

May 22, 2023
7:00 P.M.

1. Call to Order
2. Roll Call
3. Guests and Residents
4. Old Business
5. New Business
 - a. Discussion regarding proposed architectural lighting for Bethesda North Hospital 300 Tower at 10500 Montgomery Road.
 - b. An application for a Revised General Development Site Plan approval with an Equivalency recommendation regarding Phase 2 of the Montgomery Quarter Project located south of Ayers Place and east of Montgomery Road.
6. Staff Report
7. Council Report
8. Approval of Minutes: 3-13-2023; 3-20-2023
9. Adjournment

Planning Commission

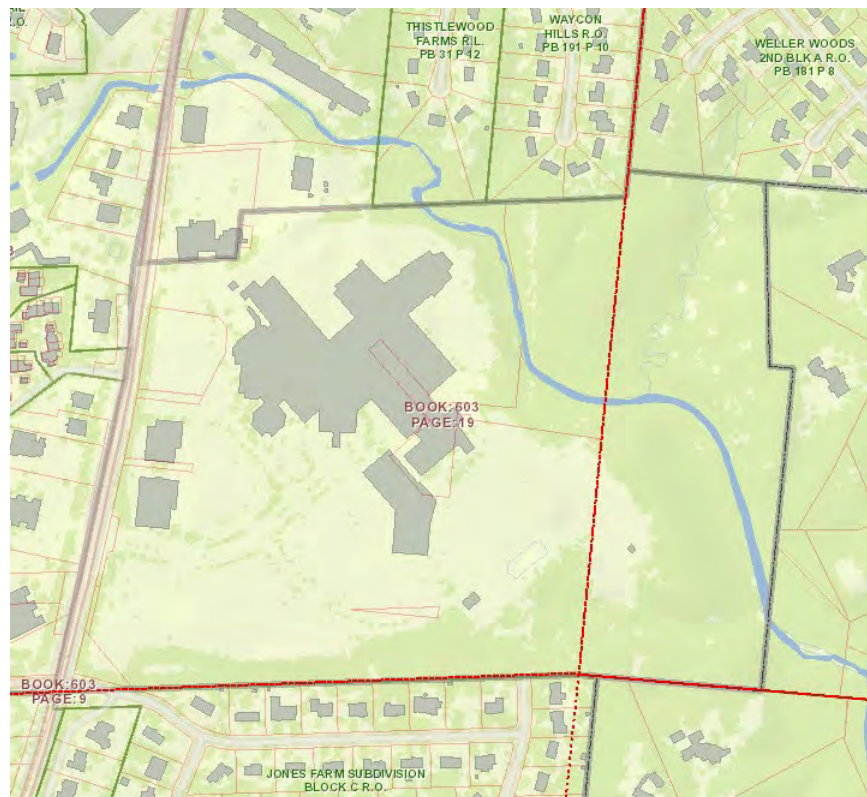
Concept Plan Discussion Bethesda North Hospital 300 Tower Lighting

March 22, 2023

Applicant: GBBN Architects
332 East 8th Street
Cincinnati, Ohio 45202

Property Owner: Bethesda Hospital
10500 Montgomery Road
Montgomery, Ohio 45242

VICINITY MAP:



Background:

The applicant is working with TriHealth to continue development on their Master Facility Plan - Phase 4. Most recently the Planning Commission approved the entrance way enhancements for the main entryway as well as the emergency room in March 2023. The Board of Zoning Appeals also approved various wayfinding, 300 Tower, and overall signage variances in April of 2023. The hospital is now exploring options to provide accent lighting for the 300 Tower. While various lighting elements such as uplighting and downlighting have been utilized by businesses throughout the city to highlight architectural features, Staff suggested that the applicant present their vision to the Planning Commission for feedback due to distinctiveness of the request. Section 151.1213(B) Performance Standards regulates lighting of architectural lighting and states Planning Commission's approval role regarding lighting:

§ 151.1213 PERFORMANCE STANDARDS.

All uses shall comply with the following performance standards.

(B) *Lighting.* All lighting shall be so arranged as to direct light away from adjacent parcels and streets and shall not be of excessive brightness or cause a glare hazardous to motorists or reasonably objectionable to adjacent property owners. See also § [151.3213\(C\)](#). Exterior lighting should be limited to what is needed to illuminate parking, pedestrian, and other activity areas for safety and security. Additional lighting mounted on a building may be used to illuminate points of ingress and egress as required by building codes. Planning Commission, through the site plan review process, may also permit limited exterior lighting on buildings to highlight architectural features. Lighting under canopies and awnings is permitted when it covers a sidewalk or entrance. However, the awning or canopy must be opaque and the intent of the lighting is not to illuminate the entire canopy or awning. These standards are in addition to the requirements of § [151.3213\(C\)](#) for parking areas.

This is not a formal application and does not require a vote by the Commission; however, the applicant would like to get feedback on the option presented.



Bethesda North - Tower View - Typical Night Viewing



PROJECT ARCHITECT
 332 E. 8th ST.
 Cincinnati, OH 45202-2217
 v 513.241.8700
 GBBN.COM

project: TH1860
 BethesdaNorth

file name:
 BethesdaNorth

created by:

date/revisions:
 January 2023

owner/contact:
 Steve Mombach
 TriHealth
 VP_AS_ND



These drawings are for the sole purpose of expressing visual design intent only and are not intended for actual fabrication purposes. Contractor accepts total responsibility for materials selection, fabrication and installation. Designs are based upon the Designer's understanding of ADAAG but are not warranty of ADA compliance.

**300 TOWER
 BUILDING ACCENT
 LIGHTING ELEMENT**

ID6.0

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Bethesda North - Tower View - Awareness Displays



Women's Health Awareness



Heart Health Awareness



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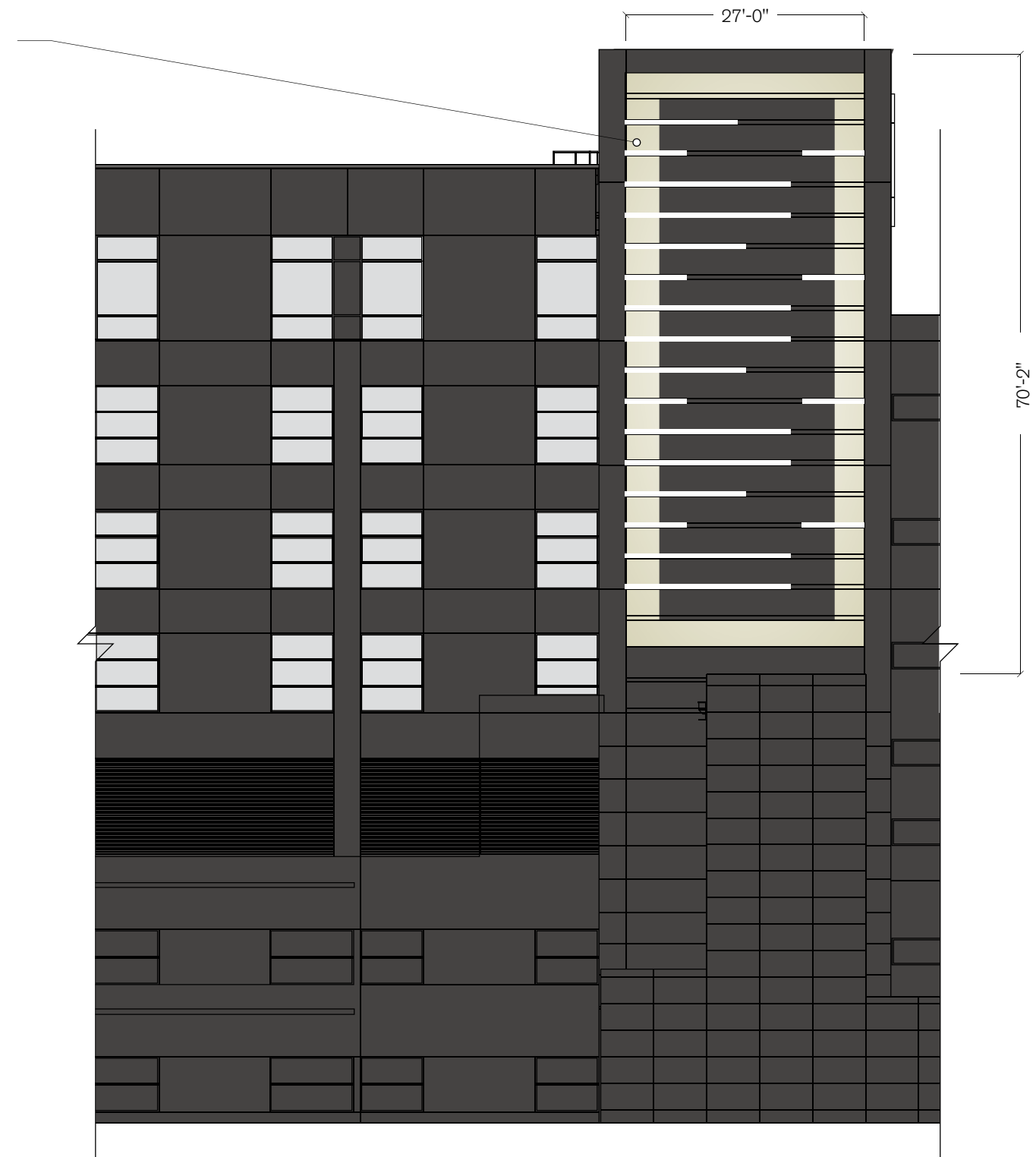
ID6.1

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Bethesda North - Building Enhancement - West Tower

JUSTIFICATION:

Synergistic with the proposed 300 Tower signage element, the 300 Tower lighting element, would enhance the visibility, and ease identification of the hospital for Bethesda North Patients seeking care and emergency services. The size of the signage works with, and compliments the existing architectural massing. The lighting components will be engineered with dimming and color controllability. The owner is willing to offer special conditions pertaining to the lighting element operation, special health, and wellness awareness theming, programmable lighting level, as well as limitations of the desired hours of operation.



Tower West Night Elevation **1**
 Scale: 1/64"=1'-0" **ID6.0**



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ID6.2

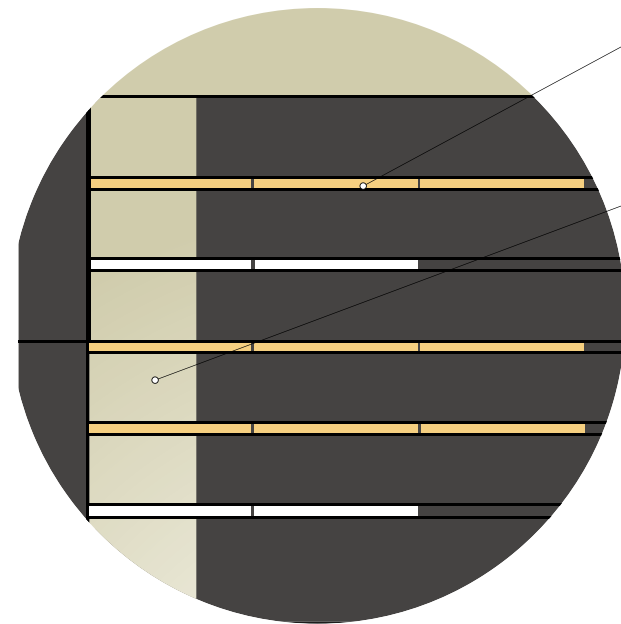
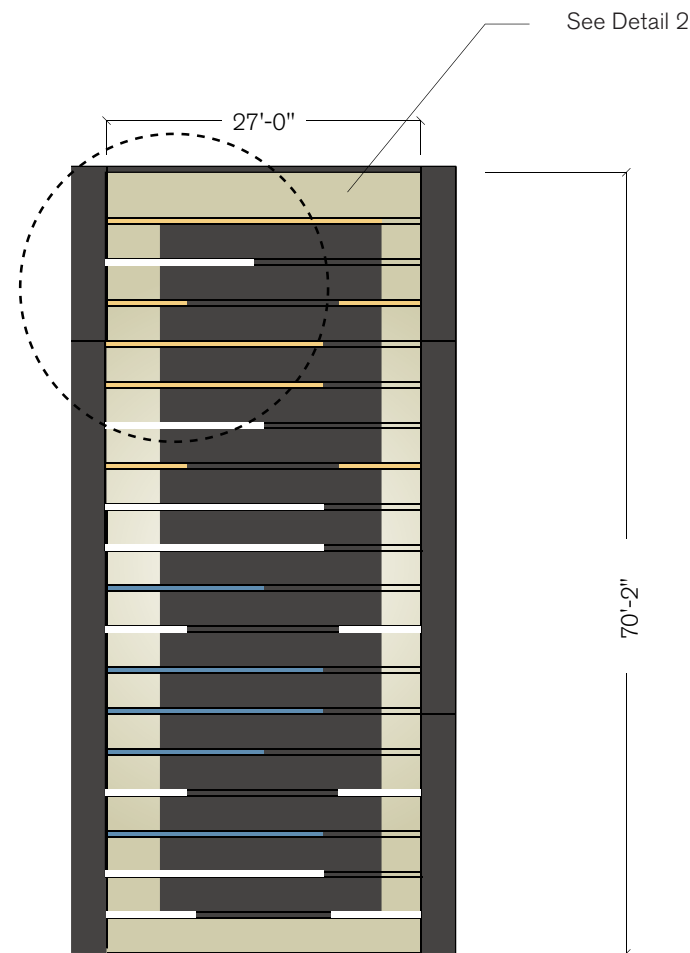
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Bethesda North - Building Enhancement - West Tower

Lighting feature & signage to be installed in/on aluminum housing on existing precast.

Lighting feature illumination directed toward wall surface

Box frame with 180 linear feet of RGB+W lighting
 Enclosed in 6" x 12" aluminum profile.
 420 linear feet of RGB+W LED lighting installed in existing reveals in precast wall



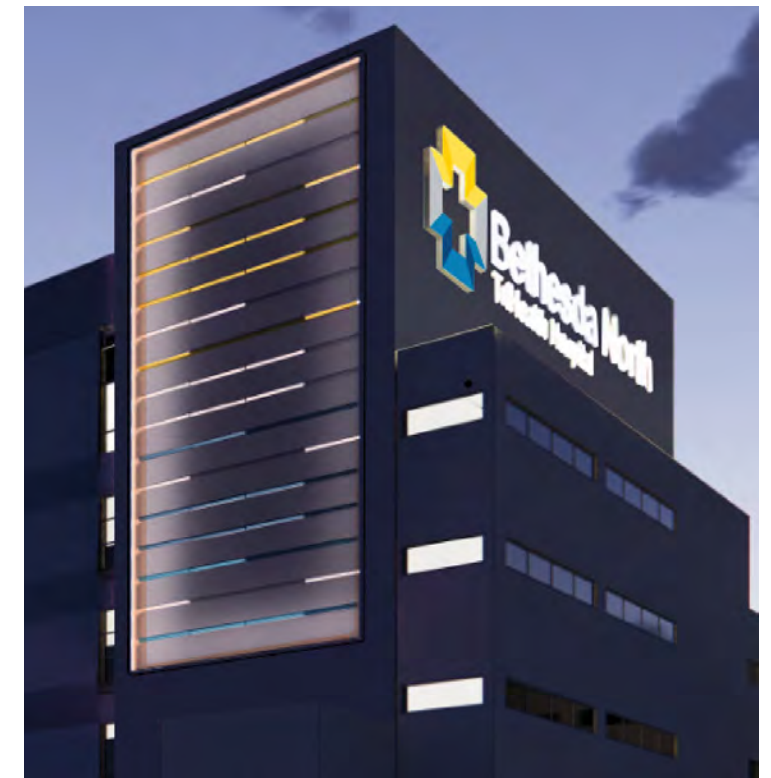
Light fixtures fit between horizontal reveals in Architecture and illuminate at 15 foot candles

LED Side lighting illuminate around perimeter of building architecture

Perimeter lighting, washes wall, with no illumination on patient rooms or surrounding environment.

