February 12, 2021

Mr. Paul Schirmer
PO Box 9833
Cincinnati, Ohio 45209

Re: 4761 to 4773 Bloor Avenue and 3754 to 4759 Beechmont Ct. (D) – **(CPRE210014)** Final Recommendations

Dear Mr. Schirmer,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **4761 to 4773 Bloor Avenue and 3754 to 4759 Beechmont Ct**. in the Community of Linwood. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **February 16, 2021 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move the project forward:

1. **A Zone Change from the existing Manufacturing Limited (ML) zoning district to Planned Development (as requested) will be required to move the project forward.**
2. A Zone Change to Planned Development (PD) should be applied for through the Department of City Planning. Application will require a Concept Plan and Development Program Statement. All items outlined in Chapter 1429-09 must be submitted in conjunction with the application.

Requirements to obtain permits:

1. Zone Change, Concept Plan, Development Program Statement, and Final Development Plan must all be approved prior to applying for permits.
2. A lot consolidation for each of the building sites shall be recorded through the Hamilton County Recorder's office. It is recommended that this take place after any zone change request approval.

Recommendations:

1. The Department of City Planning strongly recommends that the applicant engage with nearby property owners and the Linwood Community Council regarding the proposal prior to submittal of an application for zone change.

Contact:

- **Andy Juengling** | City Planning |513-352-4840 | andy.juengling@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move the project forward:

1. The subject property is located in a Manufacturing Limited (ML) zoning district. Per §1413-05, new multi-family residential uses in ML are permitted only when abutting an

existing residential use or structure, so a zone change or Planned Development (PD) will be required.

2. If Applicant elects to pursue a zone change, work with Zoning Staff to select an appropriate zoning designation that will allow the proposed density and development of the café aspect of the project.
3. A numeric variance to allow more than one principal structure on the same parcel would be required if the project does not proceed as a PD.
4. Recorded Consolidation Plat(s).

Requirements to obtain permits:

- None

Recommendations:

1. There are Single-Family zoning districts to the northeast, west and southwest and a Parks and Recreation district to the southeast. Ordinarily, a residential multi-family use would require a 10-foot buffer yard and a 6-foot screen wall or fence. Also, parking lot landscaping and screening would be required. Zoning Staff recommends working with Planning or Zoning Staff to ensure that the surrounding districts are adequately screened.
2. Consult with the Linwood Community Council and surrounding property owners.

Contact:

- **Tre Sheldon** | ZPE | 513-352-2422 | henry.sheldon@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
2. Add invert elevation at tap connection point at the main line sewer for Amenity Building.

Recommendations

- None

Contact:

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

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Submit an Erosion Control Plan
2. Utility Plan
    - Label all proposed storm lines' size and material.
    - provide profile drawings for storm sewer.
    - Amenity Building storm bypasses detention. This should tie into detention.

3. Grading Plan
    - Detail grading around entrance. Show how the surface flow gets to the inlet.
    - Detail grading around NE of parking lot. Show that surface flow is not ponding in corners of trash area etc.
    - Possibly provide a few more inlets to allow the intermediate capture of surface flow.
4. Include SMU Standard Plan Notes
5. Submit Detention calculations and details per SMU

Recommendation:

1. This will require an NPDES permit
2. As-builts will be required for all of the storm and impervious surfaces.

Contact:

- **Josh Snow** | SMU | 513-591-5050 | joshua.snow@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. According to the Proposed Utility Layout Plan it shows a proposed Domestic and Fire branch connected to the 6" water main in Bloor Avenue. The way this is shown will not be approved by the Greater Cincinnati Water Works.(GCWW) There are not to be any bends before the meter/backflow preventer setting and the meter/backflow preventer setting needs to be close the right-of-way or first thing inside the building if there is no room between right-of-way and proposed building. Please refer to GCWW Standard drawings section 108-13 & 14 for 4" or Larger Fire Dual Service https://www.cincinnati-oh.gov/sites/water/assets/File/Engineering/StandardDrawingsRevised7-12-19_Signed.pdf for meter setting options.
2. The development parcels must be consolidated.
3. The development is receiving water service from the 8" & 12" public water main in Beechmont Court and the 6" public water main in Bloor Avenue with the following addresses and branches:

Address	Branch No.	Branch Size		Meter No.	Meter Size
3748 Beechmont Av	Lead Private	H-60045	3/4"	7764	5/8"
3750 Beechmont Av	Lead Private - FOD	H-65069	3/4"	95892	5/8"
3752 Beechmont Ct	Lead Line	H-88241	5/8"	75638	5/8"
3754 Beechmont Av	Lead Line	H-67026	5/8	119987 5/8"	
3754 Beechmont Av	Lead Line	H-67026	5/8"	97040437	5/8"
3756 Beechmont Ct	Lead Private	H-96169	1"	112086 5/8"	
4761 Bloor Av	Copper - FOD	H-111293	3/4"		
4763 Bloor Av	Lead Private	H-87250	3/4"	74523	5/8"
4764 Bloor Av	Copper	H-253342	3/4"	253342 5/8"	
4767 Bloor Av	Lead	H-90664	58"	78323	5/8"
4769 Bloor Av	Copper	H-103898	3/4"	93732	5/8"
4773 Bloor Av	Copper	H-103899	3/4"	93733	5/8"

4774 Bloor Av	Copper	H-111040	3/4"	99903	5/8"
4776 Bloor Av	Copper	H-111041	3/4"	99904	5/8"
4778 Bloor Av	Lead Line	H-66801	5/8"	20679	5/8"

