



# City of Cincinnati

801 Plum Street  
Cincinnati, OH 45202

## Agenda - Final

### Healthy Neighborhoods

*Chairperson, Jan-Michele Kearney*  
*Vice Chairperson, Victoria Parks*  
*Councilmember Reggie Harris*  
*Councilmember Scotty Johnson*

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Wednesday, September 20, 2023

5:30 PM Over- the- Rhine Recreation Center; 1710 Race  
St. Cinti., Ohio 45202.

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#### SPECIAL MEETING

#### PRESENTATIONS

##### Findlay Market

Cordelia Heaney, President & CEO

##### OTR Chamber of Commerce

Julie Clayton, Executive Director

##### PIVOT

Virgina Tallent, Assistant City Manager

##### Model Group

Matt Reckman, President of Property Management

Steve Smith, Principal

##### 3CDC

Brandy Del Favero, Development Director

##### OTR Community Council

John Walter, Treasurer

##### Dept of Community & Economic Development

Dan Fortinberry, Division Manager-Parking Servies

#### AGENDA

1.     [202302006](#)     **PRESENTATION**, submitted by Vice Mayor Kearney from the Model Group, titled Model Group Findlay Projects.  
          **Sponsors:**     Kearney  
          **Attachments:**     [Presentation](#)
  
2.     [202302007](#)     **PRESENTATION**, submitted by Vice Mayor Kearney from 3CDC titled, Findlay Recreation.  
          **Sponsors:**     Kearney  
          **Attachments:**     [Presentation](#)
  
3.     [202302008](#)     **PRESENTATION**, submitted from Vice Mayor Kearney from Over the Rhine Community Council, titled Over the Rhine Community Council.  
          **Sponsors:**     Kearney  
          **Attachments:**     [Presentation](#)
  
4.     [202302009](#)     **PRESENTATION**, submitted by Vice Mayor Kearney from the Dept of Community & Economic Development titled, OTR North Curb Parking Plan.  
          **Sponsors:**     Kearney  
          **Attachments:**     [Presentation](#)

ADJOURNMENT

# Model Group Findlay Projects

09/14/2023





FINDLAY • MARKET

MARKET SQUARE

**OUR MISSION IS**  
to positively transform communities

DEEPER ROOTS  
COFFEE





## *We accomplish our mission in three primary ways:*

- 1 By revitalizing vacant & blighted urban blocks into high quality mixed-use communities
- 2 By developing high impact affordable housing with non-profit owners and service providers
- 3 By building for owners with a Partnership Approach to General Contracting

## *Company Overview*

**The Model Group, Inc.** is an integrated property development, construction, and management company with **a mission to positively transform communities and a passion for revitalizing urban neighborhoods.**

We are a recognized leader in historic preservation, mixed-use urban development, neighborhood revitalization, senior living communities, and high impact affordable housing that is indistinguishable from market-rate housing. Our mission is to be the leader in transformative real estate solutions through partnership, innovation, sincerity, and stewardship. Since 1978, Model has completed or secured funding for developments totaling over one billion dollars. This includes a diverse mix of market rate and affordable residential, neighborhood retail, office, and institutional real estate.

## *Model Construction*

**Model Construction, LLC (MC)** is the construction subsidiary of Model Group, Inc., based in Cincinnati, Ohio. Under the experienced leadership of Bob Keppler, President of Construction, MC has completed over \$365 million of construction and rehabilitation in the last five years and continues to grow. Since the late 1980s, MC has excelled throughout the Greater Cincinnati region with its work with historic renovation, adaptive reuse, condo conversions, affordable and market rate housing, and a variety of commercial construction types. Model Group is committed to bringing its emphasis on sustainability and stewardship to all its developments. MC has significant experience in green building. As long-term owners and operators of affordable housing, they understand the critical role that energy efficiency and durable materials play in the enduring viability of affordable developments. The standard expectation is to meet LEED or Green Building certification on all projects. MC uses the latest techniques in construction project management to deliver a superior project. Our proven design and construction management process ensures active team collaboration throughout the project life-cycle and focuses on crafting solutions that address the unique vision and goals for each neighborhood we work in and each population we serve.

## *Uniquely Qualified: An Integrated Approach*

A defining characteristic of The Model Group, and one of its greatest assets, is a unique organizational structure. Model's development, construction and management subsidiaries are fully integrated to facilitate the exchange of information and ideas and deliver a smooth and efficient process, avoiding many of the potential conflicts and surprises





Willkommen is a mixed-use, mixed-income project consisting of 16 historic rehabs and four new infill buildings scattered throughout four different project sites in OTR. Part of a larger affordable housing strategy between Model Group and 3CDC, the buildings feature a mixture of studios, one-bedrooms, two-bedrooms, and three-bedrooms. In addition to the large residential space, the project contains nearly 20,000 square feet of first-floor commercial space for tenants. The historic buildings will be Enterprise Green Communities certified while three of the four infill buildings will achieve LEED silver certification.

### *Project Highlights*

163 units –

56 apartments available to people making 50-60% of the AMI

13 apartments available to people making 80% AMI

94 market rate units

20,000 square feet of commercial space.



## METAL DETAILS

FORMED ALUMINUM,  
PRE-FINISHED BLACK



## FIELD BRICK

CRIMSON VELOUR  
IRONSPOT BRICK  
BY CLOUD CERAMICS



## DETAIL BRICK

MIDNIGHT SMOOTH  
IRONSPOT BRICK  
BY CLOUD CERAMICS



Griffon is a historic renovation and new construction project located on scattered sites in Over-the-Rhine. The project includes 48 residential units (100% affordable) and one commercial space. Model Group and 3CDC have partnered. The project will be LEED/Enterprise Green Communities Certified with 5% accessible and 2% sensory impairment

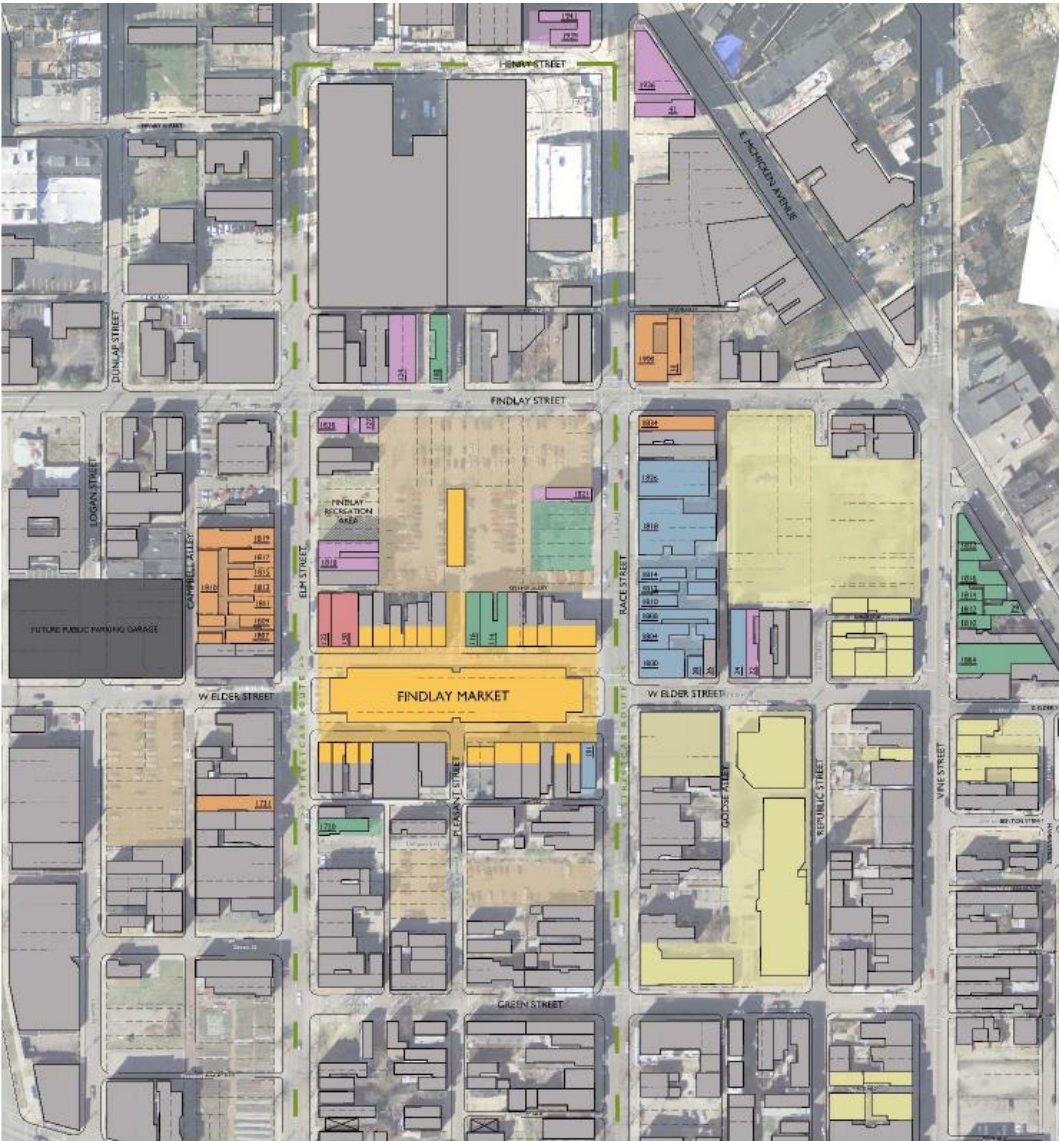
## Project Highlights

- 48 units –
- (8) Studio apartments
- (8) 1-bd apartments
- (29) –bd apartments
- (3) 3-bd apartments
- 993 square feet of commercial space



RENDERING  
VIEW FROM CORNER OF CENTRAL  
PARKWAY AND FINDLAY STREET





- |   |   |   |
|---|---|---|
| <span style="color: #FFD700;">■</span> FINDLAY MARKET | <span style="color: #4682B4;">■</span> MARKET SQUARE  | <span style="color: #CD5C5C;">■</span> FINDLAY CO-WORKING     |
| <span style="color: #D2B48C;">■</span> PARKING        | <span style="color: #FF8C00;">■</span> JOBS CAFE      | <span style="color: #3CB371;">■</span> FINDLAY PARKSIDE       |
| <span style="color: #90EE90;">■</span> PARK           | <span style="color: #DDA0DD;">■</span> FINDLAY CENTER | <span style="color: #BDB76B;">■</span> ADDITIONAL DEVELOPMENT |



Findlay Parkside is the mixed-income LEED Silver \$28 Million redevelopment of 12 vacant historic buildings in Over-the-Rhine. The Model Group is partnering with 3CDC and the Corporation for Findlay Market. In conjunction with 3CDC's efforts with the City to redevelop Findlay Park as an anchor for quality of place in OTR's north half, Findlay Parkside is the first major redevelopment effort north of Liberty on Vine Street in some time, and will revitalize more than an entire city block.

