

INTRODUCTION

Pleasant Ridge
Community Council

President, Jeff
Hitman-Mason

01.

GOVERNANCE

Volunteer
representative board:
President, VP,
Secretary & Treasurer

02.

MEMBERSHIP

All present PR
residents
& business owners



COMMUNITY INPUT

Adapted *Invest In Neighborhoods* survey for resident input on priorities (N=190+ responses):

- 1. Transportation & Pedestrian Safety Infrastructure** (*traffic calming, especially near schools, potholes, sidewalks, etc.*)
 - 2. Economic Development** (*remove blight, attract & retain businesses to fill vacancies, etc.*)
 - 3. Resident & Community Safety** (*pedestrian safety, traffic patrols & enforcement, etc.*)
 - 4. Cleanliness & Beautification** (*vacancies/blight, building maintenance, litter, landscaping, etc.*)
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ORGANIZATIONAL PILLARS

**Connection &
Communication**

**Safety &
Transportation**

**Parks &
Public Spaces**

**Business &
Development**





CONNECTION & COMMUNICATION

Communications

Developing layers of communication that engage an increasing number of residents

Events

Creating moments of engagement for all demographics & increasing awareness of community partner events

Volunteers

Developing a large pool of volunteers to execute neighborhood-wide events and service opportunities

GOOD THINGS ARE HAPPENING...

RIDGE DAY

- Highest attendance since pre-pandemic
- Most successful fundraiser to date!

Events Committee

- Established September 2025
- Art on Arrow October 5th

YouthCo

- Established Spring 2025
 - Have held 2 car washes and are planning Fall social gathering
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SAFETY & TRANSPORTATION

Pleasant Streets

- Optimize pedestrian safety
- Enhance traffic calming
- Resident education & awareness

Safety Committee

- Monitor & improve community safety where possible
 - Citizens on Patrol
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GOOD THINGS ARE HAPPENING...

Traffic Calming & Pedestrian Safety

- Stop sign and crosswalk at Woodford & Woodmont
(via 311Cincy resident request)
- Speed Cushions across Montgomery at Library

Parking

- Peak hour parking restrictions removed
throughout business district (Montgomery)

Safety

- Low crime!
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BUT, THERE ARE CHALLENGES...

Competitive Programs

- Consistently outside of funded projects based on scoring (*pedestrian presence and location scored high*)

City Department Communication & Prioritization

- Communication is often delayed or vague
- Little influence over priorities for our own community

Funding Available w/ Obstacles

- Many requests fall within our TIF District
- We have received consistent push-back on the use of TIF funds for infrastructure projects



PROBLEMS & PROJECTS

DATA

- Pedestrians struck by vehicle
- 18:1 & 20:1 ratio of crash to traffic stop

EXPERIENCE

- Consistent illegal driving
- Pedestrian fear on main corridors
- Avoidance of routes & intersections

INCOMPLETE PROJECTS

- Douglas Terrace closure
- Highland & Lester sightline improvement

OUR ASK

TRAFFIC PATROLS

Increase along major corridors during high traffic periods

Partner with Sheriff and OHP where possible

COMPLETE PROJECTS

Urge City Departments to complete outstanding projects:

- Sightline improvements at Highland & Lester
- Douglas Terrace closure build-out

TIF ALLOCATION

Approve TIF Allocation Fund request originally submitted July 1, 2025

***Precedent set in Oakley & Madisonville*



PARKS & PUBLIC SPACES

Beautification

- Investment in NBD groundskeeping
- Litter cleanups
- Decorating NBD

Parks & Plants

- Education on native plants & pollinators
 - Advocate for Urban Canopy retention and increase
 - “Pocket Park(s)”
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GOOD THINGS ARE HAPPENING...

BEAUTIFICATION

- Increased participation
- Additional funds for FY26 from NBD SF

POCKET PARK

- Partnered with St. Peter's Church for our first Pocket Park
- Volunteer driven clean-up and native plant establishment





BUT, WE NEED SUPPORT...

NSP

- Increase funding
- Simplify and digitize reporting

NBDSF

- Increase funding
- Current levels fail to cover meaningful projects

NBDIP

- Increase funding to ensure more projects are funded annually
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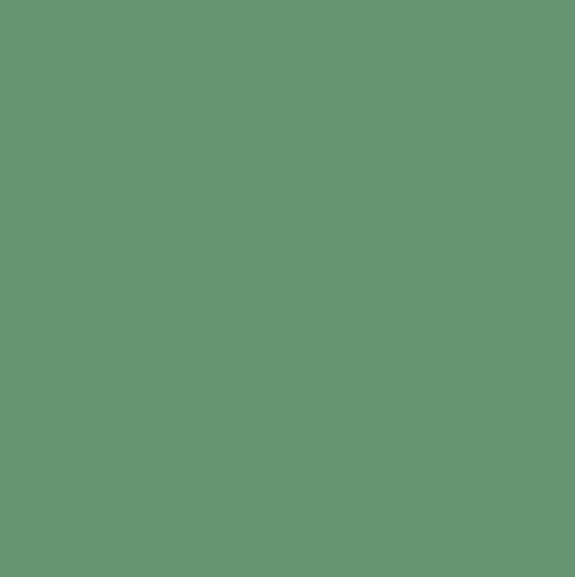
BUSINESS & DEVELOPMENT

Partnership

- PRDC
- PRBA

Advocacy

- Community goals within NBD
 - Market events and businesses
 - Identify and pass on Business Improvement opportunities & programs
 - TIF Investment
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Pleasant Ridge Development Corporation

“Partnering for a Thriving Neighborhood”



INTRODUCTION

Pleasant Ridge
Development Corp.

