

July 9, 2020

Mr. Paul Schirmer
PO. Box 9833
Cincinnati, Ohio 45209

Re: 3530-3536 Linwood Avenue | Linwood Development (P) – **(CPRE200061)** Initial Comments and Recommendations

Dear Mr. Schirmer,

This **Preliminary Design Review** letter informs you that our Advisory-TEAM has reviewed your proposed project at **3530-3536 Linwood Avenue** in the Community of Hyde Park. **This project will need to return to us for either a Development Design Review or Technical Design Review before you get ready for your major subdivision submittal and permitting.** Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move forward with project:

1. An application must be submitted to the Department of City Planning requesting consideration of the proposed development as a "Cluster Housing Development." The application must prove compliance with the requirements established by Chapter 1403-11 of the Zoning Code.
2. Proposed excavations and fills should be provided as part of the Cluster Housing application and should meet the requirements of the Hillside Overlay Districts under Cincinnati Zoning Code Section 1433-19.
3. A density calculation should be provided to demonstrate that the overall density of the site meets the requirements of the existing SF-6 zoning district.
4. The proposed development will require review by the City Planning Commission per Section 100-05(d) of the Subdivision Regulations (The improvement of one or more parcels of land involving the division or allocation of land for the opening, widening, or extension of any private or public street or streets or any access drive).
5. The proposed development will require review by the City Planning Commission as it is considered a Major Subdivision per Section 200-01-S6 of the Subdivision Regulations
6. Plans should indicate existing vegetation to remain and proposed vegetation with the open space and buffer yard areas.

Requirements to obtain Permits:

1. An application for a Cluster Housing Development shall be submitted to the Department of City Planning for review.
2. An application for a Major Subdivision should be submitted to the Department of City Planning, with a revised plat indicating compliance with the above items and any associated variance requests.

3. Applicant should demonstrate compliance and incorporation of elements outlined in Section 800-19. - Natural Resource Conservation and Landscaping in the Subdivision Regulations.

Recommendations:

1. The Department of City Planning strongly recommends that the applicant engage with the Mt. Lookout Community Council to discuss the proposed plans for the site. City staff has received concerns from adjacent neighbors regarding the development of this site, so community engagement will be very important for the proposed project.

Contact:

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

Buildings & Inspections – Zoning

Immediate Requirements to move forward with project:

1. Provide a density calculation showing site size and density allowed based on SF 6 (6,000) requirement and proposed density.
2. Delineate the open space (and square footage) on the site plan so as to confirm that there are no impervious surfaces, retention/detention etc. within the open space; and also confirm if the proposed open space has been disturbed from its original state.
3. Additional information is needed on the height of the proposed structures to determine if height variances are needed.
4. The total cut from the top of the site to the bottom is approximately 75 feet. A cut variance will be needed. This is an extreme amount of cut. Please outline a justification/hardship.
5. Additional information is needed on any proposed retaining walls to determine if any variances are needed.

Requirements to obtain Permits:

1. Outline how the proposed site plan meets the goals of the Cluster Housing regulation- which are the protection of ecological, topographical and or historical features on the site from damage that might occur using the traditional zoning/subdivision regulations. The proposed cluster site plan appears to have a similar impact on the site as the proposed traditional subdivision site plan.
2. Coordinate your application for the Cluster Housing designation with the City Planning Department.

Recommendations:

- None

Contact:

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

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A PTI from the OEPA will be required for sewer extension. Please contact Steve Parker at 513-244-1351 or steven.parker@cincinnati-oh.gov for assistance.
2. 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.
3. Plans show both MSD existing and MSD proposed sewers, in addition to development proposed sewers. This should be cleaned up through coordination with Emmanuel Ojo at 557-5931 or Ojo, Emmanuel Emmanuel.Ojo@cincinnati-oh.gov
4. Existing sewers to be abandoned will require permits from MSD for that work.
5. See Availability letter CMD19000018 for additional requirements.

Recommendations:

- None

Contact:

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

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

Detention requirements:

1. Submit detention calculations, drainage maps, section drawing of control structures and detention shop drawings (for tanks). Show emergency overflow route for detention pond. Drainage systems will outlet into combined sewers. Therefore, design may follow MSD 303 rules.
2. Site Utility Plans: show downspouts connections to sewer system. Add following note: "All downspouts to connect to sewer system."
3. **Grading Plan: proposed grading on public road is not acceptable. Runoff must be contained within site.**
4. Any Stormwater line straddling a property line must be accompanied with a recorded private easement.
5. Submit an approved Erosion/Sediment control plan. Show construction entrance.
6. Add SMU Standard Plan Notes (<https://cincinnati-oh.gov/stormwater/construction-and-design/standards/standard-plan-notes-updated-july-2017/>)

Recommendation:

1. Ties into Public Inlets are not permitted.
2. Maximum sheet flow allowed entire project is for 800 sf of pavement.
3. SMU does not permit Public inlets within 5' of driveway aprons.
4. Any pipes in the R/W must be RCP or DIP (RCP for covers 3' > only). Show profiles for all pipes in public R/W.

Contact:

- **Saidou Wane** | SMU | 513-591-7746 | saidou.wane@cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

1. According to the site plan submitted for this development the following will need to take place before the development can receive approval from the Greater Cincinnati Water Works. The owner(s) / developer(s) civil engineer will need to submit a Greater Cincinnati Water Works Preliminary Application for the installation of new public water mains within the development at the owner(s) / developer(s) expense. The Preliminary Application – Cincinnati is available at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> . Contact: Shawn Wagner for any questions 513-591-7877.

