

March 31, 2025

To: Members of the Budget and Finance Committee

From: Sheryl M.M. Long, City Manager

202500612

Subject: Emergency Ordinance – Vacation of Goose Alley

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to take any and all steps as necessary in order to vacate as public right-of-way and retain approximately 0.0759 acres of real property, being a portion of Goose Alley in the Over-the-Rhine neighborhood of Cincinnati.

STATEMENT

COMMUNITY ASSETS: This collection of projects will help create several new community facilities that offer residents access to affordable, quality healthcare, opportunities for recreation and leisure, critical services like childcare and after school programming, and public parking. Collectively, these projects will contribute significantly to the revitalization of Over-the-Rhine north of Liberty Street.

BACKGROUND/CURRENT CONDITIONS

The existing Over-the-Rhine Recreation Center, located at 1715 Republic Street, will be partially demolished and redeveloped into a new expanded facility for Crossroad Community Health Center, a non-profit federally qualified health center that primarily serves low-income patients. The remainder of the site at 1715 Republic Street would become a public parking lot designed to serve Findlay Community Center, the new Crossroad Health Center, and North Over-the-Rhine.

In order to facilitate the development, a 0.0759 acre portion of Goose Alley between West Elder Street and Green Street, is being vacated. This vacated portion will be consolidated with the adjacent parcels to create the Project Site. This vacation was approved by the City Planning Commission on January 17th, 2025.

DEVELOPER INFORMATION

3CDC is a highly experienced non-profit development corporation created in 2004 to revitalize the Over-the-Rhine and Downtown neighborhoods. Since its creation, 3CDC has invested over \$2 billion into these two neighborhoods and has led projects that have restored over 210 buildings, created 1,245 market-rate apartments, 460 below-market rate apartments, and 2.18 million square feet commercial space. 3CDC has developed 49

new construction buildings, 17 acres of civic space, 598 condos and townhomes, 156 hotel rooms, and 5,918 parking spaces.

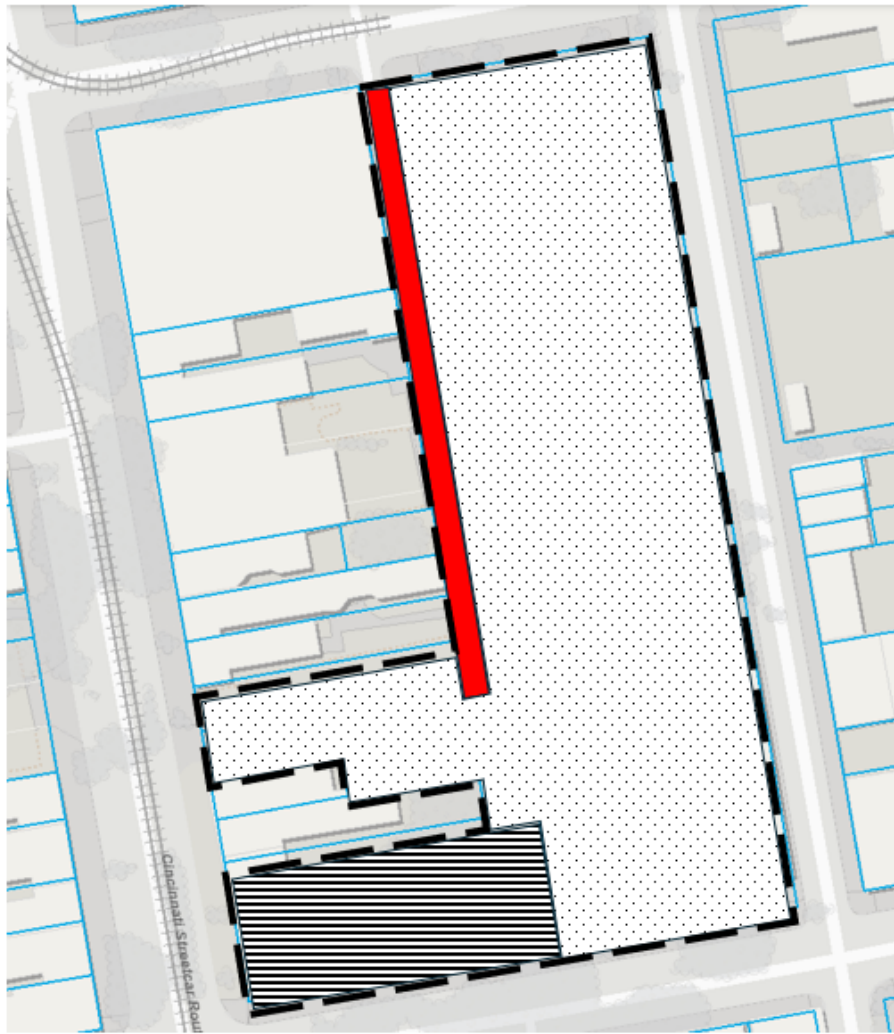
RECOMMENDATION



The Administration recommends approval of this Emergency Ordinance.

Attachment: Site Plan

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

Site Plan



-  Project Site
-  City Parcels
-  Developer Parcel
-  Goose Alley to be vacated