



July 3, 2025

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City of Cincinnati Planning and Engagement Department
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, Ohio, 45202

Attn: Stacey Hoffman- City Planning Division Manager

RE: RBM Madison Square - PD# 73_Final Planned Development Submittal

Dear Ms. Hoffman:

Brandstetter Carroll Inc. (BCI) is pleased to submit an update to the Planned Development (PD) # 73 on the campus of Medpace. This update includes four different areas of the Campus for a new Final Development Plan. The areas are described below, and an overall Location Map is included in the package:

- Building 400 – Suzu Restaurant, at the southeast corner of this building. This entails outside improvements including seasonal dining and trellis /canopies directly in front of the restaurant.
- Building 400 – Zingaro Restaurant, at the south and southwest sides of the building. This entails outside improvements including the storefront and seasonal dining including an all-season room directly in front of the restaurant.
- Covered Walkway Extension - This would start at the north side of Building 300 Plaza area, then across the north side of Building 200, then it terminates at the west side of the East Garage.
- Summit Retaining Wall - The corner of the Summit Hotel and the new Building 300 in the Plaza Area. Due to site conditions, a retaining wall with a decorative façade is required.

The Building 400 items are a part of the 400 Medpace Way LLC Tract. The Covered Walkway alignment is along N300 Medpace Way, LLC, 200 Medpace Way, LLC, and 200 Medpace Way Parking Garage Subdivision. The Summit Wall is along the RBM Hotel and Conference Center Subdivision 200 Medpace Way.

The following information is our response to the City Zoning regulation from Section 1429 Planned Development Districts (**Response In Bold Font**):



Section 1429-13:

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- a. *Survey.* Plan or survey of the parcel to be developed showing existing and proposed physical features, including: topography, drainage, open space areas and landscaping; and streets, easements and utility lines. **This information can be seen on the attached overall site plan.**
- b. *Site Plan.* A site plan showing the location and arrangement of all existing and proposed structures, including building pads, the proposed internal and external traffic circulation pattern, the areas to be developed for parking, the relationship of abutting land uses and zoning districts, proposed lot lines, building setbacks, proposed sidewalks and pedestrian walkways and proposed public or common open space or other public facilities. **This information is reflected on the Overall Site Plan set. This information can be seen on the attached overall site plan. Note that the four areas required very little grading/disturbance.**
- c. *Engineering Plans.* Engineering plans, including: site grading; street improvements; drainage and utility improvements and extensions as necessary. **Same as (b), This information is reflected on the site plan set.**
- d. *Open Space.* A statement of the anticipated open space, gross density and net density. **These four areas are part of a Campus wide plan for pedestrian walkways and for Open spaces including outdoor dining. The new Building 300 will have a plaza area that will be used for the entire Campus.**
- e. *Schematic Building Plans.* Plans showing building footprints, schematic floor plans and exterior elevations and types of building materials. **This information is attached and is on the architectural plan sets.**
- f. *Landscape Plans.* Landscaping plans show the placement of trees, shrubs, ground cover and associated structures and improvements, including specifications, species and quantities. **No major change as a result of this FDP.**
- g. *Phase Schedule.* A schedule for the development of such phases must be submitted when a development is to be constructed in phases. The schedule is:
 - **All four projects are planned to start as soon as the approval is received.**
- h. *Ownership.* Evidence that the applicant has sufficient control over the tract to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development. **All existing property ownerships.**
- i. *Statement of Uses.* A statement identifying the principal uses that are to be included in the proposed development. **The principal uses incorporated into this update to PD #73: do not change.**
- j. *Future Ownership and Control.* Statement on the present and future ownership and control of the development delineating responsibilities of maintenance and upkeep of the buildings, streets, drives, parking areas, utilities, common



**BRANDSTETTER
CARROLL INC**
ARCHITECTS + ENGINEERS + PLANNERS

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areas and common facilities. **No changes to the current ownership. The Medpace Way roadway is in the final stages of being privatized.**

- k. *Restrictive Covenants.* Copies of any restrictive covenants that are to be recorded with respect to property included in the PD District. **None at this time.**

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Sincerely,
Brandstetter Carroll Inc.

A handwritten signature in blue ink that reads "Joseph P. Dillon".

Joseph P. Dillon, P.E., LEED AP
Managing Principal

Cc: Seth Barnard Sitement, LLC
LC Greer; BCI

Enclosed: Submittal documents

JPD/smt