INSTITUTE OF ADVANCED MANUFACTURING SCIENCES (IAMS) RESEARCH CENTER

URBAN RENEWAL PLAN

August 16, 1985

Prepared Jointly By The Department of Economic Development
Industrial Division

And

The Office of Architecture and Urban Design
Division of Architecture and Facility
Management
Public Works Department

And

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with close cooperation from:

Bond Hill/Paddock Hills
Community Urban Development Corporation

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Institute of
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Vicinity Map
Fig. 1

Development Program

I. Boundary Description

Situate in the State of Ohio, Hamilton County, F.R. 2, T3, Millcreek Township, Section 6 & 12, City of Cincinnati, and being a part of Longview State Hospital, and more particularly described as follows:

Beginning at the intersection of the west line of Paddock Road and the north line of Sixty-Sixth Street (50' R/W); thence in said north line North eighty degrees fifty-seven minutes fifty-four seconds West (N80° 57'54"W) thirteen hundred eighteen and twenty seven hundredths (1318.27) feet to a point in the easterly right-of-way line of Interstate Route 75; thence along said easterly right-of-way line the following courses: North fourteen degrees no minutes sixteen second East (N14° 00' 16"E), one hundred twenty five and twenty five hundredths (125.25) feet to an iron pin; North twenty eight degrees eleven minutes thirty-two seconds East (N28° 11' 32"E), four hundred thirteen and forty-four hundredths (413.44) feet to an iron pin; North forty-one degrees thirty-eight minutes thirty-nine seconds East (N41° 38' 39"E), four hundred and two hundredths (400.02) feet to an iron pin; North forty-two degrees eight minutes thirty-nine seconds East (N42° 08' 39"E), four hundred twenty-seven and eleven hundredths (427.11) feet; North twenty-nine degrees fifteen minutes twenty-two seconds East (N29o 15' 22"E), one hundred twelve and eight hundredths (112.08) feet to an iron pin; North forty-four degrees twenty minutes four seconds East (N44o 20' 04"E), one hundred thirty and eighty-four hundredths (130.84) feet to an iron pin; South forty-seven degrees fifty-one minutes twenty-one seconds East (S47o 51' 21"E), twenty and no hundredths (20.00) feet to an iron pin; North forty-nine degrees fifty-two minutes ten seconds East (N49o 51' 10"E), two hundred sixty-one and forty-one hundredths (261.41) feet to an iron pin; North forty-two degrees no minutes fifty-nine seconds East (N42o 00' 59"E), forty and thirty-two hundredths (40.32) feet to an iron pin; and South eighty-nine degrees thirteen minutes ten seconds East (S89o 13' 10"E), forty and three hundredths (40.03) feet to an iron pin in the southerly right-of-way line of Seymour Avenue; thence along the said southerly right-of-way line the following courses: South fifty degrees thirty-six minutes thirty-three seconds East (S50o 36' 33"E), eighteen and fifty-six hundredths (18.56) feet to an iron pin; South forty-four degrees fifty-one minutes twenty-seven seconds East (S44o 51' 27"E), three hundred sixty-four and twenty-three hundredths (364.23) feet to an iron pin; and South sixty-two degrees forty-one minutes fifty-four seconds East (S62o 41' 54"E), one hundred eighteen and forty hundredths (118.40) feet to an iron pin in the westerly right-of-way line of Paddock Road; thence along the said westerly right-of-way line the following courses: South twenty-five degrees ten minutes forty-four seconds West (S25o 10' 44"W), five hundred eight and sixty-eight hundredths (508.68) feet to an iron pin; and south four degrees four minutes twenty-four seconds West (S04o 04' 24"W), nine hundred two and five hundredths (902.05) feet to the Place of Beginning and containing thirty-three and eight hundred seventy-seven thousandths (33.877) acres more or less.

Further reference is made to a survey prepared by Louis W. Graf, III,

Registered Surveyor No. S-006154, of Louis W. Graf and Associates, Inc., Civil Engineers and Surveyors, 527 Linton Street, Cincinnati, Ohio, dated November 1978.

II. Plan Objectives

This Urban Renewal Plan is a coordinated effort by the City of Cincinnati (the City) and the Institute of Advance Manufacturing Sciences (IAMS). IAMS is a non-profit corporation incorporated by the joint effort of the City, the University of Cincinnati, The Greater Cincinnati Chamber of Commerce and the State of Ohio for the purpose of fostering manufacturing research, development, technological transfer, and training.

IAMS will administer and coordinate the development of the IAMS Research Center on the property constituting this Urban Renewal Plan Project Area.

The City, through its Department of Economic Development, will review and approval all development plans for improvements and all building design plans approved by IAMS.

A. 725 Cincinnati Municipal Code

Through this Plan the City has undertaken the necessary actions to prevent the expansion of slums and blight through the elimination by demolition and clearance of the existing blighted buildings in the project area. This Plan specifies the provision of associated site improvements to include the necessary access roadway and accompanying utilities where appropriate to make this site a useful economic asset to the welfare of the municipality.

B. Specific Objectives:

1. To support the status of the IAMS Research Center as a prime regional location for modern research and high technology light manufacturing/assembly use.

2. To attract new research industries capable of generating employment for the residents of the City of Cincinnati as well as contributing to the economic and tax base of the City as a whole.

3. To accomplish the above through the process of clearance of blighted and obsolete structures and the provision of the necessary access road and accompanying utilities.

III. Legal Basis For Property Acquisition

Under Chapter 725 of the Cincinnati Municipal Code, it is determined that the Old Longview Hospital Site and the surrounding area is a blighted area within the municipality. The property constitutes a blighted area by reason of the presence of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, lack of accessibility or usefulness in its present condition. The combination of existing factors substantially impairs or arrests

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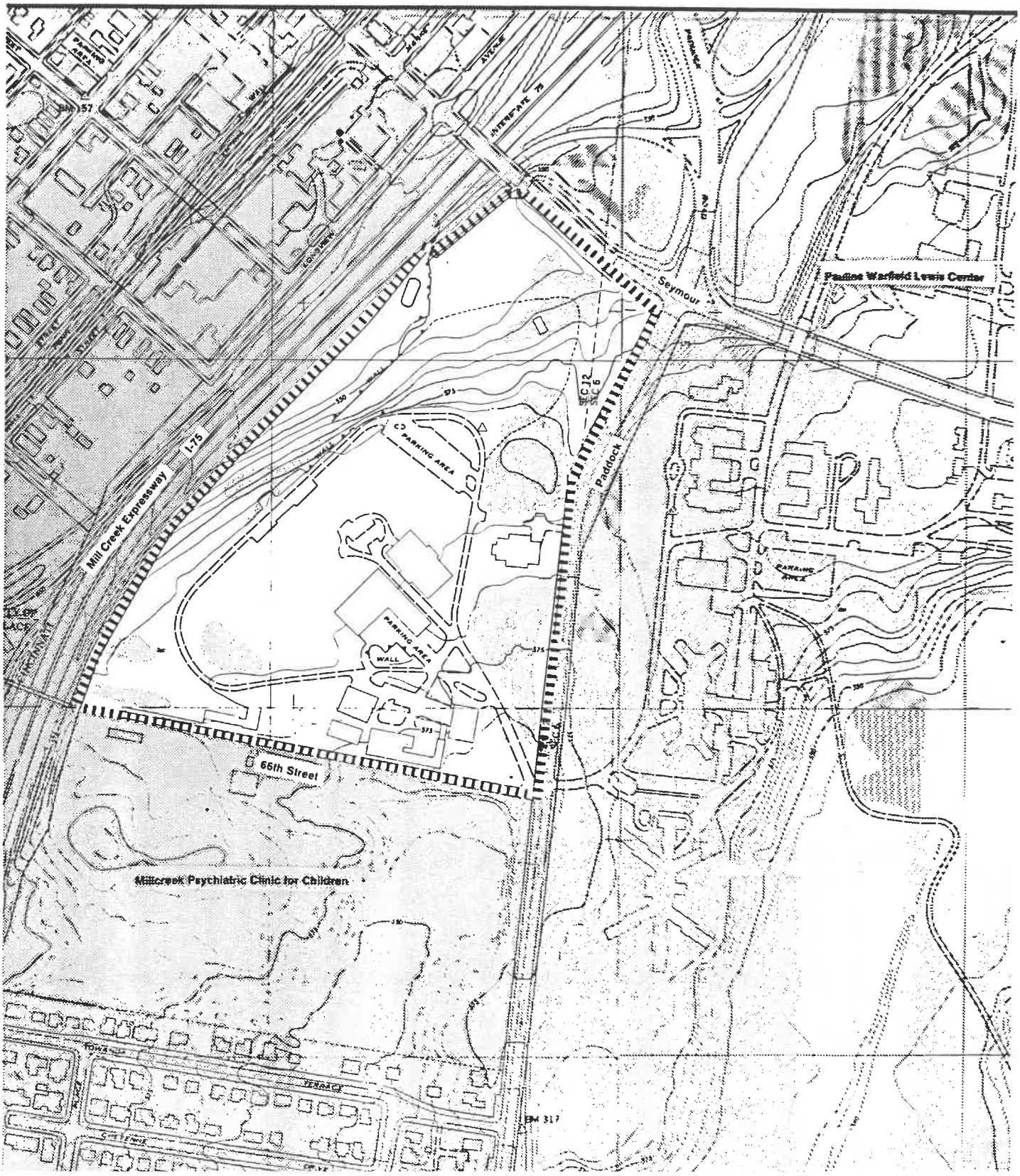
Urban Renewal Plan Area Boundary
Fig. 2



the sound growth of the municipality. The site further retards and constitutes an economic and social liability and is a menance to the public health, safety, morals, and welfare in its present condition and use.

Under Chapter 725 of the Cincinnati Municipal Code, it was found that "blighted, deteriorating, and deteriorated areas" exist within the City which "contribute to the spread of disease and crime,.....; constitute an economic and social liability; and impair . . . the sound growth of the community". It was also found that this blight and deterioration could not be controlled by private enterprise alone. In order to remedy this situation Chapter 725 authorized the City to expend funds to eliminate blight and deterioration and -- towards this end -- to acquire private property.

Under Chapter 725 of the Cincinnati Municipal Code, an Urban Renewal Area "shall mean a blighted or deteriorating area which is appropriate for redevelopment or rehabilitation as defined in paragraph (a) of Section 725 - I-U". The City of Cincinnati, for the purposes of this particular plan, therefore, declares that the Old Longview Hospital, more particularly defined in Boundary Description of the IAMS Research Center is an Urban Renewal Area. Within the defined IAMS Research Center and surrounding area there exist blighted areas in which a majority of the structures are detrimental to the public health, safety, morals, and general welfare, by reason of age, obsolescence, dilapidation, overcrowding, faulty arrangement, mixture of incompatible land uses, a lack of ventilation or sanitary facilities or any combination of these factors, or there exist deteriorating areas which because of incompatible land uses, non-conforming uses, lack of adequate parking facilities, faulty street arrangement, inadequate community facilities, increased density of population without commensurate increase in new residential buildings and community facilities, high turnover in residential or commercial occupancy, lack of maintenance and repair of buildings, or any combination thereof are detrimental to the public health, safety, morals, and general welfare, and which will deteriorate, or are in danger of deteriorating, into blighted areas. Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to acquire any property in the area defined in the Urban Renewal Area, the acquisition of which is necessary in carrying out the Urban Renewal Plan.

Further, the IAMS Research Center Urban Renewal Plan conforms to the Master Plan of the development of the City. No families, individuals or businesses will be displaced from the project area.

Financial aid that may be provided by the Federal Government is necessary to enable the project to be undertaken in accordance with this Plan. This Plan affords maximum opportunity consistent with the sound needs of the facility as a whole for the redevelopment or rehabilitation of the project area by private enterprise.

IV. Purchaser's Obligation

A. In the sale or lease of property within the Urban Renewal Plan boundary, the City of Cincinnati will, in it's contracts and deeds or

other instruments, include such requirements needed to obligate the purchasers, lessees and successors to:

1. Devote the parcel owned by them to and only to the uses specified in the sale or lease agreement and the Urban Renewal Plan.

2. Diligently pursue the construction of improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as defined in the contract.

3. Make no changes in such improvements after completion of their construction that are not in conformity with the disposition contract or guidelines established for the IAMS Research Center.

4. Not discriminate upon the basis of race, color, creed, sex or national origin in the resale, lease, or rental or in the use of occupancy of the property or any improvements erected or to be erected thereon, or any part thereof. This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any other provision of the disposition contract.

5. Not to assign contract rights or to resell or otherwise transfer the land or interest therein purchased by them, prior to the completion of the improvements thereon without the approval of the City of Cincinnati.

V. Land Use and Zoning

A. The Land Use Plan

Land uses proposed within the Urban Renewal Plan boundaries include both for profit and not for profit research laboratories, research offices, prototypical manufacturing and business offices and include but are not limited to the following:

Machinery, including electrical and electronic machinery, equipment and supplies; transportation equipment; measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks; chemical and allied products; drug research; office computing and accounting machines; miscellaneous transportation equipment; and accessory uses supportive of the above principal uses.

B. Zoning Required

A zone to permit uses listed under "V-A" above and other uses of the same general character.

C. Existing Zoning

Existing zoning is R-2 (Single Family Medium Density)

Permitted uses within existing zoning:

R-1 (Single Family Low Density) uses, single family dwellings, churches, elementary and secondary high schools, publicly owned or operated recreational uses, country clubs, public administration buildings, libraries, museums, art galleries, Conditional uses include; nonprofit educational research centers, private non-profit and non-commercial clubs, private and non-profit swim and tennis clubs, residential planned unit developments.

D. Findings

1. The R-2 existing zoning does not meet the needs of the IAMS Research Center and the land uses proposed within the Urban Renewal Plan boundary.

2. Current existing City of Cincinnati zoning districts including R-2 do not adequately apply. For example, the proposed land use will incorporate some but not all uses allowed within existing B-3, M-2, and C-2 zoning districts. The proposed primary uses include research laboratories, research offices, prototypical manufacturing and business offices. However, these zones also permit uses undesirable to a research center of this type and, therefore, no existing zones adequately meets the need.

E. Conclusion

Because the existing Zoning Code does not include a district which meets the need for this type of development, it is recommended that a new zoning district be developed to specifically address the needs of research and development centers.

VI. Project Proposals

A. Site Improvements:

The following will be constructed to standards which meet with City approval:

1. street, street lighting, sidewalks where necessary and curbs

2. sewers; sanitary and storm

3. water mains

4. Cincinnati Gas & Electric Company and Cincinnati Bell and other utilities service will be placed underground.

VII. Development Guidelines

IAMS Research Center is a 34± acre research site. Development Guidelines as specified in this Urban Renewal Plan will be established to protect the investment of private developers in the Research Center and eliminate existing conditions of blight and deterioration to

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Site Plan
Fig. 3

Letters indicate building location sites.

surrounding areas, and to insure achievement of project goals and a high quality Research Center environment. The guidelines shall remain in effect for 30 years from the date of adoption by City Council.

The following guidelines are subject to and superseded by any controlling zoning requirements.

A. Employment Density

Research, high technology light manufacturing or assembly and associated support facilities wishing to locate within the Research Center shall provide an employment density commensurate with research facility density elsewhere in the U.S. Top priority in the disposition of redevelopment land will be given to research users that offer training and continuing education programs to their employees, and to expansion minded firms in the high growth sector of the national and regional economy and which adhere to the Research Center Development Guidelines. The firms which locate in the center should take positive actions to employ local residents when jobs become available in their firms. All firms should have "Affirmative Action" commitment with respect to employment hiring.

B. Land to Building Ratio

The ratio of building coverage to the site area shall be a minimum of 15% and the Floor Area Ratio (FAR), total building floor area to total site area, shall not be less than .2 pursuant to the American National Standard Method for Measuring Floor Space as promulgated by the Building owners and Managers Association, (BOMA) International. These standards may be modified if it is in the best interest of the total IAMS Research Center as well as an individual project site.

The maximum amount of impervious material, building and paved areas on a project site, shall not exceed 50% for a site 5 acres or less and 40% for a site greater than 5 acres.

C. Land Use/Orientation

1. The principal land use desired for the Center shall be research. High technology manufacturing and light assembly uses may be considered in addition to research uses.

2. Multi-occupancy redevelopment projects (either rental or condominium in nature) that provide space for several small research firms within a single building are encouraged as an efficient method of redevelopment so long as the job and site coverage requirements are met.

3. Proposed redevelopment uses must adhere to the requirements of the Zoning Code for the City of Cincinnati. However in order to assure that employment uses will not negatively affect the real estate marketability of adjacent parcels, additional land use requirements shall be enforced to create a positive research environment in the Center.

4. The location of the first phase of the IAMS Research Center shall be located generally where indicated on the site plan map shown as letter "A".

D. Architectural/Urban Design

1. Design Objectives

The primary objective of the Design Development Guidelines for the Institute of Advanced Manufacturing Sciences (IAMS) Research Center is to promote environmental quality and insure consistent, high quality site development and architectural design. These guidelines are intended to provide stabilized growth and operation of the center and to ensure that all development acts to synergistically support and be supported by surrounding development. In order to achieve this objective all plans for building and site development must be approved by the City and IAMS prior to start of construction.

Plans will be reviewed with the intent of assuring the following objectives are achieved.

a. Develop attractively designed buildings and site improvements appropriately sited.

b. Provide adequate and visually screened off-street parking, loading facilities and other service areas.

c. Maintain the natural landscape to the maximum extent practicable.

d. Protect against depreciation of property value, and insure the center will always be an attractive location for research land use.

2. General Development

A. Streetscape

1. General Site Scape Intent

Make extensive use of decorative paving on all pedestrian paths, crosswalks and terraces or courtyards.

Coordinate with the City and IAMS the selection of site furniture to be provided so there is a sense of a unified design approach throughout the research center. Site furnishings include:

Newspaper Boxes
Paving
Benches
Trash Receptacles
Fountains and Sculpture
Planters
Drinking Fountains

2. Sidewalks

Pedestrian sidewalks with a minimum width of four feet shall be constructed on at least one side of all public roadways. Between the sidewalk and the roadway shall be a tree lawn. Individual site lessees whose property parallels said primary road shall be required, at the lessees expense, to provide and maintain these amenities. Each project shall provide streetscape amenities as noted above, or as an alternate to providing said amenities, contribute funds on a prorate basis to construct and maintain such streetscape amenities as herein and below described.

3. Outdoor Art and Fountains

All projects should provide outdoor sculpture or fountains visible from public streets which is equal in value to one percent (1%) of the construction amount of the project. Each fountain and outdoor sculpture should be commissioned as original artwork designed for its site in the IAMS Research Center.

B. Grading and Landscaping

IAMS will devote substantial attention to landscape preservation at the IAMS Research Center. Alteration of the natural terrain and vegetation should be minimized to guard against soil erosion and to protect the wildlife habitat. Maintenance of the natural landscape will distinguish the IAMS Research Center as a unique and attractive setting for research and high technology light manufacturing/assembly.

1. Grading

No grading or disruption of the natural terrain shall be permitted until a final design has been approved. Architects are encouraged to limit disruption to the natural grade by designing buildings which take advantage of a site's natural amenities. Where grading is determined to be necessary, the new slopes shall be contour graded and landscaped.

Grading may be approved if:

a. The development will result in a minimum disturbance of the natural terrain and vegetation commensurate with the proposed land use.

b. Proposed grading, excavation and filling will not result in soil erosion, sedimentation, slide damage, or flooding problems.

c. The proposed development preserves and enhances the natural environment and any existing aesthetic qualities of the site.

It shall be the responsibility of each site lessee to provide adequate site drainage facilities. An engineer's report comparing the before and after site conditions and recommending methods of detention and drainage shall be submitted for approval prior to any construction.

2. Landscaping

Site lessee is encouraged to preserve existing trees and other visually or ecologically significant vegetation. All free standing trees on the site with a trunk diameter of six inches or more at three feet above grade and all forested areas will be preserved. No such plant material will be removed without approval of the City and IAMS. Building lines and edges of parking areas and service road will be set back at least 15 feet from the drip line edge of the forested areas to be preserved.

All building sites, including the area between the lot lines and curbs of any public road adjacent to the -9-

site, shall be landscaped in accordance with a plan submitted to and approved by the City and IAMS prior to any development on the site.

Specifications shall include a statement showing that adequate preparation of top soil and sub soil will be undertaken prior to the setting of any specified plant materials. All trees, shrubs and plants shall be root-free, clear of insects, pests, or fungus disease or the effect of previous infestations. Planting material shall be adapted to area climate conditions, be of good quality and be marketable merchandise.

The approved landscaping plan shall be installed within six weeks following building occupancy. Landscaping may not be altered without submitting a revised landscaping plan for approval.

The landscaping plan shall include:

a. Type of sod and seeding

b. Type of trees, hedges and shrubs including size and spacing

c. All other information regarding the site including fences, walls, screening and watering system.

The entire site shall be landscaped in a manner that is complementary to the architecture, provides visual screening for parking and service areas and forms an

attractive transition between the built form and the natural landscape. The design should take into consideration and be compatible with views/vistas, adjacent topography, architectural character of adjacent structures and the visual character of adjacent landscaping or natural vegetation.

Plant materials should be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. A setback of trees and large shrubs from the property corners at the street intersection shall insure clear vision of the intersection from approaching vehicles in accordance with good traffic engineering and safety practices.

All planting easements (the area between all primary street curbs and the primary street right-of-way) and front, side and rear yards not used for parking, walkways, plazas or service areas, shall be landscaped by the lessee with an effective combination of street trees, ornamental trees, ground cover and shrubbery. Trees may be deciduous and/or coniferous in species. All City permits shall be obtained by the lessee for street trees.

Tree/Landscaped Area Ratio: For every 200 SF of area in a planting easement at least one upright tree or large shrubs shall be installed and maintained.

Spacing: The spacing of trees and large shrubs should be appropriate to the species used. In addition, the spacing should conform to the following standards:

d. A minimum of 25 feet from the property corners at street intersections to the center of the first tree or as directed by local government agencies having jurisdiction.

e. A minimum of 10 feet between center of trees or large shrubs and light standards.

f. A minimum of 15 feet between center of trees or large shrubs and fire hydrants.

g. A minimum of 5 feet between center of trees or large shrubs and edge of roads or driveways.

h. Recommended Landscaping Material

1. Large Deciduous Trees (Shade or Street Trees)

Recommended Sizes: 3" - 3-1/2" caliper

2. Screen

a. Evergreen - Low

Spreading Yew (Taxus Cuspidata)
Recommended Size: 18 - 24" spread
Spacing: Two Staggered Rows
3 Feet on Center

b. Deciduous - High

European Hornbeam Upright (Carpinus Betulus Fastigiata)
Recommended Size: 8 - 10' High
Spacing: Two Staggered Rows
5 Feet on Center

c. Evergreen - High

Also clumps of evergreens to emphasize corners, etc.
Austrian Pine (Pinus Nigra)
Recommended Size: 6 - 8' High
Spacing: Two Staggered Rows
10 Feet on Center

A tree lawn will be created in the area between the street curb and the first solid edge developed at the street frontage (whether it is a sidewalk or site boundary). The intent is to establish a consistent, maintained streetscape through the IAMS Research Center.

Lessees shall install a permanent underground sprinkler system for street frontages and primary building entrances capable of providing proper amounts of water for the particular type of plant materials used.

The attached planting list (Appendix A) shall be used as a guide for selecting plant materials. Lessees are encouraged to employ the services of a landscape architect to determine compatible planting with specific sites and adjacent properties. The City and IAMS reserve the right to modify the planting requirements based on specific sites, soil, local climate and grading characteristics.

Landscaping shall be provided within all parking lots. The total area should be separated by smaller landscaped parking areas which will be located within the parking lots to break up the expanse of pavement. Each separate landscaped area should include at least two street trees. These separate landscaped areas should also be adequately planted

with shrubs or ground cover. Care should be taken to protect landscaping areas from damage by vehicles through the use of curbs, low walls or other similar construction.

All on-site access roads shall be separated from parking areas by a planting area with a minimum width of 12 feet.

Landscaping in the interior of the parking area will be provided so that no contiguous open paved area exceeds 10,000 SF.

Landscape islands minimum of 8 feet wide containing trees or shrubs at least 5 feet in height and reasonably spaced.

3. Landscape Maintenance

A regular schedule shall be used for groundskeeping. This schedule shall be submitted to the City and IAMS before occupancy of the building.

It shall be the responsibility of each site lessee to keep the entire leased site including easements in a safe, clean and well-maintained condition. The lessee shall remove at his expense any rubbish or trash which may accumulate on the site. All growth shall be controlled by pruning or trimming so that it will not interfere with repair of any public utility, restrict pedestrian or vehicular movement or constitute a traffic hazard. Dead growth should be promptly replaced in accordance with the approved planting materials.

The IAMS Research Center reserves the right to perform or cause to be performed landscape maintenance at the expense of the site lessee if not maintained in accordance with the principles set forth in these guidelines.

All trees, shrubs and lawns will be periodically and systematically watered, fertilized, weeded, trimmed, aerated and maintained in a healthy, growing condition by each lessee. Removal of leaves shall be done within a reasonable time range during the fall season.

C. Signage

No identification, traffic, parking or control signs will be permitted without prior approval of the City and IAMS. Size, height, design and means of support for each sign will be considered on an individual basis subject to the site and building design. No flashing or moving elements will be permitted nor shall they be an advertising vehicle.

