



March 17, 2025

To: Members of the Budget & Finance Committee

From: Sheryl M.M. Long, City Manager

202500530

Subject: Emergency Ordinance – Dedication and Acceptance of Portion of Bardes Alley

Attached is an Emergency Ordinance captioned:

DEDICATING, ACCEPTING, AND CONFIRMING the dedication to public use of an approximately 0.0332-acre tract of real property as a portion of Bardes Alley, a public right-of-way in the Over-the-Rhine neighborhood of Cincinnati.

STATEMENT

COMMUNITY ASSETS: This collection of projects will help create several new community facilities that offer residents access to affordable, quality healthcare, opportunities for recreation and leisure, critical services like childcare and after school programming, and public parking. Collectively, these projects will contribute significantly to the revitalization of Over-the-Rhine north of Liberty Street.

BACKGROUND/CURRENT CONDITIONS

3CDC plans to relocate the existing Over-the-Rhine Recreation Center, located at 1715 Republic Street, to the current Findlay Playground, creating a new state-of-the-art recreation facility known as the Findlay Community Center.

To facilitate access to the Findlay Community Center upon the completion of construction, a 0.0332-acre portion of a City-owned parcel between Republic Street and Goose Alley will be dedicated and accepted as public right-of-way and incorporated into Bardes Alley. This dedication and acceptance was approved by City Planning Commission on January 17, 2025.

The southern portion of Bardes Alley between Republic Street and Goose Alley will remain public right-of-way.

DEVELOPER INFORMATION

3CDC is a highly experienced non-profit development corporation created in 2004 to revitalize the Over-the-Rhine and Downtown neighborhoods. Since its creation, 3CDC has invested over \$2 billion into these two neighborhoods and has led projects that have restored over 210 buildings, created 1,245 market-rate apartments, 460 below-market rate apartments, and 2.18 million square feet commercial space. 3CDC has developed 49

new construction buildings, 17 acres of civic space, 598 condos and townhomes, 156 hotel rooms, and 5,918 parking spaces.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

Attachment: Project Location and Site Plan

Copy: Markiea L. Carter, Director, Department of Community & Economic Development *mlc*

Project Location and Site Plan