Tower West Night Elevation **2**
 Scale: 1/32"=1'-0" **ID6.1**

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**300 TOWER
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ID6.3

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Bethesda North - Tower View - Typical Night Viewing



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Bethesda North - Tower View - Awareness Displays



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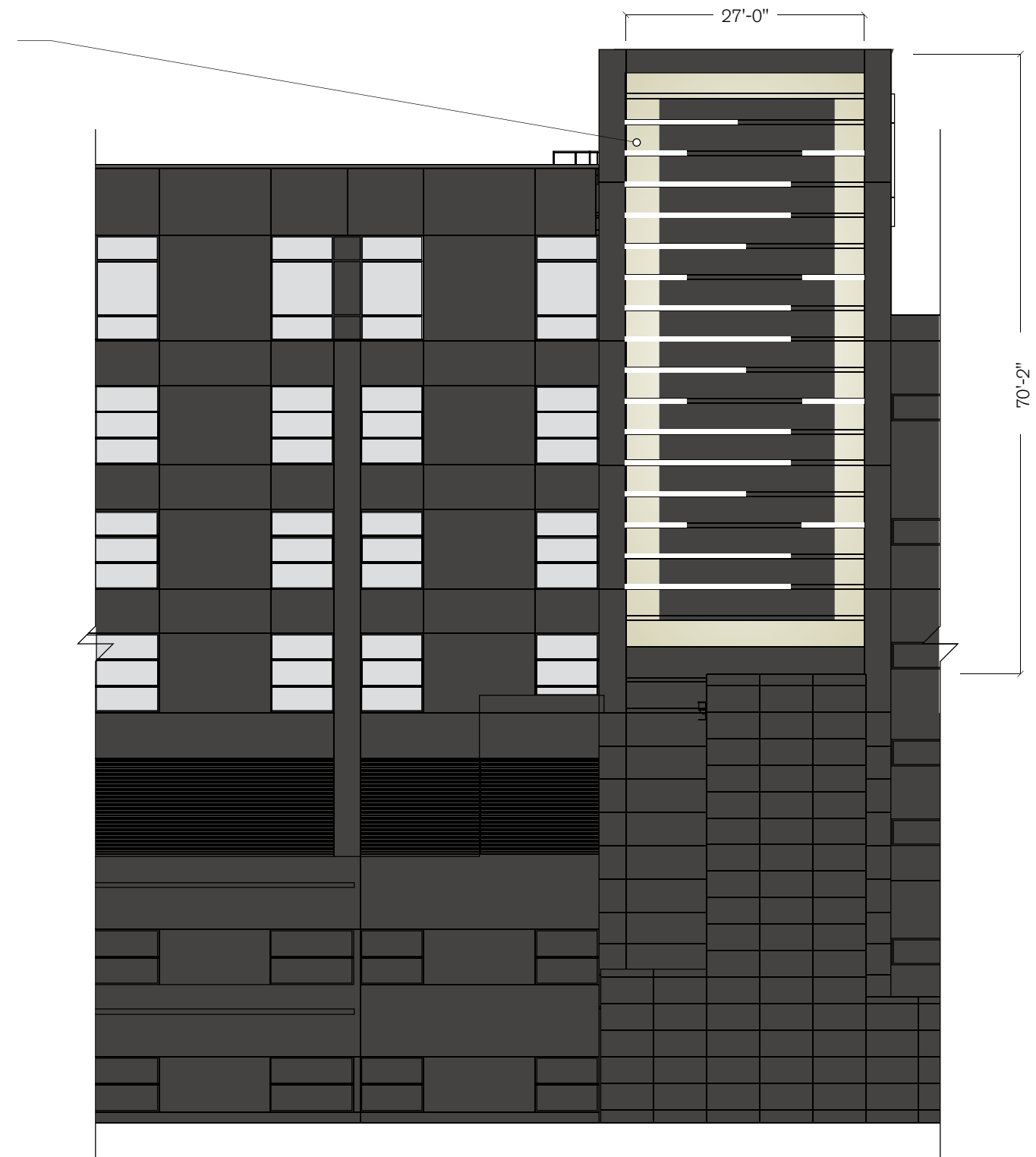
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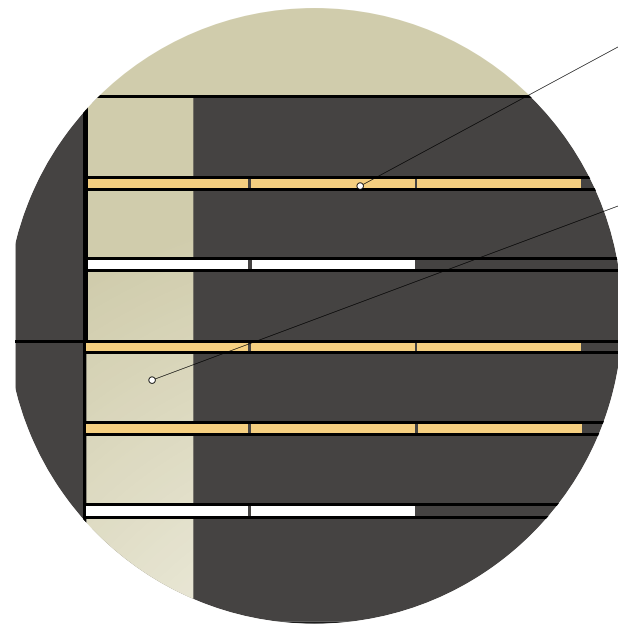
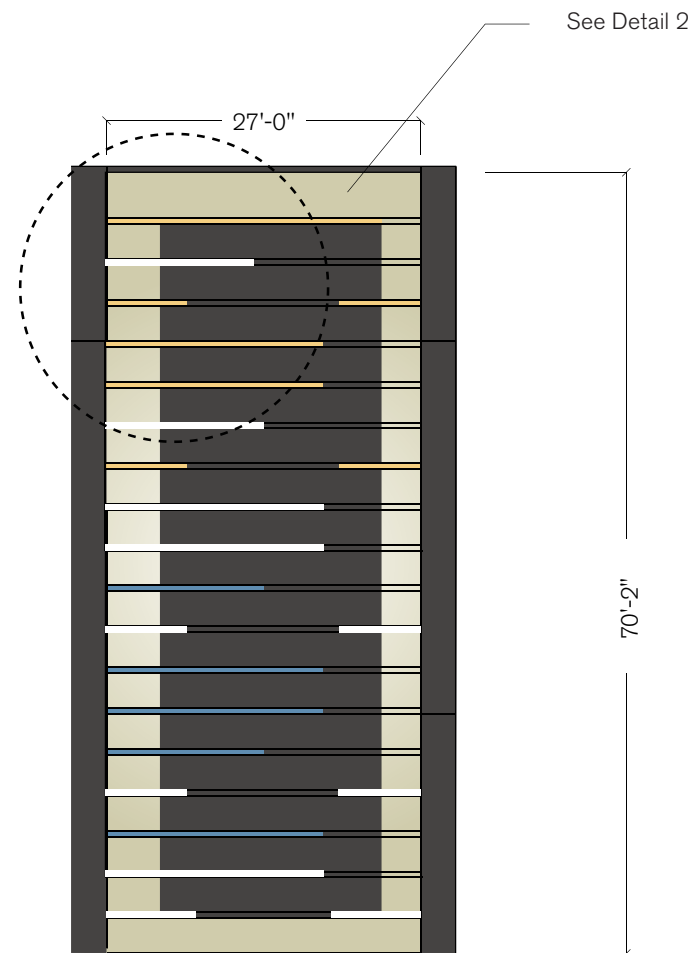
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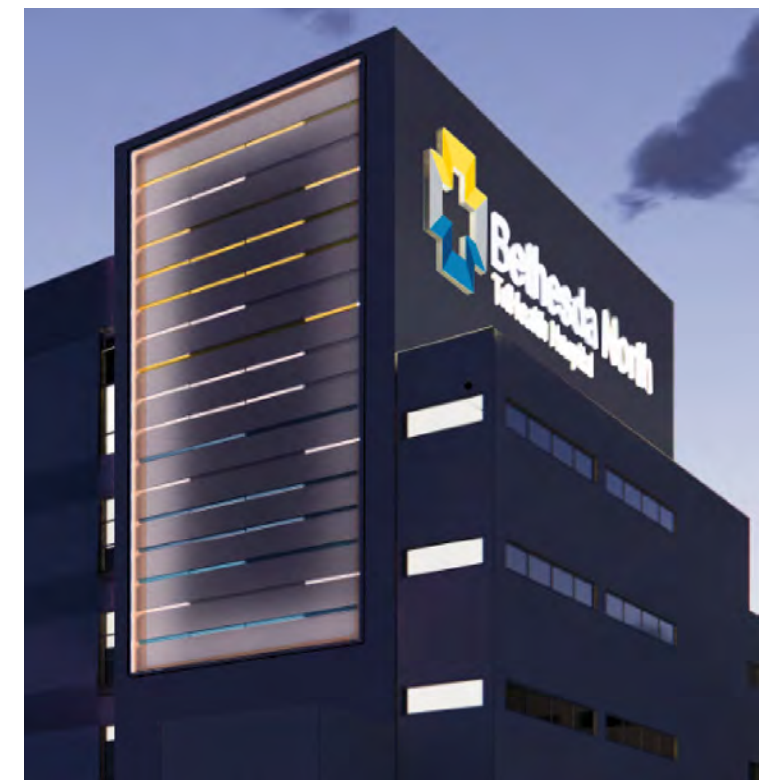
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**300 TOWER
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Planning Commission

**Revised General Development Site Plan & Equivalency Request
Montgomery Quarter – Phase I**

May 22, 2023

Applicant: Gateway Partners Montgomery, LLC
45 Fairfield Avenue #4
Bellevue, KY 41073

Property Owner: Montgomery Community Improvement Corporation
10101 Montgomery Road
Montgomery, Ohio 45242

Vicinity Map:





Nature of Request:

The applicant is requesting approval of a revised General Development Plan for Phase 2 of Montgomery Quarter. The revised plan continues the mixed-use intent for the overall Montgomery Quarter Development proposing 6 buildings that could contain entertainment, office, retail and residential uses and represents approximately 9 acres of the original 21.5 acres of the total development. The development team is proposing 239 one- and two-bedroom apartments in four buildings. A mixed use/hotel structure is envisioned along Montgomery Road as well as a significant entertainment use and a boutique grocer with an associated parking garage within the center of the site.

The applicant is also requesting an equivalency for residential density.

Phase 2 will also include completion of the street network with a connection to the roundabout as well as an activated pedestrian alley and gathering space.

Zoning:

The property is zoned 'OMG' - Old Montgomery Gateway and is currently vacant. There are several properties located to the north that are being developed as Montgomery Quarter Phase 1 which includes a mix of office, retail, a boutique hotel and multi-family buildings. The properties to the east are residential and located in Indian Hill. Directly to the west of the site is the roundabout and Ronald Regan/Cross County Highway intersection with office uses located across Montgomery Road in the "OC" - Office Commercial District. The "O" - Office and "OC" Office Commercial District are located to the south and is used for Montgomery Station Office Condominiums and The Asset Advisory Group.

Background:

Montgomery Quarter is a 21.5-acre site located at the intersection of Montgomery Road and Cross County Ronald Reagan Highway. The City has recognized the potential for redevelopment in this area for a mixed-use development for many years. The vision for the site is an integrated, mixed-use project with a complementary residential component that is compatible in scale and design to the adjacent historic district and sensitive to the real estate market to ensure long term viability. Over time, the City has made significant investments to allow redevelopment of this site to occur, including site acquisition in 2014, demolition of buildings, zoning changes (Old Montgomery Gateway District) and selection of a preferred developer for a mixed-use project. The City originally purchased the former Chevrolet site and former Montgomery Ford site after the dealerships closed and it was clear that the private



STAFF REPORT

market would not deliver the project the City envisioned for this important gateway. The original Request for Proposals included both car dealership sites and a 2.5-acre parcel of land that was owned by Hamilton County, which was intended to be part of the extension of Cross County Highway east through Indian Hill. Two of the final teams proposed a roundabout at the intersection of Montgomery Road and Cross County Highway as part of the project. Beginning in 2015, the City worked with the preferred developer to approach Hamilton County and Ohio Department of Transportation regarding a potential intersection modification. A multi-lane roundabout has been constructed at the intersection, which has aided the flow of traffic through the Montgomery Road Corridor into the City's Heritage District, as well as open additional land for development as part of the Montgomery Quarter.

To date, all of the office space that is built is leased with the exception of the first floor of Building 2B. Premier companies such as Fifth Third Private Bank, Unlimited Systems and Creative Planning have opened or are in the process of tenant finishes. Restaurants such as BruBurger, Livery, Kozue, and Kitchen Social are either opened or will open soon. Hellman's Clothier has been seeing great success with retail sales. The Hotel Rambler building permit has been issued and construction is anticipated in early summer. Due to the success, the developer would like to capitalize on the velocity of development and continue the construction momentum.

It is notable to mention that since Montgomery Quarter's original Phase 2 vision, the effects of the pandemic, work from home and changing office environment have provided new challenges and opportunities to creating a sustainable and successful mixed-use environment. As a result, Phase 2 is proposed to have a variation of the mixed uses than previously projected. The current concept is to provide more one- and two-bedroom apartments in lieu of previously proposed condominiums. Providing entertainment uses via an open space/activated alley is now intended to provide residents the ability to further enjoy the various amenities of Montgomery Quarter. Overall, office and retail are still envisioned for a majority of the Montgomery Quarter's general road frontage with the entertainment, potential second hotel on the western side of the site with residential components circling the eastern and southern areas.

The two central elements for discussion will revolve around the number of residential units and the associated parking ratio in relation to code requirements.



Montgomery Quarter Looking East along Roosa Drive



Phase 2 area looking North.



Phase 1 area looking Southeast.

Findings:

General Development Plan Submission Requirements: The applicant is requesting approval of the revised General Development Plan for Phase 2 of the Montgomery Quarter. Once a general development plan is approved, the project will come back to the Planning Commission with more details for Final Development Plan Review. The Landmarks Commission will review the proposed architecture and make a recommendation to the Planning Commission prior to submission of the Final Development Plan for each building. The submission requirements for a General Development Plan are provided in Section 150.1406 of the Zoning Code.

Lighting: Lighting will be addressed during the Final Development Site Plan approval process; however, the applicant has indicated that the lighting will be in compliance with the Zoning Code. Staff anticipates that lighting will mimic Phase 1 and will keep within the same framework for street lighting, etc.

Landscaping: Landscaping will be addressed during the Final Development Site Plan approval process; however, the applicant has indicated that the landscaping will be in compliance with the Zoning Code.



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Stormwater: The site will be required to meet the Hamilton County Stormwater Regulations. The design of the stormwater system will be addressed during the Final Development Site Plan approval process; however, stormwater will be managed by underground detention similar to Phase 1.

Utilities: Sewer availability for the project has been confirmed by the Metropolitan Sewer District of Greater Cincinnati. A public water main extension along Montgomery Road currently serves the project. The water main extension has been approved by Cincinnati Water Works. The final location of the utilities will be included in the Final Development Site Plan.

Old Montgomery Gateway District Regulations:

This project is located in the Old Montgomery Gateway District and guided by the Old Montgomery Gateway District Regulations. While it is difficult to assess the majority of the regulations at the General Development Plan level, Staff has provided some information on the plan and how it relates to the District Regulations below.

Section 151.1503: Use Regulations: The uses identified by the applicant include multi-family residential units, entertainment, hotel, restaurant and retail, which are all permitted uses in the district.

Section 151.1506 Site of 2 Acres or More: The section states that cohesive multi-structure developments are desirable and are strongly encouraged. Staff believes that the proposed plan for Phase 2 meets this regulation.

Section 151.1508 Building Setbacks:

Front yard setbacks: In general, the maximum front yard setback along public rights-of-way is 10'; however, there are multiple exceptions and allowances for an increased setback within the Zoning Code. Specific dimensions for front yard setbacks have not yet been provided; however, it appears that the front yard setbacks for all buildings meet the requirements of the Zoning Code.

Rear and Side Yard Setbacks: Zero lot line structures are permitted in the District and rear/side yard setbacks have been established from property outside of the District. Specific dimensions for rear/side yard setbacks have not yet been provided; however, it appears that the rear/side yard setbacks for all buildings meet the requirements of the Zoning Code.

151.1509 (a) General Site Layout: This section states that a minimum of 60% of a development's frontage on either Montgomery Road or Main Street must be occupied by building frontage, and an additional 10% may be occupied by building frontage or a site wall. The Planning Commission may allow up to 50% of a building's surface to be setback between 10 to 20 feet from the right of way to create façade articulation.



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Of that 50%, the building's surface may be setback farther than 20 feet provided that a plaza, raised terrace, balcony or another useful outdoor pedestrian space is incorporated along the frontage. A calculation has not been provided; however, it appears that the plan meets this regulation.

151.1509 (b) Parking: The parking for the residential buildings is provided in surface lots behind the multi-family structures (buildings A,B,C, &D) and parking garages beneath the buildings. The parking for the commercial space is provided in a parking garage under the Entertainment Block and on-street parking. Parking lots are required to have a setback of 12' from the right-of-way, 5' from side and rear yards when adjacent to non-residential uses and 10' when adjacent to residential uses. The setbacks have not been provided; however, the plan appears to meet the setback regulations.

151.1509(d) Building Coverage: The footprint of the buildings is regulated by the Zoning Code and varies depending on the location on the site, orientation of the building and the setback of the building from Montgomery Road. The footprint of each building has not yet been provided; however, the applicant has stated that they intend to meet the requirements of the Zoning Code regarding footprints. The applicant would like to talk to the Planning Commission about this regulation as it regards a potential above ground connection between Buildings A and B. From a preliminary review, Staff has concern about the size of the building on the Entertainment Block; however, this can be reviewed at Final Development Plan as the end user is unknown.

Section 151.1510 Pedestrian and Vehicular Access and Circulation: The overall site has full access from the roundabout at the intersection of Montgomery Road and Ronald Reagan-Cross County Highway and the traffic signal at the intersection of Montgomery Road and Roosa Street. Right-in/right-out access is provided to Montgomery Road just south of Building 2A-1 at Ayers Place and left-in/right-out access is provided off of Main Street. Phase 2 will also have direct access via a new road from the roundabout. The access to the site has been studied significantly as part of the Traffic Impact Study for the roundabout and the City Traffic Engineer has been highly involved with the design of the access points from the beginning of the project. The internal access has been studied by the City in concert with the development. The Fire Chief has also been involved with the design to ensure that the streets will accommodate safety service vehicles and turning radii can be met.

The Zoning Code encourages good pedestrian connectivity throughout the site and pedestrian gathering spaces to facilitate pedestrian activity. The proposed development provides for good pedestrian connectivity within the site, landscaping and pedestrian gathering spaces. It will be important during the Final Development Plan approval process to review the design of these spaces to ensure the regulations are met and the design is complementary to the Heritage District and pedestrian safety is accounted for especially with the new access to be finalized at the roundabout.



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Section 151.1511 Parking: Structured parking is encouraged for 50% of the required parking on sites with multi-building developments. Surface parking is limited to no more than 35% of the site area; however, parking on public streets is not included in the surface parking limitation. Of the 674 parking spaces shown on the plan, 22 spaces are surface on-street parking garages, 325 are anticipated for the Block 3 Parking Garage and 327 are reserved residential spaces. The applicant has stated that the surface parking accounts for less than 30% of the site and will provide the exact percentage at the meeting on Monday night.

The number of required parking spaces is regulated by Section 151.3204 of the Zoning Code. Section 151.3203 states that 'Planning Commission may reduce the total number of parking spaces required for a mixed-use building or buildings when the uses do not operate with the same hours. The Planning Commission may use calculations by the Urban Land Institute or other studies to calculate the appropriate number of spaces. Section 151.1511(A)(2) states that 'The city may, at its discretion permit a reduction in the number of off-street parking spaces required for a development to as much as 50% of the required spaces'. The total number of spaces required by the Code is somewhat challenging to calculate without knowing an end user for the entertainment aspect which varies by use. As is known now, without the entertainment aspect, 618 spaces would be required. The applicant has provided a ULI parking analysis included in their application, and it should be emphasized that the 1.5 parking spaces proposed per residential unit, the 1.05, per hotel room is the same as previously approved for Phase 1. 5.7 parking spaces per 1000 square feet of gross leasable area is less than required per code for the grocer however, Staff believes that the number of spaces proposed by the development team is appropriate given the smaller boutique aspect of the grocer. Urban grocers are designed to be smaller and serve the surrounding residents, therefore Staff believes that the demand for parking will be lower than a typical grocer. It will be important to study the parking counts during the Final Development Site Plan approval, especially a possible entertainment use, to ensure that adequate parking is being provided; however, Staff believes that the shared parking analysis shows that the proposed uses can be parked appropriately as proposed.

Section 151.1513 Scale and Massing: The relationship of a building's height to its apparent width is a major contributing factor to the overall character of the OMG District. The development team has spent a lot of time studying the scale and massing of the project. While the square footage/footprint is not presently known, Staff is confident that the scale will be appropriate to continue the same aesthetics and atmosphere of the entire Montgomery Quarter area, as stated by the applicant. Due to the fact a final end user for the future entertainment use has not been identified further review will occur at the Final Development Plan. The architecture and treatment of the facades will have a big influence on how the buildings read from the street and the development team has begun work on preliminary architecture to ensure that the buildings are complementary to the Heritage District. As a reminder, the Landmarks Commission will review the architecture of each building and provide a recommendation to the Planning Commission during the Final Development Plan approval process.

