

FINDLAY RECREATION

Project Summary

Oct 2020	City Council designated 3CDC as Development Manager
Jan-Feb 2021	Steering Committee formed and architects selected
Summer/fall 2021	Extensive initial Community Engagement process
Oct 2021	Site and programming recommendations completed
May 2022	Community Engagement on concept layouts for community center
June 2022 - present	Architect team advancing design based on community feedback
Sept 2023	Community Engagement sessions related to programming and design details



Findlay Playground
1.2 acres



Grant Park
1 acre



OTR Rec Center
1 acre



Elm St Pocket Park
0.2 acres

Findlay Playground

- Location of new Community Center and childcare
- Space for additional outdoor programming

Grant Park

- Outdoor programming located near community center

Elm Street Pocket Park

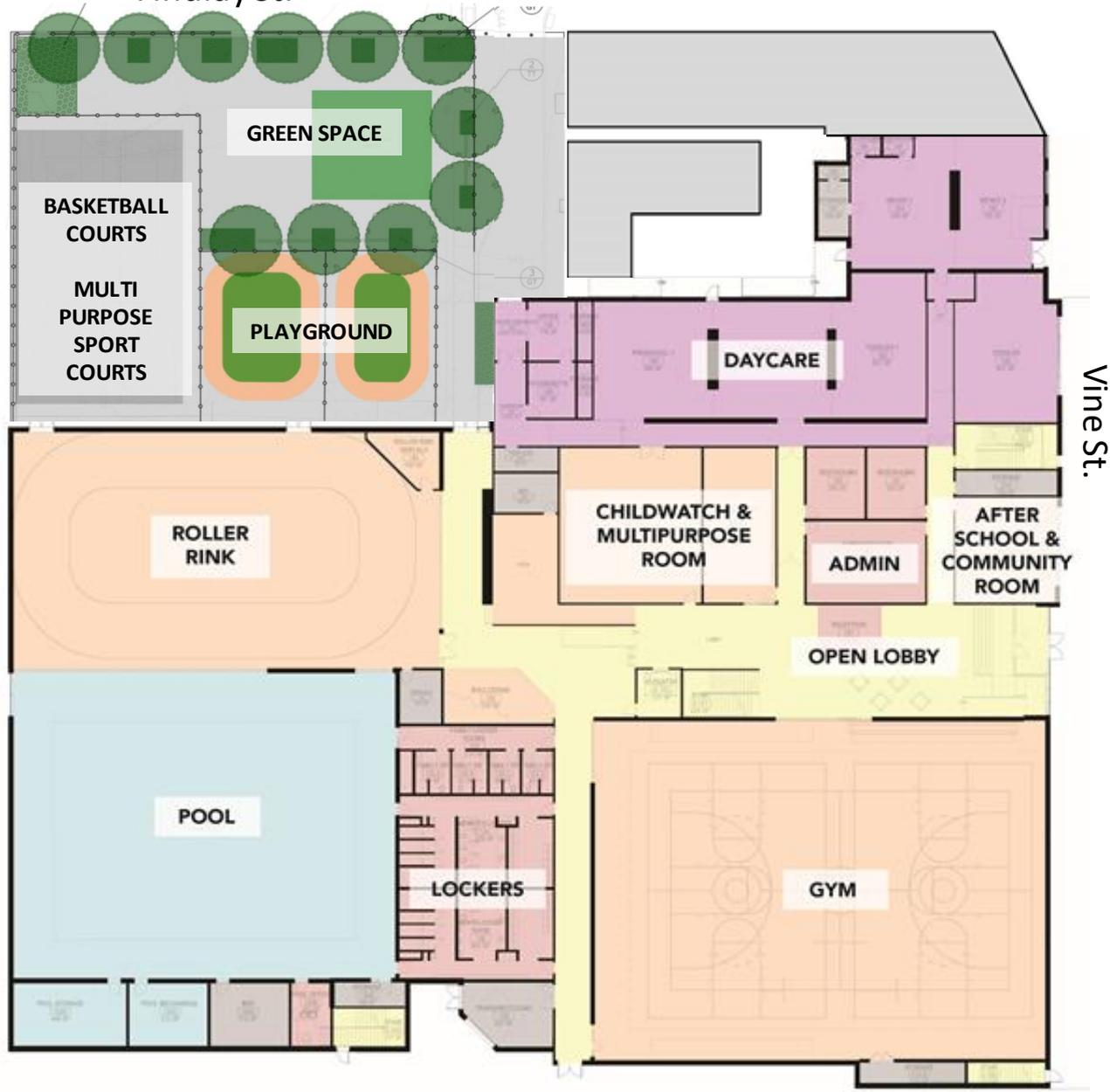
- Park enhancements

Existing Rec Center

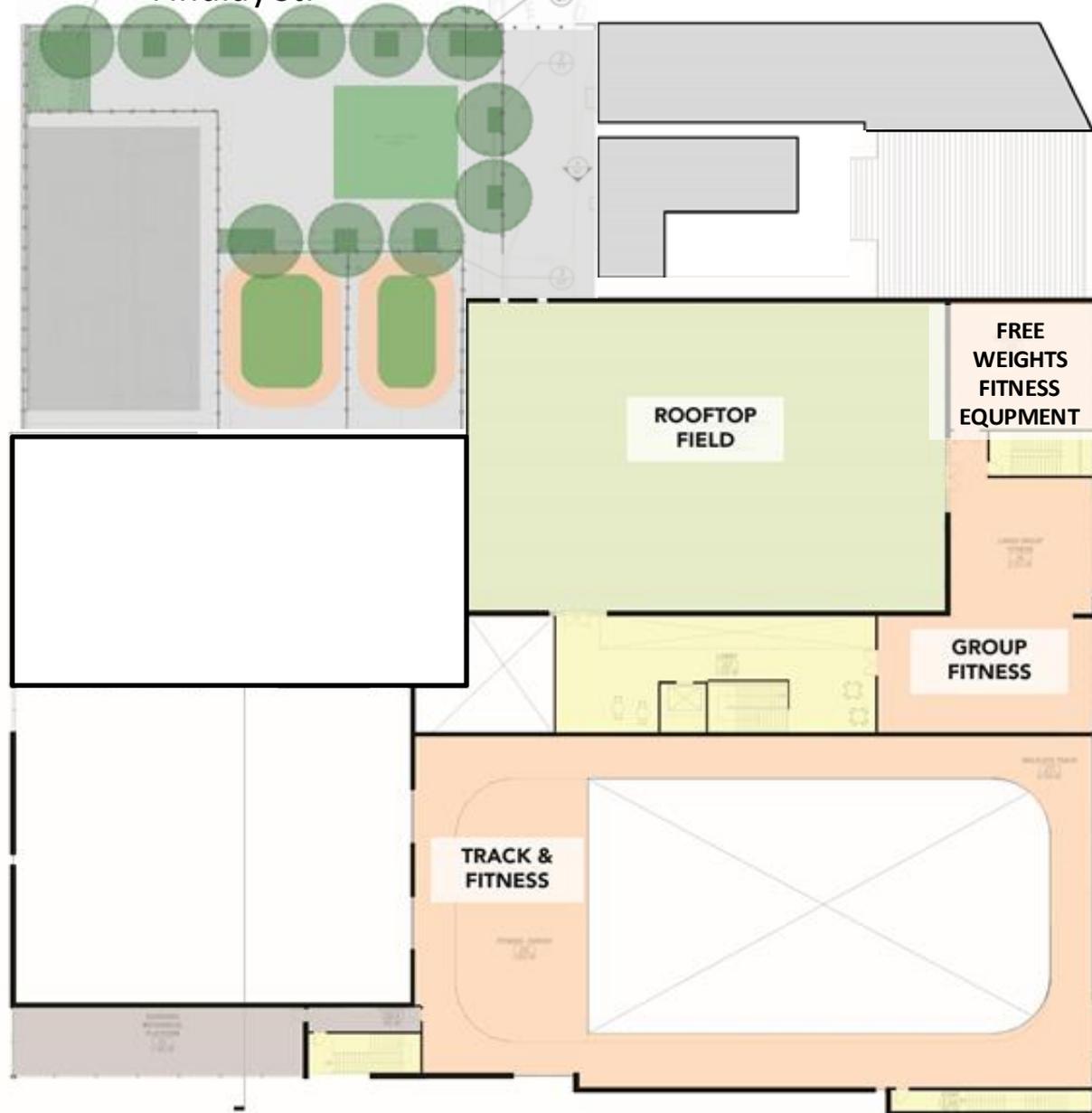
- Crossroad Health Center
- Parking for community center and neighborhood



