

February 11, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202600491

Subject: Emergency Ordinance – Design Services for 1400 Walnut Block Streetscape Funding Agreement

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute a Funding Agreement with Urban Sites Capital Advisors, LLC providing for a grant from the City to fund design plans and engineering services to facilitate future streetscape improvements and other public infrastructure improvements to public rights-of-way including the portion of Walnut Street located north of E. 14th Street and south of Liberty Street in the Over-the-Rhine neighborhood of Cincinnati; **AUTHORIZING** the transfer and appropriation of the sum of \$87,230 from the unappropriated surplus of the Downtown/OTR East Equivalent Fund 483 (Downtown/OTR East TIF District) to the Department of Community and Economic Development non-personnel operating budget account no. 483x164x7400 to provide resources for streetscape improvements and other public infrastructure improvements to rights-of-way including the portion of Walnut Street located north of E. 14th Street and south of Liberty Street in the Over-the-Rhine neighborhood of Cincinnati; and further **DECLARING** expenditures from such accounts related to the design plans and engineering services to facilitate future streetscape improvements and other public infrastructure improvements to public rights-of-way including the portion of Walnut Street located north of E. 14th Street and south of Liberty Street in the Over-the-Rhine neighborhood of Cincinnati, to be a public purpose and constitute a “Public Infrastructure Improvement” (as defined in Ohio Revised Code Section 5709.40(A)(8)) that will benefit and/or serve the District 4-Downtown/OTR East District Incentive District, subject to compliance with Ohio Revised Code Sections 5709.40 through 5709.43.

STATEMENT

Funding design, survey, and engineering services for pedestrian safety and streetscape improvements in the Over-the-Rhine neighborhood advances the City’s commitment to making the urban core safer, more walkable, and welcoming for residents, workers, and visitors. This project supports the continued revitalization of Over-the-Rhine and complements private investment associated with the Lockard Development. It also enables responsible infrastructure planning, ensuring that future public right-of-way improvements are well-designed, strategically coordinated, and responsive to the neighborhood’s current and anticipated needs.

BACKGROUND/CURRENT CONDITIONS

The City and Lockard, LLC, an affiliate of Urban Sites, are parties to a Property Sale, Funding, and Development Agreement dated December 24, 2025, regarding the real property located at 1422–1450 Walnut Street and 101 E. Liberty Street in Cincinnati’s Over-the-Rhine neighborhood (“Lockard Development”).

Pursuant to the agreement, Lockard committed to renovating several existing structures on the property and constructing a new structure that connects them. The project will result in approximately 125,000 square feet of residential space, consisting of 129 residential rental units, and approximately 3,500 square feet of commercial space, for a total construction cost of \$29,222,975.

Since the commencement of the Lockard Development, Urban Sites has informed the City of the necessity for certain streetscape, pedestrian safety, and other public right-of-way improvements immediately adjacent to the property, along the portion of Walnut Street located north of East 14th Street and south of East Liberty Street

PROJECT INFORMATION

Urban Sites will utilize the funding from this agreement for preliminary design and engineering services needed to facilitate a future streetscape project. These services include preparation of a preliminary cost estimate, topographic and boundary surveys, and a streetscape improvement plan pricing set with related construction documentation. The total cost for this element of the project will not exceed \$87,230. No funding for construction is requested at this time.

DEVELOPER INFORMATION

Urban Sites Capital Advisors, LLC is the parent entity of Urban Sites, a development, property management, and construction services firm specializing in the revitalization of historic assets in the urban core. The company has more than 25 years of development experience and are best known for their catalytic work in Over-the-Rhine and the historic Woodburn Corridor in East Walnut Hills.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance. The reason for the emergency is the immediate need to allow Urban Sites to engage design and engineering service professionals to enable Urban Sites to move forward with the project as soon as possible.

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