Section 151.1513(a): The height of the buildings is regulated by the Zoning Code and varies depending on the location on the site, orientation of the building and the setback of the building from Montgomery Road and/or Main Street. The minimum height of buildings in the District is two stories. Buildings fronting Montgomery Road cannot exceed 60' in height and buildings setback more than 200' from Montgomery Road are capped at an elevation of 860. The total height of the buildings has not yet been provided as it is not required for a General Development Plan submittal; however, the development team has stated that the buildings will be in compliance with all height regulations. The development will be taking advantage of the grade change from west to east so the building heights are permitted to be taller as the topography drops. The elevations of these buildings will need to be carefully considered during the Final Development Plan approval process to ensure that the buildings meet the intent of the regulation.

Equivalency Provision Regulations

Development Density: The intent for the Montgomery Quarter area has been based on years of planning a complete vision as an integrated mixed-use project. Past Planning Commission reports have emphasized a residential component that is compatible and complementary in scale and design to the adjacent historic district and sensitive to the real estate market to ensure long term viability. Code regulations (Section 151.1201(H)) specifically reference the intent for a cohesive density stating, "To provide an Old Montgomery Gateway District (OMG) to accommodate retail, office and mixed use developments that strengthen the current historic district and create a cohesive development pattern and density in the OMG and OM Districts."

Mixed Use is specifically listed as a separate permitted use in the OMG as indicated in Section 151.1203 independent of single, two and multi-family uses. Single, two and multi-family uses contain specific density regulations, however the density of mixed use is not clearly defined in the code.

It appears that the current multi-family listed density requirement was intended to focus on a stand-alone permitted individual/parcel multi-family structure in the OMG (not as part an overall large planned mixed use development). However, it also needs to be recognized that in form, creativity, and efficient design, Montgomery Quarter is similar to a large master Planned Unit Development (PUD) that has been designed to be specifically compatible with our Historic Downtown and as the new southern city gateway. A PUD was not initially proposed in part as it would have required 20% of the 21.5 acres to be dedicated as open space which is in contrast to creating a new compatible village within our existing urban downtown.

Staff believes the most conservative approach would entail utilizing the multi-family density requirements as the basis for regulating in the context of a PUD which is how the Montgomery Quarter development functions. The resulting density would allow



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for a total of 387 units when considering the PUD permitted 150% cap. Phase 1 contains 148 units and leaves 239 units remaining for Phase 2. The development team has adhered to this limitation with a proposed 239 additional one-and two-bedroom apartment units as shown in Phase 2 plan. Overall Staff believes this interpretation will continue to provide a residential density that will foster a lively and successful Montgomery Quarter and Historic Downtown in addition to providing a luxury residential product in our community. Montgomery Quarter is a once in a generation development with specific emphasis on the quality of the open space that is appropriate for an urban environment. The public plaza area, the park, and proposed activated alley and entertainment area arguably make up in quality what a PUD would require in exchange for the increased density.

The relevant code sections have been included on the following page for reference.

Section 150.1414 of the Zoning Code states that the Planning Commission may find that a final development plan either adheres or is equivalent to the requirements of the Zoning Code if the following conditions are met:

- The proposed general or final development plan substantially complies with all specific requirements and with the purposes, intent and basic objectives of the zoning district;
- Through imaginative and skillful design in the arrangement of buildings, open space, streets, access drives and other features, the proposal results in a development of equivalent or higher quality than that which could be achieved through strict application of such standards and requirements; and

The development, as proposed, shall have no adverse impact upon the surrounding properties or upon the health, safety, or general welfare of the community.

<i>Schedule 151.1006</i>				
<i>Lot Requirements For Single-family Detached Cluster Developments, Single-family Attached Dwellings And Multi-family Dwellings</i>				
	<i>D-2</i>	<i>D-3</i>	<i>OM-Outer</i>	<i>OMG</i>
<i>Schedule 151.1006</i>				
<i>Lot Requirements For Single-family Detached Cluster Developments, Single-family Attached Dwellings And Multi-family Dwellings</i>				
	<i>D-2</i>	<i>D-3</i>	<i>OM-Outer</i>	<i>OMG</i>
(Minimum Development Area (acres))	2	1	.75	.75
Maximum Density	5 dwelling units per acre	6 dwelling units per acre	10 dwelling units per acre	12 dwelling units per acre
Maximum Impervious Surface Coverage	60%	60%	80%	80%
Maximum Number of Attached Single-Family Units per Building (a)	4	6	-	-
Minimum Lot Frontage (feet)	100	100	90	-
Notes to Schedule 151.1006:				
(a) The limitation on the number of units per building does not apply to apartments.				

Staff Comments:

Since the General Development Plan for Montgomery Quarter was approved, a new economic culture exists because of the effects of the pandemic, work from home and changing office environment. Staff understands the nature of changes to the General Development Plan as well as the request for the equivalency provision that is still limiting and adhering to what code would permit. It is recognized that Final Development Plans will address many of the setbacks, design, lighting, landscaping and building height required details; however, the applicant has stated that they intend on meeting these regulations. If Planning Commission approves the General Development Plan, Staff would suggest it is based on the following conditions:

- Recommending approval of the requested equivalency provision to allow for 18 units per acre to City Council.
- A reduction of the required parking based on the ULI analysis with the condition that the future entertainment use be reviewed and refined as necessary during Final Development Plan approval.
- The stormwater management, utility and grading plans be reviewed and approved by the City Engineer.



STAFF REPORT

- A copy of the NPDES permit from the Ohio EPA be supplied to the Community Development Director.
- A copy of the Post Construction Best Management Plan Inspection and Maintenance Plan (I & M Plan) be properly recorded after completion of the stormwater improvements.



MONTGOMERY QUARTER

May 11, 2023

Sent via Email

Mr. Kevin Chesar
Community Development Director
City of Montgomery
10101 Montgomery Road
Montgomery, Ohio 45242
kchesar@montgomeryohio.org
513-792-8329

Re: Montgomery Quarter Development – Phase II Planning Commission General Development Plan Submittal – 5/11/2023; Meeting – May 22, 2023

Dear Mr. Chesar:

On behalf of Gateway Partners Montgomery, LLC, as the developers of the Montgomery Quarter (MQ) development, we are providing the attached and below information for review and discussion with the commission members and staff related to Phase II of the project. Our desire is to receive General Development Plan approval and approval on an equivalency request as noted below at the May 22, 2023, meeting.

Phase II will introduce entertainment use(s) on block 3 along with mixed use commercial space and a shared parking garage along with 239 luxury apartments designed to be complementary to the phase I buildings and the overall cohesiveness of the development.

The existing zoning designation for the property allows for the concept plan to be advanced through the City process as currently depicted on the attached plans by way of an equivalency request. The section in the code where we are seeking approval by way of equivalency relates to the density/unit quantity limitation for the dwelling unit total counts between phase I and phase II. The current zoning could be interpreted as non-limiting to the total quantity of apartment units, however, when we reviewed the PD section of the code, there is a limit of 18 units per acre. Montgomery Quarter includes 21.5 acres of land, therefore based upon this limit a total of 387 dwelling units would be permitted. We have completed construction on 148 dwelling units in phase I, leaving 239 dwelling units permitted in phase II (by way of the PD language). Understanding that the project is straight zoned and not within a PD, we find it best to advance planning based on the equivalency provision which provides baseline criteria for dwelling unit count that will maintain consistency within the code limitations and keeping consistent with the community's overall goal for the development.

The dwelling unit calculation is an area within the current code we are seeking equivalency determination from the city. For the following reasons, the proposal is for phase II to remain within the currently zoned designation and forego a PD zone change process to where both items can be implemented. A PD zoning designation is more restrictive to what the community and the development team envisioned for the Montgomery Quarter development. For example, open space in the PD designation requires a 20% minimum open space requirement. This would not allow the density and "village within a village" feel that Montgomery Quarter has always sought to bring to the city. The development team is focused on the quality of the open space and not the quantity which aligns with this original vision for the property. Additionally, a zone change process would stall the momentum we have created for the project. The direction we are taking would allow for phase II to begin construction as early as this fall. This is important to keep progress advancing and complete the corridor connection that MQ has to the new



www.montgomeryquarter.com





MONTGOMERY QUARTER

roundabout and connection to Ronald Regan Highway and I-71. This timing also works well with the city's plans for the roundabout beautification and identification project and improvements planned along the Ronald Regan connection corridor.

Overall, phase II is positioned well to provide the quality of place, supportive housing, patronage, and amenities that bolster MQ's "village within a village" concept and foster the City's vision for the larger district. The additional dwelling units will provide space for people to live, work and play at MQ, along the Montgomery Road Corridor and throughout the city. As you will see based on the proposed plans, the focus for MQ remains walkability and connectivity within the development as well as to the adjacent downtown Historic District and other parts of the community, and the proposed residential density will help further to reduce traffic in the area as compared to commercial use. The principals that we and the city have collaboratively applied in the Montgomery Quarter District are now widely recognized as a model for the make-up of successful, resilient mixed-use districts both in our region and on a national level.

We are seeking the commission's approval and support to advance project planning and subsequent approval processes based on this information and submittal related to the General Development Plan and Equivalency criteria. We intend to continue to advance planning and designs to approach the Landmarks Commission on building architecture for the residential portion of the project in the near future to stay on track with overall timing of construction. This momentum is key to completing the overall vision of the project and its positive impact to the city. We are proud to be contributors to the success of the city both by the new development at MQ as well as the lasting impact and benefits it will bring to the adjacent businesses and other areas in the city and region.

Should you have any questions related to this matter, please feel free to contact me at 859-292-8040 (office) or 513-675-9569 (cellular telephone).

Sincerely,
Gateway Partners Montgomery, LLC
c/o Brandicorp, LLC

Michael E. Doty
VP, Construction & Development

CC: Michael Brandy – Brandicorp, LLC
Dan Neyer – Neyer Properties, Inc.
Record File

Matt Grever – Brandicorp, LLC
Jeff Chamot – Neyer Properties, Inc.

MED/dh



www.montgomeryquarter.com



APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): MQ – Phase II Montgomery Road & Ronald Regan Highway

Project Name (if applicable): Montgomery Quarter – Phase 2 – GDP & Equivalency Request

Auditors Parcel Number: 603-0004-0216-00 & 0215 & 0214


Gross Acres: 8.47 Lots/Units 239 Commercial Square Footage 120,000

Additional Information: 239 luxury apartments, mixed- use commercial and a parking garage.

PROPERTY OWNER(S) MCIC & Gateway Partners Montgomery, LLC Contact Michael Doty
 Address 45 Fairfield Avenue, Suite 200 Phone: (513) 675-9569
 City Bellevue State Kentucky Zip 41073
 E-mail address mdoty@brandicorp.com

APPLICANT Gateway Partners Montgomery, LLC Contact Michael Doty
 Address 45 Fairfield Avenue, Suite 200 Phone: (513) 675-9569
 City Bellevue State Kentucky Zip 41073
 E-mail address mdoty@brandicorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature 

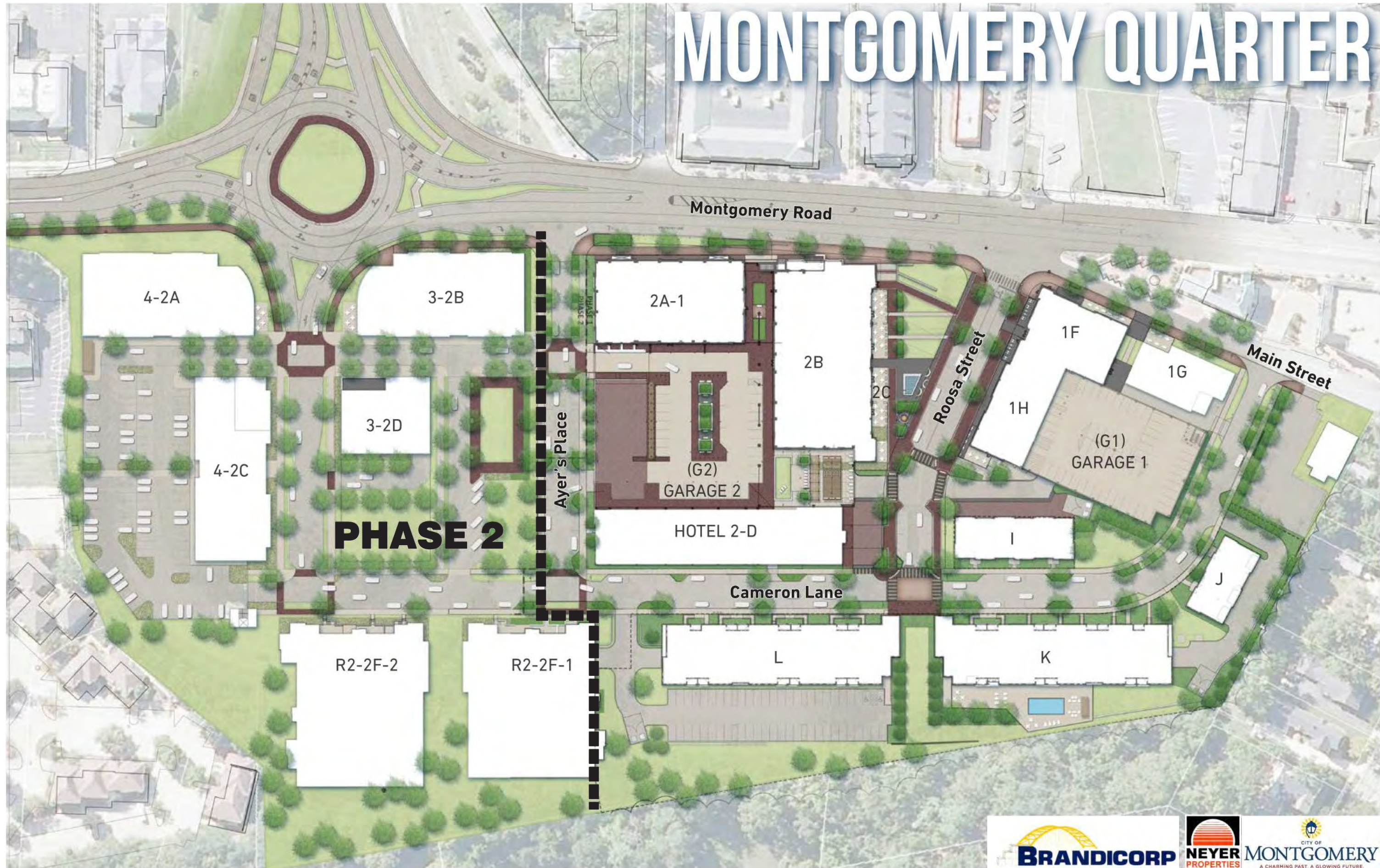
Print Name Michael Doty

Date May 11, 2023

FOR DEPARTMENT USE ONLY

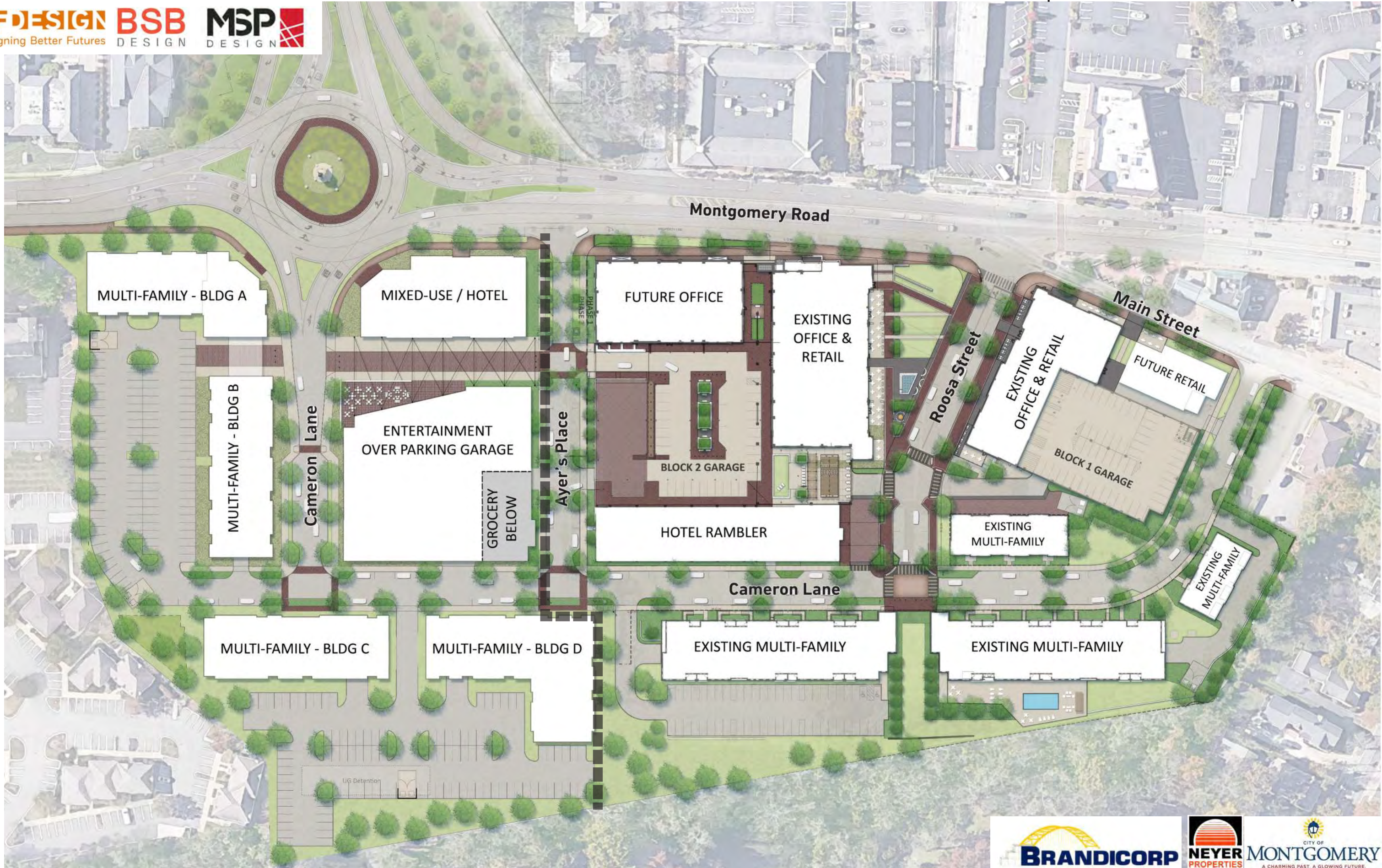
Meeting Date:
Total Fee:
Date Received:
Received By:

MONTGOMERY QUARTER



2023 GENERAL DEVELOPMENT PLAN

Montgomery Quarter Phase 2
General Development Plan Submittal- May 11, 2023



ACTIVE ENTERTAINMENT POTENTIALS



"Chicken & Pickle", Wichita, KS

ACTIVE ENTERTAINMENT POTENTIALS



NEW Show Alert 



TRIVIA WEDNESDAYS
7:00 PM
FISHERS

@IndianaTrivia



MUSIC BINGO
FRIDAY 7PM-9PM
AT ALLEYS

Pinheads - Fischers, IN

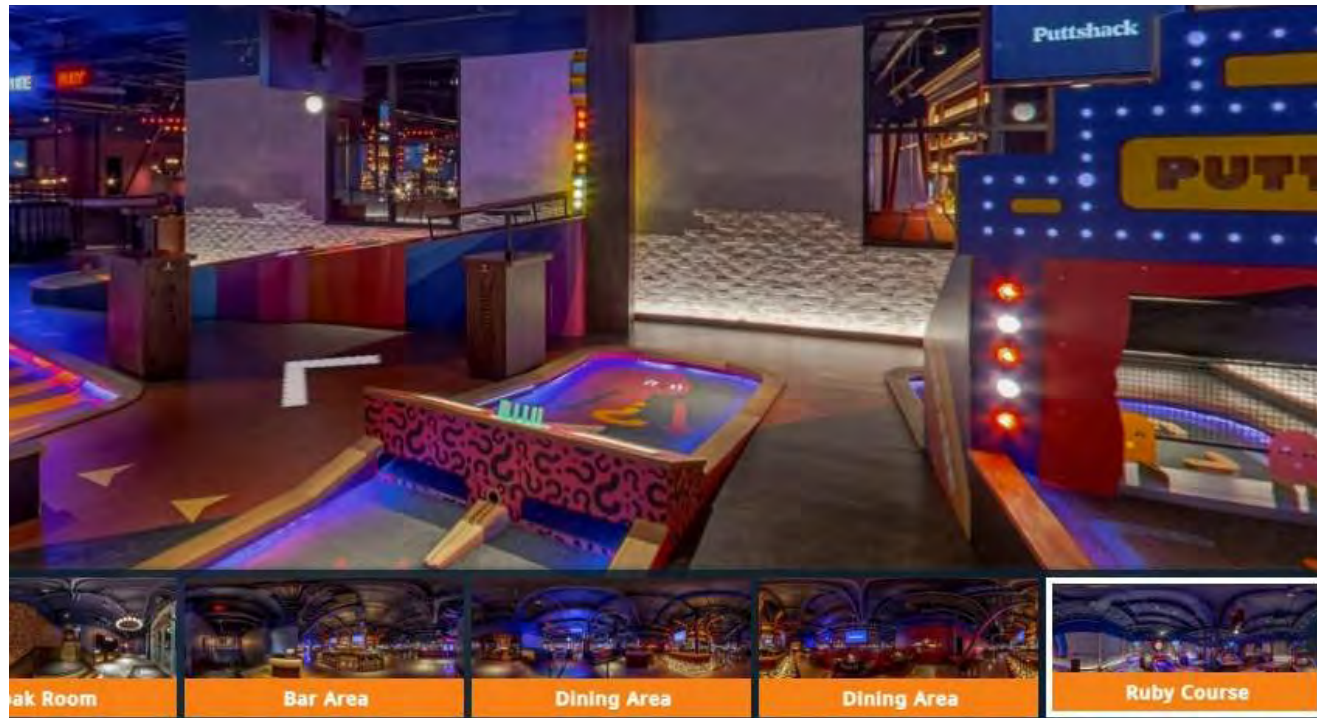
ACTIVE ENTERTAINMENT POTENTIALS



"Puttshack"- Atlanta, GA



"Puttshack"- Atlanta, GA



"Puttshack", Oak Brook, IL

POTENTIAL NEIGHBORHOOD GROCER



RESIDENTIAL CONCEPT



CONCEPTUAL ELEVATIONS / RENDERINGS
-FOR REFERENCE ONLY-

RESIDENTIAL CONCEPT



CONCEPTUAL ELEVATIONS / RENDERINGS
-FOR REFERENCE ONLY-

RESIDENTIAL CONCEPT



3 - PERSPECTIVE



2 - MONTGOMERY ROAD ELEVATION

CONCEPTUAL ELEVATIONS / RENDERINGS -FOR REFERENCE ONLY-



1 - CAMERON LANE ELEVATION

RESIDENTIAL CONCEPT



3-REAR PERSPECTIVE



2-REAR ELEVATION

CONCEPTUAL ELEVATIONS / RENDERINGS -FOR REFERENCE ONLY-



1-RIGHT ELEVATION

RESIDENTIAL CONCEPT



CONCEPTUAL ELEVATIONS / RENDERINGS
-FOR REFERENCE ONLY-

RESIDENTIAL CONCEPT



3 - FRONT PERSPECTIVE



2 - RIGHT ELEVATION

CONCEPTUAL ELEVATIONS / RENDERINGS -FOR REFERENCE ONLY-



1-CAMERON LANE ELEVATION

PHASE 1 "SETS THE BAR" FOR...



MQ - Phase 1 Drone Photo - October 2022

Montgomery Quarter Phase 2
General Development Plan Submittal - May 11, 2022

...QUALITY DESIGN & RELATIONSHIPS



MQ - Phase 1 Building Character, Materials & Massing Precedent



MQ - Phase 1 Streetscape Precedent

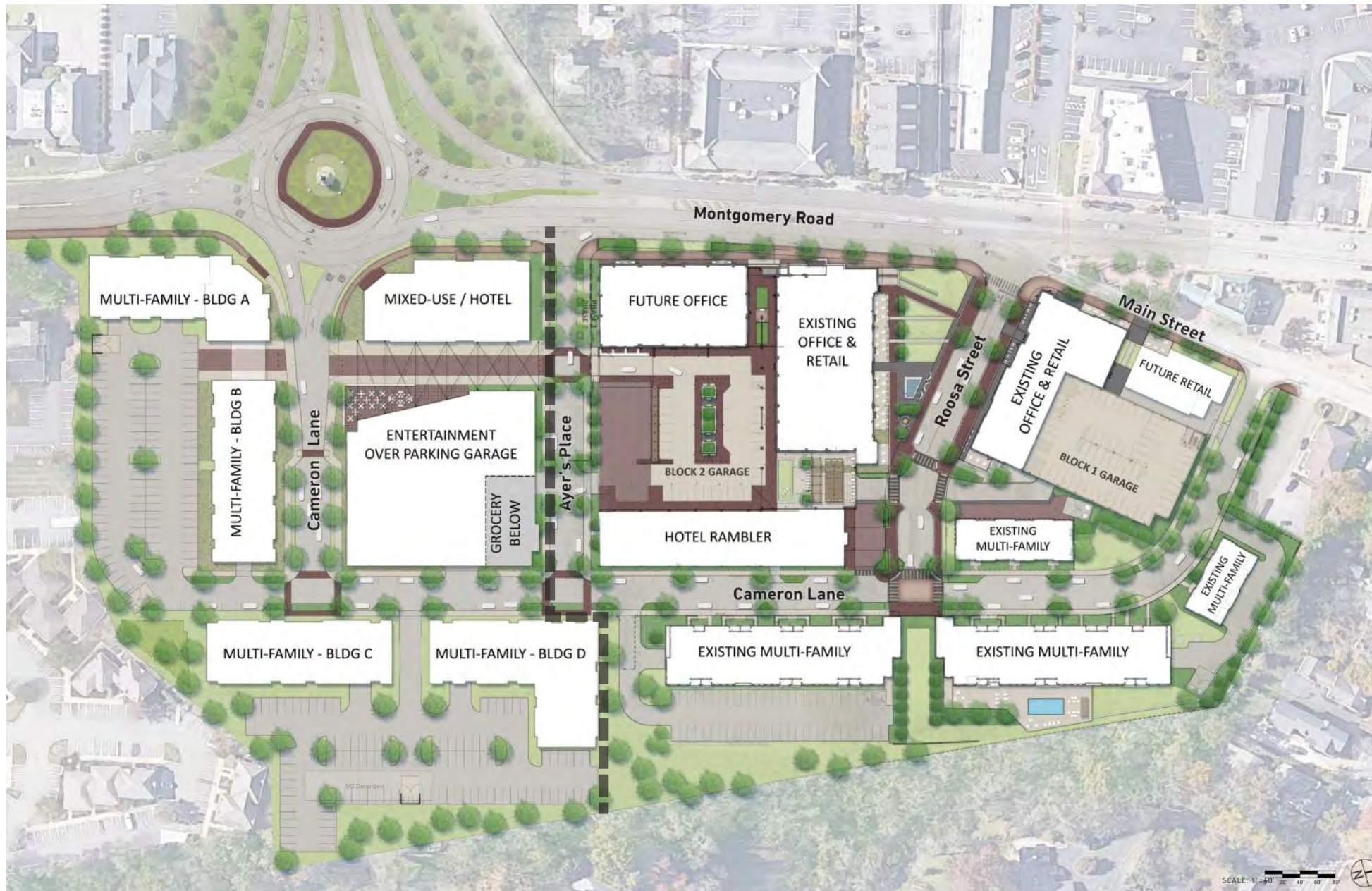
... AND A VIBRANT PUBLIC REALM



"Brookland" Skinney Street - DC



"The Gulch" Gateway Node - Nashville, TN



BENEFITS OF THE PHASE 2 PLAN

- Responsive to Shift in Market Demand - Ability to Start this Year
- Completes the Gateway, Cameron Lane & Associated Public Realm
- Increased Residential Component Supports and Enhances the Vibrancy of the Larger Gateway & Heritage Districts
- Entertainment Uses Complement Existing Retail & Dining Uses
- Residential Parking Provided on MF Parcels
- Additional Patron Parking to be Available in Garage below Entertainment Block
- Zoning Requirements can be Addressed within the Equivalency Provisions of the MQ District Zoning Code

Montgomery Quarter Phase 2 Table of Uses & Parking Ratios

Model Version 2

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday Parking
			Rate/1000 GLA or unit
RESIDENTIAL (1.5 pkg spaces per unit)	239	Resident (1)	1.37
		Res + Guest	0.13
BLOCK 3 GROCERY (NET area)	5,000	Customer	5
		Employee	0.7
HOTEL* (room keys) Phase 2	100	Customer	0.8
		Employee	0.25
ENTERTAINMENT	40,000	Visitor	5.5
		Employee	0.5

Notes:

- 1) Resident parking includes 327 reserved spaces. Reserved Parking ratio exceeds Phase 1 allocation of 1.32 sp/unit.
- 2) 5000 sf equals the Net Leaseable Area of the Grocery Floor Plate.
- 3) Parking ratio matches Phase 1 allocation and assumes minimal conference and event space will be included in the hotel program.

138

Total Leasable Floor Area: 45,000

Available Parking (Ph 2) **674**

138

Phase 2 Available Parking (Per 5/11/2023 plans)

	Available Sp	
Residential Garage Parking - Bldgs A & B	58	327 reserved
Residential Garage Parking - Bldgs C & D	72	resident spaces,
Residential Surface Parking - Bldgs A,B,C & D	197	total
On-Street Parking Blk 3	10	
On-Street Parking Blk 4	12	
Total Available Parking:	674	

GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS - MARCH

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend		10:00 AM			12:00 NOON			1:00 PM			2:00 PM			4:00 PM			7:00 PM		
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Hourly Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359	100%	100%	327	100%	100%	327	100%	100%	327	100%	100%	327	100%	100%	327	100%	100%	327
		Res + Guest	0.13	31	0.5	120	100%	75%	23	100%	65%	20	100%	70%	22	100%	70%	22	100%	75%	23	100%	97%	30
		Employee	5	25	6	30	64%	55%	9	64%	90%	14	64%	95%	15	64%	95%	15	64%	90%	3	64%	75%	12
BLOCK 3 GROCERY (NET area)	5,000	Customer	0.7	4	0.8	4	80%	85%	2	80%	90%	3	80%	100%	3	80%	100%	3	80%	90%	3	80%	55%	2
HOTEL* (room keys) Phase 2	100	Customer	0.8	80	1	100	100%	70%	56	100%	65%	52	100%	65%	52	100%	70%	56	100%	75%	60	100%	85%	68
		Employee	0.25	25	0.18	18	100%	75%	19	100%	100%	25	100%	95%	24	100%	95%	24	100%	60%	15	100%	90%	23
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220	100%	50%	110	100%	75%	165	100%	75%	165	100%	75%	165	100%	85%	187	100%	100%	220
		Employee	138	20	0.5	20	100%	70%	14	100%	75%	15	100%	75%	15	100%	75%	15	100%	85%	17	100%	100%	20
Total Gross Leasable Floor Area:		45,000		374		870		561		622		624		627		647		702		702		702		702
							% of Gross Requirement	150.11%		% of Gross Requirement	166.41%		% of Gross Requirement	167.12%		% of Gross Requirement	167.85%		% of Gross Requirement	173.35%		% of Gross Requirement	187.85%	

ULI Adjusted	ULI Required		%	
	ULI Adjusted	ULI Required		
138	Residential *	351	359	97.83%
	Grocery/Retail	11	29	39.23%
	Entertainment	124	240	51.67%
	Hotel *	75	105	71.19%
		561	374	150.11%
		113		

45,000 674

NET PARKING CALCULATION	* Captive Uses	10:00 AM		12:00 NOON		1:00 PM		2:00 PM		4:00 PM		7:00 PM	
		Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total
	Captive Rate: 10%	21	540	27	594	28	597	28	599	30	618	34	667
	Adjusted Total	134		80		77		75		56		7	
	Captive Rate: 15%	31	529	39	583	39	586	39	588	42	606	50	652
	Adjusted Total	145		91		88		86		68		22	
	Net Parking Difference												

Shared Parking Analysis Methodology

- Step 1:** Identify Commercial Uses and determine the Gross Square Feet of Building Area.
- Step 2:** Apply Gross Parking Ratios for each use as identified in ULI's second edition of Shared Parking (Table 2-2 Summary Recommended Base Parking Ratios)
- Step 3:** Adjust the Gross Parking Requirements by applying the % of Usage (from ULI) according to the hour of the day, the day of the week and month of the year.
 ULI second edition - Shared Parking - Table 2-3 Recommended Monthly Adjustments Factors and 2-5 Recommended Time-of-Day Factors for Weekdays
 Analyze the time frames of 10:00 am, 12:00 noon, 1:00 pm, 2:00 pm, 4:00 pm and 7:00 pm.
- Step 4:** Account for Captive Users who already live or work within a close enough distance to walk or bike and which therefore require no additional parking.
- Step 5:** Determined Peak Demand is at 1-2 PM during the weekdays. The peak month is December during the holiday shopping season.
- Step 6:** Determine Net Parking Requirements for the site and calculate the difference from the amount of Parking Provided.

GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS - MAY

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend	
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359
		Res + Guest	0.13	31	0.5	120
		Employee	5	25	6	30
BLOCK 3 GROCERY (NET area)	5,000	Customer	0.7	4	0.8	4
HOTEL* (room keys) Phase 2	100	Customer	0.8	80	1	100
		Employee	0.25	25	0.18	18
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220
		Employee	0.7	20	0.5	20
Total Gross Leasable Floor Area:		45,000		374		870

Peak Month Adjustment	10:00 AM	
	Peak Hour Adjustment	Total Spaces Required
May	10:00 AM	
100%	100%	327
100%	75%	23
64%	55%	9
80%	85%	2
90%	70%	50
100%	75%	19
100%	50%	110
100%	70%	14
		555
	% of Gross Requirement	148.61%

Peak Month Adjustment	12:00 NOON	
	Peak Hour Adjustment	Total Spaces
May	12:00 PM	
100%	100%	327
100%	65%	20
64%	90%	14
80%	90%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		616
	% of Gross Requirement	165.02%

Peak Month Adjustment	1:00 PM	
	Hourly Adjustment	Total Spaces
May	1:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		619
	% of Gross Requirement	165.72%

Peak Month Adjustment	2:00 PM	
	Peak Hour Adjustment	Total Spaces
May	2:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	70%	50
100%	95%	24
100%	75%	165
100%	75%	15
		272
	% of Gross Requirement	72.86%

Peak Month Adjustment	4:00 PM	
	Peak Hour Adjustment	Total Spaces
May	4:00 PM	
100%	100%	327
100%	75%	23
64%	95%	15
80%	90%	3
90%	75%	54
100%	60%	15
100%	85%	187
100%	85%	17
		291
	% of Gross Requirement	77.84%

Peak Month Adjustment	7:00 PM	
	Peak Hour Adjustment	Total Spaces
May	7:00 PM	
100%	100%	327
100%	97%	30
64%	75%	12
80%	55%	2
90%	85%	61
100%	90%	23
100%	100%	220
100%	100%	20
		337
	% of Gross Requirement	90.29%

138

45,000 674

Residential *	
Retail	
Entertainment	
Hotel *	

ULI Adjusted	ULI Required	%
351	359	97.83%
11	29	39.23%
124	240	51.67%
69	105	65.86%
555	374	148.61%
119		

ULI Adjusted	ULI Required	%
348	359	96.97%
17	29	59.37%
180	240	75.00%
72	105	68.38%
616	374	165.02%
58		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
74	105	70.62%
621	374	165.72%
55		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
74	105	70.62%
621	374	166.35%
53		

ULI Adjusted	ULI Required	%
351	359	97.83%
18	29	62.18%
204	240	85.00%
69	105	65.71%
641	374	171.74%
33		

ULI Adjusted	ULI Required	%
358	359	99.74%
14	29	47.51%
240	240	100.00%
84	105	79.71%
695	374	186.03%
-21		

158

NET PARKING CALCULATION	* Captive Uses	10:00 AM	12:00 NOON	1:00 PM	2:00 PM	4:00 PM	7:00 PM																							
		<table border="1"> <tr> <td>Captive Rate</td> <td>10%</td> </tr> <tr> <td>Adjusted Total</td> <td></td> </tr> <tr> <td>Net Parking Difference</td> <td></td> </tr> </table>	Captive Rate	10%	Adjusted Total		Net Parking Difference		<table border="1"> <tr> <td>19</td> </tr> <tr> <td>536</td> </tr> <tr> <td>138</td> </tr> </table>	19	536	138	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>591</td> </tr> <tr> <td>83</td> </tr> </table>	25	591	83	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>594</td> </tr> <tr> <td>80</td> </tr> </table>	25	594	80	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>596</td> </tr> <tr> <td>78</td> </tr> </table>	25	596	78	<table border="1"> <tr> <td>27</td> </tr> <tr> <td>614</td> </tr> <tr> <td>60</td> </tr> </table>	27	614	60	<table border="1"> <tr> <td>32</td> </tr> <tr> <td>662</td> </tr> <tr> <td>-21</td> </tr> </table>	32
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Shared Parking Analysis Methodology

- Step 1:** Identify Commercial Uses and determine the Gross Square Feet of Building Area.
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- Step 6:** Determine Net Parking Requirements for the site and calculate the difference from the amount of Parking Provided.

GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS - JUNE

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend	
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359
		Res + Guest	0.13	31	0.5	120
BLOCK 3 GROCERY (NET area)	5,000	Customer	5	25	6	30
		Employee	0.7	4	0.8	4
HOTEL* (room keys)	100	Customer	0.8	80	1	100
		Employee	0.25	25	0.18	18
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220
		Employee	138	20	0.5	20
Total Gross Leasable Floor Area:		45,000		374		870

10:00 AM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required
Jun	10:00 AM	
100%	100%	327
100%	75%	23
64%	55%	9
80%	85%	2
90%	70%	50
100%	75%	19
100%	50%	110
100%	70%	14
		555
	% of Gross Requirement	148.61%

12:00 NOON		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Jun	12:00 PM	
100%	100%	327
100%	65%	20
64%	90%	14
80%	90%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		616
	% of Gross Requirement	165.02%

1:00 PM		
Peak Month Adjustment	Hourly Adjustment	Total Spaces
Jun	1:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		619
	% of Gross Requirement	165.72%

2:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Jun	2:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	70%	50
100%	95%	24
100%	75%	165
100%	75%	15
		272
	% of Gross Requirement	72.86%

4:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Jun	4:00 PM	
100%	100%	327
100%	75%	23
64%	95%	15
80%	90%	3
90%	75%	54
100%	60%	15
100%	85%	187
100%	85%	17
		291
	% of Gross Requirement	77.84%

7:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Jun	7:00 PM	
100%	100%	327
100%	97%	30
64%	75%	12
80%	55%	2
90%	85%	61
100%	90%	23
100%	100%	220
100%	100%	20
		337
	% of Gross Requirement	90.29%

138

Residential *	Retail	Entertainment	Hotel *
351	11	124	69
359	29	240	105
97.83%	39.23%	51.67%	65.86%

ULI Adjusted	ULI Required	%
351	359	97.83%
11	29	39.23%
124	240	51.67%
69	105	65.86%
555	374	148.61%
119		

ULI Adjusted	ULI Required	%
348	359	96.97%
17	29	59.37%
180	240	75.00%
72	105	68.38%
616	374	165.02%
58		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
72	105	68.38%
619	374	165.72%
55		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
74	105	70.62%
621	374	166.35%
53		

ULI Adjusted	ULI Required	%
351	359	97.83%
18	29	62.18%
204	240	85.00%
69	105	65.71%
641	374	171.74%
33		

ULI Adjusted	ULI Required	%
358	359	99.74%
14	29	47.51%
240	240	100.00%
84	105	79.71%
695	374	186.03%
-21		

45,000	674
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NET PARKING CALCULATION

* Captive Uses	10:00 AM	12:00 NOON	1:00 PM	2:00 PM	4:00 PM	7:00 PM
Captive Rate 10%	19	25	25	25	27	32
Adjusted Total	536	591	594	596	614	662
Net Parking Difference	138	83	80	78	60	-21
Captive Rate 15%	29	38	38	38	41	49
Adjusted Total	526	579	581	583	601	646
Net Parking Difference	148	95	93	91	73	28

Shared Parking Analysis Methodology

- Step 1:** Identify Commercial Uses and determine the Gross Square Feet of Building Area.
- Step 2:** Apply Gross Parking Ratios for each use as identified in ULI's second edition of Shared Parking (Table 2-2 Summary Recommended Base Parking Ratio).
- Step 3:** Adjust the Gross Parking Requirements by applying the % of Usage (from ULI) according to the hour of the day, the day of the week and month of the year. ULI second edition - Shared Parking - Table 2-3 Recommended Monthly Adjustments Factors and 2-5 Recommended Time-of-Day Factors for Weekday. Analyze the time frames of 10:00 am, 12:00 noon, 1:00 pm, 2:00 pm, 4:00 pm and 7:00 pm.
- Step 4:** Account for Captive Users who already live or work within a close enough distance to walk or bike and which therefore require no additional parking.
- Step 5:** Determined Peak Demand is at 1-2 PM during the weekdays. The peak month is December during the holiday shopping season.
- Step 6:** Determine Net Parking Requirements for the site and calculate the difference from the amount of Parking Provided.

GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS - JULY

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend		10:00 AM			12:00 NOON			1:00 PM			2:00 PM			4:00 PM			7:00 PM		
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Hourly Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces	Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359	100%	100%	327	100%	100%	327	100%	100%	327	100%	100%	327	100%	100%	327	100%	100%	327
		Res + Guest	0.13	31	0.5	120	100%	75%	23	100%	65%	20	100%	70%	22	100%	70%	22	100%	75%	23	100%	97%	30
BLOCK 3 GROCERY (NET area)	5,000	Customer	5	25	6	30	64%	55%	9	64%	90%	14	64%	95%	15	64%	95%	15	64%	90%	12	64%	75%	12
		Employee	0.7	4	0.8	4	80%	85%	2	80%	90%	3	80%	100%	3	80%	100%	3	80%	90%	2	80%	55%	2
HOTEL* (room keys) Phase 2	100	Customer	0.8	80	1	100	100%	70%	56	100%	65%	52	100%	65%	52	100%	70%	56	100%	75%	60	100%	85%	68
		Employee	0.25	25	0.18	18	100%	75%	19	100%	100%	25	100%	100%	24	100%	95%	24	100%	60%	15	100%	90%	23
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220	100%	50%	110	100%	75%	165	100%	75%	165	100%	75%	165	100%	85%	187	100%	100%	220
		Employee	138	20	0.5	20	100%	70%	14	100%	75%	15	100%	75%	15	100%	75%	15	100%	85%	17	100%	100%	20
Total Gross Leasable Floor Area:		45,000		374	870			561			622			624			278			297			344	
							% of Gross Requirement	150.11%		% of Gross Requirement	166.41%		% of Gross Requirement	167.12%		% of Gross Requirement	74.36%		% of Gross Requirement	79.44%		% of Gross Requirement	92.11%	

ULI Adjusted	ULI Required		%	ULI Adjusted	ULI Required		%	ULI Adjusted	ULI Required		%	ULI Adjusted	ULI Required		%	ULI Adjusted	ULI Required		%	ULI Adjusted	ULI Required		%
	ULI Required	%			ULI Required	%			ULI Required	%			ULI Required	%			ULI Required	%			ULI Required	%	
138	Residential *	351	359	97.83%	348	359	96.97%	349	359	97.40%	349	359	97.40%	351	359	97.83%	358	359	99.74%	358	359	99.74%	
	Retail	11	29	39.23%	17	29	59.37%	18	29	63.16%	18	29	63.16%	18	29	62.18%	14	29	47.51%	14	29	47.51%	
	Entertainment	124	240	51.67%	180	240	75.00%	180	240	75.00%	180	240	75.00%	204	240	85.00%	240	240	100.00%	240	240	100.00%	
	Hotel *	75	105	71.19%	77	105	73.33%	77	105	73.33%	80	105	75.95%	75	105	71.43%	91	105	86.19%	91	105	86.19%	
		561	374	150.11%	622	374	166.41%	624	374	167.12%	627	374	167.85%	647	374	173.35%	702	374	187.85%	702	374	187.85%	
		113			52			50			47			27			-28						

158

NET PARKING CALCULATION	* Captive Uses	10:00 AM		12:00 NOON		1:00 PM		2:00 PM		4:00 PM		7:00 PM	
		Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total	Captive Rate	Adjusted Total
	Captive Rate 10%	20	541	26	596	26	598	26	601	28	620	33	669
	Adjusted Total	133		78		76		73		54		-28	
	Captive Rate 15%	30	531	39	583	39	586	39	588	42	606	50	652
	Adjusted Total	143		91		88		86		68		22	
	Net Parking Difference												

Shared Parking Analysis Methodology

- Step 1:** Identify Commercial Uses and determine the Gross Square Feet of Building Area.
- Step 2:** Apply Gross Parking Ratios for each use as identified in ULI's second edition of Shared Parking (Table 2-2 Summary Recommended Base Parking Ratios)
- Step 3:** Adjust the Gross Parking Requirements by applying the % of Usage (from ULI) according to the hour of the day, the day of the week and month of the year.
 ULI second edition - Shared Parking - Table 2-3 Recommended Monthly Adjustments Factors and 2-5 Recommended Time-of-Day Factors for Weekdays
 Analyze the time frames of 10:00 am, 12:00 noon, 1:00 pm, 2:00 pm, 4:00 pm and 7:00 pm.
- Step 4:** Account for Captive Users who already live or work within a close enough distance to walk or bike and which therefore require no additional parking.
- Step 5:** Determined Peak Demand is at 1-2 PM during the weekdays. The peak month is December during the holiday shopping season.
- Step 6:** Determine Net Parking Requirements for the site and calculate the difference from the amount of Parking Provided.

GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS -AUGUST

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend	
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359
		Res + Guest	0.13	31	0.5	120
BLOCK 3 GROCERY (NET area)	5,000	Customer	5	25	6	30
		Employee	0.7	4	0.8	4
HOTEL* (room keys)	100	Customer	0.8	80	1	100
		Employee	0.25	25	0.18	18
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220
		Employee	138	20	0.5	20
Total Gross Leasable Floor Area:		45,000		374		870

10:00 AM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required
Aug	10:00 AM	
100%	100%	327
100%	75%	23
64%	55%	9
80%	85%	2
100%	70%	56
100%	75%	19
100%	50%	110
100%	70%	14
		561
% of Gross Requirement		150.11%

12:00 NOON		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Aug	12:00 PM	
100%	100%	327
100%	65%	20
64%	90%	14
80%	90%	3
100%	65%	52
100%	100%	25
100%	75%	165
100%	75%	15
		622
% of Gross Requirement		166.41%

1:00 PM		
Peak Month Adjustment	Hourly Adjustment	Total Spaces
Aug	1:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
100%	65%	52
100%	100%	25
100%	75%	165
100%	75%	15
		624
% of Gross Requirement		167.12%

2:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Aug	2:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
100%	70%	56
100%	95%	24
100%	75%	165
100%	75%	15
		278
% of Gross Requirement		74.36%

4:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Aug	4:00 PM	
100%	100%	327
100%	75%	23
64%	95%	15
80%	90%	3
100%	75%	60
100%	60%	15
100%	85%	187
100%	85%	17
		297
% of Gross Requirement		79.44%

7:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Aug	7:00 PM	
100%	100%	327
100%	97%	30
64%	75%	12
80%	55%	2
100%	85%	68
100%	90%	23
100%	100%	220
100%	100%	20
		344
% of Gross Requirement		92.11%

138

Residential *	Retail	Entertainment	Hotel *
351	11	124	75
359	29	240	105
97.83%	39.23%	51.67%	71.19%

ULI Adjusted	ULI Required	%
351	359	97.83%
11	29	39.23%
124	240	51.67%
75	105	71.19%
561	374	150.11%
113		

ULI Adjusted	ULI Required	%
348	359	96.97%
17	29	59.37%
180	240	75.00%
77	105	73.33%
622	374	166.41%
52		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
77	105	73.33%
624	374	167.12%
50		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
80	105	75.95%
627	374	167.85%
47		

ULI Adjusted	ULI Required	%
351	359	97.83%
18	29	62.18%
204	240	85.00%
75	105	71.43%
647	374	173.35%
27		

ULI Adjusted	ULI Required	%
358	359	99.74%
14	29	47.51%
240	240	100.00%
91	105	86.19%
702	374	187.85%
-28		

45,000	674
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NET PARKING CALCULATION

* Captive Uses	10:00 AM	12:00 NOON	1:00 PM	2:00 PM	4:00 PM	7:00 PM
Captive Rate	10%					
Adjusted Total	20	26	26	26	28	33
Net Parking Difference	133	78	76	73	54	-28
Captive Rate	15%					
Adjusted Total	30	39	39	39	42	50
Net Parking Difference	143	91	88	86	68	22

Shared Parking Analysis Methodology

- Step 1:** Identify Commercial Uses and determine the Gross Square Feet of Building Area.
- Step 2:** Apply Gross Parking Ratios for each use as identified in ULI's second edition of Shared Parking (Table 2-2 Summary Recommended Base Parking Ratio).
- Step 3:** Adjust the Gross Parking Requirements by applying the % of Usage (from ULI) according to the hour of the day, the day of the week and month of the year. ULI second edition - Shared Parking - Table 2-3 Recommended Monthly Adjustments Factors and 2-5 Recommended Time-of-Day Factors for Weekday. Analyze the time frames of 10:00 am, 12:00 noon, 1:00 pm, 2:00 pm, 4:00 pm and 7:00 pm.
- Step 4:** Account for Captive Users who already live or work within a close enough distance to walk or bike and which therefore require no additional parking.
- Step 5:** Determined Peak Demand is at 1-2 PM during the weekdays. The peak month is December during the holiday shopping season.
- Step 6:** Determine Net Parking Requirements for the site and calculate the difference from the amount of Parking Provided.

GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS - OCTOBER

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend	
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359
		Res + Guest	0.13	31	0.5	120
BLOCK 3 GROCERY (NET area)	5,000	Customer	5	25	6	30
		Employee	0.7	4	0.8	4
HOTEL* (room keys)	100	Customer	0.8	80	1	100
		Employee	0.25	25	0.18	18
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220
		Employee	138	20	0.5	20
Total Gross Leasable Floor Area:		45,000		374		870

10:00 AM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required
Oct	10:00 AM	
100%	100%	327
100%	75%	23
64%	55%	9
80%	85%	2
90%	70%	50
100%	75%	19
100%	50%	110
100%	70%	14
		555
	% of Gross Requirement	148.61%

12:00 NOON		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Oct	12:00 PM	
100%	100%	327
100%	65%	20
64%	90%	14
80%	90%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		616
	% of Gross Requirement	165.02%

1:00 PM		
Peak Month Adjustment	Hourly Adjustment	Total Spaces
Oct	1:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		619
	% of Gross Requirement	165.72%

2:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Oct	2:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	70%	50
100%	95%	24
100%	75%	165
100%	75%	15
		272
	% of Gross Requirement	72.86%

4:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Oct	4:00 PM	
100%	100%	327
100%	75%	23
64%	95%	15
80%	90%	3
90%	75%	54
100%	60%	15
100%	85%	187
100%	85%	17
		291
	% of Gross Requirement	77.84%

7:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Oct	7:00 PM	
100%	100%	327
100%	97%	30
64%	75%	12
80%	55%	2
90%	85%	61
100%	90%	23
100%	100%	220
100%	100%	20
		337
	% of Gross Requirement	90.29%

138

Residential *	Retail	Entertainment	Hotel *
351	11	124	69
359	29	240	105
97.83%	39.23%	51.67%	65.86%

45,000	674
--------	-----

ULI Adjusted	ULI Required	%
351	359	97.83%
11	29	39.23%
124	240	51.67%
69	105	65.86%
555	374	148.61%
119		

ULI Adjusted	ULI Required	%
348	359	96.97%
17	29	59.37%
180	240	75.00%
72	105	68.38%
616	374	165.02%
58		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
72	105	68.38%
619	374	165.72%
55		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
74	105	70.62%
621	374	166.35%
53		

ULI Adjusted	ULI Required	%
351	359	97.83%
18	29	62.18%
204	240	85.00%
69	105	65.71%
641	374	171.74%
33		

ULI Adjusted	ULI Required	%
358	359	99.74%
14	29	47.51%
240	240	100.00%
84	105	79.71%
695	374	186.03%
-21		

158

NET PARKING CALCULATION	* Captive Uses	10:00 AM	12:00 NOON	1:00 PM	2:00 PM	4:00 PM	7:00 PM																							
		<table border="1"> <tr> <td>Captive Rate</td> <td>10%</td> </tr> <tr> <td>Adjusted Total</td> <td></td> </tr> <tr> <td>Net Parking Difference</td> <td></td> </tr> </table>	Captive Rate	10%	Adjusted Total		Net Parking Difference		<table border="1"> <tr> <td>19</td> </tr> <tr> <td>536</td> </tr> <tr> <td>138</td> </tr> </table>	19	536	138	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>591</td> </tr> <tr> <td>83</td> </tr> </table>	25	591	83	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>594</td> </tr> <tr> <td>80</td> </tr> </table>	25	594	80	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>596</td> </tr> <tr> <td>78</td> </tr> </table>	25	596	78	<table border="1"> <tr> <td>27</td> </tr> <tr> <td>614</td> </tr> <tr> <td>60</td> </tr> </table>	27	614	60	<table border="1"> <tr> <td>32</td> </tr> <tr> <td>662</td> </tr> <tr> <td>-21</td> </tr> </table>	32
Captive Rate	10%																													
Adjusted Total																														
Net Parking Difference																														
19																														
536																														
138																														
25																														
591																														
83																														
25																														
594																														
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25																														
596																														
78																														
27																														
614																														
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32																														
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GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS - NOVEMBER

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend	
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359
		Res + Guest	0.13	31	0.5	120
BLOCK 3 GROCERY (NET area)	5,000	Customer	5	25	6	30
		Employee	0.7	4	0.8	4
HOTEL* (room keys)	100	Customer	0.8	80	1	100
		Employee	0.25	25	0.18	18
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220
		Employee	138	20	0.5	20
Total Gross Leasable Floor Area:		45,000		374		870

10:00 AM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required
Nov.	10:00 AM	
100%	100%	327
100%	75%	23
64%	55%	9
80%	85%	2
90%	70%	50
100%	75%	19
100%	50%	110
100%	70%	14
		555
% of Gross Requirement		148.61%

12:00 NOON		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Nov.	12:00 PM	
100%	100%	327
100%	65%	20
64%	90%	14
80%	90%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		616
% of Gross Requirement		165.02%

1:00 PM		
Peak Month Adjustment	Hourly Adjustment	Total Spaces
Nov.	1:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	65%	47
100%	100%	25
100%	75%	165
100%	75%	15
		619
% of Gross Requirement		165.72%

2:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Nov.	2:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
90%	70%	50
100%	95%	24
100%	75%	165
100%	75%	15
		272
% of Gross Requirement		72.86%

4:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Nov.	4:00 PM	
100%	100%	327
100%	75%	23
64%	95%	15
80%	90%	3
90%	75%	54
100%	60%	15
100%	85%	187
100%	85%	17
		291
% of Gross Requirement		77.84%

7:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Nov.	7:00 PM	
100%	100%	327
100%	97%	30
64%	75%	12
80%	55%	2
90%	85%	61
100%	90%	23
100%	100%	220
100%	100%	20
		337
% of Gross Requirement		90.29%

138

Residential *	Retail	Entertainment	Hotel *
351	11	124	69
359	29	240	105
97.83%	39.23%	51.67%	65.86%

ULI Adjusted	ULI Required	%
351	359	97.83%
11	29	39.23%
124	240	51.67%
69	105	65.86%
555	374	148.61%
119		

ULI Adjusted	ULI Required	%
348	359	96.97%
17	29	59.37%
180	240	75.00%
72	105	68.38%
616	374	165.02%
58		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
72	105	68.38%
619	374	165.72%
55		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
74	105	70.62%
621	374	166.35%
53		

ULI Adjusted	ULI Required	%
351	359	97.83%
18	29	62.18%
204	240	85.00%
69	105	65.71%
641	374	171.74%
33		

ULI Adjusted	ULI Required	%
358	359	99.74%
14	29	47.51%
240	240	100.00%
84	105	79.71%
695	374	186.03%
-21		

158

NET PARKING CALCULATION	* Captive Uses	10:00 AM	12:00 NOON	1:00 PM	2:00 PM	4:00 PM	7:00 PM																							
		<table border="1"> <tr> <td>Captive Rate</td> <td>10%</td> </tr> <tr> <td>Adjusted Total</td> <td></td> </tr> <tr> <td>Net Parking Difference</td> <td></td> </tr> </table>	Captive Rate	10%	Adjusted Total		Net Parking Difference		<table border="1"> <tr> <td>19</td> </tr> <tr> <td>536</td> </tr> <tr> <td>138</td> </tr> </table>	19	536	138	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>591</td> </tr> <tr> <td>83</td> </tr> </table>	25	591	83	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>594</td> </tr> <tr> <td>80</td> </tr> </table>	25	594	80	<table border="1"> <tr> <td>25</td> </tr> <tr> <td>596</td> </tr> <tr> <td>78</td> </tr> </table>	25	596	78	<table border="1"> <tr> <td>27</td> </tr> <tr> <td>614</td> </tr> <tr> <td>60</td> </tr> </table>	27	614	60	<table border="1"> <tr> <td>32</td> </tr> <tr> <td>662</td> </tr> <tr> <td>-21</td> </tr> </table>	32
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Shared Parking Analysis Methodology

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GATEWAY REDEVELOPMENT AREA - PARKING ANALYSIS - DECEMBER

May 11, 2023 General Development Plan Submittal

Revised: May 17, 2023

Use	Gross Square Footage/Units*	User Type	Weekday		Weekend	
			Rate/1000 GLA	Spaces	Rate/1000 GLA	Spaces
RESIDENTIAL	239	Resident (1)	1.37	327	1.5	359
		Res + Guest	0.13	31	0.5	120
BLOCK 3 GROCERY (NET area)	5,000	Customer	5	25	6	30
		Employee	0.7	4	0.8	4
HOTEL* (room keys) Phase 2	100	Customer	0.8	80	1	100
		Employee	0.25	25	0.18	18
ENTERTAINMENT	40,000	Visitor	5.5	220	5.5	220
		Employee	138	20	0.5	20
Total Gross Leasable Floor Area:		45,000		374		870

10:00 AM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces Required
Dec.	10:00 AM	
100%	100%	327
100%	75%	23
64%	55%	9
80%	85%	2
50%	70%	28
100%	75%	19
100%	50%	110
100%	70%	14
		533
% of Gross Requirement		142.61%

12:00 NOON		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Dec.	12:00 PM	
100%	100%	327
100%	65%	20
64%	90%	14
80%	90%	3
50%	65%	26
100%	100%	25
100%	75%	165
100%	75%	15
		596
% of Gross Requirement		159.45%

1:00 PM		
Peak Month Adjustment	Hourly Adjustment	Total Spaces
Dec.	1:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
50%	65%	26
100%	100%	25
100%	75%	165
100%	75%	15
		598
% of Gross Requirement		160.16%

2:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Dec.	2:00 PM	
100%	100%	327
100%	70%	22
64%	95%	15
80%	100%	3
50%	70%	28
100%	95%	24
100%	75%	165
100%	75%	15
		250
% of Gross Requirement		66.87%

4:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Dec.	4:00 PM	
100%	100%	327
100%	75%	23
64%	95%	15
80%	90%	3
50%	75%	30
100%	60%	15
100%	85%	187
100%	85%	17
		267
% of Gross Requirement		71.41%

7:00 PM		
Peak Month Adjustment	Peak Hour Adjustment	Total Spaces
Dec.	7:00 PM	
100%	100%	327
100%	97%	30
64%	75%	12
80%	55%	2
50%	85%	34
100%	90%	23
100%	100%	220
100%	100%	20
		310
% of Gross Requirement		83.01%

138

Residential *	Retail	Entertainment	Hotel *
351	11	124	47
359	29	240	105
97.83%	39.23%	51.67%	44.52%

45,000	674
--------	-----

ULI Adjusted	ULI Required	%
351	359	97.83%
11	29	39.23%
124	240	51.67%
47	105	44.52%
533	374	142.61%
141		

ULI Adjusted	ULI Required	%
348	359	96.97%
17	29	59.37%
180	240	75.00%
51	105	48.57%
596	374	159.45%
78		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
51	105	49.29%
598	374	160.16%
76		

ULI Adjusted	ULI Required	%
349	359	97.40%
18	29	63.16%
180	240	75.00%
52	105	42.86%
599	374	160.36%
75		

ULI Adjusted	ULI Required	%
351	359	97.83%
18	29	62.18%
204	240	85.00%
45	105	42.86%
617	374	165.32%
57		

ULI Adjusted	ULI Required	%
358	359	99.74%
14	29	47.51%
240	240	100.00%
57	105	53.81%
668	374	178.74%
6		

158

NET PARKING CALCULATION	
* Captive Uses	
Captive Rate	10%
Adjusted Total	
Net Parking Difference	
Captive Rate	15%
Adjusted Total	
Net Parking Difference	

10:00 AM	
	17
	516
	158
	26
	507
	167

12:00 NOON	
	23
	572
	102
	35
	561
	113

1:00 PM	
	23
	575
	99
	35
	564
	110

2:00 PM	
	23
	576
	98
	35
	564
	110

4:00 PM	
	25
	593
	81
	37
	580
	94

7:00 PM	
	30
	638
	6
	44
	623
	51

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PARKING UTILIZATION SUMMARY

SUMMARY OF PEAK HOUR PARKING AVAILABLE AT MONTHLY DEMAND LEVELS (Based on ULI Shared Parking Principles Table 3-3)
May 11, 2023 General Development Plan Submittal

Rev

	10:00 AM	1:00 PM	2:00 PM	7:00 PM
MARCH	134	77	75	7
	145	88	86	22
MAY	138	80	78	-21
	148	93	91	28
JUNE	138	80	78	-21
	148	93	91	28
JULY	78	76	73	-28
	91	88	86	22

	10:00 AM	1:00 PM	2:00 PM	7:00 PM
AUGUST	133	76	73	-28
	143	88	86	22
OCTOBER	138	80	78	-21
	148	93	91	28
NOVEMBER	138	80	78	-21
	148	93	91	28
DECEMBER	158	99	98	6
	167	110	110	51

AVAILABLE PARKING AT 10% CAPITIVE USE: 10%
AVAILABLE PARKING AT 15% CAPITIVE USE: 15%

AVAILABLE PARKING AT 10% CAPITIVE USE: 10%
AVAILABLE PARKING AT 15% CAPITIVE USE: 15%

From: [Margee Clarke](#)
To: [Kevin Chesar](#)
Subject: public hearing 5/22/23 Phase 2 of Montgomery Quarter Development
Date: Thursday, May 18, 2023 6:25:59 PM

Mr. Chesar,

I received a notice for this hearing because I am within 300 ft of this development. I am unable to attend this hearing on Mon. 5/22/23 yet I have a concern.

LIGHTING

Streetscape
entrance & exit of buildings
decorative lighting illuminating buildings
lights on inside of businesses and offices ALL night
Advertising lighting (eg Fifth Third Private Bank which has very bright LED lights facing Montgomery Road ALL night; obtrusively Illuminating the area)

I did pop into the office and voiced these same concerns yet I feel my comments needed to be written down.

I can live with the changes since I have lived in this area for 46 years (and boy have I seen changes).

I want to protect the value of my home and would prefer to turn on my own lights when I enter a room rather than have it illuminated from an outside source.

Thank you for hearing my concerns
BeWell
Margee Clarke

7765 Kennedy Lane
Cincinnati, OH 45242

H 513-792-9861 8

[email margee.clarke@gmail.com](mailto:margee.clarke@gmail.com)

These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

**CITY OF MONTGOMERY
PLANNING COMMISSION SPECIAL MEETING**

CITY HALL · 10101 MONTGOMERY ROAD · MONTGOMERY, OH 45242

March 13, 2023

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
LeeAnn Bissmeyer Vice Mayor Montgomery City Council	Michael Brandy President Brandicorp 45 Fairfield Ave, Suite 200 Bellevue, KY 41073	Tracy Henao Assistant City Manager Kevin Chesar Community Development Director
Ray Baker 8731 Tiburon Dr., 45249	Michael Doty Director of Construction Brandicorp 45 Fairfield Ave, Suite 200 Bellevue, KY 41073	Karen Bouldin, Secretary <u>ALL COMMISSION MEMBERS PRESENT</u> Dennis Hirotsu, Chairman Barbara Steinebrey, Vice Chairman Vince Dong Peter Fossett
Clete Benken Benken & Associates 6131 Robison Road Cincinnati, OH 45213	Matt Grever Chief Operation Officer Brandicorp 45 Fairfield Ave, Suite 200 Bellevue, KY 41073	<u>MEMBERS NOT PRESENT</u> Darrell Leibson Pat Stull

Call to Order

Mr. Chesar called the meeting to order at 7:02 p.m. He reminded all guests and residents to sign in, and please turn off all cell phones.

Election of Officers

Mr. Chesar announced the Election of Officers, and asked if anyone wanted to nominate a chairperson.

Mr. Fossett moved to nominate Mr. Hirotsu as Chairman for a period of one (1) year, beginning February 1, 2023.

Ms. Steinebrey seconded the motion.

No other nominations were brought to the floor.

Mr. Fossett moved to close nominations. Mr. Dong seconded.

These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

Planning Commission Meeting

March 13, 2023

21 The Commission unanimously approved the motion to close all nominations.

22 The Commission unanimously approved Mr. Hirotsu as Chairman.

23

24 Chairman Hirotsu nominated Ms. Steinebrey as Vice Chairman for a period of one (1) year,
25 beginning February 1, 2023.

26 Mr. Fossett seconded the motion.

27 No other nominations were brought to the floor.

28 Mr. Dong moved to close nominations. Mr. Fossett seconded.

29 The Commission unanimously approved the motion to close all nominations.

30 The Commission unanimously approved Ms. Steinebrey as Vice-Chairman.

31

32 Chairman Hirotsu presented the Rules of Order and Procedure governing the Planning
33 Commission of the City of Montgomery, Ohio, originally adopted March 18, 2002.

34 He asked all members for any discussion or changes. There was none.

35 Mr. Fossett moved to affirm the Rules, as presented.

36 Mr. Dong seconded.

37 The Commission unanimously approved.

38

Roll Call

39

40
41 *The roll was called and showed the following response/attendance:*

42

43 *PRESENT: Mr. Fossett, Ms. Steinebrey, Mr. Dong, Chairman Hirotsu (4)*

44 *ABSENT: Mr. Leibson, Mr. Stull (2)*

45

Guests and Residents

47 Chairman Hirotsu asked if there were any guests or residents who wished to speak about items
48 that were not on the agenda. There were none.

49

Old Business

51 There was no old business to report.

52

New Business - 1

54 *Discussion and update regarding Montgomery Quarter*

55

Staff Report

57 Ms. Henao reviewed a PowerPoint presentation for all, giving background about the
58 Montgomery Quarter, and also showing its current status and offices / restaurants that are now
59 open. She showed members what is yet to come.

60

61 She gave background, noting that Block 1 and Block 2 consist of Phase 1, with Block 2 having
62 the central parking garage (G2), and G1 being the secondary garage. Building 2B is an office
63 building anchored by 5/3 Private Banking, and there are restaurant spaces on 2C. She pointed
64 out that Buildings 1F and 1H are retail buildings on the first floor, with offices on the second

Planning Commission Meeting

March 13, 2023

65 floor. Both of those have been constructed, as well as the G1 parking garage. Building 1G is
66 considered a swing building with a final use still to be determined. The two town-home
67 buildings are I and J, both nearing completion. Buildings L and K are in the process of pre-
68 leasing.

69
70 The hotel is 2-D, with building permits underway. Construction will begin in the spring.
71 Building 2A is another office building, not yet under construction, until Building 2B is
72 completely leased and then building will most likely proceed.

73
74 Ms. Henao described the various uses on the site, pointing out that the condominiums were
75 originally projected to be at 24 units in Phase 1, primarily for the TIF purposes. The condos
76 have not been constructed, and were in the original proposal for Phase 2, with a strong
77 component for office; this will be addressed a bit later. She noted that post-COVID, the world
78 has changed, and the office sector is not as strong, and will likely not return to pre-pandemic
79 levels. As people are now working from home, office floor plans are shrinking; and
80 entertainment and restaurant are becoming more important. Retail is not as important, due to the
81 Amazon effect.

82
83 She described the current tenants, as shown in her PowerPoint presentation. She noted that
84 The Rambler Hotel is part of the Hilton tapestry. It is unique to Montgomery, as all of their
85 boutique hotels are (to their locations), across the country. This will be the only one in
86 Cincinnati. They chose the name “Rambler” based on the historical fact that people were
87 travelling from Cincinnati to Cleveland, and it was a natural stopping point here in Montgomery.
88 This is a play on “the rambling man”. It also draws on the time period when Montgomery was
89 starting to boom, hence displaying the art deco and upscale 60s influence. Much of the art will
90 be Montgomery-centric.

91
92 On the wide screen, Ms. Henao showed guests the Master Plan, noting that there will be a
93 fountain that has the ability to drain, and transform into a performance stage. It can do colors
94 and smoke and more. There is a fire-pit behind it that will be on a timer. There will be a grand
95 celebration on May 19 from 5pm to 9pm, and all are invited.

96
97 Ms. Henao introduced Michael Brandy.

98
99 **Michael Brandy, President, Brandicorp, 45 Fairfield Ave, Suite 200, Bellevue, KY 41073**
100 introduced Clete Benken of Benken & Associates as the visionary, and his Brandicorp
101 colleagues, Michael Doty, Director of Construction, and Matt Grever, Chief Operation Officer.

102
103 Mr. Brandy was thankful and proud of this being a true example of a public / private endeavor.
104 He thanked Montgomery Staff and Council and all of the teams who have given input. He spoke
105 of all of the hurdles they have overcome together in the changing world over the past several
106 years, to keep this project on track and in process, when many other developments came to a
107 stop.

108

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109 He told the Commission that they wanted to present their new products that are coming out, and
110 get comments from the Commission. He introduced Michael Doty.

111
112 **Michael Doty, Director of Construction, Brandicorp, 45 Fairfield Ave, Suite 200, Bellevue,**
113 **KY 41073** stated that we now have a new plan, based on the post-pandemic effects and
114 changes. He noted that the main vision of a “village within a village” will still be maintained,
115 and will tie into the plans for the middle of the roundabout, and the boulevard in Phase 2 from
116 Ronald Regan into Montgomery.

117
118 **Clete Benken, Principal, Benken & Associates, 6131 Robison Rd Cincinnati OH 45213**
119 pointed out that the planning for this started in 2005. As we thought about how to modify Phase
120 2 to react to the current trends, we wanted to be sure it was resilient over time. The pandemic
121 has changed the way we shop, the way we work, the way we spend our free time. These changes
122 have had a dramatic impact on the real estate market, and the potential for Phase II. He noted
123 that the changes they are making are not heavily weighted on office space, and may never come
124 back to the way we have been accustomed.

125
126 He referred to the PowerPoint presentation. He pointed out the park, and also the roof-top deck
127 on Block 2. He referred to an alley that connected Phase I and Phase II together. The alley will
128 have a mixed-use component to it, but they are not certain what that will be – they are looking
129 for guidance on this. Mr. Benken stated that the team believes that entertainment and mixed-use
130 and hospitality and residential (all components of Phase 1) are the right fit for Phase 2, as well.
131 Entertainment is more in the form of various dining options, or shops. They want to be more
132 specific on an entertainment option that doesn’t overshadow the restaurants or compete with any
133 other tenants in the Heritage District or in the Gateway Corridor area. He felt that the alley could
134 really connect with an indoor/outdoor relationship and tie both Phases together.

135
136 Mr. Benken stated that they foresee the alley being shut down and turned into a festival use, or a
137 street event. He explained that this alley was not intended to be a service alley – it was for
138 pedestrians; however, if a vehicle needed to get through there, it could.

139
140 For entertainment, they are actively talking to participants. Chicken & Pickle is pickleball in a
141 very refined and polished way. There are very well appointed courts and viewing areas. They
142 like this because families, co-workers and neighborhood groups could engage in this activity.
143 Another thought they are exploring is bowling, a company called Pin-Heads. Other gaming
144 activities are included in this possibility, as well as eating and drinking – this would be more
145 indoor oriented than Chicken & Pickle. They are also continuing to look for other possibilities.
146 Mr. Benken requested feedback on these two, from the Commission.

147
148 Mr. Benken spoke about services and amenities – thinking about an urban grocer, for the
149 residents and office tenants. He noted that they would carry over from Phase I to Phase II, the
150 materials palate and the masonry and design. They would look at restaurants that would
151 incorporate an outside eating garden, as well as the interior facility.

152

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153 Mr. Benken stated that the team was exploring all options – possibly another hotel; however this
154 would not be considered until The Rambler was up and running. They would look at another
155 mixed use hotel building, and other things as well, in case a hotel is not a fit.

