

Is PLK Communities the same developers that have always owed this property?

No, we acquired the assets of the last investors on July 26th; roughly 5 weeks ago. There were some internal issues with the last ownership group, and we came to an agreement to purchase everything earlier this summer. We have absolutely no ties to the last investor or anything that they historically worked on. We are loosely aware of some conversations and plans they made, but we did not acquire the site with the same intent.

What's going on currently at the site?

We are currently clearing the site to get our civil plans wrapped up, topographic surveys completed and the site ready to begin construction.

As part of the process, we hired Building Value / Easterseals to upcycle as many building materials as possible prior to demolition. Building Value is a fantastic organization that provides on-the-job training to help people with workforce disadvantages into construction careers. The process takes longer than a typical demolition, but the positive impact on the job trainees and environment is worth the wait.

We also sought out Wilhelm Lumber out of Indiana to remove all of the trees as they will harvest them for live edge tables, furniture, etc. In speaking with other demolition contractors, many just wanted to grind everything up and we felt that it was a waste to do. This process is more expensive, but environmentally it's the right thing to do.

When will the project begin?

We do not anticipate actual construction work to begin until close to the end of the year. We are still working through planning, zoning and design. As things progress we will keep everyone up to date.

Why is PLK requesting a zone change?

We are requesting a zone change as we wanted to rebalance the project and restore the historic Stewart Home. The Stewart Home was built around 1838 and it is one of the oldest homes in Hamilton County.

We have designed the buildings to meet the form-based code with no variances from a building design standpoint.

Currently the total site is zoned for 155 units and we are proposing 150-160 which is in line with the zoning. If we were to locate all of the units where the zoning currently requires them, The Stewart Home would not be able to stay. By rezoning and rebalancing the site we are able to keep the historic home (at a cost in excess of \$500,000 to repair) and also build to the approved density.

Is there another phase of the project planned?

No. We have no plans and have made no effort to expand this project. If someone is calling saying they represent PLK Communities and you have concerns, please call our office at 513-561-5080 and ask for Nick Lingenfelter.

What will PLK be doing to be a part of the community?

We want to be a part of Madisonville. We currently own another property in Madisonville (Centennial Woods) and love the neighborhood. Our office is a few miles away and we have been hoping to get an opportunity to be a larger part of this great community.

As a part of our project, we will also be contributing about \$45,000 a year for the next 12 years (over \$550,000 in total) to the various projects in the Madisonville Community. These funds will be paid to the City via our tax bill and based on everything we have been told, the Community Council has a list of projects they have earmarked. We do not have any say over how the money is spent.

How do residents know PLK won't just come here to make a quick buck and leave?

First and foremost, Cincinnati is our home and we own over 5,500 apartments here. Everything we build we do so with the intent to own for the long-term. This particular property is located in what's known as a Federal Opportunity Zone. An Opportunity Zone is a designated area where the government is incentivizing investment in a community with a long-term approach. Under this program, we are required to own this property at least 10 years. With a long term outlook it is in our best interest not to cut corners on materials or other aesthetic items. As a side note, PLK has historically owned properties at least 10 years.

Will PLK be hiring people from the community to work on the project?

We always want to hire local subcontractors when we can. If you are a large contractor, we will need help on the residence construction. If you are a smaller operation, we will need help on the historic home. Please email info@plkcommunities.com and we will follow up with you.

If you are looking for a job in general, call us at 513-561-5080 and ask for human resources. We are always looking to hire great people.

Has PLK looked at alternate colors?

Yes, we have, and in working with our architect and designers we have included an alternate look (attached). We were trying to stay consistent with the Stewart Home's traditional look, and have also done some studies of homes in the area. In looking at homes in the immediate area on both Stewart and Anderson Place there are 5 homes in the direct vicinity with the same color arrangement we had proposed. The attached new option keeps the same form of the buildings, but adds a little color variation with stone on 1 building type and an alternating color on the dormer.

What is PLK going to do about the stop light on the corner of Stewart and Madison?

We are working with our Civil Engineer and DOTE to get a permanent turn signal at this intersection. We have offered to cover the cost to change out the existing light box to help alleviate some congestion. We will share more details once we have them.

Can PLK please clean up the overgrowth on Madison?

We are working to get this done. Much of the growth is up into the power lines. We had Duke scheduled to be out there this week, but they let us know Tuesday they were rerouted for the hurricane in Florida. We are actively working to find a contractor who can safely help do this work. We will get the growth on sidewalks cleaned up as quickly as we can. We have only owned this property for a little over a month and getting contractors scheduled mid-season is taking some time.

What type of screening will there be for the immediately abutting neighbors on Anderson Place and Stewart?

We have confirmed with the City that the maximum height fence we can put in is 6'. This will be a solid white fence with no transparency. They will not allow the fence to be on a berm and if an abutting property is negatively affected by something in our design, we will aid them with any additional buffering (i.e. bushes or trees) on their side of the property.

How will the community lighting look?

This is dictated by the form-based code. Code states that a light must be on a pole at least every 50' on a public road. As it is our plan to make the internal roads private, we will have a little more flexibility in designing this. On Stewart there will be a post light in front of each building and we are working on solutions for the interior roads. We will do our best to reduce light pollution as much as possible.

Can PLK put the 2 bedroom units on Stewart as there is potential for more families in the 2 bedroom units?

We can put the majority of our 2-bedroom units on Stewart, but we will still need to space some of them out on the property as this is an ADA requirement.

How many trees will PLK be replacing?

We are anticipating around 48-50 trees as of now. Currently the form-based code only allows for two types of trees in our development. A Pyramidal European Hornbeam or a Sergeant Cherry. We are leaning toward the Hornbeam as the Cherry drops fruit and there will be a lot of trees on Stewart which could potentially create issues on the sidewalks down the road.

If you have any other questions, please email Info@plkcommunities.com and we will answer as quick as we can.