Floor 1



Floor 2



Vine St.

POOL



GYM & ROLLER SKATING



MULTI-PURPOSE ROOMS



ROOFTOP FIELD & PATIO





	Community Center	Grant Park	Elm St Pocket Park
Size (acres)	0.4	1	0.2
Playground	x	x	x
Seating	x	x	X
Picnic tables and grills	x		
Multipurpose field		x	
Sports court	x		
Dog park		x	

Multipurpose Field

- Soccer
- Flag Football
- Kickball

Sports Court

- Basketball
- Volleyball
- Pickleball
- Tennis

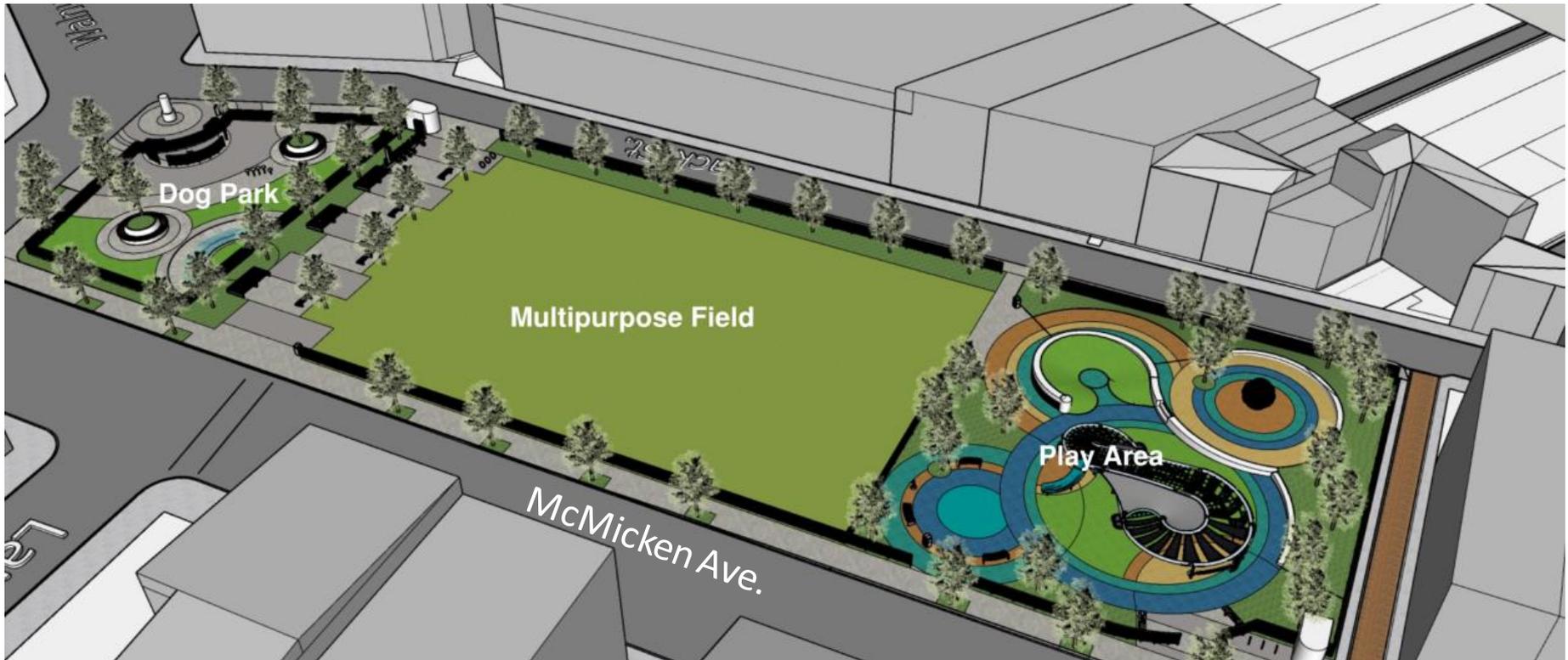
Community Spaces

- Shade Trees & Structures
- Seating Area
- Playground
- Community Artwork
- Daycamp Activities

Findlay Playground

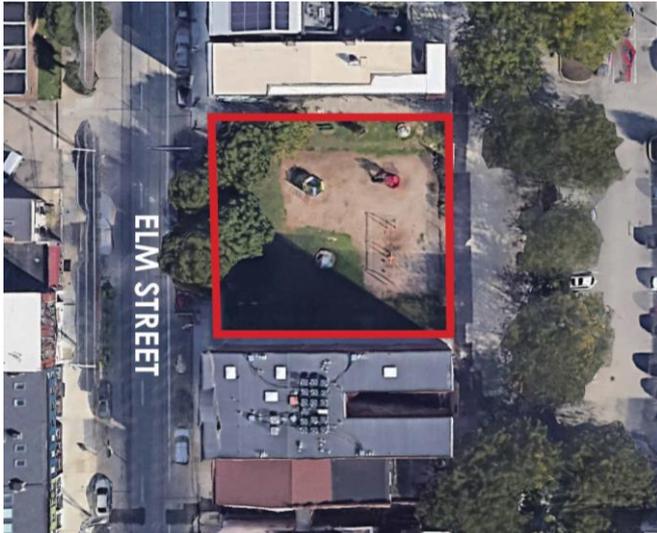


Grant Park

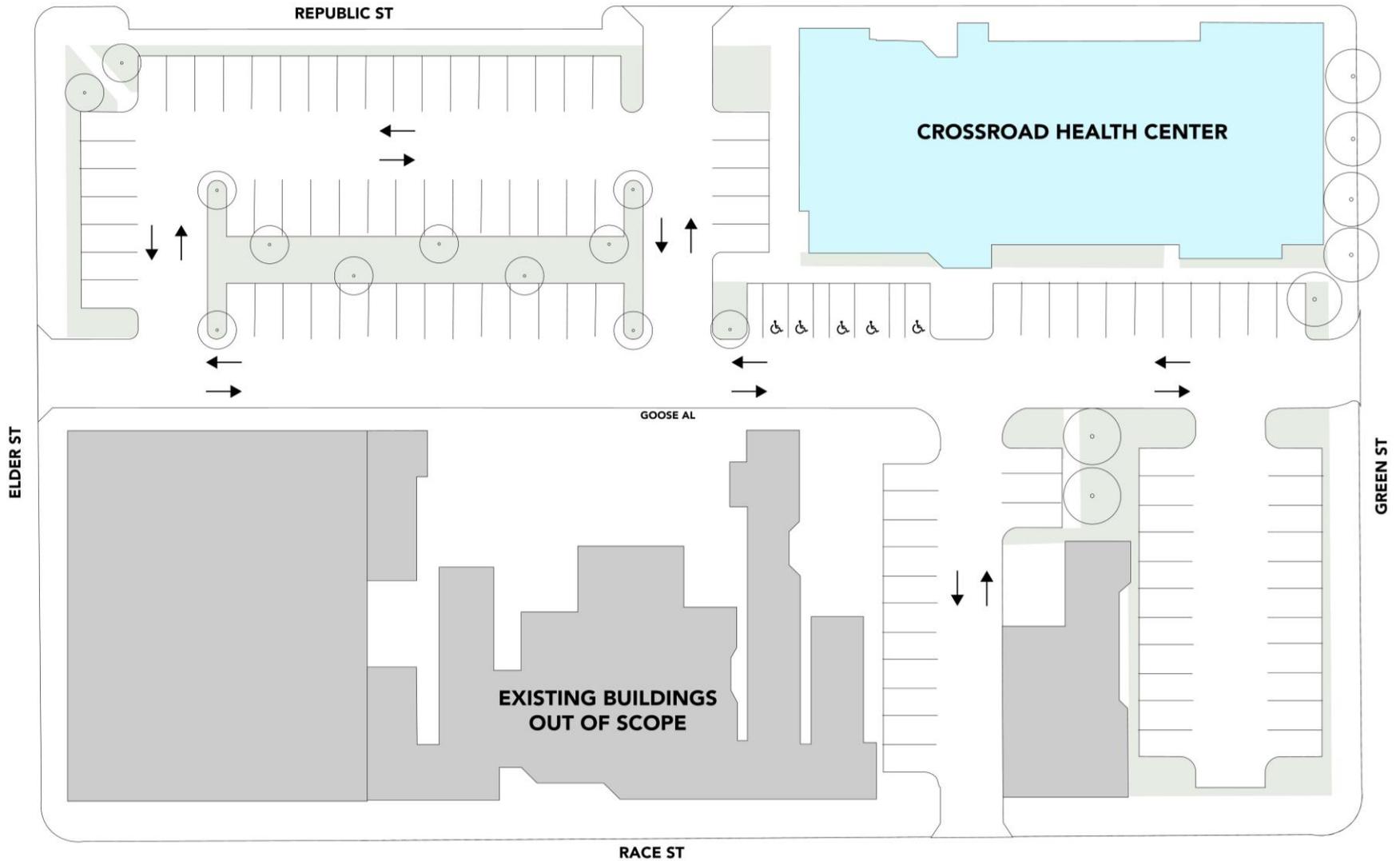




Elm St. Pocket Park









	2021		2022		2023 (ongoing)	
	Events	Attendees	Events	Attendees	Events	Attendees
Community Engagement Sessions	4	85	3	89	4	103
Discussion Groups	8	99	16	30	5	8
Questionnaires & Surveys	2	218	2	62	1	15
Community Council Meetings	9		14		20	
Subtotals	23	402	35	181	30	126

TOTAL MEETINGS/ENGAGEMENTS	88
TOTAL ATTENDEES	709



Next Steps

- Reviewing input from September engagement (two in-person events and survey), which focuses on different spaces of the community center and parks to get feedback
 - ✓ Playgrounds
 - ✓ Outdoor sports court & field
 - ✓ Roller rink & indoor gym
 - ✓ Pool
 - ✓ Classes & programming
 - ✓ Overall design
- Working with Architect and Construction Manager to continue design and cost estimates to get the project budget aligned with desired scope and program.
- Will continue sharing updates with community

Online Survey



Scan to share your
feedback!

FINDLAY FLATS



- \$40 million total project cost
- 17 buildings located in the 1600, 1700, and 1800 blocks of Vine
- 85 apartments
 - ✓ 36 affordable
 - 21 units 60% AMI
 - 15 units 50% AMI
- Approximately 14 commercial units
- Project Team:
 - ✓ City Studios Architecture (WBE)
 - ✓ Platte Architecture + Design
 - ✓ Model Construction - CM
 - ✓ Triversity Construction - CM (MBE)



2023 LIHTC Rent and Income Limits for 50% and 60% AMI

HUD effective date May 15, 2023

# of BR in Unit	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR		
# of HH Members		1	2	3	4	5	6	7	8
50% rent	\$885	\$948	\$1,137	\$1,314	\$1,466	\$1,618			
50% income		\$35,400	\$40,450	\$45,500	\$50,550	\$54,600	\$58,650	\$62,700	\$66,750
60% rent	\$1,062	\$1,137	\$1,365	\$1,577	\$1,759	\$1,941			
60% income		\$42,480	\$48,540	\$54,600	\$60,660	\$65,520	\$70,380	\$75,240	\$80,100

Findlay Flats Unit Mix

Unit Type	Count	%
Efficiency	22	26%
1-BR	37	43%
2-BR	18	22%
3-BR	8	9%
TOTAL	85	

- June 2022:
 - ✓ Prelim Plan introduced to OTRCC
- March 2023:
 - ✓ Presented updated plan to OTRCC Economic Development and Housing Committee and Board of Trustees
- June 2023:
 - ✓ City of Cincinnati Meet and Confer
 - ✓ 3CDC Third Thursday meeting
 - ✓ OTRCC update
 - ✓ Received Ohio Historic Tax Credits
- August 2023:
 - ✓ Submitted Bond Gap Financing intent to apply to Ohio Housing Finance Agency



Scan to share your
feedback!

- Fall 2023:
 - ✓ Ongoing bidding and estimate review
 - ✓ Submit OHFA BGF & 4% LIHTC application
 - ✓ Pursuing New Markets Tax Credit Allocation
 - ✓ Apply for Tax Abatement
- December 2023:
 - ✓ BGF & LIHTC award announcements
- 2024:
 - ✓ Secure Gap Financing
 - ✓ Finance Closing & Construction Start

MAIN ST POP UP PROGRAM

Total Applications (8.31.2023)

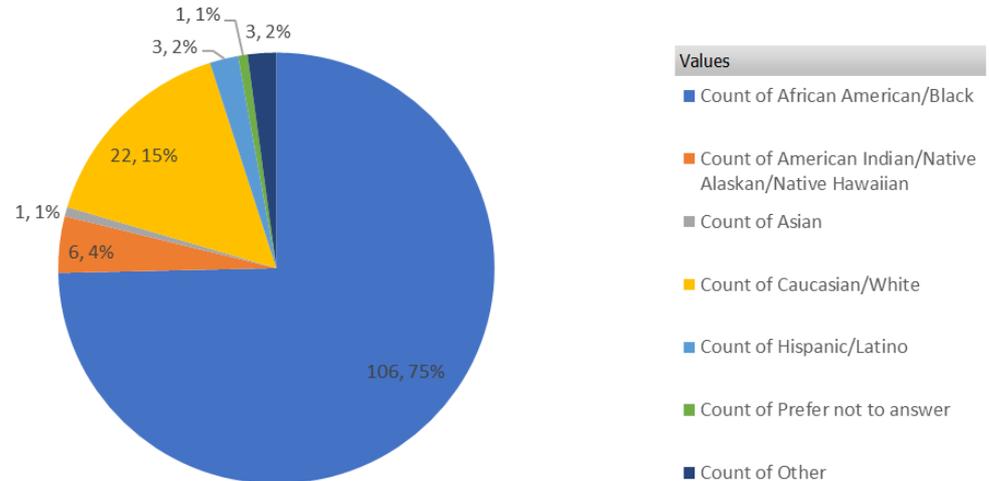
128

Business Type	%
Entertainment	3.13%
Food & Beverage (Resta	25.00%
Health & Wellness	9.38%
Retail	35.16%
Service	26.56%
Office	0.78%
Grand Total	100.00%

