

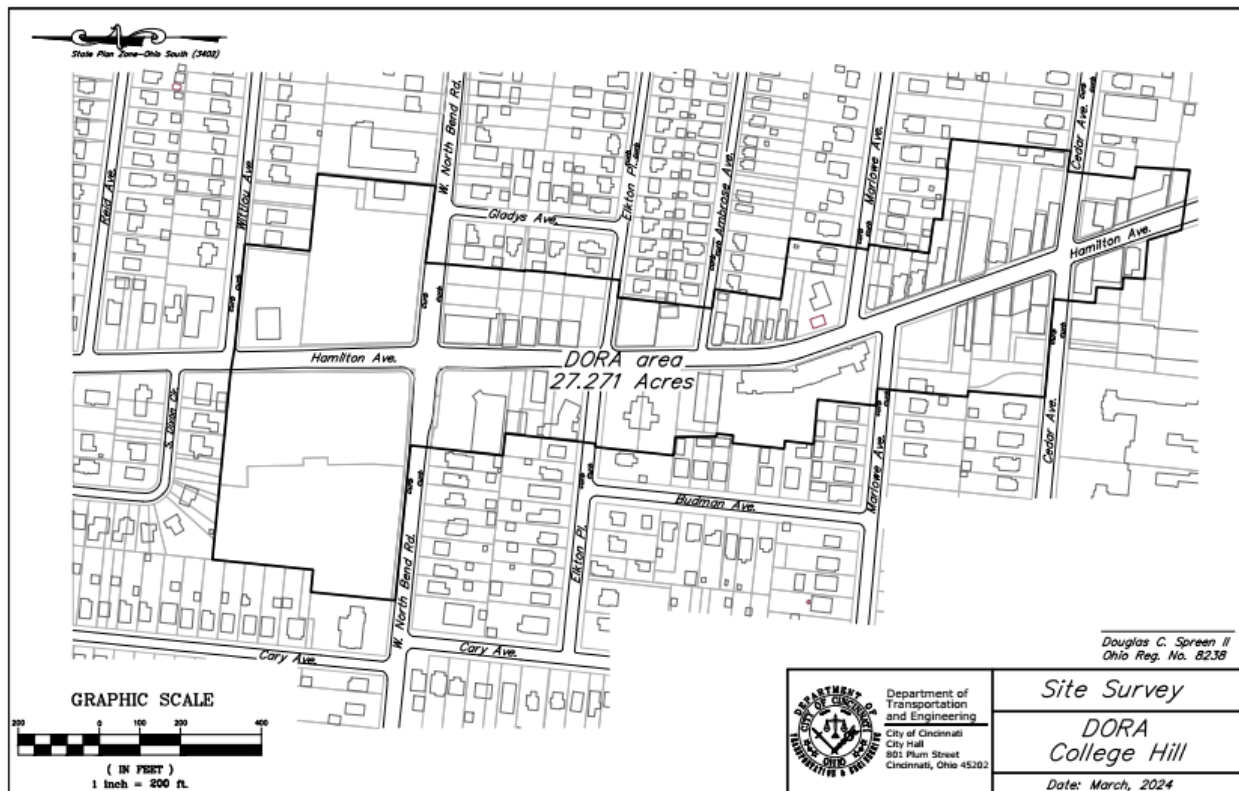
APPLICATION FOR THE MODIFICATION OF A DESIGNATED OUTDOOR REFRESHMENT AREA

Expansion of Boundaries

Pursuant to Section 4301.82(F)(1) of the Ohio Revised Code (“**R.C.**”), Sheryl M. M. Long, the City Manager and chief executive officer of the City of Cincinnati, respectfully submits this application to City Council for the approval of the modification to the boundary of the College Hill designated outdoor improvement area depicted and described below (referred to herein as the “**DORA**”). The DORA was established by City Council on June 23, 2022, pursuant to Ordinance No. 183-2022.

The purpose of this proposed modification is to expand the existing boundaries of the DORA south of Cedar Avenue in the College Hill neighborhood, adding approximately 1.78 acres to the DORA boundary, as further depicted herein.