156
157 The thought is that there would be a public parking garage built below the entertainment block in
158 the middle, that would provide some spill-over parking for the larger district, and the residential.
159 In the current plan for residential, there are 4 multi-family buildings. Multi-family Buildings A
160 and B would have parking that extends underneath it. There is a surface lot to the left of
161 Building B. Multi-family buildings C and D would also have parking beneath them. These
162 buildings are not yet designed, but they do know that there is a great deal of capacity in the
163 multi-family market. The trends / demand for well-appointed rental options is at an all-time high
164 in our country. He explained that in the current workforce, the younger generations are not
165 looking for the suburban home with the yard. They are typically choosing rental properties, even
166 though they could afford to purchase a home.

167
168 Depending on where you are in the country, the multi-family rental rates and the home
169 ownership rates vary, but they are all pushing up.

170
171 This Quarter is where you want to focus on the multi-family market because it will have an
172 impact on the other nearby businesses, creating more walk-in trade for them.

173
174 Mr. Benken stated that they feel these changes will meet market demand, and complete the
175 Gateway. He pointed out that originally they had straight zoning approved for Phase I, and some
176 of these proposed ideas will require a variance. He noted that the zoning requirements could
177 possibly be addressed with an equivalency provision. He did not want to get into the details too
178 much at this point; just wanted feedback from the Commission.

179
180 Chairman Hirotsu suggested we start with questions from the Commission.

181
182 Mr. Fossett asked how the Hilton people felt about having competition right next door.
183 Mr. Brandy stated that if we proposed another similar high-end boutique hotel, they would be
184 very upset, noting that the boutique caters to a specific demographic. The Rambler would serve
185 people who hold meetings, and also weddings and business events. He stated that they would
186 see how the Rambler does, and then determine if there is a need. He stated that there were two
187 Marriotts at Rookwood and another Hilton, and they all serve a specific niche. This is how they
188 will look at another possible development here.

189
190 Chairman Hirotsu asked about the market for condos and apartments. Mr. Benken stated that
191 condos were another home ownership option, explaining that the bottom fell out of the condo
192 market, and has not come back yet with any great vigor. He noted that they are difficult to fund,
193 --to secure the debt, and to build; it is not a good time in our economy to build them now.

194
195 Mr. Brandy stated that when it is the right time, either Brandicorp or other builders will be able
196 to build and utilize the amenities of Montgomery Quarter. Right now, they can continue going

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197 with what is in favor, and what the public wants. He explained that they do have some large
198 apartments – 2500 square feet for those who wish to stay in Montgomery and perhaps have
199 another residence in another part of the country. They are looking at different options (1 or 2
200 bedroom) to accommodate those who want to move here immediately, and wait for the condos to
201 be built later.

202
203 Mr. Benken stated that they will also have some purposely-designed offices, built into these
204 apartments, to allow work from home. A lot of employment tax revenues aren't coming from
205 offices anymore, they are coming from individuals' home offices. This could also have an
206 economic impact in Montgomery.

207
208 Mr. Dong asked for the income range of the people they were trying to attract for the multi-
209 family. Mr. Benken estimated that the rents were about \$2/square foot. Ten years ago, the
210 highest rent was \$1.25/square foot. He stated that these renters are going to be high-wage
211 earners, or may appeal to older people who want to travel, not care for a home. There will also
212 be studio apartments that will cater to those earning about \$50,000.

213
214 Ms. Steinebrey asked if they will proceed with the restaurants that were already planned to be in
215 there, or if that would change to accommodate these new proposals.

216
217 Mr. Brandy stated that they have different restaurants that will meet a variety of needs.
218 Kitchen Social is a restaurant that will offer another selection, as well as an upscale deli that will
219 offer foods for take-out and foods made from scratch. The entertainment area will also have
220 food options. They have been very intentional to be sure that the office has amenities to attract
221 people who live, work and play there, and that the restaurants have different offerings, so they
222 are not overstepping each other, and that there will be enough local residents to give a base to
223 these restaurants throughout the weekdays, that may not be as active as some on the weekends.
224 He felt that had put together a nice balance for all.

225
226 Mr. Fossett asked staff if they had a sense for the difference in tax revenue that would be
227 generated if Phase 2 were occupied by retail / commercial, as opposed to residential.

228
229 Ms. Henao stated that multi-family was becoming the new "office", and this changed the
230 dynamic dramatically. She stated that office usually brought in the highest income-tax revenue
231 to the city. She noted that the City's finance department had done an analysis of a complete
232 switch, with everyone working from home. However, Montgomery is fortunate in that this
233 almost comes out break-even, because our residents have high-paying jobs, and if they are
234 working from home, it is break-even. Our belief is, that even though we will be losing some
235 office space, we will be gaining higher-paying jobs in the multi-family, and will be close to a net
236 zero.

237
238 Ms. Steinebrey asked how they are able to identify who is working from home. Ms. Henao
239 stated that it is not as challenging as you think it might be, because most are still working for
240 larger corporations, and those corporations have to report to the individual jurisdictions to where

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241 their people are working from. It is the smaller companies who might have a one-man home
242 office that is a bit more difficult to track; but the finance department is trying to track this down.
243 Ohio National's payroll and Tri-Health are giving their information to the City.

244
245 Mr. Dong asked about multi-family, and how it will change the impact on the schools.
246 Mr. Benken stated that he worked with Michael Dinn, Principal of Market Foresight, who did the
247 original market study for Phase 1. He stated that they believe that many of the people who will
248 be renting in the Quarter, are already living in Montgomery. They will choose to move into a
249 rental from another rental, or from a home. Their children will already be in the school district.
250 And there are other scenarios, too – there are a number of 3-bedroom units – which are the ones
251 that create the demands on schools. If there was a high percent of those, it would have more of
252 an impact on the schools. If there was a high percentage of those and they were not priced where
253 these are likely to be priced, it would have a higher demand. He did not believe that the team is
254 at a point yet, where they know the exact price points or what the mix will be.

255
256 Mr. Brandy stated that it is a high level of discussions that we talk about a lot. He stated that
257 there would not be any 3-bedroom multi-family in Phase II. They offer 2-bedroom plus a den.
258 Mr. Brandywine stated that they have studied other communities who had a similar floor plan,
259 and this is why the modeled theirs, after that.

260
261 Ms. Henao stated that they have had many discussions with Sycamore Community Schools and
262 the Sycamore Community Schools Board. Not only did we limit the number of 3-bedrooms, but
263 2-bedrooms plus den in Phase I, but we have had similar considerations here. In discussing this
264 with them, the School Board has come to realize that this type of development is not
265 substantially increasing kids. They have seen this time and time again, in Blue Ash and other
266 areas. In doing their own studies around this, they are finding that what will draw more children
267 is that people are back-filling -- moving into the homes of those (empty nesters) who are moving
268 into the rental properties. But there is still the issue that baby boomers are leaving – are they
269 going to stay in Montgomery, or move to Mason? She stated the school board has been very
270 supportive of this, and no longer has the trepidation that they did five years ago.

271
272 Chairman Hirotsu gave an example of a city in Connecticut that he previously lived in, noting
273 that there was no one in their 20s nor in their 60s. They wouldn't have to pay the property tax to
274 be in a school district, and as soon as the children left, they didn't want to have a house with a
275 big property tax. This fits in with the theories, here.

276
277 Mr. Chesar noted that they have a great selection of restaurants, and stated that the long-term
278 viability was dependent on the population base to keep the retail and restaurant component
279 going. Ms. Henao pointed out that there are even more restaurants in the historic Montgomery
280 that have been waiting for this development and the density to be approved. She added that this
281 entire area has already been included in the DORA (Designated Outdoor Refreshment Area).

282

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283 Chairman Hirotsu felt that this plan was more difficult to discuss because it was more conceptual
284 than other times – we haven't even decided what will be in some of these buildings, which
285 makes it hard to comment on.

286

287 Ms. Henao stated that the intention of this plan, in terms of mass and scale, setbacks, building
288 height, materials – is to meet the zoning code. The only questionable issue is with regard to
289 density.

290

291 Mr. Dong liked this concept, but wanted to understand the entertainment area better. With
292 houses and residential all around, would it be quiet in the day? Is that their vision? Mr. Brandy
293 stated that the few entertainment ideas that they have seen, are typically all day long. The
294 pickleball has people who are booking/playing all day, and they will invite corporate events.
295 He stated that they hope for a lot of activity during the day, noting that there are also a lot of
296 charity events throughout the day. Mr. Brandy thinks the weekends will be stronger. He stated
297 that they were looking at ways to keep the sound to a minimum.

298

299 Ms. Steinebrey believed there were many multi-use areas popping up everywhere, and she felt
300 that something in the entertainment area for the young people was what would make ours above
301 the others. She liked the activities to draw young people in and give them something more to do.

302

303 Ms. Hirotsu wanted to be sure this wouldn't be a concert venue. Mr. Brandy stated not.

304

305 Mr. Chesar spoke to the code ramifications. He reiterated that the city wanted the building size,
306 mass and materials to be within requirements – even the parking; however they don't want them
307 to all look the same, to allow for character in the other multi-family units, to give them a sense of
308 presence.

309

310 From looking at the Code for the Old Montgomery Gateway (OMG) District, Mr. Chesar stated
311 that it was not clearly defined as to the maximum density for mixed use developments in this
312 area. The Code describes multi-family use at 12 units /acre, intended for individual building
313 developments. But for a mixed use area, we are trying to determine what density would be
314 appropriate here.

315

316 We purposely did not create this as a PUD (Planned Unit Development), because it would
317 require a 20% open space. Mr. Chesar explained the thinking of staff, that the Code would allow
318 up to 18 units/acre for a PUD. We felt it might be reasonable to agree on 18 units / acre for this
319 site. If we agreed on this, it would equate to about 239 additional units in Phase II. This means
320 that the overall encompassing district is approximately 21.5 acres. Eighteen units per acre would
321 be 387 units total, which includes the extra 239 units (150%).

322

323 Staff feels this is a smart, conservative approach, although nothing has been decided yet.

324 In theory, the Development Team has accepted this as reasonable, and they have incorporated it
325 into their concept plan. Ms. Henao stated that the City has always felt that 18 units/acre was a

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326 reasonable number. She feels that a consultant might even suggest something even higher; but
327 this final decision will depend on a number of factors.

328
329 Staff would like to ascertain the Planning Commission's (PC) thoughts on this before we move
330 forward with developing plans. Mr. Chesar stated that from a process standpoint, we are coming
331 to PC to more or less codify this as an equivalency, recommending that we go forward with this
332 number – most likely on a General Development Plan.

333
334 Mr. Dong was concerned with parking. Ms. Henao stated that the development team can address
335 the parking, and that they have done some preliminary studies on that.

336
337 Ms. Henao pointed out that the issue here is that the Code does not define the density, and this
338 needs to be addressed, so that we can put a cap on the maximum number of units allowed.
339 She stated that after we have completed our Comprehensive Community Plan, we will address
340 this issue in our next Code update.

341
342 Mr. Dong asked what the current density plan was in the Vintage Club. Ms. Henao stated that
343 they are much below 12 units / acre; however they have not come up with any plans for the area
344 behind the Christ Hospital Office Building. That area was always intended to be a much higher
345 density, but as of right now, they only have 3 condo buildings approved, with 14 units/building –
346 this is a very low density. Once that has been completed, they may be much closer to the 12 or
347 18 units / acre. We did not limit their density at all, and they are under a PUD.

348
349 Mr. Fossett asked about a PUD and what that would have meant if this development was set up
350 that way. There was a bit of discussion. Ms. Henao stated that there was an inordinate amount
351 of discussion about how to set this up. What staff finally did was to treat this as a form-based
352 code, which meant that we set parameters, which allowed us more control, instead of being very
353 particular with set-back requirements and other restrictions. This is not a complete form-based
354 code, but close to it. We realized that 20% open space for an urban development did not make
355 sense, so that is why we did not do a PUD.

356
357 Ms. Henao noted that the concern was to come up with the right density, and to be able to have a
358 maximum number, a cap. Obviously, the parking requirements will also help to arrive at a
359 number, but they want to have a number to define it.

360
361 Mr. Dong asked, for example, what the density of downtown Blue Ash was, to be able to
362 envision what 18 units/acre would look like. Mr. Benken did not know, nor did Mr. Henao.
363 She gave Mr. Dong an example in Blue Ash that was a higher density.

364
365 Mr. Dong asked for the density of Phase I in the Montgomery Quarter. Ms. Henao stated there
366 were 148 apartment units, on about 12 acres – it is a little bit lower, but it includes office space
367 and open space.

368
369 Chairman Hirotsu asked for feedback from the Commission.

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370 Mr. Fossett stated that his initial thought was that Phase 1 was being replicated in Phase 2, but it
371 sounds like there are good reasons for the shift.

372
373 Ms. Steinebrey agreed, noting that with conditions as they are today, it is good planning to make
374 some adjustments.

375
376 Mr. Dong felt that density-wise, we may be in the general ballpark. It would depend on the
377 design - if they were 1 or 2 bedrooms. He felt it was a good target to start with, and then as we
378 get more detail, we look at the age groups – mostly retired people or younger people. Then, we
379 could begin to design the area. He felt that 18 sounded about right.

380
381 Ms. Steinebrey recalled previously, when HILLS Properties tried to sell them on their
382 development, and it was a huge number – like 50 or 60. Ms. Henao pointed out that it was only
383 multi-family. She noted that this was a true mixed use project with high quality public space.

384
385 Chairman Hirotsu felt that we were lucky, because if we had already built this Quarter, and then
386 went through the pandemic, we would be stuck. He believed that this pivot made a lot of sense;
387 the residential piece made a lot of sense. He appreciated that they were making an effort toward
388 vibrancy and entertainment. He felt that the Commission was all in agreement on the big picture.

389
390 Mr. Fossett wanted to confirm that Activity Alley was for pedestrians only.

391
392 Mr. Dong wanted something that was vibrant - throughout the day, night and weekends; and not
393 just evening events.

394
395 Chairman Hirotsu asked if there was any more feedback that the Commission could provide.
396 Mr. Chesar stated that next steps would be that staff will work with the Development Team, and
397 will review your comments. Then, we will be presented with a General Development Plan
398 (GDP), probably with an equivalency request to The Commission regarding the 18 units/acre.
399 The goal is to have some movement by the end of this year, or at the very least, the construction
400 of the utilities and the roadway connection to the roundabout. They hope to have a GDP by
401 April or May, if possible.

402
403 Mr. Dong suggested benchmarking, so that we could look at other communities, and get a better
404 picture of what they are trying to accomplish.

405
406 There were no more questions from the Commission, and the Development Team left the
407 meeting.

408
409 **New Business – 2**
410 ***Comprehensive Community Plan Update Process.***

411
412

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Staff Report

413
414 Mr. Chesar gave a bit of background, discussed what the Planning Commission's role would be
415 and what Staff will be doing throughout the community. He noted that the Strategic Plan speaks
416 to the 5-year future of the City, and the Comprehensive Plan deals with the next 20-25 years.

417
418 He showed a PowerPoint presentation (Page 29 of the March 13, 2023 presentation) on the wide
419 screen for all to see, to provide more understanding of the Comprehensive Community Plan
420 Update.

421
422 Mr. Chesar noted that community engagement will be very important throughout this process –
423 possibly at our festivals, or in focus groups, social media, open houses and meetings.

424
425 He stated that the Planning Commission will end up with a document that is the Community
426 Comprehensive Plan that will have recommendations in it, and it will be forwarded to City
427 Council for approval, and then it will become the long-term policy document for long-term
428 growth in the City.

429
430 To get us there, we will have a core group known as the Steering Committee, who will deal with
431 a consultant regarding the daily process of putting this document together. The Planning
432 Commission will be informed of their progress. The Steering Committee will consist of 2-3
433 Council members, 2 Planning Commission Members, 2 from Landmarks Commission and
434 Mr. Chesar, Ms. Henao and Mr. Riblet, City Manager. He asked for any volunteers to contact
435 him.

436
437 Mr. Chesar showed all a detailed timeline, with the final goal of completion being in September
438 2024. He noted that this is always up for change, but overall it is typically a 12-18 month
439 process. He then pointed out other policy documents of the City that would be affected by this
440 plan: Zoning Ordinances, Environmental Studies, 5-year Strategi Plan and others.

441
442 Chairman Hirotsu asked what would happen after the Comprehensive Plan was finalized.
443 Mr. Chesar stated that we would review and update the Zoning Code, to fit with our
444 Comprehensive Community Plan. Ms. Henao stated that many times the consultants have staff
445 on hand that can easily craft the tax amendments. She stated that this will be the first time that
446 Montgomery will be utilizing a private consultant for the Comprehensive Community Plan; it
447 has previously been done inhouse.

448
449 Chairman Hirotsu volunteered to be on the Steering Committee. Mr. Chesar talked about the
450 commitments required for the Steering Committee: meet 6-8 times. Mr. Dong stated that he
451 would like to, but was unclear about his schedule during the summer. Ms. Henao welcomed
452 Mr. Hirotsu to the Steering Committee, and asked if he would like to also participate in the
453 interview process of the consultant. She noted there would probably be only 2-3 consultant
454 interviews. Mr. Hirotsu agreed.

455
456 Mr. Dong had read the Request For Proposal for the consultant, and voiced these comments:

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485
1. Since we already have a plan, it would be good to understand what the past plan was, and where we are today. He felt it would be good to show where we did follow the plan, and where we did not follow that plan – so they could learn from the past, benchmark what you did, (what worked, what didn't work), so you don't make the same mistake for the next plan, for the future.
 2. As an ideal state, there was nothing in there he disagreed with, but pointed out that there were no hard quantitative numbers; so if you look at it, anyone can get to a certain place - because it is very vague. For example, diversity – what does it mean – as long as we have one Asian, that is diverse? Do we need the same percentage diversity as the rest of the world, or the US? Should we have age diversity, 80% retirement? Give a number to it.
 3. From an ideal state, do you have enough tax basis? What do you have today? Do you have enough tax basis to do what you need to do today? Does that need to increase 10% each year? Do we need other developments, so we have a bigger tax base? He felt this should be built in.
 4. Density is a very important concept, and is changing quite a bit in today's world. He was in agreement with more density in the Quarter, but felt that we should think about it in a different way, as to where it should be. Maybe look at different age densities. We should define it, rather than have someone else define it for us. If we had some ideas, it could help the consultant direct it.
 5. Back to benchmarking, what other communities do we see (in the Midwest) that we would like to be more like. If we had an idea of another area of what we would like to look like, an example would be so helpful.

486 Overall, Mr. Dong felt we should have a more quantitative measure, so we could measure
487 whether we are moving towards it, or not.