4. Please note that there are known health risk with lead service lines. Greater Cincinnati Water Works records indicate the existing private side of the water service lines (H-60045, H-88241, H-67026, H-96169, H-87250, H-90664, H-66801)at this site are a Lead Service line. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if these are to remain. Please contact the GCWW Lead Service Line Replacement Coordinator Kathleen Frey at (513) 591-5068. Please call 513-651-5323 and/or refer to http://www.cincinnati-oh.gov/water/lead-information/.
5. Owner(s)/Developer(s) must abandon all unused water service branches. The existing water service branches on this property that are not to be used for this development, must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online FOD form at https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/ authorizing removal of any existing water service branches before any new water service can be sold. Any questions contact 513-591-7837.
6. Abandoned branches will require a drawing showing which branches are to be physically removed from the main. Each branch will need to show the branch number. Submit to Shawn Wagner at Shawn.Wagner@gcww.cincinnati-oh.gov

Recommendations:

1. There is 6" public water main on the east side of Beechmont Circle and a 6" public water main in Bloor Avenue.
2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber 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.roellr@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. For this structure confirm that there are at least two fire hydrants that are within 400' from all parts of each structure.

Requirements to obtain Permits:

1. The minimum **Fire Flow** requirements for Commercial structures is a minimum of **1800 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).**
2. **Fire-Flow:** The flow rate of water supply, measures @ 20 pressure/per/square inch (psi) (138Kpa) residual pressure that is available for firefighting which equal the sum of 2 fire hydrants.
3. The two closest Fire Hydrants to this project are 3754 Beechmont Court and 4785 Bloor Street.
4. Hydrants and FDC placement are not to block fire apparatus access to the structures.
5. Confirm that the Fire Department Connection is within 50'of a fire hydrant.

6. Post indicator valves cannot be more than 40 feet from the building it services.

CFPC 1229-13 Access Streets, Roadways or Driveways

7. Access streets, roadways or driveways where required by Section 1229-11, shall conform to the following:
   a. The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions:
   b. The curve radii and grade elevations shall be such as to permit any fire department apparatus to negotiate curves and grades under any weather conditions.
8. **OFC 503.2.1** Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with paragraph (C)(6)(503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
9. **OFC 503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

The weight of our apparatus as well as the turning radius for each is as follow:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41’10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31’6"	9’5”	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22’2"	9' 2"	18,500			34'/41'

Recommendations:

1. A Fire Hydrant may need to be located closer to the project to achieve accessibility to Fire Hydrants for the Fire Department.

Contact:

- **Robert Hart** | Fire Dept. | 513-357-7597 | robert.hart@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If this project will receive City qualified incentives, then it must receive OES environmental approval as per Administrative Regulation 30.

2. If this project will need to include a new City public right-of-way and/or new permanent public easement (i.e., water and/or sewer), then these must receive OES environmental approval as per Administrative Regulation 30.
3. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards for residential land use as per City Municipal Code Chapter 1031.
4. Commercial waste, including construction and demolition debris, generated during the demolition of existing site structures and/or the construction of new site structures as part of this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Current franchise holders include Rumpke of Ohio, Republic Services of Ohio, Best Way of Indiana, and Bavarian Trucking Company.

Recommendations:

1. The project site appears to be within mapped Flood Zone AE, which is an area inundated by 1 percent annual chance of flooding. Site development precautions should be taken for riparian and flash flooding concerns.
2. Due to the age of the existing site buildings, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to their demolition.
3. The proposed new apartment buildings appear to be adjacent to a high traffic road (Beechmont Avenue). The new apartment buildings should include a pre-development assessment of the air quality and include design elements that assure healthy indoor air quality is maintained.
4. The development goal should be to earn at a minimum the LEED Certified rating level.
5. The parking design should include electric vehicle parking stations.
6. The parking design should include bike racks.
7. Solar should be considered in the design as a renewable energy source.
8. Site areas designed for trash dumpsters should have equal space included for recycling dumpsters.
9. The use of trees in the landscape design should be included to enhance urban forestry.
10. 1The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Howard Miller** | OES | 513-352-6999 | howard.miller@cincinnati-oh.gov

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

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

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

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Robin Hunt** | Urban Forestry. | 513-861-9070 | robin.hunt@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Should remove the concrete curb on Beechmont Cir to create a left turn onto Bloor.
2. Need minimum 10' sidewalk space (5'walk-5' tree lawn preferred) within the right of way around the entire site.
3. Proposing widening of Bloor must meet DOTE standards.
    a. Curb will be required.
    b. Utility poles will need to be relocated outside the roadway.
    c. Submit more detailed plan to DOTE for review.
4. Parking on Bloor is public.
5. Consider vacating Beechmont Court east of Bloor. The narrow right of way provides access only to proposed development.
6. Use City standard drive apron. Remove any unused drive aprons and restore to City standards.
7. All work in the right of way requires a DOTE permit.
8. Contact DTEaddress@cincinnati-oh.gov for address assignments prior to submitting for building permits.

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. Separate permit applications are required for each building and retaining walls.
2. The project is in an area of special flood hazard and must comply with Chapter 1109 CBC for development in the floodplain.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Roy Hackworth** | DCED | 513-352-6119 | roy.hackworth@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- No comments at this time

Recommendations:

- None

Contact:

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

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

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,

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

Rodney D. Ringer,
Development Manager

AD:RDR: