

October 23, 2018

Mr. Paul Schirmer
Steiner + Associates
4016 Townsfair Way, Suite 201
Columbus, Ohio 43219

Re: 421-509 Hoge Street – **(CPRE180071)** CSPRO Final Comments and Recommendations

Dear Mr. Schirmer,

This letter is to inform you that our CSPRO Committee has reviewed your proposed project at **421-509 Hoge Street** in the Community of Columbia Tusculum as part of the Final Development Plan approval for your PD Development. The feedback provided below was reviewed by CSPRO Committee (Director's) for additional consideration and finalization of comments to ensure that your project is moving in the right direction before you apply for permits or making recommendation to Planning Commission. Please see following information listed below. Thank you for to developing within the City of Cincinnati.

City Planning Department

Requirements:

- The proposed Final Development Plan generally conforms to the approved Concept Plan and Development Program Statement for Planned Development #78 (PD-78). However, sufficient detail required by all departments is necessary prior to submission for Planning Commission approval.
- Please continue to work with the Fire Department to satisfy their site access requirements. If this results in changes to the site plan, please submit a revised site plan.

Recommendations:

- The Department of City Planning further recommends that the development team continue to meet with the Columbia Tusculum Community Council to provide updates on the project and collaborate with the neighborhood and City staff on the Final Development Plan.

Contact:

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

Buildings & Inspections – Zoning

Requirements:

- **Zoning recommends the following be required and illustrated upon the Final Development Plan:**
 - **Bike parking required in garages per Sec. 1425-38.**
 - **Trash Management:** Trash is proposed to be managed in the basement. Illustrate how it will be collected when trash truck cannot enter building.
 - **Landscaping:** All trees shall be 3 in. caliper at planting. Maiden grass locations along the west and north perimeters should incorporate one or two types of deciduous native species tree, 3 in. caliper at planting and greater than ornamental in scale (8 total). Four additional similar trees should be placed at the bookends of the frontage of the building, to further softening the massing of the building.
 - **Buffering:** Noise cancelling fencing should be installed from the front setback of the building to a minimum of 100 ft. westward along the north property line. Consider neutral tones for fence.
 - **Transient Occupancy/Creation of Condominium:** Seek an affirmative statement from the applicant that they will/will not be considering Transient Occupancy or Condominium development in the future as this has implications upon future building permitting activity.
- Consolidation Plat required prior to issuance of building permit. Consider formal subdivision plat approval if project encompasses multiple easements and/or covenants.
- Parking requirement: 69 dwelling units proposed. 90 parking spaces proposed.

Recommendations:

- Owner may wish to consider phased permitting, Site Development, Foundation, Building for expediting process.
- Owner may wish seek a turnaround easement from neighbor to the south for Fire Truck access in the southwest corner of the property.
- Encourage owner allowing any future parking developed to the south to utilize their access drive along the southern property line.

Contact:

- **Doug Owen** |513-478-5923 | douglas.owen@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Requirements:

- **MSD recommends the following be required and illustrated upon the Final Development Plan**
 - **Plan as presented has not located the existing combined sewer. The existing combined sewer shall be field located and checked with record info as exact location may impact the present project concept.**
 - **MSD will require a grant of permanent easement. A 15' permanent easement is required (minimum) plus 3' clearance measured from the centerline of the existing combined sewer (i.e. a total permanent easement width of 30' +3' clearance on either side). Depict the proposed easement and provide a plat granting the easement. If the developer cannot provide the 30' wide easement or the additional 3' clearance on either side of the easement, developer must "Petition by written request to the board or their assigns" per section 207. Dimensions are not provided in the current plan and exact location of easement may impact the present project concept.**
 - **Illustrate and explain the major flood routing on the site. Flood routing should address the result of 100 year flood route through the site from the north and its resultant impacts to the existing combined sewer. Flood routing should also address the case when the Ohio River is flooding. Both a detention design and the flood routing are necessary to be submitted to MSDGC for Watershed Ops/Planning to complete their capacity evaluation of the existing combined sewer and for its determination of this project's risk in reducing or increasing the incidence of system SBUs prior to approval in the event that changes to the sewer and detention design may impact present project concept.**
 - **Illustrate the proposed easements for the existing and proposed sewers will be required.**
 - **Illustrate correctly that sanitary sewer connections are to be taken to Hoge St.**
 - **MSD expects you to illustrate and provide detention. If you are seeking exception, you must have it completed prior to Final Development Plan approval. Detention calculations per MSD Rule & Regulations Section 303 should be submitted, with the following exceptions. If a detention exception to the MSD Rules and Regulations is being requested, then a letter requesting such an exception and the reasoning for the request should accompany the calculations. As submitted, the plans do not locate the detention facility. This project is within an area that is considered a sensitive area due to existing conditions. Therefore, the volume of storm water detained shall be determined by comparing the 100-yr storm (post-developed) to the 10-yr storm (pre-developed) and the 25-yr storm (post-**

developed) to the 2-yr storm (pre-developed). The required storage volume will be the larger of the two required storage volumes from these two cases. In addition to the Section 303 calculations, detention calculations per SMU Rules and Regulations are also required for MSDGC review. Additional, more restrictive detention requirements may be imposed by SMU.

- **Investigate if the proposed 48" storm sewer connection could be moved and incorporated into the SMU requirement in relocating the existing storm between Hoge and Delta. Investigation would include connecting the proposed 48" to a location such as MH40912010 near McVayle Alley. This may better address tight site constraints; the storm pipe would be serviceable and could be public.**

- **Other MSD concerns and errors noted on the proposal:**
 - **MSDGC Standard notes are not present sewer plan. These notes are required.**
 - **C-1 and C-5.1: Two construction sequences are presented in the plan set. Please choose and illustrate only one.**
 - **C-1: Plan notes: 48" storm to be a public storm sewer??? Plan also notes: All Proposed storm sewers and structures are private." Please clarify as to which is proposed.**
 - **C-3.1: Plan is showing a proposed 36" storm sewer downstream of the proposed 48" storm sewer. Clarify how that shall function or revise.**
 - **Plan lacks a storm sewer connection detail to the existing combined sewer. Illustrate**
 - **Plan does contain sewer profiles**
 - **Plan sheet C-3.1 notes proposed headwall "not needed anymore". Clarify why so MSD can concur or not.**
 - **No architectural plan provided as noted on C-3.1**
 - **Development will need to complete a MSD Excavation/Fill, E/F Permit. Requirements will be to CCTV investigate each existing sewer segment in the project construction area prior to and after construction has been completed. A bond will be required for the duration of construction and an assurance period after.**
 - **Existing laterals (no less than three that are identified in the present plans) to be capped at or as near as possible with MSDGC approval to the existing combined sewer traversing the development.**
 - **Per MSD Rules and Regulations Section 612, no public or private sewer, or system of sewers, shall be constructed or located within any Special Flood Hazard Area unless the Director certifies that the sewer or system of sewers is proposed to be located and constructed in such a manner as to minimize or eliminated flood damage to them and:**

