



City of Cincinnati

801 Plum Street
Cincinnati, Ohio 45202

CALENDAR

Cincinnati City Council

Wednesday, March 18, 2026

2:00 PM

Council Chambers, Room 300

ROLL CALL

PRAYER AND PLEDGE OF ALLEGIANCE

FILING OF THE JOURNAL

MAYOR AFTAB

Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender identities (LGBTQIA+) Commission

1. [202601071](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Reggie Harris the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice and consent pursuant to its Rules. (Male/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

2. [202601072](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Storm Boyd the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice and consent pursuant to its Rules. (Male/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

3. [202601073](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Carson Hartlage the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice and consent pursuant to its Rules. (They/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

4. [202601074](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Jeniece Jones to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028.

This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/AA)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

5. [202601076](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Joshua Petty Kayes to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/Asian)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

6. [202601077](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Sarah Pickle to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

7. [202601078](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Jeremy Jay Phillippi to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/White).

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

8. [202601079](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Karen Morgan to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

9. [202601080](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Delia Sosa to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (They/White)

Recommendation HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL

Sponsors: Mayor

10. [202601081](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Jeremy Tyler to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/AA)
- Recommendation** HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL
- Sponsors:** Mayor
11. [202601082](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Jonah Yokoyama to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Male/)
- Recommendation** HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL
- Sponsors:** Mayor
12. [202601083](#) **APPOINTMENT**, submitted by Mayor Aftab Pureval, I hereby appoint Nicha Zingarelli to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules. (Female/White)
- Recommendation** HOLD ONE WEEK PURSUANT TO THE RULES OF COUNCIL
- Sponsors:** Mayor

MS. ALBI

13. [202601110](#) **RESOLUTION**, submitted by Councilmember Albi, from Emily Smart Woerner, City Solicitor, **RECOGNIZING** Adoria L. Maxberry as a 2026 Women's History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for her work as a trailblazing Cincinnati-based artist.
- Recommendation** PASS
- Sponsors:** Albi

MS. ALBI

MR. JAMES

MR. NOLAN

MS. OWENS

MR. WALSH

14. [202601114](#) **RESOLUTION**, submitted by Councilmembers Albi, James, Nolan, Owens and Walsh, from Emily Smart Woerner, City Solicitor, **EXPRESSING** the support of

the Council of the City of Cincinnati for the development of the Farmer Music Center as a catalyst for a new era of cultural tourism and economic activity in Cincinnati and **EXPRESSING** Council's commitment to allocate \$8,000,000 in capital resources by the end of Fiscal Year 2027 to support the construction of the Farmer Music Center.

Recommendation PASS

Sponsors: Albi, James, Nolan, Owens and Walsh

MR. JEFFREYS

MS. ALBI

MR. WALSH

MR. CRAMERDING

15. [202601103](#) **MOTION**, submitted by Councilmembers Jeffreys, Albi, Walsh and Cramerding, With the massive street takeover this past weekend, someone is going to be seriously hurt or killed unless further measures are put in place to prevent this type of activity in future. Therefore, **WE MOVE** that the administration produce a report in the next 30 days on the following: A recommendation on an ordinance similar to Louisville that puts in place a civil fine & impoundment of cars for up to 6 months. Other policy choices City Council can make to eliminate street takeovers. (STATEMENT ATTACHED)

Recommendation PUBLIC SAFETY & QUALITY OF LIFE COMMITTEE

Sponsors: Jeffreys, Albi, Walsh and Cramerding

CITY MANAGER

16. [202600422](#) **REPORT**, dated 3/18/2026 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for JDM Group, LLC, DBA Bize Bees Bakery, 6601 Gracely Dr. (#10009559-1, New, D5J) [Objections: Yes]

Recommendation FILE

Sponsors: City Manager

17. [202600937](#) **REPORT**, dated 3/11/2026 submitted by Sheryl M. M. Long, City Manager, on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for Around The Table Cincy, LLC, DBA Around The Table Cincy, 3105 Price Ave. (#10012308-1, New, D-5J) [Objections:None]

Recommendation FILE

Sponsors: City Manager

18. [202601066](#) **REPORT**, dated 3/18/2026, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Avenue Experience.

Recommendation FILE

Sponsors: City Manager

19. [202601067](#) **REPORT**, dated 3/18/2026, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for Party on Piatt: Spring Social.
Recommendation FILE
Sponsors: City Manager
20. [202601068](#) **REPORT**, dated 3/18/2026, submitted by Sheryl M. M. Long, City Manager, regarding Special Event Permit Application for People of Hope Museum Tour.
Recommendation FILE
Sponsors: City Manager
21. [202601075](#) **RESOLUTION** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, APPROVING Plan Hyde Park as the planning guide for the Hyde Park neighborhood.
Recommendation HOUSING & GROWTH COMMITTEE
Sponsors: City Manager
22. [202601089](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, **AUTHORIZING** the City Manager to accept and appropriate a donation of up to \$2,185,000 from Tri-State Trails to assist the City in expediting the progress on several trail projects; and **AUTHORIZING** the Director of Finance to deposit the donated funds into City Trails Fund revenue account no. 437x8571.
Recommendation BUDGET, FINANCE & GOVERNANCE COMMITTEE
Sponsors: City Manager
23. [202601090](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, **AUTHORIZING** a payment of \$86,017.70 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7341 to Henry Schein, Inc. as a moral obligation for outstanding charges related to dental supplies provided between September 2, 2024, and October 8, 2025; and **AUTHORIZING** a payment of \$191,442.19 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7285 to Labcorp Corporation of America Holdings as a moral obligation for outstanding charges related to clinical and anatomic laboratory testing services provided between May 1, 2025, and June 30, 2025.
Recommendation BUDGET, FINANCE & GOVERNANCE COMMITTEE
Sponsors: City Manager
24. [202601091](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, **AUTHORIZING** the City Manager to apply for grant resources of up to \$25,000,000 awarded by the U.S. Department of Transportation (ALN 20.933) through the Better Utilizing Investments to Leverage Development transportation discretionary grant program to provide resources for demolition and construction of portions of the Western Hills Viaduct.
Recommendation BUDGET, FINANCE & GOVERNANCE COMMITTEE

Sponsors: City Manager

25. [202601092](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, **ESTABLISHING** new capital improvement program project account no. 980x233x262350, "Ridge Avenue Rehabilitation MTIF Grant 2," to provide resources to restore deteriorating pavement along Ridge Avenue in the Oakley and Pleasant Ridge neighborhoods; **ESTABLISHING** new capital improvement program project account no. 980x233x262352, "Elm and Main Street MTIF Grant," to provide resources to construct replacement track drains along the streetcar alignment in the Central Business District and Over-the-Rhine neighborhoods; **ESTABLISHING** new capital improvement program project account no. 980x233x262355, "Hopple Street Viaduct PID 121735 MTIF Grant," to provide resources to replace expansion joints and wearing surface along the Hopple Street viaduct in the Camp Washington, North Fairmount, and Millvale neighborhoods; **AUTHORIZING** the City Manager to accept a grant of up to \$4,559,000 from the Southwest Ohio Regional Transit Authority ("SORTA") Metro Transit Infrastructure Fund ("MTIF"); **AUTHORIZING** the City Manager to appropriate SORTA MTIF grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, "Ridge Avenue Rehabilitation MTIF Grant 2"; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, "Elm and Main Street MTIF Grant"; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, "Hopple Street Viaduct PID 121735 MTIF Grant"; **AUTHORIZING** the Director of Finance to deposit SORTA MTIF grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, "Ridge Avenue Rehabilitation MTIF Grant 2"; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, "Elm and Main Street MTIF Grant"; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, "Hopple Street Viaduct PID 121735 MTIF Grant"; and **AUTHORIZING** the City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

Recommendation BUDGET, FINANCE & GOVERNANCE COMMITTEE

Sponsors: City Manager

26. [202601093](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, **ESTABLISHING** new capital improvement program project account no. 980x232x262391, "Reading and Summit Improvements PID 119753," to improve pedestrian safety at the intersection of Reading Road and Summit Road in the neighborhood of Roselawn; **ESTABLISHING** new capital improvement program project account no. 980x232x262395, "HAM Cincinnati Crossings PID 121898," to install up to six raised crosswalks in the neighborhood of CUF; **AUTHORIZING** the City Manager to accept up to \$260,000 in Metro Transit Infrastructure Fund ("MTIF") grant resources awarded by Cincinnati Metro to support these pedestrian safety projects; **AUTHORIZING** the City Manager to appropriate SORTA MTIF grant resources as follows: (1) up to \$120,000 allocated to capital improvement program project account no. 980x232x262391, "Reading and Summit Improvements

PID 119753,” and (2) up to \$140,000 allocated to capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898”; **AUTHORIZING** the Director of Finance to deposit (1) up to \$120,000 of MTIF grant resources into capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” and (2) up to \$140,000 of MTIF grant resources into capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898”; and **AUTHORIZING** the City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

Recommendation BUDGET, FINANCE & GOVERNANCE COMMITTEE

Sponsors: City Manager

27. [202601094](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, **ESTABLISHING** new capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality grant of up to \$6,600,000 awarded through the Ohio-KentuckyIndiana Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971”; and **AUTHORIZING** the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

Recommendation BUDGET, FINANCE & GOVERNANCE COMMITTEE

Sponsors: City Manager

28. [202601095](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/18/2026, **ESTABLISHING** new capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality Grant of up to \$8,800,000 awarded through the Ohio-KentuckyIndiana Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971”; and **AUTHORIZING** the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

Recommendation BUDGET, FINANCE & GOVERNANCE COMMITTEE

Sponsors: City Manager

CLERK OF COUNCIL

29. [202601088](#) **STATEMENT**, submitted by the Clerk of Council formally filing a copy of the Financial Disclosure Statement for Thomas Francis Speth/Principal Engineer.

Recommendation FILE

Sponsors: Clerk of Council

BUDGET, FINANCE & GOVERNANCE COMMITTEE

30. [202601041](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **AUTHORIZING** the City Manager to apply for, accept, and appropriate a grant of up to \$288,535 from the Ohio Department of Health Get Vaccinated Ohio Public Health Initiative (ALN 93.268) to support activities that are designed to increase immunization rates among children under two years of age, school-aged children, and adolescents; and **AUTHORIZING** the Director of Finance to receive and deposit the grant funds into Public Health Research Fund revenue account no. 350x8556.

Recommendation PASS

Sponsors: City Manager

31. [202601051](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **ESTABLISHING** new capital improvement program project account no. 980x203x262055, "ORT Sawyer Pt and Yeatman's Cove Bike Trail - OKI Grant," to provide grant resources for safety improvements to the Ohio River Trail through Sawyer Point and Yeatman's Cove; **AUTHORIZING** the City Manager to accept and appropriate a grant of up to \$1,000,000 from the federal Transportation Alternatives (ALN 20.205) program, as awarded by the Ohio-Kentucky-Indiana Regional Council of Governments, to newly established capital improvement program project account no. 980x203x262055, "ORT Sawyer Pt and Yeatman's Cove Bike Trail - OKI Grant"; and **AUTHORIZING** the Director of Finance to deposit the grant resources into newly established capital improvement program project account no. 980x203x262055, "ORT Sawyer Pt and Yeatman's Cove Bike Trail - OKI Grant."

Recommendation PASS

Sponsors: City Manager

32. [202601042](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **AUTHORIZING** the transfer and appropriation of \$114,948.92 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to existing capital improvement program project account no. 980x981x262534, "Fleet Replacements - Obsolete," to acquire automotive and motorized equipment using proceeds from the sale and subrogation of obsolete automotive and motorized equipment.

Recommendation PASS EMERGENCY

Sponsors: City Manager

33. [202601043](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **AMENDING** Ordinance No. 43-2026 to update capital improvement program project account no. 981x256x262505, "Fleet Replacements," to 980x981x262505, "Fleet Replacements," to correct a project numbering error.

Recommendation PASS EMERGENCY

Sponsors: City Manager

SUPPLEMENTAL ITEMS

CLIMATE, CITY SERVICES & INFRASTRUCTURE COMMITTEE

34. [202601065](#) **MOTION**, submitted by Councilmember Jeffreys, **WE MOVE** that the administration produce a report in the next 30 days on the following: Estimate the one-time cost to remove all blighted, broken parking meters (similar to the attached pictures) that are present across the city; Share any data on current parking revenue from those blighted, broken parking meters sports compared to the average parking revenue per spot. (STATEMENT ATTACHED)

Recommendation ADOPT

Sponsors: Jeffreys

HOUSING & GROWTH COMMITTEE

35. [202601048](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **APPROVING AND AUTHORIZING** the City Manager to execute a First Amendment to Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC, an affiliate of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 1405 Clay Street in the Over-The-Rhine neighborhood of Cincinnati.

Recommendation PASS

Sponsors: City Manager

36. [202601049](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **APPROVING AND AUTHORIZING** the City Manager to execute a First Amendment to Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC, an affiliate of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 527 E 13th Street in the Over-the-Rhine neighborhood of Cincinnati.

Recommendation PASS

Sponsors: City Manager

37. [202601050](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **APPROVING AND AUTHORIZING** the City Manager to execute a Second Amendment to Community Reinvestment Area Tax Exemption Agreement with Broadway Square I, LLC and Broadway Square I PL, LLC, affiliates of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 1108-1124 Broadway and 1206 East 12th Street in the Pendelton neighborhood of Cincinnati.

Recommendation PASS

Sponsors: City Manager

38. [202601053](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/11/2026, **APPROVING AND AUTHORIZING** the City Manager to execute

a Community Reinvestment Area Tax Exemption Agreement with Daffin Courtview LLC, thereby authorizing an twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 7 W. Court Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 7,300 square feet of commercial space and approximately 25,000 square feet of residential space consisting of nineteen residential rental dwelling units, at a total construction cost of approximately \$1,920,000.

Recommendation PASS EMERGENCY

Sponsors: City Manager

ANNOUNCEMENTS

Adjournment

202601071



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

March 2026

APPOINTMENT

I hereby appoint Reggie Harris to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202401072

March 2026

APPOINTMENT

I hereby appoint Storm Boyd to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202601073

March 2026

APPOINTMENT

I hereby appoint Carson Hartlage to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

2/26/2024

March 2026

APPOINTMENT

I hereby appoint Jeniece Jones to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202601076

March 2026

APPOINTMENT

I hereby appoint Joshua Petty Kayes to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202401077

March 2026

APPOINTMENT

I hereby appoint Sarah Pickle to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

20240107

March 2026

APPOINTMENT

I hereby appoint Jeremy Jay Phillippi to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202401079

March 2026

APPOINTMENT

I hereby appoint Karen Morgan to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202401090

March 2026

APPOINTMENT

I hereby appoint Delia Sosa to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202607041

March 2026

APPOINTMENT

I hereby appoint Jeremy Tyler to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of two years ending March 25th, 2028. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

202401082

March 2026

APPOINTMENT

I hereby appoint Jonah Yokoyama to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval



AFTAB PUREVAL
City of Cincinnati, Office of the Mayor

20260303

March 2026

APPOINTMENT

I hereby appoint Nicha Zingarelli to the Cincinnati Lesbian, Gay, Bisexual, Transgender, Queer/Questioning, Intersex, Asexual, and other sexual and gender Identities (LGBTQIA+) Commission for a term of four years ending March 25th, 2030. This appointment is submitted to City Council for its advice & consent pursuant to its Rules.



Mayor Aftab Pureval

2220110

Date: March 18, 2026

To: Councilmember Anna Albi
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Resolution - Recognizing Adoria L. Maxberry**

Transmitted herewith is a resolution captioned as follows:

RECOGNIZING Adoria L. Maxberry as a 2026 Women's History Month honoree and
EXPRESSING the appreciation of the Mayor and the Council of the City of Cincinnati
for her work as a trailblazing Cincinnati-based artist.

EESW/IMD(dbr)
Attachment
4917-7771-1511

RESOLUTION NO. _____ - 2026

RECOGNIZING Adoria L. Maxberry as a 2026 Women’s History Month honoree and **EXPRESSING** the appreciation of the Mayor and the Council of the City of Cincinnati for her work as a trailblazing Cincinnati-based artist.

WHEREAS, Adoria L. Maxberry is a visual artist, licensed arts educator, civic leader, wife, and mother of three who facilitates unique and meaningful art experiences focused on creativity, exploration, and reflection, and who is often sought out for her ability to capture an audience with her engaging personality; and

WHEREAS, Mrs. Maxberry is known for designing murals throughout Greater Cincinnati, including works in Ziegler Park, the Newport Kroger, the Evanston Recreation Center, and the new First Financial Convention Center, as well as the letter “M” in the Cincinnati Black Lives Matter Mural; and

WHEREAS, Mrs. Maxberry is the founder of Most OutGROWing LLC, an organization rooted in helping others grow spiritually, mentally, and creatively beyond expectations through art, and which recently received the Outstanding Business Award from the Ohio Arts Education Association; and

WHEREAS, Mrs. Maxberry is a charter member of the Xi Chapter of the Gamma Xi Phi professional fraternity and is a leader at The Living Water Ministries, where she ministers through song, dance, and speech; and

WHEREAS, Mrs. Maxberry serves as the visual arts educator at Woodford Academy, is a designer and lead teaching artist for Artworks, was selected as a Crayola Creativity Ambassador, and curated “Revolutionary Recipes: The Flavors of a Black Woman Amplified” at the Contemporary Art Center as a Queen’s Village “Through Her Eyes” Artist in Residence and Wave Pool MATCH Fellow; and

WHEREAS, Mrs. Maxberry is an Emmy-nominated voice actress and lead puppeteer on the Emmy-winning Books Alive! For Kids series, “Paige’s Place”; and

WHEREAS, Mrs. Maxberry serves on the boards for Artsville, Black Art Speaks, and the Duncanson Society of the Taft Museum of Art, and is an active member and former chair of her Cincinnati Public Schools Local School Decision Making Committee; and

WHEREAS, Mrs. Maxberry finds joy in sharing her experiences as a Taft Museum of Art “Artist Reaching the Classroom” Artist in Residence; and

WHEREAS, Mrs. Maxberry was recognized as a YWCA Rising Star and as a “2022 Black Is Excellence: Unsung Hometown Hero” by the City of Cincinnati; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Mayor and this Council hereby recognize Adoria L. Maxberry as a 2026 Women’s History Month honoree for her dedication to helping others grow beyond expectations and for positively impacting our community through art.

Section 2. That this resolution be spread upon the minutes of Council and that a copy be provided to Mrs. Maxberry through the office of Councilmember Anna Albi.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Submitted by Councilmember Anna Albi

20260114
Date: March 18, 2026

To: Councilmembers Anna Albi, Ryan James, Evan Nolan, Meeka Owens, and Seth Walsh
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Resolution - Recognizing Farmer Music Center**

Transmitted herewith is a resolution captioned as follows:

EXPRESSING the support of the Council of the City of Cincinnati for the development of the Farmer Music Center as a catalyst for a new era of cultural tourism and economic activity in Cincinnati and **EXPRESSING** Council's commitment to allocate \$8,000,000 in capital resources by the end of Fiscal Year 2027 to support the construction of the Farmer Music Center.

EESW/MSS(dbr)
Attachment
4926-6442-7670

EESW

RESOLUTION NO. _____ - 2026

EXPRESSING the support of the Council of the City of Cincinnati for the development of the Farmer Music Center as a catalyst for a new era of cultural tourism and economic activity in Cincinnati and **EXPRESSING** Council’s commitment to allocate \$8,000,000 in capital resources by the end of Fiscal Year 2027 to support the construction of the Farmer Music Center.

WHEREAS, the Farmer Music Center will be a \$160,000,000 state-of-the-art amphitheater designed to host up to 20,000 guests that will be a premier live-music destination; and

WHEREAS, the Farmer Music Center will be located within the city of Cincinnati and is expected to yield major economic returns to Cincinnati taxpayers; and

WHEREAS, more specifically, an \$8,000,000 allocation by Council is expected to result in a \$100,000,000 economic impact annually and \$15,000,000 in additional City tax revenue over ten years; and

WHEREAS, the City’s investment of \$8,000,000 would be recaptured as tax revenue in just over five years; and

WHEREAS, the \$8,000,000 allocation by Council will be contingent upon the Administration’s project underwriting, standard review processes, and other conditions appropriate and necessary to guarantee the completion of the project; and

WHEREAS, the Cincinnati Symphony Orchestra and MEMI are leveraging significant private funding to bring this transformative project to completion; and

WHEREAS, in addition to this significant private funding, the Cincinnati Symphony Orchestra is requesting public support at the state and local level to help complete this major investment in Cincinnati’s live music landscape; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That this Council expresses support for the development of the Farmer Music Center as a catalyst for cultural tourism and economic activity in Cincinnati.

Section 2. That this Council expresses its commitment to allocate \$8,000,000 in capital resources by the end of Fiscal Year 2027 to support the development of the Farmer Music Center.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Submitted by Councilmembers Anna Albi, Ryan James, Evan Nolan, Meeka Owens, and Seth Walsh



202601103

Mark Jeffreys
Councilmember

Motion: Eliminating Street Takeovers on Cincinnati Streets

March 16, 2026

With the massive street takeover this past weekend, someone is going to be seriously hurt or killed unless further measures are put in place to prevent this type of activity in the future.

Therefore, WE MOVE that the administration produce a report in the next 30 days on the following:

- A recommendation on an ordinance similar to Louisville that puts in place a civil fine & impoundment of cars for up to 6 months.
- Other policy choices City Council can make to eliminate street takeovers.

STATEMENT

On Saturday, March 14, ~100 vehicles organized in Cincinnati for a street takeover. In fact, it was advertised on social media (attached). The Cincinnati Police Department arrested 50 individuals with guns recovered. 58 cars were impounded, of which only 9 were registered to an individual within the city limits (3 from Madisonville, 2 from Westwood, 2 from Price Hill, 1 from Saylor Park, 1 from Spring Grove Village). 39 were outside of city limits but Ohio (Columbus, Troy, Cleveland, Fairfield, Sunbury, Reynoldsburg), 7 from Kentucky, 1 from Indiana, 1 from Illinois and 1 from Texas.

Other cities, such as Louisville, have successfully clamped down on street takeovers. In Louisville, they have instituted higher civil fines of up to \$1,000 for the first offense and \$2,000 for repeat offenses and allow police to seize and hold vehicles involved for up to 6 months creating a major financial penalty due to towing and storage costs. This has resulted in a significant reduction on street takeovers.

The advertisement on social media and the fact that 85% of the cars impounded were from individuals outside of Cincinnati clearly shows that some view Cincinnati as a destination for this type of dangerous activity. We must do what we can to prevent further street takeovers especially as we enter the warmer months.

Social Media Post Advertising Street Takeover



- ohiotakeover_ and 4 others
- sliduction_614 2d Reply
- grind_life72 You meet When I'm 1d Reply
- Hide replies
- im_a_lame_nca1 ama be 23h Reply See translation
- ryzaz99 How u join the 1d Reply
- _4ever_anttt Vall cancel scared of no 12 15h Reply
- aiden2smoovee
- WE C

Mark Jeffreys

Councilmember Mark Jeffreys

Seah

Anna Allie

JEFF CAMERDING

J079
85

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PSQL

ZB

Date: March 18, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202600422

Subject: **Liquor License – NEW**

FINAL RECOMMENDATION REPORT

OBJECTIONS: The Cincinnati Police Department

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 10009559-1
PERMIT TYPE: NEW
CLASS: D5J
NAME: JDM GROUP, LLC
DBA: BIZY BEES BAKERY
6601 GRACELY DR
CINCINNATI OH 45233

As of today's date, the Buildings & Inspections Department has declined to comment on this investigation.

On January 16, 2026, the Sayler Park Village Council was notified and do not object.

Police Department Recommendation

Objection No Objection

David M. Laing, Assistant City Prosecutor

Law Department - Recommendation

Objection No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: March 6, 2026.

Date: March 11, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202600937

Subject: **Liquor License – NEW**

FINAL RECOMMENDATION REPORT

OBJECTIONS: None

This is a report on a communication from the State of Ohio, Division of Liquor Control, advising of a permit application for the following:

APPLICATION: 10012308-1
PERMIT TYPE: NEW
CLASS: D-5J
NAME: AROUND THE TABLE CINCY, LLC
DBA: AROUND THE TABLE CINCY
3105 PRICE AVE
CINCINNATI OH 45205

As of today's date, the Buildings & Inspections Department has declined to comment on this investigation.

On January 27, 2026, the East Price Hill Improvement Association was notified and do not object.

Police Department Recommendation

Objection No Objection

David M. Laing, Assistant City Prosecutor

Law Department - Recommendation

Objection No Objection

MUST BE RECEIVED BY OHIO DIVISION OF LIQUOR CONTROL BY: March 20, 2026.

Date: 3/18/2026

To: Mayor and Members of City Council
 From: Sheryl M. M. Long, City Manager 202601066
 Subject: **SPECIAL EVENT PERMIT APPLICATION: Avenue Experience**

In accordance with Cincinnati Municipal Code, Chapter 765; CHASE MOSIJOWSKY has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Avenue Experience
EVENT SPONSOR/PRODUCER: College Hill Community Urban Redevelopment Corporation
CONTACT PERSON: Aditiya Pradhan
LOCATION: College Hill DORA
DATE(S) AND TIME(S): 05/30/2026 10:30am—05/30/2026 4:00pm
EVENT DESCRIPTION: Avenue Experience is an annual event hosted by College Hill CURC. The event will kick off with a parade at 10:30 a.m., starting at the College Hill Plaza (5825 Hamilton Ave, Cincinnati, OH 45224) and ending at 12 pm in Patrick’s Park (5923 Hamilton Ave, Cincinnati, OH 45224). Followed by an event at Patrick’s Park starting from 12 pm to 4 pm. The community event includes various games and fun activities for children, live music, and refreshments.
ANTICIPATED ATTENDANCE: 2,000
ALCOHOL SALES: YES. NO.
TEMPORARY LIQUOR PERMIT HOLDER IS: Downtown Residents Council

cc: Lieutenant Colonel Adam D. Hennie, Interim Police Chief

Date: 3/18/2026

To: Mayor and Members of City Council 202601067
 From: Sheryl M. M. Long, City Manager
 Subject: **SPECIAL EVENT PERMIT APPLICATION: Party on Piatt: Spring Social**

In accordance with Cincinnati Municipal Code, Chapter 765; CHASE MOSIJOWSKY has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: Party on Piatt: Spring Social
EVENT SPONSOR/PRODUCER: Downtown Residents Council
CONTACT PERSON: CHASE MOSIJOWSKY
LOCATION: Piatt Park
DATE(S) AND TIME(S): 05/17/2026 10:00am—05/17/2026 4:00pm
EVENT DESCRIPTION: Large social event encouraging residents of downtown to congregate around Piatt Park, socialize, patronize local businesses, connect with organizations serving downtown, and further drive improved Quality of Life issues downtown. Nearby apartment buildings will be providing open houses to available units, live music will be provided, too.
ANTICIPATED ATTENDANCE: 200
ALCOHOL SALES: YES. NO.
TEMPORARY LIQUOR PERMIT HOLDER IS: Downtown Residents Council

cc: Lieutenant Colonel Adam D. Hennie, Interim Police Chief

Date: 3/18/2026

To: Mayor and Members of City Council 202601068
 From: Sheryl M. M. Long, City Manager
 Subject: **SPECIAL EVENT PERMIT APPLICATION: People of Hope Museum Tour**

In accordance with Cincinnati Municipal Code, Chapter 765; Catholic Charities Southwestern Ohio has submitted a Special Event Permit Application Form to the Chief of Police. The Special Event Permit Application has been reviewed by the following department(s): Cincinnati Police Department, Fire Department, Health Department, Parks Department, Department of Building and Inspections, Department of Community and Economic Development, Department of Finance, Department of Public Services, and Department of Transportation and Engineering. There are no objections to issuing the Special Events Permit.

The particulars of the requested event are as indicated:

EVENT NAME/TITLE: People of Hope Museum Tour
 EVENT SPONSOR/PRODUCER: Catholic Charities Southwestern Ohio
 CONTACT PERSON: David Taylor
 LOCATION: Banks
 DATE(S) AND TIME(S): 7/16-17/2026 11:00 am - 11:00 pm
 EVENT DESCRIPTION: Catholic Charities USA (CCUSA) will soon launch a nationwide storytelling initiative and traveling exhibit called People of Hope: Faith-Filled Stories of Neighbors Helping Neighbors. It will be in Cincinnati on Thursday, July 16, and Friday, July 17. The People of Hope Museum will bring stories of compassion directly to communities, showing how small acts of generosity can strengthen neighborhoods and bring faith to life.
 ANTICIPATED ATTENDANCE: 1000
 ALCOHOL SALES: YES. NO.
 TEMPORARY LIQUOR PERMIT HOLDER IS: (identify, if "YES" is checked above)

cc: Lieutenant Colonel Adam D. Hennie, Interim Police Chief

March 18th, 2026

To: Mayor and Members of City Council

202601075

From: Sheryl M. M. Long, City Manager

Subject: Resolution – Proposed Hyde Park neighborhood plan, Plan Hyde Park

Transmitted is a Resolution captioned:

APPROVING Plan Hyde Park as the planning guide for the Hyde Park neighborhood.

The City Planning Commission recommended approval of the neighborhood plan at its March 6, 2026 meeting.

Summary

The Department of City Planning and Engagement, along with the Hyde Park Neighborhood Council, *Plan Hyde Park* Steering Committee, and community members, propose *Plan Hyde Park* as the Hyde Park neighborhood’s comprehensive plan document. Neighborhood plans are crucial for residents to have a concrete vision of their neighborhood which may be used to reference and guide the future of the community. The plan makes it easier to obtain grants or other funds for recommendations within the plan. Lastly, the plan identifies the direction the community wishes to proceed regarding future development and other initiatives. This plan documents Hyde Park’s vision for the future while focusing on four theme areas: Quality of Life, How We Move, Hyde Park Square, and Built Environment.

The City Planning Commission recommended the following on March 6, 2026 to City Council:

APPROVE the proposed neighborhood plan, Plan Hyde Park, as the Hyde Park neighborhood’s guiding comprehensive plan document.

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



DBS

EESW/EEF

RESOLUTION NO. _____ - 2026

APPROVING Plan Hyde Park as the planning guide for the Hyde Park neighborhood.

WHEREAS, the Hyde Park Neighborhood Council requested that the City of Cincinnati work with it, neighborhood residents, business owners, and other stakeholders to create the first comprehensive plan for the Hyde Park neighborhood since 1983; and

WHEREAS, in crafting the neighborhood plan, the Hyde Park Neighborhood Council and the community at large formed the Plan Hyde Park Steering Committee to champion the planning process, establish working groups focused on themes and geographic areas of importance in the neighborhood, identify goals for the future of the neighborhood, and promote solutions to existing challenges; and

WHEREAS, over the course of nine years, the Plan Hyde Park Steering Committee convened community-driven brainstorming meetings, conducted surveys, held public forums, drafted proposed goals, strategies, and actions steps, and refined those drafts incorporating feedback from community members to achieve the desired neighborhood quality of life and to supplement and further direct implementation of Plan Cincinnati (2012); and

WHEREAS, these efforts led to the creation of Plan Hyde Park to serve as the guiding instrument for the development of the Hyde Park neighborhood; and

WHEREAS, the Hyde Park Neighborhood Council and community stakeholders desire for Plan Hyde Park to be officially approved by the Council so that it may serve as the City of Cincinnati's official planning guide for the Hyde Park neighborhood; and

WHEREAS, Plan Hyde Park is consistent with the Strategies for all five Initiative Areas of Plan Cincinnati (2012), particularly the Compete Initiative Area goal to "[f]oster a climate conducive to growth, investment, stability, and opportunity" (page 102); the Connect Initiative Area goal to "[d]evelop an efficient multi-modal transportation system that supports neighborhood vitality" (page 129); the Live Initiative Area goal to "[d]evelop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (page 150); the Sustain Initiative Area goal to "[p]reserve our natural and built environment" (page 193); and the Collaborate Initiative Area goal to "[w]ork in synergy with the Cincinnati community" (page 210); and

WHEREAS, at its meeting on March 6, 2026, the City Planning Commission reviewed Plan Hyde Park and recommended it for approval; and

WHEREAS, a committee of Council considered and approved Plan Hyde Park, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, Council considers Plan Hyde Park to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Plan Hyde Park is in furtherance of the goals, strategies, and visions of the City of Cincinnati and its comprehensive plan, Plan Cincinnati (2012).

Section 2. That Plan Hyde Park, attached hereto as Attachment "A" and incorporated by reference herein, is hereby approved.

Section 3. That this resolution be spread upon the minutes of Council and that a copy be sent by the Clerk of Council to the Hyde Park Neighborhood Council at P.O. Box 8064, Cincinnati, OH 45208.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

ATTACHMENT A

PLAN HYDE PARK



Approved by Cincinnati City Council
on Month, Day, Year

ACKNOWLEDGEMENTS

Plan Hyde Park is dedicated to the people of Hyde Park — past and present — who have made our neighborhood a beautiful place to call home.

The Department of City Planning and Engagement prepared this plan with assistance from various City Departments. The planning process was led by the Plan Hyde Park Steering Committee, a group of residents, business owners, and City staff that met regularly from February 2017 through 2025.

Thank you to the Steering Committee members who volunteered countless hours identifying and defining the goals and strategies of this plan. Steering Committee members were also an integral part of the public outreach process: hosting focus groups and engagement sessions, spreading the word about the plan, encouraging community members to participate, and ensuring everyone had a chance to make their voice heard.

Steering Committee:

| | |
|-----------------|------------------|
| Janet Buening | Couper Gardiner |
| Kathryn Gibbons | Dave Hapner |
| Scott Hassell | Anthony Isaacs |
| Stan Kittle | Norm Lewis |
| Dick Males | Sean McGrory |
| Andy Scarpitti | Lori Wellinghoff |

Special thanks to:

The Hyde Park Community United Methodist Church for regularly hosting steering committee meetings.

Dave Hapner and the team at **Clark Montessori School** for hosting the public meetings.

The Hyde Park Community, who shared their time and ideas throughout the process.

Photos by Stacey Hoffman unless noted otherwise.

City of Cincinnati City Council:

Mayor Aftab Pureval
Vice Mayor Jan-Michele Lemon Kearney
President Pro Tem Scotty Johnson
Council Member Anna Albi
Council Member Jeff Cramerding
Council Member Ryan James
Council Member Mark Jeffreys
Council Member Evan Nolan
Council Member Meeka Owens
Council Member Seth Walsh

Cincinnati City Staff:

City Manager Sheryl M M Long
City Planning and Engagement Director
Katherine Keough-Jurs
City Planning Division Manager Stacey Hoffman
City Planner Emily Burns

City Planning Commission:

Chair Jacob Samad
Vice Chair Daniella Beltran
Commission Member Darrick Dansby
Commission Member John Eby
Commission Member Anne Sesler
City Manager Sheryl M M Long
City Manager Designee
William Weber
Council Member Anna Albi



Photo by Cincinnati Public Schools



Why I ❤️ HP
Tree-lined Streets

Why I ❤️ HP
Walkability

Why I ❤️ HP
Proximity to other things in Cincinnati

Why I ❤️ HP
Walk, walk, walk! **FIX people homes, businesses**

Why I ❤️ HP
Walkability

Why I ❤️ HP
Community Vibe
Artistic original feel

Why I ❤️ HP
The Square!

Why I ❤️ HP
Walkability
High Quality Public Streets

Why I ❤️ HP
Walkability

Why I ❤️ HP
ARCHITECTURE + WALKING ACCESSIBILITY

Why I ❤️ HP
Why do I walk so many times a day?

Why I ❤️ HP
LIVABILITY
CICADAS

Why I ❤️ HP
Walking to: **shops, restaurants, etc.**

Why I ❤️ HP
Compact Urban Square

Why I ❤️ HP
HOUSING STOCK

Why I ❤️ HP
People
Small town feel near city

Why I ❤️ HP
Walkable with nice infrastructure and well-maintained streets

Why I ❤️ HP
walk to restaurants!

Why I ❤️ HP
People
Small town feel near city

Why I ❤️ HP
Walkable with nice infrastructure and well-maintained streets

Why I ❤️ HP
THE SQUARE!

Why I ❤️ HP
Walkability

Why I ❤️ HP
walk to restaurants!

Why I ❤️ HP
Small town feel
walkability

Why I ❤️ HP
Close to home
Close to work

Why I ❤️ HP
TREE LINED STREETS

Why I ❤️ HP
It's safe - convenient friendly

Why I ❤️ HP
walkable friendly
Close to get morning shopping

Why I ❤️ HP
Neighborhood feel
Great street scene
Pretty things to look at

Why I ❤️ HP
Close to home
Close to my heart
Close to perfect

Why I ❤️ HP
Walkability

Why I ❤️ HP
COMMUNITY

Why I ❤️ HP
The Square - Businesses, Restaurants, Park

Why I ❤️ HP
Walkability

Why I ❤️ HP
COMMUNITY

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EXECUTIVE SUMMARY

Plan Hyde Park represents the priorities and collective vision for the future of the Hyde Park community. It has been over forty years since the last neighborhood-wide comprehensive plan was completed in 1983. This plan incorporates the many changes that have occurred, while reflecting the enduring qualities that make the community special. The result is a thoughtful vision for a thriving neighborhood that serves its residents, businesses, and visitors well.

The plan is centered on the people who live in and visit Hyde Park. More than 100 residents and other stakeholders were engaged in the development of this plan, providing input and feedback at public meetings, drafting the priorities and goals, and sharing updates. The goals are organized around four key themes that surfaced: Quality of Life, How We Move, Hyde Park Square, and the Built Environment. It is the Steering Committee's hope that the goals and objectives of this plan support the following community priorities:

Community

- be a place where all are welcome
- provide housing opportunities for both current and new residents at all stages of life
- promote human engagement

Policy

- maintain historic land use patterns
- enforce existing standards (zoning, land use, building code)
- use appropriate incentives for new development and modification of existing structures

Connectivity

- support and improve walkability
- improve public transportation
- provide for non-automotive mobility

Place

- preserve residential character
- promote commercial development in existing commercial areas
- ensure that Hyde Park remains safe, clean, and attractive (schools, green space, recreation)







Photo by Les Wellings

VISION

Incorporated as a village in 1896 and annexed to the City of Cincinnati in 1903, Hyde Park is a welcoming, thriving, and ever-evolving neighborhood with a respect for history. An established community, it is valued for its tree-lined, walkable streets, distinctive housing stock, vibrant business districts, strong schools, parks, and places of worship. Hyde Park offers residents and visitors a place to live, work, learn, shop, and dine with a beautiful public square at its center.

INTRODUCTION

This plan, created with significant community engagement, represents the voices of the people of Hyde Park and their strong desire that their community remains a primarily residential neighborhood, supported by vibrant but limited commercial areas. The people who live, work, or own property or businesses in Hyde Park recognize it must continue to adapt as the population and lifestyles change, housing stock ages, and the community itself evolves. Ongoing development is necessary to keep the neighborhood dynamic. New development should be sensitive to existing properties and uses, prioritizing community needs. This plan outlines a comprehensive future vision for Hyde Park for the next quarter-century and provides well-defined guidelines to achieve positive change.



Photo by Lori Wellington



Photo by Janet Suen Ng

FRAMEWORK

Plan Hyde Park is the neighborhood's guiding document, establishing the community's vision for the future along with the goals and strategies to achieve the ideas. The previous Hyde Park Plan was adopted in 1983. Drafting this plan brought the neighborhood and City together to collaborate and update the neighborhood's goals based on the current and future needs of the community. The plan ensures a balance of protection and smart growth that will benefit the existing community and be the foundation for healthy future generations.

WHO WILL USE THE PLAN?

As a guiding document, Plan Hyde Park will be used by many agencies and individuals, including:

- **Hyde Park Neighborhood Council:** The plan will assist the council in decision-making processes, such as determining support for future developments and zoning requests, community budget requests, and grant writing. In addition, the plan provides a list of actions for the neighborhood to consider to help achieve its goals, including priority levels and partners, see **Implementation** section.
- **City of Cincinnati:** The plan will be used by City staff to draft reports and recommendations and used by the City Council and City Planning Commission to make decisions on future developments and zoning requests.
- **Developers and Property Owners:** The plan's vision and goals will help guide developers and property owners in Hyde Park when making development decisions.
- **Residents:** The plan can be a resource for existing and future residents looking to be involved and make an impact in their community.

HISTORY

The Hyde Park neighborhood, and the surrounding Cincinnati area, is built on the native homelands of Indigenous tribes, including the Delaware, Myaamia, and Shawnee peoples. These tribes were forced to relinquish their land following the Battles of Wabash and Fallen Timbers in the late 1700s which led to the Treaty of Greenville (1795).

Hyde Park is a beautiful, historic, family-friendly neighborhood on the east side of Cincinnati. The community's story dates back to the 19th century, when it was known as Mornington. At that time, the area was primarily farmland and large estates owned by the city's most prominent figures.

The landscape of Mornington began to change in 1882 when the Cincinnati & Eastern Railroad opened service connecting eastern suburbs to downtown Cincinnati, making it one of the area's many "Streetcar Suburbs." Recognizing the potential of this increased accessibility to inspire growth, Charles and John Kilgour—two of Cincinnati's successful businessmen—assembled the Mornington Syndicate in 1892. The purpose of this group was to guide development such that the area would remain appealing to wealthy residents. To that end, Mornington was renamed "Hyde Park," taking inspiration from New York's exclusive, high-end community.

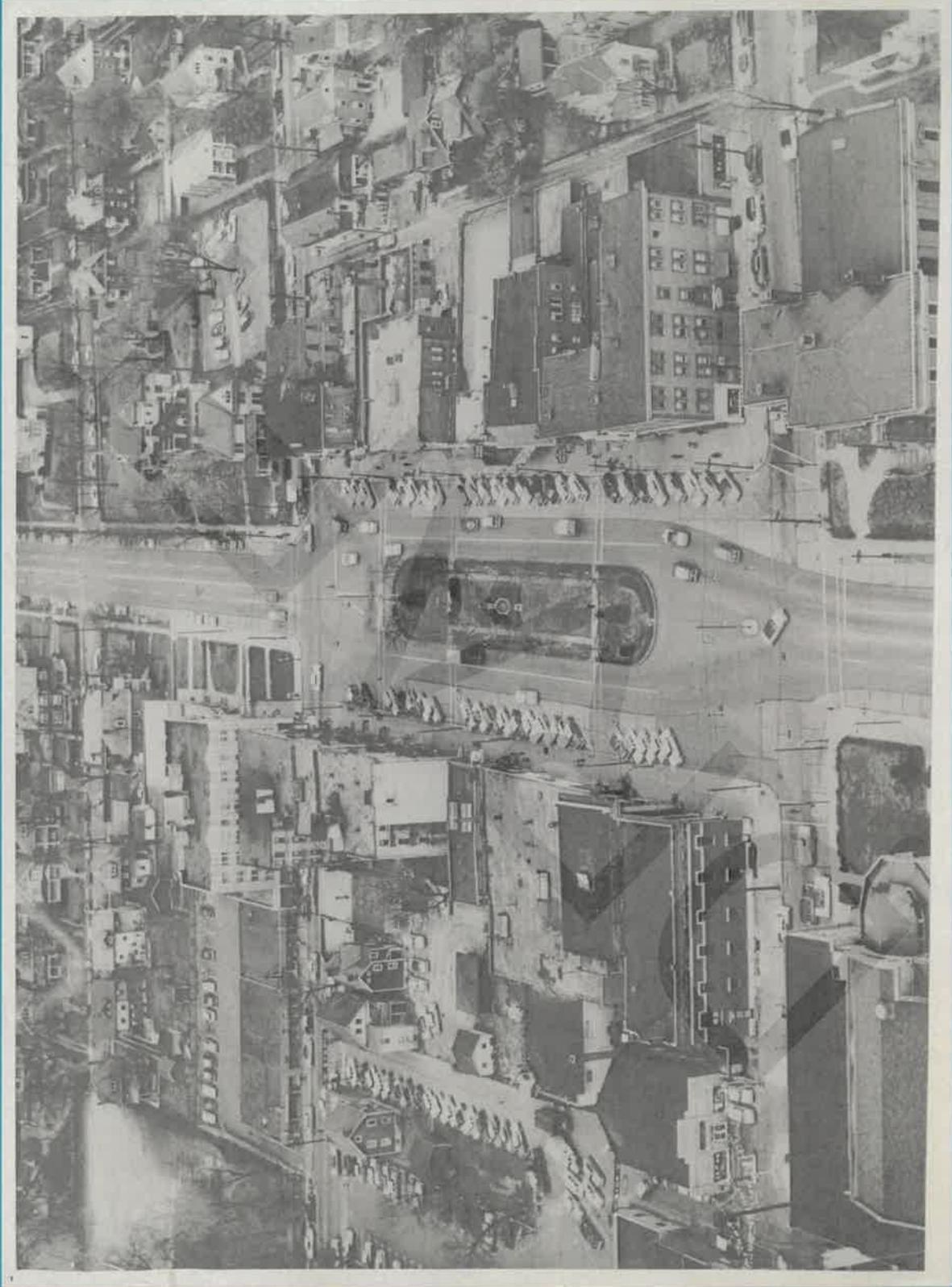


Above: Portland and Western Railroad Company stock certificate
Source: The Norfolk and Western Historical Society

Hyde Park was advertised as “a beautiful plateau, far above the smoke and soot of the city,” reflecting its natural amenities and spectacular views of the Ohio River valley, as well as its separation from the hustle and bustle of downtown. Seeking to move to this haven, wealthy individuals often commissioned designs from renowned architects, leading to a diverse and historically significant housing stock (the “Existing Conditions” section of this plan highlights the many properties listed on the National Register of Historic Places). As a result of this intentional development strategy, the population grew from fewer than a dozen families to 1,691 people in 1900. Hyde Park was officially incorporated as a Hamilton County village in 1896, then annexed soon after by the City of Cincinnati in 1903.

When John Kilgour passed in 1914, his son Bayard Livingston Kilgour inherited and subsequently divided his estate to create “The Pines,” which became home to hundreds of houses in the coming years. Hyde Park saw remarkable growth in the 1920s, not only because of the Kilgour subdivision, but also the apartment buildings and two- to four-family houses that emerged along Madison Road near Hyde Park Square.

By 1960, the neighborhood’s population had grown to over 17,000—over ten times the 1900 population in just 60 years. This was exceptional, as many Cincinnati communities lost residents in the 1950s to suburbs further out from the city. However, the population size started to decline in the 1970s and 1980s as children from neighborhood families moved elsewhere. By 2020, the neighborhood’s population had fallen to 14,193. None-the-less, Hyde Park has continuously maintained its reputation as a neighborhood with a wealth of resources and amenities for Cincinnati residents and families.



Aerial view of Hyde Park Square, published 1956. (Source: The Cincinnati Enquirer)

PRIOR PLANNING EFFORTS

The last comprehensive plan for the Hyde Park neighborhood was completed in 1983. Several other plans have since been completed for the neighborhood, but focus primarily on the business districts of Hyde Park Square and East Hyde Park. Hyde Park also adheres to the city-wide comprehensive plan, Plan Cincinnati (2012). An overview of these plans follows.

1983 - Hyde Park Plan

The last comprehensive plan for the Hyde Park neighborhood was completed in 1983. The plan attempts to maintain a harmonious balance between the Hyde Park Square business district and the surrounding residential areas. It focuses on land use that provides a smooth transitional buffer from commercial to office, then to multi-family, and ultimately to single-family. Major recommendations and guidelines from the plan fall into the categories of zoning, business, housing, transportation, urban design/streetscape, and other.



1984 - Hyde Park Square Neighborhood Business District Urban Design Plan

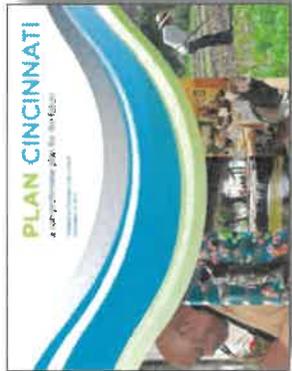
The goal of this plan is to provide a logical, systematic approach over time for guiding the economic and investment forces which are present and those being attracted to Hyde Park Square. The plan explores the challenges in the forces surrounding the business district, develops an economically sound land-use strategy, and creates continuing guidance mechanisms that advocate and assist in carrying out the strategy.





1997 - Hyde Park East Neighborhood Business District Plan

A study of the Hyde Park East business district was completed in 1997 and resulted in recommendations to implement attractive streetscaping, a facade improvement program, and the creation of a district identity. Following the study, the community requested the Hyde Park East Master Plan.



2012 - Plan Cincinnati

Plan Cincinnati is a comprehensive document that serves as a long-range plan to guide and manage growth, protect the environment and influence future development in the City. It is derived from five primary initiative areas; Compete, Connect, Live, Sustain, and Collaborate. These initiative areas were distilled from extensive public consultation, and the document further expands on them by setting them against a physical and policy framework.



2016 - Hyde Park East Master Plan

This plan seeks to address challenges facing the Hyde Park East neighborhood business district and surrounding residential streets. Goals focus on creating a healthy, walkable neighborhood that promotes traffic, bicycle, and pedestrian safety, and provides ample parking for those driving to the Hyde Park East business district as a destination. Branding the neighborhood business district and enhancing the built environment are also priorities of this plan.

THE PROCESS

A successful plan is one that is created with and for the community. Over the course of nine years, which included interruption from the COVID-19 pandemic, the City, Steering Committee, and Hyde Park community collaborated to deliberately create a plan that will guide Hyde Park's future.

Steering Committee

The Steering Committee was the driver behind the planning process, working in tandem with the City and Hyde Park community. The Steering Committee comprised of twelve Hyde Park community members who met with City staff regularly.

The first meeting of the Steering Committee was held in February 2017. Over the next four months this group worked with staff members from City Planning & Engagement to review demographic and existing conditions information and to create a strategy for drafting the plan.

Community Engagement and Drafting Goals

The Hyde Park community has been engaged from the beginning of the process. The community literally came to the table in June 2017 when the public kick-off meeting was held at Clark Montessori School. More than sixty community members came to learn about the planning process and give their input. They

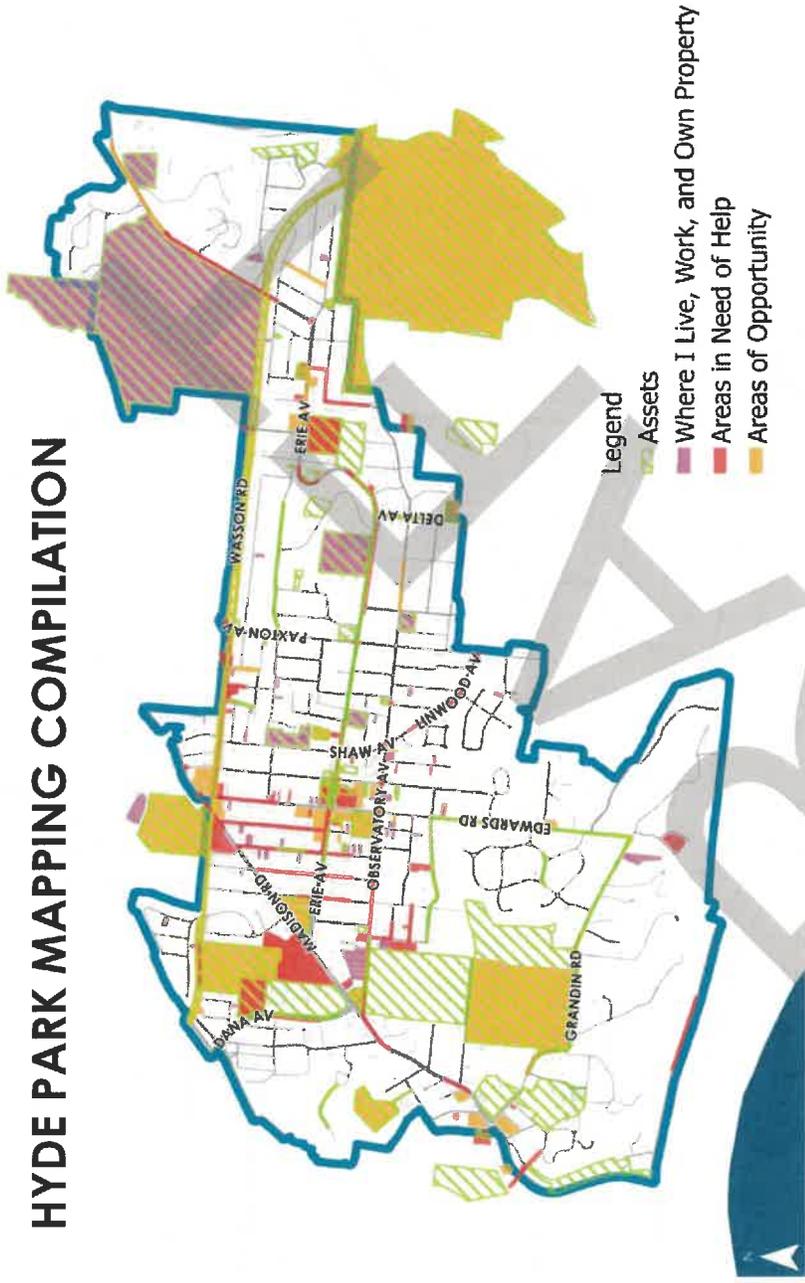


Satellite session at Hyde Park Center for Older Adults (July 2017)
Photo by Janet Buening



Kick-off meeting held at Clark Montessori (June 2017)

HYDE PARK MAPPING COMPILATION



The above map is the compilation of responses mapped at the kick-off and satellite meetings held between June and August 2017.

were asked to map the community’s assets, areas in need of help, and areas prime for development or redevelopment. They were also asked to identify on the map where they live, work, or own property.

In addition to gathering data at the kick-off meeting, a community survey was circulated by email, in print, and via the Hyde Park Neighborhood Council’s website and Facebook page. Additionally, Steering Committee members held several satellite “meeting in an envelope” engagement sessions with small groups to complete the mapping exercise.

After analyzing all data received from the maps and surveys, the Steering Committee determined four areas of focus and established a Working Group for each. The main goals of this plan are divided among those focus areas:

Quality of Life

Hyde Park Square

How We Move

Built Environment

The Working Groups met monthly between September of 2017 and September of 2018 and held a series of public sessions to create goals and action steps that could be implemented. These were shared at an Open House meeting in September 2018, where community members had the opportunity to ask questions, make suggestions, and revise the goals and action steps.

Draft Plan

Following the Open House meeting, the Working Groups refined the goals and strategies based on community feedback. They also drafted a vision statement and created an implementation strategy for the goals and strategies.



The summer and fall of 2019 were dedicated to drafting the plan document. The draft plan was presented to the community at a public meeting held in January 2020.

In spring of 2020, the COVID-19 pandemic put a temporary pause on the plan. After taking time to get reacquainted with the plan,

Materials used to invite the community to join the process.

the Steering Committee and City needed to update the goals and strategies to reflect changes to the neighborhood, including the completion of the portion of Wasson Way within Hyde Park and the adoption of new zoning designations.

An updated draft of the plan document was presented to the community at a public meeting held in April 2025. Community members were largely in agreement with the goals and strategies presented, though there were many questions and comments regarding Future Land Use. The Steering Committee took time to diligently work through public comments. Additional feedback was collected from the community through a survey, which received 49 responses.

Approval Process

The plan was presented to the Hyde Park Neighborhood Council for a vote. The Hyde Park Neighborhood Council reviewed and approved the plan, with one abstention, on February 10, 2026.

Following the plan's approval by the Hyde Park Neighborhood Council, the plan was presented to the City Planning Commission. The City Planning Commission also unanimously approved the plan on DATE 2026. They were pleased with xx.

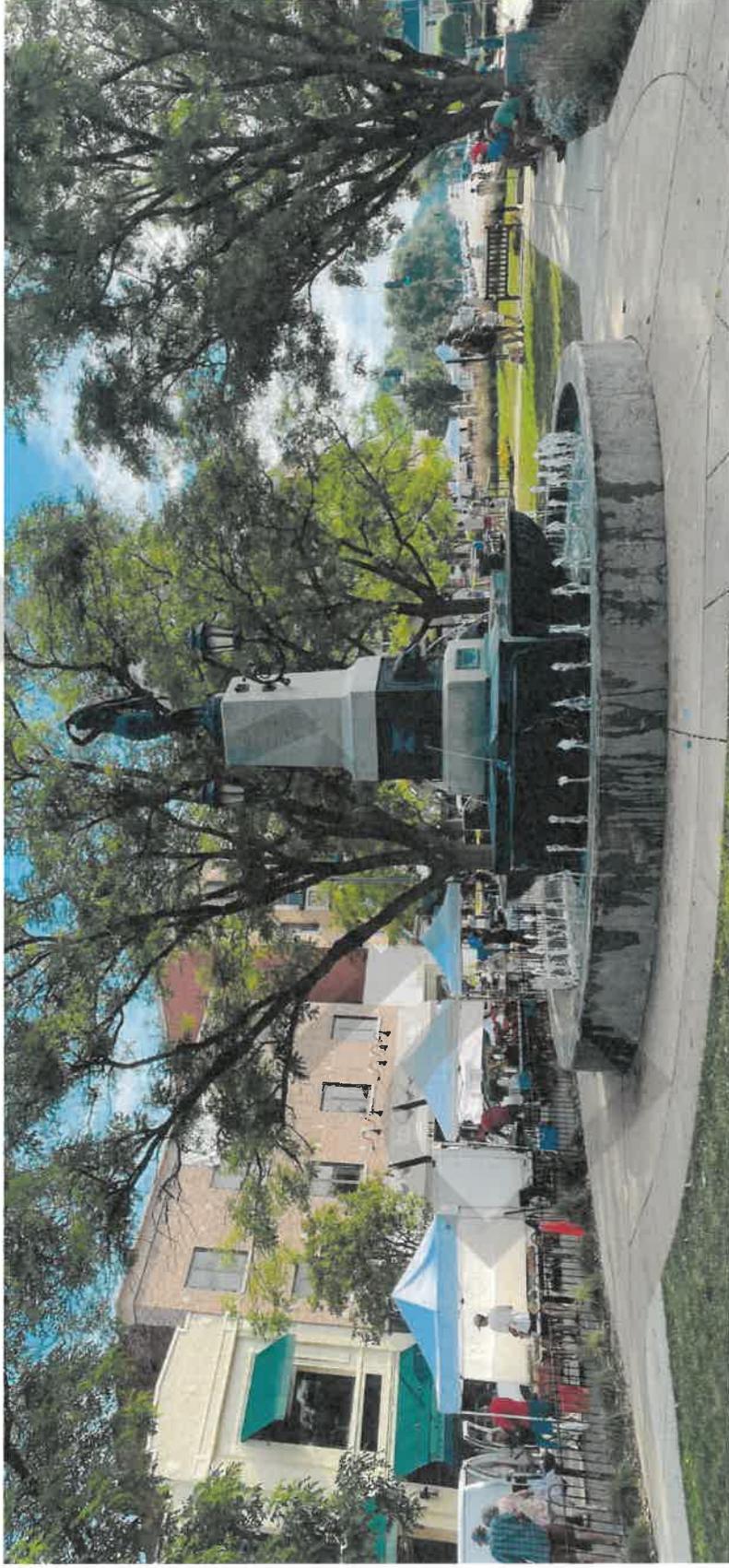
Cincinnati City Council approved the plan on DATE 2026 with Resolution 2026-xxxx.

Implementation and Updates

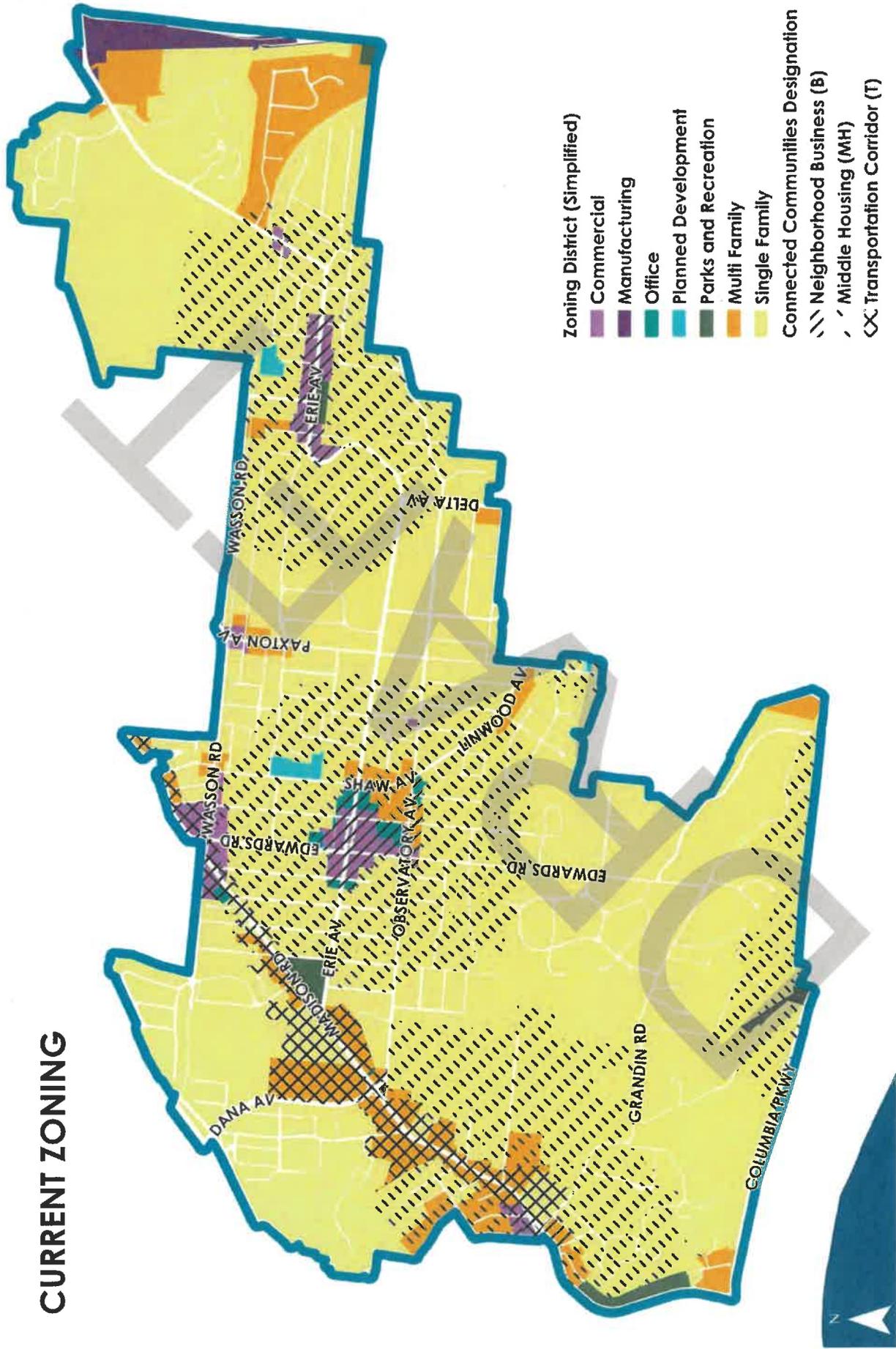
This plan should be reviewed by the community after 10 years to determine if an update is required based on neighborhood conditions and Goal, Strategy, and Action Step progress.

EXISTING CONDITIONS

This section addresses topics such as zoning, land use, and urban form; topography; transportation corridors, streets, and rights-of-way; parks and recreation areas; vacant or underutilized land; historic districts and landmarks; accessibility issues; the environment; and other issues. Population characteristics can be found in the following section, **Demographics**.



CURRENT ZONING



- Zoning District (Simplified)**
- Commercial
 - Manufacturing
 - Office
 - Planned Development
 - Parks and Recreation
 - Multi Family
 - Single Family
- Connected Communities Designation**
- Neighborhood Business (B)
 - Middle Housing (MH)
 - Transportation Corridor (T)

The Existing Zoning map indicates how the property is currently zoned, which determines how the property can be used and developed. For a detailed Zoning Map, go to cagis.hamilton-co.org/cagisonline

TOP 4 ZONING DISTRICTS BY AREA



44.7%

Single-Family-20
(20,000 sq ft)



31.2%

Single-Family-6
(6,000 sq ft)



10.9%

Single-Family-10
(10,000 sq ft)



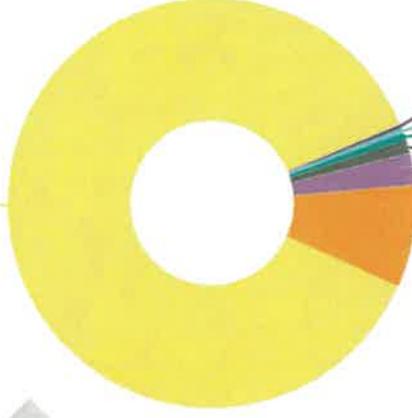
4.6%

Residential
Multi-Family
(1,200 sq ft)

Hyde Park's most predominant zoning districts are Single Family zones, with the most area zoned SF-20, which has a minimum lot size of 20,000 square feet. Non-residential zoning districts comprise less than 5% of the total neighborhood area. See the **Built Environment** section for zoning-related goals and strategies.

Zoning Breakdown by Area (2024)

87.2%
Single Family Districts



8.1%
Multi Family Districts

2.5%
Commercial Districts

1.1%
Parks and Recreation

0.1%
Manufacturing Districts

0.4%
Planned Developments

0.6%
Office Districts

CONNECTED COMMUNITIES

The City adopted a series of land use and zoning policies called Connected Communities that went into effect July 2024. The policies aim to help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all. The zoning changes allow for the development of two-, three-, and four-family homes, relaxed parking requirements, and reduced regulatory barriers near the City's neighborhood business districts (NBDs) and the most prominent public transit routes. For Hyde Park, these Connected Community zones are focused around the neighborhood's two NBDs and Madison Road, Erie Avenue, and Columbia Parkway. For more information, visit www.cincinnati-oh.gov/connected-communities

49.8%

of Hyde Park falls within a Connected Communities designation.

Breakdown of Connected Community designations in Hyde Park by land area



MORE HOUSING OPTIONS



MORE TRANSIT OPTIONS

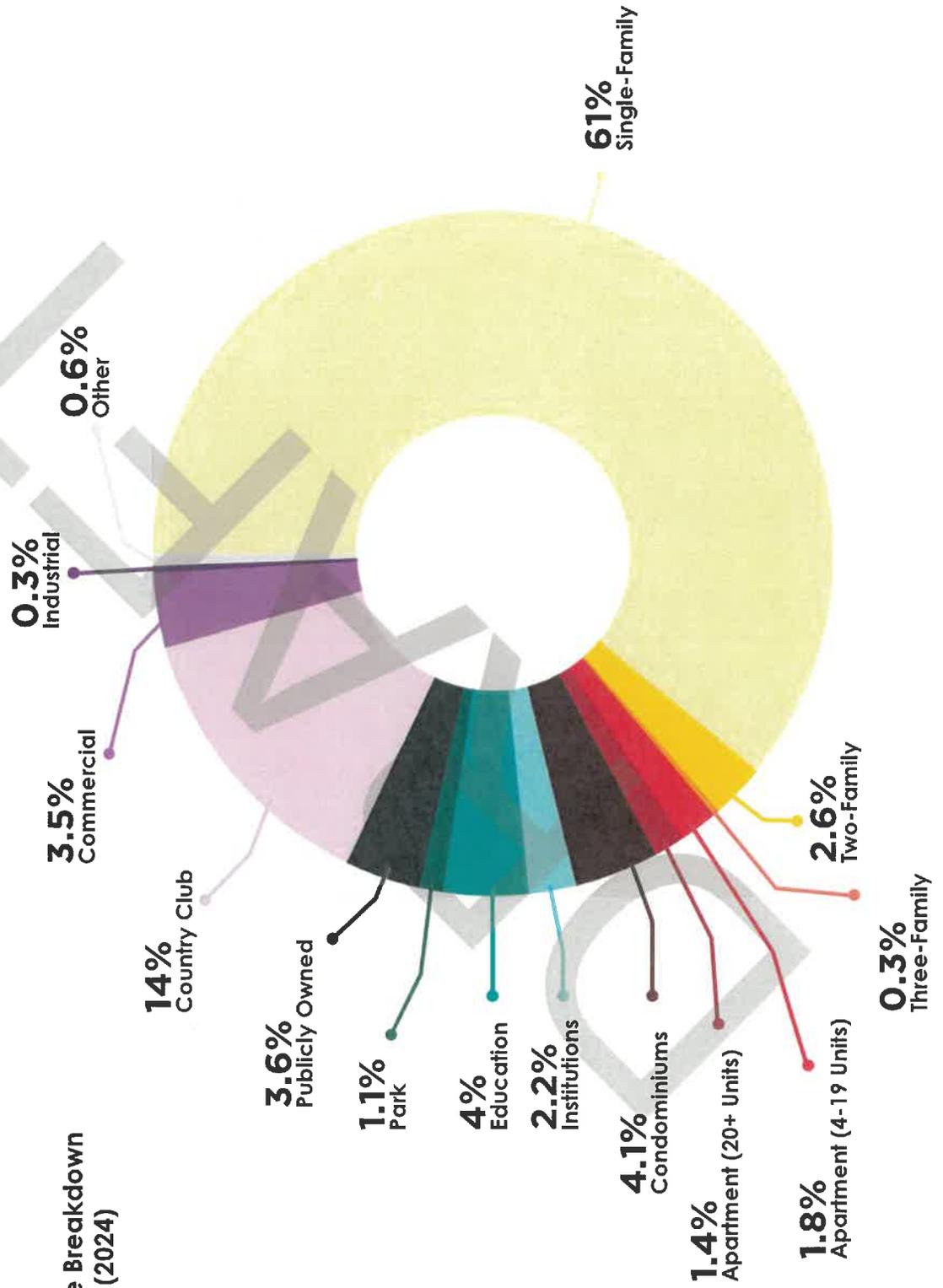


BETTER LAND EFFICIENCY

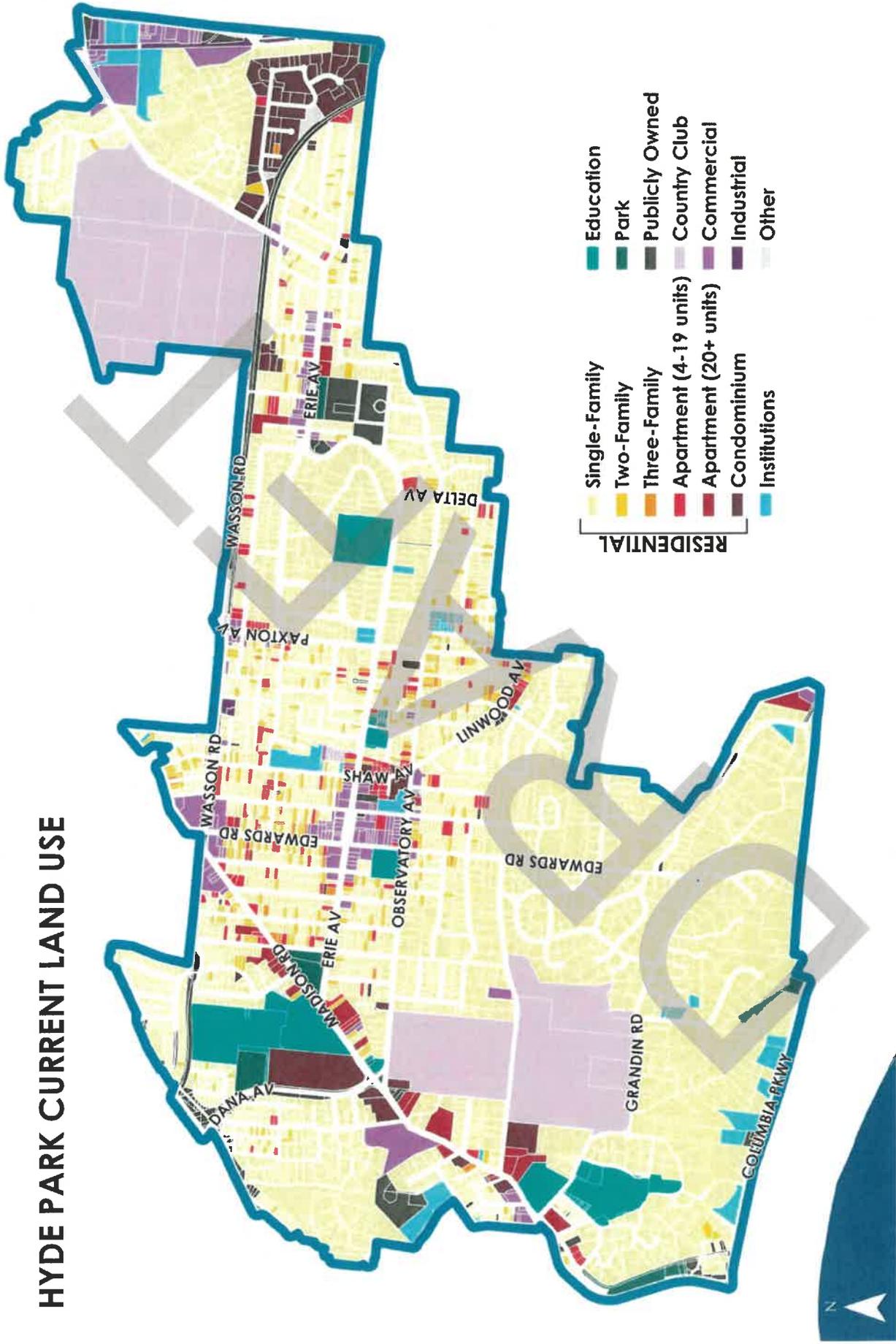
CURRENT LAND USE

While zoning is the legal mechanism for regulating land use and development, the Current Land Use map provides insight into how land is actively being used. The Current Land Use map is based on the Hamilton County Auditor's Land Use Class.

Land Use Breakdown by Area (2024)



HYDE PARK CURRENT LAND USE



Current Land Use was determined based on the Hamilton County Auditor's Land Use Class.

TRANSPORTATION NETWORK

The Transportation Network map on the following page highlights Hyde Park's access to Interstate-71 via Observatory/Dana Avenue or Edwards Road. Major Arterial roads are considered high capacity and are identified on the map. They consist of Madison Road, Observatory Avenue, Linwood Avenue, Delta Avenue, Marburg Avenue, a portion of Edwards Road (between Observatory Avenue and Wasson Road), and a portion of Erie Avenue (between Delta Avenue and Marburg Avenue). The second tier of arterial roads are identified as Minor Arterial roads and consist of Wasson Road, Erie Avenue, and Herschel Avenue (includes Pinehurst Avenue, a portion of Pape Avenue, and Herschel View Street).

The map also depicts the approximate location of the Wasson Way, which will be discussed further in the **How We Move** section of this plan. All phases within and immediately adjacent to Hyde Park are now complete.

VISION ZERO

A program run by the City of Cincinnati's Department of Transportation and Engineering (DOTE) focused on improving pedestrian safety, with the mission to lower pedestrian deaths to zero. DOTE uses crash data to identify and track pedestrian crash hotspots throughout Cincinnati. These hotspots are targeted for safety interventions, including:



TRAFFIC CALMING



STREET REDESIGN



SPEED LIMIT REDUCTION AND ENFORCEMENT

**REPORT
SAFETY
CONCERNS
AT:**

www.cincinnati-oh.gov/visionzero

URBAN DESIGN OVERLAY DISTRICTS

Hyde Park contains two Urban Design Overlay Districts (UDODs): Hyde Park Square and Hyde Park East. The purposes of the overlay districts are to protect and enhance the physical character of the districts, prevent the deterioration of property, encourage private investment to improve and stimulate economic vitality and social character of the district, and to ensure that infill development does not adversely affect the physical character of the area. Development within these districts must comply with the standards established when the district was created. The requirements of a specific UDOD are outlined in Chapter 1437 of the Zoning Code.

HYDE PARK URBAN DESIGN OVERLAY DISTRICTS

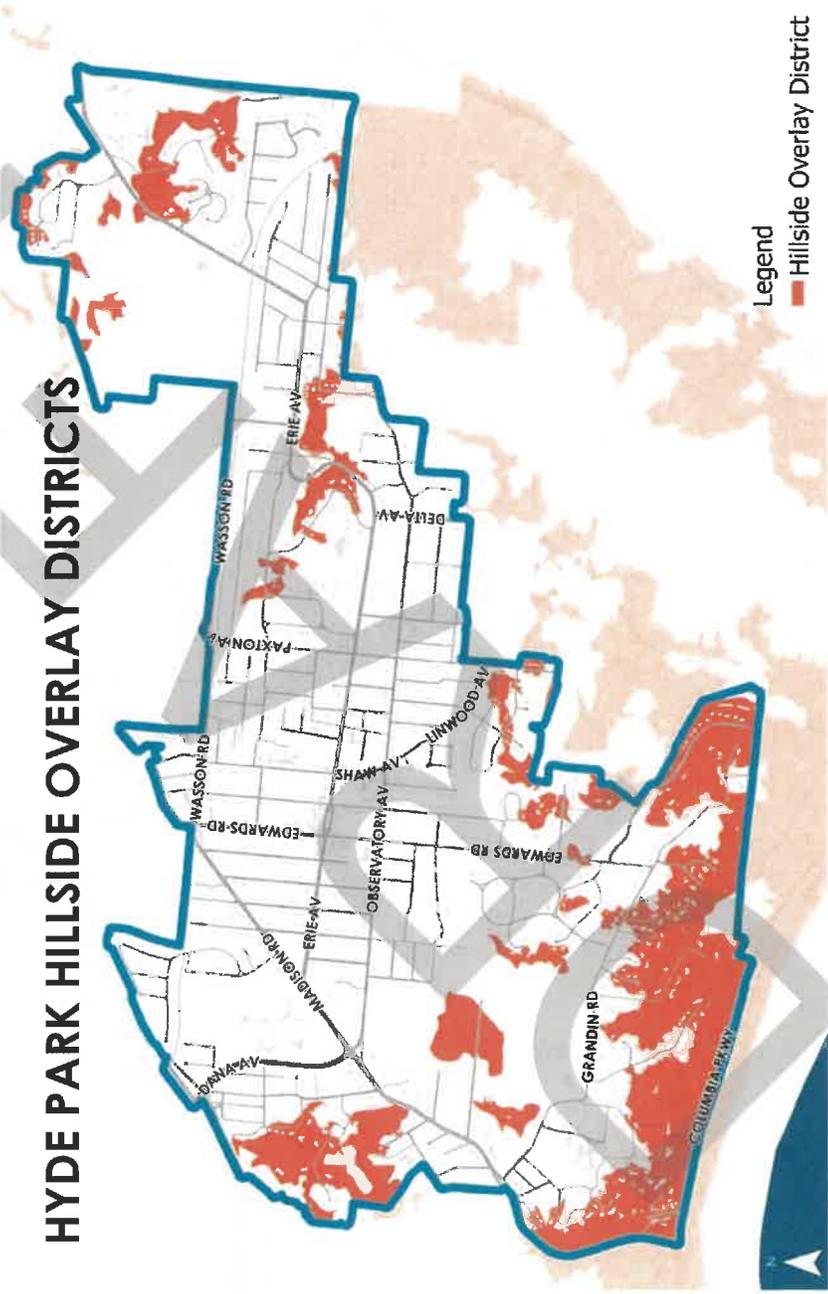


Hyde Park Square Business District and Hyde Park East Business District

HILLSIDE OVERLAY DISTRICTS

Cincinnati's hillsides make our city unique, but can also pose risks due to their natural instability. The City of Cincinnati regulates development on hillsides that have a higher potential for landslide. These areas have been designated as being within the Hillside Overlay District. The regulations are found in the Cincinnati Zoning Code and are intended to prevent damage to the City's hillsides.

HYDE PARK HILLSIDE OVERLAY DISTRICTS

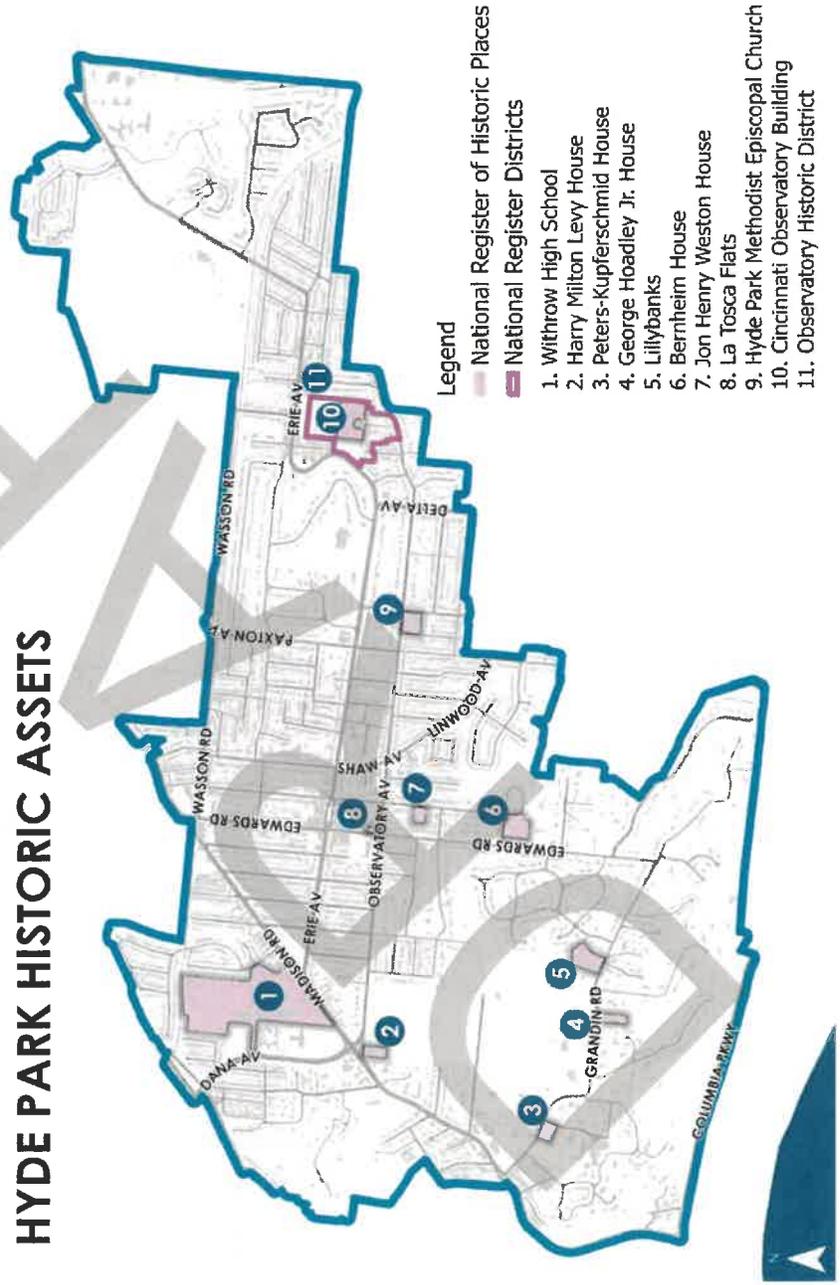


The most significant Hyde Park hillsides are along the periphery, mostly along the southern and western edges of the neighborhood. Development within this district must comply with the Hillside Development Standards outlined in the Cincinnati Zoning Code.

HISTORIC ASSETS

Hyde Park is home to many historic assets, some of which have been recognized with a listing on the National Register of Historic Places. The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community, state, or the nation. Hyde Park has eleven listings on the National Register of Historic Places that includes ten buildings and one district.

HYDE PARK HISTORIC ASSETS



The following Hyde Park properties are listed on the National Register of Historic Places:

1 Withrow High School, 2488 Madison Road

Areas of Significance: Architecture and Education
Date of Construction: 1919

Located at the intersection of two major thoroughfares, Madison Road and Erie Avenue, Withrow High School is a focal point in the Hyde Park neighborhood. The large-scale grouping is located on a 14-acre tract and includes six structures: three major buildings, a stadium, clocktower, and footbridge. Spacious, landscaped grounds surround the building.



Withrow High School (June 1981)
Academic Building
Photo by Chris Cain

2 Harry Milton Levy House, 2383 Observatory Avenue

Area of Significance: Architecture
Date of Construction: 1917

At the corner of Madison Road and Observatory Avenue lies the Harry Milton Levy House, a distinguished example of both the Craftsman and Tudor Revival architectural styles. The 0.86-acre property contains a two-story home, 3-bay garage, pool, terraces, and flowerbeds. One of the most notable features is a smooth stone fountain featuring a child's head flanked by stylized fish.



Harry Milton Levy House (Sept 1997)
Photo by Beth Sullebarger

3 **Peters-Kupferschmid House, 2167 Grandin Road**

Area of Significance: Transportation
Date of Construction: 1860

The Peters-Kupferschmid House was significant due to its association with Ralph Peters, the Superintendent and General Manager of multiple Cincinnati railroads and Vice President of the Cincinnati Chamber of Commerce in the late nineteenth and early twentieth centuries. The house was located on a 0.88-acre lot facing Grandin Road, but it was demolished. Today, the property is part of the Summit Country Day School campus.



Peters-Kupferschmid House (Feb 1984)
Photo by Rita Walsh

4 **George Hoadley Jr. House, 2337 Grandin Road**

Area of Significance: Architecture
Date of Construction: c. 1900

The George Hoadley Jr. house is on a one-acre lot facing Grandin Road near Corbin Drive. It is the earliest example of the concrete building tradition that made Cincinnati architectural firm Elzner & Anderson famous. It is also an early and sophisticated example of the Mission Revival style in Cincinnati that became popular in the early twentieth century.



George Hoadley Jr. House (Sept 1989)
Photo by Rita Walsh

5 **Lillybanks, 2386 Grandin Road**

Area of Significance: Architecture
Date of Construction: 1926

Lillybanks, named for the daylilies planted along Grandin Road, is a beautiful example of Tudor Revival style architecture. The house is located on a 1.36-acre lot that was part of the subdivision of Joseph Longworth's Rookwood estate. It stands out from other developments in the subdivision due to its orientation toward the street and its distinct air of dignity and privacy.



Lillybanks (Sept 1982)
Photo by Elisabeth Tuttle

6 Bernheim House, 195 Green Hills Road

Area of Significance: Architecture

Date of Construction: c. 1912-1913

The Bernheim House on Green Hills Road is a fine example of the Colonial Revival style in Cincinnati, characterized by pilasters and Palladian arches. The original 13-acre parcel was subdivided and became the Green Hills and Far Hills subdivisions, but the original character of the Bernheim House remained preserved.



Bernheim House (Mar 1982)

Photo by Elisabeth Tuttle

7 John Henry Weston House, 1321 Michigan Avenue

Area of Significance: Community Development

Date of Construction: 1873

The John Henry Weston House serves as a prime example of adaptive reuse. It links Hyde Park's suburban past to its present as a more urban community. When the property was converted in 1917 from a mansion to six apartments, elements of the original Italianate style were thoughtfully integrated with modern architectural styles: Neoclassical, Tudor Revival, and Craftsman.



John Henry Weston House (Dec 2000)

Photo by Margo Warminski

8 La Tosca Flats, 2700 Observatory Avenue

Area of Significance: Architecture
Date of Construction: 1915

The La Tosca Flats on Observatory Avenue are a unique example of Prairie-style architecture - characterized by masonry detailing, windows, woodwork, and mantelpieces - applied to an apartment building. The six-unit structure also represents a significant period in the neighborhood's history including its annexation by the City of Cincinnati and the expansion of streetcar lines and utilities.



La Tosca Flats (Mar 1998)
Photo by Margo Warminski

9 Hyde Park Methodist Episcopal Church, 1345 Grace Avenue

Area of Significance: Architecture
Date of Construction: 1927

The Hyde Park Methodist Episcopal Church, known today as the Hyde Park Community United Methodist Church, is located at the corner of Grace Avenue and Observatory Avenue is a distinguished example of the American Collegiate Gothic Revival style in Cincinnati. The architectural style is rooted in permanence and stability while the activities within are driven by progressive values and an emphasis on the community.



Hyde Park Methodist Episcopal Church
(Mar 2006)
Photo by Rudy Heath

10 Cincinnati Observatory Building, 3489 Observatory Place

Area of Significance: Education, Science, and Architecture
Date of Construction: 1873

The Cincinnati Observatory is notable for its contributions to the field of American astronomy and because it was designed by famous Cincinnati-based architect Samuel Hannaford (1835-1911). Under the leadership of Paul Herget, the Observatory was the home of the International Minor Planet Center. It is also recognized nationally for its contributions to the U.S. space program and orbit calculations. The Cincinnati Observatory is on the National Register of Historic Places and a National Historic Landmark.



The Cincinnati Observatory (Feb 1997)
Photo by Robert Flischel

11 Observatory Historic District, Located along Observatory Avenue & Observatory Place

Area of Significance: Architecture and Science
Dates of Construction: 1874-1923

The Observatory Historic District, located directly south of the Hyde Park East business district, is characterized by single family homes with diverse architectural styles. The Cincinnati Observatory serves as the focal point of this district and boasts many distinctive construction techniques to reduce vibrations and optimize astronomical observation.



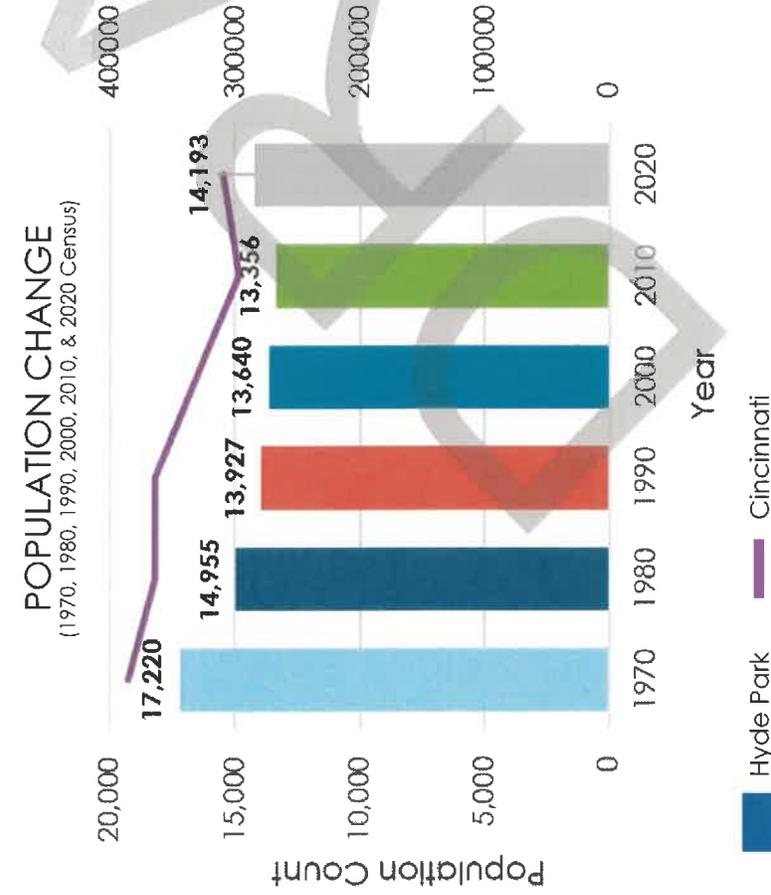
Observatory Historic District (Apr 1978)
Photo by Dan Owens



Photo by Lori Wellinghoff

DEMOGRAPHICS

In preparing a plan for the future of the Hyde Park community, it is important to understand the existing population and population trends over time—both Citywide and at the neighborhood level. The following demographics discussion will summarize key demographics from 1980, 1990, 2000, 2010, and 2020 U.S. Census Bureau data. It should be noted that the analysis relies primarily on data provided by the U.S. Census Bureau. For the purposes of gathering data, Hyde Park refers to Census Tracts 49, 50, and 51.



In 2020, Hyde Park's population was 14,193, a 6% increase from 2010, although still below the 1970 population level of 17,220. Approximately 66%, or two-thirds, of Hyde Park's current residents moved to the neighborhood between 2010 and 2020. While the average age in Hyde Park is 35, most of the new residents moving in are younger. Of the new residents who moved to the neighborhood between 2010 and 2020, around 60% were between the ages of 20 and 29.

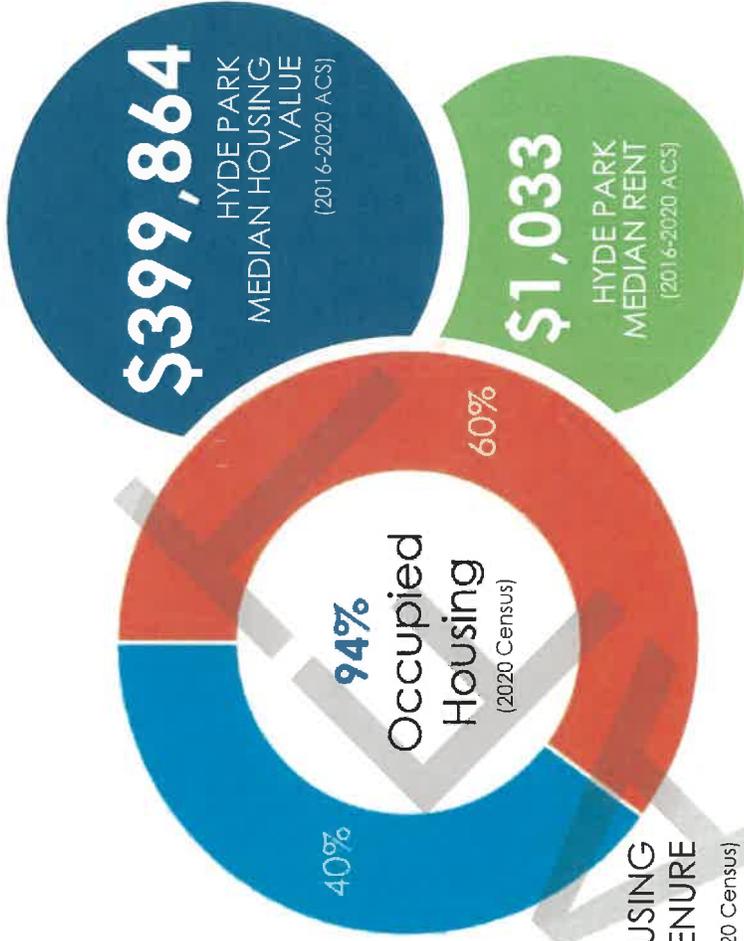
66%
 OF RESIDENTS MOVED TO
 HYDE PARK AFTER 2010
(2016-2020 ACS)

Almost two-thirds of the housing units in Hyde Park are owner-occupied, in contrast to the City as a whole, where about two-thirds of housing units are renter-occupied. The housing stock also reflects the history of the neighborhood; around 53% of the housing in Hyde Park was built before 1940.

53%

OF HOUSING
BUILT BEFORE
1940

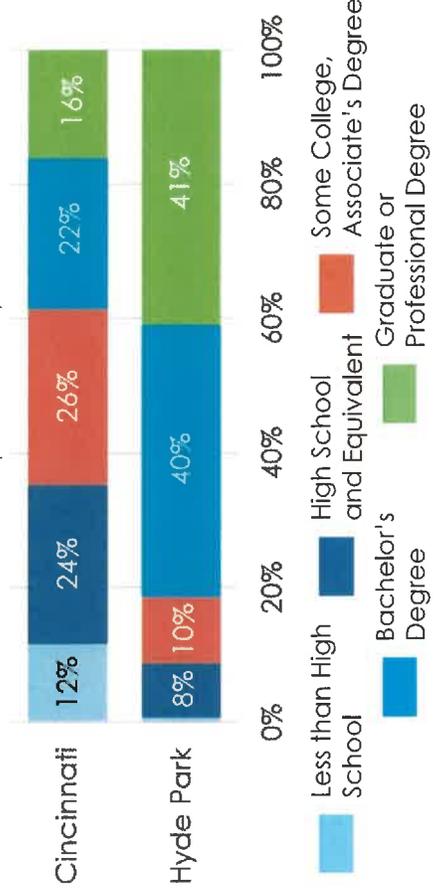
(2016-2020 ACS)

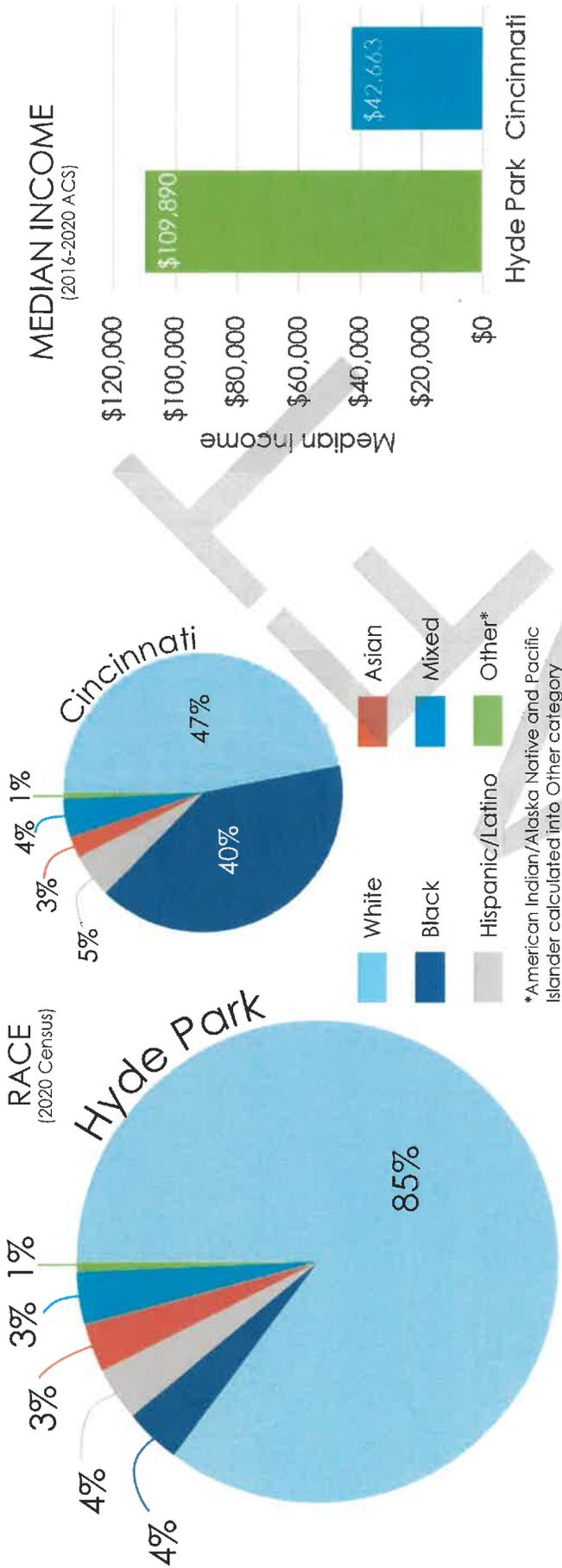


HOUSING
TENURE
(2020 Census)



EDUCATIONAL ATTAINMENT
(2016-2020 ACS)





The majority of Hyde Park residents are White, and a little over 80% of residents have at least a Bachelor's degree. The neighborhood has a median income over two and a half times the City's median income. Higher income levels balance with the neighborhood's higher median home values and rental prices, leading to a lower portion of residents considered housing burdened by HUD standards, or paying more than 30% of their income on housing.

The hope is that the goals and strategies in this plan provide for current residents while also attracting diverse new neighbors. Promoting a variety of housing types and developing more non-automotive mobility options are some examples of how Hyde Park can accommodate present and future residents by creating more opportunities.





GOALS AND OBJECTIVES

After analyzing all data received from the maps and surveys, the Steering Committee determined four areas of focus and established a working group for each. The main goals of this plan are divided among those focus areas:

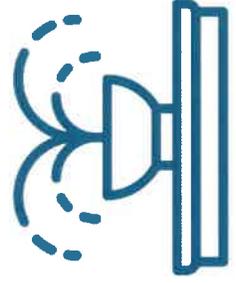
Quality of Life



How We Move



Hyde Park Square



Built Environment



QUALITY OF LIFE

HOW WE MOVE

GOAL 1

Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

GOAL 3

Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

GOAL 2

Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

GOAL 1

Promote pedestrian, bicycle, and traffic safety.

GOAL 2

Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

GOAL 3

Improve public transportation within Hyde Park.

GOAL 4

Promote walkability and other non-automotive transportation.

GOAL 4

Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

GOAL 5

Protect and preserve the residential streets of Hyde Park.

GOAL 6

Plan for future transportation needs.

HYDE PARK SQUARE

GOAL 1

Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

GOAL 3

Beautify and improve the streetscape and infrastructure of Hyde Park Square.

GOAL 2

Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

GOAL 4

Promote events on the Square that build community and enhance commerce.

BUILT ENVIRONMENT

GOAL 1

Preserve Hyde Park's residential form.

GOAL 2

Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

GOAL 3

Expand community knowledge of the Zoning Code and City-wide development processes.

GOAL 4

Find opportunities for the Zoning Code to better align with this plan.

GOAL 5

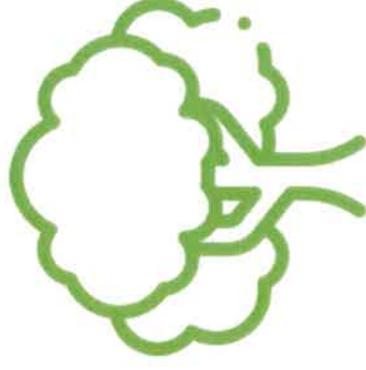
Enforce Zoning, Building, and Health code violations in a timely fashion.



Photo by Lori Wellinghoff

QUALITY OF LIFE

Hyde Park is a vibrant and ever-changing community that retains the cherished characteristics of its historic roots: a safe, peaceful residential neighborhood with tree-lined streets and a town square at its center. Signature community events and traditions, preservation of the tree canopy and green spaces, an attractive, functional streetscape that invites people to gather in the Square, and maintaining key services such as the library, post office, banks, and strong schools will keep Hyde Park a welcoming and well-kept place to call home for generations to come. Gateway markers and flags, streets and sidewalks in good repair, improved signage for public parking, outdoor dining areas, and the integration of Wasson Way with the community will encourage visitors to come to Hyde Park to shop, dine, and play.





Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

Strategy 1

Establish and implement a strong neighborhood identity for Hyde Park.

Action Step 1: Create attractive gateways at key traffic and pedestrian portals to the neighborhood.

Action Step 2: Maintain the flags/banners that identify the Hyde Park Square business district.

Strategy 2

Capitalize on neighborhood events unique to Hyde Park.

Action Step 1: Market events and activities in creative and comprehensive ways, using methods to reach all ages, backgrounds, and ethnicities, so that everyone has information and feels welcome.

Action Step 2: Encourage the creation of additional signature events. Annual events currently include the Student of the Year Awards for all seven Hyde Park Schools (May), Hyde Park Blast (June), July 4th Fireworks in Ault Park (July), St. Mary's Church festival (August), the Hyde Park Art Show (October), Halloween on the Square (October), the holiday tree lighting (November), and the Farmers' Market (May – October).



Strategy 3

Provide ways for residents to stay engaged and involved in the neighborhood.

Action Step 1: Explore options for leveraging neighborhood technology—such as a community website and wayfinding—to provide information about and to the community.

Action Step 2: Seek to establish additional community amenities and gathering spaces, such as an arts center, senior center, playground, dog park, and flexible public seating areas.

Strategy 4

Promote Hyde Park as a life-span community that offers everything from preschools to senior residences to support people of all ages.

Action Step 1: Enhance communications with the Eastside Recreation Center, the Public Library, schools, churches, and other institutions and agencies that serve the various populations of Hyde Park.

Action Step 2: Encourage programs and events that promote opportunities for different age groups to interact with each other.



Existing banner in
Hyde Park Square



Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

Strategy 1

Encourage all schools to be more accessible to and connected with the community at large.

Action Step 1: Promote Community Learning Centers at neighborhood public schools.

Action Step 2: Publicize the community resources available at all Hyde Park schools. Seek to establish stronger community connections with these schools.

Action Step 3: Encourage other community institutions to collaborate with the schools.

Strategy 2

Support the presence and future growth of the public schools in Hyde Park.

Action Step 1: Preserve the historic main buildings of Hyde Park School and Withrow High School.

Action Step 2: Collaborate with the Hyde Park School Parent Teacher Organization (PTO) to further enhance the playground and community garden, which serve the community after school hours.

Action Step 3: Encourage increased community connections with Clark Montessori School, such as public use of indoor meeting spaces and the grounds.



Strategy 3

Encourage the establishment of a variety of early learning and childcare options in the neighborhood.

Action Step 1: Promote awareness of existing preschools to Hyde Park residents, particularly newcomers.

Action Step 2: Identify locations to establish additional opportunities for early learning childcare centers and preschools.





Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

Strategy 1

Maintain and enhance existing green spaces, encouraging usage and access.

Action Step 1: Collaborate with the Cincinnati Park Board and Cincinnati Recreation Commission to create opportunities for additional recreational activities and play equipment in existing green spaces.

Action Step 2: Promote existing Parks Special Use Permit Fee Waiver Policy for non-profit and community organizations to host public events in parks.

Action Step 3: Maintain recreation equipment and facilities throughout Hyde Park.

Action Step 4: Explore enhanced uses of Madison Park, located at the intersection of Madison Road and Erie Avenue.

Action Step 5: Explore additional recreational uses in Police Officer Sonny Kim Park, including a small stage for live music.

Strategy 2

Explore the potential for new green spaces in Hyde Park.

Action Step 1: Work with the Cincinnati Park Board and Cincinnati Recreation Commission to identify and create new parks and green spaces in Hyde Park.

Action Step 5: Support the creation of community gardens and determine appropriate locations.



Strategy 3

Create a plan to identify places where new trees could be planted and the best ways to maintain existing street trees.

- Action Step 1:** Promote partnerships with the Cincinnati Park Board's Division of Urban Forestry, Hyde Park Neighborhood Council, businesses, developers, property owners, and nonprofits to plant new trees on public and private property.
- Action Step 2:** Encourage formation of a Hyde Park Neighborhood Council committee to work proactively with Urban Forestry to remove and replace dead or dying street trees.
- Action Step 3:** Identify locations for additional street trees.
- Action Step 4:** Support efforts to protect mature trees on private land during tear-downs and new construction.
- Action Step 5:** Encourage the addition of street trees with new construction, where feasible, to promote a better urban canopy.

Strategy 4

Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

The Cincinnati Park Board's Division of Urban Forestry oversees the long-term care and development of Cincinnati's urban tree canopy and tree maintenance in the public right-of-way. A Public Tree Inventory can be found on their website:
www.cincinnati-oh.gov/cincyparks/natural-resources/urban-forestry



4

Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

Strategy 1

Continue to work with Cincinnati Police District 2 and the Cincinnati Fire Department to better understand issues within the community and increase community safety.

Action Step 1: Request police walking patrols, especially in areas and times of high pedestrian traffic.

Action Step 2: Invite representatives of District 2 and Cincinnati Fire Station 46 to report at the monthly Hyde Park Neighborhood Council meetings.

Strategy 2

Enhance the neighborhood's unique character with visual improvements.

Action Step 1: Work with appropriate City agencies to remove advertising benches and replace them with attractive, ad-free metal benches.

Action Step 2: Add ad-free benches in appropriate public areas to provide resting places for pedestrians.

Action Step 3: Encourage businesses to establish outdoor seating areas, with adherence to all City regulations.



Action Step 4: Explore the potential for moving utility lines underground throughout Hyde Park.

Action Step 5: Explore a special improvement district or similar mechanism to ensure funding is available to maintain the historic gaslights and other architectural elements of public space (streetlights, benches, etc.).

Action Step 6: Remove abandoned advertising boxes.

Action Step 7: Encourage additional streetscape improvements such as landscaping, planters, and public art.

Strategy 3

Enforce existing signage regulations per the Cincinnati Zoning Code and Urban Design Overlay District (UDOD) guidelines.

Action Step 1: Enforce regulations on the size, type, location, illumination, and animation of signage (free-standing, those on the building exterior, and those visible through windows).

Action Step 2: Use the 311 Cincy application to report signs that are illegal or in poor condition and in need of replacement or removal.



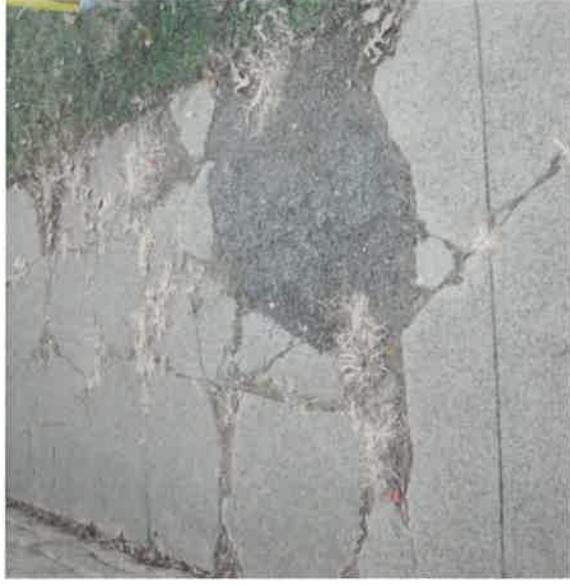
Action Step 3: Educate business owners/operators about the conditions for the allowable use of sandwich-board signs and other free-standing signs on the public sidewalk.

Strategy 4

Bring all streets and sidewalks into good condition and establish a maintenance plan.

Action Step 1: Enforce current City policy that holds property owners responsible for sidewalk repair. Work to establish a more equitable means of funding.

Action Step 2: Periodically assess the condition of the streetscape and coordinate with the appropriate City departments and funding sources for installation, repair, and maintenance.



Example of sidewalk in disrepair.
Photo by Jarret Buehling







HOW WE MOVE

Pedestrian activity has been a defining feature of the Hyde Park community since its inception. Other modes of transportation have been accommodated from horse and carriage to trolley to personal vehicles, but street-level walkability and the person-to-person interaction that it engenders is the foundation of the durable spirit of the neighborhood. It is a key source of the neighborhood's social capital. Retaining and expanding pedestrian activity and adapting it to make it even more accessible and safe will guide the planning for the next generation of mobility in Hyde Park.

While private automobiles will be with us for the foreseeable future, their singular dominance as a mode of transit is waning. The neighborhood is making room for bicycles, scooters, more pedestrians, public transit options, and whatever else the future of transportation holds. The priority of the transportation infrastructure is to serve the neighborhood. The improvements outlined in this plan will create an even more vibrant, connected, and engaged community.





Promote pedestrian, bicycle, and traffic safety.

Strategy 1

Work with Cincinnati Police Department, the Department of Transportation and Engineering (DOTE), and other City departments to review safety strategies.

Action Step 1: Create awareness of and communicate safety concerns through the City's Vision Zero website (www.cincinnati-oh.gov/visionzero).

Action Step 2: Report traffic-related incidents and concerns regarding signalization, crosswalks, bike facilities, traffic, visibility, and more on the City's Vision Zero website.

Action Step 3: Assure student safety: establish safe routes to schools; assess traffic conditions at and around school ingress/egress and where students congregate to board buses.

Strategy 2

Improve pedestrian crossings.

Action Step 1: Assess the need for and install the best current technology at critical intersections (including but not limited to Michigan and Observatory, Delta and Observatory, Madison and Erie, Erie at Clark Montessori School, and at the crosswalks into the Hyde Park Square park) and those identified on the City's Vision Zero website.

Action Step 2: Promote driver awareness of crosswalks with best available strategies and technologies for crosswalks, and by any other means.

Action Step 3: Educate drivers, cyclists, e-scooter riders, and pedestrians on sharing the road, crosswalk laws, and safety practices.





Above: Staff and parent volunteers ensure a safe crossing for Hyde Park School second graders at the intersection of Edwards Road and Observatory Avenue.

Action Step 4: Enforce the laws regarding yielding to pedestrians in crosswalks and cite offenders.

Strategy 3

Improve traffic safety.

Action Step 1: Expand traffic-calming measures to slow traffic and increase safety.

Action Step 2: Use the best current technology and practices to improve safety at key locations (see map on Page 62).

Action Step 3: Work with Hyde Park School to improve traffic flow and increase student safety during school pick-up and drop-off times.

Action Step 4: Enforce driving, parking, and delivery vehicle rules and regulations.

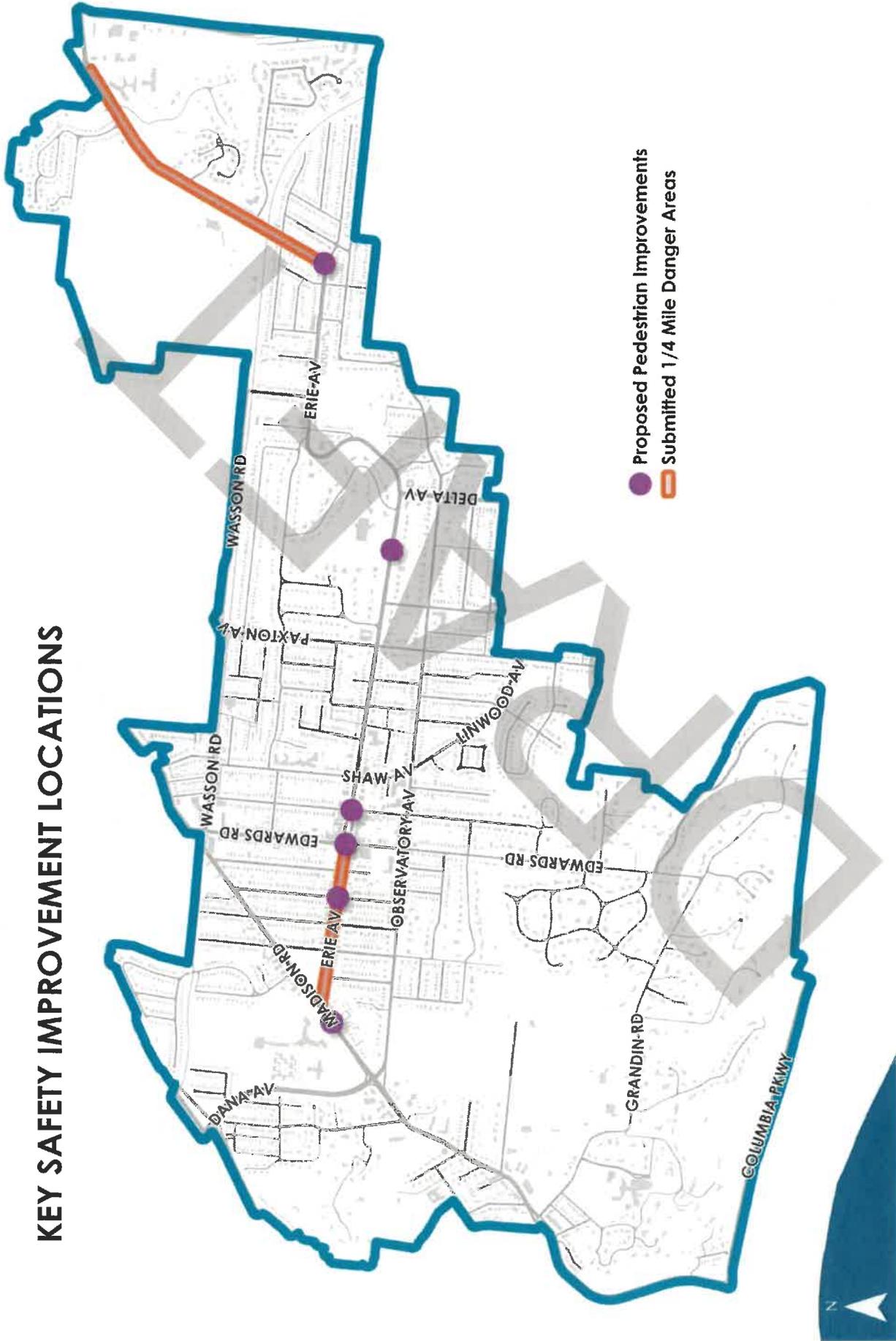
Strategy 4

Evaluate the location and timing of traffic signals throughout Hyde Park as necessary, especially in high traffic areas.

Action Step 1: Adjust timing and install additional signals as needed to improve traffic flow and safety.



KEY SAFETY IMPROVEMENT LOCATIONS



- Proposed Pedestrian Improvements
- ▬ Submitted 1/4 Mile Danger Areas

The Hyde Park Neighborhood Council proposed the above Traffic and Safety Initiatives to the Department of Transportation and Engineering in May of 2024.



2

Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

Strategy 1

Make connections and provide comfort stations along Wasson Way.

Action Step 1: Provide facilities such as drinking fountains and restrooms, additional benches, trash receptacles, and bike racks at access points.

Action Step 2: Ensure that trash receptacles are emptied on a regular basis to control litter and pests.

Action Step 3: Identify access points on arterial roads to safely provide greater access to more people.

Action Step 4: Continue to explore connections with other resources such as neighboring communities, other trails, schools, retail, and Armleder Park.



Access from the Wasson Way to Rookwood Commons. Photo courtesy of WassonWay.org

A family enjoys Phase 1 of the Wasson Way.



Strategy 2

Ensure the safety and well-being of Wasson Way users and those residing near it.

Action Step 1: Maintain and improve safe crossings.

Action Step 2: Identify and address security concerns of residents and users of Wasson Way.



3

Improve public transportation within Hyde Park.

Strategy 1

Promote awareness of existing Metro routes and services.

Strategy 2

Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

Strategy 3

Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

Strategy 4

Improve transit facilities for transit users.

Action Step 1: Work with Metro to incorporate complete shelters with non-advertising benches and refuse containers.

Action Step 2: Consider including technology (similar to the signage used at Government Square) to indicate bus arrival times.



Strategy 5

Coordinate with neighboring communities to provide circulating public transit between neighborhood business districts within and adjacent to Hyde Park.

Action Step 1: Establish a route that includes Hyde Park Square, Hyde Park East Business District, Hyde Park Plaza, Mt. Lookout Square, Oakley Square, Oakley Station, and Rookwood Pavilion.



4

Promote walkability and other non-automotive transportation.

Strategy 1

Improve sidewalk safety.

Action Step 1: Identify locations where additional sidewalks or sidewalk connections are needed.

Action Step 2: Review sidewalks on a scheduled basis to promote safe conditions; order repair or replacement as needed.

Action Step 3: Maintain curb cuts in good repair.



Above: Signage indicates a bike route through Hyde Park.

Strategy 2

Encourage bicycling in Hyde Park.

Action Step 1: Provide designated bike paths, bike lanes, traffic diverters, and bicycle boulevards to promote safe and comfortable cycling conditions.

Action Step 2: Explore the potential for the installation of additional bike sharing locations.

Action Step 3: Provide bike racks throughout the community, especially in destination areas.



Below: Existing bike racks in Hyde Park Square.





5

Protect and preserve the residential streets of Hyde Park.

Strategy 1

Minimize non-residential through traffic.

Action Step 1: Develop a task force to explore the dejournalization (removal) of State Route 561 from Edwards Road, Observatory Avenue (3 blocks), and Linwood Avenue.

Action Step 2: On residential streets abutting commercial districts, prioritize parking for residents by use of parking permits or other means, if requested by a majority of the residents on the street.

Strategy 2

Ensure the neighborhood's needs are reflected in the multi-year street maintenance schedule.

Action Step 1: Work with the City to understand how the maintenance schedule is determined.

Strategy 3

Work with Cincinnati Police Department, the Department of Transportation and Engineering, and delivery services to enforce parking laws, safe stopping, and delivery practices.

Action Step 1: Establish clear delivery zones near high traffic business areas.



6

Plan for future transportation needs.

Strategy 1

Research and provide infrastructure needs for evolving modes of transportation.

Action Step 1: Identify locations for charging stations for electric vehicles.

Action Step 2: Create passenger pick up and drop off zones in busier, higher density areas.



City Resources for How We Move

Department of Transportation & Engineering Resource Page

Permits, design guidelines, and revocable street privilege contracts for flags, banners, benches, streeateries, planters, and EV charging stations.

Gateways & Public Spaces

Design capabilities and processes for gateway, wayfinding, identity, historical, and architectural signage and poles.

Street Rehabilitation Program

Overview of the City's street maintenance schedule and selection process.

Traffic Engineering

Signage in the right-of-way, traffic signal/timing, streetlights, delivery/drop-off zones, and pavement markings. Submit requests via 311 or email traffic.engineering@cincinnati-oh.gov.

311 Cincy

Reporting issues and submitting requests, such as potholes, damaged signs, and sidewalk repair, which can be used for requesting new sidewalks and repairs.

Sidewalk Safety Program

Information about existing sidewalk repair, property owner responsibilities, and ongoing maintenance.

Traffic Calming Program

A data-driven competitive program for speed humps, cushions, and curb extensions. Streets are identified by community councils; speed and traffic data is collected, evaluated, ranked, and awarded based on available funding.

Bike Cincy

Learn about bike infrastructure projects (including the Wasson Way trail), request bike racks, and share general feedback and network requests at www.cincinnati-oh.gov/bikes.

Vision Zero

Learn about traffic calming and complete streets projects, explore crash data, and use the Safety Concern Map to report specific locations where improvements like crosswalks, traffic calming, or other safety features may be needed.

Residential Parking

Parking Facilities manages existing residential parking zones, including Hyde Park Zone E. Criteria for creating new residential parking zones can be found in the Municipal Code.







HYDE PARK SQUARE

Before there was Hyde Park, there was “the Square.” Intended by early developers to be the retail center of the community, the Square also became the gathering space and heart of the growing Hyde Park community. In 1900, the iconic Kilgour Fountain was added, and the park was later raised around it. The mix of businesses has changed significantly in the last century, but more than 100 retailers, restaurateurs, and professional service providers still make the Square a magnet destination, and in recent years new buildings have brought more residents to the Square.

Hyde Park Square is still the heart of the community, a destination that encourages walkability and is a major factor in making Hyde Park a desirable place to live, work, and play. The goals and strategies in this section are intended to maintain the viability and safety of the Square and its business district while allowing for thoughtful, supportive development in line with the Square’s historic character and the Urban Design Overlay District that protects it.



1

Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

Strategy 1

Utilize the Urban Design Overlay District (UDOD), the current mechanism to achieve Goal 1.

Action Step 1: Periodically review all properties within the UDOD and the UDOD boundaries.

Action Step 2: Re-evaluate the inclusion of residential properties within the UDOD.

Action Step 3: Educate existing and future business owners and developers and work proactively to ensure compliance with the UDOD.

Strategy 2

Consider other means of protecting the aesthetic qualities of Hyde Park Square.

Action Step 1: Explore the possibility of a historic district designation of Hyde Park Square as identified in the City-Wide Historic Inventory Update IV (2012). (See Appendix B.)

The Urban Design Overlay District protects and enhances the physical character of buildings within the district. The regulations are outlined in Chapter 1437 of the Zoning Code. The Hyde Park Square Urban Design Plan can be found online:

www.cincinnati-oh.gov/planning/neighborhood-plans/approved



2

Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

Strategy 1

Work with the DCED neighborhood Development Officer to develop a plan to retain existing local businesses and recruit retailers and restaurateurs to Hyde Park Square and encourage a complementary mix of tenants.

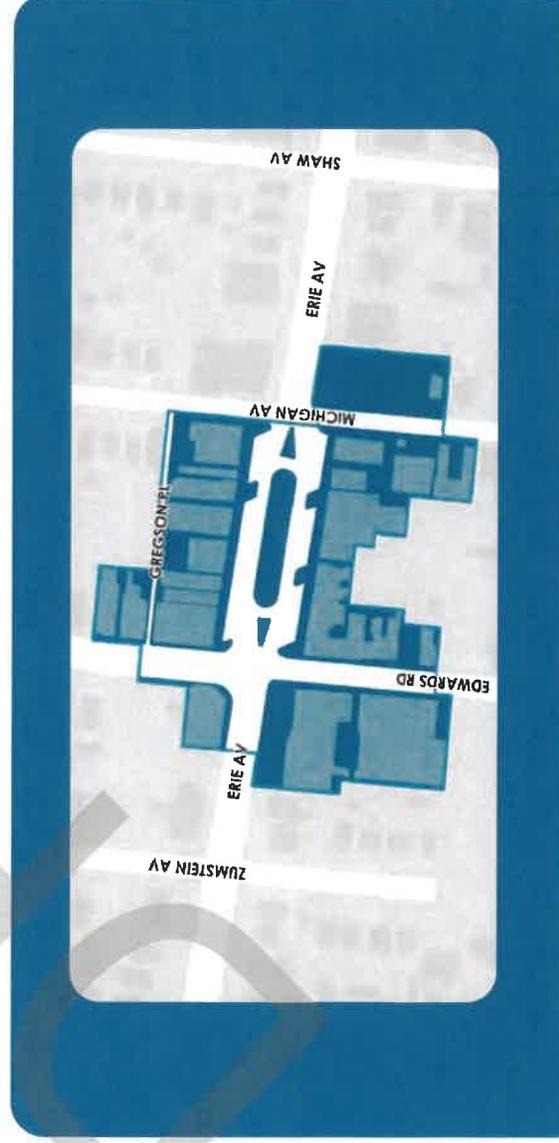
Action Step 1: Seek to attract destination or unique stores or businesses that will draw customers and thereby help attract and retain other businesses.

Action Step 2: Seek to attract businesses that support Hyde Park as a walkable neighborhood.

Strategy 2

Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.

WHERE IS HYDE PARK'S DORA?



3

Beautify and improve the streetscape and infrastructure of Hyde Park Square.

Strategy 1

Pursue redesign options that maximize the available public space for community uses such as events, gatherings, arts displays, play areas, seating, and outdoor dining.

Action Step 1: Actively research and consider major changes to increase public space such as exploring the closure of the north side of the square (Erie Avenue) to vehicular traffic while maintaining two-way traffic on the south side and enlarging the park area.

Action Step 2: Identify positive and negative impacts of changes to public space in Hyde Park Square, including, but not limited to:

- The impact on traffic patterns and State Route 561
- Cincinnati Fire Department Access and Emergency Response
- Metro routes
- Parking
- Deliveries
- Stormwater management
- Revenue for Cincinnati Park Board

Action Step 3: Conduct meaningful community engagement with stakeholders on any redesign to public space in Hyde Park Square.



Strategy 2: The Hyde Park Square Business Association (HPSBA) and Hyde Park Square Neighborhood Council (HPNC) will work together to create and implement a maintenance and improvement plan for Hyde Park Square.

Action Step 1: Upgrade and consider improvements to streetscape elements, including but not limited to landscaping, lighting, and street furniture.

- Identify and install appropriate street furniture (parking kiosks, trash receptacles, benches, and signage).
- Optimize Kilgour Fountain and park; work with the Cincinnati Park Board to maintain plantings and sidewalks in the park, and improve accessibility.
- Replace and maintain sidewalks in and around Hyde Park Square.
- Consider applying for funds from the Cincinnati Neighborhood Business Districts United (CNBDU) and other sources for streetscape improvements in and around Hyde Park Square.
- Consider the addition of public art in and around Hyde Park Square.



4

Promote events on the Square that build community and enhance commerce.

Strategy 1

To promote the general health of the business district, the Hyde Park Square Business Association (HPSBA) and Hyde Park Neighborhood Council (HPNC) will continue to review requests for events that require closing the Square to vehicular traffic and thus impact access to the businesses.

Action Step 1: HPNC, HPSBA, and organizers of fundraising and for-profit events that restrict access to the square, such as the Hyde Park Art Show, the Blast, and the Farmers' Market, shall coordinate to ensure the business community's fair use of and access to their properties in compliance with the Municipal Code.

Strategy 2

Hyde Park Square Business Association (HPSBA), Hyde Park Square Neighborhood Council (HPNC), and other community organizations and individuals will collaborate on events that add to the ambiance and quality of life and encourage the public use of the public square.

Action Step 1: Seek to offer family-friendly events such as Halloween on the Square, the annual holiday tree lighting event, live music in the Park, outdoor dining events, popup markets, and more.

Action Step 2: To promote the park in Hyde Park Square as the community's "front yard" and premiere gathering space, highlight the Cincinnati Park Board's Special Use Permit Fee Waiver Policy that waives fees for public events hosted by non-profit and community organizations.



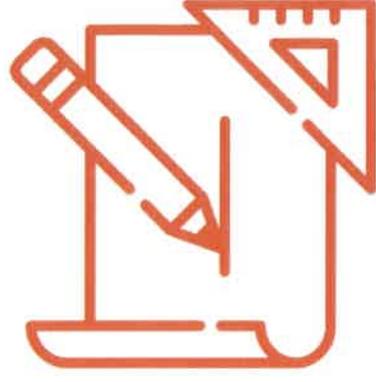




BUILT ENVIRONMENT

Hyde Park's built environment consists of vibrant business districts and tree-lined, walkable, residential streets that welcome everyone. This combination is the result of generations of residents and businesses working together to create distinctive architecture, supported by vigorous and thoughtful enforcement of planning, zoning, and building codes to ensure that Hyde Park's unique built environment is protected and renewed.

As Hyde Park looks to the future, it seeks to honor its architectural traditions, use strict enforcement of the zoning and building codes to protect the boundaries between businesses and residences, and focus on re-investment consistent with existing zoning so that businesses, residences, and other neighborhood assets can thrive.





Preserve Hyde Park's residential form.

Strategy 1

Ensure that the scale and scope of new development is consistent with the other goals expressed in this plan such as walkability and quality of life.

Action Step 1: Explore incentives for community amenities when there are large-scale developments.

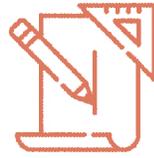
Strategy 2

Pursue mechanisms to establish and adopt design standards and encourage their use in renovations and new construction.

Action Step 1: Develop a Pattern Book for infill buildings (See South Bend, IN as an example).

Action Step 2: Build a set of recommended design guidelines for new development and modifications to existing buildings.

Action Step 3: Research appropriate incentives to encourage the use of the recommended design guidelines for infill, new development, and modifications to existing buildings.



Strategy 3

Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park's distinctive aesthetic.

Action Step 1: Review the City-Wide Historic Inventory Update IV (2012) to identify potential districts and properties for designation. (See Appendix B.)

Action Step 2: Hold community meetings to seek input on potential historic districts and determine next steps.

Strategy 4

Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.



New infill construction in progress on Victoria Lane



Four new single-family homes on Menlo Avenue



2

Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

Strategy 1

Allow for middle housing units (2-, 3-, 4-family, townhomes, and Accessory Dwelling Units [ADUs]), both renter- and owner-occupied, in specific locations. This could include smaller single-family homes.

Action Step 1: Encourage the efficient production of high-quality middle housing in applicable zoning designations.

Action Step 2: Expand the knowledge of and support the implementation of the City’s ADU policy.

Action Step 3: Identify options for incorporating middle housing through a community engagement process.

Action Step 4: Implement or develop mechanisms, such as a zoning study, to monitor new 2-, 3-, and 4-family buildings in Single-Family—Middle Housing districts and to evaluate impacts on the neighborhood.

Action Step 5: Conduct a zoning study to explore incrementally reducing the minimum lot size in single-family zoning districts where appropriate to increase potential for more single-family homes.

Strategy 2

Advocate for flexible policies and programs that allow residents to age in place.

Action Step 1: Allow innovative options for shared senior housing, exploring the amendment of City occupancy rules as needed.



Action Step 2: Work with Hamilton County to promote policies that address the impact of real estate tax escalation on legacy homeowners and fixed-income residents.

Strategy 3

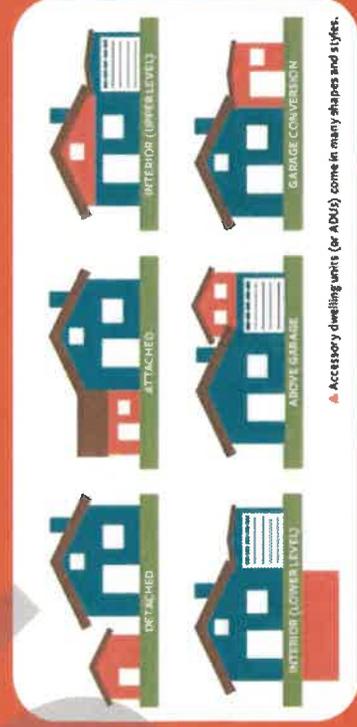
Allow for adaptive reuse of commercial properties into an appropriate residential use.

**LEARN
MORE
ABOUT
ADUS AT:**

www.cincinnati-oh.gov/planning/adus

Accessory Dwelling Units (ADUs) are secondary housing units on the same lot as a primary, single-family residence. Think of a converted space above a garage, an apartment in the basement or attic of a home, or a small detached “mother-in-law suite” in a backyard—these are all ADUs.

As of October 2, 2023, ADUs are legal in Cincinnati, with some regulations and restrictions.



Types of ADUs (Source: AARP)



3

Expand community knowledge of the Zoning Code and City-wide development processes.

Breaking down the Zoning Code and City-wide development processes to be accessible to the community is a key step in filling the knowledge gap and enabling community members to be involved effectively.

Strategy 1

Encourage continuous communication between the neighborhood and both City Planning staff and the DCED neighborhood Development Officer.

Action Step 1: Share contact information on the HPNC website.

Strategy 2

Support the creation of educational materials that inform the community and other City residents about the Zoning Code and City-wide development processes.

Action Step 1: Update the zoning information on HPNC's website regularly and promote its existence.

The current zoning of a site can be found using CAGIS Online. Once the zoning district is determined, look up the district on Cincinnati's Municode site to find the development and land use regulations.

cagis.hamilton-co.org/cagisonline
library.municode.com/oh/cincinnati/codes/code_of_ordinances



4

Find opportunities for the Zoning Code to better align with this plan.

Strategy 1

Identify and resolve zoning anomalies and inconsistencies.

Action Step 1: Support rezoning auto-oriented zoning districts to zones that promote the pedestrian scale.

Strategy 2

Support efforts to increase green infrastructure and landscaping requirements through the Zoning Code.



5

Enforce Zoning, Building, and Health Code violations in a timely fashion.

Strategy 1

Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.

Strategy 2

Identify properties with unresolved zoning, building, and health code violations and develop a strategy to effectively enforce those violations.

Action Step 1: Encourage residents to report violations through the City's 311Cincy application.







FUTURE LAND USE

The Hyde Park Future Land Use Districts and Map are tools for the neighborhood, City, and developers. Showing how Hyde Park imagines its land use in the coming decades, the map is a guide to where varying types of residential, commercial, green space, and institutional uses are envisioned in the neighborhood. Development is encouraged to align with this section's land use districts and designations, focused on increasing population and density while preserving the neighborhood's historical form, promoting homeownership, and strategically developing its existing business centers and transition areas to continue building **a vibrant neighborhood where all residents and visitors feel welcome and connected.**

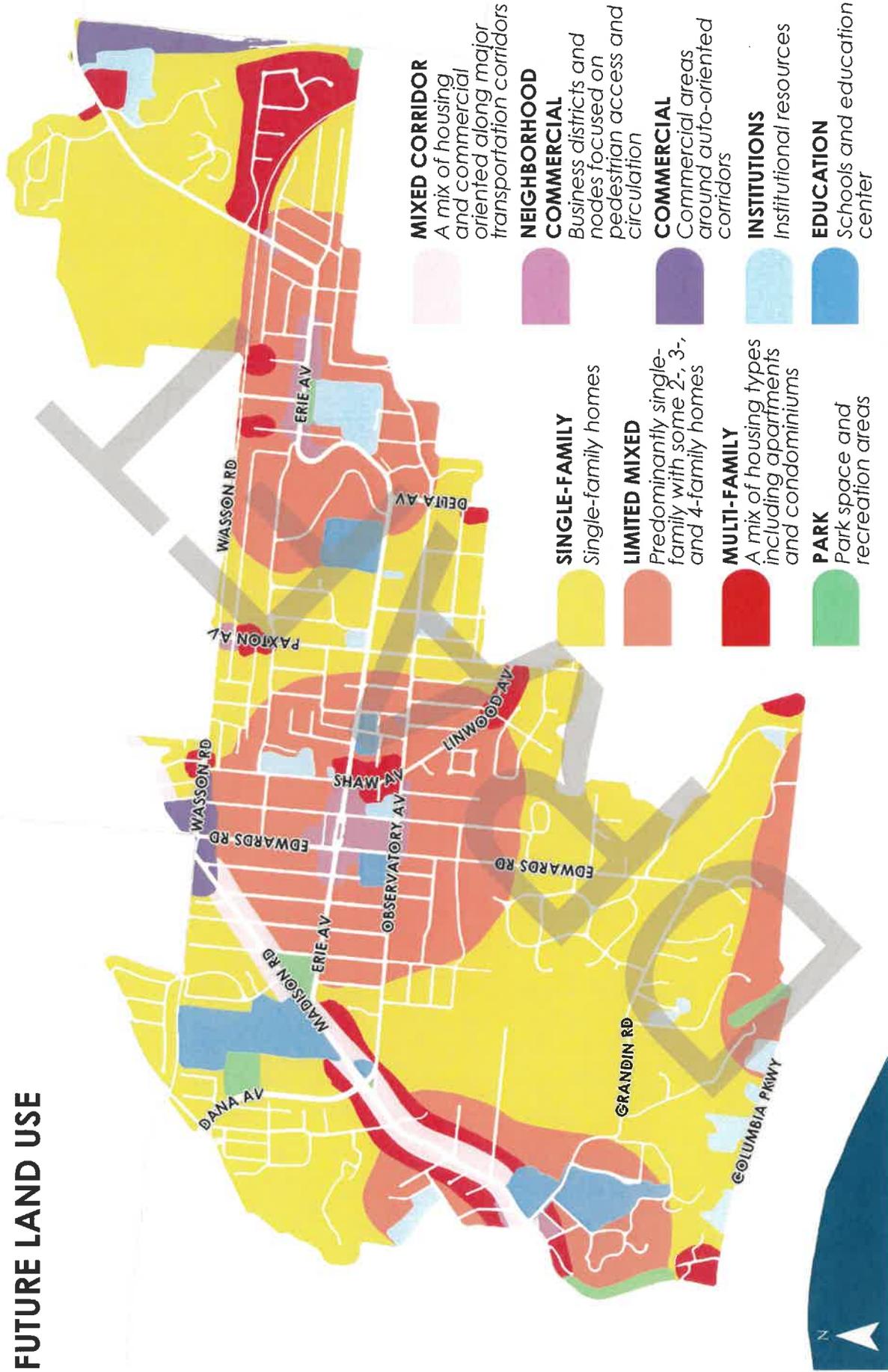
FUTURE LAND USE

The Future Land Use map serves as a guide for what the Hyde Park neighborhood envisions as their neighborhood's future built form. Emphasizing incremental change, the Future Land Use map on the following page reinforces the residential form of the neighborhood while allowing for additional housing where appropriate.

It should be recognized that the Future Land Use map is not the legal mechanism for regulating land use and development—that is the role of the Zoning Code. That said, Future Land Use can be used to influence future zoning of sites and encourage alignment with the plan.

As noted throughout this plan, preserving the historical character of the Hyde Park neighborhood is an essential part of the neighborhood's forward path. The community recognizes that change is inevitable and that external economic, social, demographic, and political forces will play a role in determining future land use in Hyde Park. The Hyde Park community desires thoughtful, incremental change that is respectful of Hyde Park's character. While Zoning Code amendments under the Connected Communities legislation allow for middle housing (i.e. two- to four-family units) on all lots in Single Family districts surrounding the neighborhood business districts, the community wishes to ensure a gradual conversion of single-family residences to middle housing. Around each distinct neighborhood business district, the neighborhood's preference is that Single Family zoning districts with the Middle Housing designation (Limited Mixed Land Use) be permitted to convert up to an additional 10% of the total lots to middle housing over ten years.

FUTURE LAND USE



- MIXED CORRIDOR**
A mix of housing and commercial oriented along major transportation corridors
- NEIGHBORHOOD COMMERCIAL**
Business districts and nodes focused on pedestrian access and circulation
- COMMERCIAL**
Commercial areas around auto-oriented corridors
- INSTITUTIONS**
Institutional resources
- EDUCATION**
Schools and education center

- SINGLE-FAMILY**
Single-family homes
- LIMITED MIXED**
Predominantly single-family with some 2-, 3-, and 4-family homes
- MULTI-FAMILY**
A mix of housing types including apartments and condominiums
- PARK**
Park space and recreation areas



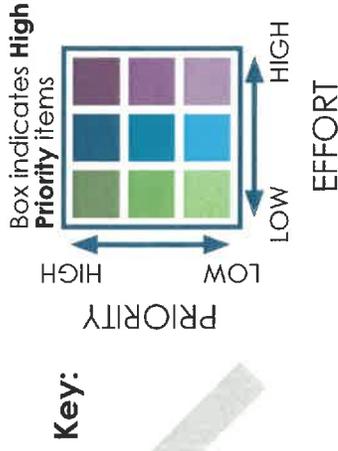
Photo by Steering Committee

IMPLEMENTING THE PLAN

For a plan to be successful, it has to be used. Plan Hyde Park, in conjunction with Plan Cincinnati, will be the primary guides for development in Hyde Park. Implementing the Plan will take effort and conviction, but will **bring the neighborhood closer each year to the future envisioned by the community.**

IMPLEMENTATION STRATEGY

The following table lays out the preceding Goals, Strategies, and Action Steps. Each Action Step is categorized by its Priority and Effort Level. Relevant partners and resources are identified to provide a path forward to implementing Plan Hyde Park. A Partner/Resource abbreviation key is at the end of the section. The list of community partners in this table is not exhaustive, and the community thanks everyone working for the betterment of Hyde Park.



QUALITY OF LIFE

Goal 1: Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

Strategy 1: Establish and implement a strong neighborhood identity for Hyde Park.

ACTION STEP

Create attractive gateways at key traffic and pedestrian portals to the neighborhood.

Maintain the flags/banners that identify the Hyde Park Square business district.

Strategy 2: Capitalize on neighborhood events unique to Hyde Park.

Market events and activities in creative and comprehensive ways, using methods to reach all ages, backgrounds, and ethnicities, so that everyone has information and feels welcome.

Encourage the creation of additional signature events. Annual events currently include the Student of the Year Awards for all seven Hyde Park Schools (May), Hyde Park Blast (June), July 4th Fireworks in Ault Park (July), St. Mary's Church festival (August), the Hyde Park Art Show (October), Halloween on the Square (October), the holiday tree lighting (November), and the Farmers' Market (May – October).

PARTNERS/RESOURCES

HPNC, HPNIC

HPNC, HPNIC

HPNC, HPNIC, CRC, HPSBA, HPEBA

HPNC, HPSBA

Strategy 3: Provide ways for residents to stay engaged and involved in the neighborhood.

ACTION STEP

Explore options for leveraging neighborhood technology—such as a community website and wayfinding—to provide information about and to the community.

PARTNERS/RESOURCES

HPNC, HPSBA

Seek to establish additional community amenities and gathering spaces, such as an arts center, senior center, playground, dog park, and flexible public seating areas.

HPNC, HPNIC, Park Board

Strategy 4: Promote Hyde Park as a life-span community that offers everything from preschools to senior residences to support people of all ages.

Enhance communications with the Eastside Recreation Center, the Public Library, schools, churches, and other institutions and agencies that serve the various populations of Hyde Park.

HPNC, CRC, Library, Schools, Local Churches

Encourage programs and events that promote opportunities for different age groups to interact with each other.

HPNC, CRC, Library, Schools, Local Churches

Goal 2: Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

Strategy 1: Encourage all schools to be more accessible to and connected with the community at large.

Promote Community Learning Centers at neighborhood public schools.

HPNC, CPS

Publicize the community resources available at all Hyde Park schools. Seek to establish stronger community connections with these schools.

HPNC, CPS, CHD

Encourage other community institutions to collaborate with the schools.

HPNC, CPS

Strategy 2: Support the presence and future growth of the public schools in Hyde Park.

Preserve the historic main buildings of Hyde Park School and Withrow High School.

HPNC, CPS, CPA

ACTION STEP

PARTNERS/RESOURCES

Collaborate with the Hyde Park School Parent Teacher Organization (PTO) to further enhance the playground and community garden, which serve the community after school hours.

HPNC, HPS PTO, CPS LSDMC

Encourage increased community connections with Clark Montessori School, such as public use of indoor meeting spaces and the grounds.

HPNC, Clark Montessori School

Strategy 3: Encourage the establishment of a variety of early learning and childcare options in the neighborhood.

Promote awareness of existing preschools to Hyde Park residents, particularly newcomers.

HPNC, CPS

Identify locations to establish additional opportunities for early learning childcare centers and preschools.

HPNC, local churches, schools, in-home childcare providers, CPS, Preschool Promise

Goal 3: Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

Strategy 1: Maintain and enhance existing green spaces, encouraging usage and access.

Collaborate with the Cincinnati Park Board and Cincinnati Recreation Commission to create opportunities for additional recreational activities and play equipment in existing green spaces.

HPNC, CRC, Park Board

Promote existing Parks Special Use Permit Fee Waiver Policy for non-profit and community organizations to host public events in parks.

HPNC, CRC, Park Board

Maintain recreation equipment and facilities throughout Hyde Park.

HPNC, CRC, HPS, Park Board

Explore enhanced uses of Madison Park, located at the intersection of Madison Road and Erie Avenue.

HPNC, Park Board

Explore additional recreational uses in Police Officer Sonny Kim Park, including a small stage for live music.

HPNC, Park Board

Strategy 2: Explore the potential for new green spaces in Hyde Park.

ACTION STEP

- Work with the Cincinnati Park Board and Cincinnati Recreation Commission to identify and create new parks and green spaces in Hyde Park.

PARTNERS/RESOURCES
HPNC, CRC, Park Board

- Support the creation of community gardens and determine appropriate locations.

HPNC

Strategy 3: Create a plan to identify places where new trees could be planted and the best ways to maintain existing street trees.

- Promote partnerships with the Cincinnati Park Board's Division of Urban Forestry, Hyde Park Neighborhood Council, businesses, developers, property owners, and nonprofits to plant new trees on public and private property.

HPNC, UF

- Encourage formation of a Hyde Park Neighborhood committee to work proactively with Urban Forestry to remove and replace dead or dying street trees.

HPNC

- Identify locations for additional street trees.

HPNC, UF

- Support efforts to protect mature trees on private land during tear-downs and new construction.

HPNC, UF

- Encourage the addition of street trees with new construction, where feasible, to promote a better urban canopy.

HPNC, DOTE UF

Strategy 4: Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

- Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

HPNC, Oakley Community Council, CRC

Goal 4: Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

Strategy 1: Continue to work with Cincinnati Police District 2 and the Cincinnati Fire Department to better understand issues within the community and increase community safety.

ACTION STEP

Request police walking patrols, especially in areas and times of high pedestrian traffic.

Invite representatives of District 2 and Cincinnati Fire Station 46 to report at the monthly Hyde Park Neighborhood Council meetings.

Strategy 2: Enhance the neighborhood's unique character with visual improvements.

Work with appropriate City agencies to remove advertising benches and replace them with attractive, ad-free metal benches.

Add ad-free benches in appropriate public areas to provide resting places for pedestrians.

Encourage businesses to establish outdoor seating areas, with adherence to all City regulations.

Explore the potential for moving utility lines underground throughout Hyde Park.

Explore a special improvement district or similar mechanism to ensure funding is available to maintain the historic gaslights and other architectural elements of public space (streetlights, benches, etc.).

Remove abandoned advertising boxes.

Encourage additional streetscape improvements such as landscaping, planters, and public art.

Strategy 3: Enforce existing signage regulations per the Cincinnati Zoning Code and Urban Design Overlay District (UDOD) guidelines.

Enforce regulations on the size, type, location, illumination, and animation of signage (free-standing, those on the building exterior and those visible through windows).

Use the 311 Cincy application to report signs that are illegal or in poor condition and in need of replacement or removal.

PARTNERS/RESOURCES

HPNC, CPD

HPNC, CPD, Fire Department

HPNC, DOTE, METRO

HPNC, DOTE, METRO

HPNC, HPSBA, HPEBA

HPNC, HPNIC, Duke Energy, DOTE

HPNC, CPA, DOTE

HPNC, HPDBA, HPEBA, B&I

HPNC, HPNIC, DOTE, DCED

HPNC, HPSBA, HPEBA, B&I

HPNC, DOTE, Public Services, DCPE (Zoning)

ACTION STEP

Educate business owners/operators about the conditions for the allowable use of sandwich-board signs and other free-standing signs on the public sidewalk.

Strategy 4: Bring all streets and sidewalks into good condition and establish a maintenance plan.

Enforce current City policy that holds property owners responsible for sidewalk repair. Work to establish a more equitable means of funding.

Periodically assess the condition of the streetscape and coordinate with the appropriate City departments and funding sources for installation, repair, and maintenance.

PARTNERS/RESOURCES

HPNC, HPSBA, HPEBA, B&I, DOTE

HPNC, DOTE

HPNC, DOTE

Goal 1: Promote pedestrian, bicycle, and traffic safety.

Strategy 1: Work with Cincinnati Police Department, the Department of Transportation and Engineering (DOTE), and other City departments to review safety strategies.

ACTION STEP

Create awareness of and communicate safety concerns through the City's Vision Zero website (www.cincinnati-oh.gov/visionzero).

Report traffic-related incidents and concerns regarding signalization, crosswalks, bike facilities, traffic, visibility, and more on the City's Vision Zero website.

Assure student safety: establish safe routes to schools; assess traffic conditions at and around school ingress/egress and where students congregate to board buses.

Strategy 2: Improve pedestrian crossings.

Assess the need for and install the best current technology at critical intersections (including but not limited to Michigan and Observatory, Delta and Observatory, Madison and Erie, Erie at Clark Montessori School, and at the crosswalks into the Hyde Park Square park) and those identified on the City's Vision Zero website.

Promote driver awareness of crosswalks with best available strategies and technologies for crosswalks, and by any other means.

PARTNERS/RESOURCES

HPNC, DOTE

HPNC, Residents

HPNC, DOTE, Schools

HPNC, DOTE

HPNC, DOTE

ACTION STEP

PARTNERS/RESOURCES

Educate drivers, cyclists, e-scooter riders, and pedestrians on sharing the road, crosswalk laws, and safety practices.

HPNC, CROWN

Enforce the laws regarding yielding to pedestrians in crosswalks and cite offenders.

HPNC, CPD

Strategy 3: Improve traffic safety.

Expand traffic-calming measures to slow traffic and increase safety.

HPNC, DOTE

Use the best current technology and practices to improve safety at key locations (see map on Page 62).

HPNC, DOTE

Work with Hyde Park School to improve traffic flow and increase student safety during school pick-up and drop-off times.

HPNC, DOTE, HPS

Enforce driving, parking, and delivery vehicle rules and regulations.

HPNC, CPD

Strategy 4: Evaluate the location and timing of traffic signals throughout Hyde Park as necessary, especially in high traffic areas.

Adjust timing and install additional signals as needed to improve traffic flow and safety.

HPNC, DOTE

Goal 2: Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

Strategy 1: Make connections and provide comfort stations along Wasson Way.

Provide facilities such as drinking fountains and restrooms, additional benches, trash receptacles, and bike racks at access points.

HPNC, WW

Ensure that trash receptacles are emptied on a regular basis to control litter and pests.

HPNC, WW

Identify access points on arterial roads to safely provide greater access to more people.

HPNC, WW, DOTE

Continue to explore connections with other resources such as neighboring communities, other trails, schools, retail, and Armleder Park.

HPNC, WW

Strategy 2: Ensure the safety and well-being of Wasson Way users and those residing near it.

ACTION STEP

Maintain and improve safe crossings.

HPNC, WW, DOTE

Identify and address security concerns of residents and users of Wasson Way.

HPNC, WW, CPD

Goal 3: Improve public transportation within Hyde Park.

Strategy 1: Promote awareness of existing Metro routes and services.

Promote awareness of existing Metro routes and services.

HPNC, METRO

Strategy 2: Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

HPNC, METRO

Strategy 3: Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

HPNC, CPS, METRO

Strategy 4: Improve transit facilities for transit users.

Work with Metro to incorporate complete shelters with non-advertising benches and refuse containers.

HPNC, METRO

Consider including technology (similar to the signage used at Government Square) to indicate bus arrival times.

HPNC, METRO

Strategy 5: Coordinate with neighboring communities to provide circulating public transit between neighborhood business districts within and adjacent to Hyde Park.

Establish a route that includes Hyde Park Square, Hyde Park East Business District, Hyde Park Plaza, Mt. Lookout Square, Oakley Square, Oakley Station, and Rookwood Pavilion.

HPNC, HPSBA, HPEBA, SORTA, Oakley and Mount Lookout Community Councils

Goal 4: Promote walkability and other non-automotive transportation.

Strategy 1: Improve sidewalk safety.

ACTION STEP

PARTNERS/RESOURCES

Identify locations where additional sidewalks or sidewalk connections are needed.

HPNC

Review sidewalks on a scheduled basis to promote safe conditions; order repair or replacement as needed.

HPNC, B&J

Maintain curb cuts in good repair.

HPNC, B&J

Strategy 2: Encourage bicycling in Hyde Park.

Provide designated bike paths, bike lanes, traffic diverters, and bicycle boulevards to promote safe and comfortable cycling conditions.

HPNC, DOTE

Explore the potential for the installation of additional bike sharing locations.

HPNC

Provide bike racks throughout the community, especially in destination areas.

HPNC, DOTE

Goal 5: Protect and preserve the residential streets of Hyde Park.

Strategy 1: Minimize non-residential through traffic.

Develop a task force to explore the dejournalization (removal) of State Route 561 from Edwards Road, Observatory Avenue (3 blocks), and Linwood Avenue.

HPNC, DOTE, ODOT, Hamilton County Engineer

On residential streets abutting commercial districts, prioritize parking for residents by use of parking permits or other means, if requested by a majority of the residents on the street.

HPNC, DOTE, Residents

Strategy 2: Ensure the neighborhood's needs are reflected in the multi-year street maintenance schedule.

Work with the City to understand how the maintenance schedule is determined.

HPNC, DOTE

HOW WE MOVE

Strategy 3: Work with Cincinnati Police Department, the Department of Transportation and Engineering, and delivery services to enforce parking laws, safe stopping, and delivery practices.

ACTION STEP

Establish clear delivery zones near high traffic business areas.

PARTNERS/RESOURCES

HPNC, HPSBA, HPEBA, DOTE

Goal 6: Plan for future transportation needs.

Strategy 1: Research and provide infrastructure needs for evolving modes of transportation.

Identify locations for charging stations for electric vehicles.

HPNC, HPSBA, OES

Create passenger pick up and drop off zones in busier, higher density areas.

HPNC, HPSBA, HPEBA, DOTE

HYDE PARK SQUARE

Goal 1: Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

Strategy 1: Utilize the Urban Design Overlay District (UDOD), the current mechanism to achieve Goal 1.

ACTION STEP

Periodically review all properties within the UDOD and the UDOD boundaries.

PARTNERS/RESOURCES

HPNC, HPSBA

Re-evaluate the inclusion of residential properties within the UDOD.

HPNC, HPSBA

Educate existing and future business owners and developers and work proactively to ensure compliance with the UDOD.

HPNC, HPSBA

Strategy 2: Consider other means of protecting the aesthetic qualities of Hyde Park Square.

Explore the possibility of a historic district designation of Hyde Park Square as identified in the City-Wide Historic Inventory Update IV (2012). (See Appendix B.)

HPNC, HPNIC, HPSBA, CPA

Goal 2: Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

Strategy 1: Work with the DCED neighborhood Development Officer to develop a plan to retain existing local businesses, recruit retailers and restaurateurs to Hyde Park Square, and encourage a complementary mix of tenants.

ACTION STEP

PARTNERS/RESOURCES



Seek to attract destination or unique stores or businesses that will draw customers and thereby help attract and retain other businesses.

HPNC, HPSBA, DCED



Seek to attract businesses that support Hyde Park as a walkable neighborhood.

HPNC, HPSBA, DCED

Strategy 2: Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.



Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.

HPNC, DCED

Goal 3: Beautify and improve the streetscape and infrastructure of Hyde Park Square.

Strategy 1: Pursue redesign options that maximize the available public space for community uses such as events, gatherings, arts displays, play areas, seating, and outdoor dining.



Actively research and consider major changes to increase public space such as exploring the closure of the north side of the square (Erie Avenue) to vehicular traffic while maintaining two-way traffic on the south side and enlarging the park area.

HPNC, HPNIC, HPSBA, DOTE, Park Board



Identify positive and negative impacts of changes to public space in Hyde Park Square, including, but not limited to: The impact on traffic patterns and State Route 561; Cincinnati Fire Department Access and Emergency Response; Metro routes; Parking; Deliveries; Stormwater management; Revenue for Cincinnati Park Board.

HPNC, HPNIC, HPSBA, DOTE, Park Board



Conduct meaningful community engagement with stakeholders on any redesign to public space in Hyde Park Square.

HPNC

Strategy 2: The Hyde Park Square Business Association (HPSBA) and Hyde Park Square Neighborhood Council (HPNC) will work together to create and implement a maintenance and improvement plan for Hyde Park Square.

ACTION STEP



Upgrade and consider improvements to streetscape elements, including but not limited to landscaping, lighting, and street furniture. (Identify and install appropriate street furniture (parking kiosks, trash receptacles, benches, and signage). Optimize Kilgour Fountain and park; work with the Cincinnati Park Board to upgrade plantings and sidewalks in the park, and improve accessibility. Replace and maintain sidewalks in and around Hyde Park Square. Consider applying for funds from the Cincinnati Neighborhood Business Districts United (CNBDU) and other sources for streetscape improvements in and around Hyde Park Square. Consider the addition of public art in and around Hyde Park Square.

PARTNERS/RESOURCES

HPNC, HPSBA, HPNIC, Park Board

Goal 4: Promote events on the Square that build community and enhance commerce.

Strategy 1: To promote the general health of the business district, the Hyde Park Square Business Association (HPSBA) and Hyde Park Neighborhood Council (HPNC) will continue to review requests for events that require closing the Square to vehicular traffic and thus impact access to the businesses.



HPNC, HPSBA, and organizers of fundraising and for-profit events that restrict access to the square, such as the Hyde Park Art Show, the Blast, and the Farmers' Market, shall coordinate to ensure the business community's fair use of and access to their properties in compliance with the Municipal Code.

HPNC, HPSBA

Strategy 2: Hyde Park Square Business Association (HPSBA), Hyde Park Square Neighborhood Council (HPNC), and other community organizations and individuals will collaborate on events that add to the ambiance and quality of life and encourage the public use of the public square.



Seek to offer family-friendly events such as Halloween on the Square, the annual holiday tree lighting event, live music in the Park, outdoor dining events, popup markets, and more.

HPNC, HPSBA



To promote the park in Hyde Park Square as the community's "front yard" and premiere gathering space, highlight the Cincinnati Park Board's Special Use Permit Fee Waiver Policy that waives fees for public events hosted by non-profit and community organizations.

HPNC, HPSBA, Park Board

Goal 1: Preserve Hyde Park's residential form.

Strategy 1: Ensure that the scale and scope of new development is consistent with the other goals expressed in this plan such as walkability and quality of life.

ACTION STEP



Explore incentives for community amenities when there are large-scale developments.

PARTNERS/RESOURCES

HPNC

Strategy 2: Pursue mechanisms to establish and adopt design standards and encourage their use in renovations and new construction.



Develop a Pattern Book for infill buildings (See South Bend, IN as an example).

HPNC, DCED, B&I, DCPE (Zoning)



Build a set of recommended design guidelines for new development and modifications to existing buildings.

HPNC



Research appropriate incentives to encourage the use of the recommended design guidelines for infill, new development, and modifications to existing buildings.

HPNC, HPNIC

Strategy 3: Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park's distinctive aesthetic.



Review the City-Wide Historic Inventory Update IV (2011) to identify potential districts and properties for designation. (See Appendix B.)

HPNC, CPA



Hold community meetings to seek input on potential historic districts and determine next steps.

HPNC

Strategy 4: Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.



Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.

HPNC, DCED

Goal 2: Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

Strategy 1: Allow for middle housing units (2-, 3-, 4-family, townhomes, and Accessory Dwelling Units [ADUs]), both renter- and owner-occupied, in specific locations. This could include smaller single-family homes.

ACTION STEP

Encourage the efficient production of high-quality middle housing in applicable zoning designations.

PARTNERS/RESOURCES

HPNC, DCED, B&I

Expand the knowledge of and support the implementation of the City's ADU policy.

HPNC, DCED, DCPE

Identify options for incorporating middle housing through a community engagement process.

HPNC, DCPE

Develop mechanisms, such as a zoning study, to monitor new 2-, 3-, and 4-family buildings in Single-Family--Middle Housing districts and to evaluate impacts on the neighborhood.

HPNC, DCPE, OPDA, B&I

Conduct a zoning study to explore incrementally reducing the minimum lot size in single-family zoning districts where appropriate to increase potential for more single-family homes.

HPNC, DCPE

Strategy 2: Advocate for flexible policies and programs that allow residents to age in place.

Allow innovative options for shared senior housing, exploring the amendment of City occupancy rules as needed.

HPNC, DCPE, B&I

Work with Hamilton County to promote policies that address the impact of real estate tax escalation on legacy homeowners and fixed-income residents.

HPNC, City of Cincinnati

Strategy 3: Allow for adaptive reuse of commercial properties into an appropriate residential use.

Allow for adaptive reuse of commercial properties into an appropriate residential use.

HPNC, DCPE

Goal 3: Expand community knowledge of the Zoning Code and City-wide development processes.

Strategy 1: Encourage continuous communication between the neighborhood and both City Planning staff and the DCED neighborhood Development Officer.

Share contact information on the HPNC website.

HPNC

Strategy 2: Support the creation of educational materials that inform the community and other City residents about the Zoning Code and City-wide development processes.

ACTION STEP



Update the zoning information on HPNC's website regularly and promote its existence.

PARTNERS/RESOURCES

HPNC

Goal 4: Amend and enforce the existing Zoning Code to better align with this plan.

Strategy 1: Identify and resolve zoning anomalies and inconsistencies.



Support rezoning auto-oriented zoning districts to zones that promote the pedestrian scale.

HPNC

Strategy 2: Support efforts to increase green infrastructure and landscaping requirements through the zoning code.



Support efforts to increase green infrastructure and landscaping requirements through the zoning code.

HPNC, DCPE

Goal 5: Enforce Zoning, Building, and Health code violations in a timely fashion.

Strategy 1: Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.



Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.

HPNC, B&I, CHD

Strategy 2: Identify properties with unresolved zoning, building, and health code violations and develop a strategy to effectively enforce those violations.



Encourage residents to report violations through the City's 311Cincy application.

HPNC

Partner/Resource Abbreviation Codes

| | | | | | |
|------------------|--|--------------|--|--------------|--|
| B&I | City of Cincinnati, Department of Buildings and Inspections | DCPE | City of Cincinnati, Department of City Planning and Engagement | METRO | Southwest Ohio's Fixed-Route Bus Service |
| CHD | Cincinnati Health Department | DOT | City of Cincinnati, Department of Transportation and Engineering | ODOT | Ohio Department of Transportation |
| CPA | Cincinnati Preservation Association | HCB | City of Cincinnati, Historic Conservation Board | OES | City of Cincinnati, Office of Environment and Sustainability |
| CPD | Cincinnati Police Department | HPS | Cincinnati Public Schools, Hyde Park School | SORTA | Southwest Ohio Regional Transit Authority |
| CPS | Cincinnati Public Schools | HPEBA | Hyde Park East Business Association | UF | City of Cincinnati, Urban Forestry |
| CPS LSDMC | Cincinnati Public Schools Local School Decision Making Committee | HPNC | Hyde Park Neighborhood Council | WW | Wasson Way |
| CRC | City of Cincinnati, Cincinnati Recreation Commission | HPNIC | Hyde Park Neighborhood Improvement Corporation | | |
| DCED | City of Cincinnati, Department of Community and Economic Development | HPSBA | Hyde Park Square Business Association | | |

APPENDICES

| | |
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Appendix A.

TO BE ADDED

Appendix B.

Cincinnati Historic Inventory, Phase IV Update (2012)

Neighborhood Historic Context – Hyde Park (Page 42)

Location and Area Description

Hyde Park is an eastern neighborhood of Cincinnati, surrounded by O' Bryonville, Evanston, the City of Norwood, Oakley, Mt. Lookout, and Columbia-Tusculum. It is an irregularly shaped community stretching from Delta Avenue on the east, to Madison Road on the west. Wasson Road is its northern boundary, and Grandin Road, the boundary between it and Mt. Lookout, its southern edge. It also includes a small area along Erie Avenue to the northeast. Hyde Park is primarily residential, with commercial uses clustered in the vicinity of Hyde Park Square.

Historic Narrative

Until the late -19th century, the area that is now Hyde Park consisted mainly of farms and a few scattered estates. Some of Cincinnati's wealthiest men held large tracts of land in the vicinity of Grandin Road, including congressman Nicholas Longworth II, banker Jacob Schmidlapp, and businessman Larz Anderson. II. Fewer than a dozen families populated the land north of Observatory Avenue, known as Mornington, until 1882, when the Cincinnati & Eastern Railroad opened service to the eastern suburbs, that the community became accessible for commuters and the area began to develop in a more intensive way.

Around 1892, Charles and John Kilgour brought together a group of Cincinnati businessmen who pooled \$400,000 to stimulate development of this rural community. Streets preserve the names of the members of the Mornington Syndicate, James E. Mooney, Albert Seaton Berry, John Zinsstein, Wallace Burch, and the Kilgours. Only Newport banker Thomas B. Yontey did not have a street named after him. The group moved quickly to create a subdivision with Erie Avenue as the main thoroughfare. At the suggestion of architect Gustave Drach, the name of the Syndicate and its subdivision was changed. The new name, Hyde Park, was taken from a fashionable New York community, indicating the developers' desire to appeal to persons of a "high class of citizenship." The Mornington Syndicate also set out "restrictions and plans" that, together with "careful scrutiny exercised in the sale of property," kept unwanted commercial and industrial activity out of the area, as well as the kind of people that Hyde Park landowners did not want as neighbors.

The developers used their political connections to ensure the public improvements that would attract their ideal residents, including good streets and roads, and access to the City of Cincinnati's water and gas lines. Some critics, including the Cincinnati Tribune, decried the questionable methods through which these improvements were obtained, however, despite these claims, the Hyde Park subdivision got off to a spectacular start. A promotional booklet published around 1895 modestly offered prospective homebuilders "a beautiful plateau, far above the smoke and soot of the city... Truly we have the perfect surroundings necessary to a happy home. For here nature has done her best, and we have...added all the improvements and convenience which the experience and ingenuity of man could suggest."

In order to maintain the desired character of the neighborhood, homes costing less than \$3,000 to construct, a substantial amount of money at the time, were not permitted, nor was the sale of liquor within the neighborhood's limits. Additionally, residents would not pay Cincinnati taxes, which were significantly higher than those of other Hamilton County communities. These measures succeeded in attracting well-to-do residents and in preserving an orderly community—the marshal made only one arrest in seven years, of a non-resident guilty of disorderly conduct. Hyde Park incorporated as a village in 1896, but there were limits on the public projects possible for such a small community, and it was later annexed by the city on November 7, 1903.

After annexation, Hyde Park businessmen and developers pressured the city government, as they had the village and county governments, for additional public improvements that would increase the community's attractiveness. The Hyde Park Business Club lobbied for streets, streetlights, a high school, a branch library, parks, playgrounds, and a new firehouse, which it dedicated on July 18, 1908.

When John Kilgour died in 1914, his estate passed to his son, Bayard Livingston Kilgour (1869-1935), who joined with Myers Y. Cooper (1873-1958), a successful realtor and future Ohio governor (1929-1931), in subdividing the majority of the Kilgour estate known as "The Pines." During the boom years of the 1920s, Cooper built hundreds of homes here. In 1939, he bought the Kilgour mansion and the remaining eleven acres from Bayard Kilgour's widow. He made the mansion his home while developing the rest of the property. (The mansion was demolished in the 1965 for the construction of a public school.) Gradually, Hyde Park became somewhat less exclusive as developers such as Cooper erected large apartment buildings and smaller two- to four-family houses. Multi-family dwellings became increasingly common during the 1920s and 1930s, particularly along Madison Road and near Hyde Park Square. In the mid-20th century, speculators also subdivided some of the remaining estates in Hyde Park, mostly for middle- and upper-income homebuyers. The upscale market supported large homes reflecting high-quality design and materials and a remarkable variety of architectural styles. Wealthy residents often hired architects to create individual designs; thus architect-related resources is a primary historical theme in Hyde Park.

Hyde Park's population expanded as development continued, from 1,691 inhabitants in 1900 to over 17,000 by the 1960s. The neighborhood even retained its appeal for middle- and upper-income families after World War II, when many Cincinnatians were migrating to new suburbs farther from the city. However, by the 1970s and 1980s the population had begun to decline, more a result of social trends than neighborhood deterioration. Children of families that had originally moved to the area in the 1950s and 1960s moved away, and were replaced by smaller families in the 1970s and 1980s. However, Hyde Park's stability and convenience have continued to make it an attractive place to live. Its property values have risen to the point that the neighborhood is now more exclusive than it was for most of the 20th century. Today, it presents much the same face it did when it was first developed—substantial houses, solid incomes, and a sense of community that is widespread, if not all-inclusive.

Cincinnati Historic Inventory: Phase IV Update (2012)

Survey Results – Hyde Park (Page 105)

Hyde Park is one of Cincinnati's largest and most affluent neighborhoods. It hosts a wealth of residential, civic, commercial, and religious properties, and many are architect-designed. The 1978 *Cincinnati Historic Inventory* lists 42 different resources in Hyde Park, including 37 individual properties and 5 districts or clusters. Initially, this appeared to be a reasonably large number of resources. In fact, the Phase IV inventory identified a surprising number of notable buildings that had not yet been documented, either on an OHI form or in the 1978 inventory. Equally unexpected, is the low number of designated properties.

Of the neighborhood's National Register-listed properties, the Cincinnati Observatory is its crowning jewel. The Cincinnati Observatory Building, the associated O.M. Mitchell Building, and surrounding property have been designated many times over. The Observatory complex is one of the city's National Historic Landmarks. It has also been listed as part of the Samuel Hamanford Thematic MRA as well as the Observatory National Register-listed and locally designated historic districts. The neighborhood's gas lamps, located on various streets throughout the community, were listed on the National Register in 1978, as a part of the citywide thematic nomination. Withrow High School (HAM-01179-10)/2488 Madison Road) and "Lilybanks" at 2386 Grandin Road were listed in the National Register in 1983. The Parr Grandin House (aka the Peters-Kepferschmid House) at 2167 Grandin Road was added the following year but has since been demolished; it is the only resource from the original 1978 survey list that is no longer standing. The others are in excellent condition.

The Phase IV survey prepared 61 OHI forms, 7 for properties listed in 1978 *Cincinnati Historic Inventory* and 54 for properties that were previously undocumented on OHI forms (see Tables A.16 and A.17). As indicated above, the Phase IV survey prepared OHI forms for seven properties identified in the 1978 historic inventory. These included the Bristow House (HAM-08156-10), at 1050 East Rookwood Drive, the Connelly House (HAM-08104-10) at 1242 Edwards Road, the Snelting House (HAM-08108-10) at 2348 Erie Avenue, the Leonard Kleyboffe House (HAM-08124-10) at 2615 Grandin Road, and the Grieske House (HAM-08151-10) at 2552 Observatory Avenue. Two of the selected buildings also possess specific historical significance for their association with early settlers of the neighborhood: these are the Isaac Ferris/Col. John Ferris House (HAM-08104-10) at 3450 Vista Avenue and the Sietunius House (HAM-08158-10) at 3264 Sietunius Avenue. Hyde Park is both unusual and fortunate in that very few of its previously identified historic resources have been demolished or significantly altered; as such, no OHI updates had to be completed for this neighborhood. There is a very large number, however, of deserving historic properties that have not yet been documented in any way, and although the Phase IV Survey update identified an additional 62 buildings and 3 possible historic districts, there are most likely more potentially eligible resources within the neighborhood.

The OHIs completed for the survey update cover a wide range of architectural styles and building types, most of which are residential and likely to be predominantly eligible under Criterion C. The theme of apartments is represented by several early-twentieth-century brick apartment buildings documented for

the Phase IV update, primarily located along Madison Road, the original route of the streetcar. There is a cluster of four excellent examples along Madison Road between Kendall and Sietunius avenues: 2570 Madison Road (HAM-08143-10), 2560 Madison Road (HAM-08142-10), the Cambridge Apartments (HAM-08141-10) at 2558 Madison Road, and the Kendall Apartments (HAM-08140-10) at 2552 Madison Road. The final apartment building included in the survey is The Ravenswood Apartments (HAM-08111-10), 3387-3417 Erie Avenue, also built along a former streetcar line. The Ravenswood is the grandest of the documented apartment complexes in the neighborhood, done in a Colonial Revival style. It is also the largest of the six apartments, stretching 400 feet along Erie Avenue with a series of four partially enclosed front courtyards.

Hyde Park is well known for its Tudor Revival residences, which are some of the best examples of the style in the city. Several impressive Tudors were documented in different areas of the neighborhood, such as the Shumrick House (HAM-08157-10) at 1125 East Rookwood Drive, the Herringer House (HAM-08127-10) at 2555 Handasyde Avenue, the Bothke House (HAM-08128-10) at 2575 Handasyde Avenue, and the Pavlin House (HAM-08130-10) at 2 Hill and Hollow Lane. Not all of the Tudor homes in the neighborhood are as elaborate as these, however; there is a cluster of more modestly sized Tudor homes along the east side of Edwards Road. A representative of these smaller Tudors is the Haines House (HAM-08103-10) at 1481 Edwards Road.

Another particularly popular architectural tradition found in the neighborhood is the Colonial Revival style, including its variations Adams and Georgian Revival. There are several fine examples of these styles in the neighborhood that were documented for the survey update. These include the Stahl House (HAM-08100-10), at 2800 Ambleside Avenue, the Hinton House (HAM-08126-10), at 2503 Handasyde Court, the Rudd House (HAM-08129-10), at 2625 Handasyde Avenue, and the Leibold House (HAM-08144-10), at 1260 Michigan Avenue.

Hyde Park has a fair number of examples of more uncommon architectural styles as well, such as 1 Nita Lane (HAM-08147-10), an impressive residence set on a hill overlooking Edwards Road. 1 Nita Lane is an excellent representative of a Mediterranean style home, with stuccoed exterior walls, a Spanish tile roof, and arched symmetrical façade. The Huelsman House (HAM-08101-10) at 2812 Ambleside Drive, on the other hand, is one of the few specifically Norman Revival style buildings in the neighborhood, distinguished by its characteristic round stone entry tower.

There were several areas of the neighborhood that had a larger number of historic resources and were particularly well documented, although there are several other undocumented buildings in these sections that are most likely eligible as well. One example is the Elmhurst area around Summit Country Day School, to the south of Grandin Road. This area is situated at the edge of the hill, overlooking the Ohio River valley below. A number of wealthy Cincinnati businessmen constructed grand homes here to take advantage of the excellent views of the river below, predominantly during the early 1900s. Four different residences were inventoried in this area, including the large Georgian Revival George Warrington House (HAM-08107-10) at 16 Elmhurst Place, the Tudor Revival Henry J. Pfeister House (HAM-08105-10) at Grandin Lane, and the Nelson Ashley Lloyd House (HAM-08106-10) at 17 Elmhurst Place. Because of their association with prominent local historical figures, these homes may also be eligible under Criteria B as well as C.

There are also a number of mid-twentieth-century modern homes in the Elmhurst area, one of which is the Irving and Selma Schottenstein Harris House (HAM-08343-10) at 18 Grandin Lane. The house was built in 1970-72 for attorney Irving Harris, designed by Craig Ellwood, and largely executed by his associate James Tyler Mootman. The International style Harris House has been described as one of the most austere and purest exemplars of Modernism in Cincinnati. Only one other modern home was documented in Hyde Park, the Pennekamp-Stilpss House (HAM-08125-10) at 2650 Grandin Road, which is also in the International style. Built in 1958, Cincinnati's pre-eminent Modernist firm, Carl A. Strauss Associates designed this private residence for Robert S. Johnson. Both of these modern homes are potentially eligible under both Criteria A and C. Strauss and Roush also designed a number of other homes in Hyde Park that were not individually documented for the survey including: 3 Grandin Place, 15 Elmhurst Avenue, 3 and 7 Melville Lane, and 5 and 6 Corbin Drive; Strauss' own house is also located in Hyde Park, at 8 Melville Lane, although it has been altered since its construction.

Besides the Pennekamp-Stilpss House, three other homes were documented along Grandin Road. Grandin Road has a wealth of fine historic homes, and the documented properties represent several different architectural styles. The Hill House (HAM-08121-10) at 2374 Grandin Road is one of the most eclectic, with characteristic Flemish gables. It was built in 1902 for Charles Hofer, designed by prominent architect James Gamble Rogers, who was educated at both Yale University and the Ecole des Beaux Arts in Paris. Also surveyed were the large Georgian Revival Ritch House (HAM-08123-10), at 2578 Grandin Road, and the De Witt House (HAM-08122-10) at 2570 Grandin, which is a stone house in the Dutch Colonial style, with a distinctive gambrel roof.

Observatory Avenue is one of the primary east-west routes through the neighborhood, and showcases a large number of fine homes in a wide variety of architectural styles. Although certain parts of Observatory were determined to be potentially eligible for the National Register as parts of possible historic districts, the survey recorded a number of potentially eligible individual resources outside of these district boundaries as well, which represent the diverse architecture in the neighborhood. Some examples include the Mediterranean Rols House (HAM-08150-10), located at 2531 Observatory Avenue, and the excellent Neoclassical Revival Smith House (HAM-08155-10), located at 3047. The Bromley House, at 2561 Observatory (HAM-08152-10), is an unusual residence with a combination of both Craftsman and Prairie stylistic influences.

Another area of the neighborhood that was particularly well documented for this part of the survey was the Vista Avenue district, to the north of Madison Road at the northwestern corner of Hyde Park. Like other areas in Hyde Park, there are a number of large homes located here, predominantly built in the early-twentieth-century, in a wide variety of styles including Colonial Revival, Tudor Revival, Craftsman, Mediterranean, and Queen Anne. Seventeen individual resources were identified in this area. They are: the Witherspoon House (HAM-08112-29), 5 Garden Place; the Herkamp House (HAM-08131-29), 3475 Holly Avenue; the Address House (HAM-08132-29), 3524 Holly Avenue; the McMahon House (HAM-08134-29), 3543 Holly Lane; the Hall House (HAM-08135-29), 3549 Holly Lane; the Makstaller House (HAM-08136-29), 3550 Holly Lane; the Vargus-Adams House (HAM-08159-10), 2343 Vista Place; the Fogle House (HAM-08160-10), 2344 Vista Place; the Summay-Green House (HAM-08162-10), 2348 Vista Place; the Chavez House (HAM-08165-10), 3478 Vista Terrace; the Osborn House (HAM-08166-10), 3500 Vista Terrace; and the Nerad-Sobotka House (HAM-08167-10), at 3506 Vista Terrace. Several of the documented houses were designed by well-known local architects, including the Tudor Brooks

Boyd House (HAM-08133-29) located at 3533 Holly Avenue, which was designed by Samuel Hannaford, the Rouse House (HAM-08161-10) at 2647 Vista Place, designed by Tietig & Lee, and the Egan House (HAM-08163-10) by Guy Burroughs, which is located at 2422 Vista Terrace. Not all of the houses documented in the Vista Avenue area are large, architect-designed residences. Many are simple, vernacular structures such as more modestly scaled homes are 3526 Larkspur Avenue (HAM-08137-10) and the nearby Jones House (HAM-08138-10) at 3534 Larkspur Avenue.

Another small home documented elsewhere in the neighborhood, representing a different period of residential development, is 3510 Tarpis Avenue (HAM-08089-10). This is one of several similar small 1910s and 1920s bungalows, located on the south half of Tarpis Avenue.

Although most of the inventoried buildings in the Phase IV survey update are strictly residential, there were a few other building types documented as well, including two churches. The first of these, St. Mary Parish (HAM-08110-10) at 2845 Erie Avenue, is a handsome Gothic Revival building designed in 1917 by Pittsburgh architect John Theodore Combs. St. Mary's sanctuary also features stained glass windows by three different studios—the McConnick Studio in Boston, the Henry Young Studio in New York City, and the Pike Stained Glass Studio in Rochester—as well as works by sculptor Johann Kirkmeyer and artist Malcolm Parcell. The second church, Hyde Park Baptist (HAM-08146-10), 3460 Michigan Avenue, is a less elaborate Gothic Revival structure, but is notable for the integration of retail space within the church building, which has several business storefronts on the basement level along Michigan Avenue. Because of its unusual combination of religious and commercial uses, this church is potentially eligible under both Criteria A and C.

Three potential historic districts were identified in Hyde Park: 1) Hyde Park Syndicate Historic District, 2) Hyde Park Neighborhood Business District (NBD); and 3) Pines Historic District. The first potential district is the Hyde Park Syndicate Historic District, the triangular area bounded by Madison Road on the east and Observatory Avenue on the south, extending to Shaw Avenue on the east. This area was the first residential subdivision to be developed in the Hyde Park neighborhood, with most dwellings built between 1890 and 1930. The subdivision was created by the Hyde Park Syndicate, an organization formed by several wealthy businessmen including John and Charles Kilgour, James Mooney, Albert Berry, Thomas Youtsey, John Zumstein, and Wallace Burch. In order to attract a certain class of resident, the Syndicate imposed a number of regulations on aspects of construction such as lot size, setbacks, and even minimum housing cost. Myers C. Cooper, who developed numerous subdivisions in the neighborhood, built many of these homes. Newly documented buildings in this proposed district include 2460 Observatory Avenue (HAM-08148-10), the Kohls House (HAM-08149-10) at 2462 Observatory Avenue, and the Mawtice-Bogan House (HAM-08153-10) at 2600 Observatory Avenue.

The Hyde Park Neighborhood Business District, centers around Hyde Park Square on Erie Avenue. The square, originally called the Kilgour Esplanade, occupies land originally owned by rail magnates John and Charles Kilgour, who played a major role in shaping the growth of the community. It was planned in the 1880s to be the center of the village. Today, it hosts a number of historic commercial buildings including the Alaise Building (HAM-01303-10) at 2701-2713 Erie Avenue, and the former Hyde Park Savings Bank (HAM-01304-10) at 2710 Erie Avenue. The Hyde Park Firehouse (HAM-08109-10) at 2727-2729 Erie was also documented as both a contributing resource within the historic district and as a potentially National Register-eligible resource in its own right. The 1910 Beaux Arts style firehouse is particularly

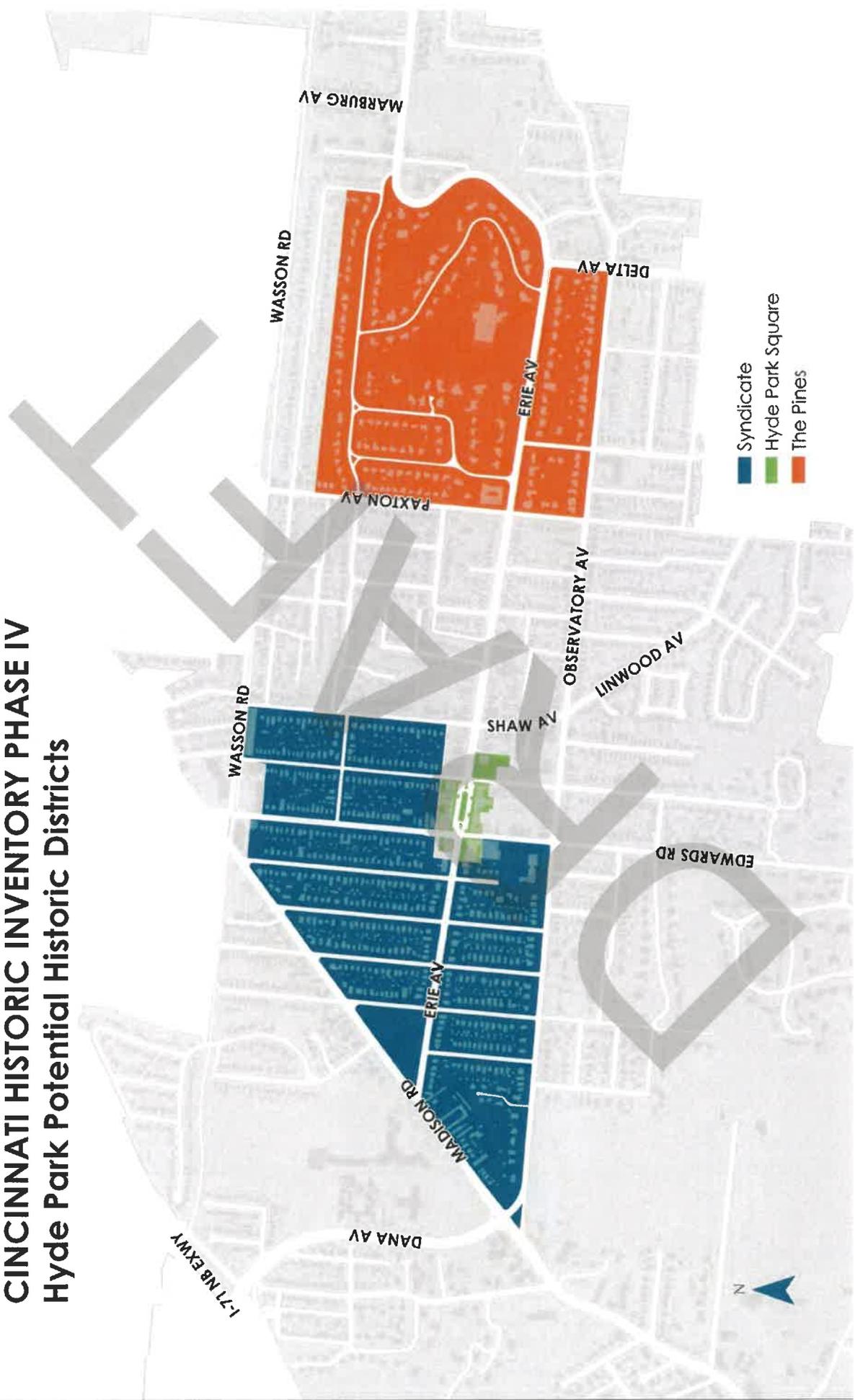
notable as an example of the work of architect Harry Hake. Hake designed multiple fire stations in Cincinnati including what is now the Fire Museum on Court Street. The Hyde Park Firehouse is also associated with the development of a system of neighborhood fire stations in Cincinnati. The Hyde Park Baptist Church, mentioned above, is another prominent building within the NBD.

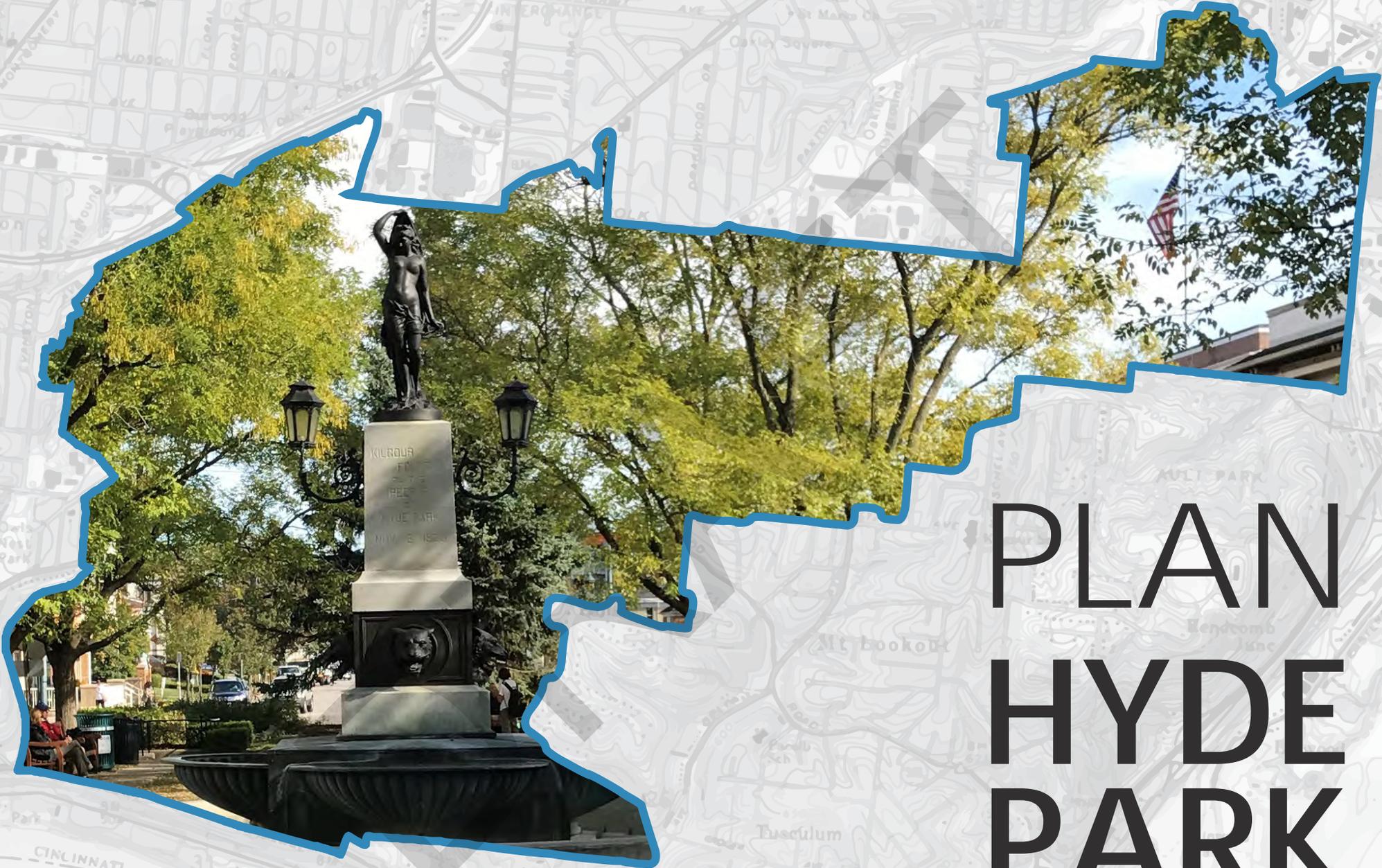
The third potential district recorded in Hyde Park is located on property that was originally John Kilgour's estate, known as The Pines. The Pines Historic District encompasses the area from Victoria Avenue on the north to Observatory Avenue on the south, and from Paxton Avenue on the west to Erie Avenue on the east. Following Kilgour's death in 1914, the estate house at 3030 Erie Avenue was passed on to his son, Bayard Livingston Cooper, who worked with developer Myers C. Cooper to subdivide the remaining Kilgour land. Cooper, one of the city's most prolific builders as well as a former governor of Ohio, was responsible for much of Hyde Park's development. Cooper eventually purchased The Pines estate from Bayard Kilgour, which was later sold in 1965 and is now being redeveloped with a modern school building. Two individual buildings were documented within the Pines Historic District boundaries; these are the French Colonial Granderson House (HAM-08102-10) at 3553 Bayard Drive, and the Lydon Meister House (HAM-08154-10) at 3030 Observatory Avenue.