Size of the message shall be determined for legibility from various sight distances.

1. Signs

Signs defined according to type of message conveyed:

a. Sign, Real Estate: A sign advertising the sale, rental or lease of the premises on which it is maintained.

b. Sign, Instructional: A sign conveying instructions with respect to the premises on which it is maintained, such as a sign designating the entrance to or exit from a parking area, a trespassing sign, a danger sign, or similar signs.

c. Sign, Professional: A sign indicating the name and occupation of a professional person or group of associated professional persons.

d. Sign, Identification: A sign indicating the name of a permitted use, the name or address of a building, or the name of the management thereof.

e. Sign, Nameplate: A sign indicating the name and address of an occupant.

f. Sign, Announcement: A sign of temporary character such as a construction sign or a sign indicating the names of persons associated with, or events conducted upon the premises upon which the sign is maintained.

g. Sign, Business: A sign directing attention to a business, commodity, or service conducted, sold or offered upon the same premises as those upon which the sign is maintained.

h. Sign, Trademark: An identification sign portraying a symbol or trademark, with or without lettering, of a business or industry and which symbol or trademark has been used on signs in other locations and in printed advertising.

i. Sign, Projecting: A sign attached perpendicular to the building.

j. Sign, Advertising: A sign directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where the sign is maintained, including a billboard sign.

2. The following signs will be permitted:

Non-illuminated real estate signs, as permitted and regulated in R-1 District of the City of Cincinnati

Zoning Code. These signs must be removed upon completion of sale, lease or hire.

Non-illuminated or indirect illuminated professional sign and regulated in the R-2 District Zoning Ordinance 1964, City of Cincinnati.

Non-illuminated or indirect illuminated instructional sign shall not exceed three (3) square feet in area per sign face. The top of the sign and mounting device shall not exceed a height of three (3) feet.

Building identification (including Trademark) and address sign, exclusive of flashing signs.

3. Building Identification and Address Sign

One identification sign, only with company name and street address will be erected at the main vehicular entrance to each parcel from a public or private roadway in an area designated by the City and IAMS. The design, format and materials of the sign will be consistent with the building.

An additional identification sign may be erected at the principal building entrance. It may be free standing or placed on the building surface and shall not project above any roof or canopy elevation.

Identification signs shall be erected only as ground and wall signs.

One (1) ground sign shall be permitted on the premises for each street frontage, provided that:

a. No such ground sign shall exceed a height of six (6) feet above the grade.

b. The area of such ground sign shall not exceed twenty (20) square feet per sign face, except that is such a sign is located more than twenty-five (25) feet from the property line at the street from which the sign face is visible, one (1) additional square foot may be added for each two (2) feet of average setback in excess of twenty-five (25) feet, provided that the total sign area shall not exceed one hundred (100) square feet per sign face.

Wall signs shall be permitted on the same premises, provided that:

c. No sign erected on the exterior of a building shall extend outward more than eighteen inches from the wall and not beyond the horizontal limits of the wall.

d. No wall sign shall extend above the parapet or eave of a roof. No wall sign shall be placed on a tower or permitted above the roof of the primary building mass.

e. The area if square feet of a wall sign shall not exceed two times the horizontal length of the building wall of the primary building mass to which the sign is attached up to a maximum sign area of 150 square feet per building or shall not exceed 5% of the area of the facade to which the sign is attached (whichever is the lesser).

f. Wall signs printed or painted directly on the wall surface shall not be permitted. No signs shall be painted on or applied to roofs.

g. Wall signs with the individual letters applied directly to the wall surface shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol taking into account the size of caps and lower case and calculating the area enclosed by such a line.

Combinations of Signs

A combination of ground and wall signs may be permitted provided the aggregated area of the two signs does not exceed the larger area of either of the two signs. Mounting heights of either sign shall be controlled by the specific criteria of each individual sign type.

4. Traffic and Parking

All traffic, parking and control signs will be restricted to the minimum necessary, will be visually unobtrusive and will be consistent in format, size, color and lettering style.

A sign is defined as any painted or fabricated element, including its structure which may consist of any letter, figures, character or marks. A sign includes any building surface, free standing wall, fence or other appurtenance upon which graphics are painted or displayed.

One Announcement or Construction Sign denoting the architects, engineers, contractors and other related organizations shall be permitted during construction but shall be removed within 10 days after completion of construction. The size of Construction Signs shall be limited to 32 square feet.

A Future Tenant Identification Sign listing the name of future tenants, responsible agency or Realtor and

related subjects shall be permitted during construction but shall be removed within 10 days after completion of construction. The size of the Future Tenant Identification Signs shall be limited to 32 square feet.

5. Prohibited Devices or Signs

No signs or its lighting shall move, flash or make noise.

Colored lights and illuminated signs employing colors used in traffic signal lights are prohibited within 100 feet of any signalized intersection.

Any imitation of official traffic signs or signals and the use of such words as "stop", "look", "danger", "go slow", "caution" or "warning" are prohibited.

Fluorescent or day-glow colors in signs are prohibited.

Permanent, portable (or roll-away) and temporary advertising or billboards are prohibited.

Business name plate and projecting signs.

D. Lighting

Light quality and illumination level must be geared to the specific use of the area. The light source shall be concealed when possible, or be of an attractive, simple design approved by the City and IAMS.

Lighting is part of the architectural vocabulary and should be used to help create and dramatize the nighttime image of a structure, garden or plaza, thereby, extending the hours of their usefulness.

Each exterior light standard must be attractive during daylight hours when the pole, base and light add another dimension to the site development. Specific material and color of the fixture will be evaluated in terms of compatibility with the site and building characteristics.

1. Streets

Lighting shall be High Pressure Sodium (HPS), concealed source cut-off design, on 35 feet high dark poles at a spacing to provide an average maintained footcandle of 1-1.5 footcandles and a uniformly ratio of 3:1.

2. Parking Lots and Service Areas

Lighting shall be provided by a free standing fixture with cut off light source to assure that the source is not seen from a public street or adjacent properties.

The poles shall be 30-35 feet in height and the standard street furniture color. Light shall be High Pressure Sodium (HPS) and provide an average of 0.8 footcandles average maintained level.

3. Pedestrian Path

Lighting shall be metal halide, semi concealed or visible source, 12 feet maximum height and poles of standard street furniture color. Illumination average should be .8 footcandles average maintained level and a uniformly ratio of 5:1 or more uniform.

4. Pedestrian Plaza

Lighting shall be metal halide, semi concealed or visible sources, 20 feet maximum height, poles of standard street furnishings color with footcandle level related to area design.