Board Member,
Josh Willmann





Who We Are

- PRDC is a 501(c)(3) nonprofit led by an all-volunteer board of Pleasant Ridge residents.
- Mission: Strengthen and promote the Pleasant Ridge Business District.
- Focus Areas:
 - Economic Development
 - Mixed-use, Retail, and Housing Opportunities
 - Safe, Vibrant, and Walkable Streets

Partners: PRCC, PRBA, City of Cincinnati, and local residents

Our Board

**Jason
Chamlee**

Real Estate
Development &
Urban Planning

**Josh
Willmann**

Real Estate & Consumer
Packaged Goods (CPG),
Pleasant Ridge
Community Council -
Vice President

**Algis
Aukstuolis**

Advertising &
Entrepreneurship

**Mike
Benkert**

Architecture &
Real Estate
Development

**Barbara
Didrichsen**

Communications
Consulting & Consumer
Packaged Goods (CPG),
Pleasant Streets
Committee

**Erin
Fay**

Real Estate
Development

**Matthew
Ireton**

Architecture &
Urban Planning

Our Impact

Over \$2.4 million in Grants that have guided tens of millions in development

- 1. 6099 Montgomery Road** – Redevelopment of a long-vacant commercial property, now home to Goodfellas Pizza, Nine Giant, Hello Honey, and Fermentorium.
- 2. 6112 Montgomery Road** – Redevelopment of the former VFW Hall into a restaurant space, strengthening the local dining scene.
- 3. 6042 Montgomery Road** – (Former Ridge Movie Theatre) – Site control secured for future redevelopment of this landmark property.
- 4. 6100 Montgomery Road** – Acquisition of a key corner property within the heart of the business district, with redevelopment plans in early stages.
- 5. Lester/Montgomery (“The Ridge”)** – Completion of a \$30M+ mixed-use project creating 83 new residential units and improving a major gateway into Pleasant Ridge.
- 6. 6114 Montgomery Road** – Acquisition of a vacant and blighted property (formerly Burger King) now under active planning for redevelopment into a mixed-use building.
- 7. Neighborhood Enhancements** – Installation of artistic bike racks through ArtWorks, contributing to the district’s identity and walkability.



Collaborative Planning

PRDC works in close partnership with the **Pleasant Ridge Community Council**, the **Pleasant Ridge Business Association**, **Residents**, and **Stakeholders** to ensure redevelopment efforts reflect both community values and long-term sustainability.

Together, these groups successfully secured a \$75,000 NCCIP Grant from the City of Cincinnati in 2025 to complete an updated **Resident-led** Pleasant Ridge Business District Urban Design plan to enable pre-development for infrastructure and key development sites. Plans to be shared in partnership with Yard and Co. at the 11/5/25 PRCC Public Meeting.



Vision for the Future

Pleasant Ridge's Business District will be Cincinnati's most welcoming third place cultivating local experiences that invite people to come for the life, and stay for the lifetime:

- Historic character meets thoughtful new investment
- Every property contributes to neighborhood vitality
- Residents and businesses have ownership of success
- 'Reinvestment with heart — a Ridge that reflects its people.'



What's Next?

- **Yard and Co. to share updated Pleasant Ridge Business District Pre-Development plan** at 11/5 Public PRCC Meeting
- **Acquire & Redevelop 6110 Ridge Rd.** → Stabilize and improve property to help activate next door pocket park and northern business district. (*TIF Request for \$400k+ for acquisition*)
- **Acquire & Redevelop 6130-6146 Montgomery Rd + Burger King lot** → commercial + residential use. (*TIF Request for \$2M+ for acquisition*)
- **Redevelop 6100 Montgomery Rd** → multi-story mixed-use anchor.
- **Transform underutilized properties** → productive community assets (Movie Theatre, “Triangle”, and beyond!)
- Continue improving safety, walkability, and business success.



How the City Can Help?

Continue *and accelerate* strong partnership and collaboration:

- **Partnership & Policy Alignment** – Approve and enable current Pleasant Ridge TIF Requests submitted to DCED for 1) Property Acquisition(s) and 2) Pedestrian Safety / Infrastructure
 - **Infrastructure Support** – Sidewalks, lighting, public realm upgrades
 - **Continued Grant Collaboration** – Build on current momentum and remove obstacles (NBDIP, QuickStrike, etc..)
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Thank You!

PLEASANT RIDGE BUSINESS ASSOCIATION

Promotion & Support of the Business Community



President,
Michael Albarella
Nine Giant Brewing



OBJECTIVES

- **Community**
 - **Support**
 - **Promotion**
 - **Growth**
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CHALLENGES

- **Safety**
- **Traffic**
- **Parking**