CINCINNATI HISTORIC INVENTORY PHASE IV

Hyde Park Potential Historic Districts





PLAN HYDE PARK

Approved by Cincinnati City Council
on Month, Day, Year

ACKNOWLEDGEMENTS

Plan Hyde Park is dedicated to the people of Hyde Park — past and present — who have made our neighborhood a beautiful place to call home.

The Department of City Planning and Engagement prepared this plan with assistance from various City Departments. The planning process was led by the Plan Hyde Park Steering Committee, a group of residents, business owners, and City staff that met regularly from February 2017 through 2025.

Thank you to the Steering Committee members who volunteered countless hours identifying and defining the goals and strategies of this plan. Steering Committee members were also an integral part of the public outreach process: hosting focus groups and engagement sessions, spreading the word about the plan, encouraging community members to participate, and ensuring everyone had a chance to make their voice heard.

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| | |
|-----------------|------------------|
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| Stan Kittle | Norm Lewis |
| Dick Males | Sean McGrory |
| Andy Scarpitti | Lori Wellinghoff |

Special thanks to:

The **Hyde Park Community United Methodist Church** for regularly hosting steering committee meetings.

Dave Hapner and the team at **Clark Montessori School** for hosting the public meetings.

The Hyde Park Community, who shared their time and ideas throughout the process.

Photos by Stacey Hoffman unless noted otherwise.

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Photo by Cincinnati Public Schools



Why I ♥ HP
- The older homes
- Lot of nice restaurants
- Convenient walking - schools
- To take the
- shopping to
- schools

Why I ♥ HP
It's a walking, running, biking
community that offers something
for everyone - including restaurants,
services, schools, shopping and
events.

Why I ♥ HP
THE SQUARE!

Why I ♥ HP
WALKABLE BISHOPSHO
CONVENIENT SHOPPING OPTI
GREAT WALKABLE WITH CARPARK
TRAVEL LIBRARY
SQUARE IS WALK DISTANTLY P
RETAILERS AND GARDENS
CLUB (A TRADE + BUSINESS)

Why I ♥ HP
Walking to:
- The Square
- Shops
- Restaurants

Why I ♥ HP
Walkable community in the
- location
- Farmers Market
- High Park School
- Quiet streets
- safe

Why I ♥ HP
Tree-lined
Streets

Why I ♥ HP
WALKABILITY

Why I ♥ HP
Walkability

Why I ♥ HP
The Square!
Quality character of residential environment

Why I ♥ HP
Walkability

Why I ♥ HP
It's safe -
convenient
friendly

Why I ♥ HP
Housing
Stock

Why I ♥ HP
Compact Urban
Square

Why I ♥ HP
Walkability
High Quality Public
Schools.

Why I ♥ HP
Proximity to
Other things
in Cincinnati

Why I ♥ HP
Small-town
feel
walkability

Why I ♥ HP
walk to restaurants!

Why I ♥ HP
walkability
community
great parks to
walk to

Why I ♥ HP
Walkability
Beautiful, quiet, serene
and wonderful garden
and houses.

Why I ♥ HP
Walkability
Neighborhood Feel
Great Food
Running, Hiking by Park

Why I ♥ HP
Not too big. Not too small.
Close to downtown, but
not too close. Love The
Square (the heart of HP).
Diverse architecture. Lots
of trees. Diverse people.
Lots of Dogs. Yay! woof!

Why I ♥ HP
walkable
friendly
easy to get around
shopping

Why I ♥ HP
ARCHITECTURAL
+
WALKING ACCESSIBILITY

Why I ♥ HP
People + old
houses
Parks
+ trees
Small-town feel,
near large city

Why I ♥ HP
Ability to walk
to so many
places.

Why I ♥ HP
Ability to
public
transportation

Why I ♥ HP
Walk, walk, walk!
Mix -> people, homes,
businesses

Why I ♥ HP
COMMUNITY

Why I ♥ HP
Close to town,
Close to my heart,
Close to perfect

Why I ♥ HP
Character of houses,
20 min
to work

Why I ♥ HP
LIVABILITY
CICADAS

Why I ♥ HP
Community Vibe
Authentic, organic feel

Why I ♥ HP
TREE LINED
STREETS

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EXECUTIVE SUMMARY

Plan Hyde Park represents the priorities and collective vision for the future of the Hyde Park community. It has been over forty years since the last neighborhood-wide comprehensive plan was completed in 1983. This plan incorporates the many changes that have occurred, while reflecting the enduring qualities that make the community special. The result is a thoughtful vision for a thriving neighborhood that serves its residents, businesses, and visitors well.

The plan is centered on the people who live in and visit Hyde Park. More than 100 residents and other stakeholders were engaged in the development of this plan, providing input and feedback at public meetings, drafting the priorities and goals, and sharing updates. The goals are organized around four key themes that surfaced: Quality of Life, How We Move, Hyde Park Square, and the Built Environment. It is the Steering Committee's hope that the goals and objectives of this plan support the following community priorities:

Community

- be a place where all are welcome
- provide housing opportunities for both current and new residents at all stages of life
- promote human engagement

Policy

- maintain historic land use patterns
- enforce existing standards (zoning, land use, building code)
- use appropriate incentives for new development and modification of existing structures

Connectivity

- support and improve walkability
- improve public transportation
- provide for non-automotive mobility

Place

- preserve residential character
- promote commercial development in existing commercial areas
- ensure that Hyde Park remains safe, clean, and attractive (schools, green space, recreation)





Photo by Lori Wellinghoff

VISION

Incorporated as a village in 1896 and annexed to the City of Cincinnati in 1903, Hyde Park is a welcoming, thriving, and ever-evolving neighborhood with a respect for history. An established community, it is valued for its tree-lined, walkable streets, distinctive housing stock, vibrant business districts, strong schools, parks, and places of worship. Hyde Park offers residents and visitors a place to live, work, learn, shop, and dine with a beautiful public square at its center.

INTRODUCTION

This plan, created with significant community engagement, represents the voices of the people of Hyde Park and their strong desire that their community remains a primarily residential neighborhood, supported by vibrant but limited commercial areas. The people who live, work, or own property or businesses in Hyde Park recognize it must continue to adapt as the population and lifestyles change, housing stock ages, and the community itself evolves. Ongoing development is necessary to keep the neighborhood dynamic. New development should be sensitive to existing properties and uses, prioritizing community needs. This plan outlines a comprehensive future vision for Hyde Park for the next quarter-century and provides well-defined guidelines to achieve positive change.



Photo by Lori Wellinghoff



Photo by Janet Buening

FRAMEWORK

Plan Hyde Park is the neighborhood's guiding document, establishing the community's vision for the future along with the goals and strategies to achieve the ideas. The previous Hyde Park Plan was adopted in 1983. Drafting this plan brought the neighborhood and City together to collaborate and update the neighborhood's goals based on the current and future needs of the community. The plan ensures a balance of protection and smart growth that will benefit the existing community and be the foundation for healthy future generations.

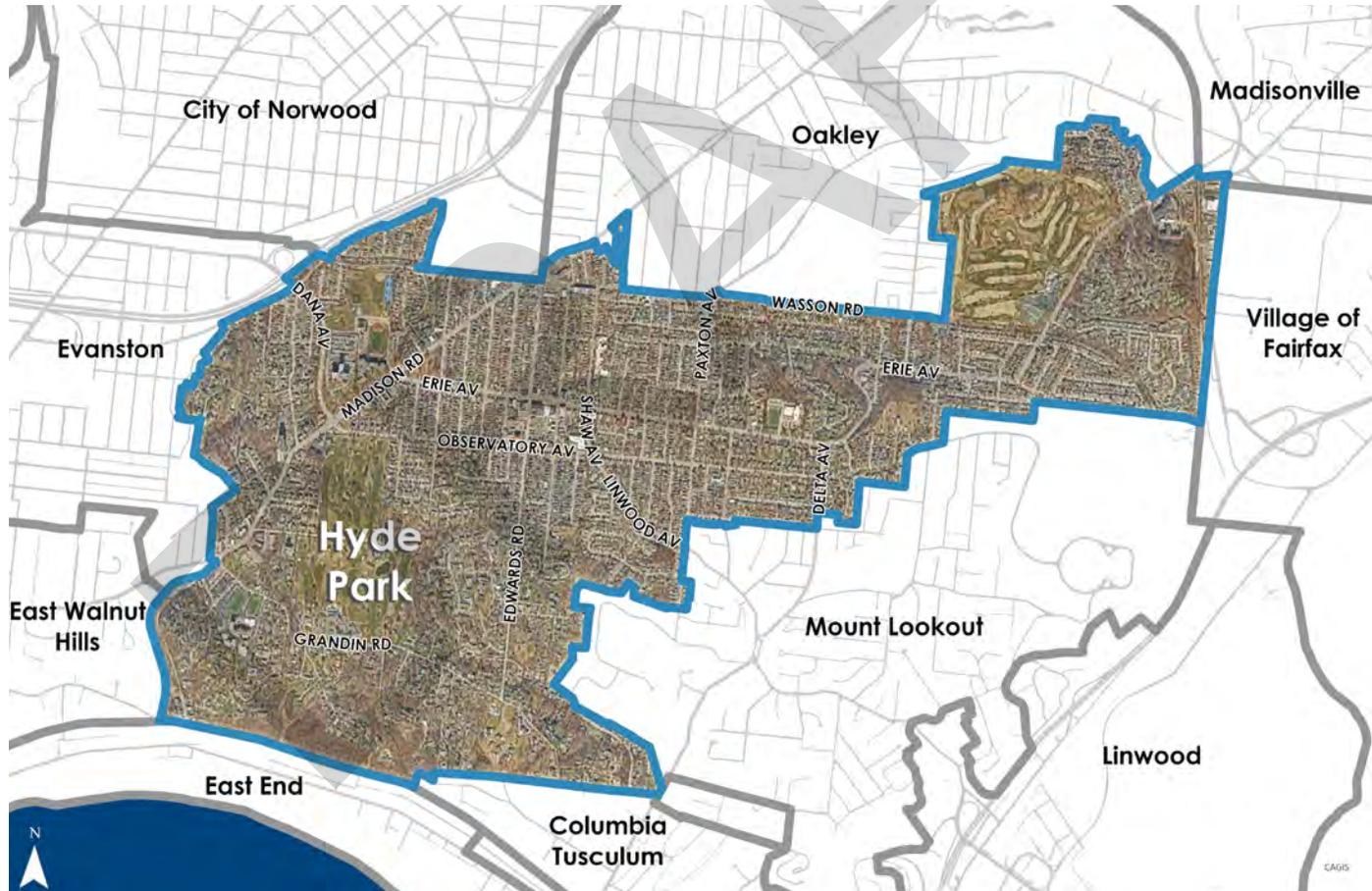
WHO WILL USE THE PLAN?

As a guiding document, Plan Hyde Park will be used by many agencies and individuals, including:

- **Hyde Park Neighborhood Council:** The plan will assist the council in decision-making processes, such as determining support for future developments and zoning requests, community budget requests, and grant writing. In addition, the plan provides a list of actions for the neighborhood to consider to help achieve its goals, including priority levels and partners, see *Implementation* section.
- **City of Cincinnati:** The plan will be used by City staff to draft reports and recommendations and used by the City Council and City Planning Commission to make decisions on future developments and zoning requests.
- **Developers and Property Owners:** The plan's vision and goals will help guide developers and property owners in Hyde Park when making development decisions.
- **Residents:** The plan can be a resource for existing and future residents looking to be involved and make an impact in their community.

LOCATION

The Hyde Park neighborhood is centrally located in Cincinnati, with access to Downtown and the Greater Cincinnati region via Interstate 71. Hyde Park is positioned adjacent to six City neighborhoods (Evanston, East Walnut Hills, East End, Columbia Tusculum, Mt. Lookout, and Oakley) in addition to the City of Norwood and the Village of Fairfax.



HISTORY

The Hyde Park neighborhood, and the surrounding Cincinnati area, is built on the native homelands of Indigenous tribes, including the Delaware, Myaamia, and Shawnee peoples. These tribes were forced to relinquish their land following the Battles of Wabash and Fallen Timbers in the late 1700s which led to the Treaty of Greenville (1795).

Hyde Park is a beautiful, historic, family-friendly neighborhood on the east side of Cincinnati. The community's story dates back to the 19th century, when it was known as Mornington. At that time, the area was primarily farmland and large estates owned by the city's most prominent figures.

The landscape of Mornington began to change in 1882 when the Cincinnati & Eastern Railroad opened service connecting eastern suburbs to downtown Cincinnati, making it one of the area's many "Streetcar Suburbs." Recognizing the potential of this increased accessibility to inspire growth, Charles and John Kilgour—two of Cincinnati's successful businessmen—assembled the Mornington Syndicate in 1892. The purpose of this group was to guide development such that the area would remain appealing to wealthy residents. To that end, Mornington was renamed "Hyde Park," taking inspiration from New York's exclusive, high-end community.



Above: Norfolk and Western Railroad Company stock certificate
Source: The Norfolk and Western Historical Society

Hyde Park was advertised as “a beautiful plateau, far above the smoke and soot of the city,” reflecting its natural amenities and spectacular views of the Ohio River valley, as well as its separation from the hustle and bustle of downtown. Seeking to move to this haven, wealthy individuals often commissioned designs from renowned architects, leading to a diverse and historically significant housing stock (the “Existing Conditions” section of this plan highlights the many properties listed on the National Register of Historic Places). As a result of this intentional development strategy, the population grew from fewer than a dozen families to 1,691 people in 1900. Hyde Park was officially incorporated as a Hamilton County village in 1896, then annexed soon after by the City of Cincinnati in 1903.

When John Kilgour passed in 1914, his son Bayard Livingston Kilgour inherited and subsequently divided his estate to create “The Pines,” which became home to hundreds of houses in the coming years. Hyde Park saw remarkable growth in the 1920s, not only because of the Kilgour subdivision, but also the apartment buildings and two- to four-family houses that emerged along Madison Road near Hyde Park Square.

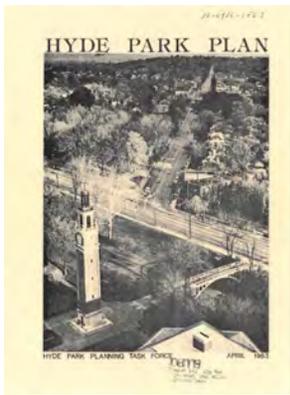
By 1960, the neighborhood’s population had grown to over 17,000—over ten times the 1900 population in just 60 years. This was exceptional, as many Cincinnati communities lost residents in the 1950s to suburbs further out from the city. However, the population size started to decline in the 1970s and 1980s as children from neighborhood families moved elsewhere. By 2020, the neighborhood’s population had fallen to 14,193. None-the-less, Hyde Park has continuously maintained its reputation as a neighborhood with a wealth of resources and amenities for Cincinnati residents and families.



Aerial view of Hyde Park Square, published 1956 (Source: The Cincinnati Enquirer)

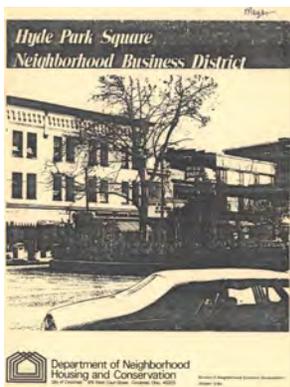
PRIOR PLANNING EFFORTS

The last comprehensive plan for the Hyde Park neighborhood was completed in 1983. Several other plans have since been completed for the neighborhood, but focus primarily on the business districts of Hyde Park Square and East Hyde Park. Hyde Park also adheres to the city-wide comprehensive plan, Plan Cincinnati (2012). An overview of these plans follows.



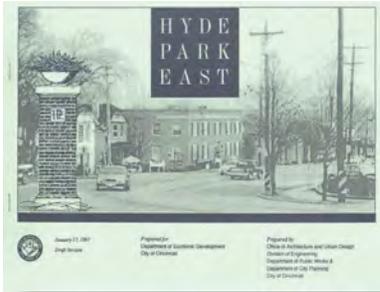
1983 - Hyde Park Plan

The last comprehensive plan for the Hyde Park neighborhood was completed in 1983. The plan attempts to maintain a harmonious balance between the Hyde Park Square business district and the surrounding residential areas. It focuses on land use that provides a smooth transitional buffer from commercial to office, then to multi-family, and ultimately to single-family. Major recommendations and guidelines from the plan fall into the categories of zoning, business, housing, transportation, urban design/streetscape, and other.



1984 - Hyde Park Square Neighborhood Business District Urban Design Plan

The goal of this plan is to provide a logical, systematic approach over time for guiding the economic and investment forces which are present and those being attracted to Hyde Park Square. The plan explores the challenges in the forces surrounding the business district, develops an economically sound land-use strategy, and creates continuing guidance mechanisms that advocate and assist in carrying out the strategy.



1997 - Hyde Park East Neighborhood Business District Plan

A study of the Hyde Park East business district was completed in 1997 and resulted in recommendations to implement attractive streetscaping, a facade improvement program, and the creation of a district identity. Following the study, the community requested the Hyde Park East Master Plan.



2012 - Plan Cincinnati

Plan Cincinnati is a comprehensive document that serves as a long-range plan to guide and manage growth, protect the environment and influence future development in the City. It is derived from five primary initiative areas; Compete, Connect, Live, Sustain, and Collaborate. These initiative areas were distilled from extensive public consultation, and the document further expands on them by setting them against a physical and policy framework.



2016 - Hyde Park East Master Plan

This plan seeks to address challenges facing the Hyde Park East neighborhood business district and surrounding residential streets. Goals focus on creating a healthy, walkable neighborhood that promotes traffic, bicycle, and pedestrian safety, and provides ample parking for those driving to the Hyde Park East business district as a destination. Branding the neighborhood business district and enhancing the built environment are also priorities of this plan.

THE PROCESS

A successful plan is one that is created with and for the community. Over the course of nine years, which included interruption from the COVID-19 pandemic, the City, Steering Committee, and Hyde Park community collaborated to deliberately create a plan that will guide Hyde Park's future.

Steering Committee

The Steering Committee was the driver behind the planning process, working in tandem with the City and Hyde Park community. The Steering Committee comprised of twelve Hyde Park community members who met with City staff regularly.

The first meeting of the Steering Committee was held in February 2017. Over the next four months this group worked with staff members from City Planning & Engagement to review demographic and existing conditions information and to create a strategy for drafting the plan.

Community Engagement and Drafting Goals

The Hyde Park community has been engaged from the beginning of the process. The community literally came to the table in June 2017 when the public kick-off meeting was held at Clark Montessori School. More than sixty community members came to learn about the planning process and give their input. They

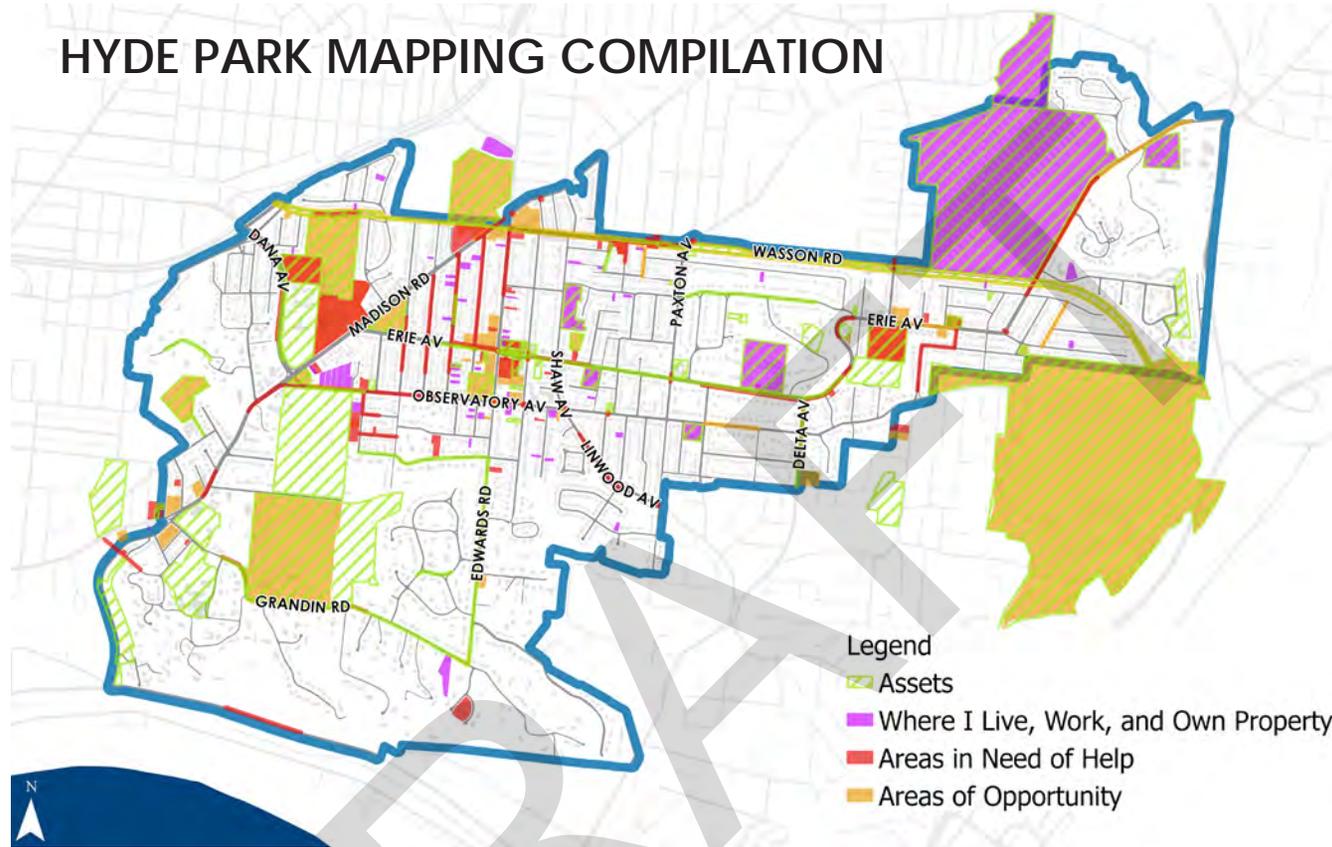


Kick-off meeting held at Clark Montessori (June 2017)



Satellite session at Hyde Park Center for Older Adults (July 2017)
Photo by Janet Buehning

HYDE PARK MAPPING COMPILATION



The above map is the compilation of responses mapped at the kick-off and satellite meetings held between June and August 2017.

were asked to map the community's assets, areas in need of help, and areas prime for development or redevelopment. They were also asked to identify on the map where they live, work, or own property.

In addition to gathering data at the kick-off meeting, a community survey was circulated by email, in print, and via the Hyde Park Neighborhood Council's website and Facebook page. Additionally, Steering Committee members held several satellite "meeting in an envelope" engagement sessions with small groups to complete the mapping exercise.

After analyzing all data received from the maps and surveys, the Steering Committee determined four areas of focus and established a Working Group for each. The main goals of this plan are divided among those focus areas:

Quality of Life

Hyde Park Square

How We Move

Built Environment

The Working Groups met monthly between September of 2017 and September of 2018 and held a series of public sessions to create goals and action steps that could be implemented. These were shared at an Open House meeting in September 2018, where community members had the opportunity to ask questions, make suggestions, and revise the goals and action steps.

Draft Plan

Following the Open House meeting, the Working Groups refined the goals and strategies based on community feedback. They also drafted a vision statement and created an implementation strategy for the goals and strategies.



Materials used to invite the community to join the process.

The summer and fall of 2019 were dedicated to drafting the plan document. The draft plan was presented to the community at a public meeting held in January 2020.

In spring of 2020, the COVID-19 pandemic put a temporary pause on the plan. After taking time to get reacquainted with the plan,

the Steering Committee and City needed to update the goals and strategies to reflect changes to the neighborhood, including the completion of the portion of Wasson Way within Hyde Park and the adoption of new zoning designations.

An updated draft of the plan document was presented to the community at a public meeting held in April 2025. Community members were largely in agreement with the goals and strategies presented, though there were many questions and comments regarding Future Land Use. The Steering Committee took time to diligently work through public comments. Additional feedback was collected from the community through a survey, which received 49 responses.

Approval Process

The plan was presented to the Hyde Park Neighborhood Council for a vote. The Hyde Park Neighborhood Council reviewed and approved the plan, with one abstention, on February 10, 2026.

Following the plan's approval by the Hyde Park Neighborhood Council, the plan was presented to the City Planning Commission. The City Planning Commission also unanimously approved the plan on DATE 2026. They were pleased with xx.

Cincinnati City Council approved the plan on DATE 2026 with Resolution 2026-xxxx.

Implementation and Updates

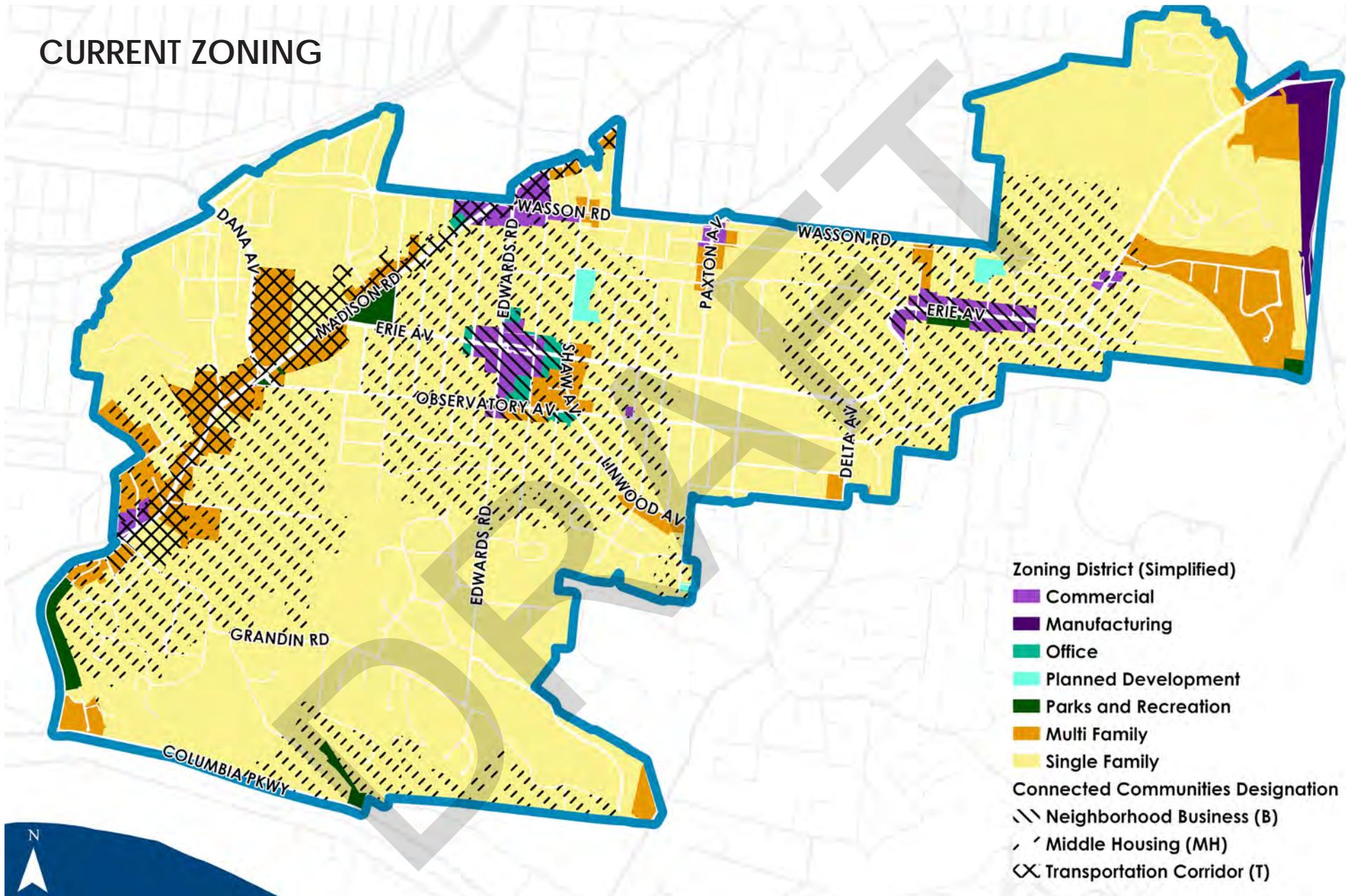
This plan should be reviewed by the community after 10 years to determine if an update is required based on neighborhood conditions and Goal, Strategy, and Action Step progress.

EXISTING CONDITIONS

This section addresses topics such as zoning, land use, and urban form; topography; transportation corridors, streets, and rights-of-way; parks and recreation areas; vacant or underutilized land; historic districts and landmarks; accessibility issues; the environment; and other issues. Population characteristics can be found in the following section, **Demographics**.



CURRENT ZONING



The Existing Zoning map indicates how the property is currently zoned, which determines how the property can be used and developed. For a detailed Zoning Map, go to cagis.hamilton-co.org/cagisonline

TOP 4 ZONING DISTRICTS BY AREA

44.7%

Single-Family-20
(20,000 sq ft)



31.2%

Single-Family-6
(6,000 sq ft)



10.9%

Single-Family-10
(10,000 sq ft)



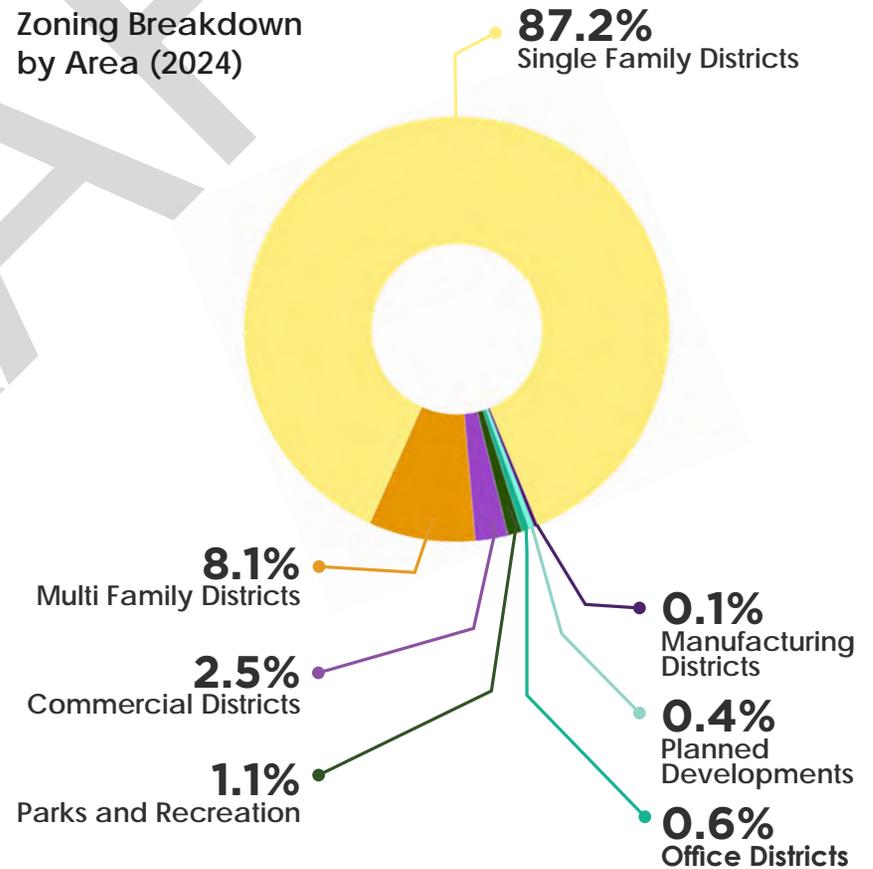
4.6%

Residential
Multi-Family
(1,200 sq ft)



Hyde Park's most predominant zoning districts are Single Family zones, with the most area zoned SF-20, which has a minimum lot size of 20,000 square feet. Non-residential zoning districts comprise less than 5% of the total neighborhood area. See the **Built Environment** section for zoning-related goals and strategies.

Zoning Breakdown
by Area (2024)



CONNECTED COMMUNITIES

The City adopted a series of land use and zoning policies called Connected Communities that went into effect July 2024. The policies aim to help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all. The zoning changes allow for the development of two-, three-, and four-family homes, relaxed parking requirements, and reduced regulatory barriers near the City's neighborhood business districts (NBDs) and the most prominent public transit routes. For Hyde Park, these Connected Community zones are focused around the neighborhood's two NBDs and Madison Road, Erie Avenue, and Columbia Parkway. For more information, visit www.cincinnati-oh.gov/connected-communities

Breakdown of Connected Community designations in Hyde Park by land area



49.8%

of Hyde Park falls within a Connected Communities designation.



MORE HOUSING OPTIONS



MORE TRANSIT OPTIONS

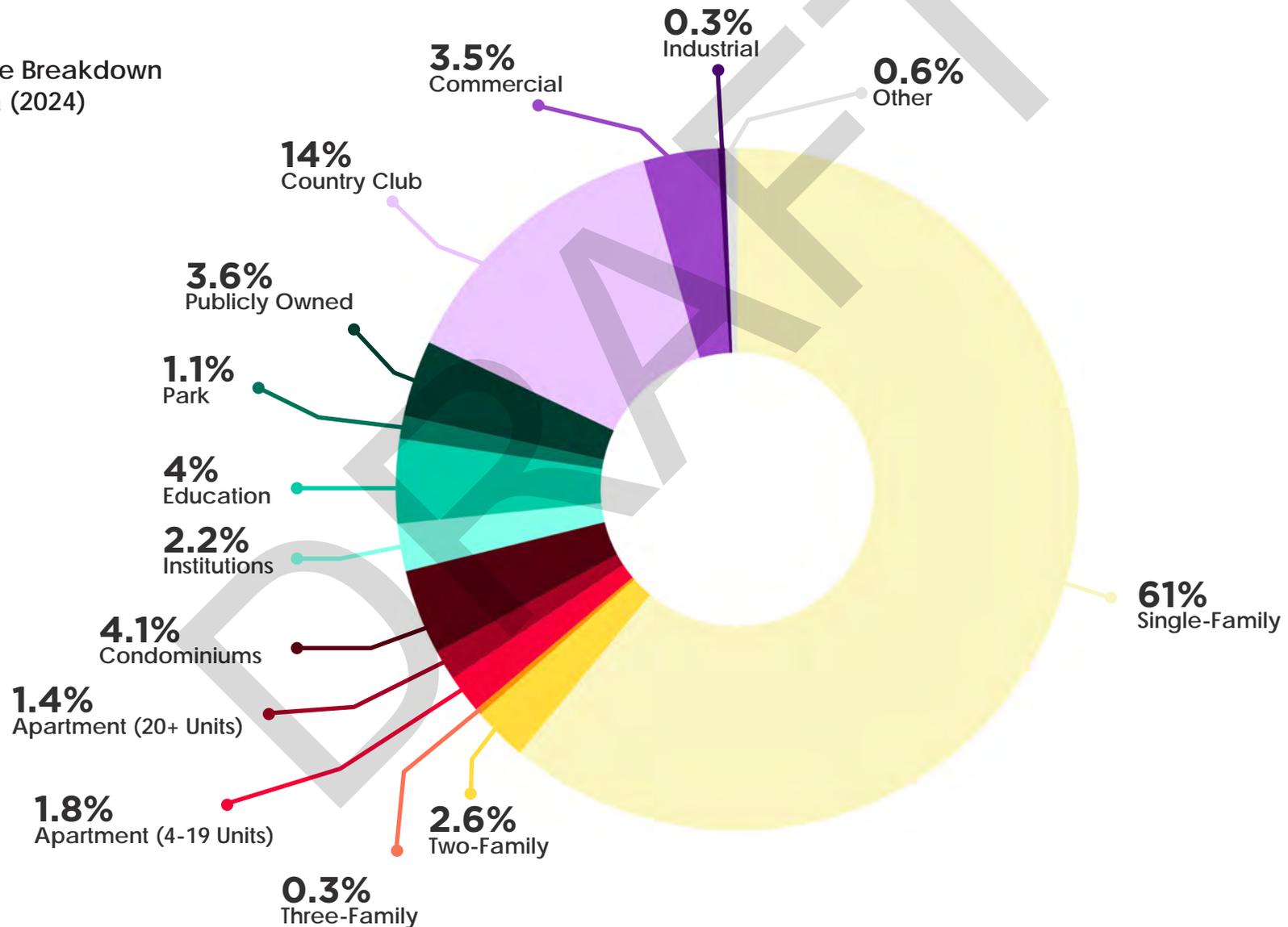


BETTER LAND EFFICIENCY

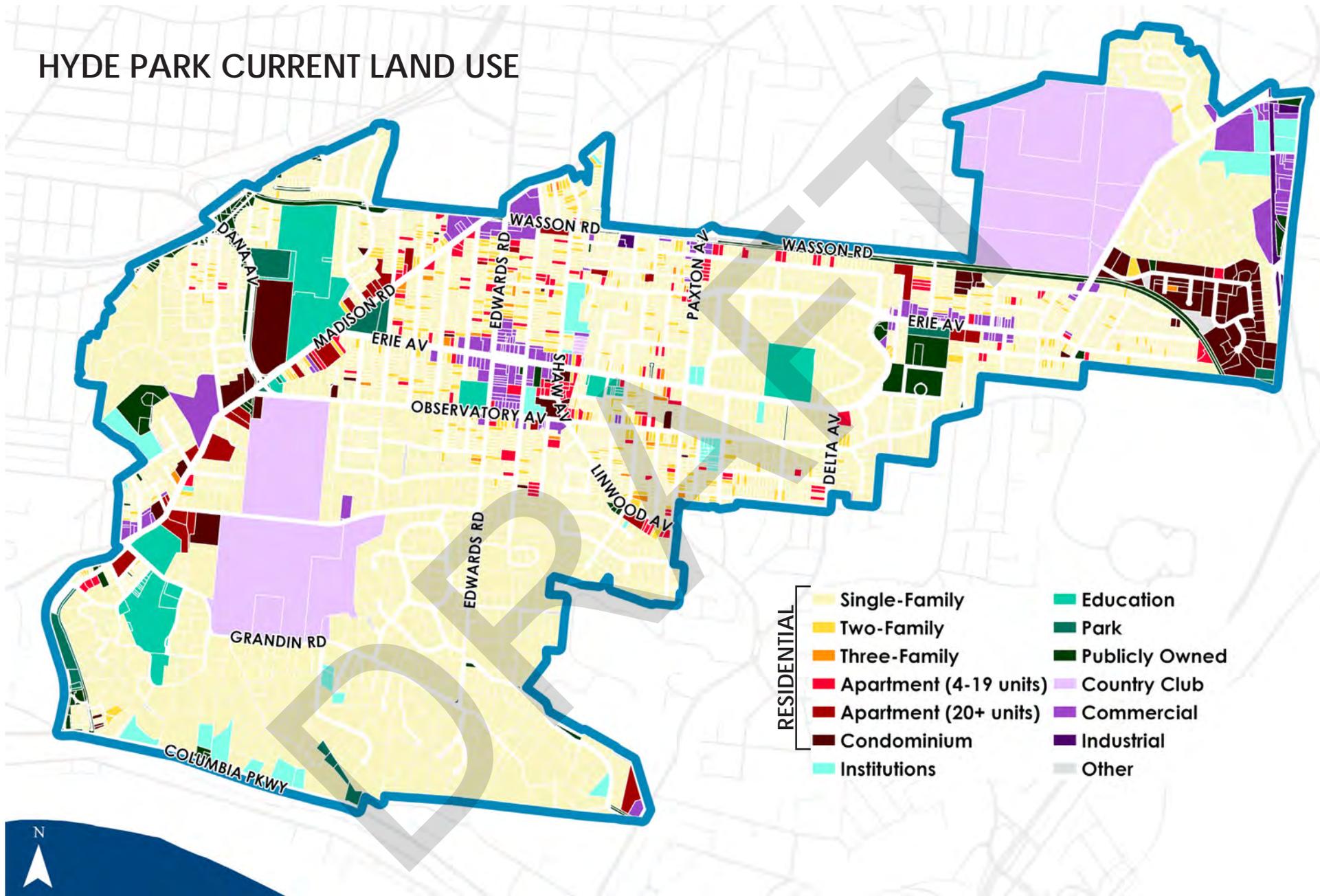
CURRENT LAND USE

While zoning is the legal mechanism for regulating land use and development, the Current Land Use map provides insight into how land is actively being used. The Current Land Use map is based on the Hamilton County Auditor's Land Use Class.

Land Use Breakdown by Area (2024)



HYDE PARK CURRENT LAND USE



Current Land Use was determined based on the Hamilton County Auditor's Land Use Class.

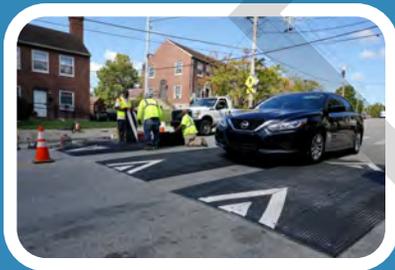
TRANSPORTATION NETWORK

The Transportation Network map on the following page highlights Hyde Park's access to Interstate-71 via Observatory/Dana Avenue or Edwards Road. Major Arterial roads are considered high capacity and are identified on the map. They consist of Madison Road, Observatory Avenue, Linwood Avenue, Delta Avenue, Marburg Avenue, a portion of Edwards Road (between Observatory Avenue and Wasson Road), and a portion of Erie Avenue (between Delta Avenue and Marburg Avenue). The second tier of arterial roads are identified as Minor Arterial roads and consist of Wasson Road, Erie Avenue, and Herschel Avenue (includes Pinehurst Avenue, a portion of Pape Avenue, and Herschel View Street).

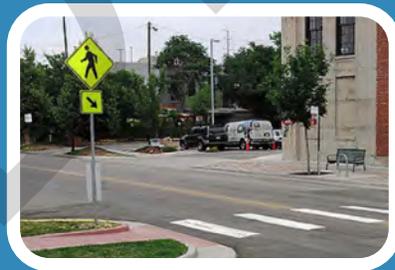
The map also depicts the approximate location of the Wasson Way, which will be discussed further in the **How We Move** section of this plan. All phases within and immediately adjacent to Hyde Park are now complete.

VISION ZERO

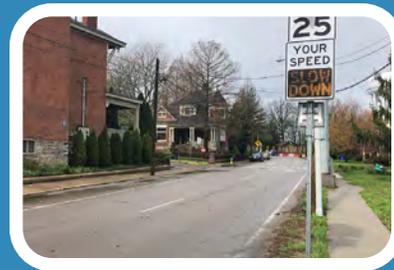
A program run by the City of Cincinnati's Department of Transportation and Engineering (DOTE) focused on improving pedestrian safety, with the mission to lower pedestrian deaths to zero. DOTE uses crash data to identify and track pedestrian crash hotspots throughout Cincinnati. These hotspots are targeted for safety interventions, including:



TRAFFIC CALMING



STREET REDESIGN

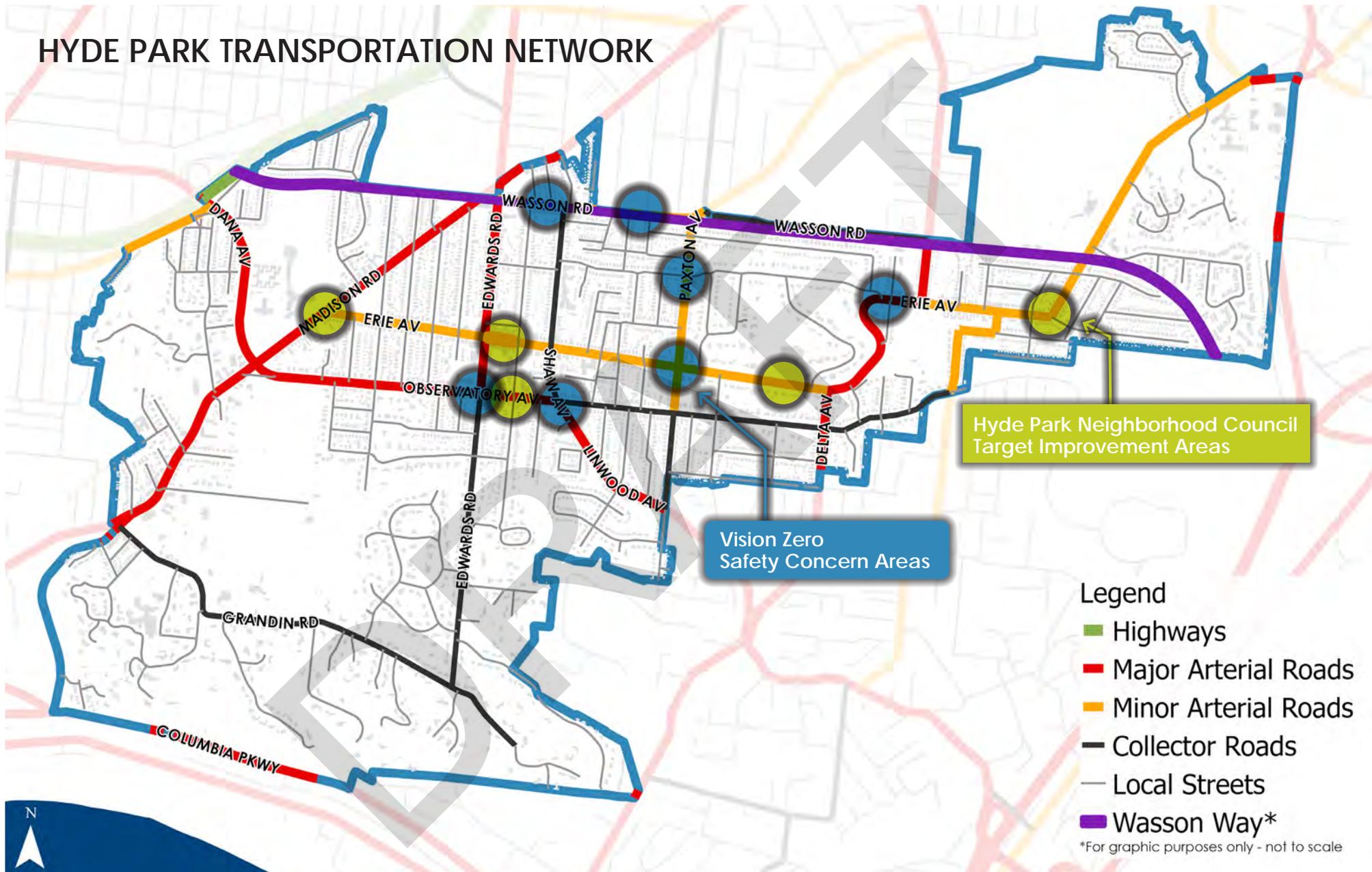


SPEED LIMIT REDUCTION AND ENFORCEMENT

REPORT
SAFETY
CONCERNS
AT:

www.cincinnati-oh.gov/visionzero

HYDE PARK TRANSPORTATION NETWORK

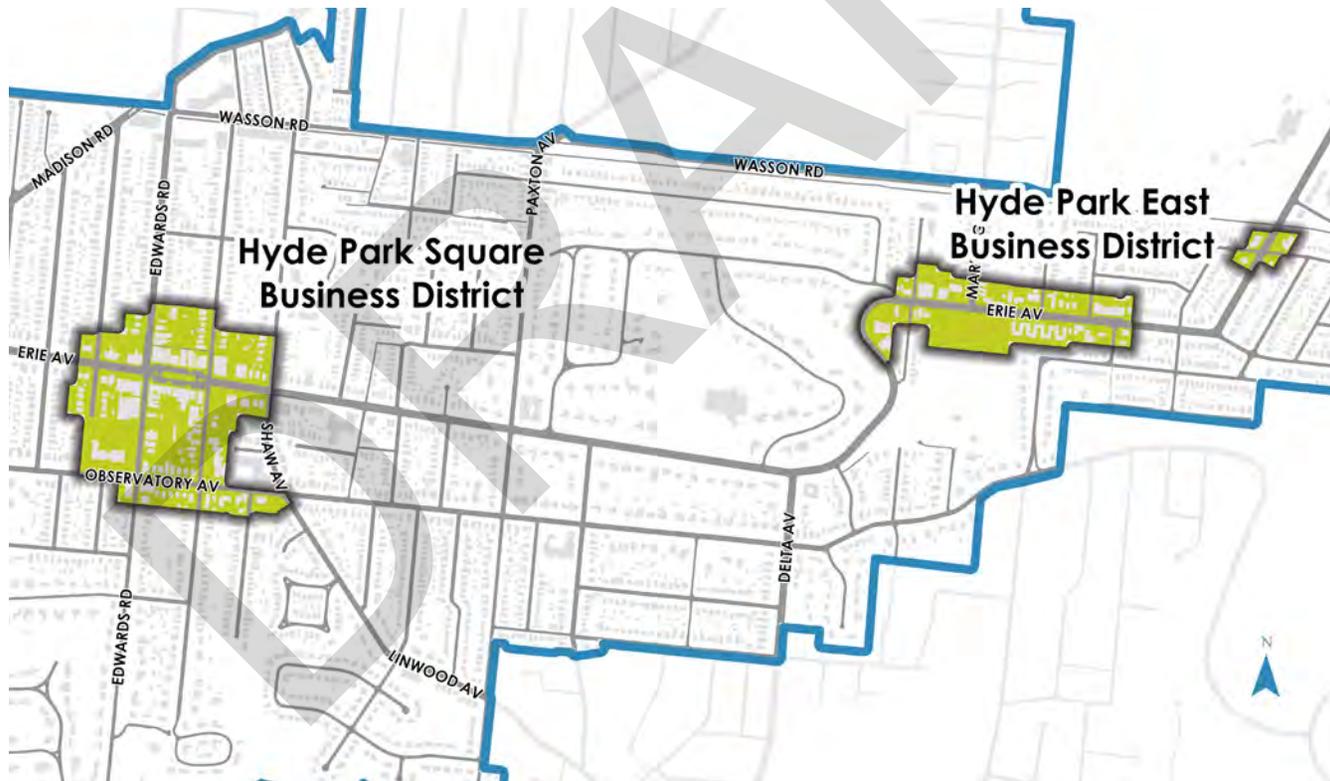


The Transportation Network map clearly delineates major and minor arterial roads. It also depicts the approximate location of the Wasson Way, which will be discussed further in the How We Move section.

URBAN DESIGN OVERLAY DISTRICTS

Hyde Park contains two Urban Design Overlay Districts (UDODs): Hyde Park Square and Hyde Park East. The purposes of the overlay districts are to protect and enhance the physical character of the districts, prevent the deterioration of property, encourage private investment to improve and stimulate economic vitality and social character of the district, and to ensure that infill development does not adversely affect the physical character of the area. Development within these districts must comply with the standards established when the district was created. The requirements of a specific UDOD are outlined in Chapter 1437 of the Zoning Code.

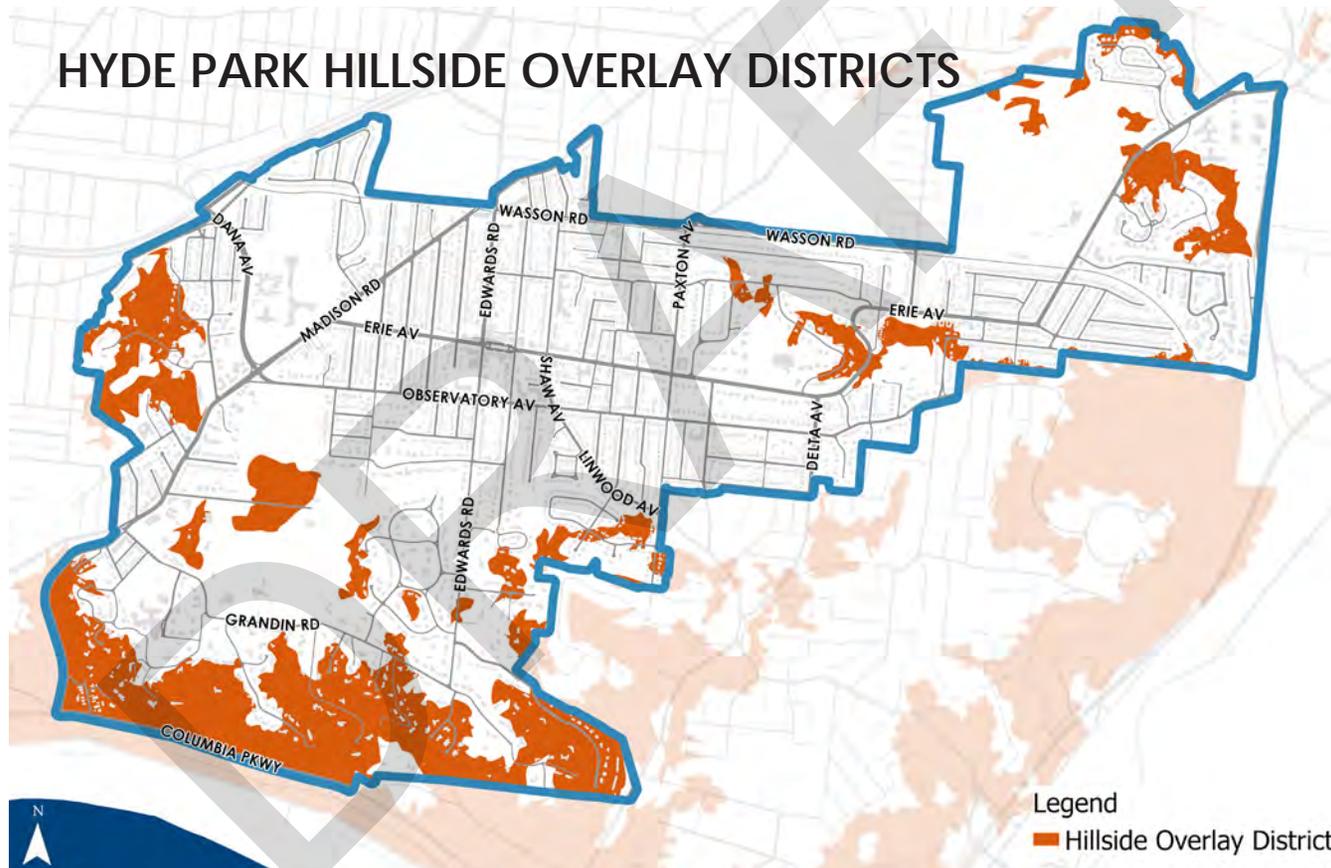
HYDE PARK URBAN DESIGN OVERLAY DISTRICTS



Hyde Park Square Business District and Hyde Park East Business District

HILLSIDE OVERLAY DISTRICTS

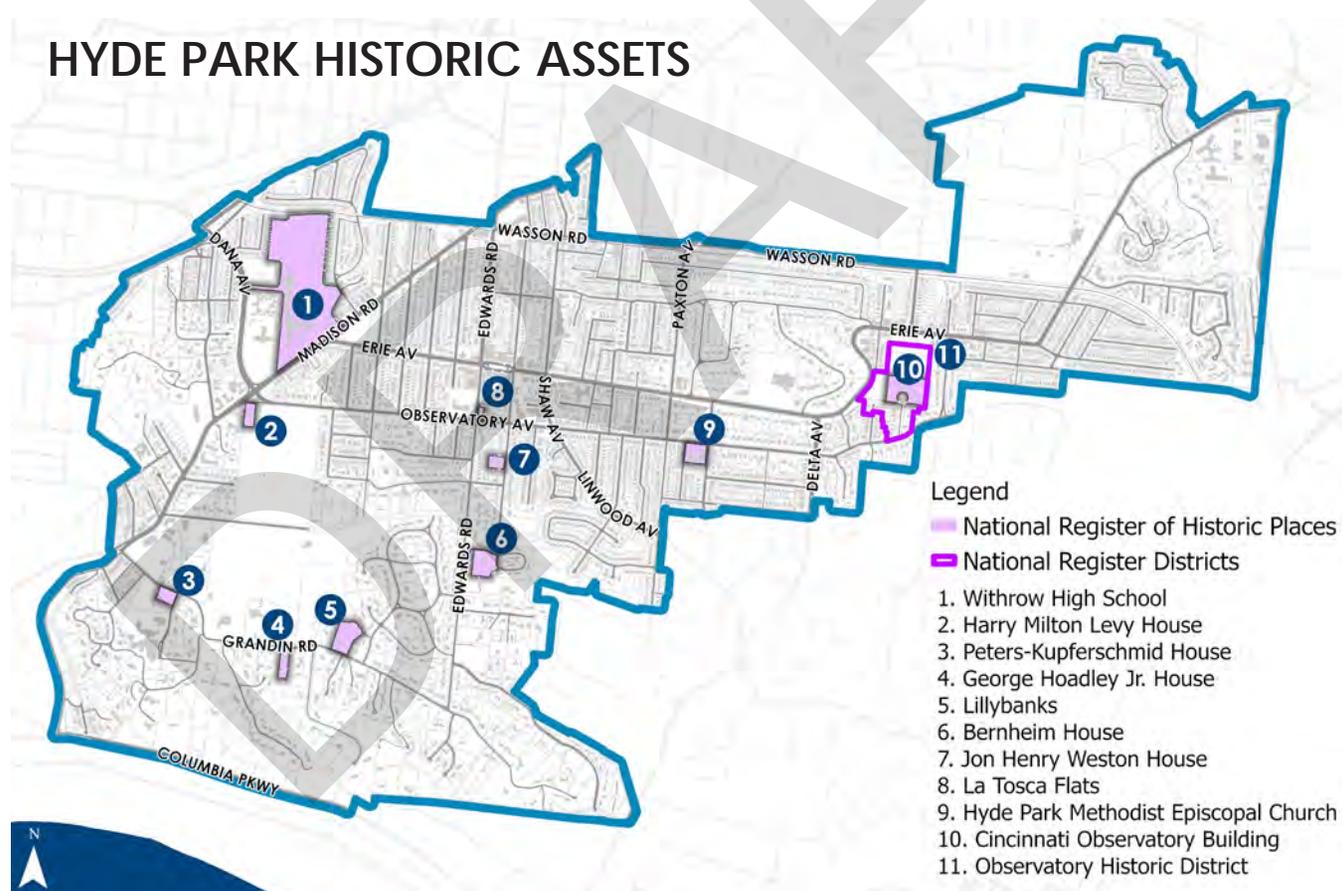
Cincinnati's hillsides make our city unique, but can also pose risks due to their natural instability. The City of Cincinnati regulates development on hillsides that have a higher potential for landslide. These areas have been designated as being within the Hillside Overlay District. The regulations are found in the Cincinnati Zoning Code and are intended to prevent damage to the City's hillsides.



The most significant Hyde Park hillsides are along the periphery, mostly along the southern and western edges of the neighborhood. Development within this district must comply with the Hillside Development Standards outlined in the Cincinnati Zoning Code.

HISTORIC ASSETS

Hyde Park is home to many historic assets, some of which have been recognized with a listing on the National Register of Historic Places. The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community, state, or the nation. Hyde Park has eleven listings on the National Register of Historic Places that includes ten buildings and one district.



The following Hyde Park properties are listed on the National Register of Historic Places:

1 Withrow High School, 2488 Madison Road

Areas of Significance: Architecture and Education
Date of Construction: 1919

Located at the intersection of two major thoroughfares, Madison Road and Erie Avenue, Withrow High School is a focal point in the Hyde Park neighborhood. The large-scale grouping is located on a 14-acre tract and includes six structures: three major buildings, a stadium, clocktower, and footbridge. Spacious, landscaped grounds surround the building.



Withrow High School (June 1981)
Academic Building
Photo by Chris Cain

2 Harry Milton Levy House, 2383 Observatory Avenue

Area of Significance: Architecture
Date of Construction: 1917

At the corner of Madison Road and Observatory Avenue lies the Harry Milton Levy House, a distinguished example of both the Craftsman and Tudor Revival architectural styles. The 0.86-acre property contains a two-story home, 3-bay garage, pool, terraces, and flowerbeds. One of the most notable features is a smooth stone fountain featuring a child's head flanked by stylized fish.



Harry Milton Levy House (Sept 1997)
Photo by Beth Sullebarger

3 Peters-Kupferschmid House, 2167 Grandin Road

Area of Significance: Transportation

Date of Construction: 1860

The Peters-Kupferschmid House was significant due to its association with Ralph Peters, the Superintendent and General Manager of multiple Cincinnati railroads and Vice President of the Cincinnati Chamber of Commerce in the late nineteenth and early twentieth centuries. The house was located on a 0.88-acre lot facing Grandin Road, but it was demolished. Today, the property is part of the Summit Country Day School campus.



Peters-Kupferschmid House (Feb 1984)
Photo by Rita Walsh

4 George Hoadley Jr. House, 2337 Grandin Road

Area of Significance: Architecture

Date of Construction: c. 1900

The George Hoadley Jr. house is on a one-acre lot facing Grandin Road near Corbin Drive. It is the earliest example of the concrete building tradition that made Cincinnati architectural firm Elzner & Anderson famous. It is also an early and sophisticated example of the Mission Revival style in Cincinnati that became popular in the early twentieth century.



George Hoadley Jr. House (Sept 1989)
Photo by Rita Walsh

5 Lillybanks, 2386 Grandin Road

Area of Significance: Architecture

Date of Construction: 1926

Lillybanks, named for the daylilies planted along Grandin Road, is a beautiful example of Tudor Revival style architecture. The house is located on a 1.36-acre lot that was part of the subdivision of Joseph Longworth's Rookwood estate. It stands out from other developments in the subdivision due to its orientation toward the street and its distinct air of dignity and privacy.



Lillybanks (Sept 1982)
Photo by Elisabeth Tuttle

6 Bernheim House, 195 Green Hills Road

Area of Significance: Architecture

Date of Construction: c. 1912-1913

The Bernheim House on Green Hills Road is a fine example of the Colonial Revival style in Cincinnati, characterized by pilasters and Palladian arches. The original 13-acre parcel was subdivided and became the Green Hills and Far Hills subdivisions, but the original character of the Bernheim House remained preserved.



Bernheim House (Mar 1982)

Photo by Elisabeth Tuttle

7 John Henry Weston House, 1321 Michigan Avenue

Area of Significance: Community Development

Date of Construction: 1873

The John Henry Weston House serves as a prime example of adaptive reuse. It links Hyde Park's suburban past to its present as a more urban community. When the property was converted in 1917 from a mansion to six apartments, elements of the original Italianate style were thoughtfully integrated with modern architectural styles: Neoclassical, Tudor Revival, and Craftsman.



John Henry Weston House (Dec 2000)

Photo by Margo Warminski

8 La Tosca Flats, 2700 Observatory Avenue

Area of Significance: Architecture

Date of Construction: 1915

The La Tosca Flats on Observatory Avenue are a unique example of Prairie-style architecture - characterized by masonry detailing, windows, woodwork, and mantelpieces - applied to an apartment building. The six-unit structure also represents a significant period in the neighborhood's history including its annexation by the City of Cincinnati and the expansion of streetcar lines and utilities.



La Tosca Flats (Mar 1998)
Photo by Margo Warminski

9 Hyde Park Methodist Episcopal Church, 1345 Grace Avenue

Area of Significance: Architecture

Date of Construction: 1927

The Hyde Park Methodist Episcopal Church, known today as the Hyde Park Community United Methodist Church, is located at the corner of Grace Avenue and Observatory Avenue is a distinguished example of the American Collegiate Gothic Revival style in Cincinnati. The architectural style is rooted in permanence and stability while the activities within are driven by progressive values and an emphasis on the community.