5. Building Exterior Floodlighting

Well designed subtle lighting of the building exterior may be permitted, provided that the light source is hidden from view and compliments the building. The lighting should not draw inordinate attention to the building and shall not illuminate neighboring buildings. Decorative floodlighting is essentially an art, therefore, illumination levels and vary depending on wall textures and colors. All building floodlighting will be metal halide.

6. Fountains or Exterior Sculpture

Should be lighted with concealed sources. Light source should be metal halide or similar light "color".

E. Utilities

All utility lines must be placed underground. No transformer, electric, gas or other meter of any type shall be located on any pole nor hung on the outside of any building. They shall be placed on or below the surface of the property and adequately screened with conifer vegetation as a wall of material to match the building. All installations must have prior approval of the City and IAMS. The leaser reserves the right to grant easements for the construction, operation and maintenance of all utility lines.

Earth satellite transmission stations shall be screened from view with landscaping or permanent screening elements as high as the receiving dish. Any dish shall be painted the standard streetscape color as selected by the City and IAMS.

No lessee shall construct an antenna, microwave dish or other such communication on the site or on a building other than by approval of the City and IAMS. Any such device which may be permitted, if visible from the ground, should be only of a neutral color.

F. Site Development

1. Building Setbacks

Building setbacks from street right-of-ways and property lines will be evaluated by the City and IAMS on a specific site basis. The City and IAMS may require modifications in setbacks if sight lines, topography, natural vegetation or road alignment dictates special conditions.

Minimum Setback Requirements

a. Front Yard

The front setback line is hereby established as 50 feet from the front property line(s) on any public street with a right-of-way 60 feet or more in width.

b. Side Yard

The side setback line is established as 30 feet from a side property line.

c. Rear Yard

The rear setback line is established as 10 feet from a rear property line.

d. Corner Site

Corner site shall be considered 2 front yards and 2 back yards.

e. Landscaping Buffer Zone

A buffer landscape zone shall be constructed on each site on the public road (front) side and adjacent to other parcels (side). The buffer yard shall be landscaped and/or bermed in a natural, picturesque way. Screening strips shall be developed at the perimeter of all parking lots. Buffer yards and screening strips shall be landscaped and maintained as required in landscape and maintenance selection of the guidelines.

2. Loading and Staging Areas

a. No loading area shall be allowed that is visible from the primary public street. Loading shall be located at the side or rear of building and must be screened from auto and pedestrian view and other adjacent development parcels in the Center. No on-street trailer or truck storage is permitted.

b. All loading dock areas, and/or trash receptacles, shall be screened from primary streets and adjacent parcels. Visual screening should be of sufficient height and density to block undesirable views.

3. Outdoor Storage

No materials, supplies, equipment, finished or semi finished products or articles of any nature shall be stored or permitted to remain on any building site outside of the building. Waste and rubbish storage facilities shall be properly screened and shall not be constructed or used without consent of the City and IAMS.

4. Fences

Fences are not permitted.

5. Parking

No parking will be permitted on primary streets in the Research Center. If the parking requirements increase as a result of change in use or number of employees, additional off-street parking shall be provided to satisfy the requirements of this section.

a. All parking facilities and private drives must be approved by the City and IAMS.

b. All driveways and parking areas shall be paved with an impervious surface, curbed, drained and maintained properly by the lessee.

c. At least 3%, or an amount equal to local laws, whichever is greater, of all off-street parking shall be devoted to parking space for the handicapped, and located convenient to the building or other facilities being served.

d. No more than 40 parking spaces shall be permitted in a continuous row without providing an aisle for the movement of vehicular traffic. Such prohibition shall not apply to any exterior rows of a parking area.

e. It is intended to minimize the number of access drives in the Research Center. No driveway on a primary street shall be located closer than 250

feet to another drive on an intersection of two primary streets.

In order to eliminate the need for any on-street parking. The following shall be required:

1. One parking space for 1.2 employee
   One parking space for each management person
   One visitor space for each 10 management persons

Parking areas should be located and surfaced so that the paved area and parked vehicles present the least possible exposure to public view. Screening shall be provided by natural topography, earth berms or conifer planting.

Parking or other vehicular surface, except automobile drop off or loading area shall be 40 feet from a building line.

Parking, automotive drop off, or other vehicular surface will be no closer than 50 feet from an adjacent street, except loading zones noted elsewhere in these guidelines, nor closer than 30 feet from an adjacent parcel.

All off-street parking, access drives and walkways will be surfaced with bituminous concrete, concrete or unit pavers. Overflow or infrequently used parking may be paved with "grass" paving blocks. All surfaces must be properly graded to assure adequate drainage.

Landscaping in parking area shall be as discussed in the landscape section of these guidelines.

Where parking other than visitor or reserved parking is provided on a primary street side (front yard) of a site, the parking shall be screened by an earth berm at least 5 feet high with landscaping on the berm.

Parking Maintenance

All parking, access drives and loading areas shall be kept clean and in good repair at all times. Breaks in paved surfaces should be repaired promptly.

6. Noise, Pollution and Nuisances

No annoying noises, smoke, odors, vibrations or other nuisances shall be permitted in the IAMS Research Center.

7. Garbage and Refuse Collection

No garbage or refuse shall be placed, stored or maintained in the development area except in a sanitary container storage areas or building. All such containers shall be located at the rear or side of the building adequately screened from pedestrian view from abutting primary street and shall be kept in a clean and sanitary condition.

8. Temporary Structures

Temporary structures shall not be placed or maintained on any site except during the construction of facilities approved by the City of Cincinnati. Within 10 days of the completion of such construction, the temporary structure shall be removed from the site and the area occupied by said structure shall be restored to meet all applicable covenants and surrounding site conditions. Then a temporary structure is placed on a site, it must be located within the building setback lines.

Construction offices may be housed in mobile or other temporary buildings. These shall be dismantled at completion of the project. Temporary power and water connections to the construction site should be made available.

All temporary facilities including sanitary facilities are the responsibility of the lessee.

9. Maintenance

Each site lessee shall at all times keep his premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each site owner shall provide for removal of trash and rubbish from his premises.

During construction it shall be the responsibility of each site lessee to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner.

10. Storm Water Drainage

Individual parcels and developments shall be built in accordance with Metropolitan Sewer District (MSD) and Ohio Basic building Code Requirements, and the City of Cincinnati Department of Public Works, Division of Stormwater Management pertaining to the control of storm water drainage within their sites.