Boundaries of the DORA:



The DORA will encompass the approximately 27-acre area depicted above. Notwithstanding the foregoing, the exact operational boundaries of the DORA may be adjusted or more specifically delineated in the City Manager’s discretion in order to accommodate existing improvements or for health, safety, or other reasonable operational purposes.

A list of all parcels and street addresses included in the DORA are listed below in Exhibit A.

Overview of DORA and Operations

The goal of the DORA is to further enhance the College Hill neighborhood as a destination neighborhood for individuals and families to live and play. The DORA hopes to build off the momentum from the existing and new businesses located in the College Hill business district and attract more establishments to this growing neighborhood.

Approval of the DORA will allow participating bars, restaurants, and other vendors with an appropriate state-issued liquor permit to sell alcoholic beverages in designated cups, plastic bottles, or other non-glass containers to patrons. Patrons will then be legally allowed to depart the establishment or site where the beverage was purchased and move freely around outside within the DORA boundary and with that beverage. The designated cups, plastic bottles (or other non-glass containers) will be sold by eligible brick-and-mortar establishments and may also be sold by other approved outdoor vendors, such as for special events. All vendors must still maintain state-issued liquor permits to sell alcohol and be in good standing with the Ohio Division of Liquor Control in accordance with state law. All property owners and establishments have the option of opting-out of participating in the DORA. In accordance with state law, patrons may only leave establishments with alcoholic beverages in the designated cups, plastic bottles, or other approved containers. Further, no outside alcoholic drinks are permitted—meaning only alcoholic drinks that are purchased in the designated cup, plastic bottle, or other non-glass containers and from a properly permitted vendor in the DORA may be enjoyed outside. Signage, as further described below, will inform patrons of the rules and boundaries of the DORA.

The DORA is being launched in partnership with CHCURC DORA, LLC, an affiliate of College Hill Community Urban Redevelopment Corporation (“CHCURC”). CHCURC DORA, LLC will contract with the City to provide certain operational and management services for the DORA. This will entail coordinating the requirements for DORA cups sold by the participating businesses in the DORA, and the provision of security and sanitation services to ensure a safe and clean public space.

CHCURC DORA, LLC will be responsible for managing stakeholder relationships, market the DORA, maintain signage, and provide DORA window stickers and sell DORA containers to businesses. To ensure that DORA-related litter is addressed, DORA operations will be in-part financed through these existing resources and from revenue collected through the sale of the designated containers and shared with CHCURC DORA, LLC, pursuant to an agreement between the CHCURC DORA, LLC and the participating businesses that are Qualified Permit Holders (listed below). At this time, CHCURC DORA, LLC already provides a host of services and amenities to enhance the area; therefore, by contracting with the CHCURC DORA, LLC for operational and management services of the DORA, the City will be able to operate the DORA safely, efficiently, and without any ongoing increased financial commitment by the City.

DORA-Identified Containers and Approval: CHCURC DORA, LLC will have the authority to approve of all containers intended for use in the DORA. No DORA container may be sold by participating businesses unless it has been approved for sale by CHCURC DORA, LLC. CHCURC DORA, LLC will ensure that all DORA containers sold by participating businesses will brandish a DORA-identifying logo that is either printed directly on the container or on a sticker that will be affixed to the container. CHCURC DORA, LLC will create and notify the participating businesses of all container requirements and the process for obtaining container approval for sale in the DORA.

Public Health and Safety

The City of Cincinnati and the CHCURC DORA, LLC are committed to ensuring the health and safety of patrons of the DORA and cleanliness of the area; therefore, in the contract between the City and CHCURC DORA, LLC for operation of the DORA, CHCURC DORA, LLC will agree to provide any additional security or sanitary services needed in excess of the current city-provided police and sanitation services.

The City currently has 129 patrol officers on staff in District 5, and 2 to 3 officers will actively patrol during the proposed DORA operation hours. This level of staffing is believed to be adequate to ensure public safety in the DORA. The City and CHCURC DORA, LLC will continually assess the public safety needs on an ongoing basis, and CHCURC DORA, LLC will agree to provide additional security detail as deemed necessary in the City's reasonable discretion.