Hyde Park Methodist Episcopal Church
(Mar 2006)
Photo by Rudy Heath

10 Cincinnati Observatory Building, 3489 Observatory Place

Area of Significance: Education, Science, and Architecture

Date of Construction: 1873

The Cincinnati Observatory is notable for its contributions to the field of American astronomy and because it was designed by famous Cincinnati-based architect Samuel Hannaford (1835-1911). Under the leadership of Paul Herget, the Observatory was the home of the International Minor Planet Center. It is also recognized nationally for its contributions to the U.S. space program and orbit calculations. The Cincinnati Observatory is on the National Register of Historic Places and a National Historic Landmark.



The Cincinnati Observatory (Feb 1997)
Photo by Robert Flischel

11 Observatory Historic District, Located along Observatory Avenue & Observatory Place

Area of Significance: Architecture and Science

Dates of Construction: 1874-1923

The Observatory Historic District, located directly south of the Hyde Park East business district, is characterized by single family homes with diverse architectural styles. The Cincinnati Observatory serves as the focal point of this district and boasts many distinctive construction techniques to reduce vibrations and optimize astronomical observation.



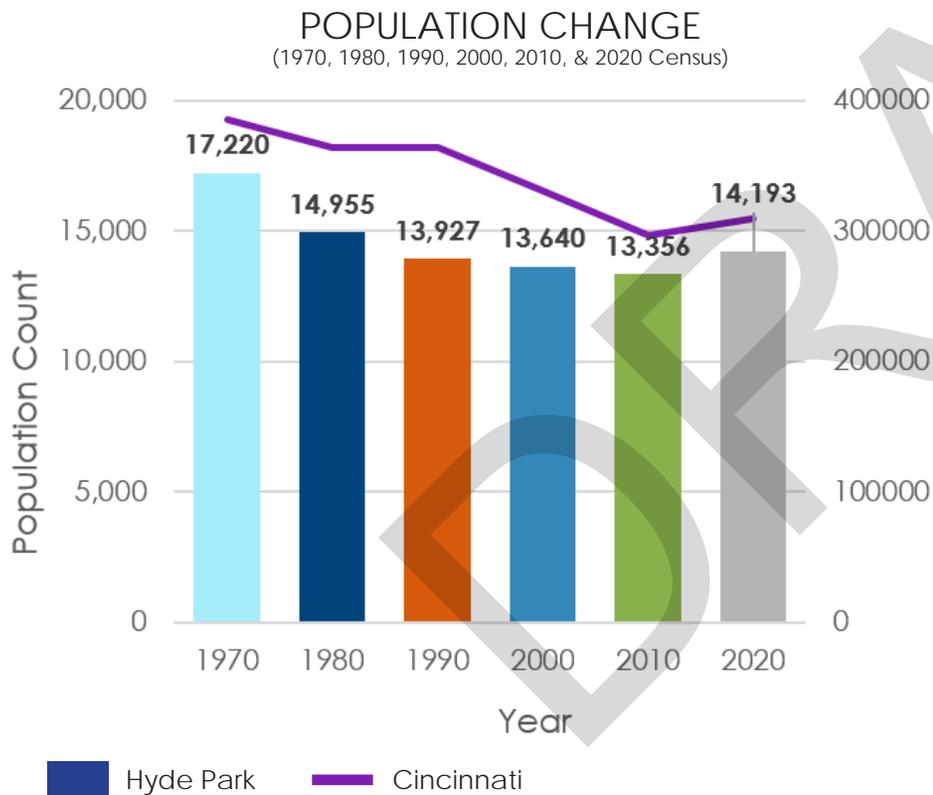
Observatory Historic District (Apr 1978)
Photo by Dan Owens



Photo by Lori Wellinghoff

DEMOGRAPHICS

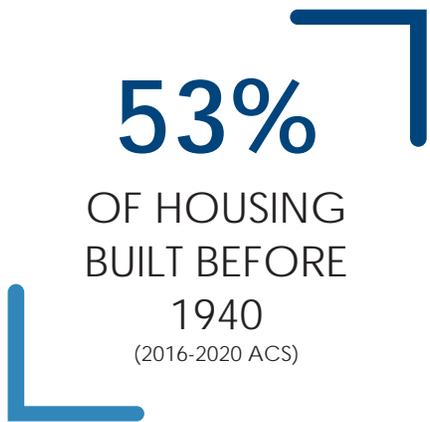
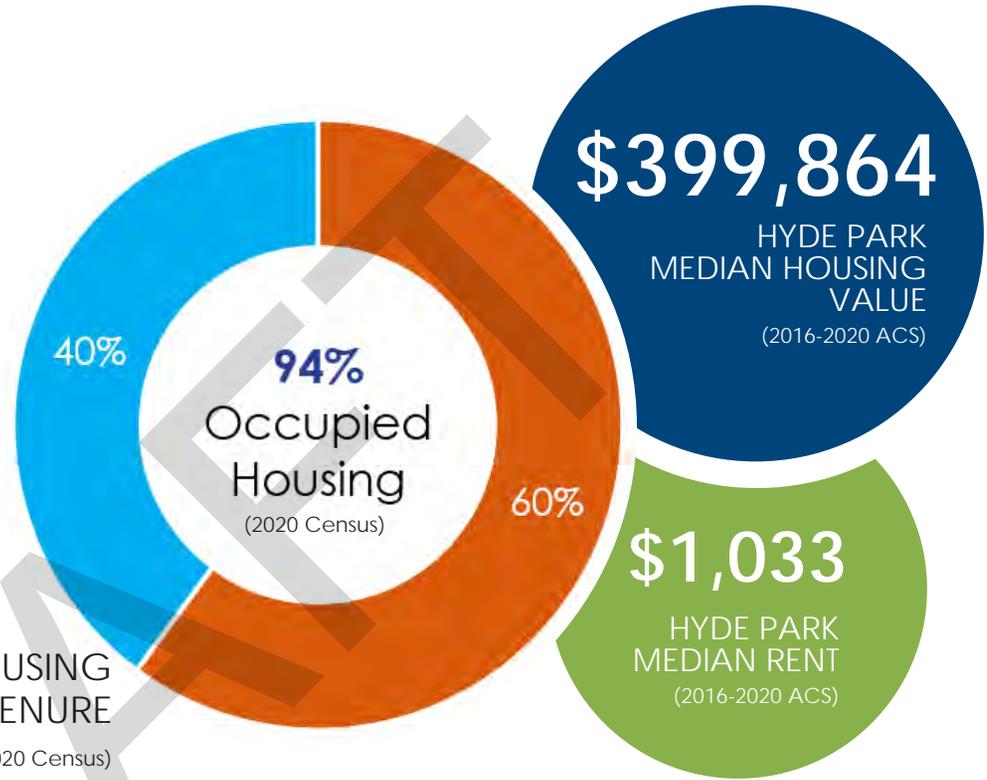
In preparing a plan for the future of the Hyde Park community, it is important to understand the existing population and population trends over time—both Citywide and at the neighborhood level. The following demographics discussion will summarize key demographics from 1980, 1990, 2000, 2010, and 2020 U.S. Census Bureau data. It should be noted that the analysis relies primarily on data provided by the U.S. Census Bureau. For the purposes of gathering data, Hyde Park refers to Census Tracts 49, 50, and 51.



In 2020, Hyde Park's population was 14,193, a 6% increase from 2010, although still below the 1970 population level of 17,220. Approximately 66%, or two-thirds, of Hyde Park's current residents moved to the neighborhood between 2010 and 2020. While the average age in Hyde Park is 35, most of the new residents moving in are younger. Of the new residents who moved to the neighborhood between 2010 and 2020, around 60% were between the ages of 20 and 29.

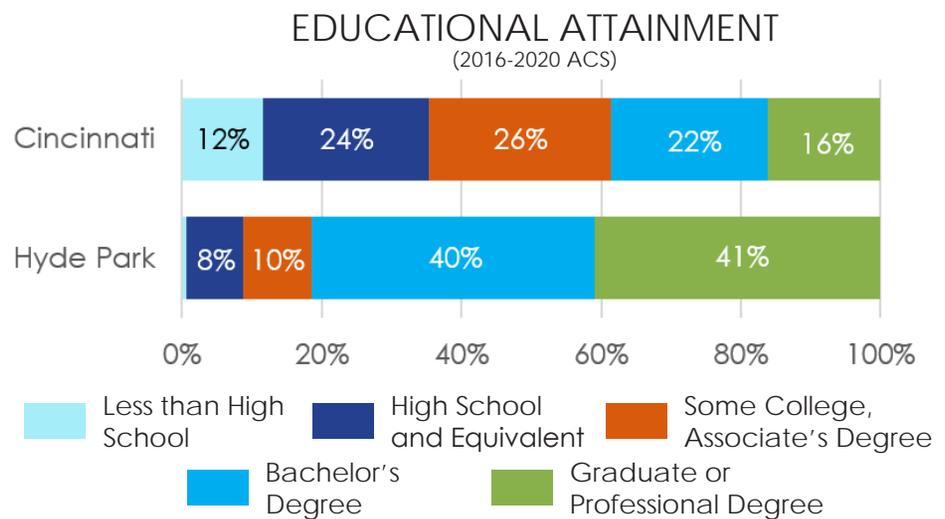
66%
OF RESIDENTS MOVED TO
HYDE PARK AFTER 2010
(2016-2020 ACS)

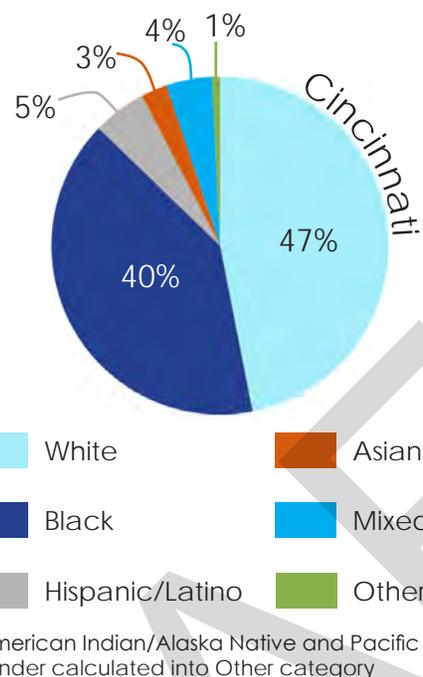
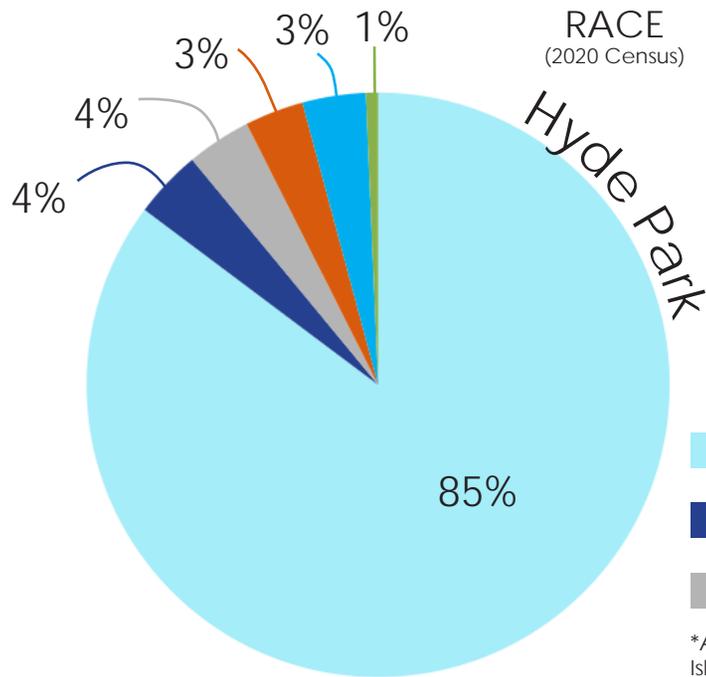
Almost two-thirds of the housing units in Hyde Park are owner-occupied, in contrast to the City as a whole, where about two-thirds of housing units are renter-occupied. The housing stock also reflects the history of the neighborhood; around 53% of the housing in Hyde Park was built before 1940.



HOUSING TENURE
(2020 Census)

- Renter
- Owner





■ White ■ Asian
■ Black ■ Mixed
■ Hispanic/Latino ■ Other*

*American Indian/Alaska Native and Pacific Islander calculated into Other category



The majority of Hyde Park residents are White, and a little over 80% of residents have at least a Bachelor's degree. The neighborhood has a median income over two and a half times the City's median income. Higher income levels balance with the neighborhood's higher median home values and rental prices, leading to a lower portion of residents considered housing burdened by HUD standards, or paying more than 30% of their income on housing.

The hope is that the goals and strategies in this plan provide for current residents while also attracting diverse new neighbors. Promoting a variety of housing types and developing more non-automotive mobility options are some examples of how Hyde Park can accommodate present and future residents by creating more opportunities.





GOALS AND OBJECTIVES

After analyzing all data received from the maps and surveys, the Steering Committee determined four areas of focus and established a working group for each. The main goals of this plan are divided among those focus areas:

Quality of Life



How We Move



Hyde Park Square



Built Environment



QUALITY OF LIFE

GOAL 1

Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

GOAL 3

Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

GOAL 2

Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

GOAL 4

Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

HOW WE MOVE

GOAL 1

Promote pedestrian, bicycle, and traffic safety.

GOAL 3

Improve public transportation within Hyde Park.

GOAL 5

Protect and preserve the residential streets of Hyde Park.

GOAL 2

Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

GOAL 4

Promote walkability and other non-automotive transportation.

GOAL 6

Plan for future transportation needs.

HYDE PARK SQUARE

GOAL 1

Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

GOAL 3

Beautify and improve the streetscape and infrastructure of Hyde Park Square.

GOAL 2

Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

GOAL 4

Promote events on the Square that build community and enhance commerce.

BUILT ENVIRONMENT

GOAL 1

Preserve Hyde Park's residential form.

GOAL 3

Expand community knowledge of the Zoning Code and City-wide development processes.

GOAL 5

Enforce Zoning, Building, and Health code violations in a timely fashion.

GOAL 2

Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

GOAL 4

Find opportunities for the Zoning Code to better align with this plan.



NO
TURN
ON RED

106
Pavilion

QUALITY OF LIFE

Hyde Park is a vibrant and ever-changing community that retains the cherished characteristics of its historic roots: a safe, peaceful residential neighborhood with tree-lined streets and a town square at its center. Signature community events and traditions, preservation of the tree canopy and green spaces, an attractive, functional streetscape that invites people to gather in the Square, and maintaining key services such as the library, post office, banks, and strong schools will keep Hyde Park a welcoming and well-kept place to call home for generations to come. Gateway markers and flags, streets and sidewalks in good repair, improved signage for public parking, outdoor dining areas, and the integration of Wasson Way with the community will encourage visitors to come to Hyde Park to shop, dine, and play.



1

Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

Strategy 1

Establish and implement a strong neighborhood identity for Hyde Park.

Action Step 1: Create attractive gateways at key traffic and pedestrian portals to the neighborhood.

Action Step 2: Maintain the flags/banners that identify the Hyde Park Square business district.

Strategy 2

Capitalize on neighborhood events unique to Hyde Park.

Action Step 1: Market events and activities in creative and comprehensive ways, using methods to reach all ages, backgrounds, and ethnicities, so that everyone has information and feels welcome.

Action Step 2: Encourage the creation of additional signature events. Annual events currently include the Student of the Year Awards for all seven Hyde Park Schools (May), Hyde Park Blast (June), July 4th Fireworks in Ault Park (July), St. Mary's Church festival (August), the Hyde Park Art Show (October), Halloween on the Square (October), the holiday tree lighting (November), and the Farmers' Market (May – October).



Strategy 3

Provide ways for residents to stay engaged and involved in the neighborhood.

Action Step 1: Explore options for leveraging neighborhood technology—such as a community website and wayfinding—to provide information about and to the community.

Action Step 2: Seek to establish additional community amenities and gathering spaces, such as an arts center, senior center, playground, dog park, and flexible public seating areas.

Strategy 4

Promote Hyde Park as a life-span community that offers everything from preschools to senior residences to support people of all ages.

Action Step 1: Enhance communications with the Eastside Recreation Center, the Public Library, schools, churches, and other institutions and agencies that serve the various populations of Hyde Park.

Action Step 2: Encourage programs and events that promote opportunities for different age groups to interact with each other.



Existing banner in
Hyde Park Square

2

Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

Strategy 1

Encourage all schools to be more accessible to and connected with the community at large.

Action Step 1: Promote Community Learning Centers at neighborhood public schools.

Action Step 2: Publicize the community resources available at all Hyde Park schools. Seek to establish stronger community connections with these schools.

Action Step 3: Encourage other community institutions to collaborate with the schools.

Strategy 2

Support the presence and future growth of the public schools in Hyde Park.

Action Step 1: Preserve the historic main buildings of Hyde Park School and Withrow High School.

Action Step 2: Collaborate with the Hyde Park School Parent Teacher Organization (PTO) to further enhance the playground and community garden, which serve the community after school hours.

Action Step 3: Encourage increased community connections with Clark Montessori School, such as public use of indoor meeting spaces and the grounds.



Strategy 3

Encourage the establishment of a variety of early learning and childcare options in the neighborhood.

Action Step 1: Promote awareness of existing preschools to Hyde Park residents, particularly newcomers.

Action Step 2: Identify locations to establish additional opportunities for early learning childcare centers and preschools.

DRAFT



3

Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

Strategy 1

Maintain and enhance existing green spaces, encouraging usage and access.

Action Step 1: Collaborate with the Cincinnati Park Board and Cincinnati Recreation Commission to create opportunities for additional recreational activities and play equipment in existing green spaces.

Action Step 2: Promote existing Parks Special Use Permit Fee Waiver Policy for non-profit and community organizations to host public events in parks.

Action Step 3: Maintain recreation equipment and facilities throughout Hyde Park.

Action Step 4: Explore enhanced uses of Madison Park, located at the intersection of Madison Road and Erie Avenue.

Action Step 5: Explore additional recreational uses in Police Officer Sonny Kim Park, including a small stage for live music.

Strategy 2

Explore the potential for new green spaces in Hyde Park.

Action Step 1: Work with the Cincinnati Park Board and Cincinnati Recreation Commission to identify and create new parks and green spaces in Hyde Park.

Action Step 5: Support the creation of community gardens and determine appropriate locations.



Strategy 3

Create a plan to identify places where new trees could be planted and the best ways to maintain existing street trees.

Action Step 1: Promote partnerships with the Cincinnati Park Board's Division of Urban Forestry, Hyde Park Neighborhood Council, businesses, developers, property owners, and nonprofits to plant new trees on public and private property.

Action Step 2: Encourage formation of a Hyde Park Neighborhood Council committee to work proactively with Urban Forestry to remove and replace dead or dying street trees.

Action Step 3: Identify locations for additional street trees.

Action Step 4: Support efforts to protect mature trees on private land during tear-downs and new construction.

Action Step 5: Encourage the addition of street trees with new construction, where feasible, to promote a better urban canopy.

Strategy 4

Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

The Cincinnati Park Board's Division of Urban Forestry oversees the long-term care and development of Cincinnati's urban tree canopy and tree maintenance in the public right-of-way. A Public Tree Inventory can be found on their website:

www.cincinnati-oh.gov/cincyparks/natural-resources/urban-forestry



4

Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

Strategy 1

Continue to work with Cincinnati Police District 2 and the Cincinnati Fire Department to better understand issues within the community and increase community safety.

Action Step 1: Request police walking patrols, especially in areas and times of high pedestrian traffic.

Action Step 2: Invite representatives of District 2 and Cincinnati Fire Station 46 to report at the monthly Hyde Park Neighborhood Council meetings.

Strategy 2

Enhance the neighborhood's unique character with visual improvements.

Action Step 1: Work with appropriate City agencies to remove advertising benches and replace them with attractive, ad-free metal benches.

Action Step 2: Add ad-free benches in appropriate public areas to provide resting places for pedestrians.

Action Step 3: Encourage businesses to establish outdoor seating areas, with adherence to all City regulations.



Action Step 4: Explore the potential for moving utility lines underground throughout Hyde Park.

Action Step 5: Explore a special improvement district or similar mechanism to ensure funding is available to maintain the historic gaslights and other architectural elements of public space (streetlights, benches, etc.).

Action Step 6: Remove abandoned advertising boxes.

Action Step 7: Encourage additional streetscape improvements such as landscaping, planters, and public art.

Strategy 3

Enforce existing signage regulations per the Cincinnati Zoning Code and Urban Design Overlay District (UDOD) guidelines.

Action Step 1: Enforce regulations on the size, type, location, illumination, and animation of signage (free-standing, those on the building exterior, and those visible through windows).

Action Step 2: Use the 311 Cincy application to report signs that are illegal or in poor condition and in need of replacement or removal.



Action Step 3: Educate business owners/operators about the conditions for the allowable use of sandwich-board signs and other free-standing signs on the public sidewalk.

Strategy 4

Bring all streets and sidewalks into good condition and establish a maintenance plan.

Action Step 1: Enforce current City policy that holds property owners responsible for sidewalk repair. Work to establish a more equitable means of funding.

Action Step 2: Periodically assess the condition of the streetscape and coordinate with the appropriate City departments and funding sources for installation, repair, and maintenance.



Example of sidewalk in disrepair.
Photo by Janet Buening







HOW WE MOVE

Pedestrian activity has been a defining feature of the Hyde Park community since its inception. Other modes of transportation have been accommodated from horse and carriage to trolley to personal vehicles, but street-level walkability and the person-to-person interaction that it engenders is the foundation of the durable spirit of the neighborhood. It is a key source of the neighborhood's social capital. Retaining and expanding pedestrian activity and adapting it to make it even more accessible and safe will guide the planning for the next generation of mobility in Hyde Park.

While private automobiles will be with us for the foreseeable future, their singular dominance as a mode of transit is waning. The neighborhood is making room for bicycles, scooters, more pedestrians, public transit options, and whatever else the future of transportation holds. The priority of the transportation infrastructure is to serve the neighborhood. The improvements outlined in this plan will create an even more vibrant, connected, and engaged community.



1

Promote pedestrian, bicycle, and traffic safety.

Strategy 1

Work with Cincinnati Police Department, the Department of Transportation and Engineering (DOTE), and other City departments to review safety strategies.

Action Step 1: Create awareness of and communicate safety concerns through the City's Vision Zero website (www.cincinnati-oh.gov/visionzero).

Action Step 2: Report traffic-related incidents and concerns regarding signalization, crosswalks, bike facilities, traffic, visibility, and more on the City's Vision Zero website.

Action Step 3: Assure student safety: establish safe routes to schools; assess traffic conditions at and around school ingress/egress and where students congregate to board buses.

Strategy 2

Improve pedestrian crossings.

Action Step 1: Assess the need for and install the best current technology at critical intersections (including but not limited to Michigan and Observatory, Delta and Observatory, Madison and Erie, Erie at Clark Montessori School, and at the crosswalks into the Hyde Park Square park) and those identified on the City's Vision Zero website.

Action Step 2: Promote driver awareness of crosswalks with best available strategies and technologies for crosswalks, and by any other means.

Action Step 3: Educate drivers, cyclists, e-scooter riders, and pedestrians on sharing the road, crosswalk laws, and safety practices.





Above: Staff and parent volunteers ensure a safe crossing for Hyde Park School second graders at the intersection of Edwards Road and Observatory Avenue.

Action Step 4: Enforce the laws regarding yielding to pedestrians in crosswalks and cite offenders.

Strategy 3

Improve traffic safety.

Action Step 1: Expand traffic-calming measures to slow traffic and increase safety.

Action Step 2: Use the best current technology and practices to improve safety at key locations (see map on Page 62).

Action Step 3: Work with Hyde Park School to improve traffic flow and increase student safety during school pick-up and drop-off times.

Action Step 4: Enforce driving, parking, and delivery vehicle rules and regulations.

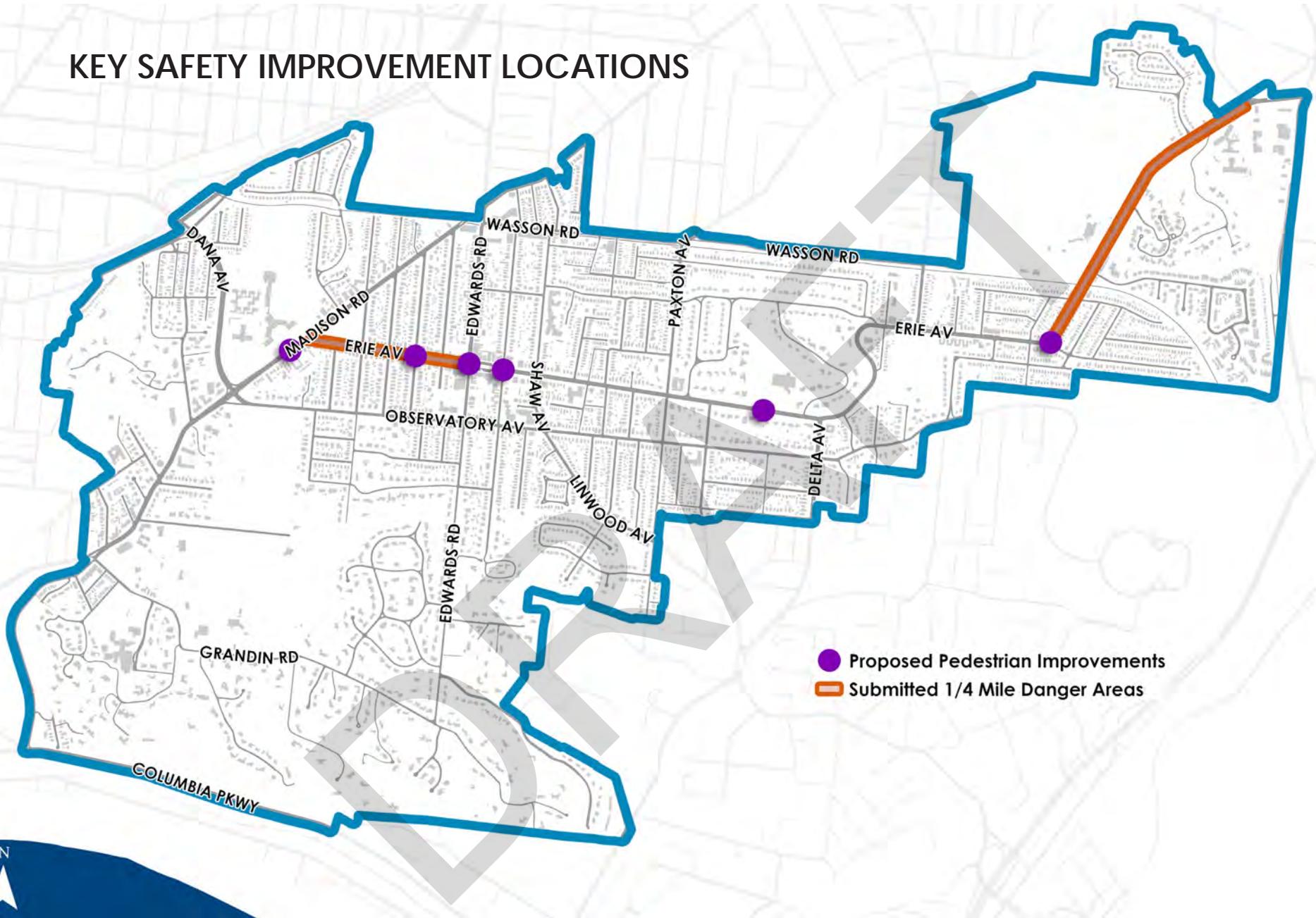
Strategy 4

Evaluate the location and timing of traffic signals throughout Hyde Park as necessary, especially in high traffic areas.

Action Step 1: Adjust timing and install additional signals as needed to improve traffic flow and safety.



KEY SAFETY IMPROVEMENT LOCATIONS



The Hyde Park Neighborhood Council proposed the above Traffic and Safety Initiatives to the Department of Transportation and Engineering in May of 2024.



2

Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

Strategy 1

Make connections and provide comfort stations along Wasson Way.

Action Step 1: Provide facilities such as drinking fountains and restrooms, additional benches, trash receptacles, and bike racks at access points.

Action Step 2: Ensure that trash receptacles are emptied on a regular basis to control litter and pests.

Action Step 3: Identify access points on arterial roads to safely provide greater access to more people.

Action Step 4: Continue to explore connections with other resources such as neighboring communities, other trails, schools, retail, and Armleder Park.



Access from the Wasson Way to Rookwood Commons.
Photo courtesy of Wasson-Way.org

A family enjoys Phase 1 of the Wasson Way.



Strategy 2

Ensure the safety and well-being of Wasson Way users and those residing near it.

Action Step 1: Maintain and improve safe crossings.

Action Step 2: Identify and address security concerns of residents and users of Wasson Way.



3

Improve public transportation within Hyde Park.

Strategy 1

Promote awareness of existing Metro routes and services.

Strategy 2

Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

Strategy 3

Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

Strategy 4

Improve transit facilities for transit users.

Action Step 1: Work with Metro to incorporate complete shelters with non-advertising benches and refuse containers.

Action Step 2: Consider including technology (similar to the signage used at Government Square) to indicate bus arrival times.



Strategy 5

Coordinate with neighboring communities to provide circulating public transit between neighborhood business districts within and adjacent to Hyde Park.

Action Step 1: Establish a route that includes Hyde Park Square, Hyde Park East Business District, Hyde Park Plaza, Mt. Lookout Square, Oakley Square, Oakley Station, and Rookwood Pavilion.

DRAFT



4

Promote walkability and other non-automotive transportation.

Strategy 1

Improve sidewalk safety.

Action Step 1: Identify locations where additional sidewalks or sidewalk connections are needed.

Action Step 2: Review sidewalks on a scheduled basis to promote safe conditions; order repair or replacement as needed.

Action Step 3: Maintain curb cuts in good repair.

Strategy 2

Encourage bicycling in Hyde Park.

Action Step 1: Provide designated bike paths, bike lanes, traffic diverters, and bicycle boulevards to promote safe and comfortable cycling conditions.

Action Step 2: Explore the potential for the installation of additional bike sharing locations.

Action Step 3: Provide bike racks throughout the community, especially in destination areas.



Above: Signage indicates a bike route through Hyde Park.

Below: Existing bike racks in Hyde Park Square.





5

Protect and preserve the residential streets of Hyde Park.

Strategy 1

Minimize non-residential through traffic.

Action Step 1: Develop a task force to explore the dejournalization (removal) of State Route 561 from Edwards Road, Observatory Avenue (3 blocks), and Linwood Avenue.

Action Step 2: On residential streets abutting commercial districts, prioritize parking for residents by use of parking permits or other means, if requested by a majority of the residents on the street.

Strategy 2

Ensure the neighborhood's needs are reflected in the multi-year street maintenance schedule.

Action Step 1: Work with the City to understand how the maintenance schedule is determined.

Strategy 3

Work with Cincinnati Police Department, the Department of Transportation and Engineering, and delivery services to enforce parking laws, safe stopping, and delivery practices.

Action Step 1: Establish clear delivery zones near high traffic business areas.



6

Plan for future transportation needs.

Strategy 1

Research and provide infrastructure needs for evolving modes of transportation.

Action Step 1: Identify locations for charging stations for electric vehicles.

Action Step 2: Create passenger pick up and drop off zones in busier, higher density areas.

DRAFT



City Resources for *How We Move*

Department of Transportation & Engineering Resource Page

Permits, design guidelines, and revocable street privilege contracts for flags, banners, benches, streateries, planters, and EV charging stations.

Gateways & Public Spaces

Design capabilities and processes for gateway, wayfinding, identity, historical, and architectural signage and poles.

Street Rehabilitation Program

Overview of the City's street maintenance schedule and selection process.

Traffic Engineering

Signage in the right-of-way, traffic signal/timing, streetlights, delivery/drop-off zones, and pavement markings. *Submit requests via 311 or email traffic.engineering@cincinnati-oh.gov.*

311 Cincy

Reporting issues and submitting requests, such as potholes, damaged signs, and sidewalk repair, which can be used for requesting new sidewalks and repairs.

Sidewalk Safety Program

Information about existing sidewalk repair, property owner responsibilities, and ongoing maintenance.

Traffic Calming Program

A data-driven competitive program for speed humps, cushions, and curb extensions. Streets are identified by community councils; speed and traffic data is collected, evaluated, ranked, and awarded based on available funding.

Bike Cincy

Learn about bike infrastructure projects (including the Wasson Way trail), request bike racks, and share general feedback and network requests at www.cincinnati-oh.gov/bikes.

Vision Zero

Learn about traffic calming and complete streets projects, explore crash data, and use the Safety Concern Map to report specific locations where improvements like crosswalks, traffic calming, or other safety features may be needed.

Residential Parking

Parking Facilities manages existing residential parking zones, including Hyde Park Zone E. Criteria for creating new residential parking zones can be found in the Municipal Code.







KILGOUR
FOUNTAIN
TO THE
PEOPLE
OF
HYDE PARK
NOV. 6, 1900

HYDE PARK SQUARE

Before there was Hyde Park, there was “the Square.” Intended by early developers to be the retail center of the community, the Square also became the gathering space and heart of the growing Hyde Park community. In 1900, the iconic Kilgour Fountain was added, and the park was later raised around it. The mix of businesses has changed significantly in the last century, but more than 100 retailers, restaurateurs, and professional service providers still make the Square a magnet destination, and in recent years new buildings have brought more residents to the Square.

Hyde Park Square is still the heart of the community, a destination that encourages walkability and is a major factor in making Hyde Park a desirable place to live, work, and play. The goals and strategies in this section are intended to maintain the viability and safety of the Square and its business district while allowing for thoughtful, supportive development in line with the Square’s historic character and the Urban Design Overlay District that protects it.



1

Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

Strategy 1

Utilize the Urban Design Overlay District (UDOD), the current mechanism to achieve Goal 1.

Action Step 1: Periodically review all properties within the UDOD and the UDOD boundaries.

Action Step 2: Re-evaluate the inclusion of residential properties within the UDOD.

Action Step 3: Educate existing and future business owners and developers and work proactively to ensure compliance with the UDOD.

Strategy 2

Consider other means of protecting the aesthetic qualities of Hyde Park Square.

Action Step 1: Explore the possibility of a historic district designation of Hyde Park Square as identified in the City-Wide Historic Inventory Update IV (2012). (See Appendix B.)

The Urban Design Overlay District protects and enhances the physical character of buildings within the district. The regulations are outlined in Chapter 1437 of the Zoning Code. The Hyde Park Square Urban Design Plan can be found online:

www.cincinnati-oh.gov/planning/neighborhood-plans/approved



2

Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

Strategy 1

Work with the DCED neighborhood Development Officer to develop a plan to retain existing local businesses and recruit retailers and restaurateurs to Hyde Park Square and encourage a complementary mix of tenants.

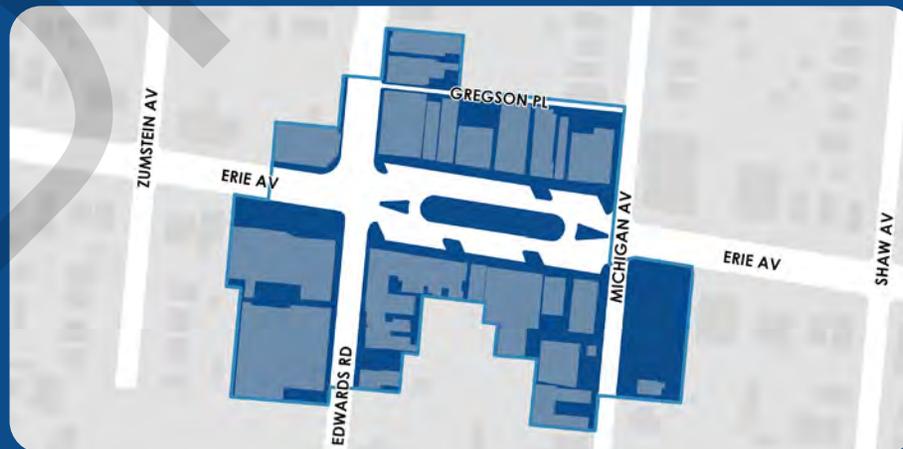
Action Step 1: Seek to attract destination or unique stores or businesses that will draw customers and thereby help attract and retain other businesses.

Action Step 2: Seek to attract businesses that support Hyde Park as a walkable neighborhood.

Strategy 2

Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.

WHERE
IS HYDE
PARK'S
DORA?



3

Beautify and improve the streetscape and infrastructure of Hyde Park Square.

Strategy 1

Pursue redesign options that maximize the available public space for community uses such as events, gatherings, arts displays, play areas, seating, and outdoor dining.

Action Step 1: Actively research and consider major changes to increase public space such as exploring the closure of the north side of the square (Erie Avenue) to vehicular traffic while maintaining two-way traffic on the south side and enlarging the park area.

Action Step 2: Identify positive and negative impacts of changes to public space in Hyde Park Square, including, but not limited to:

- The impact on traffic patterns and State Route 561
- Cincinnati Fire Department Access and Emergency Response
- Metro routes
- Parking
- Deliveries
- Stormwater management
- Revenue for Cincinnati Park Board

Action Step 3: Conduct meaningful community engagement with stakeholders on any redesign to public space in Hyde Park Square.



Strategy 2: The Hyde Park Square Business Association (HPSBA) and Hyde Park Square Neighborhood Council (HPNC) will work together to create and implement a maintenance and improvement plan for Hyde Park Square.

Action Step 1: Upgrade and consider improvements to streetscape elements, including but not limited to landscaping, lighting, and street furniture.

- Identify and install appropriate street furniture (parking kiosks, trash receptacles, benches, and signage).
- Optimize Kilgour Fountain and park; work with the Cincinnati Park Board to maintain plantings and sidewalks in the park, and improve accessibility.
- Replace and maintain sidewalks in and around Hyde Park Square.
- Consider applying for funds from the Cincinnati Neighborhood Business Districts United (CNBDU) and other sources for streetscape improvements in and around Hyde Park Square.
- Consider the addition of public art in and around Hyde Park Square.



4

Promote events on the Square that build community and enhance commerce.

Strategy 1

To promote the general health of the business district, the Hyde Park Square Business Association (HPSBA) and Hyde Park Neighborhood Council (HPNC) will continue to review requests for events that require closing the Square to vehicular traffic and thus impact access to the businesses.

Action Step 1: HPNC, HPSBA, and organizers of fundraising and for-profit events that restrict access to the square, such as the Hyde Park Art Show, the Blast, and the Farmers' Market, shall coordinate to ensure the business community's fair use of and access to their properties in compliance with the Municipal Code.

Strategy 2

Hyde Park Square Business Association (HPSBA), Hyde Park Square Neighborhood Council (HPNC), and other community organizations and individuals will collaborate on events that add to the ambiance and quality of life and encourage the public use of the public square.

Action Step 1: Seek to offer family-friendly events such as Halloween on the Square, the annual holiday tree lighting event, live music in the Park, outdoor dining events, popup markets, and more.

Action Step 2: To promote the park in Hyde Park Square as the community's "front yard" and premiere gathering space, highlight the Cincinnati Park Board's Special Use Permit Fee Waiver Policy that waives fees for public events hosted by non-profit and community organizations.





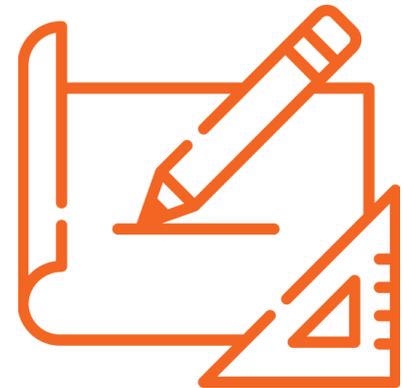
PARK BOARD
HYDE PARK
SQUARE
CITY OF CINCINNATI



BUILT ENVIRONMENT

Hyde Park's built environment consists of vibrant business districts and tree-lined, walkable, residential streets that welcome everyone. This combination is the result of generations of residents and businesses working together to create distinctive architecture, supported by vigorous and thoughtful enforcement of planning, zoning, and building codes to ensure that Hyde Park's unique built environment is protected and renewed.

As Hyde Park looks to the future, it seeks to honor its architectural traditions, use strict enforcement of the zoning and building codes to protect the boundaries between businesses and residences, and focus on re-investment consistent with existing zoning so that businesses, residences, and other neighborhood assets can thrive.



1

Preserve Hyde Park's residential form.

Strategy 1

Ensure that the scale and scope of new development is consistent with the other goals expressed in this plan such as walkability and quality of life.

Action Step 1: Explore incentives for community amenities when there are large-scale developments.

Strategy 2

Pursue mechanisms to establish and adopt design standards and encourage their use in renovations and new construction.

Action Step 1: Develop a Pattern Book for infill buildings (See South Bend, IN as an example).

Action Step 2: Build a set of recommended design guidelines for new development and modifications to existing buildings.

Action Step 3: Research appropriate incentives to encourage the use of the recommended design guidelines for infill, new development, and modifications to existing buildings.



Strategy 3

Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park's distinctive aesthetic.

Action Step 1: Review the City-Wide Historic Inventory Update IV (2012) to identify potential districts and properties for designation. (See Appendix B.)

Action Step 2: Hold community meetings to seek input on potential historic districts and determine next steps.

Strategy 4

Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.



New infill construction in progress on Victoria Lane



Four new single-family homes on Menlo Avenue



2

Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

Strategy 1

Allow for middle housing units (2-, 3-, 4-family, townhomes, and Accessory Dwelling Units [ADUs]), both renter- and owner-occupied, in specific locations. This could include smaller single-family homes.

Action Step 1: Encourage the efficient production of high-quality middle housing in applicable zoning designations.

Action Step 2: Expand the knowledge of and support the implementation of the City's ADU policy.

Action Step 3: Identify options for incorporating middle housing through a community engagement process.

Action Step 4: Implement or develop mechanisms, such as a zoning study, to monitor new 2-, 3-, and 4-family buildings in Single-Family—Middle Housing districts and to evaluate impacts on the neighborhood.

Action Step 5: Conduct a zoning study to explore incrementally reducing the minimum lot size in single-family zoning districts where appropriate to increase potential for more single-family homes.

Strategy 2

Advocate for flexible policies and programs that allow residents to age in place.

Action Step 1: Allow innovative options for shared senior housing, exploring the amendment of City occupancy rules as needed.



Action Step 2: Work with Hamilton County to promote policies that address the impact of real estate tax escalation on legacy homeowners and fixed-income residents.

Strategy 3

Allow for adaptive reuse of commercial properties into an appropriate residential use.

LEARN MORE ABOUT ADUS AT:

www.cincinnati-oh.gov/planning/adus

Accessory Dwelling Units (ADUs) are secondary housing units on the same lot as a primary, single-family residence. Think of a converted space above a garage, an apartment in the basement or attic of a home, or a small detached “mother-in-law suite” in a backyard—these are all ADUs.

As of October 2, 2023, ADUs are legal in Cincinnati, with some regulations and restrictions.



Types of ADUs (Source: AARP)



3

Expand community knowledge of the Zoning Code and City-wide development processes.

Breaking down the Zoning Code and City-wide development processes to be accessible to the community is a key step in filling the knowledge gap and enabling community members to be involved effectively.

Strategy 1

Encourage continuous communication between the neighborhood and both City Planning staff and the DCED neighborhood Development Officer.

Action Step 1: Share contact information on the HPNC website.

Strategy 2

Support the creation of educational materials that inform the community and other City residents about the Zoning Code and City-wide development processes.

Action Step 1: Update the zoning information on HPNC's website regularly and promote its existence.

The current zoning of a site can be found using CAGIS Online. Once the zoning district is determined, look up the district on Cincinnati's **Municode site to find the development and land use regulations.**

cagis.hamilton-co.org/cagisonline

library.municode.com/oh/cincinnati/codes/code_of_ordinances



4

Find opportunities for the Zoning Code to better align with this plan.

Strategy 1

Identify and resolve zoning anomalies and inconsistencies.

Action Step 1: Support rezoning auto-oriented zoning districts to zones that promote the pedestrian scale.

Strategy 2

Support efforts to increase green infrastructure and landscaping requirements through the Zoning Code.

DRAFT



5

Enforce Zoning, Building, and Health Code violations in a timely fashion.

Strategy 1

Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.

Strategy 2

Identify properties with unresolved zoning, building, and health code violations and develop a strategy to effectively enforce those violations.

Action Step 1: Encourage residents to report violations through the City's 311Cincy application.



Fire on Fire

FORNO
O & B

FORNO
OSTERIA & BAR



FUTURE LAND USE

The Hyde Park Future Land Use Districts and Map are tools for the neighborhood, City, and developers. Showing how Hyde Park imagines its land use in the coming decades, the map is a guide to where varying types of residential, commercial, green space, and institutional uses are envisioned in the neighborhood. Development is encouraged to align with this section's land use districts and designations, focused on increasing population and density while preserving the neighborhood's historical form, promoting homeownership, and strategically developing its existing business centers and transition areas to continue building **a vibrant neighborhood where all residents and visitors feel welcome and connected.**

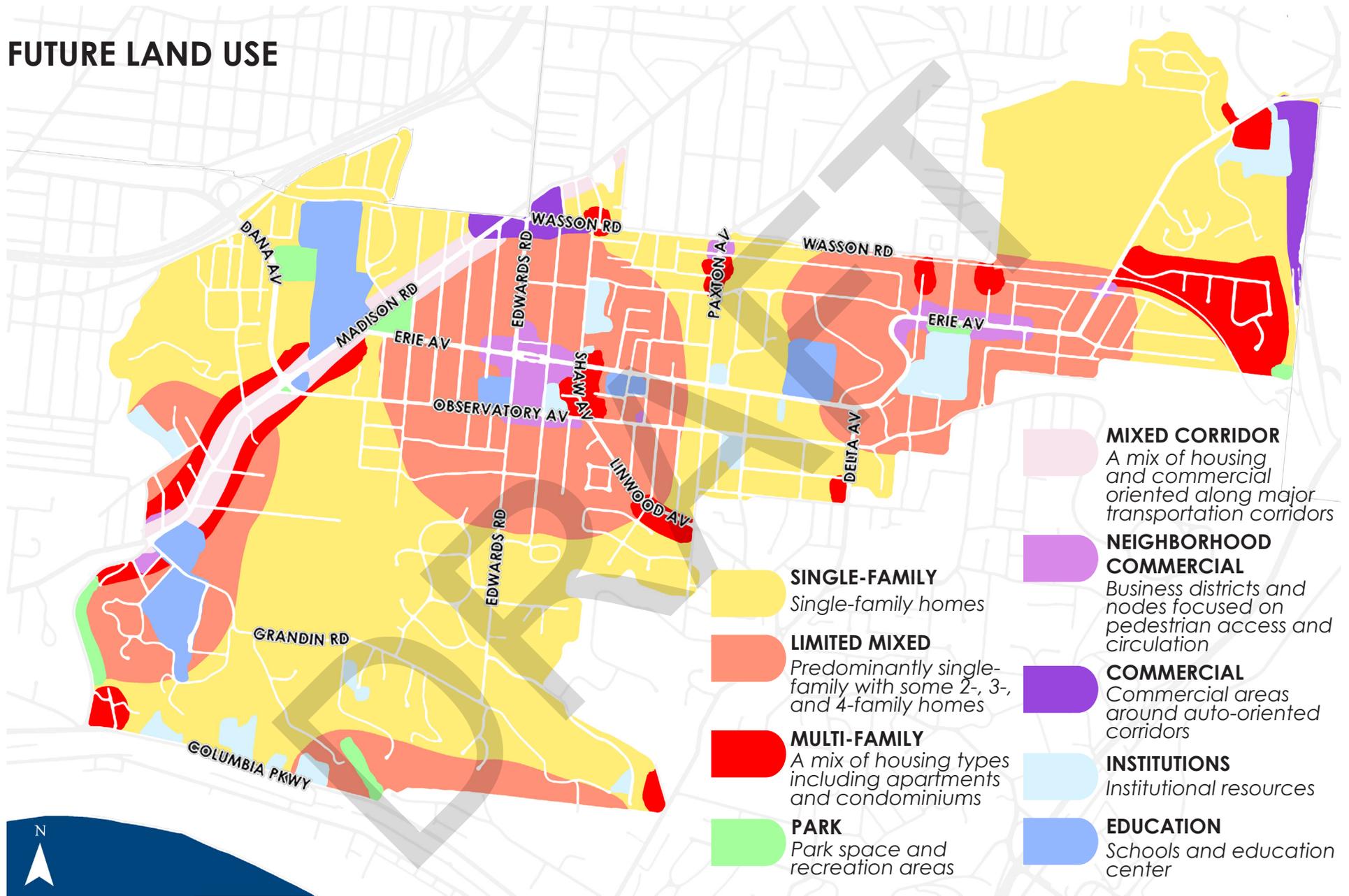
FUTURE LAND USE

The Future Land Use map serves as a guide for what the Hyde Park neighborhood envisions as their neighborhood's future built form. Emphasizing incremental change, the Future Land Use map on the following page reinforces the residential form of the neighborhood while allowing for additional housing where appropriate.

It should be recognized that the Future Land Use map is not the legal mechanism for regulating land use and development—that is the role of the Zoning Code. That said, Future Land Use can be used to influence future zoning of sites and encourage alignment with the plan.

As noted throughout this plan, preserving the historical character of the Hyde Park neighborhood is an essential part of the neighborhood's forward path. The community recognizes that change is inevitable and that external economic, social, demographic, and political forces will play a role in determining future land use in Hyde Park. The Hyde Park community desires thoughtful, incremental change that is respectful of Hyde Park's character. While Zoning Code amendments under the Connected Communities legislation allow for middle housing (i.e. two- to four-family units) on all lots in Single Family districts surrounding the neighborhood business districts, the community wishes to ensure a gradual conversion of single-family residences to middle housing. Around each distinct neighborhood business district, the neighborhood's preference is that Single Family zoning districts with the Middle Housing designation (Limited Mixed Land Use) be permitted to convert up to an additional 10% of the total lots to middle housing over ten years.

FUTURE LAND USE



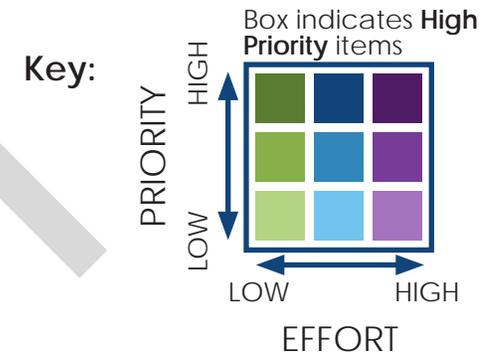


IMPLEMENTING THE PLAN

For a plan to be successful, it has to be used. Plan Hyde Park, in conjunction with Plan Cincinnati, will be the primary guides for development in Hyde Park. Implementing the Plan will take effort and conviction, but will **bring the neighborhood closer each year to the future envisioned by the community.**

IMPLEMENTATION STRATEGY

The following table lays out the preceeding Goals, Strategies, and Action Steps. Each Action Step is categorized by its Priority and Effort Level. Relevant partners and resources are identified to provide a path forward to implementing Plan Hyde Park. A Partner/Resource abbreviation key is at the end of the section. The list of community partners in this table is not exhaustive, and the community thanks everyone working for the betterment of Hyde Park.



QUALITY OF LIFE

Goal 1: Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected.

Strategy 1: Establish and implement a strong neighborhood identity for Hyde Park.

ACTION STEP



Create attractive gateways at key traffic and pedestrian portals to the neighborhood.



Maintain the flags/banners that identify the Hyde Park Square business district.

PARTNERS/RESOURCES

HPNC, HPNIC

HPNC, HPNIC

Strategy 2: Capitalize on neighborhood events unique to Hyde Park.



Market events and activities in creative and comprehensive ways, using methods to reach all ages, backgrounds, and ethnicities, so that everyone has information and feels welcome.



Encourage the creation of additional signature events. Annual events currently include the Student of the Year Awards for all seven Hyde Park Schools (May), Hyde Park Blast (June), July 4th Fireworks in Ault Park (July), St. Mary's Church festival (August), the Hyde Park Art Show (October), Halloween on the Square (October), the holiday tree lighting (November), and the Farmers' Market (May - October).

HPNC, HPNIC, CRC, HPSBA, HPEBA

HPNC, HPSBA

Strategy 3: Provide ways for residents to stay engaged and involved in the neighborhood.

ACTION STEP



Explore options for leveraging neighborhood technology—such as a community website and wayfinding—to provide information about and to the community.

PARTNERS/RESOURCES

HPNC, HPSBA



Seek to establish additional community amenities and gathering spaces, such as an arts center, senior center, playground, dog park, and flexible public seating areas.

HPNC, HPNIC, Park Board

Strategy 4: Promote Hyde Park as a life-span community that offers everything from preschools to senior residences to support people of all ages.



Enhance communications with the Eastside Recreation Center, the Public Library, schools, churches, and other institutions and agencies that serve the various populations of Hyde Park.

HPNC, CRC, Library, Schools, Local Churches



Encourage programs and events that promote opportunities for different age groups to interact with each other.

HPNC, CRC, Library, Schools, Local Churches

Goal 2: Establish Hyde Park schools as community anchors that provide outstanding educational opportunities and serve as a resource for the entire community.

Strategy 1: Encourage all schools to be more accessible to and connected with the community at large.



Promote Community Learning Centers at neighborhood public schools.

HPNC, CPS



Publicize the community resources available at all Hyde Park schools. Seek to establish stronger community connections with these schools.

HPNC, CPS, CHD



Encourage other community institutions to collaborate with the schools.

HPNC, CPS

Strategy 2: Support the presence and future growth of the public schools in Hyde Park.



Preserve the historic main buildings of Hyde Park School and Withrow High School.

HPNC, CPS, CPA

ACTION STEP



Collaborate with the Hyde Park School Parent Teacher Organization (PTO) to further enhance the playground and community garden, which serve the community after school hours.

PARTNERS/RESOURCES

HPNC, HPS PTO, CPS LSDMC



Encourage increased community connections with Clark Montessori School, such as public use of indoor meeting spaces and the grounds.

HPNC, Clark Montessori School

Strategy 3: Encourage the establishment of a variety of early learning and childcare options in the neighborhood.



Promote awareness of existing preschools to Hyde Park residents, particularly newcomers.

HPNC, CPS



Identify locations to establish additional opportunities for early learning childcare centers and preschools.

HPNC, local churches, schools, in-home childcare providers, CPS, Preschool Promise

Goal 3: Protect the tree canopy and establish parks, green spaces, and recreation areas and centers that are accessible, well-maintained, and meet the needs of the community.

Strategy 1: Maintain and enhance existing green spaces, encouraging usage and access.



Collaborate with the Cincinnati Park Board and Cincinnati Recreation Commission to create opportunities for additional recreational activities and play equipment in existing green spaces.

HPNC, CRC, Park Board



Promote existing Parks Special Use Permit Fee Waiver Policy for non-profit and community organizations to host public events in parks.

HPNC, CRC, Park Board



Maintain recreation equipment and facilities throughout Hyde Park.

HPNC, CRC, HPS, Park Board



Explore enhanced uses of Madison Park, located at the intersection of Madison Road and Erie Avenue.

HPNC, Park Board



Explore additional recreational uses in Police Officer Sonny Kim Park, including a small stage for live music.

HPNC, Park Board

Strategy 2: Explore the potential for new green spaces in Hyde Park.

ACTION STEP



Work with the Cincinnati Park Board and Cincinnati Recreation Commission to identify and create new parks and green spaces in Hyde Park.

PARTNERS/RESOURCES

HPNC, CRC, Park Board



Support the creation of community gardens and determine appropriate locations.

HPNC

Strategy 3: Create a plan to identify places where new trees could be planted and the best ways to maintain existing street trees.



Promote partnerships with the Cincinnati Park Board's Division of Urban Forestry, Hyde Park Neighborhood Council, businesses, developers, property owners, and nonprofits to plant new trees on public and private property.

HPNC, UF



Encourage formation of a Hyde Park Neighborhood committee to work proactively with Urban Forestry to remove and replace dead or dying street trees.

HPNC



Identify locations for additional street trees.

HPNC, UF



Support efforts to protect mature trees on private land during tear-downs and new construction.

HPNC, UF



Encourage the addition of street trees with new construction, where feasible, to promote a better urban canopy.

HPNC, DOTE UF

Strategy 4: Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.



Actively work to support the Eastside Recreation Center as a full-service complex that includes athletic and exercise facilities, multipurpose rooms, and meeting spaces to adequately serve the community.

HPNC, Oakley Community Council, CRC

Goal 4: Maintain Hyde Park as a neighborhood that is safe, clean, and visually appealing for residents and visitors.

Strategy 1: Continue to work with Cincinnati Police District 2 and the Cincinnati Fire Department to better understand issues within the community and increase community safety.

ACTION STEP



Request police walking patrols, especially in areas and times of high pedestrian traffic.



Invite representatives of District 2 and Cincinnati Fire Station 46 to report at the monthly Hyde Park Neighborhood Council meetings.



Work with appropriate City agencies to remove advertising benches and replace them with attractive, ad-free metal benches.



Add ad-free benches in appropriate public areas to provide resting places for pedestrians.



Encourage businesses to establish outdoor seating areas, with adherence to all City regulations.



Explore the potential for moving utility lines underground throughout Hyde Park.



Explore a special improvement district or similar mechanism to ensure funding is available to maintain the historic gaslights and other architectural elements of public space (streetlights, benches, etc.).



Remove abandoned advertising boxes.



Encourage additional streetscape improvements such as landscaping, planters, and public art.

Strategy 3: Enforce existing signage regulations per the Cincinnati Zoning Code and Urban Design Overlay District (UDOD) guidelines.



Enforce regulations on the size, type, location, illumination, and animation of signage (free-standing, those on the building exterior and those visible through windows).



Use the 311 Cincy application to report signs that are illegal or in poor condition and in need of replacement or removal.

PARTNERS/RESOURCES

HPNC, CPD

HPNC, CPD, Fire Department

HPNC, DOTE, METRO

HPNC, DOTE, METRO

HPNC, HPSBA, HPEBA

HPNC, HPNIC, Duke Energy, DOTE

HPNC, CPA, DOTE

HPNC, HPDBA, HPEBA, B&I

HPNC, HPNIC, DOTE, DCED

HPNC, HPSBA, HPEBA, B&I

HPNC, DOTE, Public Services, DCPE (Zoning)

ACTION STEP



Educate business owners/operators about the conditions for the allowable use of sandwich-board signs and other free-standing signs on the public sidewalk.

Strategy 4: Bring all streets and sidewalks into good condition and establish a maintenance plan.



Enforce current City policy that holds property owners responsible for sidewalk repair. Work to establish a more equitable means of funding.



Periodically assess the condition of the streetscape and coordinate with the appropriate City departments and funding sources for installation, repair, and maintenance.

PARTNERS/RESOURCES

HPNC, HPSBA, HPEBA, B&I, DOTE

HPNC, DOTE

HPNC, DOTE

Goal 1: Promote pedestrian, bicycle, and traffic safety.

Strategy 1: Work with Cincinnati Police Department, the Department of Transportation and Engineering (DOTE), and other City departments to review safety strategies.

ACTION STEP



Create awareness of and communicate safety concerns through the City's Vision Zero website (www.cincinnati-oh.gov/visionzero).



Report traffic-related incidents and concerns regarding signalization, crosswalks, bike facilities, traffic, visibility, and more on the City's Vision Zero website.



Assure student safety: establish safe routes to schools; assess traffic conditions at and around school ingress/egress and where students congregate to board buses.

Strategy 2: Improve pedestrian crossings.



Assess the need for and install the best current technology at critical intersections (including but not limited to Michigan and Observatory, Delta and Observatory, Madison and Erie, Erie at Clark Montessori School, and at the crosswalks into the Hyde Park Square park) and those identified on the City's Vision Zero website.



Promote driver awareness of crosswalks with best available strategies and technologies for crosswalks, and by any other means.

PARTNERS/RESOURCES

HPNC, DOTE

HPNC, Residents

HPNC, DOTE, Schools

HPNC, DOTE

HPNC, DOTE

ACTION STEP



Educate drivers, cyclists, e-scooter riders, and pedestrians on sharing the road, crosswalk laws, and safety practices.



Enforce the laws regarding yielding to pedestrians in crosswalks and cite offenders.



Expand traffic-calming measures to slow traffic and increase safety.



Use the best current technology and practices to improve safety at key locations (see map on Page 62).



Work with Hyde Park School to improve traffic flow and increase student safety during school pick-up and drop-off times.



Enforce driving, parking, and delivery vehicle rules and regulations.

Strategy 4: Evaluate the location and timing of traffic signals throughout Hyde Park as necessary, especially in high traffic areas.



Adjust timing and install additional signals as needed to improve traffic flow and safety.

PARTNERS/RESOURCES

HPNC, CROWN

HPNC, CPD

HPNC, DOTE

HPNC, DOTE

HPNC, DOTE, HPS

HPNC, CPD

HPNC, DOTE

Goal 2: Ensure Wasson Way is usable, complete, safe, and neighbor-friendly.

Strategy 1: Make connections and provide comfort stations along Wasson Way.



Provide facilities such as drinking fountains and restrooms, additional benches, trash receptacles, and bike racks at access points.

HPNC, WW



Ensure that trash receptacles are emptied on a regular basis to control litter and pests.

HPNC, WW



Identify access points on arterial roads to safely provide greater access to more people.

HPNC, WW, DOTE



Continue to explore connections with other resources such as neighboring communities, other trails, schools, retail, and Armleder Park.

HPNC, WW

Strategy 2: Ensure the safety and well-being of Wasson Way users and those residing near it.

ACTION STEP

PARTNERS/RESOURCES



Maintain and improve safe crossings.

HPNC, WW, DOTE



Identify and address security concerns of residents and users of Wasson Way.

HPNC, WW, CPD

Goal 3: Improve public transportation within Hyde Park.

Strategy 1: Promote awareness of existing Metro routes and services.



Promote awareness of existing Metro routes and services.

HPNC, METRO

Strategy 2: Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.



Continue to work with Metro to improve connectivity of Hyde Park to all of Greater Cincinnati.

HPNC, METRO

Strategy 3: Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.



Collaborate to find innovative transit solutions for students and traffic safety at the beginning and end of the school day.

HPNC, CPS, METRO

Strategy 4: Improve transit facilities for transit users.



Work with Metro to incorporate complete shelters with non-advertising benches and refuse containers.

HPNC, METRO



Consider including technology (similar to the signage used at Government Square) to indicate bus arrival times.

HPNC, METRO

Strategy 5: Coordinate with neighboring communities to provide circulating public transit between neighborhood business districts within and adjacent to Hyde Park.



Establish a route that includes Hyde Park Square, Hyde Park East Business District, Hyde Park Plaza, Mt. Lookout Square, Oakley Square, Oakley Station, and Rookwood Pavillion.

HPNC, HPSBA, HPEBA, SORTA, Oakley and Mount Lookout Community Councils

Goal 4: Promote walkability and other non-automotive transportation.

Strategy 1: Improve sidewalk safety.

ACTION STEP



Identify locations where additional sidewalks or sidewalk connections are needed.

PARTNERS/RESOURCES

HPNC



Review sidewalks on a scheduled basis to promote safe conditions; order repair or replacement as needed.

HPNC, B&I



Maintain curb cuts in good repair.

HPNC, B&I

Strategy 2: Encourage bicycling in Hyde Park.



Provide designated bike paths, bike lanes, traffic diverters, and bicycle boulevards to promote safe and comfortable cycling conditions.

HPNC, DOTE



Explore the potential for the installation of additional bike sharing locations.

HPNC



Provide bike racks throughout the community, especially in destination areas.

HPNC, DOTE

Goal 5: Protect and preserve the residential streets of Hyde Park.