G. Construction Standards

1. Contract Limit Line

All construction activity shall be confined to the lessee's site boundaries. This includes contractor's temporary offices, parking, material storage and staging areas. A construction fence shall be erected at the contract limit line. Only one access during construction to each site is permitted. Vegetation outside the contract limit line shall not be disturbed during the construction process.

2. Environmental Control

Provisions shall be included in the specifications for noise control methods during and after construction to include locating noise generating equipment away from property lines and maintaining it in good working order. Prior to pile driving or blasting, the IAMS Research Center and adjoining site lessees shall be notified. Accommodation shall be made in job scheduling, to minimize the noise, light glare, vibration, dust, etc., impact of such construction activities. Provisions for dust control shall be included in the specifications; means, such as water sprinkling, shall be strictly enforced. Daily rubbish control shall be included in the specifications. Contractors are required to clean debris such as mud, dirt, etc. from roads at the end of each construction day.

3. Building Guidelines

One of the important goals behind the development of the IAMS Research Center is to create a unified scheme capable of maintaining the continued interest of future prospective tenants. It is expected that existing and newly created site features will be used as design elements to complement the architectural expression of all buildings. Building massing, detailing, colors and textures should respect the low density, low rise development, large open spaces and campus-like image of the development.

Permanence implies that building will age without deteriorating, given a minimum level of maintenance. This shall be achieved by the use of quality building materials and methods of construction. For this reason, certain materials and finishes are excluded, as listed at the end of this section. It is advisable to seek warranties, as quality control measures, for some materials.

The architectural character of each proposed building shall be contemporary in style rather than traditional

or eclectic. Proposals will be evaluated in terms of the sensitive integration of form, materials and color with the particular landscape and topographical feature of each site. Each building should be sympathetic to its neighboring buildings so that new structures do not stand out as architectural monuments, but are part of a visual community of buildings.

All buildings must have equally attractive facades and present a unity of design concept on all faces. In order to maintain a high standard the exterior walls of each building are to be constructed of a durable permanent material, tastefully detailed.

The following architectural design guidelines will be required.

Unit masonry should be the primary building material through the center. The use of natural, domestic or imported cut stone, ground face block, architectural concrete, flush metal architectural panels, glass and resin plaster panels may be allowed as an alternative exterior surface after reviewing and approval by the City and IAMS.

The use of concrete block may be used on surfaces where expansion is planned within 5 years, however, such block shall be painted or stucco.

Buildings may use a combination of up to 3 materials (not including windows frames, doors or louvers) provided there is a design and material continuity. Unit masonry used on the IAMS building should be recalled and used to the extent practicable on each building to achieve a visual continuity in the center.

Architectural metal panels with flat surfaces are permitted. Corrugated or articulated metal panels (e.g. V-Beam ribbed panels) are not permitted.

Exterior building materials should be warm tones/neutrals with a value in the range of 1-5. Supplemental or accent color within the color range are permitted.

All buildings shall be designed by a registered architect.

Where a phased building program is proposed, a total master plan for the site shall be required.

Pre-engineered or "stock" building systems are not permitted.

General building massing should promote an horizontal mass and of three stories or less height except on

designated sites where a higher building will promote good urban design.

a. Building Height

No building or structure shall be erected or altered to a greater height than is permitted in the following table:

Building Site	Minimum Height*	Maximum Height*
A	30	45
B	30	45
C	30	90
D	30	45

* Measured from the grade of the center line of the nearest access roadway to the top of the building parapet.

b. Roofscape

Vertical roof projections such as cooling towers, vents and other appurtenances shall be screened from view from a public street, nearby sites and where appropriate from above by other buildings in the IAMS Research Center. All penetrations through the roof must be organized in a manner that is integral and compliments the architectural form of the building

The roof should be treated as a fifth facade with trellises, skylights, roof monitors and other roofscape relief. The roof material shall be aggregate or precast panels as approved by the City and IAMS.

Any deviation or variance to these guidelines will not be permitted except with the written approval of the City and IAMS and only upon the submission of complete detailed plans prior to initial approval of development of the properties.

BOTANICAL AND COMMON NAMES

CATEGORIES

PHYSICAL AND DESIGN QUALITIES

Botanical and Common Names	Major tree	Minor tree	Shrub	Ground cover	Vine	Deciduous	Evergreen	Native to area and/or naturalizes well	Provides dense shade	Leaf color other than green	Ornamental fall color	Conspicuously attractive flower	Conspicuously attractive fragrance	Conspicuously attractive bark	Thorns	Litter (fruits, seed pods, etc)
Acer rubrum Red Maple	●					●		●	●		●					
Acer saccharum Sugar Maple	●					●		●	●		●			●		
Amelanchier canadensis Shadblow Serviceberry		●				●		●			●	●				
Betula Species - River Birch Birches except Paper Birch		●				●		●			●			●		
Cercis canadensis Eastern Redbud		●				●		●				●				
Cornus species Dogwoods		●				●		●			●	●		●		
Crataegus species Hawthorns		●				●		●				●			●	●
Fraxinus americana White Ash	●					●		●	●							
Gleditsia triacanthos 'inermis' Thornless Honey-locust	●					●										
Liquidambar styraciflua Sweet-gum	●					●		●	●		●					●
Magnolia Magnolia Species		●				●			●			●	●	●		●
Malus species Crab Apples		●				●				●	●	●	●	●		●
Acer Platanowies Normandy Maple	●					●		●	●		●			●		
Pinus Nigra Austrian Pine	●						●									●
Picea species Spruces	●						●									●
Pinus thunbergii Japanese Black Pine	●						●									●
Pinus resinosa Red Pine	●						●	●						●		●
Pinus strobus White Pine	●						●	●								●
Platanus acerifolia London Plane Tree	●					●			●					●		●
Prunus species Cherrys		●				●				●	●	●	●	●		●
Pyrus calleryana 'Bradford' Bradford Pear	●					●			●		●	●				
Quercus borealis Red Oak	●					●		●	●		●			●		●
Quercus palustris Pin Oak	●					●		●	●		●			●		●
Robinia pseudoacacia Black Locust	●					●		●				●	●		●	●
Salix species Willows	●					●		●								●
Sophora japonica Japanese Pagoda Tree	●					●						●				●
Tilia cordata Little-leaf Linden	●					●			●					●		
Tsuga canadensis Canada Hemlock	●						●	●								●
Zelkova serrata Japanese Zelkova	●					●			●		●					

