubs and plants shall be root-free, clear of insects, pests or fungus disease or the effect of previous infestations. Planting material shall be adapted to area climate conditions, be of good quality and be marketable merchandise.

The approved landscaping plan shall be installed within six weeks following building occupancy. Landscaping may not

be altered without submitting a revised landscaping plan for approval.

The landscaping plan shall include:

- a. Type of sod and seeding
- b. Type of trees, hedges and shrubs including size and spacing
- c. All other information regarding the site including walls, screening and water system.

The entire site shall be landscaped in a manner that is complementary to the architecture, provides visual screening for parking and service areas and forms an attractive transition between the built form and the natural landscape. The design should take into consideration and be compatible with views/vistas, adjacent topography, architectural character of adjacent structures and the visual character of adjacent landscaping or natural vegetation.

Plant materials should be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. A setback of trees and large shrubs from the property corners at the street intersection shall insure clear vision of the intersection from approaching vehicles in accordance with good traffic engineering and safety practices.

All planting easements and front, side and rear yards not used for parking, walkways, plazas or service areas, shall be landscaped by the Lessee or User with an effective combination of street trees, parking lot trees, trees for screening, ornamental trees, a ground cover and shrubbery. Trees may be deciduous and/or coniferous in species. All City permits shall be obtained by the Lessee or User for street trees.

Tree/Landscaped Area Ratio: For every 200 SF of area in a planting easement at least one upright tree or large shrubs shall be installed and maintained.

Spacing: The spacing of trees and large shrubs should be appropriate to the species used. In addition, the spacing should conform to the following standards:

- d. A minimum of 25 feet from the property corners at street intersections to the center of the first tree or as directed by City agencies having jurisdiction.
- e. A minimum of 10 feet between center of trees or large shrubs and light standards.
- f. A minimum of 15 feet between center of trees or large shrubs and fire hydrants.
- g. A minimum of 5 feet between center of trees or large shrubs and edge of roads or driveways.
- h. Recommended Landscaping Material

**MAJOR STREET TREES (min. size 3 1/2" - 4" cal.)**

- Norway Maple
- Red Maple
- Sugar Maple
- White Ash
- Honey Locust
- Bradford Pear
- Pin Oak
- Red Oak
- Japanese Zelkova

**PARKING LOT TREES (min. size 3" - 3 1/2")**

- Honey Locust
- White Ash
- Red Oak
- Japanese Zelkova

**TREES FOR SCREENING (min. size 6'-8" height)**

- White Pine
- Red Pine
- Canadian Hemlock
- Spruce varieties
- Eastern Red Cedar
- Yew varieties

**ACCENT TREES (min. size 1 1/2" - 3")**

Flowering Crabapples  
Bradford Pear  
Hawthorn varieties  
Weeping Willows  
Dogwood varieties

**SHRUBS**

Summersweet  
Cotoneaster  
Taxus  
Virburnum  
Ilex  
Junipers

Other plant varieties may be used with the approval of the DRC.

Lessees or Users shall install a permanent underground sprinkler system for street frontages and primary building entrances capable of providing proper amounts of water for the particular type of plant materials used.

Lessees or Users are required to employ the services of a landscape architect to determine compatible planting with specific sites and adjacent properties. The City and IAMS reserve the right to modify the planting requirements based on specific sites, soil, local climate and grading characteristics.

Landscaping shall be provided within all parking lots. The total area should be separated by smaller landscaped parking areas which will be located within the parking lots to break up the expanse of pavement. Each separate landscaped area should include at least two street trees.

These separate landscaped areas should also include at least two street trees. These separate landscaped areas should also be adequately planted with shrubs or ground cover. Care should be taken to protect landscaping areas from damage by vehicles through the use of curbs, low walls or other similar construction.



All on-site access roads shall be separated from parking areas by a painting area with a minimum width of 12 feet.

Landscaping in the interior of the parking area will be provided so that no contiguous open pave area exceeds 10,000 SF.

Landscape islands to be a minimum of 8 feet wide containing trees or shrubs at least 5 feet in height and reasonably spaced.

### 3. Landscape Maintenance

A regular schedule shall be used for groundskeeping. This schedule shall be submitted to the IAMS Design Review Committee (DRC) for review and approval.

It shall be the responsibility of each Lessee or User to keep the entire leased site, including easements, in a safe, clean and well-maintained condition. The Lessee or User shall remove at his expense any rubbish or trash which may accumulate on the site. All growth shall be controlled by pruning or trimming so that it will not interfere with repair of any public utility, restrict pedestrian or vehicular movement or constitute a traffic hazard. Dead growth should be promptly replaced in accordance with the approved planting materials.

IAMS reserves the right to perform or cause to be performed landscape maintenance at the expense of the site Lessee or User if not maintained in accordance with the principles set forth in these guidelines.