## Project Highlights

51 residential units –

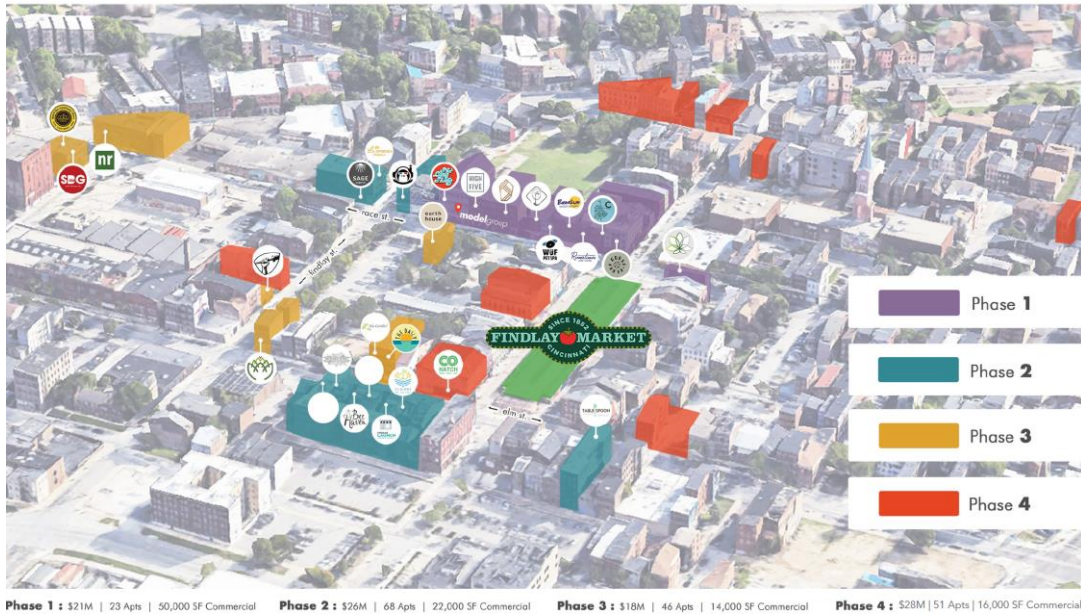
26 apartments available to people making at or below 80% of the AMI

15,100 square feet of commercial space.





## Market Square phasing map



We believe that retail is the heartbeat of a neighborhood – thriving restaurants, bars and retail stores draw visitors from all over the tristate and an active high street ultimately leads to people deciding that they want to move to the Findlay Market area.

Over 30 businesses have opened up in the Findlay Market area since 2015 with 8 more spaces coming available by 2025. Our focus is always on local businesses and working closely with entrepreneurs whose businesses compliment the offerings of the market.

### Highlights

86,000 square feet of retail with 16,000 square feet under construction.

Rivertown Inkery opened their 2<sup>nd</sup> location this year and we've seen an increased demand in tenants wishing to relocate from the suburbs to Findlay.

Eckerlin Meats was established in 1852 and has been at Findlay Market since its inception in 1855. They are currently undergoing a \$1M expansion.

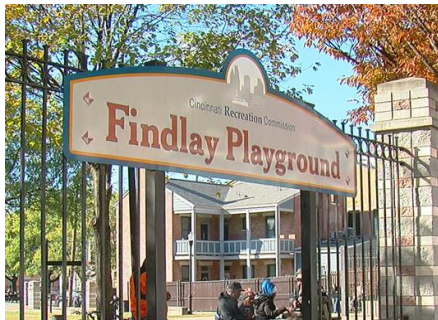




# FINDLAY RECREATION

## 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

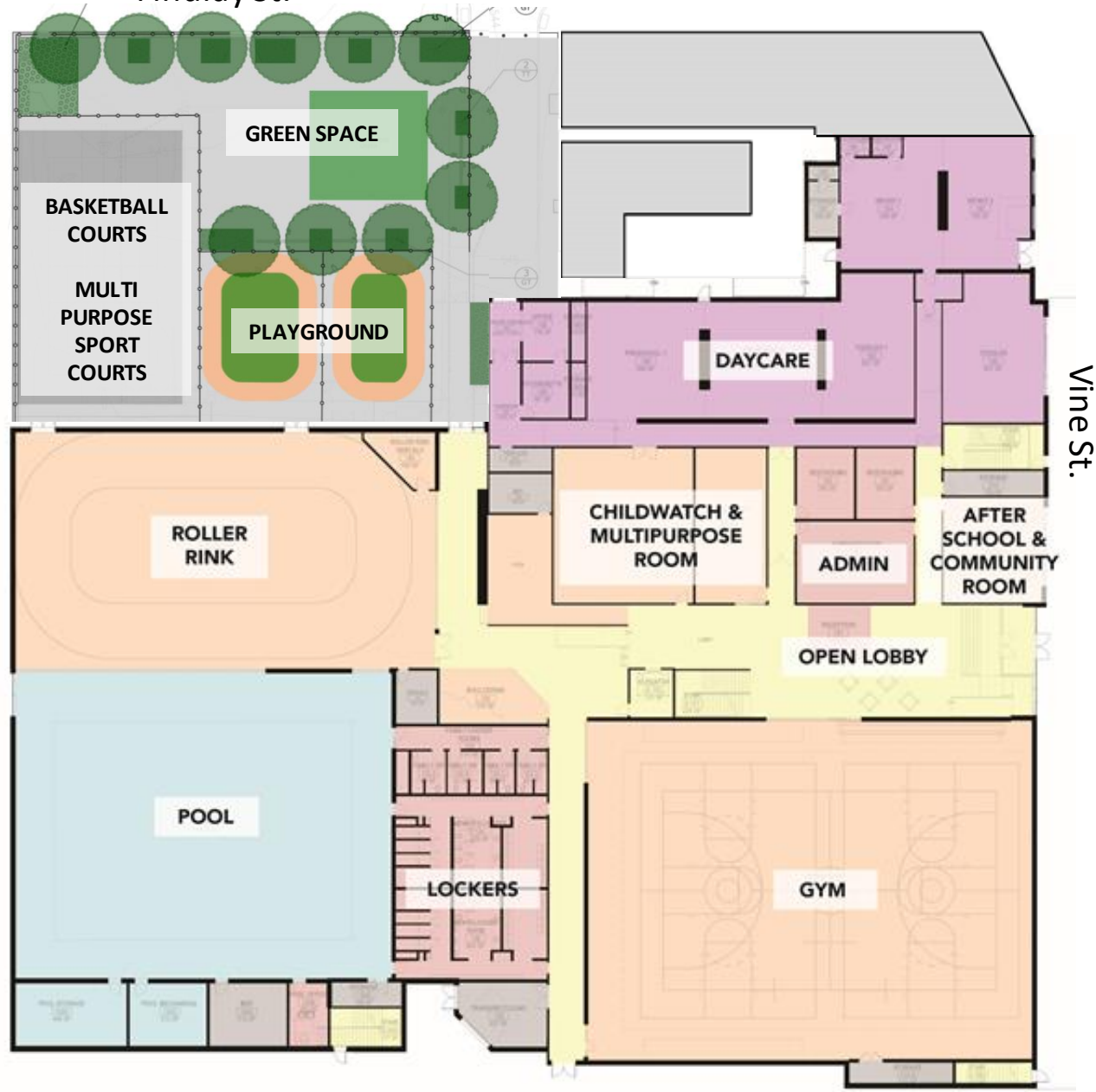
- Park enhancements

## Existing Rec Center

- Crossroad Health Center
- Parking for community center and neighborhood



## Floor 1





## Floor 2



## 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

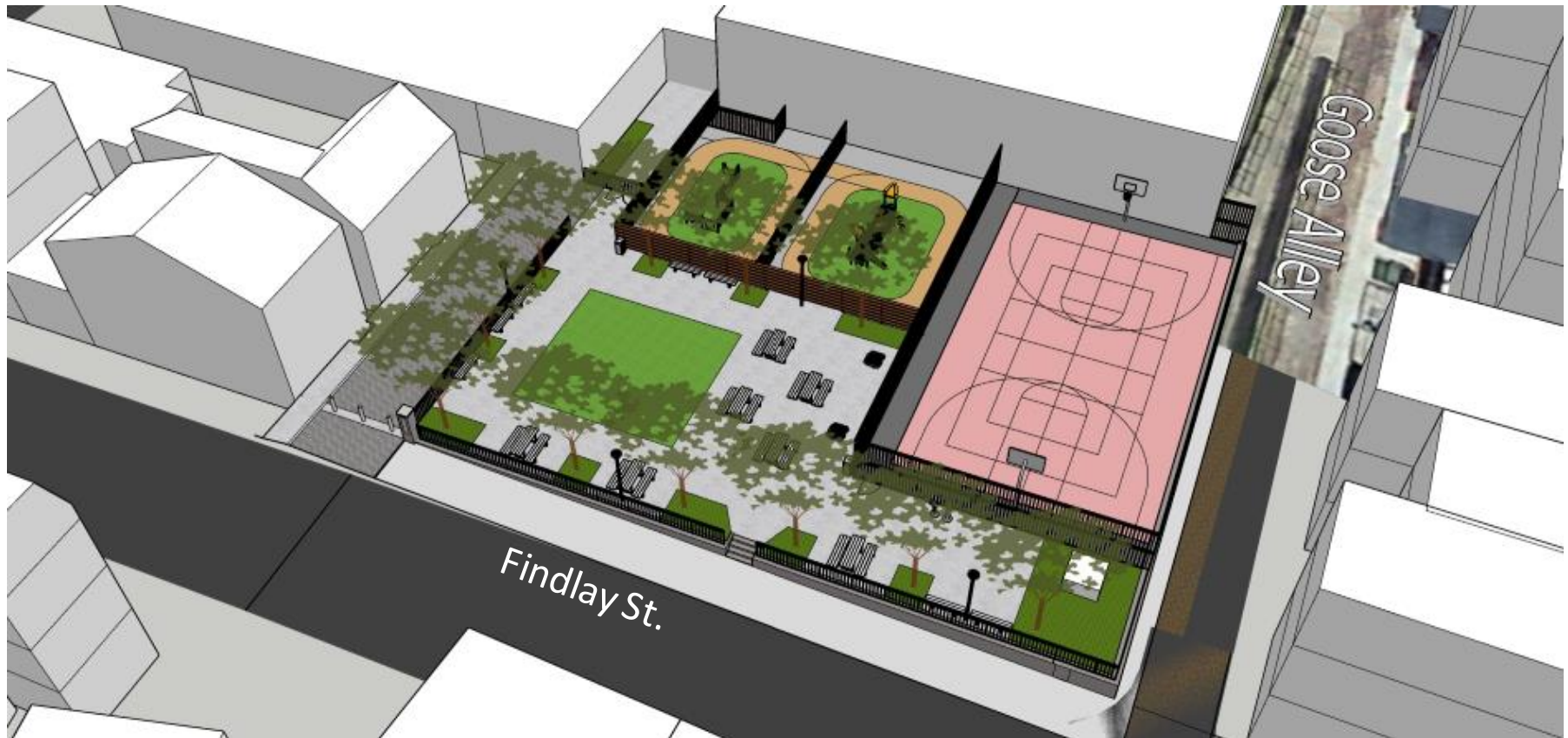
**Sports Court**

- Basketball
- Volleyball
- Pickleball
- Tennis

**Community Spaces**

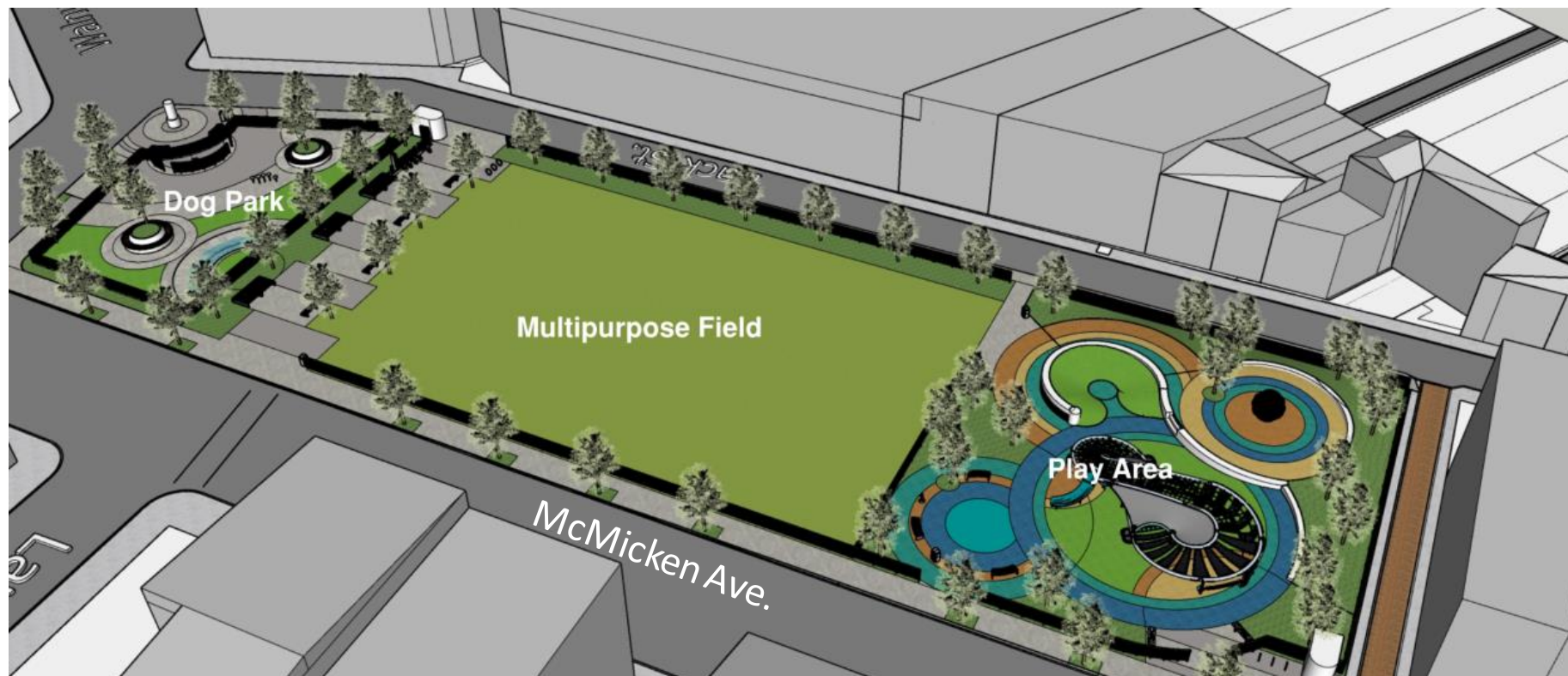
- Shade Trees & Structures
- Seating Area
- Playground
- Community Artwork
- Daycamp Activities