RECOMMENDED USES

Botanical and Common Names	Within roadway median	Within parking island 10' wide or more	Small parking islands and street trees	Slope stabilization up to 1:2	Slope stabilization up to 1:3	Exceptionally fast growing	Cascading over walls or planter	Woodland edge plantings	Ornamental plantings	In moist or wet soil conditions	In dry or sandy soil conditions	Growth up vertical wall	Within clear sight zones	In buffer or screen, or as windbreaker	In wind-exposed areas	In protected areas	In full sun	In partial shade	Tolerates deep shade
Acer rubrum Red Maple	●	●	●			●		●		●				●		●	●	●	
Acer saccharum Sugar Maple	●							●						●		●	●	●	
Amelanchier canadensis Shadblow Serviceberry	●	●			●			●						●		●		●	●
Betula Species - River Birch Birches except Paper Birch								●	●							●			
Cercis canadensis Eastern Redbud	●				●			●			●		●	●		●	●	●	●
Cornus species Dogwoods	●				●			●	●					●		●	●	●	
Crataegus species Hawthorns	●				●			●	●					●		●			
Fraxinus americana White Ash	●		●											●	●				
Gleditsia triacanthos 'inermis' Thornless Honey-locust	●	●	●						●				●						
Liquidambar styraciflua Sweet-gum	●		●					●		●						●	●		
Magnolia Magnolia Species									●	●						●	●	●	
Malus species Crab Apples										●				●			●		
Acer Platanowies Normandy Maple	●							●						●		●	●	●	
Pinus Nigra Austrian Pine									●		●			●	●		●		
Picea species Spruces									●	●				●	●		●		
Pinus thunbergii Japanese Black Pine									●		●			●	●		●		
Pinus resinosa Red Pine	●							●	●		●			●	●		●		
Pinus strobus White Pine								●	●		●			●	●		●		
Platanus acerifolia London Plane Tree	●	●	●							●	●		●				●	●	
Prunus species Cherrys	●							●	●							●	●		
Pyrus calleryana 'Bradford' Bradford Pear	●	●	●		●				●		●			●		●	●		
Quercus borealis Red Oak	●	●	●					●			●				●		●		
Quercus palustris Pin Oak	●							●	●	●				●	●		●		
Robinia pseudoacacia Black Locust					●			●			●		●					●	
Salix species Willows					●	●	●	●		●						●	●		
Sophora japonica Japanese Pagoda Tree	●	●	●						●		●		●						
Tilia cordata Little-leaf Linden	●	●	●						●	●				●	●	●			
Tsuga canadensis Canada Hemlock								●		●	●			●	●		●	●	●
Zelkova serrata Japanese Zelkova	●	●	●						●	●		●			●		●		

APPENDIX "A"

LIST OF RECOMMENDED PLANTS

BOTANICAL AND COMMON NAMES / CATEGORIES

RECOMMENDED USES

Botanical and Common Names	Tolerates deep shade	In partial shade	In full sun	In protected areas	In wind-exposed areas	In buffer or screen, or as windbreaker	Within clear sight zones	Growth up vertical wall	In dry or sandy soil conditions	In moist or wet soil conditions	Ornamental plantings	Woodland edge plantings	Cascading over walls or planter	Exceptionally fast growing	Slope stabilization up to 1:3	Slope stabilization up to 1:2	Within parking island 3' - 10' wide	Within parking island 10' wide or more	Within roadway median
Clethra alnifolia Summersweet		●	●			●				●		●			●				●
Cotoneaster species Cotoneasters		●	●		●		●		●		●		●			●	●	●	
Euonymus alatus Compacta Euonymus		●	●		●				●		●						●	●	●
Forsythia species Forsythias		●	●		●	●						●	●	●	●		●	●	●
Juniperus species Junipers			●	●	●		●		●		●		●			●	●	●	
Pyracantha species Firethorns		●	●	●				●			●								
Rhus species Sumacs		●	●		●	●			●			●		●		●			●
Spirea species Spireas		●	●			●			●	●		●	●		●			●	●
Taxus species Yews			●								●								
Viburnum species Viburnums		●	●			●					●	●		●	●		●	●	●
Euonymus Coloratus Wintercreeper	●	●	●		●		●	●	●		●	●	●	●		●			
Hedera helix English Ivy	●	●					●	●			●	●	●	●		●	●	●	
Pachysandra terminalis Japanese Spurge	●	●		●			●				●					●			
Parthenocissus quinquefolia Virginia Creeper	●	●	●	●	●			●	●		●	●	●	●		●			
Parthenocissus tricuspidata Boston Ivy	●	●	●		●			●	●		●	●	●	●		●			
Vinca minor Myrtle	●	●	●		●		●		●	●	●	●	●			●			
Berberi: Mentorensis Mentor Barberry			●						●		●								
Pinus Mugho Mugho Pine		●	●	●		●	●		●		●				●		●	●	●
Thunbengi Atropurparsis Red Leaf Japanese Barberry			●	●			●		●		●						●	●	●

PHYSICAL AND DESIGN QUALITIES

Botanical and Common Names	Litter (fruits, seed pods, etc)	Thorns	Conspicuously attractive bark	Conspicuously attractive fragrance	Conspicuously attractive flower	Ornamental fall color	Leaf color other than green	Provides dense shade	Native to area and/or naturalizes well	Evergreen	Deciduous	Vine	Ground cover	Shrub	Minor tree	Major tree
Clethra alnifolia Summersweet				●	●				●		●			●		
Cotoneaster species Cotoneasters	●		●							●	●		●	●		
Euonymus alatus Compacta Euonymus			●			●					●			●		
Forsythia species Forsythias					●				●		●			●		
Juniperus species Junipers							●			●			●	●		
Pyracantha species Firethorns	●	●			●					●	●			●		
Rhus species Sumacs						●			●		●			●		
Spirea species Spireas				●	●						●			●		
Taxus species Yews										●				●		
Viburnum species Viburnums	●			●	●	●			●		●			●		
Euonymus Coloratus Wintercreeper									●	●		●	●			
Hedera helix English Ivy	●								●	●		●	●			
Pachysandra terminalis Japanese Spurge									●	●			●			
Parthenocissus quinquefolia Virginia Creeper	●					●			●		●	●				
Parthenocissus tricuspidata Boston Ivy	●					●			●		●	●				
Vinca minor Myrtle					●				●	●		●	●			
Berberi: Mentorensis Mentor Barberry		●					●		●	●				●		
Pinus Mugho Mugho Pine									●	●				●		
Thunbengi Atropurparsis Red Leaf Japanese Barberry		●					●		●		●			●		

APPENDIX "A"

LIST OF RECOMMENDED PLANTS