Strategy 1: Minimize non-residential through traffic.



Develop a task force to explore the dejournalization (removal) of State Route 561 from Edwards Road, Observatory Avenue (3 blocks), and Linwood Avenue.

HPNC, DOTE, ODOT, Hamilton County Engineer



On residential streets abutting commercial districts, prioritize parking for residents by use of parking permits or other means, if requested by a majority of the residents on the street.

HPNC, DOTE, Residents

Strategy 2: Ensure the neighborhood's needs are reflected in the multi-year street maintenance schedule.



Work with the City to understand how the maintenance schedule is determined.

HPNC, DOTE

Strategy 3: Work with Cincinnati Police Department, the Department of Transportation and Engineering, and delivery services to enforce parking laws, safe stopping, and delivery practices.

ACTION STEP



Establish clear delivery zones near high traffic business areas.

PARTNERS/RESOURCES

HPNC, HPSBA, HPEBA, DOTE

Goal 6: Plan for future transportation needs.

Strategy 1: Research and provide infrastructure needs for evolving modes of transportation.



Identify locations for charging stations for electric vehicles.

HPNC, HPSBA, OES



Create passenger pick up and drop off zones in busier, higher density areas.

HPNC, HPSBA, HPEBA, DOTE

Goal 1: Maintain Hyde Park Square to promote its aesthetic qualities, historic characteristics, and variety of uses that serve neighborhood residents and visitors alike.

Strategy 1: Utilize the Urban Design Overlay District (UDOD), the current mechanism to achieve Goal 1.

ACTION STEP



Periodically review all properties within the UDOD and the UDOD boundaries.

PARTNERS/RESOURCES

HPNC, HPSBA



Re-evaluate the inclusion of residential properties within the UDOD.

HPNC, HPSBA



Educate existing and future business owners and developers and work proactively to ensure compliance with the UDOD.

HPNC, HPSBA

Strategy 2: Consider other means of protecting the aesthetic qualities of Hyde Park Square.



Explore the possibility of a historic district designation of Hyde Park Square as identified in the City-Wide Historic Inventory Update IV (2012). (See Appendix B.)

HPNC, HPNIC, HPSBA, CPA

Goal 2: Encourage a mix of uses on Hyde Park Square, with an emphasis on pedestrian-oriented retail and restaurants.

Strategy 1: Work with the DCED neighborhood Development Officer to develop a plan to retain existing local businesses, recruit retailers and restaurateurs to Hyde Park Square, and encourage a complementary mix of tenants.

ACTION STEP



Seek to attract destination or unique stores or businesses that will draw customers and thereby help attract and retain other businesses.

PARTNERS/RESOURCES

HPNC, HPSBA, DCED



Seek to attract businesses that support Hyde Park as a walkable neighborhood.

HPNC, HPSBA, DCED

Strategy 2: Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.



Promote the existence of the Designated Outdoor Refreshment Area (DORA) to support the businesses of Hyde Park Square.

HPNC, DCED

Goal 3: Beautify and improve the streetscape and infrastructure of Hyde Park Square.

Strategy 1: Pursue redesign options that maximize the available public space for community uses such as events, gatherings, arts displays, play areas, seating, and outdoor dining.



Actively research and consider major changes to increase public space such as exploring the closure of the north side of the square (Erie Avenue) to vehicular traffic while maintaining two-way traffic on the south side and enlarging the park area.

HPNC, HPNIC, HPSBA, DOTE, Park Board



Identify positive and negative impacts of changes to public space in Hyde Park Square, including, but not limited to: The impact on traffic patterns and State Route 561; Cincinnati Fire Department Access and Emergency Response; Metro routes; Parking; Deliveries; Stormwater management; Revenue for Cincinnati Park Board.

HPNC, HPNIC, HPSBA, DOTE, Park Board



Conduct meaningful community engagement with stakeholders on any redesign to public space in Hyde Park Square.

HPNC

Strategy 2: The Hyde Park Square Business Association (HPSBA) and Hyde Park Square Neighborhood Council (HPNC) will work together to create and implement a maintenance and improvement plan for Hyde Park Square.

ACTION STEP



Upgrade and consider improvements to streetscape elements, including but not limited to landscaping, lighting, and street furniture. (Identify and install appropriate street furniture (parking kiosks, trash receptacles, benches, and signage). Optimize Kilgour Fountain and park; work with the Cincinnati Park Board to upgrade plantings and sidewalks in the park, and improve accessibility. Replace and maintain sidewalks in and around Hyde Park Square. Consider applying for funds from the Cincinnati Neighborhood Business Districts United (CNBDU) and other sources for streetscape improvements in and around Hyde Park Square. Consider the addition of public art in and around Hyde Park Square.

PARTNERS/RESOURCES

HPNC, HPSBA, HPNIC, Park Board

Goal 4: Promote events on the Square that build community and enhance commerce.

Strategy 1: To promote the general health of the business district, the Hyde Park Square Business Association (HPSBA) and Hyde Park Neighborhood Council (HPNC) will continue to review requests for events that require closing the Square to vehicular traffic and thus impact access to the businesses.



HPNC, HPSBA, and organizers of fundraising and for-profit events that restrict access to the square, such as the Hyde Park Art Show, the Blast, and the Farmers' Market, shall coordinate to ensure the business community's fair use of and access to their properties in compliance with the Municipal Code.

HPNC, HPSBA

Strategy 2: Hyde Park Square Business Association (HPSBA), Hyde Park Square Neighborhood Council (HPNC), and other community organizations and individuals will collaborate on events that add to the ambiance and quality of life and encourage the public use of the public square.



Seek to offer family-friendly events such as Halloween on the Square, the annual holiday tree lighting event, live music in the Park, outdoor dining events, popup markets, and more.

HPNC, HPSBA



To promote the park in Hyde Park Square as the community's "front yard" and premiere gathering space, highlight the Cincinnati Park Board's Special Use Permit Fee Waiver Policy that waives fees for public events hosted by non-profit and community organizations.

HPNC, HPSBA, Park Board

Goal 1: Preserve Hyde Park's residential form.

Strategy 1: Ensure that the scale and scope of new development is consistent with the other goals expressed in this plan such as walkability and quality of life.

ACTION STEP



Explore incentives for community amenities when there are large-scale developments.

PARTNERS/RESOURCES

HPNC

Strategy 2: Pursue mechanisms to establish and adopt design standards and encourage their use in renovations and new construction.



Develop a Pattern Book for infill buildings (See South Bend, IN as an example).

HPNC, DCED, B&I, DCPE (Zoning)



Build a set of recommended design guidelines for new development and modifications to existing buildings.

HPNC



Research appropriate incentives to encourage the use of the recommended design guidelines for infill, new development, and modifications to existing buildings.

HPNC, HPNIC

Strategy 3: Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park's distinctive aesthetic.



Review the City-Wide Historic Inventory Update IV (2011) to identify potential districts and properties for designation. (See Appendix B.)

HPNC, CPA



Hold community meetings to seek input on potential historic districts and determine next steps.

HPNC

Strategy 4: Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.



Explore financial or other incentives to encourage reuse and/or restoration of existing residential buildings instead of teardowns.

HPNC, DCED

Goal 2: Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life.

Strategy 1: Allow for middle housing units (2-, 3-, 4-family, townhomes, and Accessory Dwelling Units [ADUs]), both renter- and owner-occupied, in specific locations. This could include smaller single-family homes.

ACTION STEP



Encourage the efficient production of high-quality middle housing in applicable zoning designations.

PARTNERS/RESOURCES

HPNC, DCED, B&I



Expand the knowledge of and support the implementation of the City's ADU policy.

HPNC, DCED, DCPE



Identify options for incorporating middle housing through a community engagement process.

HPNC, DCPE



Develop mechanisms, such as a zoning study, to monitor new 2-, 3-, and 4-family buildings in Single-Family--Middle Housing districts and to evaluate impacts on the neighborhood.

HPNC, DCPE, OPDA, B&I



Conduct a zoning study to explore incrementally reducing the minimum lot size in single-family zoning districts where appropriate to increase potential for more single-family homes.

HPNC, DCPE

Strategy 2: Advocate for flexible policies and programs that allow residents to age in place.



Allow innovative options for shared senior housing, exploring the amendment of City occupancy rules as needed.

HPNC, DCPE, B&I



Work with Hamilton County to promote policies that address the impact of real estate tax escalation on legacy homeowners and fixed-income residents.

HPNC, City of Cincinnati

Strategy 3: Allow for adaptive reuse of commercial properties into an appropriate residential use.



Allow for adaptive reuse of commercial properties into an appropriate residential use.

HPNC, DCPE

Goal 3: Expand community knowledge of the Zoning Code and City-wide development processes.

Strategy 1: Encourage continuous communication between the neighborhood and both City Planning staff and the DCED neighborhood Development Officer.



Share contact information on the HPNC website.

HPNC

Strategy 2: Support the creation of educational materials that inform the community and other City residents about the Zoning Code and City-wide development processes.

ACTION STEP



Update the zoning information on HPNC's website regularly and promote its existence.

PARTNERS/RESOURCES

HPNC

Goal 4: Amend and enforce the existing Zoning Code to better align with this plan.

Strategy 1: Identify and resolve zoning anomalies and inconsistencies.



Support rezoning auto-oriented zoning districts to zones that promote the pedestrian scale.

HPNC

Strategy 2: Support efforts to increase green infrastructure and landscaping requirements through the zoning code.



Support efforts to increase green infrastructure and landscaping requirements through the zoning code.

HPNC, DCPE

Goal 5: Enforce Zoning, Building, and Health code violations in a timely fashion.

Strategy 1: Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.



Establish a property and building maintenance task force to ensure enforcement of zoning, building, and health code violations.

HPNC, B&I, CHD

Strategy 2: Identify properties with unresolved zoning, building, and health code violations and develop a strategy to effectively enforce those violations.



Encourage residents to report violations through the City's 311Cincy application.

HPNC

Partner/Resource Abbreviation Codes

B&I City of Cincinnati, Department of Buildings and Inspections

CHD Cincinnati Health Department

CPA Cincinnati Preservation Association

CPD Cincinnati Police Department

CPS Cincinnati Public Schools

CPS LSDMC Cincinnati Public Schools Local School Decision Making Committee

CRC City of Cincinnati, Cincinnati Recreation Commission

DCED City of Cincinnati, Department of Community and Economic Development

DCPE City of Cincinnati, Department of City Planning and Engagement

DOT City of Cincinnati, Department of Transportation and Engineering

HCB City of Cincinnati, Historic Conservation Board

HPS Cincinnati Public Schools, Hyde Park School

HPEBA Hyde Park East Business Association

HPNC Hyde Park Neighborhood Council

HPNIC Hyde Park Neighborhood Improvement Corporation

HPSBA Hyde Park Square Business Association

METRO Southwest Ohio's Fixed-Route Bus Service

ODOT Ohio Department of Transportation

OES City of Cincinnati, Office of Environment and Sustainability

SORTA Southwest Ohio Regional Transit Authority

UF City of Cincinnati, Urban Forestry

WW Wasson Way



APPENDICES

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Appendix A.

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TO BE ADDED

Appendix B.

Cincinnati Historic Inventory Phase IV Update (2012)

Neighborhood Historic Context – Hyde Park (Page 42)

Location and Area Description

Hyde Park is an eastern neighborhood of Cincinnati, surrounded by O'Bryonville, Evanston, the City of Norwood, Oakley, Mt. Lookout, and Columbia-Tusculum. It is an irregularly shaped community stretching from Delta Avenue on the east, to Madison Road on the west. Wasson Road is its northern boundary, and Grandin Road, the boundary between it and Mt. Lookout, its southern edge. It also includes a small area along Erie Avenue to the northeast. Hyde Park is primarily residential, with commercial uses clustered in the vicinity of Hyde Park Square.

Historic Narrative

Until the late -19th century, the area that is now Hyde Park consisted mainly of farms and a few scattered estates. Some of Cincinnati's wealthiest men held large tracts of land in the vicinity of Grandin Road, including congressman Nicholas Longworth II, banker Jacob Schmidlapp, and businessman Larz Anderson, II. Fewer than a dozen families populated the land north of Observatory Avenue, known as Mornington, until 1882, when the Cincinnati & Eastern Railroad opened service to the eastern suburbs, that the community became accessible for commuters and the area began to develop in a more intensive way.

Around 1892, Charles and John Kilgour brought together a group of Cincinnati businessmen who pooled \$400,000 to stimulate development of this rural community. Streets preserve the names of the members of the Mornington Syndicate: James E. Mooney, Albert Seaton Berry, John Zumstein, Wallace Burch, and the Kilgours. Only Newport banker Thomas B. Youtsey did not have a street named after him. The group moved quickly to create a subdivision with Erie Avenue as the main thoroughfare. At the suggestion of architect Gustave Drach, the name of the Syndicate and its subdivision was changed. The new name, Hyde Park, was taken from a fashionable New York community, indicating the developers' desire to appeal to persons of a "high class of citizenship." The Mornington Syndicate also set out "restrictions and plans" that, together with "careful scrutiny exercised in the sale of property," kept unwanted commercial and industrial activity out of the area, as well as the kind of people that Hyde Park landowners did not want as neighbors.

The developers used their political connections to ensure the public improvements that would attract their ideal residents, including good streets and roads, and access to the City of Cincinnati's water and gas lines. Some critics, including the Cincinnati Tribune, defamed the questionable methods through which these improvements were obtained; however, despite these claims, the Hyde Park subdivision got off to a spectacular start. A promotional booklet published around 1895 modestly offered prospective homebuilders "a beautiful plateau, far above the smoke and soot of the city... Truly we have the perfect surroundings necessary to a happy home. For here nature has done her best, and we have...added all the improvements and convenience which the experience and ingenuity of man could suggest."

In order to maintain the desired character of the neighborhood, homes costing less than \$3,000 to construct, a substantial amount of money at the time, were not permitted, nor was the sale of liquor within the neighborhood's limits. Additionally, residents would not pay Cincinnati taxes, which were significantly higher than those of other Hamilton County communities. These measures succeeded in attracting well-to-do residents and in preserving an orderly community—the marshal made only one arrest in seven years, of a non-resident guilty of disorderly conduct. Hyde Park incorporated as a village in 1896, but there were limits on the public projects possible for such a small community, and it was later annexed by the city on November 7, 1903.

After annexation, Hyde Park businessmen and developers pressured the city government, as they had the village and county governments, for additional public improvements that would increase the community's attractiveness. The Hyde Park Business Club lobbied for streets, streetlights, a high school, a branch library, parks, playgrounds, and a new firehouse, which it dedicated on July 18, 1908.

When John Kilgour died in 1914, his estate passed to his son, Bayard Livingston Kilgour (1869-1935), who joined with Myers Y. Cooper (1873-1958), a successful realtor and future Ohio governor (1929-1931), in subdividing the majority of the Kilgour estate known as "The Pines." During the boom years of the 1920s, Cooper built hundreds of homes here. In 1939, he bought the Kilgour mansion and the remaining eleven acres from Bayard Kilgour's widow. He made the mansion his home while developing the rest of the property. (The mansion was demolished in the 1965 for the construction of a public school.) Gradually, Hyde Park became somewhat less exclusive as developers such as Cooper erected large apartment buildings and smaller two- to four-family houses. Multi-family dwellings became increasingly common during the 1920s and 1930s, particularly along Madison Road and near Hyde Park Square. In the mid-20th century, speculators also subdivided some of the remaining estates in Hyde Park, mostly for middle- and upper-income homebuyers. The upscale market supported large homes reflecting high-quality design and materials and a remarkable variety of architectural styles. Wealthy residents often hired architects to create individual designs; thus architect-related resources is a primary historical theme in Hyde Park.

Hyde Park's population expanded as development continued, from 1,691 inhabitants in 1900 to over 17,000 by the 1960s. The neighborhood even retained its appeal for middle- and upper-income families after World War II, when many Cincinnatians were migrating to new suburbs farther from the city. However, by the 1970s and 1980s the population had begun to decline, more a result of social trends than neighborhood deterioration. Children of families that had originally moved to the area in the 1950s and 1960s moved away, and were replaced by smaller families in the 1970s and 1980s. However, Hyde Park's stability and convenience have continued to make it an attractive place to live. Its property values have risen to the point that the neighborhood is now more exclusive than it was for most of the 20th century. Today, it presents much the same face it did when it was first developed—substantial houses, solid incomes, and a sense of community that is widespread, if not all-inclusive.

Cincinnati Historic Inventory Phase IV Update (2012)

Survey Results – Hyde Park (Page 105)

Hyde Park is one of Cincinnati's largest and most affluent neighborhoods. It hosts a wealth of residential, civic, commercial, and religious properties, and many are architect-designed. The 1978 *Cincinnati Historic Inventory* lists 42 different resources in Hyde Park, including 37 individual properties and 5 districts or clusters. Initially, this appeared to be a reasonably large number of resources. In fact, the Phase IV inventory identified a surprising number of notable buildings that had not yet been documented, either on an OHI form or in the 1978 inventory. Equally unexpected, is the low number of designated properties.

Of the neighborhood's National Register-listed properties, the Cincinnati Observatory is its crowning jewel. The Cincinnati Observatory Building, the associated O.M. Mitchel Building, and surrounding property have been designated many times over. The Observatory complex is one of the city's National Historic Landmarks. It has also been listed as part of the Samuel Hannaford Thematic MRA as well as the Observatory National Register-listed and locally designated historic districts. The neighborhood's gas lamps, located on various streets throughout the community, were listed on the National Register in 1978, as a part of the citywide thematic nomination. Withrow High School (HAM-01179-10/ 2488 Madison Road) and "Lilybanks" at 2386 Grandin Road were listed in the National Register in 1983. The Piatt Grandin House (aka the Peters-Kepferschmid House) at 2167 Grandin Road was added the following year but has since been demolished; it is the only resource from the original 1978 survey list that is no longer standing. The others are in excellent condition.

The Phase IV survey prepared 61 OHI forms, 7 for properties listed in 1978 *Cincinnati Historic Inventory* and 54 for properties that were previously undocumented on OHI forms (see Tables A.16 and A.17). As indicated above, the Phase IV survey prepared OHI forms for seven properties identified in the 1978 historic inventory. These included the Binstow House (HAM-08156-10), at 1050 East Rookwood Drive, the Connelly House (HAM-08104-10) at 1242 Edwards Road, the Snelting House (HAM-08108-10) at 2548 Erie Avenue, the Leonard Kleybotle House (HAM-08124-10) at 2615 Grandin Road, and the Gieseke House (HAM-08151-10) at 2552 Observatory Avenue. Two of the selected buildings also possess specific historical significance for their association with early settlers of the neighborhood; these are the Isaac Ferris/Col. John Ferris House (HAM-08164-10) at 3450 Vista Avenue and the Stettinius House (HAM-08158-10) at 3264 Stettinius Avenue. Hyde Park is both unusual and fortunate in that very few of its previously identified historic resources have been demolished or significantly altered; as such, no OHI updates had to be completed for this neighborhood. There is a very large number, however, of deserving historic properties that have not yet been documented in any way, and although the Phase IV Survey update identified an additional 62 buildings and 3 possible historic districts, there are most likely more potentially eligible resources within the neighborhood.

The OHIs completed for the survey update cover a wide range of architectural styles and building types, most of which are residential and likely to be predominantly eligible under Criterion C. The theme of apartments is represented by several early-twentieth-century brick apartment buildings documented for

the Phase IV update, primarily located along Madison Road, the original route of the streetcar. There is a cluster of four excellent examples along Madison Road between Kendall and Stettinius avenues: 2570 Madison Road (HAM-08143-10), 2560 Madison Road (HAM-08142-10), the Cambridge Apartments (HAM-08141-10) at 2558 Madison Road, and the Kendall Apartments (HAM-08140-10) at 2552 Madison Road. The final apartment building included in the survey is The Ravenswood Apartments (HAM-08111-10), 3387-3417 Erie Avenue, also built along a former streetcar line. The Ravenswood is the grandest of the documented apartment complexes in the neighborhood, done in a Colonial Revival style. It is also the largest of the six apartments, stretching 400 feet along Erie Avenue with a series of four partially enclosed front courtyards.

Hyde Park is well known for its Tudor Revival residences, which are some of the best examples of the style in the city. Several impressive Tudors were documented in different areas of the neighborhood, such as the Shumrick House (HAM-08157-10) at 1125 East Rookwood Drive, the Herrlinger House (HAM-08127-10) at 2555 Handasyde Avenue, the Bohlke House (HAM-08128-10) at 2575 Handasyde Avenue, and the Pavlin House (HAM-08130-10) at 2 Hill and Hollow Lane. Not all of the Tudor homes in the neighborhood are as elaborate as these, however; there is a cluster of more modestly sized Tudor homes along the east side of Edwards Road. A representative of these smaller Tudors is the Haines House (HAM-08103-10) at 1181 Edwards Road.

Another particularly popular architectural tradition found in the neighborhood is the Colonial Revival style, including its variations Adams and Georgian Revival. There are several fine examples of these styles in the neighborhood that were documented for the survey update. These include the Stahl House (HAM-08100-10), at 2800 Ambleside Avenue, the Hinton House (HAM-08126-10), at 2503 Handasyde Court, the Rudd House (HAM-08129-10), at 2625 Handasyde Avenue, and the Leibold House (HAM-08144-10), at 1260 Michigan Avenue.

Hyde Park has a fair number of examples of more uncommon architectural styles as well, such as 1 Nita Lane (HAM-08147-10), an impressive residence set on a hill overlooking Edwards Road. 1 Nita Lane is an excellent representative of a Mediterranean style home, with stuccoed exterior walls, a Spanish tile roof, and arched symmetrical façade. The Huelsman House (HAM-08101-10) at 2812 Ambleside Drive, on the other hand, is one of the few specifically Norman Revival style buildings in the neighborhood, distinguished by its characteristic round stone entry tower.

There were several areas of the neighborhood that had a larger number of historic resources and were particularly well documented, although there are several other undocumented buildings in these sections that are most likely eligible as well. One example is the Elmhurst area around Summit Country Day School, to the south of Grandin Road. This area is situated at the edge of the hill, overlooking the Ohio River valley below. A number of wealthy Cincinnati businessmen constructed grand homes here to take advantage of the excellent views of the river below, predominantly during the early 1900s. Four different residences were inventoried in this area, including the large Georgian Revival George Warrington House (HAM-08107-10) at 16 Elmhurst Place, the Tudor Revival Henry J. Pfeister House (HAM-08105-10) at 5 Grandin Lane, and the Nelson Ashley Lloyd House (HAM-08106-10) at 17 Elmhurst Place. Because of their association with prominent local historical figures, these homes may also be eligible under Criteria B as well as C.

There are also a number of mid-twentieth-century modern homes in the Elmhurst area, one of which is the Irving and Selma Schottenstein Harris House (HAM-08343-10) at 18 Grandin Lane. The house was built in 1970-72 for attorney Irving Harris, designed by Craig Ellwood, and largely executed by his associate James Tyler Moorman. The International style Harris House has been described as one of the most austere and purest exemplars of Modernism in Cincinnati. Only one other modern home was documented in Hyde Park, the Pennekamp-Stillpass House (HAM-08125-10) at 2650 Grandin Road, which is also in the International style. Built in 1958, Cincinnati's pre-eminent Modernist firm, Carl A. Strauss Associates designed this private residence for Robert S. Johnson. Both of these modern homes are potentially eligible under both Criteria A and C. Strauss and Roush also designed a number of other homes in Hyde Park that were not individually documented for the survey including: 3 Grandin Place, 25 Elmhurst Avenue, 3 and 7 Melville Lane, and 5 and 6 Corbin Drive; Strauss' own house is also located in Hyde Park, at 8 Melville Lane, although it has been altered since its construction.

Besides the Pennekamp-Stillpass House, three other homes were documented along Grandin Road. Grandin Road has a wealth of fine historic homes, and the documented properties represent several different architectural styles. The Hild House (HAM-08121-10) at 2374 Grandin Road is one of the most eclectic, with characteristic Flemish gables. It was built in 1905 for Charles Hofer, designed by prominent architect James Gamble Rogers, who was educated at both Yale University and the Ecole des Beaux Arts in Paris. Also surveyed were the large Georgian Revival Ritch House (HAM-08123-10), at 2578 Grandin Road, and the DeWitt House (HAM-08122-10) at 2570 Grandin, which is a stone house in the Dutch Colonial style, with a distinctive gambrel roof.

Observatory Avenue is one of the primary east-west routes through the neighborhood, and showcases a large number of fine homes in a wide variety of architectural styles. Although certain parts of Observatory were determined to be potentially eligible for the National Register as parts of possible historic districts, the survey recorded a number of potentially eligible individual resources outside of these district boundaries as well, which represent the diverse architecture in the neighborhood. Some examples include the Mediterranean Rohs House (HAM-08150-10), located at 2531 Observatory Avenue, and the excellent Neoclassical Revival Smith House (HAM-08155-10), located at 3047. The Bromley House, at 2561 Observatory (HAM-08152-10), is an unusual residence with a combination of both Craftsman and Prairie stylistic influences.

Another area of the neighborhood that was particularly well documented for this part of the survey was the Vista Avenue district, to the north of Madison Road at the northwestern corner of Hyde Park. Like other areas in Hyde Park, there are a number of large homes located here, predominantly built in the early-twentieth-century, in a wide variety of styles including Colonial Revival, Tudor Revival, Craftsman, Mediterranean, and Queen Anne. Seventeen individual resources were identified in this area. They are: the Witherspoon House (HAM-08112-29), 5 Garden Place; the Heitkamp House (HAM-08131-29), 3475 Holly Avenue; the Andress House (HAM-08132-29), 3524 Holly Avenue; the McMahan House (HAM-08134-29), 3543 Holly Lane; the Hall House (HAM-08135-29), 3549 Holly Lane; the Makstaller House (HAM-08136-29), 3550 Holly Lane; the Vargus-Adams House (HAM-08159-10), 2343 Vista Place; the Fogle House (HAM-08160-10), 2344 Vista Place; the Sunmay-Green House (HAM-08162-10), 2348 Vista Place; the Chavez House (HAM-08165-10), 3478 Vista Terrace; the Osborn House (HAM-08166-10), 3500 Vista Terrace; and the Nerad-Sobotka House (HAM-08167-10), at 3506 Vista Terrace. Several of the documented houses were designed by well-known local architects, including the Tudor Brooks

Boyd House (HAM-08133-29) located at 3533 Holly Avenue, which was designed by Samuel Hannaford, the Rouse House (HAM-08161-10) at 2347 Vista Place, designed by Tietig & Lee, and the Egan House (HAM-08163-10) by Guy Burroughs, which is located at 2422 Vista Terrace. Not all of the houses documented in the Vista Avenue area are large, architect-designed residences. Many are simple, vernacular structures such as more modestly scaled homes are 3526 Larkspur Avenue (HAM-08137-10) and the nearby Jones House (HAM-08138-10) at 3534 Larkspur Avenue.

Another small home documented elsewhere in the neighborhood, representing a different period of residential development, is 3510 Tarpis Avenue (HAM-08088-10). This is one of several similar small 1910s and 1920s bungalows, located on the south half of Tarpis Avenue.

Although most of the inventoried buildings in the Phase IV survey update are strictly residential, there were a few other building types documented as well, including two churches. The first of these, St. Mary Parish (HAM-08110-10) at 2845 Erie Avenue, is a handsome Gothic Revival building designed in 1917 by Pittsburgh architect John Theodore Combs. St. Mary's sanctuary also features stained glass windows by three different studios—the McConnick Studio in Boston, the Henry Young Studio in New York City, and the Pike Stained Glass Studio in Rochester—as well as works by sculptor Johann Kirkmeyer and artist Malcolm Parcell. The second church, Hyde Park Baptist (HAM-08146-10), 3460 Michigan Avenue, is a less elaborate Gothic Revival structure, but is notable for the integration of retail space within the church building, which has several business storefronts on the basement level along Michigan Avenue. Because of its unusual combination of religious and commercial uses, this church is potentially eligible under both Criteria A and C.

Three potential historic districts were identified in Hyde Park: 1) Hyde Park Syndicate Historic District, 2) Hyde Park Neighborhood Business District (NBD); and 3) Pines Historic District. The first potential district is the Hyde Park Syndicate Historic District, the triangular area bounded by Madison Road on the east and Observatory Avenue on the south, extending to Shaw Avenue on the east. This area was the first residential subdivision to be developed in the Hyde Park neighborhood, with most dwellings built between 1890 and 1930. The subdivision was created by the Hyde Park Syndicate, an organization formed by several wealthy businessmen including John and Charles Kilgour, James Mooney, Albert Berry, Thomas Youtsey, John Zumstein, and Wallace Burch. In order to attract a certain class of resident, the Syndicate imposed a number of regulations on aspects of construction such as lot size, setbacks, and even minimum housing cost. Myers C. Cooper, who developed numerous subdivisions in the neighborhood, built many of these homes. Newly documented buildings in this proposed district include 2460 Observatory Avenue (HAM-08148-10), the Kohls House (HAM-08149-10) at 2462 Observatory Avenue, and the Mawicke-Bogan House (HAM-08153-10) at 2600 Observatory Avenue.

The Hyde Park Neighborhood Business District, centers around Hyde Park Square on Erie Avenue. The square, originally called the Kilgour Esplanade, occupies land originally owned by rail magnates John and Charles Kilgour, who played a major role in shaping the growth of the community. It was planned in the 1880s to be the center of the village. Today, it hosts a number of historic commercial buildings including the Alaise Building (HAM-01303-10) at 2701-2713 Erie Avenue, and the former Hyde Park Savings Bank (HAM-01304-10) at 2710 Erie Avenue. The Hyde Park Firehouse (HAM-08109-10) at 2727-2729 Erie was also documented as both a contributing resource within the historic district and as a potentially National Register-eligible resource in its own right. The 1910 Beaux Arts style firehouse is particularly

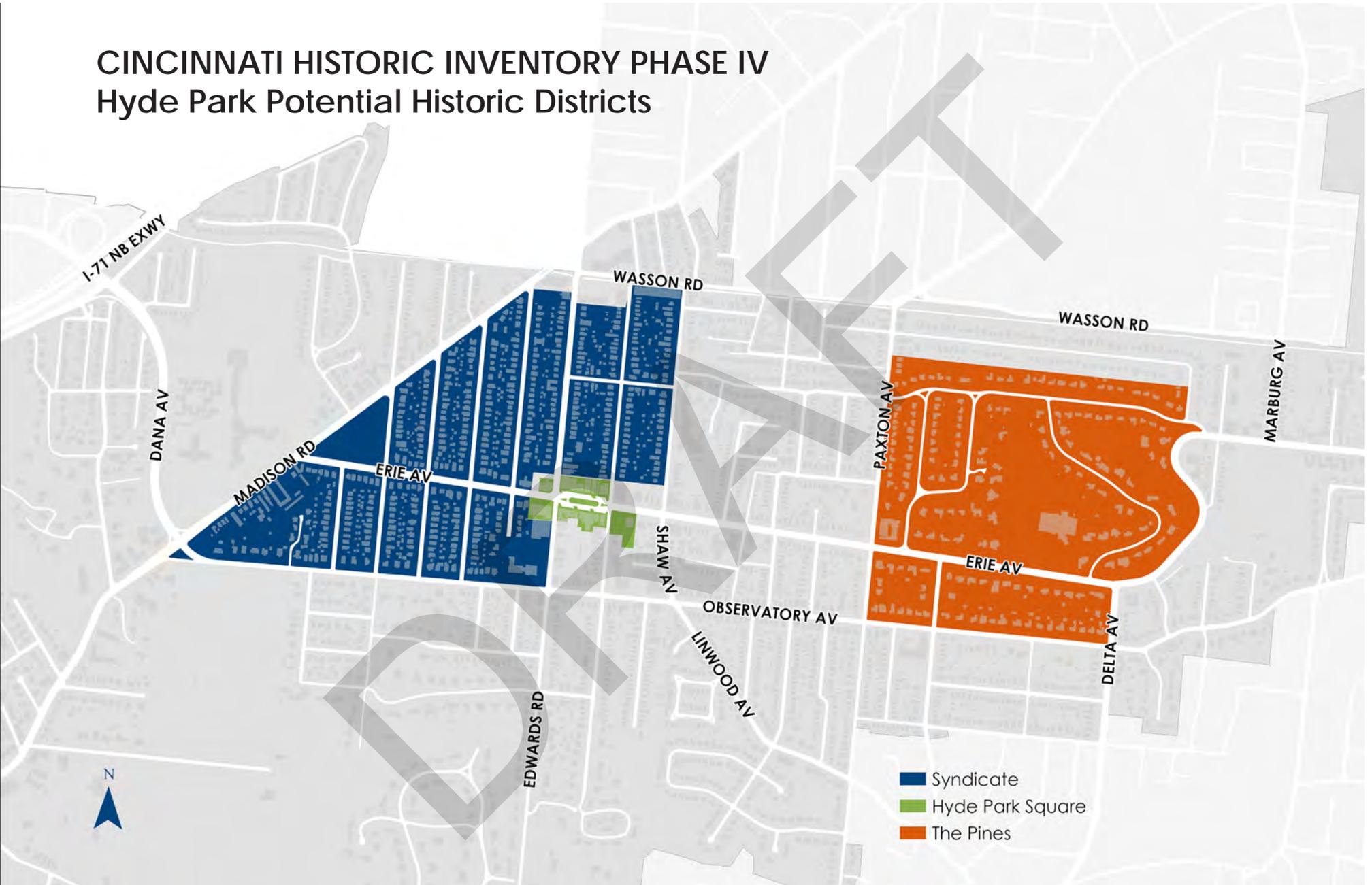
notable as an example of the work of architect Harry Hake. Hake designed multiple fire stations in Cincinnati including what is now the Fire Museum on Court Street. The Hyde Park Firehouse is also associated with the development of a system of neighborhood fire stations in Cincinnati. The Hyde Park Baptist Church, mentioned above, is another prominent building within the NBD.

The third potential district recorded in Hyde Park is located on property that was originally John Kilgour's estate, known as The Pines. The Pines Historic District encompasses the area from Victoria Avenue on the north to Observatory Avenue on the south, and from Paxton Avenue on the west to Erie Avenue on the east. Following Kilgour's death in 1914, the estate house at 3030 Erie Avenue was passed on to his son, Bayard Livingston Cooper, who worked with developer Myers C. Cooper to subdivide the remaining Kilgour land. Cooper, one of the city's most prolific builders as well as a former governor of Ohio, was responsible for much of Hyde Park's development. Cooper eventually purchased The Pines estate from Bayard Kilgour, which was later sold in 1965 and is now being redeveloped with a modern school building. Two individual buildings were documented within the Pines Historic District boundaries; these are the French Colonial Gunderson House (HAM-08102-10) at 3553 Bayard Drive, and the Lydon Meister House (HAM-08154-10) at 3030 Observatory Avenue.

DRAFT

CINCINNATI HISTORIC INVENTORY PHASE IV

Hyde Park Potential Historic Districts



SUBJECT: A report and recommendation on the proposed neighborhood plan, Plan Hyde Park, as the Hyde Park neighborhood's guiding comprehensive plan document.

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A *Plan Hyde Park*

BACKGROUND:

The Department of City Planning and Engagement, along with the Hyde Park Neighborhood Council (HPNC), *Plan Hyde Park* Steering Committee, and community members, is pleased to share the result of a multi-year planning effort to create the first neighborhood-wide plan for Hyde Park since 1983.

The purpose of this neighborhood plan is to establish the direction for the community, update it to 2026, and to plan out the next ten-to-fifteen years for the neighborhood. This plan documents Hyde Park's vision for the future while focusing on four theme areas: Quality of Life, How We Move, Hyde Park Square, and Built Environment.

Neighborhood plans are crucial for residents to have a concrete vision of their neighborhood which may be used to reference and guide the future of their community. The plans make it easier to obtain grants or other funds for recommendations within their plan. Lastly, plans identify the direction the community wishes to proceed regarding future development and other initiatives.

NEIGHBORHOOD PLANNING PROCESS & COMMUNITY ENGAGEMENT:

The *Plan Hyde Park* planning process consisted of a nearly nine-year community-led process. The extended timeline was largely due to COVID interruptions and subsequent changes to the neighborhood that necessitated updates to the draft goals and strategies. The Hyde Park Neighborhood Council requested a neighborhood plan from the Department of City Planning and Engagement through the Community Budget Request Process.

The kickoff meeting for *Plan Hyde Park* was held in June of 2017 at Clark Montessori school. A Community Survey was also circulated. In addition to the kickoff meeting, Steering Committee members held various "meeting in an envelope" sessions with community members around the neighborhood. Taking the information and insights gathered from the kickoff meeting, survey, and Steering Committee-led sessions, the Steering Committee held a series of public sessions from September of 2017 to September of 2018 to draft goals, strategies, and action steps. A public Open House meeting to gather feedback about the draft goals, strategies, and action steps was held in September of 2018, followed by refinement. After a year of crafting the plan document, the draft plan was presented to the community in January of 2020. In Spring of 2020, the plan process was paused due to the COVID-19 pandemic.

After taking time to get reacquainted with the plan, the Steering Committee and City needed to update the goals and strategies to reflect changes to the neighborhood, including the completion of the portion of Wasson Way within Hyde Park and the adoption of new zoning designations. An updated draft of the document was presented to the community at a public meeting in April of 2025. Community members were largely in agreement with the goals and strategies presented, though there were many questions and comments regarding the proposed Future

Land Use recommendations. The Steering Committee took time to diligently work through public comments. The final draft plan was posted online on January 12, 2026, and solicited additional feedback, which was also incorporated into the plan where appropriate.

The plan document was presented to the Hyde Park Neighborhood Council at their regular meeting on February 10, 2026. The Hyde Park Neighborhood Council reviewed and voted to approve the plan, with one abstention.

PLAN OVERVIEW:

The neighborhood plan consists of 118 pages of detailed recommendations and goals curated carefully and thoughtfully by the Steering Committee and community. This document outlines the neighborhood’s rich history, existing conditions, goals and strategies, and implementation plan. This plan, created through the community-led process, will guide Hyde Park for future policy and development recommendations, investment and programming decisions, identification of key aspects for safe and viable connections, business-promotion, and community engagement.

History and Past Plans

In addition to the last comprehensive plan completed for the Hyde Park neighborhood in 1983, three other plans have been completed for the neighborhood. This section outlines the goals of these previous plans, with each plan reflecting the time in which they were created. The first, *Hyde Park Plan*, was adopted in 1983. This plan attempted to maintain a harmonious balance between the Hyde Park Square Business District and the surrounding residential areas, focusing on smooth transitions from commercial, to multi-family, to single-family uses. In 1984, the *Hyde Park Square Neighborhood Business District Urban Design Plan* was adopted, providing a systematic approach to guide development in Hyde Park Square. A study of the Hyde Park East business district, named the *Hyde Park East Neighborhood Business District Plan*, was completed in 1997. Following the study, the community requested the *Hyde Park East Master Plan*, completed in 2016. Both plans focused on creating a healthy, walkable neighborhood business district with its own distinct identity.

Existing Conditions

To understand how to put the community’s intentions to work, it’s important to understand the current state of the neighborhood. This section of the plan outlines the most recent data for neighborhood census data, household income, educational attainment, housing stock and age of development, natural features and topography, street network and connectivity, neighborhood assets, and existing land use and zoning.

Theme Areas and Goals, Strategies, and Action Steps

The following section outlines the goal areas of the Hyde Park community, organized into four theme areas:

Quality of Life

The main objectives of this theme area include creating a vibrant neighborhood with a strong identity and expanding opportunities for community interaction, promoting Hyde Park schools, and maintaining and enhancing the existing tree canopy and green spaces.

How We Move

The main objectives of this theme area include promoting pedestrian, bicycle, and traffic safety, especially along Wasson Way and around key safety improvement locations, as identified in the proposed plan (p.

62). Improving public transportation, preserving residential streets, and planning for future transportation needs—including passenger pick up and drop off zones—are also included.

Hyde Park Square

The main objectives of this theme area include promoting and maintaining Hyde Park Square’s aesthetic and historic qualities, focusing on the existing Urban Design Overlay District, encouraging a mix of uses to support Hyde Park as a walkable neighborhood, and coordinating events on the Square.

Built Environment

The main objectives of this theme area include enforcing or amending the Zoning Code to align with other goals expressed in the plan, such as walkability and quality of life; implementing mechanisms to encourage new development to adhere to the existing community aesthetic; and promoting a range of housing opportunities for all stages of life.

Future Land Use

Future land use is important for neighborhoods, and the City as a whole, because it is integral to building and managing the future of properties and vacant land. In the Future Land Use section, Hyde Park outlines a vision for the neighborhood’s growth and development, balancing the preservation of its residential character with opportunities for strategic development. The map (p. 93) reflects the goals of keeping commercial uses in existing commercial districts for targeted investment and expanding housing diversity to meet the needs of current and future residents while maintaining the residential form of the neighborhood.

Implementation Plan

The implementation plan consists of charts for each of the four theme areas. The charts provide the following information on each action step within the plan’s strategies and goals:

- *Priority Level:* The priority level was determined by the Steering Committee in collaboration with City staff.
- *Effort Level:* The effort level was determined by the Steering Committee in collaboration with City staff.
- *Potential Partners:* This identifies additional organizations that could assist in the completion of action steps such as City Departments, Cincinnati Public Schools, Cincinnati Recreation Commission, and the many other community agencies and organizations who support the community now to expand and renew their work in Hyde Park.

CONSISTENCY WITH PLAN CINCINNATI (2012):

Plan Hyde Park is constructed upon and consistent with the comprehensive plan for the City of Cincinnati, *Plan Cincinnati*, that was adopted by City Council in 2012. The plan is consistent with all five Initiative Areas of *Plan Cincinnati*—Compete, Connect, Live, Sustain, and Collaborate. These Initiative Areas align with the Guiding Policy Principles by increasing our population, building on our assets, becoming recognized, being aggressive and strategic in future growth and development, and developing a culture of health embodied by thriving residents (p. 74).

Compete Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Compete goal to “Cultivate our position as the most vibrant and economically healthiest part of our region” (p. 114) and the strategy to “Target investment to

geographic areas where there is already economic activity” (p. 115). One of the community priorities identified in *Plan Hyde Park* is to “promote commercial development in existing commercial areas” (p. 6), which substantially complies with the Compete Initiative Area.

Connect Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Connect goal to “Develop an efficient multi-modal transportation system that supports neighborhood livability” (p. 129) and the strategies to “Expand options for non-automotive travel” (p. 130) and to “Plan, design and implement a safe and sustainable transportation system” (p. 135). The How We Move theme area in *Plan Hyde Park* substantially complies with the goals of the Connect Initiative Area.

Live Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Live goals to “Build a robust public life” (p. 149), to “Create a more livable community” (p. 156), and to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) as well as the strategies to “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (p. 150), to “Become more walkable” (p. 157), and to “Offer housing options of varied sizes and types for residents at all stages of life” (p. 169). Goals in the Quality of Life and Built Environment theme areas of *Plan Hyde Park* substantially comply with the Live Initiative Area, especially the Built Environment goal to “Promote a range of housing opportunities to retain current residents and attract new residents at all stages of life” (p. 84).

Sustain Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Sustain goal to “Preserve our natural and built environment” (p. 193) and the strategies to “Protect our natural resources” (p. 194) and to “Preserve our built history” (p. 197). The *Plan Hyde Park* Built Environment goal to “Preserve Hyde Park’s residential form” (p. 82) and the strategy to “Explore the designation of historic districts within Hyde Park to promote design integrity and preserve their contribution to Hyde Park’s distinctive aesthetic” (p. 83) substantially comply with the Sustain Initiative Area.

Collaborate Initiative Area

The proposed plan is consistent with *Plan Cincinnati* Collaborate goal to “Work in synergy with the Cincinnati community” (p. 209) and the strategy to “Unite our communities” (p. 210). The Quality of Life theme area, especially the goal to “Create a vibrant neighborhood where all people, both residents and visitors, feel welcome and connected” (p. 48), substantially complies with the Collaborate Initiative Area.

ADMINISTRATIVE APPROVAL

The proposed plan was reviewed by City departments. An interdepartmental meeting was held on March 20, 2025. Departments were asked to pay special attention to the Implementation section of the plan. No objections were raised; some departments provided additional resources to be included in the plan document.

SPECIAL ACKNOWLEDGEMENTS

The Department of City Planning and Engagement (DCPE) would like to specifically acknowledge the Steering Committee members who volunteered countless hours and for whom DCPE is grateful for their time, effort, and expertise, specifically: Janet Buening, Couper Gardiner, Kathryn Gibbons, Dave Hapner, Scott Hassell, Anthony

Isaacs, Stan Kittle, Norm Lewis, Dick Males, Sean McGrory, Andy Scarpitti, and Lori Wellinghoff. DCPE also extends special thanks to the Hyde Park Community United Methodist Church, Clark Montessori School, and Eastside Recreation Center for hosting regular steering committee meetings and various public meetings throughout the plan process.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed neighborhood plan, Plan Hyde Park, as the Hyde Park neighborhood’s guiding comprehensive plan document.

Respectfully submitted:

Approved:



Emily Burns, AICP, City Planner
Department of City Planning & Engagement



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

March 18th, 2026

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith a Resolution captioned as follows:

APPROVING Plan Hyde Park as the planning guide for the Hyde Park neighborhood.

Summary:

The Department of City Planning and Engagement, along with the Hyde Park Neighborhood Council, *Plan Hyde Park* Steering Committee, and community members, propose *Plan Hyde Park* as the Hyde Park neighborhood's comprehensive plan document. Neighborhood plans are crucial for residents to have a concrete vision of their neighborhood which may be used to reference and guide the future of the community. The plan makes it easier to obtain grants or other funds for recommendations within the plan. Lastly, the plan identifies the direction the community wishes to proceed regarding future development and other initiatives. This plan documents Hyde Park's vision for the future while focusing on four theme areas: Quality of Life, How We Move, Hyde Park Square, and Built Environment.

The City Planning Commission recommended the following on March 6, 2026 to City Council:

APPROVE the proposed neighborhood plan, Plan Hyde Park, as the Hyde Park neighborhood's guiding comprehensive plan document.

Motion to Approve: Ms. Albi
Seconded: Mr. Weber

Ayes: Ms. Albi
Ms. Beltran
Mr. Dansby
Mr. Eby
Mr. Samad
Ms. Sesler
Mr. Weber

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement

March 18, 2026

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: **Emergency Ordinance – DOTE: Tri-State Trails 2026 Donation**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to accept and appropriate a donation of up to \$2,185,000 from Tri-State Trails to assist the City in expediting the progress on several trail projects; and **AUTHORIZING** the Director of Finance to deposit the donated funds into City Trails Fund revenue account no. 437x8571.

This Emergency Ordinance authorizes the City Manager to accept a donation of up to \$2,185,000 from Tri-State Trails to assist the City in expediting the progress on several trail projects. The Director of Finance is authorized to deposit the donation into City Trails Fund revenue account no. 437x8571.

The City is managing the planning, design, right-of-way acquisition, and construction of several trail projects that improve bicycle and pedestrian access across the City. The City successfully applied for and was awarded state and federal grants totaling over \$22,000,000 for trail construction since 2020.

Tri-State Trails has generously offered a donation of up to \$2,185,000 to assist the City in expediting the progress on several trail projects. After construction of the trails is completed, the City will be responsible for keeping the trails safe, accessible, functional, and in good repair throughout their useful life, with future operating costs to include vegetation control, trash removal and general upkeep, routine inspections, minor signage and markings maintenance, preventive pavement maintenance with spot repairs, and drainage corrections if necessary.

Developing trail projects is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” as well as strategies to “[e]xpand options for non-automotive travel” and to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept the donation and enter into any necessary agreements prior to May 1, 2026.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachment

EMERGENCY

KKF

- 2026

AUTHORIZING the City Manager to accept and appropriate a donation of up to \$2,185,000 from Tri-State Trails to assist the City in expediting the progress on several trail projects; and **AUTHORIZING** the Director of Finance to deposit the donated funds into City Trails Fund revenue account no. 437x8571.

WHEREAS, the City is managing the planning, design, right of way acquisition, and construction of several trail projects that improve bicycle and pedestrian access across Cincinnati; and

WHEREAS, since 2020, the City successfully applied for and was awarded state and federal grants totaling over \$22,000,000 for trail construction; and

WHEREAS, Tri-State Trails has generously offered a donation of up to \$2,185,000 to assist the City in expediting the progress of several trail projects; and

WHEREAS, after construction of the trails is completed, the City is responsible for keeping the trails safe, accessible, functional, and in good repair throughout their useful life, with future operating costs to include vegetation control, trash removal and general upkeep, routine inspections, minor signage and markings maintenance, preventive pavement maintenance with spot repairs, and drainage corrections, if necessary; and

WHEREAS, a list of donors who contributed to this donation is attached; and

WHEREAS, this donation does not require matching funds, and there are no FTEs/full time equivalents associated with this donation; and

WHEREAS, developing trail projects is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” as well as strategies to “[e]xpand options for non-automotive travel” and to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to accept and appropriate a donation of up to \$2,185,000 from Tri-State Trails to assist the City in expediting the progress on several trail projects.

Section 2. That the Director of Finance is authorized to deposit the donated funds into City Trails Fund revenue account no. 437x8571.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the donation and Sections 1 and 2.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to accept the donation and enter into any necessary agreements prior to May 1, 2026.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 18, 2026

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: **Emergency Ordinance – Cincinnati Health Department: Moral Obligation Payments to Henry Schein, Inc. and Labcorp**

Attached is an Emergency Ordinance captioned:

AUTHORIZING a payment of \$86,017.70 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7341 to Henry Schein, Inc. as a moral obligation for outstanding charges related to dental supplies provided between September 2, 2024, and October 8, 2025; and **AUTHORIZING** a payment of \$191,442.19 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7285 to Labcorp Corporation of America Holdings as a moral obligation for outstanding charges related to clinical and anatomic laboratory testing services provided between May 1, 2025, and June 30, 2025.

Approval of this Emergency Ordinance authorizes a payment of \$86,017.70 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7341 to Henry Schein, Inc. as a moral obligation for outstanding charges related to dental supplies provided between September 2, 2024, and October 8, 2025. This Emergency Ordinance further authorizes a payment of \$191,442.19 to Labcorp Corporation of America Holdings (“Labcorp”) as a moral obligation for outstanding charges related to clinical and anatomic laboratory testing services provided between May 1, 2025, and June 30, 2025.

Before each of these contracts expired, CHD sought competitive proposals for the services provided under each contract, and the City ultimately entered new contracts with these contractors for the relevant services. During this time, each contractor continued to provide services to support CHD’s daily operations after their respective contracts had expired, but before new contracts had been entered.

To ensure this does not occur again, Cincinnati Health Department staff will ensure sufficient time is allotted for solicitation preparation prior to the expiration of its contracts.

The reason for the emergency is the immediate need to pay Henry Schein, Inc. and Labcorp for outstanding charges in a timely manner.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment

EMERGENCY

MSS

- 2026

AUTHORIZING a payment of \$86,017.70 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7341 to Henry Schein, Inc. as a moral obligation for outstanding charges related to dental supplies provided between September 2, 2024, and October 8, 2025; and **AUTHORIZING** a payment of \$191,442.19 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7285 to Labcorp Corporation of America Holdings as a moral obligation for outstanding charges related to clinical and anatomic laboratory testing services provided between May 1, 2025, and June 30, 2025.

WHEREAS, the Cincinnati Health Department (“CHD”) entered a contract for dental supplies with Henry Shein, Inc. on September 3, 2020, that expired on September 2, 2024; and

WHEREAS, CHD entered a contract for clinical and anatomic laboratory testing services with Labcorp Corporation of America Holdings (“Labcorp”) on April 9, 2021, that expired on May 1, 2025; and

WHEREAS, before each of these contracts expired, CHD sought competitive proposals for the services provided under each contract, and the City ultimately entered new contracts with each of these contractors for the relevant services; and

WHEREAS, each contractor continued to provide services to support CHD’s daily operations after their respective contracts had expired, but before new contracts had been entered; and

WHEREAS, to ensure this does not occur again, CHD staff will ensure sufficient time is allotted for competitive solicitation preparation prior to the expiration of its contracts; and

WHEREAS, Henry Shein, Inc. has invoiced the City \$86,017.70 for the services it provided in the absence of a contract, and Labcorp has invoiced the City \$191,442.19 for the services it provided in the absence of a contract; and

WHEREAS, sufficient resources are available in Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7341 and Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7285 to pay for the services these contractors have provided; and

WHEREAS, Council desires to pay \$86,017.70 to Henry Schein, Inc. and \$191,442.19 to Labcorp as moral obligations for outstanding charges provided in the absence of a contract; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to pay \$86,017.70 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7341 to Henry Schein, Inc. as a moral obligation for outstanding charges related to dental supplies provided between September 2, 2024, and October 8, 2025.

Section 2. That the Director of Finance is authorized to pay \$191,442.19 from Cincinnati Health Department Health Network Fund non-personnel operating budget account no. 446x265x1110x7285 to Labcorp Corporation of America Holdings (“Labcorp”) as a moral obligation for outstanding charges related to clinical and anatomic laboratory testing services provided between May 1, 2025, and June 30, 2025.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the provisions of Sections 1 and 2.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to pay Henry Schein, Inc. and Labcorp for outstanding charges in a timely manner.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 18, 2026

To: Mayor and Members of City Council
From: Sheryl M. M. Long, City Manager
Subject: **Emergency Ordinance – DOTE: Western Hills Viaduct BUILD Grant Application**

202601091

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to apply for grant resources of up to \$25,000,000 awarded by the U.S. Department of Transportation (ALN 20.933) through the Better Utilizing Investments to Leverage Development transportation discretionary grant program to provide resources for demolition and construction of portions of the Western Hills Viaduct.

Approval of this Emergency Ordinance authorizes the City Manager to apply for grant resources of up to \$25,000,000 awarded by the U.S. Department of Transportation (DOT) (ALN 20.933) through the Better Utilizing Investments to Leverage Development (BUILD) transportation discretionary grant program to provide resources for demolition and construction of portions of the Western Hills Viaduct (WHV).

The estimated cost of replacing the Western Hills Viaduct is significant and is expected to take approximately eight years to complete, over a minimum of three construction phases, alongside ongoing maintenance as funding becomes available. There are grant funds available from the U.S. Department of Transportation through the Better Utilizing Investments to Leverage Development transportation discretionary grant program to provide resources for demolition and construction of portions of the Western Hills Viaduct, including construction of the eastern and western approaches to the replacement viaduct.

The grant application deadline was February 24, 2026, and the City has already applied for the grant, but no grant funds will be accepted without approval by the City Council.

Specific local matching funds are not required for this grant since the project's location in an identified Area of Persistent Poverty and a Historically Disadvantaged Community qualifies it for up to a 100 percent federal cost share; however, previously committed local funds from the City, County, and the Southwest Ohio Regional Transit Authority (SORTA) will be used in combination with the BUILD grant as part of the overall funding necessary to advance the project. There are no new FTE/full time equivalents associated with the acceptance of these grant resources.

The replacement of the Western Hills Viaduct is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and the strategy to “[p]lan, design and implement a safe sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to authorize the grant application at the earliest possible time.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachments

EMERGENCY

KKF

- 2026

AUTHORIZING the City Manager to apply for grant resources of up to \$25,000,000 awarded by the U.S. Department of Transportation (ALN 20.933) through the Better Utilizing Investments to Leverage Development transportation discretionary grant program to provide resources for demolition and construction of portions of the Western Hills Viaduct.

WHEREAS, the estimated cost of replacing the Western Hills Viaduct is significant and replacement is expected to take approximately eight years to complete, over a minimum of three construction phases, alongside ongoing maintenance as funding becomes available; and

WHEREAS, there are grant funds available from the U.S. Department of Transportation through the Better Utilizing Investments to Leverage Development (“BUILD”) transportation discretionary grant program to provide resources for demolition and construction of portions of the Western Hills Viaduct, including construction of the eastern and western approaches to the replacement viaduct; and

WHEREAS, the grant application deadline was February 24, 2026, and the City has already applied for the grant, but no grant funds will be accepted without approval by Council; and

WHEREAS, specific local matching funds are not required for this grant since the project’s location in an identified Area of Persistent Poverty and a Historically Disadvantaged Community qualifies it for up to a 100 percent federal cost share; however, previously committed local funds from the City, County, and the Southwest Ohio Regional Transit Authority (SORTA) will be used in combination with the BUILD grant as part of the overall funding necessary to advance the project; and

WHEREAS, there are no new FTEs associated with the acceptance of this grant; and

WHEREAS, the replacement of the Western Hills Viaduct is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and the strategy to “[p]lan, design and implement a safe sustainable transportation system” as described on pages 129-137 of Plan Cincinnati; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to apply for up to \$25,000,000 in Better Utilizing Investments to Leverage Development grant resources from the U.S. Department of Transportation for demolition and construction of portions of the Western Hills Viaduct, including construction of the eastern and western approaches to the replacement viaduct.

Section 2. That the proper City officials are authorized to do all things necessary and proper to comply with the terms of this grant and Section 1.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to authorize the grant application at the earliest possible time.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 18, 2026

To: Mayor and Members of City Council

202601092

From: Sheryl M. M. Long, City Manager

Subject: Emergency Ordinance – DOTE: Accept and Appropriate SORTA Metro Transit Infrastructure Fund (MTIF) Grants (3 Projects)

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2,” to provide resources to restore deteriorating pavement along Ridge Avenue in the Oakley and Pleasant Ridge neighborhoods; **ESTABLISHING** new capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant,” to provide resources to construct replacement track drains along the streetcar alignment in the Central Business District and Over-the-Rhine neighborhoods; **ESTABLISHING** new capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant,” to provide resources to replace expansion joints and wearing surface along the Hopple Street viaduct in the Camp Washington, North Fairmount, and Millvale neighborhoods; **AUTHORIZING** the City Manager to accept a grant of up to \$4,559,000 from the Southwest Ohio Regional Transit Authority (“SORTA”) Metro Transit Infrastructure Fund (“MTIF”); **AUTHORIZING** the City Manager to appropriate SORTA MTIF grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2”; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant”; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant”; **AUTHORIZING** the Director of Finance to deposit SORTA MTIF grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2”; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant”; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant”; and **AUTHORIZING** the City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

Approval of this Emergency Ordinance authorizes the following:

- A. The City Manager to accept a grant of up to \$4,559,000 from the Southwest Ohio Regional Transit Authority (SORTA) Metro Transit Infrastructure Fund (MTIF);

- B. The City Manager to appropriate SORTA MTIF grant resources as follows:
1. up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2” to provide resources to restore deteriorating pavement along Ridge Avenue in the Oakley and Pleasant Ridge neighborhoods;
 2. up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant” to provide resources to construct replacement track drains along the streetcar alignment in the Central Business District and Over-the-Rhine neighborhoods; and
 3. up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant” to provide resources to replace expansion joints and wearing surface along the Hopple Street viaduct in the Camp Washington, North Fairmount, and Millvale neighborhoods;
- C. The Director of Finance to deposit SORTA MTIF grant resources into the newly established capital improvement program project accounts and;
- D. The City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

This grant requires matching funds for each project, as follows:

- A. Ridge Avenue rehabilitation requires up to \$3,500,000,
- B. Elm Street to Main Street improvements requires up to \$140,000; and
- C. Hopple Street preventative maintenance requires up to \$7,914,167.

Matching resources for each of these projects are available through existing capital improvement program project accounts and previously accepted grants. There are no new FTE/full time equivalents associated with the acceptance of these grant resources.

Street and pavement improvements, rehabilitation, and preventative maintenance are in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to ensure timely acceptance of awarded grant funds and to meet established project deadlines.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachments

EMERGENCY

JWF

- 2026

ESTABLISHING new capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2,” to provide resources to restore deteriorating pavement along Ridge Avenue in the Oakley and Pleasant Ridge neighborhoods; **ESTABLISHING** new capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant,” to provide resources to construct replacement track drains along the streetcar alignment in the Central Business District and Over-the-Rhine neighborhoods; **ESTABLISHING** new capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant,” to provide resources to replace expansion joints and wearing surface along the Hopple Street viaduct in the Camp Washington, North Fairmount, and Millvale neighborhoods; **AUTHORIZING** the City Manager to accept a grant of up to \$4,559,000 from the Southwest Ohio Regional Transit Authority (“SORTA”) Metro Transit Infrastructure Fund (“MTIF”); **AUTHORIZING** the City Manager to appropriate SORTA MTIF grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2”; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant”; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant”; **AUTHORIZING** the Director of Finance to deposit SORTA MTIF grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2”; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant”; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant”; and **AUTHORIZING** the City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

WHEREAS, on May 29, 2025, Council passed Ordinance No. 144-2025, which authorized the City Manager to apply for Southwest Ohio Regional Transit Authority (“SORTA”) Metro Transit Infrastructure Fund (“MTIF”) grant resources as well as other grant resources for various City road, bridge, pedestrian, and bicycle construction projects; and

WHEREAS, the City has been awarded up to \$4,559,000 from the SORTA MTIF, and Council’s authorization is now required to accept and appropriate the grant resources awarded to the City; and

WHEREAS, this grant requires matching funds for each project, as follows: Ridge Avenue rehabilitation requires \$3,500,000 in matching resources, Hopple Street preventative maintenance requires \$7,914,167 in matching resources, and Elm Street to Main Street improvements require \$140,000 in matching resources; and

WHEREAS, matching resources for each of these projects are available through existing capital improvement project accounts and previously accepted grants; and

WHEREAS, there are no new FTE/full time equivalents associated with the acceptance of these grant resources; and

WHEREAS, street and pavement improvements, rehabilitation, and preventative maintenance are in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2,” is established to provide resources to restore deteriorating pavement along Ridge Avenue in the Oakley and Pleasant Ridge neighborhoods.

Section 2. That new capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant,” is established to provide resources to construct replacement track drains along the streetcar alignment in the Central Business District and Over-the-Rhine neighborhoods.

Section 3. That new capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant,” is established to provide resources to replace expansion joints and wearing surface along the Hopple Street viaduct in the Camp Washington, North Fairmount, and Millvale neighborhoods.

Section 4. That the City Manager is authorized to accept a grant of up to \$4,559,000 from the Southwest Ohio Regional Transit Authority (“SORTA”) Metro Transit Infrastructure Fund (“MTIF”) to provide resources to restore deteriorating pavement along Ridge Avenue in the Oakley and Pleasant Ridge neighborhoods, construct replacement track drains along the streetcar alignment in the Central Business District and Over-the-Rhine neighborhoods and replace expansion joints and wearing surface along the Hopple Street viaduct in the Camp Washington, North Fairmount, and Millvale neighborhoods.

Section 5. That the City Manager is authorized to appropriate SORTA MTIF grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account

no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2”; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant”; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant.”

Section 6. That the Director of Finance is authorized to deposit the grant resources as follows: (1) up to \$3,000,000 to newly established capital improvement program project account no. 980x233x262350, “Ridge Avenue Rehabilitation MTIF Grant 2”; (2) up to \$560,000 to newly established capital improvement program project account no. 980x233x262352, “Elm and Main Street MTIF Grant”; and (3) up to \$999,000 to newly established capital improvement program project account no. 980x233x262355, “Hopple Street Viaduct PID 121735 MTIF Grant.”

Section 7. That the City Manager is authorized to enter into any agreements necessary for the receipt and administration of these grant resources.

Section 8. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 through 7.