## Findlay Playground





## Grant Park





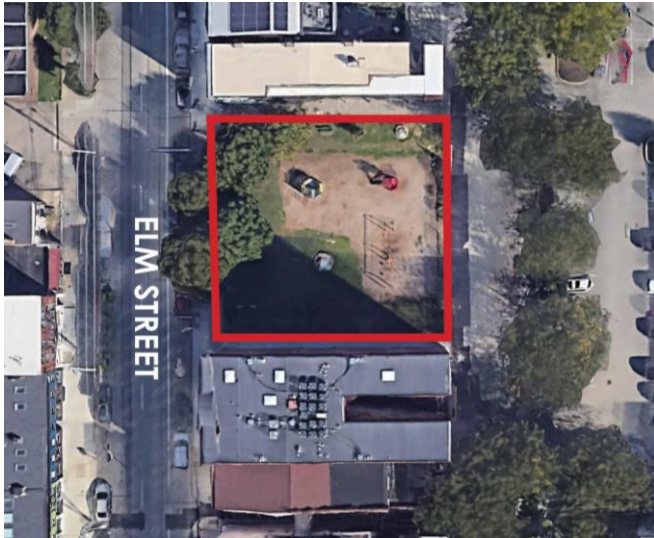


Photos: John McHugh Design



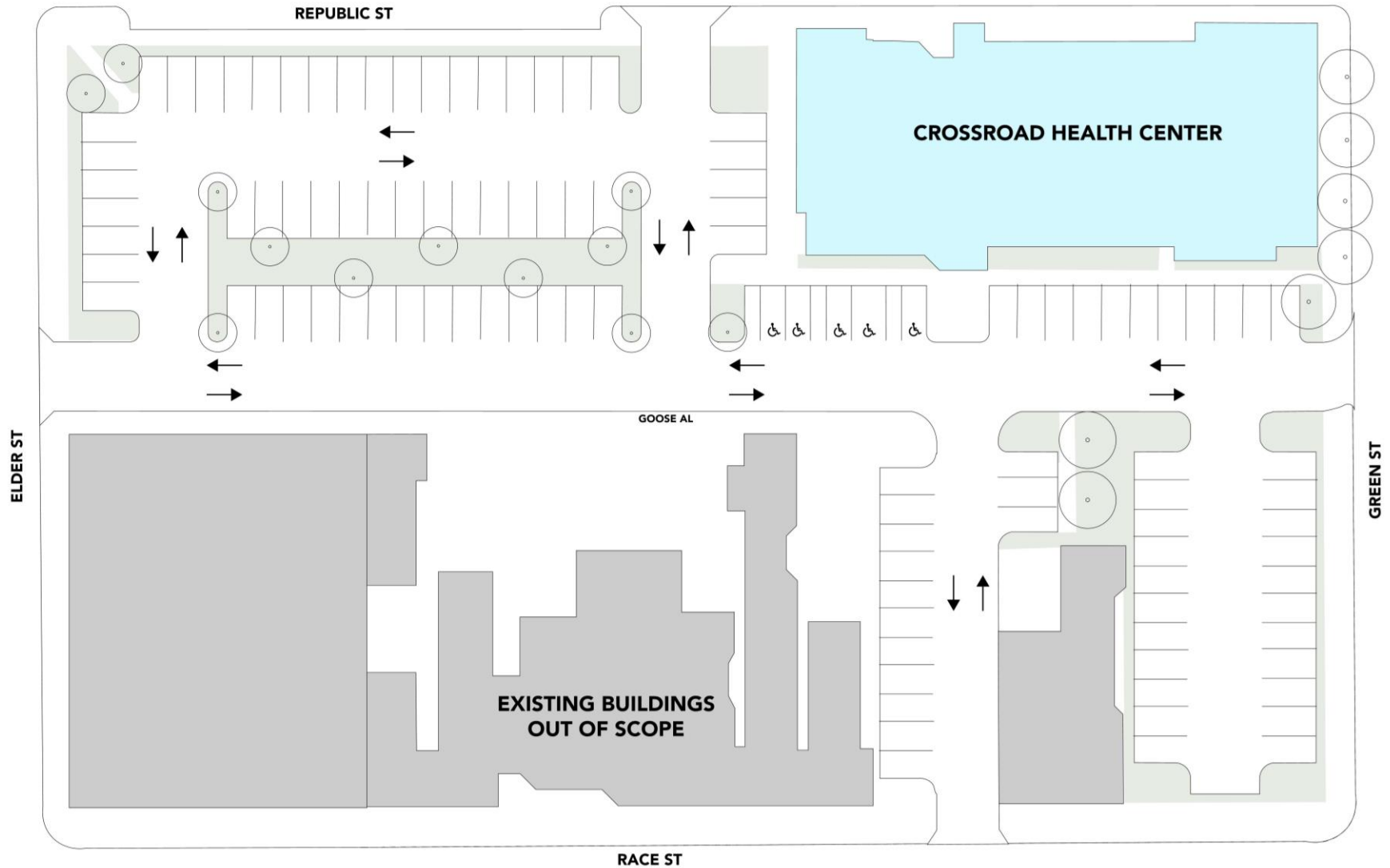


## Elm St. Pocket Park









# CROSSROAD HEALTH CENTER





	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	
<b>Subtotals</b>	<b>23</b>	<b>402</b>	<b>35</b>	<b>181</b>	<b>30</b>	<b>126</b>