All trees, shrubs and lawns will be periodically and systematically watered, fertilized, weeded, trimmed, aerated and maintained in a healthy growing condition by each Lessee or User. Removal of leaves shall be done within a reasonable time range during the fall season.

### C. Signage

No identification, traffic parking or control signs will be permitted without prior approval of the City and IAMS. Size, height, design and means of support for each sign will be considered on an

individual basis subject to the site and building design. No flashing or moving elements will be permitted nor shall they be an advertising vehicle.

Size of the message shall be determined for legibility from various sight distances.

## 1. Signs

A sign is defined as any painted or fabricated element, including its structure, which may consist of any letter, figures, character or marks. A sign includes any building surface, free standing wall, fence or other appurtenance upon which graphics are painted or displayed.

One (1) Announcement or Construction Sign denoting the architects, engineers, contractors and other related organizations shall be permitted. The construction sign must be removed within 10 days after completion of construction. The size of Construction Signs shall be limited to 32 square feet.

Signs defined according to type of message conveyed:

- a. Sign, Real Estate: A sign advertising the sale, rental or lease of the premises on which it is maintained.
- b. Sign, Instructional: A sign conveying instructions with respect to the premises on which it is maintained, such as a sign designating the entrance to or exit from a parking area, a trespassing sign, a danger sign or similar signs.
- c. Sign, Identification: A sign indicating the name of a permitted use, the name or address of a building or the name of the management thereof.
- d. Sign, Nameplate: A sign indicating the name and address of an occupant.
- e. Sign, Announcement: A sign of temporary character such as a construction sign or a sign indicating the names of persons associated with, or events conducted upon the premises upon which the sign is maintained.
- f. Sign, Business: A sign directing attention to a business, commodity, or service conducted, sold or offered

upon the same premises as those upon which the sign is maintained.

- g. **Sign, Trademark:** An identification sign portraying a symbol or trademark, with or without lettering, of a business or industry and which symbol or trademark has been used on signs in other locations and in printed advertising.
- h. **Sign, Projecting:** A sign attached perpendicular to the building.
- i. **Sign, Advertising:** A sign directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where the sign is maintained, including a billboard sign.

2. The following signs will be permitted:

Non-illuminated real estate signs as permitted and regulated by the City of Cincinnati Zoning Code. These signs must be removed upon completion of sale, lease or hire.

Non-illuminated or indirect illuminated professional sign and regulated by the City of Cincinnati as subsequently amended.

Non-illuminated or indirect illuminated instructional sign shall not exceed three (3) square feet in area per sign face. The top of the sign and mounting device shall not exceed a height of three (3) feet.

3. **Building Identification and Address Sign**

One (1) identification sign, only with company name and street address will be erected at the main vehicular entrance to each parcel from a public or private roadway in an area designated by the City and IAMS. The design, format and materials of the sign will be consistent with the building.

An additional identification sign may be erected at the principal building entrance. It may be free standing or placed on the building surface and shall not project any roof or canopy elevation.

Identification signs shall be erected only as ground signs.

One (1) ground sign shall be permitted on the premises provided that:

- a. No such ground sign shall exceed a height of six (6) feet above the grade.
- b. The area of such ground sign shall not exceed twenty (20) square feet per sign face.

4. Traffic, Parking

All traffic, parking and control signs will be restricted to the minimum necessary, will be visually unobtrusive and will be consistent in format, size, color and lettering style.

5. Prohibited Devices or Signs

No signs or its lighting shall move, flash or make noise.

Colored lights and illuminated signs employing colors used in traffic signal lights are prohibited within 100 feet of any signalized intersection.

Any imitation of official traffic signs or signals and the use of such words as "stop", "look", or "danger", "go slow", "caution" or "warning" are prohibited.

Fluorescent or day-glow colors in signs are prohibited.

Permanent, portable (or roll-away) and temporary advertising or billboards are prohibited.

Business name plate and projecting signs.

D. Lighting

Light quality and illumination level must be geared to the specific use of the area. The light source shall be concealed when possible, or be of an attractive, simple design approved by the City and IAMS.

Lighting is part of the architectural vocabulary and should be used to help create and dramatize the nighttime image of a structure, garden or plaza, thereby, extending the hours of their usefulness.

Each exterior light standard must be attractive during daylight hours when the pole, base and light add another dimension to the site development. Specific material and color of the fixture will be evaluated in terms of compatibility with the site and building characteristics.

1. Streets

Lighting shall be High Pressure Sodium (HPS), concealed source cut-off design on 35 feet high dark poles at a spacing to provide an average maintained footcandle of 1.5 footcandles and a uniformity ratio of 3:1.