Section 9. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to ensure timely acceptance of awarded grant funds and to meet established project deadlines.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 18, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202601093

Subject: Emergency Ordinance – DOTE: Accept and Appropriate SORTA Metro Transit Infrastructure Fund (MTIF) Grants (2 Projects)

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” to improve pedestrian safety at the intersection of Reading Road and Summit Road in the neighborhood of Roselawn; **ESTABLISHING** new capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898,” to install up to six raised crosswalks in the neighborhood of CUF; **AUTHORIZING** the City Manager to accept up to \$260,000 in Metro Transit Infrastructure Fund (“MTIF”) grant resources awarded by Cincinnati Metro to support these pedestrian safety projects; **AUTHORIZING** the City Manager to appropriate SORTA MTIF grant resources as follows: (1) up to \$120,000 allocated to capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” and (2) up to \$140,000 allocated to capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898”; **AUTHORIZING** the Director of Finance to deposit (1) up to \$120,000 of MTIF grant resources into capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” and (2) up to \$140,000 of MTIF grant resources into capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898”; and **AUTHORIZING** the City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

Approval of this Emergency Ordinance authorizes the following:

- A. The City Manager to accept a grant of up to \$260,000 from the Southwest Ohio Regional Transit Authority (SORTA) Metro Transit Infrastructure Fund (MTIF);
- B. The City Manager to appropriate SORTA MTIF grant resources as follows:
 1. up to \$120,000 to newly established capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753” to provide resources to improve pedestrian safety at the intersection of Reading Road and Summit Road in the neighborhood of Roselawn; and
 2. up to \$140,000 of MTIF grant resources into capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898” to provide resources to install up to six raised crosswalks in the neighborhood of CUF;

- C. The Director of Finance to deposit SORTA MTIF grant resources into the newly established capital improvement program project accounts; and
- D. The City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

The City has been awarded up to \$260,000 in SORTA MTIF funding for two pedestrian safety projects, and the City Council's authorization is now required to accept and appropriate these grant resources. There are no new FTE/full time equivalents associated with the acceptance of these grant resources.

Funding pedestrian safety projects in Cincinnati is in accordance with the "Connect" goal to "[d]evelop an efficient multi-modal transportation system that supports neighborhood livability" and strategy to "[p]lan, design, and implement a safe and sustainable transportation system" as described on pages 129-137 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept MTIF grant funding and to meet established deadlines for these pedestrian safety improvements.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachments

EMERGENCY

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- 2026

ESTABLISHING new capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” to improve pedestrian safety at the intersection of Reading Road and Summit Road in the neighborhood of Roselawn; **ESTABLISHING** new capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898,” to install up to six raised crosswalks in the neighborhood of CUF; **AUTHORIZING** the City Manager to accept up to \$260,000 in Metro Transit Infrastructure Fund (“MTIF”) grant resources awarded by Cincinnati Metro to support these pedestrian safety projects; **AUTHORIZING** the City Manager to appropriate SORTA MTIF grant resources as follows: (1) up to \$120,000 allocated to capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” and (2) up to \$140,000 allocated to capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898”; **AUTHORIZING** the Director of Finance to deposit (1) up to \$120,000 of MTIF grant resources into capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” and (2) up to \$140,000 of MTIF grant resources into capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898”; and **AUTHORIZING** the City Manager to enter into any agreements necessary for the receipt and administration of these grant resources.

WHEREAS, on May 29, 2025, Council passed Ordinance No. 144-2025, which authorized the City Manager to apply for funding from multiple grant programs, including Metro Transit Infrastructure Fund (“MTIF”) grants awarded by Cincinnati Metro, with any awarded funds to be used for various road, bridge, pedestrian, and bicycle construction projects in Cincinnati; and

WHEREAS, the City has been awarded up to \$260,000 in MTIF funding for two pedestrian safety projects, and Council’s authorization is now required to accept and appropriate these grant resources; and

WHEREAS, there are no new FTEs/full time equivalents associated with these grants; and

WHEREAS, funding pedestrian safety projects in Cincinnati is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That new capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753,” is established to provide resources for

improving pedestrian safety at the intersection of Reading Road and Summit Road in the neighborhood of Roselawn.

Section 2. That new capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898,” is established to provide resources for the installation of up to six raised crosswalks in the neighborhood of CUF.

Section 3. That the City Manager is authorized to accept up to \$260,000 in Metro Transit Infrastructure Fund (“MTIF”) grant resources awarded by Cincinnati Metro to support these pedestrian safety projects.

Section 4. That the City Manager is authorized to appropriate the MTIF grant resources as follows: (1) up to \$120,000 to capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753”; and (2) up to \$140,000 to capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898.”

Section 5. That the Director of Finance is authorized to deposit the MTIF grant resources as follows: (1) up to \$120,000 to capital improvement program project account no. 980x232x262391, “Reading and Summit Improvements PID 119753”; and (2) up to \$140,000 to capital improvement program project account no. 980x232x262395, “HAM Cincinnati Crossings PID 121898.”

Section 6. That the City Manager is authorized to enter into any agreements necessary for the receipt and administration of these grant resources.

Section 7. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grants and Sections 1 through 6.

Section 8. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is

the immediate need to accept MTIF grant funding and to meet established deadlines for these pedestrian safety improvements.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 18, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202601094

**Subject: Emergency Ordinance – DOTE: Ohio River Trail Oasis Phase 2
Congestion Mitigation Air Quality (CMAQ) Grant**

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality grant of up to \$6,600,000 awarded through the Ohio-Kentucky-Indiana Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971”; and **AUTHORIZING** the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

Approval of this Emergency Ordinance authorizes the following:

1. the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality (CMAQ) Grant of up to \$6,600,000 awarded through the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail (ORT) Oasis Corridor;
2. the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971”; and
3. the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

On June 6, 2025, Great Parks of Hamilton County (Great Parks) applied for the CMAQ grant as a co- Local Public Agency (LPA) with the City to fund planning, construction, and right-of-way work for the Ohio River Trail Oasis Corridor, including a shared use path trail on the north side of the railroad corridor.

OKI notified the City that the project has been awarded \$6,000,000, with a possible future additional award of up to \$600,000, for a total award of up to \$6,600,000, but no grant funds will be accepted without approval by the City Council. The Ohio Department

of Transportation (ODOT) informed the recipients that the administration, construction management, and award of the grants are to be directed and receipted solely by the City.

Upon completion of the trail, the City and Great Parks intend to enter into an agreement whereby Great Parks will take responsibility for operation and maintenance of the Oasis trail, but the City will be ultimately responsible for keeping the shared-used path safe, accessible, functional, and in good repair throughout its useful life. The Department of Transportation & Engineering cannot quantify the required additional future operating costs at this time, but maintenance and operation will include vegetation control, trash removal and general upkeep, routine inspections, minor signage and markings maintenance, preventive pavement maintenance with spot repairs, drainage corrections, and snow and ice control.

The CMAQ Grant requires matching resources of up to \$1,650,000, for which the City will seek additional grant awards. There are no new FTE/full time equivalents associated with this grant.

Building a shared use path trail is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept grant resources and meet established project deadlines.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachments

EMERGENCY

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ESTABLISHING new capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality grant of up to \$6,600,000 awarded through the Ohio-Kentucky-Indiana Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971”; and **AUTHORIZING** the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

WHEREAS, a Congestion Mitigation Air Quality (“CMAQ”) grant of up to \$6,600,000 is available from the Ohio-Kentucky-Indiana Regional Council of Governments (“OKI”) for projects that reduce transportation-related emissions and congestion; and

WHEREAS, on June 6, 2025, Great Parks of Hamilton County (“Great Parks”) applied for the CMAQ grant as a co-Local Public Agency with City to fund planning, construction, and right of way work for the Ohio River Trail Oasis Corridor, including a shared-use path trail on the north side of the railroad corridor; and

WHEREAS, OKI notified the City that the project has been awarded \$6,000,000, with a possible future additional award of up to \$600,000, for a total award of up to \$6,600,000, but no grant funds will be accepted without approval by Council; and

WHEREAS, the Ohio Department of Transportation has informed the recipients that the administration, construction management, and award of the grants are to be directed and receipted solely by the City; and

WHEREAS, the CMAQ grant requires matching resources of up to \$1,650,000, for which the City will seek additional grant awards; and

WHEREAS, upon completion of the Oasis trail, the City and Great Parks intend to enter into an agreement whereby Great Parks will take responsibility for operation and maintenance of the Oasis trail, but the City will be ultimately responsible for keeping the shared-used path safe, accessible, functional, and in good repair throughout its useful life; and

WHEREAS, the City cannot quantify the required additional future operating costs at this time, but maintenance and operation will include vegetation control, trash removal and general upkeep, routine inspections, minor signage and markings maintenance, preventive pavement maintenance with spot repairs, drainage corrections, and snow and ice control; and

WHEREAS, there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, building a shared-use path trail is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system” as described on pages 129-137 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to establish new capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor.

Section 2. That the City Manager is authorized to apply for, accept, and appropriate a Congestion Mitigation Air Quality grant of up to \$6,600,000 awarded through the Ohio-Kentucky-Indiana Regional Council of Governments (ALN 20.205) to newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor.

Section 3. That the Director of Finance is authorized to deposit the funds into newly established capital improvement program project account no. 980x233x262349, “ORT Oasis Phase 2 CMAQ PID 122971.”

Section 4. That the City Manager is authorized to enter into any agreements necessary for the receipt and administration of these grant resources.

Section 5. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 through 4.

Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms

of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to accept grant resources and meet established project deadlines.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 18, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202601095

Subject: Emergency Ordinance – DOTE: Ohio River Trail Oasis Phase 1 Congestion Mitigation Air Quality (CMAQ) Grant

Attached is an Emergency Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality Grant of up to \$8,800,000 awarded through the Ohio-Kentucky-Indiana Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971”; and **AUTHORIZING** the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

Approval of this Emergency Ordinance authorizes the following:

1. the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality (CMAQ) Grant of up to \$8,800,000 awarded through the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971” to provide resources for the Ohio River Trail (ORT) Oasis Corridor;
2. the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971”; and
3. the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

On June 7, 2024, Great Parks of Hamilton County (Great Parks) applied for the CMAQ grant as a co- Local Public Agency (LPA) with the City to fund planning, construction, and right-of-way work for the Ohio River Trail Oasis Corridor, including a shared use path trail on the north side of the railroad corridor.

OKI notified the City that the project has been awarded \$8,000,000, with a possible future additional award of up to \$800,000, for a total of up to \$8,800,000, but no grant funds will be accepted without approval by the City Council. The Ohio Department of Transportation (ODOT) informed the recipients that the administration, construction management, and award of the grants are to be directed and receipted solely by the City.

Upon completion of the trail, the City and Great Parks intend to enter into an agreement whereby Great Parks will take responsibility for operation and maintenance of the Oasis trail, but the City will be ultimately responsible for keeping the shared-used path safe, accessible, functional, and in good repair throughout its useful life. The Department of Transportation & Engineering cannot quantify the required additional future operating costs at this time, but maintenance and operation will include vegetation control, trash removal and general upkeep, routine inspections, minor signage and markings maintenance, preventive pavement maintenance with spot repairs, drainage corrections, and snow and ice control.

The CMAQ Grant requires matching resources of up to \$2,200,000, for which the City will seek additional grant awards. There are no new FTE/full time equivalents associated with this grant.

Building a shared use path trail is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability,” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system,” as described on pages 129-137 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to accept grant resources and meet established project deadlines.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachments

EMERGENCY

AEP

- 2026

ESTABLISHING new capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the City Manager to apply for, accept, and appropriate a Congestion Mitigation Air Quality Grant of up to \$8,800,000 awarded through the Ohio-Kentucky-Indiana Regional Council of Governments (ALN 20.205) to the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971” to provide resources for the Ohio River Trail Oasis Corridor; **AUTHORIZING** the Director of Finance to deposit the funds into the newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971”; and **AUTHORIZING** the City Manager to execute any agreements and do all things necessary for the receipt and administration of these grant resources.

WHEREAS, a Congestion Mitigation Air Quality (“CMAQ”) grant of up to \$8,800,000 is available from the Ohio-Kentucky-Indiana Regional Council of Governments (“OKI”) for projects that reduce transportation-related emissions and congestion; and

WHEREAS, on June 7, 2024, Great Parks of Hamilton County (“Great Parks”) applied for the CMAQ grant as a co-Local Public Agency with the City to fund planning, construction, and right of way work for the Ohio River Trail Oasis Corridor, including a shared use path trail on the north side of the railroad corridor; and

WHEREAS, OKI notified the City that the project has been awarded \$8,000,000, with a possible future additional award of up to \$800,000, for a total of up to \$8,800,000, but no grant funds will be accepted without approval by Council; and

WHEREAS, the Ohio Department of Transportation has informed the recipients that the administration, construction management, and award of the grants are to be directed and receipted solely by the City; and

WHEREAS, the CMAQ grant requires matching resources of up to \$2,200,000, for which the City will seek additional grant awards; and

WHEREAS, upon completion of the Oasis trail, the City and Great Parks intend to enter into an agreement whereby Great Parks will take responsibility for operation and maintenance of the trail, but the City will be ultimately responsible for keeping the shared-used path safe, accessible, functional, and in good repair throughout its useful life; and

WHEREAS, the City cannot quantify the required additional future operating costs at this time, but maintenance and operation will include vegetation control, trash removal and general upkeep, routine inspections, minor signage and markings maintenance, preventive pavement maintenance with spot repairs, drainage corrections, and snow and ice control; and

WHEREAS, there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, building a shared-use path trail is in accordance with the “Connect” goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood livability,” and strategy to “[p]lan, design, and implement a safe and sustainable transportation system,” as described on pages 129-137 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to establish new capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor.

Section 2. That the City Manager is authorized to apply for, accept, and appropriate a Congestion Mitigation Air Quality Grant of up to \$8,800,000 awarded through the Ohio-Kentucky-Indiana Regional Council of Governments (ALN 20.205) to newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971,” to provide resources for the Ohio River Trail Oasis Corridor.

Section 3. That the Director of Finance is authorized to deposit the funds into newly established capital improvement program project account no. 980x233x262348, “ORT Oasis Phase 1 CMAQ PID 122971.”

Section 4. That the City Manager is authorized to enter into any agreements necessary for the receipt and administration of these grant resources.

Section 5. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of the grant and Sections 1 through 4.

Section 6. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to accept grant resources and meet established project deadlines.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 11, 2026

To: Mayor and Members of City Council

202601041

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Health: Ohio Department of Health (ODH) Get Vaccinated Ohio Public Health Initiative Grant

Attached is an Ordinance captioned:

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$288,535 from the Ohio Department of Health Get Vaccinated Ohio Public Health Initiative (ALN 93.268) to support activities that are designed to increase immunization rates among children under two years of age, school-aged children, and adolescents; and **AUTHORIZING** the Director of Finance to receive and deposit the grant funds into Public Health Research Fund revenue account no. 350x8556.

This Ordinance authorizes the City Manager to apply for, accept, and appropriate a grant of up to \$288,535 from the Ohio Department of Health Get Vaccinated Ohio Public Health Initiative (ALN 93.268) to support activities that are designed to increase immunization rates among children under two years of age, school-aged children, and adolescents. This Ordinance further authorizes the Finance Director to deposit the grant funds into Public Health Research Fund revenue account no. 350x8556.

If awarded, the Cincinnati Health Department may participate in grant-funded activities such as conducting immunization assessments, implementing targeted reminder and recall systems, identifying disparities in immunization coverage, providing educational activities and outreach, supporting school vaccination programs and reporting compliance, and promoting the vaccination of high-risk infants exposed to Hepatitis B.

There are no new FTEs/full time equivalents associated with this grant and no local match is required. The Cincinnati Health Department intends to submit a grant application by March 2, 2026 in order to meet the grant application deadline, but no grant funds will be accepted without approval from the City Council.

Increasing immunization rates among children and adolescents, reducing health disparities, and preventing the spread of vaccine-preventable diseases is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on pages 181-191 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachment

AUTHORIZING the City Manager to apply for, accept, and appropriate a grant of up to \$288,535 from the Ohio Department of Health Get Vaccinated Ohio Public Health Initiative (ALN 93.268) to support activities that are designed to increase immunization rates among children under two years of age, school-aged children, and adolescents; and **AUTHORIZING** the Director of Finance to receive and deposit the grant funds into Public Health Research Fund revenue account no. 350x8556.

WHEREAS, a grant of up to \$288,535 is available from the Ohio Department of Health Get Vaccinated Ohio Public Health Initiative (ALN 93.268) to support efforts to increase immunization rates in children under two years of age, school-aged children, and adolescents throughout Cincinnati; and

WHEREAS, if awarded, the Cincinnati Health Department may participate in grant-funded activities such as conducting immunization assessments, implementing targeted reminder and recall systems, identifying disparities in immunization coverage, providing educational activities and outreach, supporting school vaccination programs and reporting compliance, and promoting the vaccination of high-risk infants exposed to Hepatitis B; and

WHEREAS, this grant does not require matching funds, and there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, the City has already submitted a grant application to meet the March 2, 2026 grant application deadline, but no grant funds will be accepted without authorization from Council; and

WHEREAS, increasing immunization rates among children and adolescents, reducing health disparities, and preventing the spread of vaccine-preventable diseases is in accordance with the “Sustain” goal to “[b]ecome a healthier Cincinnati” as described on pages 181-191 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager is authorized to apply for, accept, and appropriate a grant of up to \$288,535 from the Ohio Department of Health Get Vaccinated Ohio Public Health Initiative (ALN 93.268) to support activities that are designed to increase immunization rates among children under two years of age, school-aged children, and adolescents.

Section 2. That the Director of Finance is authorized to receive and deposit the grant funds into Public Health Research Fund revenue account no. 350x8556.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the provisions of Sections 1 and 2.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 11, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202601051

Subject: Ordinance – Parks: OKI Grant for Ohio River Trail (ORT) Sawyer Point & Yeatman’s Cove Bike Trail Project

Attached is an Ordinance captioned:

ESTABLISHING new capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant,” to provide grant resources for safety improvements to the Ohio River Trail through Sawyer Point and Yeatman’s Cove; **AUTHORIZING** the City Manager to accept and appropriate a grant of up to \$1,000,000 from the federal Transportation Alternatives (ALN 20.205) program, as awarded by the Ohio-Kentucky-Indiana Regional Council of Governments, to newly established capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant”; and **AUTHORIZING** the Director of Finance to deposit the grant resources into newly established capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant.”

Approval of this Ordinance establishes capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant,” to provide grant resources for safety improvements to the Ohio River Trail (ORT) through Sawyer Point and Yeatman’s Cove. This Ordinance also authorizes the City Manager to accept and appropriate a grant of up to \$1,000,000 from the federal Transportation Alternatives (TA) (ALN 20.205) program, as awarded by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI), to the newly established capital improvement program project account. Finally, this Ordinance authorizes the Director of Finance to deposit the grant resources into the newly established capital improvement program project account.

The 0.75 mile section of the ORT spanning through Sawyer Point and Yeatman’s Cove has railroad tracks embedded in the pavement. Grant resources will help fund the replacement of this section of the ORT and implement safety improvements.

The grant requires a fifty percent local match, which will be provided from capital improvement program project account no. 712x203x262040, “Sawyer Point and Yeatman’s Cove Bike Trail – COT MSI.” There are no new FTEs/full time equivalents associated with this grant.

Implementing safety improvements to the ORT through Sawyer Point and Yeatman’s Cove aligns with the “Sustain” goal to “[p]reserve our natural and built environment” and the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and strategy to “[u]nite our communities” as described on pages 193 and 209-211 of Plan Cincinnati (2012).

The Administration recommends passage of this Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachment

ESTABLISHING new capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant,” to provide grant resources for safety improvements to the Ohio River Trail through Sawyer Point and Yeatman’s Cove; **AUTHORIZING** the City Manager to accept and appropriate a grant of up to \$1,000,000 from the federal Transportation Alternatives (ALN 20.205) program, as awarded by the Ohio-Kentucky-Indiana Regional Council of Governments, to newly established capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant”; and **AUTHORIZING** the Director of Finance to deposit the grant resources into newly established capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant.”

WHEREAS, on May 29, 2025, Council passed Ordinance No. 144-2025 authorizing the City Manager to apply for various grants, including federal Surface Transportation Block Grant and Transportation Alternatives (“TA”) (ALN 20.205) grant programs awarded by the Ohio-Kentucky-Indiana Regional Council of Governments (“OKI”); and

WHEREAS, the City was awarded \$1,000,000 in TA grant resources for the Ohio River Trail (“ORT”) Sawyer Point and Yeatman’s Cove project; and

WHEREAS, the 0.75-mile section of the ORT spanning through Sawyer Point and Yeatman’s Cove has railroad tracks embedded in the pavement, which creates safety hazards for pedestrians, bicyclists, and others; and

WHEREAS, these grant funds will help replace the embedded railroad tracks and implement safety improvements for the ORT; and

WHEREAS, the TA grant requires a fifty percent local match, which will be provided from capital improvement program project account no. 712x203x262040, “Sawyer Point and Yeatman’s Cove Bike Trail – COT MSI”; and

WHEREAS, there are no new FTEs/full time equivalents associated with this grant; and

WHEREAS, implementing safety improvements to the ORT through Sawyer Point and Yeatman’s Cove aligns with the “Sustain” goal to “[p]reserve our natural and built environment” and the “Collaborate” goal to “[w]ork in synergy with the Cincinnati community” and strategy to “[u]nite our communities” as described on pages 193 and 209-211 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Director of Finance is authorized to establish new capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail –

OKI Grant,” to provide grant resources for safety improvements to the Ohio River Trail through Sawyer Point and Yeatman’s Cove.

Section 2. That the City Manager is authorized to accept and appropriate a grant of up to \$1,000,000 from the federal Transportation Alternatives (ALN 20.205) program, as awarded by the Ohio-Kentucky-Indiana Regional Council of Governments, to newly established capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant.”

Section 3. That the Director of Finance is authorized to deposit the grant resources into newly established capital improvement program project account no. 980x203x262055, “ORT Sawyer Pt and Yeatman’s Cove Bike Trail – OKI Grant.”

Section 4. That the proper City officials are authorized to take all necessary actions to carry out the terms of the grant and Sections 1 through 3.

Section 5. That this ordinance shall take effect and be in force from and after the earliest time allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 11, 2026

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager

202601042

**Subject: Emergency Ordinance – Department of Public Services (DPS):
Appropriation of Obsolete Fleet Sales and Subrogation
Proceeds**

Attached is an Emergency Ordinance captioned:

AUTHORIZING the transfer and appropriation of \$114,948.92 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to existing capital improvement program project account no. 980x981x262534, “Fleet Replacements – Obsolete,” to acquire automotive and motorized equipment using proceeds from the sale and subrogation of obsolete automotive and motorized equipment.

This Emergency Ordinance authorizes the transfer and appropriation of \$114,948.92 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to existing capital improvement program project account no. 980x981x262534, “Fleet Replacements – Obsolete,” to acquire automotive and motorized equipment using proceeds from the sale and subrogation of obsolete automotive and motorized equipment.

Between November 2025 and January 2026, the Department of Public Services collected \$114,948.92 from the disposal or auction of obsolete equipment and from subrogation payments for damage to City vehicles, all of which was deposited into Miscellaneous Permanent Improvement Fund 757. The City can use this funding to acquire new or replacement automotive and motorized equipment necessary for the City’s fleet.

Acquiring new or replacement equipment using proceeds from the sale and subrogation of obsolete automotive and motorized equipment is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on pages 199-204 of Plan Cincinnati (2012).

The reason for the emergency is the immediate need to acquire necessary automotive and motorized equipment for the City’s fleet.

The Administration recommends passage of this Emergency Ordinance.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director



Attachment

EMERGENCY

JWF

- 2026

AUTHORIZING the transfer and appropriation of \$114,948.92 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to existing capital improvement program project account no. 980x981x262534, “Fleet Replacements – Obsolete,” to acquire automotive and motorized equipment using proceeds from the sale and subrogation of obsolete automotive and motorized equipment.

WHEREAS, between November 2025 and January 2026, the Department of Public Services collected \$114,948.92 from the disposal or auction of obsolete equipment and from subrogation payments for damage to City vehicles, all of which was deposited to Miscellaneous Permanent Improvement Fund 757; and

WHEREAS, the City can use this funding to acquire new or replacement automotive and motorized equipment necessary for the City’s fleet; and

WHEREAS, acquiring new or replacement equipment using proceeds from the sale and subrogation of obsolete automotive and motorized equipment is in accordance with the “Sustain” goal to “[m]anage our financial resources” as described on pages 199-204 of Plan Cincinnati (2012); now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the transfer and appropriation of \$114,948.92 from the unappropriated surplus of Miscellaneous Permanent Improvement Fund 757 to existing capital improvement program project account no. 980x981x262534, “Fleet Replacements – Obsolete,” is authorized.

Section 2. That the proper City officials are authorized to do all things necessary and proper to carry out the provisions of Section 1.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms

of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to acquire necessary automotive and motorized equipment for the City's fleet.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

March 11, 2026

To: Mayor and Members of City Council 202601043
From: Sheryl M. M. Long, City Manager
Subject: **Emergency Ordinance – Budget: Amend Ordinance No. 0043-2026**

Attached is an Emergency Ordinance captioned:

AMENDING Ordinance No. 43-2026 to update capital improvement program project account no. 981x256x262505, “Fleet Replacements,” to 980x981x262505, “Fleet Replacements,” to correct a project numbering error.

Ordinance No. 0043-2026, passed by the City Council on February 19, 2026, which allocated resources for Fleet replacements, contained an error in the capital improvement program account number which needs to be corrected. This Emergency Ordinance would amend Ordinance No. 0043-2026 to change capital improvement program project account no. 981x256x262505, “Fleet Replacements,” to 980x981x262505, “Fleet Replacements.” All other terms of Ordinance No. 0043-2026 not amended here remain in full force and effect.

The reason for the emergency is the immediate need to correct the project numbering error in Ordinance No. 43-2026.

cc: Andrew Dudas, Budget Director
Steve Webb, Finance Director

Attachment

EMERGENCY

AEP

- 2026

AMENDING Ordinance No. 43-2026 to update capital improvement program account no. 981x256x262505, “Fleet Replacements,” to 980x981x262505, “Fleet Replacements,” to correct a project numbering error.

WHEREAS, on February 19, 2026, Council passed Ordinance No. 43-2026 which transferred and appropriated funds to capital improvement program project account no. 981x256x262505, “Fleet Replacements”; and

WHEREAS, this account number is incorrect and must be updated to 980x981x262505, “Fleet Replacements”; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Section 4 of Ordinance No. 43-2026, passed by Council on February 17, 2026, is amended as follows:

Section 4. That \$1,006,417 is transferred and appropriated from the unappropriated surplus of General Fund 050 to capital improvement program project account no. ~~981x256x262505, “Fleet Replacements,”~~ 980x981x262505, “Fleet Replacements,” to provide resources for additional replacement fleet vehicles.

Section 2. That all terms of Ordinance No. 43-2026 not amended in this ordinance remain in full force and effect.

Section 3. That the appropriate City officials are authorized to do all things necessary and proper to implement the provisions of Sections 1 and 2.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms

of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to correct the project numbering error in Ordinance No. 43-2026.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Deletions are indicated by strikethrough; additions are indicated by underline.



2026010265

Mark Jeffreys
Councilmember

Motion: Eliminating Blighted Parking Meters Throughout Cincinnati

March 9, 2026

WE MOVE that the administration produce a report in the next 30 days on the following:

- Estimate the one-time cost to remove all blighted, broken parking meters (similar to the attached pictures) that are present across the city;
- Share any data on current parking revenue from those blighted, broken parking meters spots compared to the average parking revenue per spot.

STATEMENT

Blighted and broken parking meters throughout the city create confusion for drivers, reduce parking turnover, and can lead to unnecessary disputes or fines. When meters are visibly damaged or neglected, they also contribute to the perception of urban neglect, which can discourage visitors, hurt nearby businesses, and undermine pride in the community. Removing them is a key step in reducing blight in the City of Cincinnati.

Councilmember Mark Jeffreys

Examples of Blighted Parking Meters



1200

BS

CCSI

ZB.

March 11, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202601048

Subject: Ordinance – Approving and Authorizing a Historic CRA Extension with SoLi Interests LLC

Attached is an Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a First Amendment to Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC, an affiliate of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 1405 Clay Street in the Over-The-Rhine neighborhood of Cincinnati.

BACKGROUND/CURRENT CONDITIONS

1405 Clay Street is a mixed use commercial and residential development with four (4) residential units and one (1) commercial space, located at 1405 Clay Street in the Over-the-Rhine neighborhood of Cincinnati. It was renovated in 2016 and received a 12-year CRA property tax abatement, effective through 2027. These buildings are of historic significance, and are, therefore, eligible to have the abatement extended up to an additional ten years under Ohio Revised Code (ORC). Section 3736.36(D)(1). The attached ordinance extends the abatement for an additional ten years—the maximum allowed under the above cited section of the ORC. The property does not presently have any income restrictions for its rental units.

AFFORDABILITY COMMITMENT

The Administration was approached by the property owner, who requested a ten-year extension based on historic requirements. As a condition of the extension, the property owner has committed to holding one (1) of the units to qualifying households with a household income that is at or below 80% Area Median Income.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance, based on the property owner's affordability commitment.

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

APPROVING AND AUTHORIZING the City Manager to execute a First Amendment to Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC, an affiliate of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 1405 Clay Street in the Over-the-Rhine neighborhood of Cincinnati.

WHEREAS, pursuant to Ordinance No. 10-2015, passed by Council on January 22, 2015, the City entered into a certain Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC (together with its successors and assigns, the “Company”), dated February 18, 2015 (the “Agreement”), which provides for a 100 percent real property tax exemption for the value of improvements to real property located at 1405 Clay Street in the Over-the-Rhine neighborhood of Cincinnati, as more particularly described in the Agreement, for twelve years (the “Original Term”); and

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Section 3735.67(D)(1), the City may extend a period of exemption from real property taxation for up to ten years (an “Historic Extension”) if the property is a structure of historical or architectural significance, is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and the residential units within the structure have been leased to individual tenants for at least five consecutive years (the “Extension Requirements”); and

WHEREAS, the Company has represented to the City that the Property satisfies the Extension Requirements and is eligible for an Historic Extension, and has requested that the City grant an extension of the real property tax exemption, for a total exemption term not to exceed 22 years; and

WHEREAS, the Company has committed to lease and make available one of the residential units on the Property to families at or below eighty percent of the Area Median Income, as established by the U.S. Department of Housing and Urban Development, and as may be updated from time to time (the “Affordability Requirements”), upon the terms and conditions more particularly described in the draft First Amendment to Community Reinvestment Area Tax Exemption Agreement attached as Attachment A hereto (the “Amendment”); and

WHEREAS, in consideration of the Company’s agreement to comply with the Affordability Requirements, and provided that the Company satisfies the Extension Requirements and the other terms of the Agreement, as amended by the Amendment, the City desires to provide for an Historic Extension of up to ten years; and

WHEREAS, the Property is located within the Cincinnati City School District and, as required by the Agreement, the Company entered into a certain Payment in Lieu of Taxes

Agreement dated April 27, 2015, pursuant to which the Company agreed to pay the Board of Education of the Cincinnati City School District (the “Board of Education”), amounts equal to 25 percent of the exempt real property taxes during the Original Term; and

WHEREAS, the Board of Education, pursuant to that certain Tax Incentive Agreement with the City effective as of April 28, 2020 (as may be amended, the “2020 Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects authorized by Council beginning in 2020, waived advance notice and the right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the 2020 Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes during the term of the Historic Extension; and

WHEREAS, the City’s Department of Community and Economic Development estimates that, during the Historic Extension, the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$10,643; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council authorizes the City Manager:

- (a) to execute an amendment to a certain Community Reinvestment Area Tax Exemption Agreement between the City of Cincinnati (the “City”) and SoLi Interests LLC (together with its successors and assigns, the “Company”), dated February 18, 2015 (the “Agreement”), in substantially the form of Attachment A to this ordinance (the “Amendment”), authorizing the extension of the real property tax exemption provided by the Agreement by up to ten additional years, relating to real property located at 1405 Clay Street in the Over-the-Rhine neighborhood of Cincinnati, which property is more particularly described in the Agreement, provided the Company satisfies certain conditions as described in the Agreement, as amended by the Amendment, including compliance with all statutory requirements;
- (b) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (c) to take all necessary and proper actions to fulfill the City’s obligations under the Agreement, as amended by the Amendment.

Section 2. That this ordinance shall take effect and be in force from and after the earliest time allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

FIRST AMENDMENT
to
Community Reinvestment Area Tax Exemption Agreement

THIS FIRST AMENDMENT TO COMMUNITY REINVESTMENT AREA TAX EXEMPTION AGREEMENT (this "Amendment") is made and entered into on the Effective Date (as defined on the signature page hereof) by and between the **CITY OF CINCINNATI**, an Ohio municipal corporation (the "City"), and **SOLI INTERESTS LLC**, an Ohio limited liability company (the "Company").

Recitals:

A. The City, through the adoption of Ordinance No. 119-2007 on March 28, 2007, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").

B. The City and the Company are parties to a *Community Reinvestment Area Tax Exemption Agreement* dated February 18, 2015 (the "Agreement"), pertaining to the remodeling of an existing building located at 1405 Clay Street in the Over-The-Rhine neighborhood of Cincinnati as more particularly identified therein (the "Property") into four residential units and one commercial space on the terms and conditions of the Agreement as more particularly described therein (the "Project"), which Project was to be completed no later than December 31, 2015. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

C. The Company completed the Improvements to the Property as required by the terms of the Agreement.

D. Pursuant to the Statute, and more particularly Ohio Revised Code ("ORC") Section 3735.67(D)(1), a legislative authority may extend a period of exemption from real property taxation for up to 10 years if the property is a structure of historical or architectural significance, is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and the residential units within the structure have been leased to individual tenants for 5 consecutive years.

E. The Company has represented to the City that the Property satisfies the aforementioned criteria and is eligible for an extension of real property tax exemption under ORC Section 3735.67(D)(1), and has requested the City grant an extension of the real property tax exemption, which was initially for a period of 12 years.

F. The City, upon the recommendation of the Department of Community and Economic Development, is willing to amend the Agreement to extend the real property tax exemption provided under the Agreement for a period of 10 years in consideration of the Company's commitment to lease and make available one (1) of the residential units on the Property to families at or below 80% Area Median Income ("AMI") for Cincinnati, as established by the U.S. Department of Housing and Urban Development, and as may be updated from time to time, all as further described herein. The City is agreeable to doing so on and subject to the terms and conditions of this Amendment.

G. Following the execution of the Agreement, the City and the Board of Education entered into that certain *Tax Incentive Agreement*, executed on April 28, 2020, pursuant to which the Board of Education approved exemptions of up to 100% of Community Reinvestment Area projects on and after April 28, 2020, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.

H. Execution of this Amendment was authorized by Ordinance No. ____-____, passed by City Council on _____, ____.

NOW, THEREFORE, the parties agree as follows:

1. Board of Education of the Cincinnati School District. Recital L. and Recital M. are hereby deleted and replaced with the following:

- L. The Board of Education of the Cincinnati School District (the "Board of Education"), pursuant to an agreement with the City entered into on July 2, 1999 (as amended), and that certain *Tax Incentive Agreement*, effective as of April 28, 2020, has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- M. The Company has entered into an agreement with the Board of Education for the Initial Term (as defined below), which requires the Company to pay the Board of Education amounts equal to 25% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "1999 Board of Education Agreement"). The Company will enter into an agreement with the Board of Education for the term of the Historic Extension (as defined below), which will require the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "2020 Board of Education Agreement"). The 1999 Board of Education Agreement and the 2020 Board of Education Agreement are collectively referred to herein as the "Board of Education Agreement".

2. Reporting. Section 17 of the Agreement is hereby deleted in its entirety and replaced with the following:

Section 17. Annual Review and Report; Affordability Reporting Requirements.

A. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(C)(7) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

B. Affordability Reporting Requirements. In addition to the Annual Review and Report, commencing on March 1, 2028, and continuing each year thereafter, the Company shall verify its continued compliance with the affordability terms contained in Exhibit C (Affordability Requirements) hereto, by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for any households occupying the Affordable Unit. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

3. Certification as to Non-Debarment. The following new Section 35 shall be added and incorporated into the Agreement:

Section 35. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government

agency during the term of this Agreement, the company shall be considered in default under this Agreement.

4. Wage Enforcement. The following new Section 36 shall be added and incorporated into the Agreement:

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

5. Legal Requirements. The following new Section 37 shall be added and incorporated into the Agreement:

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

6. Affordability Requirements. The following new Section 38 shall be added and incorporated into the Agreement:

Section 38. Affordability Requirements. The Company shall lease and make available one (1) unit on the Property (the "Affordable Unit") to qualifying households with a household income that is at or below 80% Area Median Income ("AMI") for comparably sized households (the "Affordability Requirements") for a period beginning on January 1, 2027, and continuing through the end of the abatement period provided pursuant to this Agreement, including the term of the Historic Extension (the "Affordability Period"). During the Affordability Period, the Company shall: (i) maintain the Affordable Unit and the Property as decent, safe, and sanitary housing in good repair and in compliance with all City of Cincinnati Building Code requirements, (ii) lease the Affordable Unit to qualifying households at affordable rents in accordance with those requirements set forth in Exhibit C, and (iii) comply with all other Affordability Requirements set forth in Exhibit C. The Company shall execute an affidavit of facts relating to title memorializing the Company's commitment to abide by the Affordability Requirements in the form of Exhibit D (Form of Affidavit) hereto (the "Affordability Affidavit"), or in such other form as may be required by the City. The Affordability Affidavit shall be recorded at the Company's sole expense with a copy delivered to the City within 3 days of recording.

7. Historic Extension. The following new Section 39 shall be added and incorporated into the Agreement:

Section 39. Historic Extension. The parties acknowledge that the Company is eligible for an extension of the abatement term because of the historical significance of the Property for up to ten years pursuant to the Statute, as may be amended from time to time, based upon the Company's representations that the Property (a) is a structure of historical or architectural significance, (b) is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and (c) has residential units within the structure located thereon that have been leased to individual tenants for at least 5 consecutive years. Based upon the Company's aforementioned representations and the City's review of documentation evidencing compliance with the Statute, following the end of the initial abatement term provided pursuant to this Agreement (the "Initial Term"), the City approves the exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of 100% of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for an additional period of 10 years (the "Historic Extension"), provided that the Company has entered into the 2020 Board of Education Agreement. Notwithstanding the last sentence of Section 2 hereof,

no exemption shall extend beyond the earlier of (i) tax year 2037 or (ii) the end of the 22nd year of exemption (being the 10th year of the Historic Extension).

8. General Indemnity. The following new Section 40 shall be added and incorporated into the Agreement:

Section 40. General Indemnity. Notwithstanding anything in this Agreement to the contrary, as a material inducement to the City to enter into this Agreement, the Company shall defend, indemnify, and hold the City, its officers, council members, employees, and agents (collectively, the "Indemnified Parties") harmless from and against any and all actions, suits, claims, losses, costs (including, without limitation, attorneys' fees), demands, judgments, liability, and damages (collectively, "Claims") suffered or incurred by or asserted against the Indemnified Parties as a result of or arising from the acts of the Company, its agents, employees, contractors, subcontractors, licensees, invitees, or anyone else acting at the request of the Company in connection with the Project. The Company's indemnification obligations under this paragraph shall survive the termination or expiration of this Agreement with respect to Claims arising prior thereto.

9. Exhibits. Exhibit C (Affordability Requirements) and Exhibit D (Form of Affidavit) attached hereto, are hereby incorporated into and made a part of the Agreement and, on and after the Effective Date hereof, shall be deemed to be Exhibit C and Exhibit D for all purposes of the Agreement.

10. General Provisions.

(A) Release. In consideration of the City's execution of this Amendment, the Company hereby waives any and all defaults or failures to observe or perform any of the City's obligations under the Agreement and any other liability of any kind on the part of the City to the extent any such default, failure or liability occurred or arose before the Effective Date of this Amendment.

(B) Ratification. All terms of the Agreement not amended hereby or not inconsistent herewith shall remain in full force and effect, and the Agreement, as amended hereby, is hereby ratified and reaffirmed by the parties.

(C) Counterparts; Electronic Signatures. This Amendment may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Amendment may be executed and delivered by electronic signature.

[Signature Page Follows]

Executed by the parties on the dates indicated below, effective as of the latest of such dates (the "Effective Date").

CITY OF CINCINNATI

SOLI INTERESTS LLC,
an Ohio limited liability company

By: _____
Sheryl M.M. Long, City Manager

Date: _____, 2026

By: _____
Name: _____
Title: _____

Date: _____, 2026

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit C

Affordability Requirements

The Company shall abide by the following requirements during the Affordability Period:

1. Maintenance. Throughout the Affordability Period, the Company shall maintain the Property as decent, safe and sanitary housing in good repair in compliance with the ongoing property condition standards of the Cincinnati Building Code, and any other applicable laws, as demonstrated by an on-site inspection which shall occur upon written request by the City and shall keep all Affordable Units available for rent during that period (except between tenancies when the Affordable Unit is not currently rented or occupied and for such reasonable periods of time as may be necessary to allow the Company to perform maintenance on such units otherwise required under this Section 1, but in any event not longer than one month without the prior written approval of the Director of DCED). The Company shall give special attention to preventive maintenance of the Property and purchase the materials, equipment, tools, appliances, supplies and services necessary to maintain the Property in good and safe condition and repair. The Company shall receive and investigate systematically and promptly all service requests from tenants and City officials, take action as may be justified, and keep records of the same.

2. Reserved.

3. Leasing of Affordable Units to Qualifying Households. Throughout the Affordability Period, the Company shall ensure that all the completed Affordable Units at the Property are leased to households with an annual household income (as defined in 24 CFR 5.609) that is equal to or below the applicable area median income limits set forth in this Agreement.

4. Income Recertification.

(A) Verification Procedure. The Company shall verify an occupant's income (i) annually (including, without limitation, at the time of lease renewal or changes in income) through a statement and certification from the occupant, and (ii) at least once every 6 years during the Affordability Period using third party source documentation supplied by the occupant. On an annual basis, the Company shall verify its continued compliance with the affordability terms of this Exhibit by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

(B) Changes in Income and Over-income Households. In the event that a tenant's household income exceeds the applicable income limits during a tenancy, the tenant who becomes over income after initial income certification will be allowed to stay in the unit. Such change in annual income shall not prohibit an extension to the original lease term with the same occupant, so long as the occupant complied with the household income requirements at the execution of the initial lease agreement. A qualifying or low-income household that is not low-income at the time of income recertification (i.e., whose income is above 80% AMI must pay as rent the lesser of the amount payable by the tenant under State or local law or 30% of the family's adjusted income. If a household's current annual income exceeds the eligibility limit, the unit continues to qualify as an Affordable Unit as long as the Company fills the next available unit with an eligible, qualifying household. The next available unit would be one of similar or larger size than the one occupied by the over-income tenant. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time throughout the Affordability Period. Throughout the Affordability Period, the Company shall comply with, and shall cause each tenant to comply with, all other City verification and compliance reporting requirements.

5. Terms for Tenancies; Tenant Protections.

(A) Written Rental Agreement. The Company shall rent all dwelling units pursuant to a written rental agreement approved by the City for compliance with Chapter 5321 of the Ohio Revised Code and Chapter 871 of the Cincinnati Municipal Code and shall submit its form of written rental agreement to the City on an annual basis, in accordance with its reporting requirements under this Agreement. The written rental agreement shall not contain any of the prohibited lease terms specified in Section 5321.13 of the

Ohio Revised Code. The Company shall ensure that a copy of the written rental agreement must be signed by both the tenant and the Company (or the Company's property management entity); maintained in the Company's files and submitted to the City along with the *Tenant Profile Income Verification Form*.

(B) **Limited Termination; Notice Requirements.** The Company may not terminate the tenancy or refuse to renew the lease of a tenant except for (i) serious or repeated violation of the terms and conditions of the rental agreement, or (ii) with the prior written consent of the Director of DCED, in order to accommodate maintenance otherwise required under Section 1 above. The Company must give the tenant written notice of the termination, specifying the grounds therefor, no less than 30 days prior to the effective date of the termination. Nothing in this paragraph shall prevent the Company from terminating the tenancy of a tenant for nonpayment of rent (if applicable), provided that the Company has complied with the rent limitations of Section 7. To terminate or refuse to renew tenancy for any household occupying an Affordable Unit, the Company must serve written notice upon the tenant at least 30 days prior to terminating the tenancy, specifying the grounds for the termination or nonrenewal.

6. Documentation. At the time of executing an initial lease agreement with a tenant of an Affordable Unit, the Company shall collect documentation of family size and household income from tenants of all of the Affordable Units in order to document compliance with the affordability requirements herein. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time. The Company is also responsible for ensuring that the lease terms for Affordable Units at all times comply with the Affordability Requirements. The Company shall provide documentation to the City demonstrating compliance with the Affordability Requirements in accordance with this Agreement.

7. Rent Limitation. The Company shall not charge rent to any tenant occupying an Affordable Unit that exceeds 30% of the annual income of a family whose annual income equals 80% of the median income for the Cincinnati metropolitan area, as determined and established by the U.S. Department of Housing and Urban Development, with adjustments for the number of bedrooms in the unit.

8. Project Occupancy. The Company shall use its best efforts to ensure all Affordable Units are occupied by eligible, qualifying households on or before the commencement of the Affordability Period and submit information to the City on its efforts to fill such units for qualifying households.

9. Condominium Conversion. During the Affordability Period, the Company shall not convert any dwelling units in the Project to condominium ownership or to any form of cooperative ownership.

10. Third-Party Beneficiaries. The Company and the City acknowledge that the tenants of the Affordable Units are intended third-party beneficiaries of the Affordability Requirements, and such tenants shall have the ability, but not the obligation, to enforce the terms of the Affordability Requirements against the Company; *provided however*, nothing herein shall permit the City and the Company from amending the terms of the Agreement, including the Affordability Requirements, in their sole discretion and without consent of the tenants of Affordable Units and no City liability or obligations to tenants of Affordable Units is intended to be created by this section. The Company shall be liable for all costs and damages, including without limitation attorneys' fees, suffered or incurred by a tenant of an Affordable Unit in connection with enforcement of the Affordability Requirements.

Exhibit D

Form of Affidavit

SEE ATTACHED

_____ space above for Recorder's office _____

AFFIDAVIT OF FACTS RELATING TO TITLE

(memorializing the Affordability Requirements contained in a Community Reinvestment Area Tax Exemption Agreement between the City of Cincinnati and SOLI Interests, LLC)

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The undersigned affiant, _____, the _____ of SOLI Interests, LLC (the "**Company**"), and on behalf of the Company, being first duly cautioned and sworn, deposes and says that:

1. The Company has entered into that certain *Community Reinvestment Area Tax Exemption Agreement* with the City of Cincinnati (the "**City**") dated February 18, 2015, as amended by that certain *First Amendment to Community Reinvestment Area Tax Exemption* dated _____, 2026 (as amended and as the same may hereafter be amended, restated, or replaced from time to time, the "**Agreement**"), pertaining to the remodeling of the property described on Exhibit A (Legal Description) hereto (the "**Property**").

2. Pursuant to the terms of the Agreement, the Company agreed to hold the Property upon the following terms for a period beginning on January 1, 2026, and continuing until the end of the term of the Agreement and corresponding abatement period, with occupancy of the residential units to decent, safe, and sanitary occupancy standards, as more particularly described on Exhibit B (Affordability Requirements) hereto (the "**Affordability Restrictions**").

3. The Company executes this Affidavit for the purpose of memorializing the existence of the Agreement and providing notice that successors in interest to the Property may be subject to the Affordability Restrictions while the abatement provided for pursuant to the Agreement remains in place.

SIGNATURE PAGE FOLLOWS

Executed on the date of acknowledgment set forth below.

COMPANY:

SOLI INTERESTS, LLC,
an Ohio limited liability company

By: _____
Name: _____
Title: _____

STATE OF OHIO,
COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of SOLI INTERESTS, LLC, an Ohio limited liability company, on behalf of the company.

Notary Public
My Commission Expires: _____

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:
City of Cincinnati Law Department
City Hall, Suite 214
801 Plum Street
Cincinnati, Ohio 45202

Exhibit A
to Affidavit of Facts Relating to Title

Legal Description

Property Address: 1405 Clay Street, Cincinnati, Ohio 45202

Auditor Parcel No.: 080-0001-0147

Situate in the City of Cincinnati, County of Hamilton, State of Ohio, and being more particularly described as follows: Part of Outlot No. 29, beginning at the northwest corner of Clay and Allison Streets (now 14th Street) thence west on Allison Street twenty (20) feet and extending back same width seventy (70) feet along the West side of Clay Street.

Exhibit B
to Affidavit of Facts Relating to Title

Affordability Requirements

The Company shall abide by the following requirements during the Affordability Period:

1. Maintenance. Throughout the Affordability Period, the Company shall maintain the Property as decent, safe and sanitary housing in good repair in compliance with the ongoing property condition standards of the Cincinnati Building Code, and any other applicable laws, as demonstrated by an on-site inspection which shall occur upon written request by the City and shall keep all Affordable Units available for rent during that period (except between tenancies when the Affordable Unit is not currently rented or occupied and for such reasonable periods of time as may be necessary to allow the Company to perform maintenance on such units otherwise required under this Section 1, but in any event not longer than one month without the prior written approval of the Director of DCED). The Company shall give special attention to preventive maintenance of the Property and purchase the materials, equipment, tools, appliances, supplies and services necessary to maintain the Property in good and safe condition and repair. The Company shall receive and investigate systematically and promptly all service requests from tenants and City officials, take action as may be justified, and keep records of the same.

2. Reserved.

3. Leasing of Affordable Units to Qualifying Households. Throughout the Affordability Period, the Company shall ensure that all the completed Affordable Units at the Property are leased to households with an annual household income (as defined in 24 CFR 5.609) that is equal to or below the applicable area median income limits set forth in this Agreement.

4. Income Recertification.

(A) Verification Procedure. The Company shall verify an occupant's income (i) annually (including, without limitation, at the time of lease renewal or changes in income) through a statement and certification from the occupant, and (ii) at least once every 6 years during the Affordability Period using third party source documentation supplied by the occupant. On an annual basis, the Company shall verify its continued compliance with the affordability terms of this Exhibit by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

(B) Changes in Income and Over-income Households. In the event that a tenant's household income exceeds the applicable income limits during a tenancy, the tenant who becomes over income after initial income certification will be allowed to stay in the unit. Such change in annual income shall not prohibit an extension to the original lease term with the same occupant, so long as the occupant complied with the household income requirements at the execution of the initial lease agreement. A qualifying or low-income household that is not low-income at the time of income recertification (i.e., whose income is above 80% AMI must pay as rent the lesser of the amount payable by the tenant under State or local law or 30% of the family's adjusted income. If a household's current annual income exceeds the eligibility limit, the unit continues to qualify as an Affordable Unit as long as the Company fills the next available unit with an eligible, qualifying household. The next available unit would be one of similar or larger size than the one occupied by the over-income tenant. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time throughout the Affordability Period. Throughout the Affordability Period, the Company shall comply with, and shall cause each tenant to comply with, all other City verification and compliance reporting requirements.

5. Terms for Tenancies; Tenant Protections.

(A) Written Rental Agreement. The Company shall rent all dwelling units pursuant to a written rental agreement approved by the City for compliance with Chapter 5321 of the Ohio Revised Code and Chapter 871 of the Cincinnati Municipal Code and shall submit its form of written rental agreement to the

City on an annual basis, in accordance with its reporting requirements under this Agreement. The written rental agreement shall not contain any of the prohibited lease terms specified in Section 5321.13 of the Ohio Revised Code. The Company shall ensure that a copy of the written rental agreement must be signed by both the tenant and the Company (or the Company's property management entity); maintained in the Company's files and submitted to the City along with the *Tenant Profile Income Verification Form*.

(B) **Limited Termination; Notice Requirements.** The Company may not terminate the tenancy or refuse to renew the lease of a tenant except for (i) serious or repeated violation of the terms and conditions of the rental agreement, or (ii) with the prior written consent of the Director of DCED, in order to accommodate maintenance otherwise required under Section 1 above. The Company must give the tenant written notice of the termination, specifying the grounds therefor, no less than 30 days prior to the effective date of the termination. Nothing in this paragraph shall prevent the Company from terminating the tenancy of a tenant for nonpayment of rent (if applicable), provided that the Company has complied with the rent limitations of Section 7. To terminate or refuse to renew tenancy for any household occupying an Affordable Unit, the Company must serve written notice upon the tenant at least 30 days prior to terminating the tenancy, specifying the grounds for the termination or nonrenewal.

6. Documentation. At the time of executing an initial lease agreement with a tenant of an Affordable Unit, the Company shall collect documentation of family size and household income from tenants of all of the Affordable Units in order to document compliance with the affordability requirements herein. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time. The Company is also responsible for ensuring that the lease terms for Affordable Units at all times comply with the Affordability Requirements. The Company shall provide documentation to the City demonstrating compliance with the Affordability Requirements in accordance with this Agreement.

7. Rent Limitation. The Company shall not charge rent to any tenant occupying an Affordable Unit that exceeds 30% of the annual income of a family whose annual income equals 80% of the median income for the Cincinnati metropolitan area, as determined and established by the U.S. Department of Housing and Urban Development, with adjustments for the number of bedrooms in the unit.

8. Project Occupancy. The Company shall use its best efforts to ensure all Affordable Units are occupied by eligible, qualifying households on or before the commencement of the Affordability Period and submit information to the City on its efforts to fill such units for qualifying households.

9. Condominium Conversion. During the Affordability Period, the Company shall not convert any dwelling units in the Project to condominium ownership or to any form of cooperative ownership.

10. Third-Party Beneficiaries. The Company and the City acknowledge that the tenants of the Affordable Units are intended third-party beneficiaries of the Affordability Requirements, and such tenants shall have the ability, but not the obligation, to enforce the terms of the Affordability Requirements against the Company; *provided however*, nothing herein shall permit the City and the Company from amending the terms of the Agreement, including the Affordability Requirements, in their sole discretion and without consent of the tenants of Affordable Units and no City liability or obligations to tenants of Affordable Units is intended to be created by this section. The Company shall be liable for all costs and damages, including without limitation attorneys' fees, suffered or incurred by a tenant of an Affordable Unit in connection with enforcement of the Affordability Requirements.

March 11, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202601049

Subject: Ordinance – Approving and Authorizing a Historic CRA Extension with SoLi Interests LLC

Attached is an Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a First Amendment to Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC, an affiliate of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 527 E 13th Street in the Over-the-Rhine neighborhood of Cincinnati.

BACKGROUND/CURRENT CONDITIONS

527 E 13th Street is a mixed use commercial and residential development with seven (7) residential units and one (1) commercial space, located at 527 E 13th Street in the Pendelton neighborhood of Cincinnati. It was renovated in 2016 and received a 12-year CRA property tax abatement, effective through 2028. These buildings are of historic significance, and are, therefore, eligible to have the abatement extended up to an additional ten years under Ohio Revised Code (ORC). Section 3736.36(D)(1). The attached ordinance extends the abatement for an additional ten years—the maximum allowed under the above cited section of the ORC. The property does not presently have any income restrictions for its rental units.

AFFORDABILITY COMMITMENT

The Administration was approached by the property owner, who requested a ten-year extension based on historic requirements. As a condition of the extension, the property owner has committed to holding two (2) of the units to qualifying households with a household income that is at or below 60% Area Median Income.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance, based on the property owner's affordability commitment.

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

APPROVING AND AUTHORIZING the City Manager to execute a First Amendment to Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC, an affiliate of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 527 E. 13th Street in the Over-the-Rhine neighborhood of Cincinnati.

WHEREAS, pursuant to Ordinance No. 16-2016, passed by Council on January 21, 2016, the City entered into a certain Community Reinvestment Area Tax Exemption Agreement with SoLi Interests LLC (together with its successors and assigns, the “Company”), dated March 22, 2016 (the “Agreement”), which provides for a 100 percent real property tax exemption for the value of improvements to real property located at 527 E. 13th Street in the Over-the-Rhine neighborhood of Cincinnati, as more particularly described in the Agreement, for twelve years (the “Original Term”); and

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Section 3735.67(D)(1), the City may extend a period of exemption from real property taxation for up to ten years (an “Historic Extension”) if the property is a structure of historical or architectural significance, is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and the residential units within the structure have been leased to individual tenants for at least five consecutive years (the “Extension Requirements”); and

WHEREAS, the Company has represented to the City that the Property satisfies the Extension Requirements and is eligible for an Historic Extension, and has requested that the City grant an extension of the real property tax exemption, for a total exemption term not to exceed twenty-two years; and

WHEREAS, the Company has committed to lease and make available two of the residential units on the Property to families at or below sixty percent of the Area Median Income, as established by the U.S. Department of Housing and Urban Development, and as may be updated from time to time (the “Affordability Requirements”), upon the terms and conditions more particularly described in the draft First Amendment to Community Reinvestment Area Tax Exemption Agreement attached as Attachment A hereto (the “Amendment”); and

WHEREAS, in consideration of the Company’s agreement to comply with the Affordability Requirements, and provided that the Company satisfies the Extension Requirements and the other terms of the Agreement, as amended by the Amendment, the City desires to provide for an Historic Extension of up to ten years; and

WHEREAS, the Property is located within the Cincinnati City School District and, as required by the Agreement, the Company entered into a certain Payment in Lieu of Taxes

Agreement dated May 24, 2016, pursuant to which the Company agreed to pay the Board of Education of the Cincinnati City School District (the “Board of Education”), amounts equal to 25 percent of the exempt real property taxes during the Original Term; and

WHEREAS, the Board of Education, pursuant to that certain Tax Incentive Agreement with the City effective as of April 28, 2020 (as may be amended, the “2020 Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects authorized by Council beginning in 2020, waived advance notice and the right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the 2020 Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes during the term of the Historic Extension; and

WHEREAS, the City’s Department of Community and Economic Development estimates that, during the Historic Extension, the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$5,980; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council authorizes the City Manager:

- (a) to execute an amendment to a certain Community Reinvestment Area Tax Exemption Agreement between the City of Cincinnati (the “City”) and SoLi Interests LLC (together with its successors and assigns, the “Company”), dated March 22, 2016 (the “Agreement”), in substantially the form of Attachment A to this ordinance (the “Amendment”), authorizing the extension of the real property tax exemption provided by the Agreement by up to ten additional years, relating to real property located at 527 E. 13th Street in the Over-the-Rhine neighborhood of Cincinnati, which property is more particularly described in the Agreement, provided the Company satisfies certain conditions as described in the Agreement, as amended by the Amendment, including compliance with all statutory requirements;
- (b) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (c) to take all necessary and proper actions to fulfill the City’s obligations under the Agreement, as amended by the Amendment.

Section 2. That this ordinance shall take effect and be in force from and after the earliest time allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

FIRST AMENDMENT
to
Community Reinvestment Area Tax Exemption Agreement

THIS FIRST AMENDMENT TO COMMUNITY REINVESTMENT AREA TAX EXEMPTION AGREEMENT (this "Amendment") is made and entered into on the Effective Date (as defined on the signature page hereof) by and between the **CITY OF CINCINNATI**, an Ohio municipal corporation (the "City"), and **SOLI INTERESTS LLC**, an Ohio limited liability company (the "Company").

Recitals:

A. The City, through the adoption of Ordinance No. 119-2007 on March 28, 2007, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").

B. The City and the Company are parties to a *Community Reinvestment Area Tax Exemption Agreement* dated March 22, 2016 (the "Agreement"), pertaining to the remodeling of an existing building located at 527 E. 13th Street in the Over-The-Rhine neighborhood of Cincinnati as more particularly identified therein (the "Property") into 7 residential rental units on the terms and conditions of the Agreement as more particularly described therein (the "Project"), which Project was to be completed no later than December 31, 2016. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

C. The Company completed the Improvements to the Property as required by the terms of the Agreement.

D. Pursuant to the Statute, and more particularly Ohio Revised Code ("ORC") Section 3735.67(D)(1), a legislative authority may extend a period of exemption from real property taxation for up to 10 years if the property is a structure of historical or architectural significance, is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and the residential units within the structure have been leased to individual tenants for 5 consecutive years.

E. The Company has represented to the City that the Property satisfies the aforementioned criteria and is eligible for an extension of real property tax exemption under ORC Section 3735.67(D)(1), and has requested the City grant an extension of the real property tax exemption, which was initially for a period of 12 years.

F. The City, upon the recommendation of the Department of Community and Economic Development, is willing to amend the Agreement to extend the real property tax exemption provided under the Agreement for a period of 10 years in consideration of the Company's commitment to lease and make available two (2) of the residential units on the Property to families at or below 60% Area Median Income ("AMI") for Cincinnati, as established by the U.S. Department of Housing and Urban Development, and as may be updated from time to time, all as further described herein. The City is agreeable to doing so on and subject to the terms and conditions of this Amendment.

G. Following the execution of the Agreement, the City and the Board of Education entered into that certain *Tax Incentive Agreement*, executed on April 28, 2020, pursuant to which the Board of Education approved exemptions of up to 100% of Community Reinvestment Area projects on and after April 28, 2020, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.

H. Execution of this Amendment was authorized by Ordinance No. ____-____, passed by City Council on _____, ____.

NOW, THEREFORE, the parties agree as follows:

1. Board of Education of the Cincinnati School District. Recital L. and Recital M. are hereby deleted and replaced with the following:

- L. The Board of Education of the Cincinnati School District (the "Board of Education"), pursuant to an agreement with the City entered into on July 2, 1999 (as amended), and that certain *Tax Incentive Agreement*, effective as of April 28, 2020, has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- M. The Company has entered into an agreement with the Board of Education for the Initial Term (as defined below), which requires the Company to pay the Board of Education amounts equal to 25% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "1999 Board of Education Agreement"). The Company will enter into an agreement with the Board of Education for the term of the Historic Extension (as defined below), which will require the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "2020 Board of Education Agreement"). The 1999 Board of Education Agreement and the 2020 Board of Education Agreement are collectively referred to herein as the "Board of Education Agreement".

2. Reporting. Section 17 of the Agreement is hereby deleted in its entirety and replaced with the following:

Section 17. Annual Review and Report; Affordability Reporting Requirements.

A. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(C)(7) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

B. Affordability Reporting Requirements. In addition to the Annual Review and Report, commencing on March 1, 2028, and continuing each year thereafter, the Company shall verify its continued compliance with the affordability terms contained in Exhibit C (Affordability Requirements) hereto, by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

3. Certification as to Non-Debarment. The following new Section 35 shall be added and incorporated into the Agreement:

Section 35. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government

agency during the term of this Agreement, the company shall be considered in default under this Agreement.

4. Wage Enforcement. The following new Section 36 shall be added and incorporated into the Agreement:

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

5. Legal Requirements. The following new Section 37 shall be added and incorporated into the Agreement:

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

6. Affordability Requirements. The following new Section 38 shall be added and incorporated into the Agreement:

Section 38. Affordability Requirements. The Company shall lease and make available two (2) units on the Property (the "Affordable Units") to qualifying households with a household income that is at or below 60% AMI for comparably sized households (the "Affordability Requirements") for a period beginning on January 1, 2027, and continuing through the end of the abatement period provided pursuant to this Agreement, including the term of the Historic Extension (the "Affordability Period"). During the Affordability Period, the Company shall: (i) maintain the Affordable Units and the Property as decent, safe, and sanitary housing in good repair and in compliance with all City of Cincinnati Building Code requirements, (ii) lease the Affordable Units to qualifying households at affordable rents in accordance with those requirements set forth in Exhibit C, and (iii) comply with all other Affordability Requirements set forth in Exhibit C. The Company shall execute an affidavit of facts relating to title memorializing the Company's commitment to abide by the Affordability Requirements in the form of Exhibit D (Form of Affidavit) hereto (the "Affordability Affidavit"), or in such other form as may be required by the City. The Affordability Affidavit shall be recorded at the Company's sole expense with a copy delivered to the City within 3 days of recording.

