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Hamilton County Planning and Development Department
138 E. Court Street, Cincinnati, OH 45202

Letter of Request for Placement on the 10/19/22 STZC Agenda

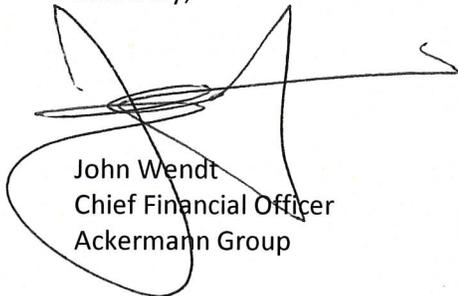
To whom it may concern,

The Ackermann Group has entered a Purchase and Sale Agreement with CVG PARTNERS IV LLC for the acquisition of 8600 Governors Hill Dr. Our intension is to remodel the property into an apartment building with approximately 205 units. This will require significant investments into the building, including new windows, mechanical systems, and finishes. Additional site improvements will be made to address the over abundance of parking, create a pleasant living environment and amenity package expected in Class-A apartment communities. These improvements are detailed in this Final Development Plan Modification Application.

The seller has entered this agreement due to the changes Covid has brought to the workplace. This has resulted in unsustainable levels of office vacancy rates that has hit suburban office complex particularly hard. We believe the plan in front of you addresses the change in market conditions, reuses existing infrastructure to deliver housing units with a lower environmental impact and will create a more dynamic, vibrant community for Symmes Township.

We look forward to working with all stakeholders to bring this project to completion and as part of that, request placement on the 10/19/22 agenda of the Symmes Township Zoning Commission.

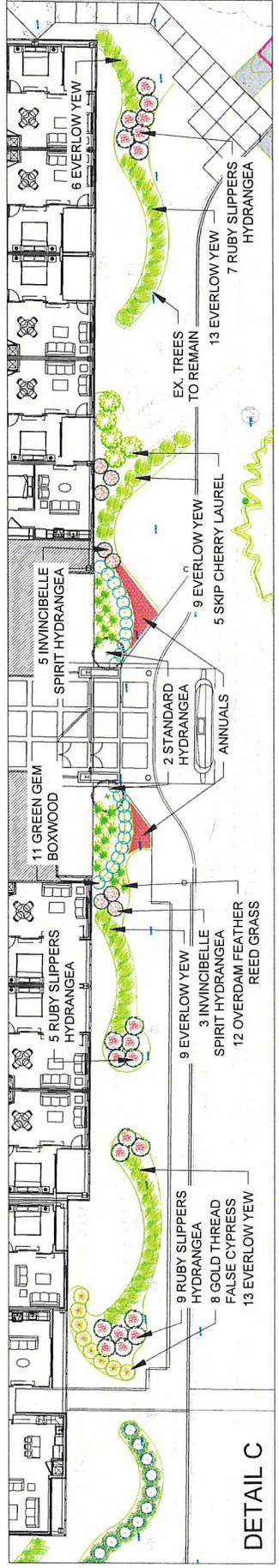
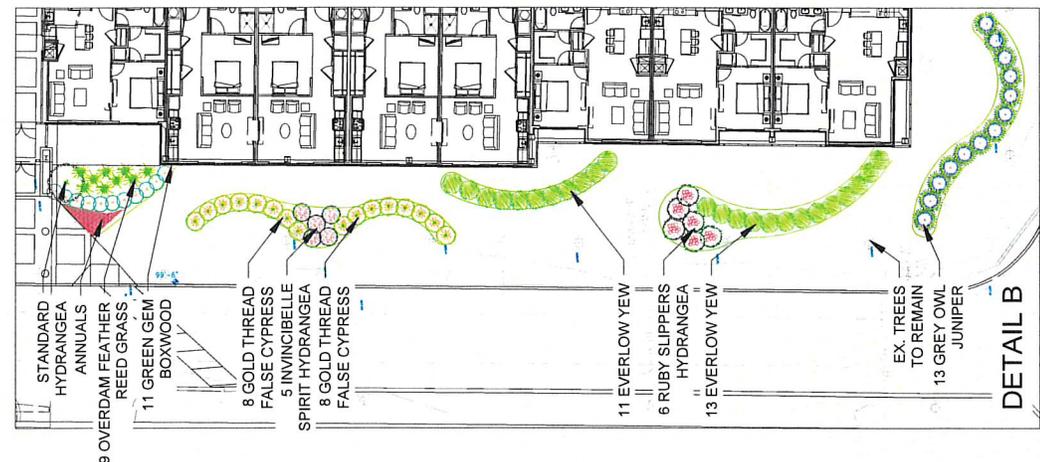
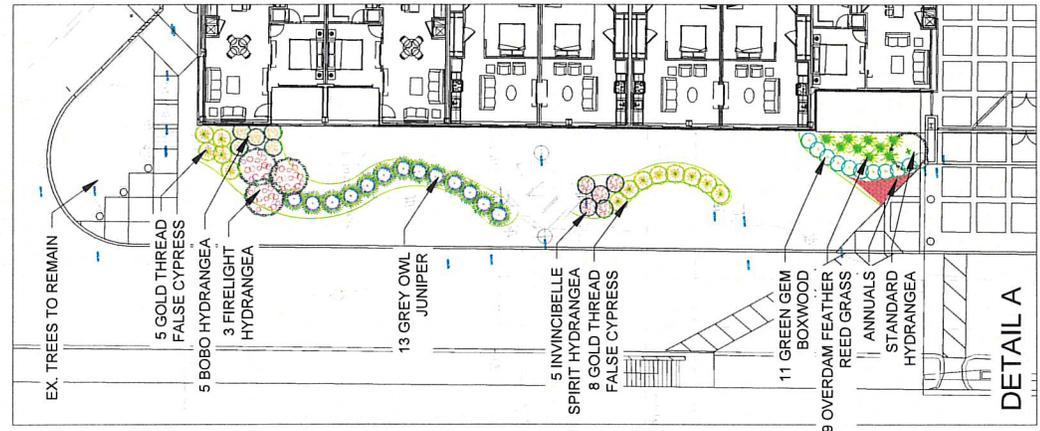
Sincerely,



John Wendt
Chief Financial Officer
Ackermann Group



- INDEX**
- L1 - OVERALL
 - L2 - BUILDING PLANTING
 - L3 - AMENITY A PLANTING
 - L4 - AMENITY B PLANTING
 - L5 - PARKING PLANTING
 - L6 - TREE PRESERVATION/REMOVAL
 - L7 - LIGHTING AND SIGNAGE
 - L8 - SPECIFICATIONS



BUILDING	PLANT KEY	PLANT SIZE	COMMON	LATIN	9/12/2022
18	5 gal	Invincible Spirit Hydrangea	Invincible Spirit	<i>Hydrangea arborescens</i> "Invincible Spirit"	
4	4'-5'	Standard Hydrangea	Standard	<i>Hydrangea paniculata</i>	
5	1 gal	Bobo Panicle Hydrangea	Bobo	<i>Hydrangea paniculata</i> "Bobo"	
3	3 gal	Fire Light Hydrangea	Fire Light	<i>Hydrangea paniculata</i> "Fire Light Tidbit"	
27	3 gal	Ruby Slippers Oakleaf Hydrangea	Ruby Slippers	<i>Hydrangea quercifolia</i> "Ruby Slippers"	
44	15-18 in	Green Gem Boxwood	Green Gem	<i>Buxus x 'Green Gem'</i>	
37	3 gal	Gold Thread Falsecypress	Gold Thread	<i>Chamaecyparis plifera</i> "Fillera Aurea"	
26	3 gal	Grey Owl Juniper	Grey Owl	<i>Juniperus virginiana</i> "Grey Owl"	
5	3 gal	Shiloh Cherry Laurel	Shiloh	<i>Prunus laurocerasus</i> "Schlokaensis"	
7A	18-24 in	Everlow Yew	Everlow	<i>Taxus x media</i> "Everlow"	
39	3 gal	Variegated Overdam Reed Grass	Overdam	<i>Calamagrostis x acutiflora</i> "Overdam"	

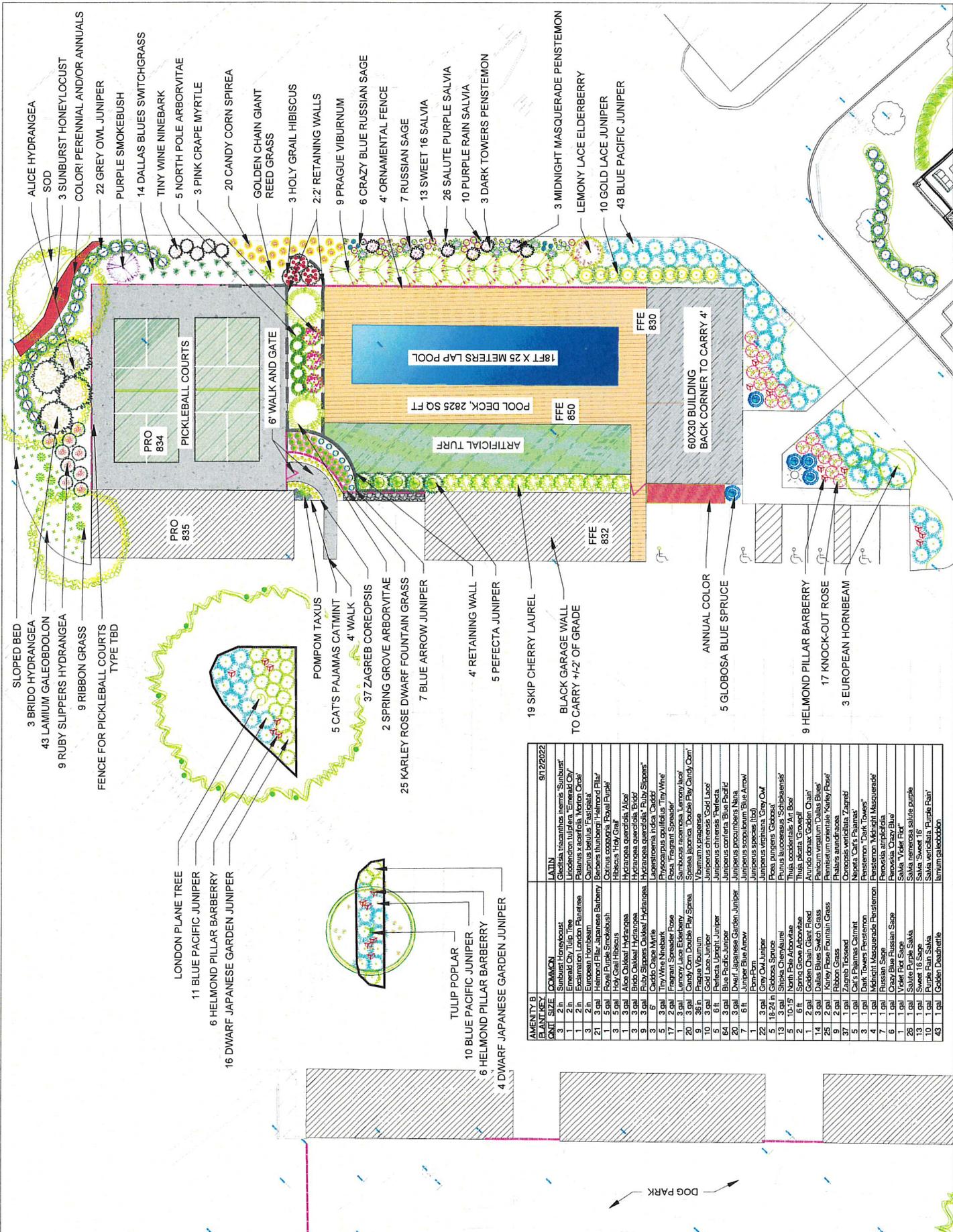


REGISTERED LANDSCAPE ARCHITECT
GAYLE A. FRAZER

6600 GOVERNORS HILL REDEVELOPMENT
 FINAL DEVELOPMENT PLAN
 PAGE 7 OF 12



LANDSCAPE PLAN
 SCALE: 1" = 10'
 9/12/2022
 REMISIONS
 L4 OF 8



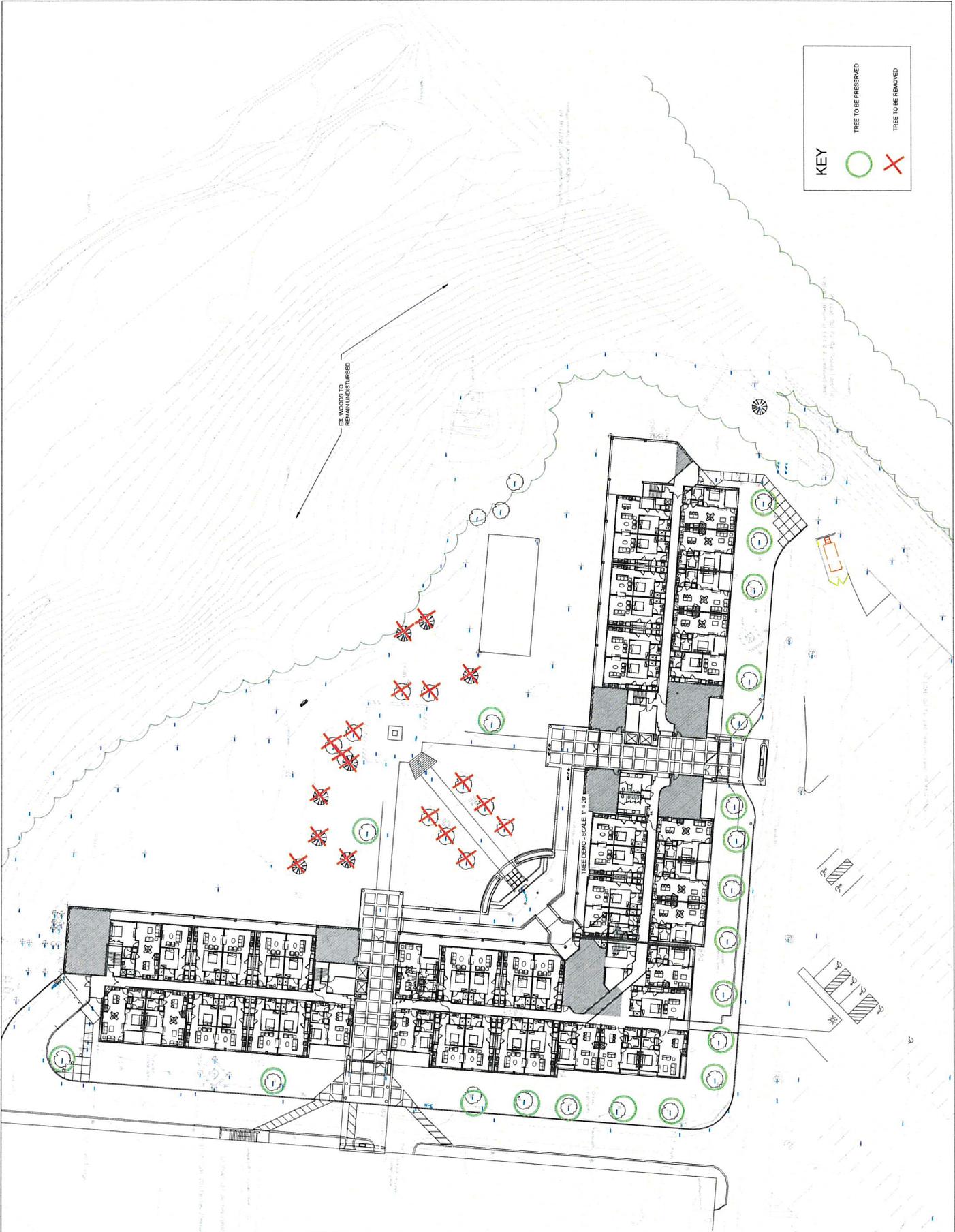
PLANT/REY	COMMON	LATIN	9/12/2022
1	London Plane Tree	<i>Platanus sphenoloba</i>	
2	Blue Pacific Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
3	Helmond Pillar Barbary	<i>Juniperus procumbens 'Meyeri'</i>	
4	Dwarf Japanese Garden Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
5	Blue Pacific Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
6	Helmond Pillar Barbary	<i>Juniperus procumbens 'Meyeri'</i>	
7	Dwarf Japanese Garden Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
8	Blue Pacific Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
9	Helmond Pillar Barbary	<i>Juniperus procumbens 'Meyeri'</i>	
10	Dwarf Japanese Garden Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
11	Blue Pacific Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
12	Helmond Pillar Barbary	<i>Juniperus procumbens 'Meyeri'</i>	
13	Dwarf Japanese Garden Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
14	Blue Pacific Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
15	Helmond Pillar Barbary	<i>Juniperus procumbens 'Meyeri'</i>	
16	Dwarf Japanese Garden Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
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44	Blue Pacific Juniper	<i>Juniperus procumbens 'Blue Arrow'</i>	
45	Helmond Pillar Barbary	<i>Juniperus procumbens 'Meyeri'</i>	



KEY

○ TREE TO BE PRESERVED

✗ TREE TO BE REMOVED



Atlantis Bollard Light
By Hinkley

Atlantis Bollard Light
Product Options
Finish: Titanium
Light Option: LED
Details



Material: Aluminum
Warranty: 3 year manufacturer defect warranty and 5 year
Material: 3 year manufacturer defect warranty and 5 year
Made in China

Dimensions
Square Option Fixture: Height 30", Diameter 3"
Lighting
LED

Lamp Type	LED Bulk in
Total Lumens	410
Total Watts	5.00
Volt	12
Color Temp	2700 (Warm)
CRF	80
Dimmable	No
Includes Hinkley CFL or LED Ballast in Use	

EXISTING LIGHTS
ON BUILDING TO REMAIN

REPLACE EXISTING CONCRETE BOLLARDS WITH NEW
HINKLEY ATLANTIS LED BOLLARD LIGHT, TITANIUM FINISH
SEE SPECIFICATIONS ABOVE

BUILDING SIGNAGE
TO BE REPLACED WITH
EQUIVALENT SIZE
AND ILLUMINATION

EXISTING LIGHTS
ALONG DRIVE
TO REMAIN