2. Parking Lots and Service Areas

Lighting shall be provided by a free standing fixture with cut off light source to assure that the source is not seen from a public street or adjacent properties. The poles shall be 30-35 feet in height and the standard street furniture color. Light shall be High Pressure Sodium (HPS) and provide an average of 0.8 footcandles average maintained level.

3. Pedestrian Path

Lighting shall be metal halide, semi-concealed or visible source, 12 feet maximum height and poles of standard street furniture color. Illumination average should be .8 footcandles average maintained level and a uniformity ratio of 5:1 or more uniform.

4. Pedestrian Plaza

Lighting shall be metal halide, semi-concealed or visible source, 20 feet maximum height, poles of standard street furnishings color with footcandle level related to area design.

5. Building Exterior Floodlighting

Well designed subtle lighting of the building exterior may be permitted, provided that the light source is hidden from view and compliments the building. The lighting should not draw inordinate attention to the building and shall not illuminate neighboring buildings. Decorative floodlighting is essentially an art, therefore, illumination levels may vary

depending on wall textures and colors. All building floodlighting will be metal halide.

6. Fountains or Exterior Sculpture

Should be lighted with concealed sources. Light source should be metal halide or similar light color.

E. Utilities

All utility lines must be placed underground. No transformer, electric, gas or other meter of any type shall be located on any pole nor hung on the outside of any building. They shall be placed on or below the surface of the property and adequately screened with conifer vegetation as a wall and of material to match the building. All installations must have prior approval of the City and IAMS. IAMS reserves the right to grant easements for the construction, operation and maintenance of all utility lines.

Earth satellite transmission stations shall be screened from view with landscaping or permanent screening elements as high as the receiving dish. Any dish shall be painted the standard streetscape color as selected by the City and IAMS.

No Lessee or User shall construct an antenna, microwave dish or other such communication on the site or on a building other than by approval of the City and IAMS. Any such device which may be permitted, if visible from the ground, should be only of a neutral color.

F. Site Development

1. Building Setbacks

Building setbacks from street right-of-ways, property lines and landscaped green belt will be evaluated by the City and IAMS on a specific site basis. The City and IAMS may require modifications in setbacks if sight lines, topography, natural vegetation or road alignment dictates special conditions.

### Minimum setback requirements

#### Building and Parking Setbacks:

- a. Paddock, Seymour: 100 feet
- b. Front: 50 feet from nearest edge of any public right-of-way within the Park
- c. Side and rear: 30 feet from property line
- d. Corner Site

Corner site shall be considered 2 front yards and 2 back yards.

- e. Landscaping Buffer Zone

The buffer zone shall be landscaped and/or bermed in a natural, picturesque way. Screening strips shall be developed at the perimeter of all parking lots. Buffer yards and screening strips shall be landscaped and maintained as required in the landscape and maintenance section of the guidelines.

## 2. Loading and Staging Areas

- a. No loading area shall be allowed that is visible from a primary public street. Loading shall be located at the side or rear of building and must be screened from auto and pedestrian view and other adjacent development parcels in the Center. No on-street trailer or truck storage is permitted.
- b. All loading dock areas, and/or trash receptacles, shall be screened from primary streets and adjacent parcels. Visual screening should be of sufficient height and density to block undesirable views.

## 3. Outdoor Storage

No materials, supplies, equipment, finished or semi-finished products or articles of any nature shall be stored or permitted to remain on any building site outside of the building. Waste and rubbish storage facilities shall be properly screened and shall not be constructed or used without consent of the City and IAMS.

4. Fences

Fences are not permitted.

5. Parking

No parking will be permitted on primary streets in the Business and Research Park. If the parking requirements increase as a result of change in use or number of employees, additional off-street parking shall be provided to satisfy the requirement of this section.

- a. All parking facilities and private drives must be approved by the City and IAMS.
- b. All driveways shall be paved with an impervious surface, curbed, drained and maintained properly by the Lessee or User.
- c. At least 3% of all off-street parking shall be devoted to parking space for the handicapped, and located convenient to the building or other facilities being served.
- d. No more than 40 parking spaces shall be permitted in a continuous row without providing an aisle for the movement of vehicular traffic. Such prohibition shall not apply to any exterior rows of a parking area.
- e. It is the intent to minimize the number of access drives in the Business and Research Park. No driveway on a primary street shall be located closer than 250 feet to another drive or an intersection of two primary streets.
  1. One parking space for 1.2 employee
  2. One parking space for each management person; and
  3. One visitor space for each 10 management persons.

Parking areas should be located and surfaced so that the paved area and parked vehicles present the least possible exposure to public view. Screening shall be provided by natural topography earth berms or conifer planting.

Parking or other vehicular surface, except automobile drop off or loading area shall be 40 feet from a building line.



Parking, automotive drop off, or other vehicular surface will be no closer than 50 feet from an adjacent street, except loading zones noted elsewhere in these guidelines, nor closer than 30 feet from an adjacent parcel.