- a. Minimize or eliminate the flow of infiltration of flood waters into or out of such systems during and after the base flood discharge, OR
 - b. Have all parts (i.e. fixtures) elevated at least one (1) foot above the base flood level.
- The following comments were presented during the Concept Plan approval by MSD and are expected to be incorporated and depicted within the Final Development Plan. Notwithstanding any other City Agency concerns from an MSD perspective specifically we would reiterate:
 - a. Finished floor of the parking garage has been raised to elevation 500.7.
 - b. No retaining walls cross MSD sewers.
 - c. The developer will install a 48" sewer from just north property line and tie into the existing 120" Brick Sewer. MSD would prefer that the tie in location be moved further north just downstream of the sweeping bend in the 120" sewer. This minimizes the length of installation parallel to the existing sewer. The intake would be either at a manhole or an inlet structure designed to accept flow from the Widman "bowl" area. This 48" sewer would not be owned or maintained by MSD.
 - d. The lowest elevation of the outside parking lot is 595 or above.
 - e. Parking outside is not to be permitted in case of an Ohio River flood at or above the 10-year event.
 - f. As part of this development or by separate agreement provided to MSD, the developer will obtain the rights to lower the lot adjacent to the south by 2' from 498 to 496, with the understanding that this is needed to provide a natural path for water to drain in case of an exceptional river flood as well as reducing the flood impact to the Junior League Building.
 - As discussed above the connection of the 48" sewer will be paid for by the developer. All bonds, insurance are the responsibility of the developer and full MSD inspection of this is required.
 - The connection to MSD's sewer should be increased to 48 inches.
 - There are some constructability issues with the connection to the existing brick combined sewer (thickness is unknown as well as presence of concrete cradling, etc.) details of the proposed connection are not provided and the developers geotechnical engineer is responsible for the design of this connection which MSD will approve.

Recommendations:

- None

Contact:

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

Stormwater Management Utility (SMU)

Requirements:

- **SMU recommends the following be required and illustrated upon the Final Development Plan:**
 - **Developer shall replace Storm Clay pipes from Delta Avenue to Hoge Street.**
 - **Developer to stub out proposed 48" storm sewer beyond the Retaining Wall.**
 - **Keep the proposed 48" Private with a legally recorded maintenance agreement.**
 - **Illustrate the 36" Connector (in the S.W.) is MSD's not SMU's.**
 - **Provide detention calculations with drainage areas map.**
- Illustrate where are the downspouts discharging?
- Grading between Hoge Street and proposed building: how is the runoff captured?
- Does the 48" include SW capture at Lawler and Delta?
- Did the 48" model take into account the entire watershed?
- Was the proposal to purchase 544 Delta Av (by MSD) part of agreements with the City?

Recommendation:

- None

Contact:

- **Saidou Wane | SMU | 513-352-3204 | saidou.wane@cincinnati-oh.gov**

Water Works

Requirements:

- Any existing water service branch on this property not to be used for this development must be properly disconnected at the owner's / developer's expense.
- The owner(s)/developer(s) will need to purchase a new water service branch for the development.
- Greater Cincinnati Water Works (GCWW) Comments are strictly limited to the general water availability as defined by GCWW at the street. Comments do not grant or imply any work approval at this time.
- All GCWW water service branch approvals are through a separate application review process at GCWW Engineering Division.

Recommendations:

- None

Contact:

- **Jim O'Shea | WaterWorks | 513-591-7860 | jim.O'Shea@gcww.cincinnati-oh.gov**

Fire Department

Requirements:

- Fire recommends the following be required and illustrated upon the Final Development Plan
 - **As the fire access road is more than 150 feet you must provide an approved turn around. The site plan should demonstrate an approvable turnaround solution behind the building as verbally agreed to by the owner.**
 - **Provide a turnaround on the northwest portion of the site adjacent to McVayle Alley that meets our turning requirements for a ladder truck (please see information below).**

| Apparatus | Width | Length | Height | Weight | Front axle | Rear axle | Turn radius in/out |
|-----------|-------|--------|--------|--------|------------|-----------|--------------------|
| Ladder | 10' | 41'10" | 11' 9" | 70,000 | 21,600 | 48,000 | 35.45/39.25 |