The City's Department of Public Services ("DPS") empties the public trash receptacles in the DORA weekly. Each run requires one staff member per truck. There are multiple trash receptacles located on corners in the highest trafficked intersections/areas of the DORA. CHCURC DORA, LLC maintenance team, consisting of 4 full-time staff members, will also monitor and provide frequent upkeep to Hamilton Avenue. Similar to the security needs, the City will continue with the current level of services, and the City believes the current DPS staffing levels and services in conjunction with the supplementary cleaning services are sufficient to adequately maintain the appearance and public health in the DORA. However, the City and the CHCURC DORA, LLC will continually assess the service levels and staffing needs and CHCURC DORA, LLC will provide any supplementary cleaning and sanitation services needed to keep the DORA area in a clean, safe, and sanitary state. CHCURC will agree to increase staffing as needed to meet this standard.

Hours of Operation

The DORA will operate from 5:00 PM- 11:00 PM Monday through Friday and 12:00 PM- 11:00 PM Saturday and Sunday. Notwithstanding anything herein to the contrary, the City Manager will retain the discretion to temporarily suspend the operations of the DORA or alter operational parameters at his or her sole discretion if determined necessary for public health, safety, or welfare.

Signage

In accordance with R.C. 4301.82(F)(1), clearly marked signs will delineate all boundaries of the DORA. Additionally, signage will be placed within the DORA to notify patrons of the rules of operation. This signage will be a mix of “sidewalk tattoos,” which will be printed on the sidewalk and traditional signage. The sidewalk tattoos are semi-permanent adhesives that are placed on the sidewalk. Examples of the proposed DORA sidewalk tattoo and signage designs are depicted in Exhibit B. The signage will be paid for and maintained by CHCURC DORA, LLC throughout the life of the DORA.

The proposed plan for signage is to include street signage and tattoos along the boundaries of the DORA, with an estimated twenty-signs needed to clearly demarcate the boundary, spaced not more than 1,000 feet apart along the boundary, and made conspicuous to pedestrians. Additional signs will be added in the interior to demarcate operational boundaries, as determined necessary by the City Manager. The numbers of signs and spacing may be increased or decreased in the City Manager’s discretion, and the City and CHCURC DORA, LLC will assess the need for changes to signage on an ongoing basis.

Additional Rules and Requirements

The City Manager may establish additional rules and regulations for operation of the DORA and will update such rules and regulations from time to time as deemed necessary for public health, safety, or operational purposes; provided however, such rules will always require that all alcoholic drinks served to be consumed outside of establishments within the DORA shall be served in a designated cup, plastic bottle, or other non-glass container.

Special Events

The DORA will provide additional flexibility for events in College Hill. The City Manager will work with CHCURC DORA, LLC to develop operational parameters for hosting special events within the DORA that balance interests of all stakeholders.

Nature of Establishments

In accordance with R.C. 4301.82(B)(2), the nature and types of establishments that will be located within the DORA are a broad array of institutions, businesses, and uses, including the Wolterman Memorial Park, offices, retail stores, fitness centers, residences, a drive-in theater, and several drinking and dining establishments. There is no intention of changing the nature and types of establishments in the area. Instead, once operational, the DORA will support this existing eclectic mix of establishments by attracting additional customers, residents, and workers. Some of the existing establishments within the DORA are listed here:

Name	Address	Street	Zip	Category	Qualified Permit Holder?
State Farm Insurance Agent	1551	Marlowe Ave	45224	Service Provider	No
Lou's Contemporary Hair Studio	1608	Cedar Ave	45224	Service Provider	No
First Financial Bank	1610	Marlowe Ave	45224	Financial Institutions	No
LaRosa's Pizza	5830	Hamilton Ave	45224	Dining/Bar	No
Luxury Lengths Salon and Spa	5845	Hamilton Ave	45224	Service Provider	No
PNC Bank	5851	Hamilton Ave	45224	Financial Institutions	No
Shakers	5900	Hamilton Ave	45224	Dining/Bar	Yes
Just Q'in BBQ	5903	Hamilton Ave	45224	Dining/Bar	Yes
Brink Brewing Co.	5905	Hamilton Ave	45224	Dining/Bar	Yes
Big Chill LLC	5912	Hamilton Ave	45224	Dining/Bar	Yes
Tortilleria Garcia	5917	Hamilton Ave	45224	Dining/Bar	Yes
Rasheeda's Cafe	5922	Hamilton Ave	45224	Dining/Bar	No
Kiki	5932	Hamilton Ave	45224	Dining/Bar	Yes
Yep! Fitness	6009	Hamilton Ave	45224	Fitness	No
GPX Convenience Store	6024	Hamilton Ave	45224	Retail	No
Moon Beauty Supplies	6033	Hamilton Ave	45224	Retail	No
Fern	6040	Hamilton Ave	45224	Retail	No
Hodapp Funeral Home	6041	Hamilton Ave	45224	Service Provider	No
Silk Road Textiles	6106	Hamilton Ave	45224	Retail	No
Marty's Hops and Vine	6110	Hamilton Ave	45224	Dining/Bar	Yes
Tango del Barrio	6110	Hamilton Ave	45224	Fitness	No
Schwartz Jewelers	6114	Hamilton Ave	45224	Retail	No
Bacalls Cafe	6118	Hamilton Ave	45224	Dining/Bar	Yes
Inspire Salon Boutique	6120	Hamilton Ave	45224	Service Provider	No
Enliven Nailcare and Massage	6122	Hamilton Ave	45224	Service Provider	No
H&R Block	6124	Hamilton Ave	45224	Service Provider	No
Luminary (Solace Coffee LLC)	6128	Hamilton Ave	45224	Dining/Bar	Yes
Kemba Credit Union	6230	Hamilton Ave	45224	Financial Institutions	No

Qualified Permit Holders

As required by R.C. 4301.82(B)(3), the DORA will comply with the requirement under R.C. 4301.82(D) to encompass at least four qualified permit holders of A-1, A-1-A, A-1c, A-2, A-2f, or D class liquor permits (excluding D-6 and D-8 class liquor permits) issued under R.C. Chapter 4303.

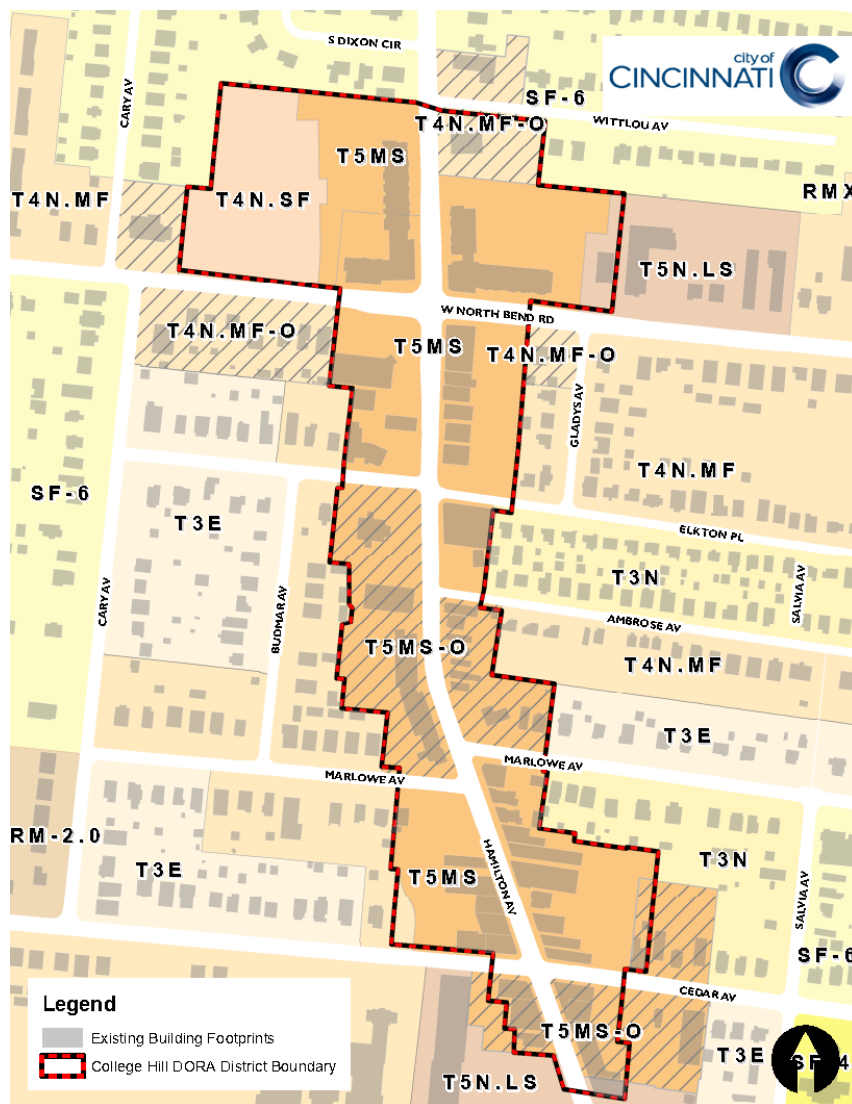
To date, at least 10 current Qualified Permit Holders, as that term is defined in R.C. 4301.82(A)(1), have been identified in the DORA, as follows:

#	Permit Holder	Doing Business As (DBA)	Permit Number	Permit Class(es)	Address
1	SOLACE COFFEE LLC	SOLACE COFFEE LLC	8356762	D5J	6128 HAMILTON AVENUE
2	KIKI LLC	KIKI LLC	4686734	D5J	5932 HAMILTON AVENUE
3	LAUREN ENTERPRISES LTD	MARTYS HOPS & VINES	5052847	D5	6110 HAMILTON AVENUE
4	JOHNNY COLLINS JR.	HARDERTS 1ST & 2ND FL & BSMT	1632060	D1, D2, D3, D3A	5900 HAMILTON AVENUE
5	MASHED ROOTS LLC	MASHROOTS 1ST FL & PARTIAL BSMT	5626289 0005	D5J	5903 HAMILTON AVENUE
6	M3L PARTNERS LLC	BRINK BREWING COMPANY & PATIO	5378710	A1A, A1C	5905 & 5911 HAMILTON AVENUE
7	TORTILLERIA GARCIA INC	TORTILLERIA GARCIA 1ST FL & BSMT	9005917	D5J	5917 HAMILTON AVENUE
8	COMMONS INC	BACALLS CAFE	1666467	D5	6118 HAMILTON AVENUE
9	AH PAO SHAO YANG	CHUNG CHING	9814994 0005	D1, D2	5842 HAMILTON AVENUE
10	BIG CHILL LLC	BIG CHILL LLC	0695912	D5J	5912 HAMILTON AVENUE

Land Use & Zoning

In accordance with R.C. 4301.82(B)(4) and as depicted below, the proposed DORA in the College Hill neighborhood is in accordance with the City's Comprehensive Plan, Plan Cincinnati (2012). Specifically, the DORA is in line with the Compete and Live Initiative Areas as it will cultivate our position as the most vibrant and economically healthiest part of our region.

Attached as Exhibit C is a letter from Cincinnati's Department of City Planning confirming that the uses of land within the DORA are permitted and in accordance with Cincinnati's master zoning plan.



Community Support, Public Notice, and Legislative Approval Process

Community support has been strongly expressed for the modification of the DORA boundary, as shown on Exhibit D of this application.

Following filing of this application with the Clerk of Council and in accordance with R.C. 4301.82(C), the Clerk will publish public notice of this application in the Cincinnati Enquirer. The notice will indicate that the application is on file and available for inspection in the Clerk's Office. Additionally, the application will be available for review on Council Online. Further, the notice will indicate the date and time of the identified City Council committee hearing to which the authorizing legislation has been referred to provide for a public hearing on the proposal.

Exhibit A

Parcel IDs and Street Addresses:

PARCEL ID	ADDRESS		
233-0004-0018-00	1538	CEDAR	AV
233-0004-0062-00	1543	CEDAR	AV
233-0002-0019-00	1618	CEDAR	AV
233-0002-0119-00			
233-0002-0054-00	1624	CEDAR	AV
233-0002-0098-00	1626	CEDAR	AV
233-0002-0138-00	1549-1555	CEDAR	AV
233-0003-0141-00	1552	ELKTON	PL
233-0003-0208-00		GLADYS	AV
233-0003-0209-00		GLADYS	AV
233-0003-0210-00		GLADYS	AV
233-0001-0122-00		HAMILTON	AV
233-0004-0153-00		HAMILTON	AV
233-0004-0149-00	5830	HAMILTON	AV
233-0004-0130-00	5836-5844	HAMILTON	AV
233-0002-0049-00	5841-5843	HAMILTON	AV
233-0004-0139-00	5846	HAMILTON	AV
233-0004-0056-00	5845-5851	HAMILTON	AV
233-0004-0138-00	5850-5852	HAMILTON	AV
233-0002-0107-00		HAMILTON	AV
233-0004-0017-00	5900	HAMILTON	AV
233-0002-0018-00	5901	HAMILTON	AV
233-0004-0123-00	5904	HAMILTON	AV
233-0002-0017-00	5905	HAMILTON	AV
233-0004-0016-00	5906	HAMILTON	AV
233-0004-0015-00	5910	HAMILTON	AV
233-0002-0057-00	5911	HAMILTON	AV
233-0002-0016-00	5915	HAMILTON	AV
233-0002-0015-00	5917	HAMILTON	AV
233-0004-0120-00	5916-5920	HAMILTON	AV
233-0004-0132-00			
233-0004-0137-00			
233-0004-0145-00			
233-0004-0154-00			
233-0004-0003-00	5922-5924	HAMILTON	AV
233-0004-0146-00			
233-0002-0123-00	5923	HAMILTON	AV
233-0002-0124-00			
233-0004-0131-00	5926	HAMILTON	AV
233-0004-0134-00	5928-5930	HAMILTON	AV

233-0004-0001-00	5932	HAMILTON	AV
233-0004-0122-00			
233-0003-0015-00	6014	HAMILTON	AV
233-0003-0185-00	6018	HAMILTON	AV
233-0003-0014-00	6020	HAMILTON	AV
233-0003-0013-00	6022	HAMILTON	AV
233-0003-0012-00	6024	HAMILTON	AV
233-0003-0206-00			
233-0003-0011-00	6026	HAMILTON	AV
233-0001-0060-00	6033	HAMILTON	AV
233-0001-0067-00			
233-0001-0068-00			
233-0003-0010-00	6034	HAMILTON	AV
233-0003-0009-00	6036	HAMILTON	AV
233-0003-0076-00	6040	HAMILTON	AV
233-0001-0058-00	6041	HAMILTON	AV
233-0001-0059-00	6051	HAMILTON	AV
233-0003-0139-00	6060	HAMILTON	AV
233-0003-0100-00	6102	HAMILTON	AV
233-0001-0078-00	6103	HAMILTON	AV
233-0001-0080-00			
233-0001-0081-00			
233-0001-0119-00			
233-0001-0111-00	6105	HAMILTON	AV
233-0003-0102-00	6106	HAMILTON	AV
233-0001-0030-00	6107	HAMILTON	AV
233-0003-0080-00	6110	HAMILTON	AV
233-0003-0068-00	6114	HAMILTON	AV
233-0003-0179-00	6118	HAMILTON	AV
233-0003-0001-00	6120	HAMILTON	AV
233-0003-0072-00			
247-0002-0110-00	6210	HAMILTON	AV
247-0002-0111-00			
232-0004-0139-00	6211	HAMILTON	AV
232-0004-0140-00	6213	HAMILTON	AV
247-0002-0003-00	6230	HAMILTON	AV
233-0004-0007-00		MARLOWE	AV
233-0003-0057-00	1548	MARLOWE	AV
233-0004-0133-00	1551	MARLOWE	AV
233-0003-0205-00	1560	MARLOWE	AV
233-0001-0125-00	1610	MARLOWE	AV
233-0002-0059-00	1621	MARLOWE	AV
247-0002-0107-00			
247-0002-0100-00	1540	NORTH BEND	RD
247-0002-0101-00			
247-0002-0008-00	1546	NORTH BEND	RD
247-0002-0009-00			

