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February 28th, 2018

Mr. Paul J. Drury, AICP, Director
Anderson Township Planning and Zoning
7850 Five Mile Road
Cincinnati, OH 45230-235604

**RE: Skytop Pavilion
5218 Beechmont Avenue
Parcel ID: 500-0430-0004-00**

Dear Paul,

Submitted are preliminary plans for the Skytop Pavilion redevelopment project.

Parkstone Capital is proposing a redevelopment project for this site located at 5218 Beechmont Avenue.

This letter briefly highlights a proposal to re-zone the parcel of land from the current zones of "E" Retail Business District & "H" Riverfront District to a "EE" Retail District. The property land area is 17.894 acres of which 1.175 acres is existing right of way, leaving 16.719 acres for redevelopment. The project will have three commercial building lots in the front of the property and 246 residential units in the rear of the parcel. There is also a community area containing a clubhouse, pool and tennis court. Please note the following:

- The main 125,000 square foot structure to be removed along with site pavement.
- Rear portion of the site to be redeveloped as residential with the existing commercial area to be improved and building square footage increased.
- The residential units are proposed to be what are typically known as "walk-ups". They consist of three-story wood frame structures accessible at grade or by stair.
- The building frames have exterior grade sheathing with the exterior finishes consisting of masonry clay brick, stone or synthetic stone, and weather resistant siding or paneling. Roofs are primarily of gabled profile with dimensional shingles. Condensers for residence air-conditioning will be located on select flat roof areas behind a mansard style roof design or set-back from edges to minimize visual "clutter".

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

318 South College Avenue
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-834-6151

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

- The proposed site development drainage and other utilities will be retrofitted on the site and designed per rules and regulations of Hamilton County Planning and Development. There will be a reduction in impervious surface.
- Landscaping will include trees, shrubs, and other landscape elements around the proposed buildings. A careful evaluation will be included when providing the final selection to ensure that the plantings will survive and achieve maturity in their selected locations. All perimeter areas of the property will remain in its existing condition.
- The existing pedestrian sidewalks to Beechmont Avenue will remain with new internal sidewalks to the residential and commercial buildings.
- The two existing vehicle entrances to the development will remain.

In closing, we feel that the proposed revitalization of this parcel to be in the spirit of the 2016 Comprehensive Plan and Future Land Use Map.

If you have any questions, please contact me at 859-415-1602.

Sincerely,

Mark A. Rosenberger

Mark A. Rosenberger R.L.S.
Bayer Becker

cc: Parkstone Capital
PDT Architects
Barrett & Weber