Requirements to obtain Permits:

1. The development parcels must be consolidated.
2. All public water main extensions within the development must meet Greater Cincinnati Water Works Rules and Regulations Section 401-19.
3. The development is receiving water service from the 8” public water main in Linwood Avenue with the following addresses and branches:

<u>Address</u>		<u>Branch No.</u>	<u>Branch Size</u>
3530 Linwood Ave		H-102498	3/4”
3534 Linwood Ave	Lead Private	H-85384	3/4”
3536 Linwood Ave	Lead Private	H-84498	3/4”
3538 Linwood Ave	Lead private	H-86016	3/4”
3542 Linwood Ave	Lead private	H-88198	3/4”
3544 Linwood Ave	Lead Private	H-84472	3/4”
3546 Linwood Ave	Lead Private	H-69103	3/4”

4. Greater Cincinnati Water Works records indicate the existing private side of the water service lines (H-85384, H-84498, H-86016, H-88198, H-84472, H-69103) at this site are a Lead Service line. In accordance with CMC Chapter 401 Division M, must 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.

Recommendations:

1. There is 8” & 16” public water main in Linwood Avenue.
2. Owner(s)/Developer(s) will need to hire a civil engineering company to perform the public water main design work to submit to Shawn Wagner, Greater Cincinnati Water Works

3. 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.
4. 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:

- **Shawn Wagner** | WaterWorks | 513-591-7877 | shawn.wagner@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. Confirm that the closest hydrant has a fire flow of at least 750 GPM at 20 PSI for 1, 2 or 3 family dwellings. Hydrants for multi-dwellings are required to have a fire flow of at least 1000 GPM at 20 PSI

Requirements to obtain Permits:

1. Confirm that there is at least one fire hydrant that is within 500 feet from all parts of each structure for 1, 2 or 3 family dwellings.
2. Confirm that there are at least two fire hydrants within 400 feet from all parts of each structure for multi-dwellings.
3. Closest hydrants are located at 3542 Linwood Ave. and 3511 Linwood Ave.
4. Confirm that all turnarounds meet the State of Ohio Fire Code requirements
5. Confirm that all access roads meet Fire Code as well City of Cincinnati Requirements
6. Fire apparatus access roads shall not exceed 10 percent in grade.

Recommendations:

- None

Contact:

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

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If this project will include City qualified incentives, then it must receive environmental approval.
2. If this project will need to include a new City public right-of-way and/or permanent utility easement (i.e., water and/or sewer), then these must receive environmental approvals as per Administrative Regulation 30.
3. If offsite sourced fill is to be placed onsite, then it must receive environmental approval when it exceeds 500 cubic yards in a residentially zoned district (City Municipal Code Chapter 1031).

Recommendations:

1. The developer should exercise caution in developing this hillside. Increasing storm intensity and its detrimental effects on hillside stability are well documented in the region. Standards, requirements, and adopted recommended mitigation of these hazards are also well documented and should be followed. The developer should ensure the hillside will remain stable under extreme storm conditions.
2. Due to the anticipated 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 renovations or demolition.
3. The development goal should be to earn at a minimum the LEED Certified rating level.
4. Solar should be considered in the design as a renewable energy source.
5. Onsite parking should be wired for electric vehicle charging.
6. The use of trees in the landscape design should be included to enhance urban forestry.
7. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Matt Mullin** | OES | 513-352-5344 | matt.mullin@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No Comments.

Recommendations:

- None

Contact:

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

Health Department

Immediate Requirements to move forward with project:

- 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

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Must meet the requirements in the DOTE Subdivision and Development Streets Manual.

2. The proposed new street needs to be minimum 20' wide with a 5' tree lawn and 5' walk on both sides. Include dimensions on future plans.
3. Linwood needs to include 5' tree lawn and 5' walk.
4. Linwood will need to be restriped to create a left turn lane into the new street. This will require the removal of on-street parking on one side of the street. Work with Mt. Lookout Community Council and the neighbors to determine which side will need to be removed.
5. Proposed street name must be approved. Contact Caroline Kellam at 352-4842.
6. Existing driveway aprons no longer used shall be removed and replaced with vertical curb and sidewalk.
7. Work with Duke Energy for wood utility pole relocation at proposed access road/driveway. Maintain 10 feet of clearance from curb cut/driveway flare.
8. A DOTE Subdivision Permit is needed for all work in the future right of way.
9. A DOTE permit is needed for all work in the right of way.
10. Will the common drives be named?
11. Street names must be determined before addresses can be assigned. Addresses to be assigned by DTEaddress@cincinnati-oh.gov prior to submitting permit applications.

Recommendations:

- None

Contact:

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

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A geotechnical engineer's soils report is required.
2. A Statement of Special Inspections is required for the earthwork.
3. The attached homes should each have their own permit application but may share plans.

Recommendations:

- None

Contact:

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

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

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

Law Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

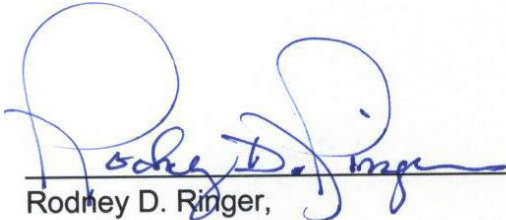
1. Submit a separate application for the subdivision option "B."
2. Proposal "A" is subject to the subdivision rules under Section 100-05(d)-(e).
3. The dedication of a public street must be approved by the City Planning Commission.

Contact:

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

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

Sincerely,



Rodney D. Ringer,
Development Manager

RDR: rdr