All off-street parking, access drives and walkways will be surfaced with bituminous concrete, concrete or unit pavers. Overflow or infrequently used parking may be paved with "grass" paving blocks. All surfaces must be properly graded to assure adequate drainage.

Landscaping in parking area shall be as discussed in the landscape section of these guidelines.

Where parking other than visitor or reserved parking is provided on a primary street side (front yard) of a site, the parking shall be screened by an earth berm at least 5 feet high with landscaping on the berm.

f. Parking Maintenance

All parking, access drives and loading areas shall be kept clean and in good repair at all times. Breaks in paved surface should be repaired promptly.

6. Noise, Pollution and Nuisances

No annoying noises, smoke, odors, vibrations or other nuisances shall be permitted in the IAMS Business and Research Park.

7. Garbage and Refuse Collection

No garbage or refuse shall be placed, stored or maintained in the development area except in a sanitary container storage area or building. All such containers shall be located at the rear or side of the building adequately screened from pedestrian view from abutting primary street and shall be kept in a clean and sanitary condition.

8. Temporary Structures

Temporary structures shall not be placed or maintained on any site except during the construction of facilities approved by the City of Cincinnati. Within 10 days of the completion of such construction, the temporary structure shall be removed from the site and the area

- a. All parking facilities and private drives must be approved by the City and IAMS.
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- d. No more than 40 parking spaces shall be permitted in a continuous row without providing an aisle for the movement of vehicular traffic. Such prohibition shall not apply to any exterior rows of a parking area.
- e. It is the intent to minimize the number of access drives in the Research Park. No driveway on a primary street shall be located closer than 250 feet to another drive or an intersection of two primary streets.
  1. One parking space for 1.2 employee
  2. One parking space for each management person; and
  3. One visitor space for each 10 management persons.

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6. Noise, Pollution and Nuisances

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7. Garbage and Refuse Collection

No garbage or refuse shall be placed, stored or maintained in the development area except in a sanitary container storage area or building. All such containers shall be located at the rear or side of the building adequately screened from pedestrian view from abutting primary street and shall be kept in a clean and sanitary condition.

8. Temporary Structures

Temporary structures shall not be placed or maintained on any site except during the construction of facilities approved by the City of Cincinnati. Within 10 days of the completion of such construction, the temporary structure shall be removed from the site and the area occupied by said structure shall be restored to meet all applicable covenants and surrounding site conditions. When a temporary structure is placed on a site, it must be located within the building set back lines.

Construction offices may be housed in mobile or other temporary buildings. These shall be dismantled or moved from the site at completion of the project. Temporary power and water connections to the construction site should be made available.

All buildings must have equally attractive facades and present a unity of design concept on all faces. In order to maintain a high standard the exterior walls of each building are to be constructed of a durable permanent material, tastefully detailed.

4. The following architectural design guidelines will be required.

Unit masonry should be the primary building material through the Park. The use of natural, domestic or imported cut stone, ground face block, architectural concrete, flush metal architectural panels, glass and resin plaster panels may be allowed as an alternative exterior surface after reviewing and approval by the DRC.

The use of concrete block may be used on surfaces where expansion is planned within 3 years, however, such block shall be stuccoed.

Buildings may use a combination of up to 3 materials (not including window frames, doors or louvers) provided there is a design and material continuity.

Architectural metal panels with flat surfaces are permitted. Corrugated or articulated metal panels (e.g. V-Beam ribbed panels) are not permitted.

Exterior building materials should be warm tones/neutrals with a value in the range of 1-5. Supplemental or accent color within the color range are permitted.

All buildings shall be designed by a registered architect. All landscaping shall be designed by a registered landscape architect.

Where a phased building program is proposed, a total master plan for the site shall be required.

Pre-engineered or "stock" building systems are not permitted.

General building massing should promote a horizontal mass except on designated sites where a higher building will promote good urban design.

a. Building Height

Building heights on Lot B should not exceed 3.5 stories (at approximately 16 feet each)

el. 577.0, measured from the grade of the center line of the nearest access roadway to the top of the building parapet.

Exceptions: if a roof is sloping at 3:12 or greater, 10% of that roof may exceed el. 577.

See Site Plan Fig. 3 for Lot B site location.

b. **Roofscape**

The roofscape should be considered as the fifth facade. Vertical projections, such as cooling towers and vents, and other appurtenances, such as fans and exhausts, shall be screened from view from public streets and nearby sites and in sites 8-14 from buildings at higher elevations within the Park. All projections greater than one square foot in cross-sectional area must conform to the height limitations.

All penetrations through the roof must be organized in a manner that is consistent with the architectural form of the building.

Any deviation or variance in these guidelines will not be permitted except with the written approval of the DRC and only upon the submission of complete detailed plans prior to initial approval of development of the properties.