

May 20th, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202601638

Subject: Resolution – Proposed The Banks Urban Design Plan Update

Transmitted is a Resolution captioned:

APPROVING The Banks Urban Design Plan Update as the planning guide for The Banks in the Central Business District neighborhood.

The City Planning Commission recommended approval of the district plan at its May 15, 2026 meeting.

Summary

The City of Cincinnati and Hamilton County partnered to create *The Banks Urban Design Plan Update* as the guiding planning document for The Banks district. This plan update is crucial in creating a coordinated future vision for The Banks for all major stakeholders, and the plan specifically discusses three “District Drivers” to pursue: A Banks District that is Bigger and Bolder, A Quality District that Drives Value, and A Riverfront Built for Game Day, Designed for Everyday. The plan recaps the district’s history and envisions a bold future with new construction of up to 1,300 residential units, 100-150 hotel rooms, and 60,000-80,000 square feet of neighborhood-serving retail over the next decade, along with a new centerpiece plaza and shared streets. The plan also provides design guidelines and recommendations for how to improve branding and to create a high-quality place.

The City Planning Commission recommended the following on May 15, 2026 to City Council:

APPROVE the proposed district plan, The Banks Urban Design Plan Update, as the guiding planning document for The Banks in the Central Business District.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement