

Findlay Parkside

Cincinnati Budget & Finance Committee

April 24, 2023

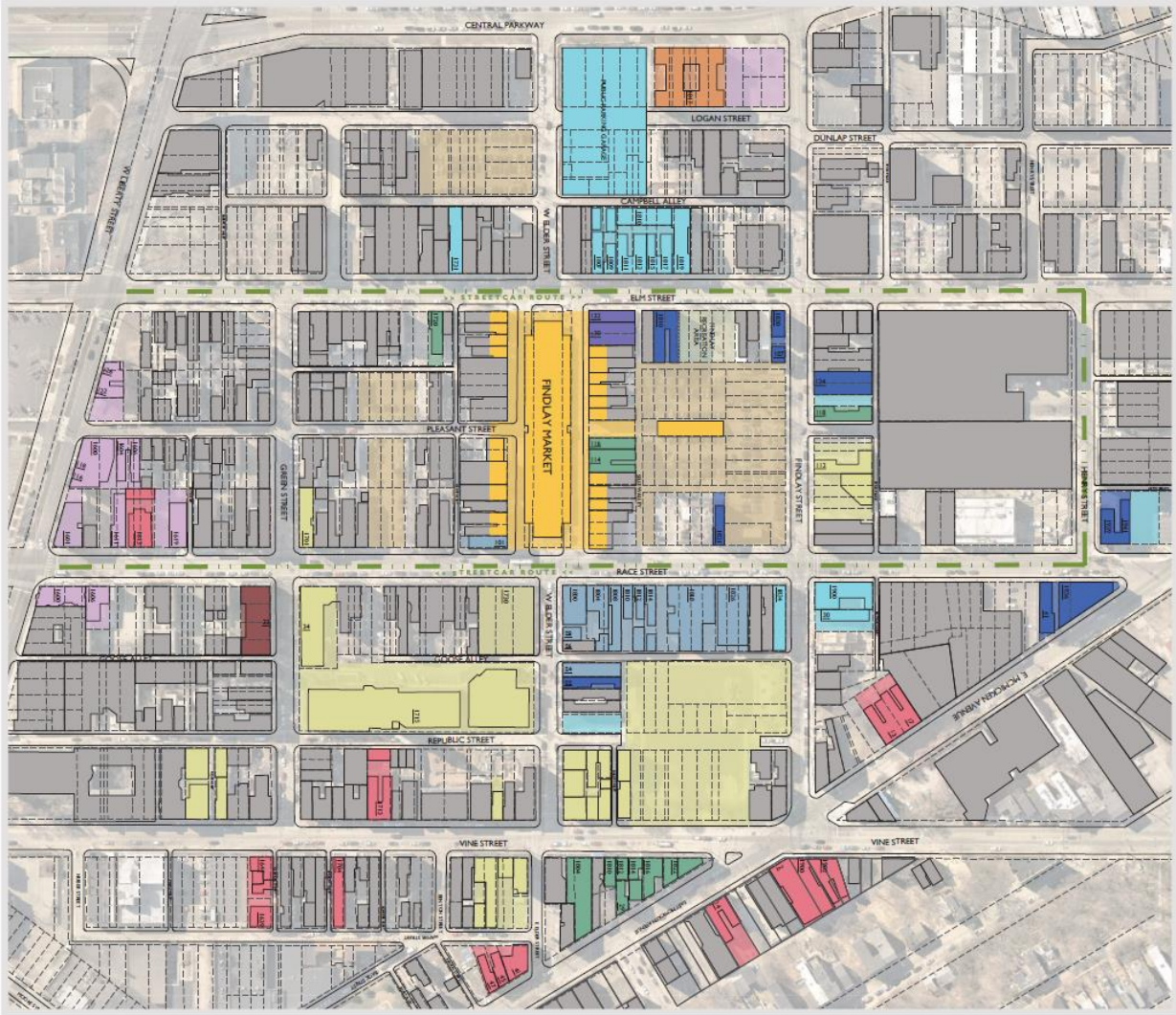


Findlay Parkside – Project Summary

- 12 Historic Buildings
 - 4 Adjacent to Findlay Market
 - 8 Buildings in 1800 block of Vine Street
- Total Investment of \$28.4M
 - 51 Residential Units
 - 16,500 SF Commercial
- CFFM Partnership
 - Master Lease and Public Restrooms at 112-116 Elder
 - Complementary Uses to the Market
 - Mobile Shopping App expansion



- FINDLAY MARKET
- PARKING
- PARK
- MARKET SQUARE
- JOBS CAFE
- FINDLAY CENTER
- FINDLAY CO-WORKING
- FINDLAY PARKSIDE
- LOGAN TOWERS
- GRIFFON APARTMENTS / WILKOMMEN
- ABINGTON, RACE AND PLEASANT
- 60% AMI DEVELOPMENT
- ADDITIONAL DEVELOPMENT



Findlay Parkside – Project Summary



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1800 Vine St

Cincinnati, Ohio

Google Street View

Jul 2022 See more dates



Google

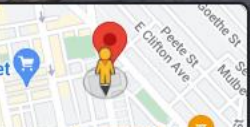


1735 Vine St

Cincinnati, Ohio

Google Street View

Jul 2022 See more dates



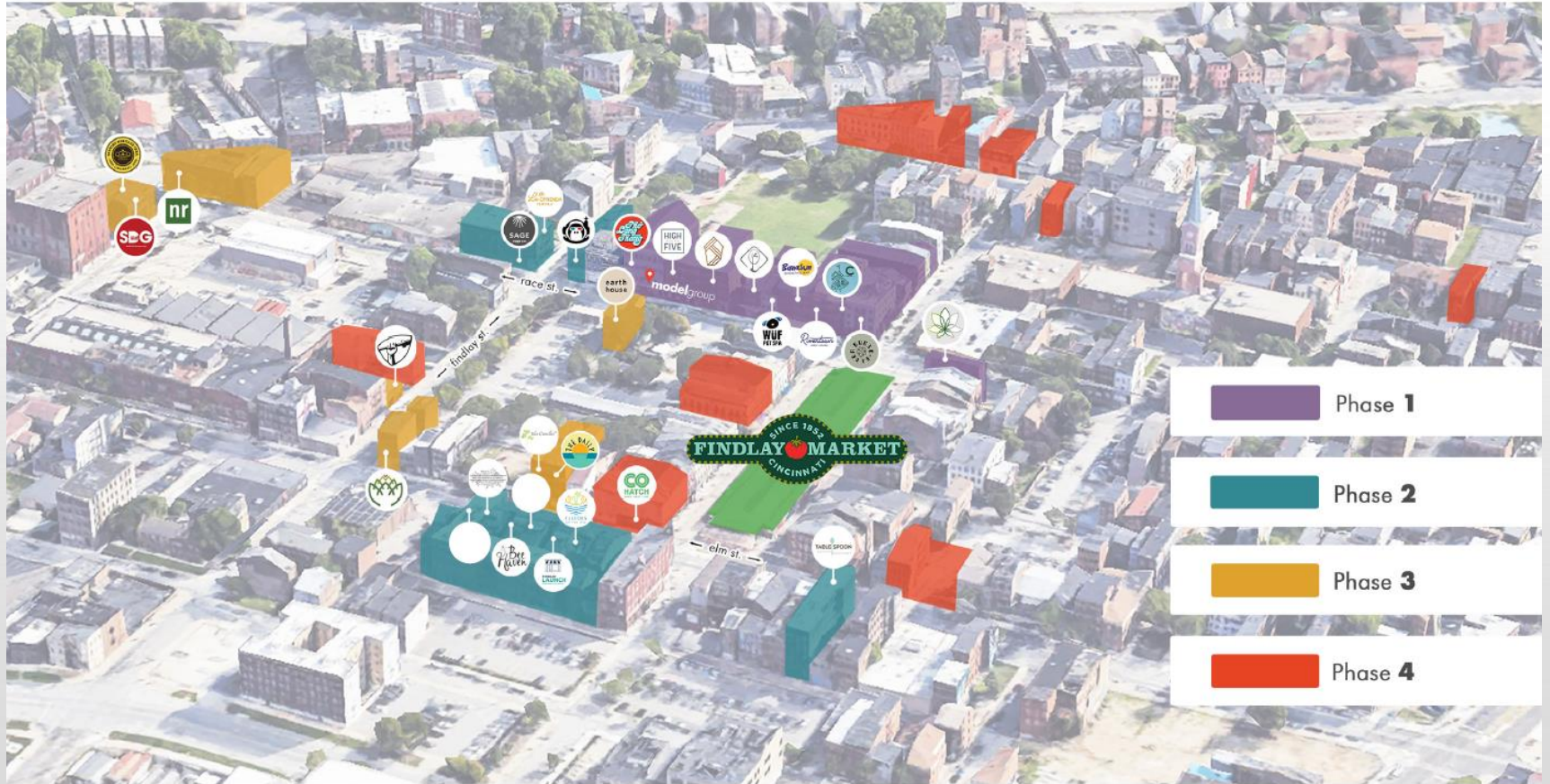
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Findlay Parkside – Community Impacts

- Replacing Blight and Vacancy with Vibrancy and People
- Economic Impact via Inclusive Small Business
 - 48% of total 31 new small business in first 3 phases women and minority owned



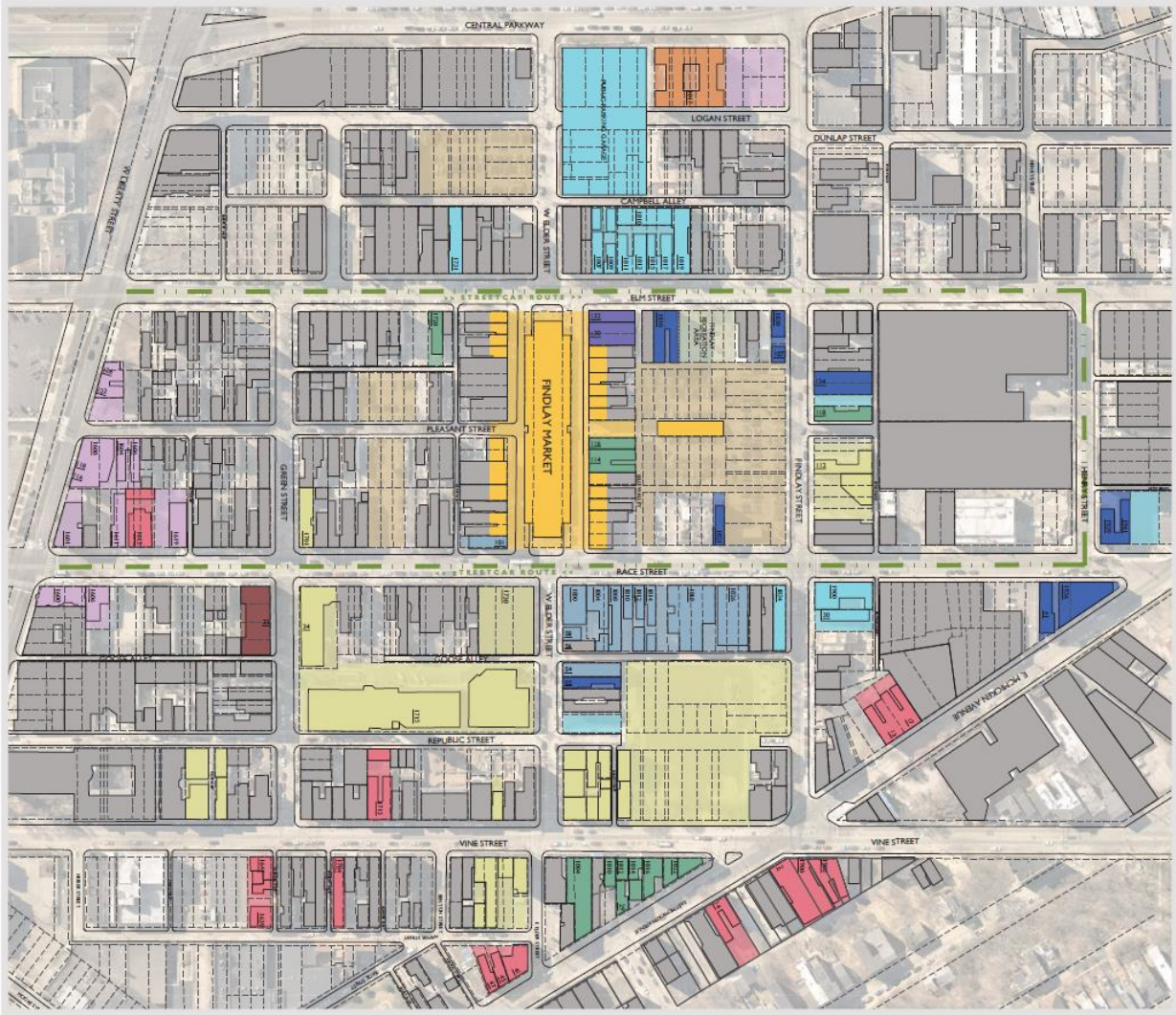
- Phase 1
- Phase 2
- Phase 3
- Phase 4

Phase 1 : \$21M | 23 Apts | 50,000 SF Commercial **Phase 2** : \$26M | 68 Apts | 22,000 SF Commercial **Phase 3** : \$18M | 46 Apts | 14,000 SF Commercial **Phase 4** : \$28M | 51 Apts | 16,000 SF Commercial

Findlay Parkside – Community Impacts

- Replacing Blight and Vacancy with Vibrancy and People
- Economic Impact via Inclusive Small Business
 - 48% of total 31 new small business in first 3 phases women and minority owned
- OTR Comp Plan – Enhance Market area
 - Increase Businesses that provide local and specialty food products and services
 - Create quality and mixed-income housing
- Mixed Income Housing
 - Half of Units at 80% AMI

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Findlay Parkside – Community Engagement

- The Model Group is deeply vested in our OTR community
- From extensive community engagement, we have incorporated three primary feedback pieces into our final project design:
 - #1 – Dedicated Parking
 - We are moving our employee parking to accommodate
 - #2 – Range of affordability –
 - We have doubled the affordable units, from 25% to 50%
 - And in the last 2 years, have added other 60% AMI units in projects such as Parkway Towers, Griffon apartments and Willkommen
 - #3 – More diversity in unit sizes
 - We have incorporated 6 2 BR units

Findlay Parkside – Letters of Support

- Corporation for Findlay Market
- Wesley Chapel Mission Center
- Cornerstone Renter Equity
- Elementz
- Brewery District Community Urban Redevelopment Corporation
- Cincinnati Development Fund
- Local Initiatives Support Corporation
- Cincinnati Preservation Association
- Cincinnati Center City Development Corporation

- [Many neighboring single family and condo owners]

- Our Adjacent Peer Development Neighbors
 - North Crown
 - Urban Sites
 - 8K
 - Acanthus Group

- Our immediate business neighbors
 - Sanders Development Group
 - Goose & Elder
 - Spruce
 - New Republic Architecture
 - Cherbourg Bakery
 - Tablespoon
 - The Columns
 - Somerset
 - Sage
 - Jake Hodesh
 - Rhinegeist
 - ETC

- [Many others in process]

modelgroup

DEVELOPMENT • CONSTRUCTION • MANAGEMENT

Findlay Parkside