- **Show any parking related to site along with fire department access hydrants that are within 400 feet from all parts of the structure.**
- **For commercial structure and other significant use buildings such as 4 family dwellings and greater show on the Final Development Plan that the two closest fire hydrants that are within 400' from all parts of the structure or locate additional hydrants to comply. Closest hydrants are located at 502 and 531 Hoge Street extreme location 3537 Columbia Parkway.**
- **Locate the proposed Fire Department Connections to be within 50 feet of a fire hydrant.**
- **Locate the standpipe as the Building is greater than 30 feet in height.**
- **Access Roads are required to be 20 feet in width.**
- **Commit on the plan that Bidirectional antenna for fire department communication are to be installed as required.**
- **Commit on the plan that Elevators are required to accommodate Cincinnati Fire Department stretchers.**
- **Provide documents that the proposed Fire Flow is at least 1000 GPM at 20 PSI from all necessary and proximate fire hydrants.**
- If Security gates are subject to approval by fire, gates for access roads are to be 20 feet in width.
- Post indicator valves cannot be more than 40 feet from the building it services.

Recommendations:

- If additional land is necessary, consider immediately requesting a Coordinated Report for the acquisition of the McVayle Alley paper street along the northwest boundary of the property.

Contact:

- **Fred Prather** | Fire Dept. | 513-357-7595 | fred.prather@cincinnati-oh.gov

Health Department

Requirements:

- No need for Health to review project as proposed.

Recommendations:

- None

Contact:

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

Department of Transportation & Engineering (DOTe)

Requirements:

- **Depict that you shall remove existing drive aprons and replace with full height curb and new walk if necessary.**
- **Demonstrate that you shall construct new walk along the frontage of the project. Proposed walk needs to be 5 feet with 5 feet of tree lawn.**
- Drive apron needs to meet City Standard. Apron, including flares, needs to be within own property limits. If this cannot be done, it will require a letter from abutting property owner that they are ok with this and that the developer will be maintaining it.
- Work with Urban Forestry on street trees, removal and planting new.
- A DOTe permit is required for all work in the right of way.

Recommendations:

- McVayle Alley is not needed by DOTe. Consider requesting a Coordinated Report to vacate and purchase the alley.

Contact:

- **Morgan Kolks** | DOTe | 513-352-5285 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Plans Examiner

Requirements:

- **Depict in the Final Development Plan: The Protected Flood Elevation is 500.8 ft. ASL. The submission to Planning Commission must show that the garage slab must be elevated to this FPE or the building must comply with Section 1101-9 CBC.**
- The drawings need to reflect the conditions from all departments before they will be allowed to submit for permitting.
- The foundation design parameters shall include saturated soils and buoyancy.
- Grading cannot extend beyond property lines. A separate permit is required for adjoining properties.
- Podium construction must comply with Section 510 2017 OBC.

Recommendations:

- None

Contact:

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

Department of Community & Economic Development (DCED)

Requirements:

- None.

Recommendations:

- None

Contact:

- Not Available

Law Department

Requirements:

- **Developer will need an Ordinance drafted by the Law Department and approved by City Council authorizing execution of the CRA agreement, which needs to be fully executed prior to construction. Further comments pending additional legal review.**

Recommendations:

- Developer should immediately request a Coordinated Report for the acquisition of the paper street along the northwest boundary of the property.

Contact:

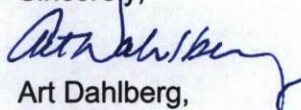
- **Renee Bunch**|renee.bunch@cincinnati-oh.gov (for the Coordinated Report) and **Travis Jeric** |travis.jeric@cincinnati-oh.gov (for the Ordinance)

FINAL ACTION: The CSPRO committee recommends that the project has not adequately addressed a number of critical concerns, particularly

- Providing additional information and detail to demonstrate the proposed stormwater/flood management solution and the applicants' responsibility in those solutions per MSD and SMU requirements.
- Providing an adequate Fire Dept. Access and turnaround solution.
- To revise the proposal to incorporate the listed required changes outlined by the various agencies.

Applicant should revise and resubmit the proposal, reflecting the necessary information requested. Upon demonstration of sufficient detail and provision of required solutions, the CSPRO Committee shall then reconsider forwarding a favorable recommendation or recommendation with conditions to City Planning Commission.

Sincerely,



Art Dahlberg,
Director