247-0002-0102-00			
233-0003-0075-00	1555	NORTH BEND	RD
233-0003-0083-00	1559	NORTH BEND	RD
233-0001-0028-00	1609	NORTH BEND	RD
232-0004-0138-00	1630	NORTH BEND	RD
233-0001-0114-00		NORTH BEND	RD
233-0001-0121-00		NORTH BEND	RD
233-0001-0124-00		NORTH BEND	RD

Street Address Ranges:

Street Name	Range	Even/Odd
Cedar Avenue	1538-1626	Even
Cedar Avenue	1543	Odd
Elkton Avenue	1552	Even
Gladys Avenue	N/A	N/A
Hamilton Avenue	5830-6230	Even
Hamilton Avenue	5841-6213	Odd
Marlowe Avenue	1548-1610	Even
Marlowe Avenue	1551-1621	Odd
North Bend Road	1540-1630	Even
North Bend Road	1555-1609	Odd

Exhibit B

Example Signage



Proposed Sidewalk Tattoo



Proposed DORA Window Clings

Exhibit C

Department of City Planning Letter

April 23, 2024



Dear Ms. Sheryl M. M. Long,

This letter serves as confirmation that the proposed expanded Designated Outdoor Refreshment Area (DORA) as depicted below in the College Hill neighborhood is in accordance with the City's Comprehensive Plan, *Plan Cincinnati* 2012. Specifically, the DORA is in line with the Compete and Live Initiatives as it will cultivate our position as the most vibrant and economically healthiest part of our region as well as help support the College Hill neighborhood. Additionally, the area that is within the DORA is zoned T3N, T4N.SF, T4N.MF-O, T5MS, T5MS-O, and T5N.LS. Restaurants that serve alcohol, bars, and nightclubs (uses that would typically utilize a DORA license) are permitted uses in all of these zoning districts.



College Hill's burgeoning business district serves as a bridge between Cincinnati and the city's northern suburbs. Instituting a DORA complements the work already being completed in the neighborhood and furthers Cincinnati as a destination in the metro region. We anticipate that this DORA will foster continued investment in the area, and we look forward to helping see this project to its completion.

Sincerely,

A handwritten signature in black ink that reads "Katherine Keough-Jurs".

Katherine Keough-Jurs, FAICP
Director, Department of City Planning and Engagement

Exhibit D

Letter of Support



March 28, 2024
Markiea Carter
Director of the Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, 7th floor
Cincinnati, OH 45202

Dear Markiea,

On behalf of the College Hill Forum, I'm writing to express our support for the College Hill CURC and its proposal to expand the Designated Outdoor Refreshment Area (DORA) boundary. As College Hill Forum, we firmly believe that this change will have a positive impact on both our local businesses and residents, further aiding in the ongoing revitalization of our business district.

The College Hill CURC has played a pivotal role in revitalizing our neighborhood business district, initially implementing the DORA boundary with the City of Cincinnati's support. The establishment of a DORA district provides a safe and enjoyable space for pedestrians to savor their beverages, while simultaneously boosting foot traffic and supporting our small businesses.

The DORA initiative is a crucial component in realizing our long-term vision of creating a walkable business district. Particularly during the challenges posed by COVID-19, the implementation of DORA was instrumental in supporting our small businesses along Hamilton Avenue. It's imperative that we continue to show our support for these businesses through initiatives like DORA.

In conclusion, we are proud to endorse the College Hill CURC's proposal and firmly believe that the expansion of the DORA boundary will bring significant benefits to the College Hill community and business district.

Thank you for considering this matter and for taking into account the concerns of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "David Borreson".

David Borreson
President, College Hill Forum