488
489 There were no more questions / comments from the Commission.
490

Other

491 Mr. Chesar introduced Mr. Ray Baker, a Montgomery resident since 1978, who is interested in
492 becoming a Commission member.
493

494
495 Mr. Chesar asked if the Commission would be interested in changing the Planning Commission
496 meeting time to start at 6:00pm instead of 7:00pm. There was discussion around also setting the
497 time length of the meeting, and limiting it to only a certain number of applications.
498

499 Mr. Chesar explained that many of these applications are on specific timelines, and we try to
500 move them through as quickly as possible. He noted that, (as we did with this meeting), we can

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501 call a Special meeting, other than a Regular meeting, to allow the time needed for certain items,
502 and not have long meetings.

503
504 All members were in favor of the 6pm start time, and decided that we will vote on this next
505 week.

506

Council Report

508 Ms. Bissmeyer stated that Brian Riblet's contract was renewed as City Manager.

509 She stated that contracts were authorized for landscaping on the roundabout.

510 Playground equipment at Swaim will be refreshed (some is ADA accessible), and we are
511 donating our current equipment to Higginsport, Ohio.

512

513 Chairman Hirotsu stated that there are new street signs being issued. Ms. Henao stated that they
514 are not everywhere yet, they are being rolled out slowly, as a part of the branding efforts.

515

Minutes

517 Mr. Dong moved to approve the minutes of September 12, 2022, as submitted.

518 Mr. Fossett seconded the motion. The Commission unanimously approved the minutes.

519

Adjournment

521 Mr. Fossett moved to adjourn. Mr. Dong seconded the motion.

522 The Commission unanimously approved. The meeting adjourned at 8:50 p.m.

523

524

525

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527

528

529

530 Karen Bouldin, Clerk

530 Dennis Hirotsu, Chairman

530 Date

531

532 /ksb

533

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**CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING**

CITY HALL · 10101 MONTGOMERY ROAD · MONTGOMERY, OH 45242

March 20, 2023

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
Ray Baker 8731 Tiburon Dr., 45249	Ted Huster Project Manager GBBN Architects 332 East 8th Street Cincinnati, OH 45202	Tracy Henao Assistant City Manager Kevin Chesar Community Development Director
LeeAnn Bissmeyer Vice Mayor Montgomery City Council	Charlie Jahnigen Vice President SHP 312 Plum Street, Suite 700 Cincinnati, OH 45202	Karen Bouldin, Secretary <u>ALL COMMISSION MEMBERS PRESENT</u> Chairman Dennis Hirotsu Barbara Steinebrey, Vice Chairman Vince Dong Peter Fossett Barbara Steinebrey Pat Stull
Ann Hayden Director of Construction Bethesda North Hospital 10500 Montgomery Rd, 45242	Alex Schneider 7972 Remington Rd., 45242	MEMBERS NOT PRESENT Darrell Leibson
Ann Henry James Sykes 7960 Remington Rd., 45242	Beth Weber Treasurer Sycamore Community Schools 5959 Hagewa Drive Blue Ash, OH 45242	
Deborah Harris, 8020 Remington Rd, Montgomery, OH 45242	Brad Lovell Director of Business Operations Sycamore Community Schools 5959 Hagewa Drive Blue Ash, OH 45242	

Call to Order

Chairman Hirotsu called the meeting to order at 7:00 p.m. He reminded all guests and residents to sign in, and please turn off all cell phones.

Roll Call

The roll was called and showed the following response/attendance:

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15

16 ***PRESENT: Mr. Stull, Mr. Fossett, Ms. Steinebrey, Mr. Dong, Chairman Hirotsu*** **(5)**

17 ***ABSENT: Mr. Leibson*** **(1)**

18

19

Guests and Residents

21 Chairman Hirotsu asked if there were any guests or residents who wished to speak about items that were not on the agenda. There were none.

22

23
24 Chairman Hirotsu explained the process for this evening's meeting to all guests and residents: "Mr. Chesar reviews his Staff Report and the Commission asks any questions they might have. The applicant presents their application and the Commission then asks any questions. The floor is opened to all residents for comments. If a resident agrees with a comment that was previously stated, they could simply concur, instead of restating the entire comment to save time.

28 The Commission discusses the application and residents are not permitted to comment or question during this discussion. The Commission will then decide to table, approve or deny the application.

31

Old Business

34 There was no old business to report.

35

New Business - 1

37 ***Application from Jim Sykes and Ann Henry for Final Development Plan approval for an attached single-family structure at 7960 Remington Road.***

38

Staff Report

41 Mr. Chesar reviewed the Staff Report dated March 20, "Final Development Plan for Single-Family Attached Residential Development at 7960 Remington Road." He showed drawings on the wide screen for all to see, to provide more understanding of the Staff Report.

44

45 Mr. Chesar indicated that one neighbor phoned to inquire about the overall project and what it entailed. Another neighbor phoned in, with questions about single family lots being split into more than one single family; they were in a differently zoned neighborhood. Mr. Chesar received an phone call with a comment in support of this application.

48

50 Mr. Chesar asked for any questions, noting that the applicants were also in attendance.

51

52 Mr. Fossett asked if the rear property line was being extended. Mr. Chesar noted that there are currently two different parcels. The rear property was essentially land-locked. They could do a lot combination and then a split, but they can also accomplish that through a replat, as well, where they combine the front and the rear, and then split it down the middle.

55

57 Mr. Fossett asked if the applicants were the current owners. Mr. Chesar confirmed.

58

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59 Mr. Stull felt this was very clear, and that they have done everything they needed to do to make
60 this happen.

61
62 Mr. Dong felt this was pretty much the same as it was one year ago.

63
64 Chairman Hirotsu asked about the right-of-way. Mr. Chesar stated that there was a parking
65 restriction within 25 feet of the right-of-way (in front of the building). Staff is encouraging /
66 reminding the applicant to be cognizant of where parking is permitted, and not permitted.

67
68 Chairman Hirotsu asked if the applicant wished to speak.

69
70 **Anny Henry, 7960 Remington Rd., Montgomery, OH 45242** stated that is has been quite a
71 journey to get to this point, and they learned many things about their property line; she
72 apologized for the delay.

73
74 She stated that her neighbor, Alex Schneider, was also in attendance. She stated that they could
75 not determine where the property line was between their two properties because it was created in
76 1927 when the original city limits were established, and it was not clear. They discussed it, and
77 came to a mutual agreement / decision on where the property line would be. She also thanked
78 the city staff – for their understanding and patience and help.

79
80 Mr. Stull asked Mr. Chesar about the conditions on page 4 of the Staff Report, if they were
81 additional requirements or suggestions. Mr. Chesar stated:

- 82 1) The applicant will have to meet the final engineering requirements when they actually get
83 the building permit.
84 2) The 20 foot side pull-out areas for the garages being reviewed and approved by Staff is a
85 suggestion.
86 3) It is required by the code that no accessory parking is permitted within 25 feet of the
87 right-of-way.

88
89 There were no more questions from the Commission.

90
91 Chairman Hirotsu asked if any guests or residents had comments.

92
93 **Alex Schneider, 7972 Remington Rd., Montgomery, OH 45242** stated that he was in favor of
94 this application.

95
96 **Deborah Harris, 8020 Remington Rd, Montgomery, OH 45242**, stated that she lived on the
97 other side of this home. She noted that there was protection at 8010 Remington, as far as the
98 grounds, on their side, but on her side, there is nothing. And they really can't do any yardwork or
99 anything close to that, because there is no real protection – no way to keep the ground, yard or
100 anything on that side. There were trees. She cut down one, and they cut down others, but there
101 were bushes there, but she wants to put in another tree. She wants to be sure that her property is
102 protected. Mr. Chesar determined that Ms. Harris is 4 lots away from the applicant, and had

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103 thought that she was next door. It was a misunderstanding of this application and the location of
104 their property; Ms. Harris left.

105
106 There were no more comments from guests or residents.

107
108 ***Mr. Dong made a motion to approve an application from Jim Sykes and Ann Henry for a***
109 ***Final Development Plan for an attached single-family structure at 7960 Remington Road, as***
110 ***detailed in the Staff Report dated March 20, 2022 (correction: should read March 20, 2023).***

111
112 ***Mr. Fossett seconded the motion.***

113
114 ***The roll was called and showed the following vote:***

115
116 ***AYE: Mr. Stull, Mr. Fossett, Ms. Steinebrey, Mr. Dong, Chairman Hirotsu*** (5)
117 ***NAY:*** (0)
118 ***ABSENT: Mr. Leibson*** (1)
119 ***ABSTAINED:*** (0)

120
121 ***This motion is approved.***

122
123 **New Business – 2**
124 ***An application from SHP, on behalf of Sycamore Community Schools, for Final Development***
125 ***Plan approval for modifications to the existing High School for construction of a 3,861 square***
126 ***foot Natatorium (swimming pool) addition at 7400 Cornell Road.***

127
128 **Staff Report**
129 Mr. Chesar reviewed the Staff Report dated March 20, 2023, “Final Development Plan Approval
130 for Natatorium at Sycamore High School at 7400 Cornell Road.” He showed drawings on the
131 wide screen for all to see, to provide more understanding of the Staff Report. He indicated that
132 there had been no calls or emails received regarding this application. Mr. Chesar asked for
133 questions from the Commission, noting that the applicant was also present.

134
135 Mr. Fossett asked if the school recently caught on fire.

136
137 Chairman Hirotsu asked if the applicant wished to speak, and address the question.

138
139 ***Charlie Jahnigen, Vice President, SHP, 312 Plum Street, Suite 700, Cincinnati, OH 45202***
140 ***stated that he was the architect on this project, and the applicant. He stated that this scope was***
141 ***only increasing the area of Sycamore High School by 1.1% - not a substantial addition, when you***
142 ***look at a 330 plus, square foot building.***

143
144 Mr. Jahnigen stated that they have an early demolition permit, and last Tuesday, the demolition
145 crew was cutting steel, sparks flew onto a piece of insulation and caught fire. It was put out with
146 several fire extinguishers; however it made lots of black smoke. Within 30 to 40 minutes, it was

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147 all under control. No one was injured, no students were even in the building, as this had taken
148 place after school had dismissed. There was internal smoke damage, and school was cancelled
149 for 2 days, but other than that, it has not affected construction.

150
151 Mr. Jahnigen noted, and was very appreciative that a large majority of this was being funded via
152 a private donation from some Montgomery residents.

153
154 **Beth Weber, Treasurer, Sycamore Community Schools, 5959 Hagewa Drive, Blue Ash, OH 45242**
155 thanked the City's first responders who helped to quickly contain the fire from last week.

156
157 Chairman Hirotsu asked if there were any questions from the Commission.

158
159 Mr. Dong asked what was previously in the place that they were expanding into.

160
161
162 **Brad Lovell, Director of Business Operations Sycamore Community Schools**
163 **5959 Hagewa Drive, Blue Ash, OH 45242** stated that there was an entry canopy and an ADA
164 ramp, and a small bit of landscaping. The building will grow and we will include an ADA ramp,
165 but no canopy.

166
167 Mr. Dong asked if they will be replacing the landscaping. Mr. Lovell stated that they will not,
168 because it is pavement, then the ramp and the building. The landscaping will be integrated into
169 the scope.

170
171 Mr. Dong asked if there would be additional lighting with this project. Mr. Lovell stated that it
172 does not have any additional exterior lighting.

173
174 Mr. Dong asked if there would be any signage associated with this expansion. Mr. Lovell stated
175 that there will be an aviator sign that will come before the Commission later.

176
177 Mr. Fossett asked what will go on inside this – are they redoing the entire pool and the spectator
178 section? Mr. Lovell confirmed, showing all attendees the drawing on the wide screen.
179 He showed the new pool with 8 lanes, noting that the previous pool had 6 lanes, since inception
180 in 1972. They are actually rotating it, and moving it a bit east, while trying not to undermine the
181 existing building and foundation. There will also be a substantial increase in spectator seating,
182 from 100 to 400 seats. This was the goal of the primary donor. There will also be fixed seats.
183 The pool will be 25 meters.

184
185 Chairman Hirotsu asked if they were increasing the handicap parking. Mr. Lovell showed all on
186 a diagram on the wide screen the location of the handicap parking, which is near the new front
187 door. There will also be handicap curb cuts. He was not sure if it was the same number of
188 handicap spaces or more, but pointed out that they were much closer to the door than they used
189 to be. Also the two drop-offs will allow for a higher amount of car drop-off and pick-up.

190

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191 Ms. Steinebrey felt that this is a wonderful addition. Mr. Lovell stated that the man donor was
192 very passionate about swimming – he is a life-long swimmer, and his children are swimmers.
193

194 Mr. Fossett asked if there will be diving boards. Mr. Lovell confirmed. The pool will be 6 feet
195 deep, on the shallow side (for water polo), and goes to 12 feet deep, for diving.
196

197 There were no more questions from the Commission.
198

199 Chairman Hirotsu asked if any guests or residents had comments. There were none.
200

201 ***Mr. Dong made a motion to approve an application from SHP, on behalf of Sycamore***
202 ***Community Schools, for Final Development Plan approval for modifications to the existing***
203 ***High School for construction of a 3,861 square foot Natatorium (swimming pool) addition at***
204 ***7400 Cornell Road, as detailed in the Staff Report dated March 20, 2023.***
205

206 ***Ms. Steinebrey seconded the motion.***
207

208 ***The roll was called and showed the following vote:***
209

210 ***AYE: Mr. Fossett, Ms. Steinebrey, Mr. Dong, Mr. Stull, Chairman Hirotsu*** (5)

211 ***NAY:*** (0)

212 ***ABSENT: Mr. Leibson*** (1)

213 ***ABSTAINED:*** (0)
214

215 ***This motion is approved.***
216

New Business -3

218 ***An application for Final Development Site Plan approval to allow an addition of***
219 ***approximately 4,470 square feet for the Hospital Main Entry, and also for associated minor***
220 ***parking enhancements, concourse renovation, and Emergency Department exterior***
221 ***enhancements at Bethesda North Hospital campus, located at 10500 Montgomery Road.***
222

Staff Report

224 Mr. Chesar reviewed the Staff Report dated March 20, 2023, “Application for Final
225 Development Site Plan at Bethesda North Hospital – New Main Entry Addition / Emergency
226 Department Exterior Enhancements and Minor Parking Adjustments, 10500 Montgomery,
227 Road.”
228

229 He showed images of what the applicant was proposing on the wide screen for all to see, to
230 provide more understanding of the Staff Report.
231

232 Mr. Chesar asked for any questions from the Commission.
233

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234 Mr. Stull asked if there were any concerns from the public about the lighting. Mr. Chesar stated
235 he had not received any comments, and all residents within 300 feet of the exterior property line
236 of the hospital had been notified of this application.

237
238 Chairman Hirotsu asked if the applicant wished to speak.

239
240 **Ted Huster, Project Manager, GBBN Architects, 332 East 8th Street, Cincinnati, OH 45202**
241 stated that they were compliant in all aspects of the project, and had tried to address any concerns
242 from Mr. Chesar as quickly as possible. He cited several examples of this. He noted that this
243 project goal was to enhance patient experience and arrival. He noted one correction on the Staff
244 Report: that the entry will not be metal panel, it will be the same terra cotta tile that will be on
245 Emergency Department, but the aesthetics will be the same.

246
247 **Amy Hayden, Director of Construction, TriHealth, 10500 Montgomery Road,**
248 **Montgomery, OH 45242,** thanked Staff and the Commission for their help.

249
250 Mr. Dong noted at previous TriHealth approvals in the past, there had been outstanding issues
251 that the applicant was going to complete. He asked if all had been accomplished. Ms. Hayden
252 confirmed, and stated there were even more.

253
254 Mr. Huster stated that there were some existing, original light fixtures at the Thomas Center that
255 were to be replaced (and they were). And Duke's industrial lights were replaced by TriHealth,
256 and additional shrouds were included.

257
258 Mr. Dong stated there were a lot of noise complaints when the initial construction started, about
259 them starting too early. He asked if that had been rectified. Ms. Hayden confirmed.

260
261 Ms. Steinebrey asked how the additional floor was coming along. Ms. Hayden stated that
262 windows were in, internal walls were being put up, and they were due to be completed by the
263 end of the year. She also pointed out that the helipad is back in its original and permanent
264 location.

265
266 Chairman Hirotsu asked if this was the end of this phase, or if there was more coming.

267 Ms. Hayden stated that this was Phase 4 for the front entry and building addition. She stated that
268 she was not aware of anything proposed, at this time.

269
270 There were no more questions from the Commission.

271
272 Chairman Hirotsu asked if any guests or residents had comments. There were none.

273
274 ***Mr. Dong made a motion to approve an application for a Final Development Site Plan to***
275 ***allow an addition of approximately 4,470 square feet for the Hospital Main Entry, and also for***
276 ***associated minor parking enhancements, concourse renovation, and Emergency Department***

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277 *exterior enhancements at Bethesda North Hospital campus, located at 10500 Montgomery*
278 *Road, as detailed in the Staff Report dated March 20, 2023.*

279
280 *Mr. Stull seconded the motion.*

281
282 *The roll was called and showed the following vote:*

283
284 *AYE: Ms. Steinebrey, Mr. Dong, Mr. Stull, Mr. Fossett, Chairman Hirotsu (5)*

285 *NAY: (0)*

286 *ABSENT: Mr. Leibson (1)*

287 *ABSTAINED: (0)*

288
289 *This motion is approved.*

Staff Update

292 Mr. Chesar stated that there were currently no agenda items for the April 3 Planning Commission
293 meeting.

294
295 He asked members if they would be interested in changing the start time for future Planning
296 Commission meetings to 6:00pm, from the current time of 7:00pm. Mr. Stull felt it would be
297 close for him, as he worked full-time, but he would try it and see how it goes. Mr. Dong was ok
298 with 6:00pm, 6:30pm or 7pm. Mr. Hirotsu preferred the earlier time. Mr. Fossett and
299 Ms. Steinebrey were flexible. Mr. Chesar stated that he would check with Mr. Leibson.

300
301 Chairman Hirotsu stated that after getting Mr. Leibson's preferences, they could then vote on the
302 time at an upcoming meeting.

303
304 Mr. Stull asked about the completion time for the roundabout construction on Deerfield Road.
305 Mr. Chesar stated that they were waiting on utilities, and it was up to Duke Electric. He will
306 look into this, and see if he can find more information.

Council Report

309 Ms. Bismeyer noted that another session of the Montgomery Citizens Leadership Academy
310 (MCLA) had just wrapped up last Thursday.

Minutes

313 There were no minutes to approve at this meeting. The minutes of the Special Meeting on
314 March 13, 2023 will be approved at the next Planning Commission meeting.

Adjournment

317 Mr. Dong moved to adjourn. Mr. Fossett seconded the motion.

318 The Commission unanimously approved. The meeting adjourned at 7:50 p.m.

319
320

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321
322
323 _____ Dennis Hirotsu, Chairman Date
324 Karen Bouldin, Clerk
325 /ksb

DRAFT