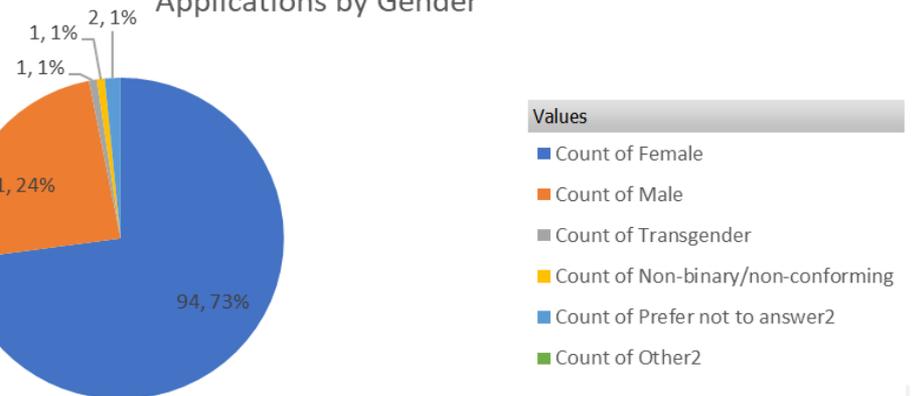
Currently in Operati	%
<input checked="" type="checkbox"/> No	26.56%
<input checked="" type="checkbox"/> Yes	73.44%
1-2 years	14.84%
2-5 years	25.78%
5+ years	19.53%
Less than 1 year	12.50%
N/A	0.78%
Grand Total	100.00%

Annual Revenue	%
Less than \$10,000	38.28%
\$10,001 - \$35,000	19.53%
\$35,001 - \$75,000	21.09%
\$75,001 - \$100,000	5.47%
\$100,001 - \$125,000	6.25%
Greater than \$125,000	9.38%
Grand Total	100.00%

Applications by Ethnicity



Applications by Gender



Current Pop-Ups			
Business	Address	Term	Opening
Selfie Cincy	1316 Main St	6 months	8/18/2023
The Makeup Room	1249 Main St	12 months	9/16/2023
Hello Beautiful	1415 Main St	3 months	8/18/2023
I75 Summit	1319 Main St	3 months	8/25/2023
Diva Defined Boutique	1409 Main St.	6 months	TBD

Stage	
Contact Attempted	1
Discovery Call Completed	20
Touring	9
Permanent Landlord Match	3
Moved In	5
Pipeline	49
Closed	41
Total	128

Pipeline <i>(does not reflect full pipeline)</i>
Creative Culture Nails & Make-up
City Belle Fried Pies
Collaborative Counseling Services
KeKe's Publishing LLC
Wendigo Tea Co.
IMGBAT Jewelry, Art & Engraving
Shea Candle

Inventory	June 2023	August 2023	September 2023
Vacant	22	16	14
Filled (occupied or LOI)	14	20	22
Total Storefronts	36	36	36



Shea Candle

Business Type: Retail
Candles

<https://sheacandleco.com/>

September Faves

From candles to diffusers, here are our must-haves!



Collaborative Counseling Services

Business Type: Health & Wellness
Counseling Services

<https://www.collabcounselingnow.org/>



Collaborative Counseling
Services, LLC



Tori Cargie-Hadley, LPCC-S Owner/Founder

Embrace. Empower. Enhance.

City Belle Fried Pies

Business Type: Food & Beverage

Sweet & Savory fried pies

<https://www.citybellefriedpies.com/>



Wendigo Tea Co.

Business Type: Service

Wholesale Luxury Tea

<https://wendigotea.com/>



Program Announcements:

- Press plan currently being implemented as the first set of pop-ups open up over the month of August/September
 - ✓ Press release published – 8/15/23
 - ✓ Media interviews – Tentative date 9/29/23
 - ✓ Ribbon cutting crawl in collaboration with the OTR Chamber – Tentative date 9/29/23
- Window decals identifying participants have been placed
- Pro-active recruitment activities
- Due diligence for converting retail storefronts to restaurant space.





THANK YOU