<b>TOTAL MEETINGS/ENGAGEMENTS</b>	<b>88</b>
<b>TOTAL ATTENDEES</b>	<b>709</b>



## 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!

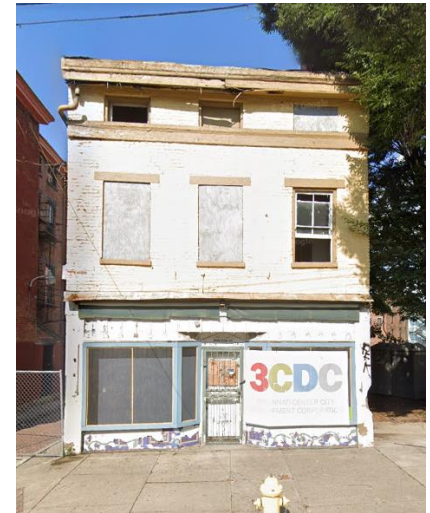
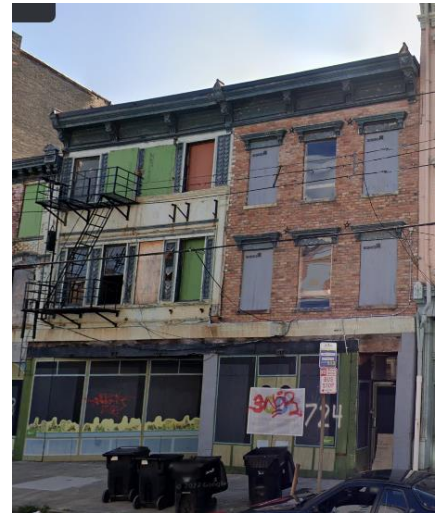


# FINDLAY FLATS



- \$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 # of HH Members	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	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)

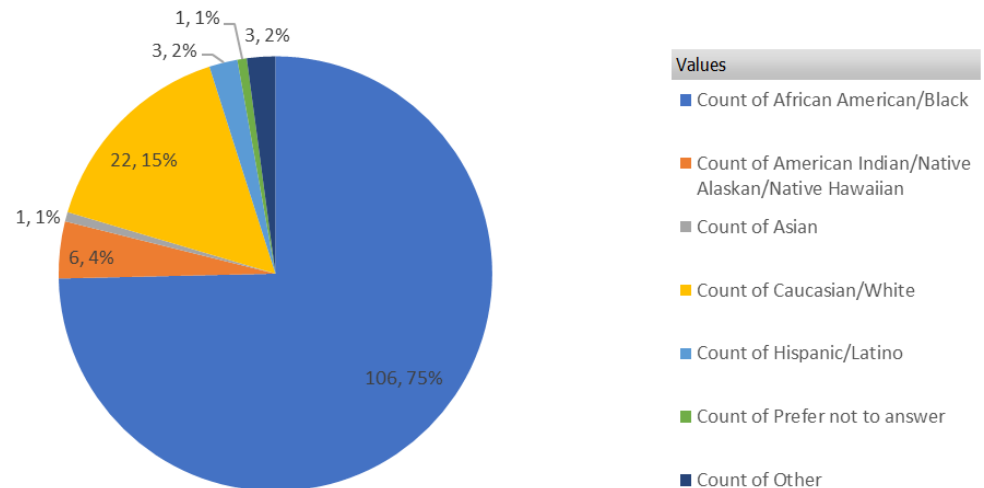
128

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

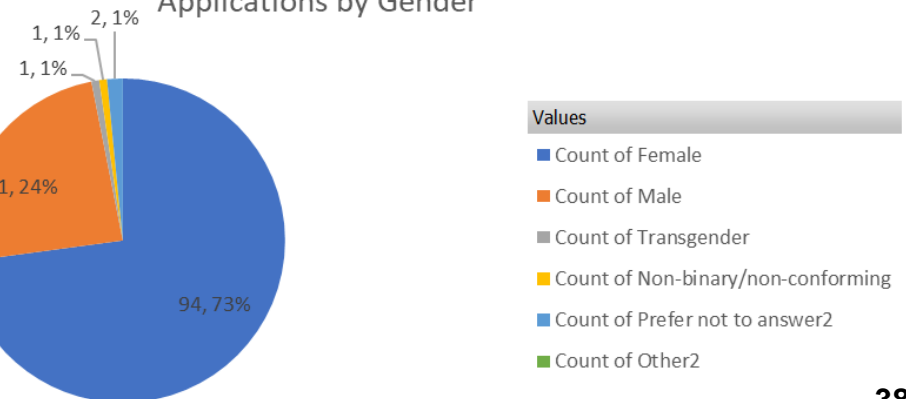
Currently in Operati	%
<input checked="" type="checkbox"/> No	26.56%
<input checked="" type="checkbox"/> Yes	73.44%
1-2 years	14.84%
2-5 years	25.78%
5+ years	19.53%
Less than 1 year	12.50%
N/A	0.78%
<b>Grand Total</b>	<b>100.00%</b>

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%
<b>Grand Total</b>	<b>100.00%</b>

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

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

### Pipeline *(does not reflect full pipeline)*

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
<b>Total Storefronts</b>	<b>36</b>	<b>36</b>	<b>36</b>





## 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/>



## 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





# OVER THE RHINE

COMMUNITY COUNCIL

Healthy Neighborhoods Committee  
September 20, 2023

# Some recent wins in the community

- Findlay Market garage soon to open
- Streetcar ridership continues to rise
- Vibrancy on the streets
- Mixture of affordable and market-rate housing projects
- New Findlay Rec Center project is nearing end of design phase
- Community Activities including Kid Skate
- Cincinnati Beverage Company – renovation of historic breweries

# Focus areas of the OTR Community Council



# Parking

- Effort underway to find right balance between residential, flex and paid for today's needs
- Vacant lots for pocket parking as outlined in OTR Comprehensive Plan
- Long-term parking study to include impact of new Findlay Rec Center, new Grant Park, new residents
- How can we continue add new residents and re-activate vacant buildings while ensuring existing residents aren't pushed out due to "parking competition."

