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Betsy Sundermann
Cincinnati City Councilmember

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MOTION

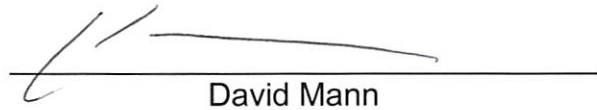
WE MOVE the Administration draft an ordinance to provide \$3,000,000 for the final gap in funding needed for the Warsaw Avenue Creative Campus in East Price Hill being developed by Price Hill Will, the premier nonprofit community development corporation serving the neighborhoods of East, West, and Lower Price Hill. The source of city revenue should be a portion of closeout funds from the Fiscal Year 2021 budget.



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Jan-Michele Kearney



David Mann

STATEMENT

Once complete, the Warsaw Avenue Creative Campus (WACC) will become a vibrant place where youth and families can learn and grow together via arts and creative pursuits in the heart of East Price Hill. The plan for the Campus includes the large city block bounded by Warsaw, Purcell, Price, and Hawthorne Avenues. These gateway blocks are the first block of the historic Warsaw Neighborhood Business District one sees coming up the hill from downtown.

The community has prioritized the development of the Campus to connect the momentum in the Incline District and Price Avenue, including ARCO - Price Hill Will's recent \$10 million renovation of the former Price Hill Masonic Lodge into a center for arts and community - with the Warsaw corridor. The Campus also contains the soon-to-reopen Price Hill Library, undergoing a \$6 million renovation and expansion; the Price Hill Recreation Center; and Dempsey Park and Pool. (See map)

The mixed-use Campus buildings will feature renovated first floor commercial spaces for family-centered activities, resident-serving retail, and upper floor market-affordable apartments.

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Price Hill Will (PHW) and East Price Hill Improvement Association (EPHIA) partnered to have the 3100 and 3200 blocks of Warsaw Avenue listed on both a local historic district and on the National Register of Historic Places so that historic tax credits can be accessed.

As PHW and the Model Group are finalizing funding for the heart of the Campus, the goal is to eventually expand the project to include buildings owned by The Port, which has invested over \$400,000 in historic stabilization on four buildings along Warsaw that were home to significant criminal activity and/or which were severely dilapidated. Now that The Port has saved these buildings, PHW would like to complete the renovations to create more apartments and commercial spaces.

In all, the expanded Campus will include 31 apartments and over 17,000 square feet of commercial space. An investment of \$3 million in City funds will help leverage the \$12 million in funds already raised by PHW and Model Group and allow the inclusion of additional buildings, reduce rents in commercial spaces to encourage locally owned retail, and create additional off-street parking to support redevelopment along Warsaw. PHW will own and manage the WACC buildings long-term.