# Violence and crime

- High Priority Areas: Green and Republic, Green and Vine, Shell Station, St Francis, Senior Center on Race, McMicken Ave
- Cornerstone focus on community volunteer and incentivizing street cleanup
- Despite PIVOT program, many residents feel disconnected from and disillusioned with the police
- Need enforcement of existing laws including parking, speeding, noise, loitering, drug dealing.

# Pedestrian Safety

- Continue efforts to slow cars down and prioritize Vision Zero
- Raised crosswalks and speed bumps
- Greener streets with more trees, plants, and landscaping
- Bump outs at intersections and crosswalks
- Other street calming measures



# Housing

- Ballot topic this Fall
- Collaborate with developers such as 3CDC, Model, OTRCH to continue push “north” renovating vacant buildings
- Too many buildings and storefronts are still vacant.
- Perception is that there’s not sufficient pressure/enforcement on owners of abandoned/vacant buildings.

# Figure 1: vacant and blighted buildings in Mohawk area

Address	Owner	Yearly Taxes	Vacant or Occupied	Condemned on ezTrak	VBML	Address	Owner	Yearly Taxes	Vacant or Occupied	Condemned on ezTrak	VBML
269 W McMicken		684	Vacant	No	No	421 W McMicken		1154	Vacant	Yes	No
271 W McMicken		840	Vacant	Yes	No	422 W McMicken		645	Vacant	No	No
281 W McMicken	CPMS LLC	2800	Vacant	Yes	No	427 W McMicken	CPMS LLC	4323	Vacant	No	No
283 W McMicken	CPMS LLC	645	Vacant	Yes	No	429 W McMicken	CPMS LLC	3470	Occupied	No	NA
288 W McMicken		1825	Vacant	No	No	431 W McMicken	CPMS LLC	877	Occupied	No	NA
289 W McMicken	CPMS LLC	699	Vacant	Yes	No	451 W McMicken	CPMS LLC	1478	Occupied	No	NA
						456 W McMicken		5970	Vacant	Yes	No
211 W McMicken	CPMS LLC	11,117 (1) occupant		No	No	459 W McMicken		1751	Vacant	Yes	No
211 W McMicken	CPMS LLC	0	Vacant	No	No	461 W McMicken		419	Vacant	Yes	No
211 W McMicken	CPMS LLC	0	Vacant	No	No	463 W McMicken		232	Vacant	Yes	No
						464 W McMicken		484	Vacant	Yes	No
2011 Mohawk Place	CPMS LLC	1632	Vacant	Yes	No	465 W McMicken		877	Vacant	Yes	No
2019 Mohawk Place	CPMS LLC	499	Vacant	Yes	No	469 W McMicken		5969	Vacant	Yes	No
2024 Mohawk Place		5692	Vacant	Yes	No	501 W McMicken	CPMS LLC	1310	Occupied	No	NA
303 W McMicken		973	Vacant	No	No	503 W McMicken	CPMS LLC	1094	Occupied	No	NA
314 W McMicken		1798	Vacant	Yes	No	509 W McMicken	CPMS LLC	1343	Occupied	No	NA
316 W McMicken		3892	Vacant	Yes	No	513 W McMicken	CPMS LLC	1417	Occupied	No	NA
318 W McMicken		3620	Vacant	No	No						

# Next steps

- Gather input on programming for new Rec Center and Grant Park
- Facilitate input on latest parking proposal North of Liberty
- Work to reconnect with PIVOT; focus on high crime areas
- Continue to implement successful community events
- Work with the City on traffic calming initiatives
- Continue to advocate for affordable housing as market values rise
- Work with City on increased enforcement of VBML program
- Meet regularly with Findlay Market and OTR Chamber to increase collaboration between residents and local businesses



Thank you!

# OTR North Curb Parking Plan

Department of Community & Economic Development (DCED)

**Dan Bower**

Deputy Director, DCED

# Table of Contents

- How did we get here?
- Where do we want to go?
- What feedback are we seeking?



# How did we get here?

## Problem

Increased demand for use of curb in North OTR.

## History

City Council Motion asked the City Administration to review several parking related changes including evaluating the need for a curb use parking plan in North OTR.

The City Administration has worked to survey the curb uses in North OTR and create a draft map of a parking plan.

The City Administration sought very preliminary feedback from OTR business stakeholders and community council leaders on what should a curb use parking plan contain



# Where do we want to go?

## Goal

**A street parking plan that will help mitigate issues of demand through addition of residential and paid parking spaces.**

**This plan should ideally:**

- a) Be informed by feedback from those who utilize the curb regularly; and
- b) Maximize the use of the curb for use by various groups involved.





# What feedback are we seeking?

## Questions

1. What do you like about the proposed draft map that you want the City to keep?  
What are the most important elements of the plan, to you.
2. What would you like to see changed about the draft map?