7. Historic Extension. The following new Section 39 shall be added and incorporated into the Agreement:

Section 39. Historic Extension. The parties acknowledge that the Company is eligible for an extension of the abatement term because of the historical significance of the Property for up to ten years pursuant to the Statute, as may be amended from time to time, based upon the Company's representations that the Property (a) is a structure of historical or architectural significance, (b) is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and (c) has residential units within the structure located thereon that have been leased to individual tenants for at least 5 consecutive years. Based upon the Company's aforementioned representations and the City's review of documentation evidencing compliance with the Statute, following the end of the initial abatement term provided pursuant to this Agreement (the "Initial Term"), the City approves the exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of 100% of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for an additional period of 10 years (the "Historic Extension"), provided that the Company has entered into the 2020 Board of Education Agreement. Notwithstanding the last sentence of Section 2 hereof,

no exemption shall extend beyond the earlier of (i) tax year 2038 or (ii) the end of the 22nd year of exemption (being the 10th year of the Historic Extension).

8. General Indemnity. The following new Section 40 shall be added and incorporated into the Agreement:

Section 40. General Indemnity. Notwithstanding anything in this Agreement to the contrary, as a material inducement to the City to enter into this Agreement, the Company shall defend, indemnify, and hold the City, its officers, council members, employees, and agents (collectively, the "Indemnified Parties") harmless from and against any and all actions, suits, claims, losses, costs (including, without limitation, attorneys' fees), demands, judgments, liability, and damages (collectively, "Claims") suffered or incurred by or asserted against the Indemnified Parties as a result of or arising from the acts of the Company, its agents, employees, contractors, subcontractors, licensees, invitees, or anyone else acting at the request of the Company in connection with the Project. The Company's indemnification obligations under this paragraph shall survive the termination or expiration of this Agreement with respect to Claims arising prior thereto.

9. Exhibits. Exhibit C (Affordability Requirements) and Exhibit D (Form of Affidavit) attached hereto, are hereby incorporated into and made a part of the Agreement and, on and after the Effective Date hereof, shall be deemed to be Exhibit C and Exhibit D for all purposes of the Agreement.

10. General Provisions.

(A) Release. In consideration of the City's execution of this Amendment, the Company hereby waives any and all defaults or failures to observe or perform any of the City's obligations under the Agreement and any other liability of any kind on the part of the City to the extent any such default, failure or liability occurred or arose before the Effective Date of this Amendment.

(B) Ratification. All terms of the Agreement not amended hereby or not inconsistent herewith shall remain in full force and effect, and the Agreement, as amended hereby, is hereby ratified and reaffirmed by the parties.

(C) Counterparts; Electronic Signatures. This Amendment may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Amendment may be executed and delivered by electronic signature.

[Signature Page Follows]

Executed by the parties on the dates indicated below, effective as of the latest of such dates (the "Effective Date").

CITY OF CINCINNATI

SOLI INTERESTS LLC,
an Ohio limited liability company

By: _____
Sheryl M.M. Long, City Manager

Date: _____, 2026

By: _____
Name: _____
Title: _____

Date: _____, 2026

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit C

Affordability Requirements

The Company shall abide by the following requirements during the Affordability Period:

1. Maintenance. Throughout the Affordability Period, the Company shall maintain the Property as decent, safe and sanitary housing in good repair in compliance with the ongoing property condition standards of the Cincinnati Building Code, and any other applicable laws, as demonstrated by an on-site inspection which shall occur upon written request by the City, and shall keep all Affordable Units available for rent during that period (except between tenancies when the Affordable Unit is not currently rented or occupied and for such reasonable periods of time as may be necessary to allow the Company to perform maintenance on such units otherwise required under this Section 1, but in any event not longer than one month without the prior written approval of the Director of DCED). The Company shall give special attention to preventive maintenance of the Property and purchase the materials, equipment, tools, appliances, supplies and services necessary to maintain the Property in good and safe condition and repair. The Company shall receive and investigate systematically and promptly all service requests from tenants and City officials, take action as may be justified, and keep records of the same.

2. Reserved.

3. Leasing of Affordable Units to Qualifying Households. Throughout the Affordability Period, the Company shall ensure that all the completed Affordable Units at the Property are leased to households with an annual household income (as defined in 24 CFR 5.609) that is equal to or below the applicable area median income limits set forth in this Agreement.

4. Income Recertification.

(A) Verification Procedure. The Company shall verify an occupant's income (i) annually (including, without limitation, at the time of lease renewal or changes in income) through a statement and certification from the occupant, and (ii) at least once every 6 years during the Affordability Period using third party source documentation supplied by the occupant. On an annual basis, the Company shall verify its continued compliance with the affordability terms of this Exhibit by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

(B) Changes in Income and Over-income Households. In the event that a tenant's household income exceeds the applicable income limits during a tenancy, the tenant who becomes over income after initial income certification will be allowed to stay in the unit. Such change in annual income shall not prohibit an extension to the original lease term with the same occupant, so long as the occupant complied with the household income requirements at the execution of the initial lease agreement. A qualifying or low-income household that is not low-income at the time of income recertification (i.e., whose income is above 80% AMI must pay as rent the lesser of the amount payable by the tenant under State or local law or 30% of the family's adjusted income. If a household's current annual income exceeds the eligibility limit, the unit continues to qualify as an Affordable Unit as long as the Company fills the next available unit with an eligible, qualifying household. The next available unit would be one of similar or larger size than the one occupied by the over-income tenant. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time throughout the Affordability Period. Throughout the Affordability Period, the Company shall comply with, and shall cause each tenant to comply with, all other City verification and compliance reporting requirements.

5. Terms for Tenancies; Tenant Protections.

(A) Written Rental Agreement. The Company shall rent all dwelling units pursuant to a written rental agreement approved by the City for compliance with Chapter 5321 of the Ohio Revised Code and Chapter 871 of the Cincinnati Municipal Code and shall submit its form of written rental agreement to the City on an annual basis, in accordance with its reporting requirements under this Agreement. The written rental agreement shall not contain any of the prohibited lease terms specified in Section 5321.13 of the

Ohio Revised Code. The Company shall ensure that a copy of the written rental agreement must be signed by both the tenant and the Company (or the Company's property management entity); maintained in the Company's files and submitted to the City along with the *Tenant Profile Income Verification Form*.

(B) **Limited Termination; Notice Requirements.** The Company may not terminate the tenancy or refuse to renew the lease of a tenant except (i) serious or repeated violation of the terms and conditions of the rental agreement, or (ii) with the prior written consent of the Director of DCED, in order to accommodate maintenance otherwise required under Section 1 above. The Company must give the tenant written notice of the termination, specifying the grounds therefor, no less than 30 days prior to the effective date of the termination. Nothing in this paragraph shall prevent the Company from terminating the tenancy of a tenant for nonpayment of rent (if applicable), provided that the Company has complied with the rent limitations of Section 7. To terminate or refuse to renew tenancy for any household occupying an Affordable Unit, the Company must serve written notice upon the tenant at least 30 days prior to terminating the tenancy, specifying the grounds for the termination or nonrenewal.

6. Documentation. At the time of executing an initial lease agreement with a tenant of an Affordable Unit, the Company shall collect documentation of family size and household income from tenants of all of the Affordable Units in order to document compliance with the affordability requirements herein. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time. The Company is also responsible for ensuring that the lease terms for Affordable Units at all times comply with the Affordability Requirements. The Company shall provide documentation to the City demonstrating compliance with the Affordability Requirements in accordance with this Agreement.

7. Rent Limitation. The Company shall not charge rent to any tenant occupying an Affordable Unit that exceeds 30% of the annual income of a family whose annual income equals 80% of the median income for the Cincinnati metropolitan area, as determined and established by the U.S. Department of Housing and Urban Development, with adjustments for the number of bedrooms in the unit.

8. Project Occupancy. The Company shall use its best efforts to ensure all Affordable Units are occupied by eligible, qualifying households on or before the commencement of the Affordability Period and submit information to the City on its efforts to fill such units for qualifying households.

9. Condominium Conversion. During the Affordability Period, the Company shall not convert any dwelling units in the Project to condominium ownership or to any form of cooperative ownership.

10. Third-Party Beneficiaries. The Company and the City acknowledge that the tenants of the Affordable Units are intended third-party beneficiaries of the Affordability Requirements, and such tenants shall have the ability, but not the obligation, to enforce the terms of the Affordability Requirements against the Company; *provided however*, nothing herein shall permit the City and the Company from amending the terms of the Agreement, including the Affordability Requirements, in their sole discretion and without consent of the tenants of Affordable Units and no City liability or obligations to tenants of Affordable Units is intended to be created by this section. The Company shall be liable for all costs and damages, including without limitation attorneys' fees, suffered or incurred by a tenant of an Affordable Unit in connection with enforcement of the Affordability Requirements.

Exhibit D

Form of Affidavit

SEE ATTACHED

_____ space above for Recorder's office _____

AFFIDAVIT OF FACTS RELATING TO TITLE

(memorializing the Affordability Requirements contained in a Community Reinvestment Area Tax Exemption Agreement between the City of Cincinnati and SOLI Interests, LLC)

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The undersigned affiant, _____, the _____ of SOLI Interests, LLC (the "**Company**"), and on behalf of the Company, being first duly cautioned and sworn, deposes and says that:

1. The Company has entered into that certain *Community Reinvestment Area Tax Exemption Agreement* with the City of Cincinnati (the "**City**") dated March 22, 2016, as amended by that certain *First Amendment to Community Reinvestment Area Tax Exemption* dated _____, 2026 (as amended and as the same may hereafter be amended, restated, or replaced from time to time, the "**Agreement**"), pertaining to the remodeling of the property described on Exhibit A (Legal Description) hereto (the "**Property**").

2. Pursuant to the terms of the Agreement, the Company agreed to hold the Property upon the following terms for a period beginning on January 1, 2026, and continuing until the end of the term of the Agreement and corresponding abatement period, with occupancy of the residential units to decent, safe, and sanitary occupancy standards, as more particularly described on Exhibit B (Affordability Requirements) hereto (the "**Affordability Restrictions**").

3. The Company executes this Affidavit for the purpose of memorializing the existence of the Agreement and providing notice that successors in interest to the Property may be subject to the Affordability Restrictions while the abatement provided for pursuant to the Agreement remains in place.

SIGNATURE PAGE FOLLOWS

Executed on the date of acknowledgment set forth below.

COMPANY:

SOLI INTERESTS, LLC,
an Ohio limited liability company

By: _____
Name: _____
Title: _____

STATE OF OHIO,
COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of SOLI INTERESTS, LLC, an Ohio limited liability company, on behalf of the company.

Notary Public
My Commission Expires: _____

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:
City of Cincinnati Law Department
City Hall, Suite 214
801 Plum Street
Cincinnati, Ohio 45202

Exhibit A
to Affidavit of Facts Relating to Title

Legal Description

Property Address: 527 E. 13th Street, Cincinnati, Ohio 45202

Auditor Parcel No.: 075-0003-0106

Situate in the City of Cincinnati, Hamilton County, Ohio, beginning at a point on the south side of East 13th Street (formerly Woodward Street), in the center of a brick wall 330 feet East of Pendleton Street; running thence eastwardly on said 13th Street 24 feet; thence southwardly 85 feet to an alley, thence westwardly on said alley 24 feet; thence northwardly 85 feet to East 13th Street, the place of beginning, and being known as Number 527 East 13th Street, Cincinnati, Ohio.

Exhibit B
to Affidavit of Facts Relating to Title

Affordability Requirements

The Company shall abide by the following requirements during the Affordability Period:

1. Maintenance. Throughout the Affordability Period, the Company shall maintain the Property as decent, safe and sanitary housing in good repair in compliance with the ongoing property condition standards of the Cincinnati Building Code, and any other applicable laws, as demonstrated by an on-site inspection which shall occur upon written request by the City and shall keep all Affordable Units available for rent during that period (except between tenancies when the Affordable Unit is not currently rented or occupied and for such reasonable periods of time as may be necessary to allow the Company to perform maintenance on such units otherwise required under this Section 1, but in any event not longer than one month without the prior written approval of the Director of DCED). The Company shall give special attention to preventive maintenance of the Property and purchase the materials, equipment, tools, appliances, supplies and services necessary to maintain the Property in good and safe condition and repair. The Company shall receive and investigate systematically and promptly all service requests from tenants and City officials, take action as may be justified, and keep records of the same.

2. Reserved.

3. Leasing of Affordable Units to Qualifying Households. Throughout the Affordability Period, the Company shall ensure that all the completed Affordable Units at the Property are leased to households with an annual household income (as defined in 24 CFR 5.609) that is equal to or below the applicable area median income limits set forth in this Agreement.

4. Income Recertification.

(A) Verification Procedure. The Company shall verify an occupant's income (i) annually (including, without limitation, at the time of lease renewal or changes in income) through a statement and certification from the occupant, and (ii) at least once every 6 years during the Affordability Period using third party source documentation supplied by the occupant. On an annual basis, the Company shall verify its continued compliance with the affordability terms of this Exhibit by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

(B) Changes in Income and Over-income Households. In the event that a tenant's household income exceeds the applicable income limits during a tenancy, the tenant who becomes over income after initial income certification will be allowed to stay in the unit. Such change in annual income shall not prohibit an extension to the original lease term with the same occupant, so long as the occupant complied with the household income requirements at the execution of the initial lease agreement. A qualifying or low-income household that is not low-income at the time of income recertification (i.e., whose income is above 80% AMI must pay as rent the lesser of the amount payable by the tenant under State or local law or 30% of the family's adjusted income. If a household's current annual income exceeds the eligibility limit, the unit continues to qualify as an Affordable Unit as long as the Company fills the next available unit with an eligible, qualifying household. The next available unit would be one of similar or larger size than the one occupied by the over-income tenant. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time throughout the Affordability Period. Throughout the Affordability Period, the Company shall comply with, and shall cause each tenant to comply with, all other City verification and compliance reporting requirements.

5. Terms for Tenancies; Tenant Protections.

(A) Written Rental Agreement. The Company shall rent all dwelling units pursuant to a written rental agreement approved by the City for compliance with Chapter 5321 of the Ohio Revised Code and Chapter 871 of the Cincinnati Municipal Code and shall submit its form of written rental agreement to the

City on an annual basis, in accordance with its reporting requirements under this Agreement. The written rental agreement shall not contain any of the prohibited lease terms specified in Section 5321.13 of the Ohio Revised Code. The Company shall ensure that a copy of the written rental agreement must be signed by both the tenant and the Company (or the Company's property management entity); maintained in the Company's files and submitted to the City along with the *Tenant Profile Income Verification Form*.

(B) **Limited Termination; Notice Requirements.** The Company may not terminate the tenancy or refuse to renew the lease of a tenant except for (i) serious or repeated violation of the terms and conditions of the rental agreement, or (ii) with the prior written consent of the Director of DCED, in order to accommodate maintenance otherwise required under Section 1 above. The Company must give the tenant written notice of the termination, specifying the grounds therefor, no less than 30 days prior to the effective date of the termination. Nothing in this paragraph shall prevent the Company from terminating the tenancy of a tenant for nonpayment of rent (if applicable), provided that the Company has complied with the rent limitations of Section 7. To terminate or refuse to renew tenancy for any household occupying an Affordable Unit, the Company must serve written notice upon the tenant at least 30 days prior to terminating the tenancy, specifying the grounds for the termination or nonrenewal.

6. Documentation. At the time of executing an initial lease agreement with a tenant of an Affordable Unit, the Company shall collect documentation of family size and household income from tenants of all of the Affordable Units in order to document compliance with the affordability requirements herein. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time. The Company is also responsible for ensuring that the lease terms for Affordable Units at all times comply with the Affordability Requirements. The Company shall provide documentation to the City demonstrating compliance with the Affordability Requirements in accordance with this Agreement.

7. Rent Limitation. The Company shall not charge rent to any tenant occupying an Affordable Unit that exceeds 30% of the annual income of a family whose annual income equals 80% of the median income for the Cincinnati metropolitan area, as determined and established by the U.S. Department of Housing and Urban Development, with adjustments for the number of bedrooms in the unit.

8. Project Occupancy. The Company shall use its best efforts to ensure all Affordable Units are occupied by eligible, qualifying households on or before the commencement of the Affordability Period and submit information to the City on its efforts to fill such units for qualifying households.

9. Condominium Conversion. During the Affordability Period, the Company shall not convert any dwelling units in the Project to condominium ownership or to any form of cooperative ownership.

10. Third-Party Beneficiaries. The Company and the City acknowledge that the tenants of the Affordable Units are intended third-party beneficiaries of the Affordability Requirements, and such tenants shall have the ability, but not the obligation, to enforce the terms of the Affordability Requirements against the Company; *provided however*, nothing herein shall permit the City and the Company from amending the terms of the Agreement, including the Affordability Requirements, in their sole discretion and without consent of the tenants of Affordable Units and no City liability or obligations to tenants of Affordable Units is intended to be created by this section. The Company shall be liable for all costs and damages, including without limitation attorneys' fees, suffered or incurred by a tenant of an Affordable Unit in connection with enforcement of the Affordability Requirements.

March 11, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202601050

Subject: Ordinance – Approving and Authorizing a Historic CRA Extension with Broadway Square I PL, LLC

Attached is an Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a Second Amendment to Community Reinvestment Area Tax Exemption Agreement with Broadway Square I, LLC and Broadway Square I PL, LLC, affiliates of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 1108-1124 Broadway and 1206 East 12th Street in the Pendelton neighborhood of Cincinnati.

BACKGROUND/CURRENT CONDITIONS

Broadway Square I is a mixed use commercial and residential development with thirty-nine (39) residential units and six (6) commercial spaces, located at 1108-1124 Broadway and 1206 East 12th Street in the Pendelton neighborhood of Cincinnati. It was renovated in 2014 and received a 12-year CRA property tax abatement, effective through 2026. These buildings are of historic significance, and are, therefore, eligible to have the abatement extended up to an additional ten years under Ohio Revised Code (ORC) Section 3736.36(D)(1). The attached ordinance extends the abatement for an additional ten years—the maximum allowed under the above cited section of the ORC. The property does not presently have any income restrictions for its rental units.

AFFORDABILITY COMMITMENT

The Administration was approached by the property owner, who requested a ten-year extension based on historic requirements. As a condition of the extension, the property owner has committed to holding five (5) of the units to qualifying households with a household income that is at or below 60% Area Median Income and five (5) of the units to qualifying households with a household income that is at or below 80% Area Median Income.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance, based on the property owner's affordability commitment.

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

APPROVING AND AUTHORIZING the City Manager to execute a Second Amendment to Community Reinvestment Area Tax Exemption Agreement with Broadway Square I, LLC and Broadway Square I PL, LLC, affiliates of Urban Sites, thereby authorizing a ten-year extension to an existing tax exemption for 100 percent of the value of improvements made to real property located at 1108-1124 Broadway and 1206 East 12th Street in the Pendleton neighborhood of Cincinnati.

WHEREAS, pursuant to Ordinance No. 319-2013, passed by Council on October 9, 2013, the City entered into a certain Community Reinvestment Area Tax Exemption Agreement with Broadway Square I, LLC (“Prior Owner”), dated November 4, 2013, as amended by that certain First Amendment to Community Reinvestment Area Tax Exemption Agreement dated December 5, 2015 (as amended, the “Agreement”), which provides for a 100 percent real property tax exemption for the value of improvements to real property located at 1108-1124 Broadway and 1206 East 12th Street in the Pendleton neighborhood of Cincinnati, as more particularly described in the Agreement, for twelve years (the “Original Term”); and

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Section 3735.67(D)(1), the City may extend a period of exemption from real property taxation for up to ten years (an “Historic Extension”) if the property is a structure of historical or architectural significance, is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and the residential units within the structure have been leased to individual tenants for at least five consecutive years (the “Extension Requirements”); and

WHEREAS, Prior Owner conveyed the Property to its affiliate, Broadway Square I PL, LLC (with its successors and assigns, the “Company”) pursuant to a Deed executed June 7, 2021 and recorded on June 14, 2021, O.R. Book 14438, Page 1365, Hamilton County, Ohio Records; and

WHEREAS, the Company has represented to the City that the Property satisfies the Extension Requirements and is eligible for an Historic Extension, and has requested that the City grant an extension of the real property tax exemption, for a total exemption term not to exceed 22 years; and

WHEREAS, the Company has committed to lease and make available (i) five of the residential units on the Property to families at or below eighty percent of the Area Median Income, and (ii) five of the residential units on the Property to families at or below sixty percent of the Area Median Income, as established by the U.S. Department of Housing and Urban Development, and as may be updated from time to time (together, the “Affordability Requirements”), upon the terms and conditions more particularly described in the draft First Amendment to Community Reinvestment Area Tax Exemption Agreement attached as Attachment A hereto (the “Amendment”); and

WHEREAS, in consideration of the Company's agreement to comply with the Affordability Requirements, and provided that the Company satisfies the Extension Requirements and the other terms of the Agreement, as amended by the Amendment, the City desires to provide for an Historic Extension of up to ten years; and

WHEREAS, the Property is located within the Cincinnati City School District and, as required by the Agreement, Prior Owner entered into a certain Payment in Lieu of Taxes Agreement dated October 22, 2013, pursuant to which Prior Owner agreed to pay the Board of Education of the Cincinnati City School District (the "Board of Education"), amounts equal to 25 percent of the exempt real property taxes during the Original Term; and

WHEREAS, the Board of Education, pursuant to that certain Tax Incentive Agreement with the City effective as of April 28, 2020 (as may be amended, the "2020 Board of Education Agreement"), has approved exemptions of up to 100 percent of Community Reinvestment Area projects authorized by Council beginning in 2020, waived advance notice and the right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the 2020 Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes during the term of the Historic Extension; and

WHEREAS, the City's Department of Community and Economic Development estimates that, during the Historic Extension, the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$32,635; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council authorizes the City Manager:

- (a) to execute an amendment to a certain Community Reinvestment Area Tax Exemption Agreement among the City of Cincinnati (the "City") Broadway Square I, LLC, and Broadway Square I PL, LLC (with its successors and assigns, the "Company"), dated November 4, 2013, as amended by that certain First Amendment to Community Reinvestment Area Tax Exemption Agreement dated December 5, 2015 (as amended, the "Agreement"), in substantially the form of Attachment A to this ordinance (the "Amendment"), authorizing the extension of the real property tax exemption provided by the Agreement by up to ten additional years, relating to real property located at 1108-1124 Broadway and 1206 East 12th Street in the Pendleton neighborhood of Cincinnati, which property is more particularly described in the Agreement, provided the Company satisfies certain conditions as described in the Agreement, as amended by the Amendment, including compliance with all statutory requirements;

- (b) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and
- (c) to take all necessary and proper actions to fulfill the City's obligations under the Agreement, as amended by the Amendment.

Section 2. That this ordinance shall take effect and be in force from and after the earliest time allowed by law.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

SECOND AMENDMENT
to
Community Reinvestment Area LEED Tax Exemption Agreement

THIS SECOND AMENDMENT TO COMMUNITY REINVESTMENT AREA LEED TAX EXEMPTION AGREEMENT (this "Amendment") is made and entered into on the Effective Date (as defined on the signature page hereof) by and among the **CITY OF CINCINNATI**, an Ohio municipal corporation (the "City"), and **BROADWAY SQUARE I, LLC**, an Ohio limited liability company ("Prior Owner"), and **BROADWAY SQUARE I PL, LLC**, an Ohio limited liability company ("New Owner"; together with Prior Owner, the "Company").

Recitals:

A. The City, through the adoption of Ordinance No. 119-2007 on March 28, 2007, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").

B. The City and Prior Owner are parties to a *Community Reinvestment Area LEED Tax Exemption Agreement* dated November 4, 2013, as amended by that *First Amendment to Community Reinvestment Area LEED Tax Exemption Agreement* dated December 5, 2015 (as amended, the "Agreement"), pertaining to the remodeling of property located at 1108-1124 Broadway and 1206 East 12th Street in the Pendleton neighborhood of Cincinnati as more particularly identified therein (the "Property") into 39 residential rental units and 11,340 square feet of commercial space, on the terms and conditions of the Agreement as more particularly described therein (the "Project"), which Project was to be completed no later than December 31, 2014. Capitalized terms used herein but not defined herein shall have the meanings ascribed to them in the Agreement.

C. New Owner, an affiliate of Current Owner, has taken title to the Property pursuant to a *Deed* executed as of June 7, 2021 and recorded on June 14, 2021, in O.R. Book 14438, Page 1365, Hamilton County, Ohio Records. As part of that conveyance, Current Owner desires to assign and New Owner desires to assume all of the interests and obligations of the Company under the Agreement.

D. The aforementioned assignment requires the express written approval of the City, acting through the City Manager, pursuant to the Agreement and Section 3735.671(B)(6) of the Ohio Revised Code. The City is amenable to providing such approval subject to the terms and conditions of this Amendment.

E. The Company completed the Improvements to the Property as required by the terms of the Agreement.

F. Pursuant to the Statute, and more particularly Ohio Revised Code ("ORC") Section 3735.67(D)(1), a legislative authority may extend a period of exemption from real property taxation for up to 10 years if the property is a structure of historical or architectural significance, is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and the residential units within the structure have been leased to individual tenants for 5 consecutive years.

G. The Company has represented to the City that the Property satisfies the aforementioned criteria and is eligible for an extension of real property tax exemption under ORC Section 3735.67(D)(1), and has requested the City grant an extension of the real property tax exemption, which was initially for a period of 12 years.

H. The City, upon the recommendation of the Department of Community and Economic Development, is willing to amend the Agreement to extend the real property tax exemption provided under

the Agreement for a period of 10 years in consideration of the Company's commitment to lease and make available (i) 5 of the residential units on the Property to families at or below 60% Area Median Income ("AMI") for Cincinnati, as established by the U.S. Department of Housing and Urban Development, and as may be updated from time to time, and (ii) 5 of the residential units on the Property to families at or below 80% AMI, all as further described herein. The City is agreeable to doing so on and subject to the terms and conditions of this Amendment.

I. Following the execution of the Agreement, the City and the Board of Education entered into that certain *Tax Incentive Agreement*, executed on April 28, 2020, pursuant to which the Board of Education approved exemptions of up to 100% of Community Reinvestment Area projects on and after April 28, 2020, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.

J. Execution of this Amendment was authorized by Ordinance No. ____-____, passed by City Council on _____, ____.

NOW, THEREFORE, the parties agree as follows:

1. Acknowledgement, Consent, and Assignment by Current Owner. New Owner represents that as of the Effective Date it has acquired and holds title to the Property. Prior Owner grants, bargains, sells, transfers, conveys and assigns any and all of its interests as the "Company" in the Agreement to New Owner, effective upon the Effective Date.

2. New Owner's Assumption of All Rights and Obligations. New Owner hereby assumes all rights, duties, and obligations of the "Company" under the Agreement, as amended hereby, effective upon the Effective Date.

3. Consent to Assignment. Solely for the purposes of the Agreement, and without consenting to further transfers, assignments, or anything other than the assignment of Prior Owner's interest in the Agreement from Prior Owner to New Owner, the City hereby consents to the assignment of Current Owner's interest in the Agreement from Prior Owner to New Owner. The City, Prior Owner, and New Owner hereby agree that, on and after the Effective Date of this Amendment, the term "Company" within the Agreement shall refer to New Owner and not Prior Owner.

4. Notice Address of New Owner. For purposes of Section 23 of the Agreement, the notice address of the Company shall be:

Broadway Square I PL, LLC
1140 Main St Suite 300,
Cincinnati, OH 45202

5. Board of Education of the Cincinnati School District. Recital L. and Recital M. are hereby deleted and replaced with the following:

L. The Board of Education of the Cincinnati School District (the "Board of Education"), pursuant to an agreement with the City entered into on July 2, 1999 (as amended), and that certain *Tax Incentive Agreement*, effective as of April 28, 2020, has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.

M. The Company has entered into an agreement with the Board of Education for the Initial Term (as defined below), which requires the Company to pay the Board of Education amounts equal to 25% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "1999 Board of

Education Agreement”). The Company will enter into an agreement with the Board of Education for the term of the Historic Extension (as defined below), which will require the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the “2020 Board of Education Agreement”). The 1999 Board of Education Agreement and the 2020 Board of Education Agreement are collectively referred to herein as the “Board of Education Agreement”.

6. Reporting. Section 17 of the Agreement is hereby deleted in its entirety and replaced with the following:

Section 17. Annual Review and Report; Affordability Reporting Requirements.

A. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(C)(7) and 5709.85, the Company shall provide to the City’s Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company’s compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company’s obligations stated in this Agreement shall be subject to annual review by the City’s Tax Incentive Review Council (the “Annual Review and Report”). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

B. Affordability Reporting Requirements. In addition to the Annual Review and Report, commencing on March 1, 2028, and continuing each year thereafter, the Company shall verify its continued compliance with the affordability terms contained in Exhibit C (Affordability Requirements) hereto, by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

7. Certification as to Non-Debarment. The following new Section 35 shall be added and incorporated into the Agreement:

Section 35. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

8. Wage Enforcement. The following new Section 36 shall be added and incorporated into the Agreement:

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the “Wage Enforcement Chapter”). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

9. Legal Requirements. The following new Section 37 shall be added and incorporated into the Agreement:

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

10. Affordability Requirements. The following new Section 38 shall be added and incorporated into the Agreement:

Section 38. Affordability Requirements. The Company shall lease and make available (i) 5 units on the Property (the “60 Percent AMI Units”) to qualifying households with a household income that is at or below 60% Area Median Income (“AMI”) for comparably sized households, and (ii) 5 units on the Property (the “80 Percent AMI Units”; together with the 60 Percent AMI Units, the “Affordable Units”) to qualifying households with a household income that is at or below 80% AMI (the “Affordability Requirements”) for a period beginning on January 1, 2027, and continuing through the end of the abatement period provided pursuant to this Agreement, including the term of the Historic Extension (the “Affordability Period”). During the Affordability Period, the Company shall: (i) maintain the Affordable Units and the Property as decent, safe, and sanitary housing in good repair and in compliance with all City of Cincinnati Building Code requirements, (ii) lease the Affordable Units to qualifying households at affordable rents in accordance with those requirements set forth in Exhibit C, and (iii) comply with all other Affordability Requirements set forth in Exhibit C. The Company shall execute an affidavit of facts relating to title memorializing the Company’s commitment to abide by the Affordability Requirements in the form of Exhibit D (*Form of Affidavit*) hereto (the “Affordability Affidavit”), or in such other form as may be required by the City. The Affordability Affidavit shall be recorded at the Company’s sole expense with a copy delivered to the City within 3 days of recording.

11. Historic Extension. The following new Section 39 shall be added and incorporated into the Agreement:

Section 39. Historic Extension. The parties acknowledge that the Company is eligible for an extension of the abatement term because of the historical significance of the Property for up to ten years pursuant to the Statute, as may be amended from time to time, based upon the Company’s representations that the Property (a) is a structure of historical or architectural significance, (b) is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and (c) has residential units within the structure located thereon that have been leased to individual tenants for at least 5 consecutive years. Based upon the Company’s aforementioned representations and the City’s review of documentation evidencing compliance with the Statute, following the end of the initial abatement term provided pursuant to this Agreement (the “Initial Term”), the City approves the exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of 100% of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for an additional period of 10 years (the “Historic Extension”), provided that the Company has entered into the 2020 Board of Education Agreement. Notwithstanding the last sentence of Section 2 hereof, no exemption shall extend beyond the earlier of (i) tax year 2037 or (ii) the end of the 22nd year of exemption (being the 10th year of the Historic Extension).

12. General Indemnity. The following new Section 40 shall be added and incorporated into the Agreement:

Section 40. General Indemnity. Notwithstanding anything in this Agreement to the contrary, as a material inducement to the City to enter into this Agreement, the Company shall defend, indemnify, and hold the City, its officers, council members, employees, and agents (collectively, the “Indemnified Parties”) harmless from and against any and all actions, suits, claims, losses, costs (including, without limitation, attorneys’ fees), demands, judgments, liability, and

damages (collectively, "Claims") suffered or incurred by or asserted against the Indemnified Parties as a result of or arising from the acts of the Company, its agents, employees, contractors, subcontractors, licensees, invitees, or anyone else acting at the request of the Company in connection with the Project. The Company's indemnification obligations under this paragraph shall survive the termination or expiration of this Agreement with respect to Claims arising prior thereto.

13. Exhibits. Exhibit C (Affordability Requirements) and Exhibit D (Form of Affidavit) attached hereto, are hereby incorporated into and made a part of the Agreement and, on and after the Effective Date hereof, shall be deemed to be Exhibit C and Exhibit D for all purposes of the Agreement.

14. General Provisions.

(A) Release. In consideration of the City's execution of this Amendment, the Company hereby waives any and all defaults or failures to observe or perform any of the City's obligations under the Agreement and any other liability of any kind on the part of the City to the extent any such default, failure or liability occurred or arose before the Effective Date of this Amendment.

(B) Ratification. All terms of the Agreement not amended hereby or not inconsistent herewith shall remain in full force and effect, and the Agreement, as amended hereby, is hereby ratified and reaffirmed by the parties.

(C) Counterparts; Electronic Signatures. This Amendment may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Amendment may be executed and delivered by electronic signature.

[Signature Page Follows]

Executed by the parties on the dates indicated below, effective as of the latest of such dates (the "Effective Date").

CITY OF CINCINNATI

BROADWAY SQUARE I, LLC,
an Ohio limited liability company

By: _____
Sheryl M.M. Long, City Manager

By: _____
Name: _____
Title: _____

Date: _____, 2026

Date: _____, 2026

BROADWAY SQUARE I PL, LLC,
an Ohio limited liability company

By: _____
Name: _____
Title: _____

Date: _____, 2026

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit C

Affordability Requirements

The Company shall abide by the following requirements during the Affordability Period:

1. Maintenance. Throughout the Affordability Period, the Company shall maintain the Property as decent, safe and sanitary housing in good repair in compliance with the ongoing property condition standards of the Cincinnati Building Code, and any other applicable laws, as demonstrated by an on-site inspection which shall occur upon written request by the City and shall keep all Affordable Units available for rent during that period (except between tenancies when the Affordable Unit is not currently rented or occupied and for such reasonable periods of time as may be necessary to allow the Company to perform maintenance on such units otherwise required under this Section 1, but in any event not longer than one month without the prior written approval of the Director of DCED). The Company shall give special attention to preventive maintenance of the Property and purchase the materials, equipment, tools, appliances, supplies and services necessary to maintain the Property in good and safe condition and repair. The Company shall receive and investigate systematically and promptly all service requests from tenants and City officials, take action as may be justified, and keep records of the same.

2. Reserved.

3. Leasing of Affordable Units to Qualifying Households. Throughout the Affordability Period, the Company shall ensure that all the completed Affordable Units at the Property are leased to households with an annual household income (as defined in 24 CFR 5.609) that is equal to or below the applicable area median income limits set forth in this Agreement.

4. Income Recertification.

(A) Verification Procedure. The Company shall verify an occupant's income (i) annually (including, without limitation, at the time of lease renewal or changes in income) through a statement and certification from the occupant, and (ii) at least once every 6 years during the Affordability Period using third party source documentation supplied by the occupant. On an annual basis, the Company shall verify its continued compliance with the affordability terms of this Exhibit by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

(B) Changes in Income and Over-income Households. In the event that a tenant's household income exceeds the applicable income limits during a tenancy, the tenant who becomes over income after initial income certification will be allowed to stay in the unit. Such change in annual income shall not prohibit an extension to the original lease term with the same occupant, so long as the occupant complied with the household income requirements at the execution of the initial lease agreement. A qualifying or low-income household that is not low-income at the time of income recertification (i.e., whose income is above 80% AMI must pay as rent the lesser of the amount payable by the tenant under State or local law or 30% of the family's adjusted income. If a household's current annual income exceeds the eligibility limit, the unit continues to qualify as an Affordable Unit as long as the Company fills the next available unit with an eligible, qualifying household. The next available unit would be one of similar or larger size than the one occupied by the over-income tenant. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time throughout the Affordability Period. Throughout the Affordability Period, the Company shall comply with, and shall cause each tenant to comply with, all other City verification and compliance reporting requirements.

5. Terms for Tenancies; Tenant Protections.

(A) Written Rental Agreement. The Company shall rent all dwelling units pursuant to a written rental agreement approved by the City for compliance with Chapter 5321 of the Ohio Revised Code and Chapter 871 of the Cincinnati Municipal Code and shall submit its form of written rental agreement to the City on an annual basis, in accordance with its reporting requirements under this Agreement. The written rental agreement shall not contain any of the prohibited lease terms specified in Section 5321.13 of the

Ohio Revised Code. The Company shall ensure that a copy of the written rental agreement must be signed by both the tenant and the Company (or the Company's property management entity); maintained in the Company's files and submitted to the City along with the *Tenant Profile Income Verification Form*.

(B) **Limited Termination; Notice Requirements.** The Company may not terminate the tenancy or refuse to renew the lease of a tenant except for (i) serious or repeated violation of the terms and conditions of the rental agreement, or (ii) with the prior written consent of the Director of DCED, in order to accommodate maintenance otherwise required under Section 1 above. The Company must give the tenant written notice of the termination, specifying the grounds therefor, no less than 30 days prior to the effective date of the termination. Nothing in this paragraph shall prevent the Company from terminating the tenancy of a tenant for nonpayment of rent (if applicable), provided that the Company has complied with the rent limitations of Section 7. To terminate or refuse to renew tenancy for any household occupying an Affordable Unit, the Company must serve written notice upon the tenant at least 30 days prior to terminating the tenancy, specifying the grounds for the termination or nonrenewal.

6. Documentation. At the time of executing an initial lease agreement with a tenant of an Affordable Unit, the Company shall collect documentation of family size and household income from tenants of all of the Affordable Units in order to document compliance with the affordability requirements herein. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time. The Company is also responsible for ensuring that the lease terms for Affordable Units at all times comply with the Affordability Requirements. The Company shall provide documentation to the City demonstrating compliance with the Affordability Requirements in accordance with this Agreement.

7. Rent Limitation. The Company shall not charge rent to any tenant occupying an Affordable Unit that exceeds 30% of the annual income of a family whose annual income equals 80% of the median income for the Cincinnati metropolitan area, as determined and established by the U.S. Department of Housing and Urban Development, with adjustments for the number of bedrooms in the unit.

8. Project Occupancy. The Company shall use its best efforts to ensure all Affordable Units are occupied by eligible, qualifying households on or before the commencement of the Affordability Period and submit information to the City on its efforts to fill such units for qualifying households.

9. Condominium Conversion. During the Affordability Period, the Company shall not convert any dwelling units in the Project to condominium ownership or to any form of cooperative ownership.

10. Third-Party Beneficiaries. The Company and the City acknowledge that the tenants of the Affordable Units are intended third-party beneficiaries of the Affordability Requirements, and such tenants shall have the ability, but not the obligation, to enforce the terms of the Affordability Requirements against the Company; *provided however*, nothing herein shall permit the City and the Company from amending the terms of the Agreement, including the Affordability Requirements, in their sole discretion and without consent of the tenants of Affordable Units and no City liability or obligations to tenants of Affordable Units is intended to be created by this section. The Company shall be liable for all costs and damages, including without limitation attorneys' fees, suffered or incurred by a tenant of an Affordable Unit in connection with enforcement of the Affordability Requirements.

Exhibit D

Form of Affidavit

SEE ATTACHED

_____ space above for Recorder's office _____

AFFIDAVIT OF FACTS RELATING TO TITLE

(memorializing the Affordability Requirements contained in a Community Reinvestment Area Tax Exemption Agreement between the City of Cincinnati and Broadway Square I, LLC)

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The undersigned affiant, _____, the _____ of **BROADWAY SQUARE I, LLC** (the "**Company**"), and on behalf of the Company, being first duly cautioned and sworn, deposes and says that:

1. The Company has entered into that certain *Community Reinvestment Area Tax Exemption Agreement* with the City of Cincinnati (the "**City**") dated November 4, 2013, as amended by that certain *First Amendment to Community Reinvestment Area Tax Exemption* dated _____, 20____, and that certain *Second Amendment to Community Reinvestment Area Tax Exemption* dated _____, 2026 (as amended and as the same may hereafter be amended, restated, or replaced from time to time, the "**Agreement**"), pertaining to the remodeling of the property described on Exhibit A (Legal Description) hereto (the "**Property**").

2. Pursuant to the terms of the Agreement, the Company agreed to hold the Property upon the following terms for a period beginning on January 1, 2026, and continuing until the end of the term of the Agreement and corresponding abatement period, with occupancy of the residential units to decent, safe, and sanitary occupancy standards, as more particularly described on Exhibit B (Affordability Requirements) hereto (the "**Affordability Restrictions**").

3. The Company executes this Affidavit for the purpose of memorializing the existence of the Agreement and providing notice that successors in interest to the Property may be subject to the Affordability Restrictions while the abatement provided for pursuant to the Agreement remains in place.

SIGNATURE PAGE FOLLOWS

Executed on the date of acknowledgment set forth below.

COMPANY:

BROADWAY SQUARE I, LLC,
an Ohio limited liability company

By: _____
Name: _____
Title: _____

STATE OF OHIO,
COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of **BROADWAY SQUARE I, LLC**, an Ohio limited liability company, on behalf of the company.

Notary Public
My Commission Expires: _____

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:
City of Cincinnati Law Department
City Hall, Suite 214
801 Plum Street
Cincinnati, Ohio 45202

Exhibit A
to Affidavit of Facts Relating to Title

Legal Description

TRACT I

ST

PARCEL 1 - Auditor's Parcel No. 075-0003-0028:

Address: 1108 Broadway

All that certain lot of land known as Lot No. forty-seven (47) in the Subdivision of J. Ferneding, as recorded in Plat Book 1, Page 216, Hamilton County, Ohio Records, and Deed Book 128, Page 592, Hamilton County, Ohio Records. Said Lot fronts twenty (20) feet on the East side of Broadway and runs back between parallel lines in the North line of Houseman Alley eighty-three (83) feet, more or less to Schultz Alley.

ST

PARCEL 2 - Auditor's Parcel No. 075-0003-0024 and 25, cons.:

Address: 1114 Broadway

The following described real estate, in the City of Cincinnati, Ohio. Lots forty-three (43) and forty-four (44) of Joseph Ferneding's Subdivision recorded in Plat Book 1, Page 216, Recorder's Office of Hamilton County, Ohio. Each fronting twenty (20) feet on the East side of Broadway between Hunt and East Twelfth Street, and extending East eighty-five (85) feet to Schultz Alley.

ST

PARCEL 3 - Auditor's Parcel No. 075-0003-0023:

Address: 1118 Broadway

The following described real estate, in Cincinnati, Ohio, Hamilton County; Lot forty-two (42) of Ferneding's Subdivision, recorded in Deed Book 128, Page 592, Recorder's Office, Hamilton County, Ohio. Beginning on the East side of Broadway one hundred twenty (120) feet South of East Twelfth Street; thence South on Broadway twenty (20) feet and extending back, same width, eighty-five (85) feet to Schultz Alley.

ST

PARCEL 4 - Auditor's Parcel No. 075-0003-0022:

Address: 1120 Broadway

The following described real estate, in Cincinnati, Hamilton County, Ohio; known and being all that certain Lot of land, known, numbered and designated as Lot No. forty-one (41) of Jos. Ferneding's Subdivision of out Lots Nos. six (6) and seven (7) as recorded in Deed Book No. 128, Page 592, of the Deed Records of Hamilton County, Ohio. Said Lot being twenty (20) feet in front on the East side of Broadway by eighty-five (85) feet in depth, and lying one hundred (100) feet South of the South line of East Twelfth Street.

ST

ST

PARCEL 5 AND 6 - Auditor's Parcel No. 075-0003-0020 & 075-0003-0021:

Address: 1122-1124 Broadway

The following described real estate, Cincinnati, Ohio; Lots thirty-nine (39) and forty (40) of Joseph Ferneding's Subdivision, recorded in Plat Book 1, Page 216, Recorder's Office, Hamilton County, Ohio. Each fronting twenty (20) feet on the East side of Broadway.

PARCEL 7 - Auditor's Parcel No. 075-0003-0026 and 27, cons.:

Address: 1110 Broadway

The following described real estate, situated in the City of Cincinnati, County of Hamilton and State of Ohio, and being all of Lots forty-six (46) and forty-five (45) in Ferneding's Subdivision, as recorded in Deed Book 128, Page 592, of the Records of Hamilton County; said Lots being each twenty (20) feet in front on the East side of Broadway, and extending back eastwardly between parallel lines eighty-five (85) feet more or less to an alley.

TRACT II

51

PARCEL 1 - Auditor's Parcel No. 075-0003-0002:

Address: 1216 Broadway

Situated in Section 18, Town 4, Fractional Range 1, the City of Cincinnati, Hamilton County, Ohio and being all of Lots 3 through 8 of Joseph Ferneding's Subdivision as recorded in Deed Book 128, Page 592 and Plat Book 1, Page 216 as conveyed to Broadway Square I, LLC as recorded in Official Record 12537, Page 1492 of the Hamilton County Recorder's Office, containing 0.2523 acres and being further described as follows:

Begin at a point found by measuring from the northeast corner of the intersection of the east right of way of Broadway Street (40') and the north right of way of East 12th Street (40'); said corner being the southwest corner of Lot 2 of said Joseph Ferneding's Subdivision; thence, departing said East 12th Street right of way, with said Broadway Street right of way, North 09°43'34" West, 47.17 feet to the northwest corner of said Lot No. 2, said corner being referenced by a set cross notch at South 80°13'40" West, 5.00 feet and being the True Point of Beginning;

thence, from the True Point of Beginning, thus found, departing said Lot 2, and continuing with said Broadway Street right of way, North 09°43'34" West, 121.84 feet to the southwest corner of Lincoln Stargate Limited Partnership as recorded in Official Record 11756, Page 961, being referenced by a set cross notch at South 80°09'50" West, 5.00 feet;

thence, departing said Broadway Street right of way, with the south line of said Lincoln Stargate Limited Partnership, North 80°09'50" East, 90.13 feet to the southeast corner of said Lincoln Stargate Limited Partnership and the west right of way of Schultz Alley (10') being referenced by a set cross notch, North 80°09'50" East, 1.50 feet;

thence, departing said Lincoln Stargate Limited Partnership, with said Schultz Alley, South 09°45'54" East, 121.94 feet to the northeast corner of said Lot No. 2, being referenced by a set cross notch, North 80°13'40" West, 1.50 feet;

thence, departing said Schultz Alley, with said Lot 2, South 80°13'40" West, 90.21 feet to the Point of Beginning. Containing 0.2523 acres of land, more or less.

The above description was prepared from a consolidation plat survey prepared by Bayer Becker, Jeffrey O. Lambert, Registered Surveyor No. 7568 in the State of Ohio, October 22, 2013.

Basis of Bearings: State Plane coordinates NAD 83, Ohio South Zone.

51

PARCEL 2 - Auditor's Parcel No. 075-0003-0008:

Situated in Section 18, Town 4, Fractional Range 1, the City of Cincinnati, Hamilton County, Ohio and being all of Lot 2 of Joseph Ferneding's Subdivision as recorded in Deed Book 128, Page 592 and Plat Book 1, Page 216 as conveyed to TMG Investment Group, LLC as recorded in Official Record 12169, Page 1572 of the Hamilton County Recorder's Office.

Exhibit B
to Affidavit of Facts Relating to Title

Affordability Requirements

The Company shall abide by the following requirements during the Affordability Period:

11. Maintenance. Throughout the Affordability Period, the Company shall maintain the Property as decent, safe and sanitary housing in good repair in compliance with the ongoing property condition standards of the Cincinnati Building Code, and any other applicable laws, as demonstrated by an on-site inspection which shall occur upon written request by the City and shall keep all Affordable Units available for rent during that period (except between tenancies when the Affordable Unit is not currently rented or occupied and for such reasonable periods of time as may be necessary to allow the Company to perform maintenance on such units otherwise required under this Section 1, but in any event not longer than one month without the prior written approval of the Director of DCED). The Company shall give special attention to preventive maintenance of the Property and purchase the materials, equipment, tools, appliances, supplies and services necessary to maintain the Property in good and safe condition and repair. The Company shall receive and investigate systematically and promptly all service requests from tenants and City officials, take action as may be justified, and keep records of the same.

12. Reserved.

13. Leasing of Affordable Units to Qualifying Households. Throughout the Affordability Period, the Company shall ensure that all the completed Affordable Units at the Property are leased to households with an annual household income (as defined in 24 CFR 5.609) that is equal to or below the applicable area median income limits set forth in this Agreement.

14. Income Recertification.

(A) Verification Procedure. The Company shall verify an occupant's income (i) annually (including, without limitation, at the time of lease renewal or changes in income) through a statement and certification from the occupant, and (ii) at least once every 6 years during the Affordability Period using third party source documentation supplied by the occupant. On an annual basis, the Company shall verify its continued compliance with the affordability terms of this Exhibit by certifying project rents and verifying tenant eligibility by submitting to the City a *Tenant Profile Income Verification Form* for all households occupying Affordable Units. The *Tenant Profile Income Verification Form* must be signed by and certified by each tenant and indicate that the information is complete and accurate.

(B) Changes in Income and Over-income Households. In the event that a tenant's household income exceeds the applicable income limits during a tenancy, the tenant who becomes over income after initial income certification will be allowed to stay in the unit. Such change in annual income shall not prohibit an extension to the original lease term with the same occupant, so long as the occupant complied with the household income requirements at the execution of the initial lease agreement. A qualifying or low-income household that is not low-income at the time of income recertification (i.e., whose income is above 80% AMI must pay as rent the lesser of the amount payable by the tenant under State or local law or 30% of the family's adjusted income. If a household's current annual income exceeds the eligibility limit, the unit continues to qualify as an Affordable Unit as long as the Company fills the next available unit with an eligible, qualifying household. The next available unit would be one of similar or larger size than the one occupied by the over-income tenant. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time throughout the Affordability Period. Throughout the Affordability Period, the Company shall comply with, and shall cause each tenant to comply with, all other City verification and compliance reporting requirements.

15. Terms for Tenancies; Tenant Protections.

(A) Written Rental Agreement. The Company shall rent all dwelling units pursuant to a written rental agreement approved by the City for compliance with Chapter 5321 of the Ohio Revised Code and Chapter 871 of the Cincinnati Municipal Code and shall submit its form of written rental agreement to the

City on an annual basis, in accordance with its reporting requirements under this Agreement. The written rental agreement shall not contain any of the prohibited lease terms specified in Section 5321.13 of the Ohio Revised Code. The Company shall ensure that a copy of the written rental agreement must be signed by both the tenant and the Company (or the Company's property management entity); maintained in the Company's files and submitted to the City along with the *Tenant Profile Income Verification Form*.

(B) **Limited Termination; Notice Requirements.** The Company may not terminate the tenancy or refuse to renew the lease of a tenant except for (i) serious or repeated violation of the terms and conditions of the rental agreement, or (ii) with the prior written consent of the Director of DCED, in order to accommodate maintenance otherwise required under Section 1 above. The Company must give the tenant written notice of the termination, specifying the grounds therefor, no less than 30 days prior to the effective date of the termination. Nothing in this paragraph shall prevent the Company from terminating the tenancy of a tenant for nonpayment of rent (if applicable), provided that the Company has complied with the rent limitations of Section 7. To terminate or refuse to renew tenancy for any household occupying an Affordable Unit, the Company must serve written notice upon the tenant at least 30 days prior to terminating the tenancy, specifying the grounds for the termination or nonrenewal.

16. Documentation. At the time of executing an initial lease agreement with a tenant of an Affordable Unit, the Company shall collect documentation of family size and household income from tenants of all of the Affordable Units in order to document compliance with the affordability requirements herein. The Company shall collect such compliance documentation in such form as required by DCED and which form may be updated from time to time. The Company is also responsible for ensuring that the lease terms for Affordable Units at all times comply with the Affordability Requirements. The Company shall provide documentation to the City demonstrating compliance with the Affordability Requirements in accordance with this Agreement.

17. Rent Limitation. The Company shall not charge rent to any tenant occupying an Affordable Unit that exceeds 30% of the annual income of a family whose annual income equals 80% of the median income for the Cincinnati metropolitan area, as determined and established by the U.S. Department of Housing and Urban Development, with adjustments for the number of bedrooms in the unit.

18. Project Occupancy. The Company shall use its best efforts to ensure all Affordable Units are occupied by eligible, qualifying households on or before the commencement of the Affordability Period and submit information to the City on its efforts to fill such units for qualifying households.

19. Condominium Conversion. During the Affordability Period, the Company shall not convert any dwelling units in the Project to condominium ownership or to any form of cooperative ownership.

20. Third-Party Beneficiaries. The Company and the City acknowledge that the tenants of the Affordable Units are intended third-party beneficiaries of the Affordability Requirements, and such tenants shall have the ability, but not the obligation, to enforce the terms of the Affordability Requirements against the Company; *provided however*, nothing herein shall permit the City and the Company from amending the terms of the Agreement, including the Affordability Requirements, in their sole discretion and without consent of the tenants of Affordable Units and no City liability or obligations to tenants of Affordable Units is intended to be created by this section. The Company shall be liable for all costs and damages, including without limitation attorneys' fees, suffered or incurred by a tenant of an Affordable Unit in connection with enforcement of the Affordability Requirements.

March 11, 2026

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

202601053

Subject: Emergency Ordinance – Approving and Authorizing a CRA Tax Exemption Agreement with Daffin Courtview, LLC

Attached is an Emergency Ordinance captioned:

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Daffin Courtview LLC, thereby authorizing an twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 7 W. Court Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 7,300 square feet of commercial space and approximately 25,000 square feet of residential space consisting of nineteen residential rental dwelling units, at a total construction cost of approximately \$1,920,000.

STATEMENT

The renovation of the Courtview building at 5-7 W Court St. will add housing units, helping to alleviate Cincinnati’s strained housing market, which is currently experiencing increasing affordability issues due to lack of supply, especially Downtown. This project will also add to the vibrancy of the neighborhood by adding new residents and commercial activity in a formerly vacant building.

BACKGROUND/CURRENT CONDITIONS

The historic property at 5-7 W Court St. in the Central Business District has been vacant since 2021 when tenants were vacated by the previous owner, Vision and Beyond Group. The promised renovations were never made, and the building was subsequently transferred to a receiver and has remained vacant since. The developer plans to renovate and restore the 19 existing one-, two- and three-bedroom apartments as well as four first-floor commercial spaces. Daffin Courtview LLC submitted a Commercial Community Reinvestment Area (CRA) application seeking City incentives to support the renovation and of the building in October of 2025.

DEVELOPER INFORMATION

Daffin Development, a local family-owned business, has taken on and completed several renovation projects of historic buildings of a similar scale in the Downtown and OTR neighborhoods including buildings at 1121 Clay St. in 2013, 28, 30, and 32 W Court St. in 2016, and 22 W Court St in 2024.

RECOMMENDATION

The Administration recommends approval of this Emergency Ordinance.

Attachment: Project Outline and Proposed Incentive

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

Project Outline

| | |
|---------------------------------|--|
| Project Name | Courtview |
| Street Address | 5-7 W Court St. |
| Neighborhood | Downtown |
| Property Condition | Vacant Building |
| Project Type | Renovation |
| Project Cost | Hard Construction Costs: \$1.9MM Acquisition Costs: \$1.9MM Soft Costs: \$600K Total Project Cost: \$4.4MM |
| Private Investment | Private Financing: \$4MM Developer Equity: \$400K |
| Sq. Footage by Use | Residential: 25,000 SF Commercial: 7,300 SF |
| Number of Units and Rent Ranges | 9 1-BR Units; Rent Range \$1350 9 2-BR Units; Rent Range \$1700 1 3-BR Unit; Rent Range \$4,000 Commercial; \$1,500-\$5,000 19 Total Units |
| Median 1-BD Rent Affordable To | Salary: \$62,000 City Job Classification: Plant Maintenance Worker, Dietitian, Park Operations Supervisor |
| Jobs and Payroll | Construction FTE Positions: 10 Total Payroll for Construction FTE Positions: \$500,000 |
| Location and Transit | Located within the Downtown Historic District Transit Score: 78 |
| Community Engagement | None Reported |
| Plan Cincinnati Goals | Compete Initiative Area Goal 2 (p. 114-120), Sustain Initiative Area Goal 2 (p.193-198) |

Project Image and Site Map



Proposed Incentive

| | |
|--|--|
| Incentive Terms | 12-year, net 52% |
| Incentive Application Process | Commercial CRA – Downtown Streetcar Area (Non-LEED) |
| “But For” (0-3 points) | Without Abatement: 2.8% rate of return (stabilized) With Abatement: 4.1% rate of return (stabilized) Project would not proceed without an abatement. (2 points) |
| Environmental Building Certification (0-5 points) | Non-LEED (0 points) |
| VTICA (0-8 points) | Streetcar VTICA – 15% (8 points) |
| SBE/MBE/WBE Goals | SBE Goal of 30% |

Potential Taxes Forgone & Public Benefit

| Taxes Forgone | Value |
|---|--------------|
| Annual Net Incentive to Developer | \$15,979 |
| Total Term Incentive to Developer | \$191,743 |
| City's Portion of Property Taxes Forgone (Term) | \$0 |
| City's TIF District Revenue Forgone (Term) | \$269,177 |

| Public Benefit | Value | |
|--|--------------|-----------|
| CPS PILOT | Annual | \$10,140 |
| | Total Term | \$121,683 |
| VTICA | Annual | \$4,609 |
| | Total Term | \$55,310 |
| Income Tax Total Term (Maximum) | \$24,300 | |
| Total Public Benefit (CPS PILOT, VTICA , Income Tax) | \$201,293 | |

| | |
|---------------------------|--------|
| Total Public Benefit ROI* | \$1.05 |
| City's ROI** | \$0.09 |

*This figure represents the total dollars generated for public purposes (City/Schools/Other) over total property taxes forgone.

**This figure represents the total income tax generated for the City over the City's property taxes forgone.

For Reference: 2025 Cincinnati MSA Area Median Income Limits

| AMI | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|------------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| 30% | \$23,500 | \$26,850 | \$30,200 | \$33,550 | \$36,250 | \$38,950 | \$41,650 | \$44,300 |
| 50% | \$39,150 | \$44,750 | \$50,350 | \$55,900 | \$60,400 | \$64,850 | \$69,350 | \$73,800 |
| 60% | \$46,980 | \$53,700 | \$60,420 | \$67,080 | \$72,480 | \$77,820 | \$83,220 | \$88,560 |
| 80% | \$62,650 | \$71,600 | \$80,550 | \$89,450 | \$96,650 | \$103,800 | \$110,950 | \$118,100 |

EMERGENCY

EVK

- 2026

APPROVING AND AUTHORIZING the City Manager to execute a Community Reinvestment Area Tax Exemption Agreement with Daffin Courtview LLC, thereby authorizing an twelve-year tax exemption for 100 percent of the value of improvements made to real property located at 7 W. Court Street in the Central Business District of Cincinnati, in connection with the remodeling of an existing building into approximately 7,300 square feet of commercial space and approximately 25,000 square feet of residential space consisting of nineteen residential rental dwelling units, at a total construction cost of approximately \$1,920,000.

WHEREAS, to encourage the development of real property and the acquisition of personal property, Council by Ordinance No. 274-2017 passed on September 27, 2017, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, Ordinance No. 275-2017 passed by Council on September 27, 2017, as amended by Ordinance No. 339-2018, passed by Council on October 31, 2018, sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area; and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, Daffin Courtview LLC (the “Company”) desires to remodel an existing building on real property at 7 W. Court Street located within the corporate boundaries of the City of Cincinnati into approximately 7,300 square feet of commercial space and approximately 25,000 square feet of residential space consisting of nineteen residential rental dwelling units (collectively, the “Improvements”), provided that the appropriate development incentives are available to support the economic viability of the Improvements; and

WHEREAS, to provide an appropriate development incentive for the Improvements, the City Manager has recommended a Community Reinvestment Area Tax Exemption Agreement, in substantially the form of Attachment A to this ordinance, to authorize a real property tax exemption for the Improvements in accordance with the Statute; and

WHEREAS, the property is located within the Cincinnati City School District; and

WHEREAS, the Board of Education of the Cincinnati City School District (the “Board of Education”), pursuant to that certain Tax Incentive Agreement effective as of April 28, 2020 (as amended, the “Board of Education Agreement”), has approved exemptions of up to 100 percent of Community Reinvestment Area projects, waived advance notice and the right to

review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects; and

WHEREAS, pursuant to the Board of Education Agreement, the Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33 percent of the exempt real property taxes; and

WHEREAS, the City's Department of Community and Economic Development estimates that the real property tax exemption for the Improvements will provide an annual net benefit to the Company in the amount of approximately \$15,979; and

WHEREAS, the Company has represented that it has entered into (or will enter into) a voluntary tax incentive contribution agreement with a third-party organization for amounts equal to fifteen percent of the exempt real property taxes, which funds shall be committed by the third-party organization to support the streetcar that specially benefits the property; and

WHEREAS, the Improvements do not involve relocation of part or all of the Company's operations from another county or municipal corporation in Ohio or, if there is relocation, notice has been given per R.C. Section 3735.673; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council approves a Community Reinvestment Area Tax Exemption Agreement with Daffin Courtview LLC (the "Agreement"), thereby authorizing a twelve-year tax exemption for 100 percent of the assessed value of improvements to be made to real property located at 7 W. Court Street in Cincinnati, as calculated by the Hamilton County Auditor, in connection with the remodeling of an existing building into approximately 7,300 square feet of commercial space and approximately 25,000 square feet of residential space consisting of nineteen residential rental dwelling units, at a total construction cost of approximately \$1,920,000.

Section 2. That Council authorizes the City Manager:

- (i) to execute the Agreement on behalf of the City of Cincinnati (the "City") in substantially the form of Attachment A to this ordinance;
- (ii) to submit on behalf of Council annual reports on the Agreement to the Director of the Ohio Department of Development, in accordance with Ohio Revised Code Section 3735.672, and to the Board of Education of the Cincinnati City School District, as necessary; and

- (iii) to take all necessary and proper actions to fulfill the City’s obligations under the Agreement.

Section 3. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need to allow the remodeling described in this ordinance and the corresponding revitalization of the City of Cincinnati and the benefits to the City’s economic welfare to begin at the earliest possible time.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____
Clerk

Community Reinvestment Area Tax Exemption Agreement

This Community Reinvestment Area Tax Exemption Agreement (this "Agreement") is made and entered into as of the Effective Date (as defined on the signature page hereof) by and between the CITY OF CINCINNATI, an Ohio municipal corporation (the "City"), and DAFFIN COURTVIEW LLC, an Ohio limited liability company (the "Company").

Recitals:

- A. The City, through the adoption of Ordinance No. 274-2017 on September 27, 2017, designated the entire City of Cincinnati as a Community Reinvestment Area to encourage the development of real property and the acquisition of personal property in that area, pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the "Statute").
- B. In accordance with the Statute, the Ohio Director of Development has forwarded to the City the Director's determination dated October 23, 2017, stating that the findings contained in Ordinance No. 274-2017 are valid and that the entire City is a Community Reinvestment Area under the Statute. By such determination, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute.
- C. The Council of the City of Cincinnati has also passed Ordinance No. 275-2017 as of September 27, 2017, as amended by Ordinance No. 339-2018, passed on October 31, 2018, Ordinance No. 370-2020, passed on November 12, 2020, Ordinance No. 24-2022, passed on February 2, 2022, and Ordinance No. 28-2024, passed on January 31, 2024 (as amended, the "Commercial Policy Ordinance"), which sets forth certain additional policies, conditions and limitations regarding newly constructed or remodeled commercial and residential structures in the Community Reinvestment Area.
- D. The Company is the sole owner of certain real property within the City, located at 7 W Court Street, Cincinnati, Ohio 45202 (the "Property"), as further described in Exhibit A (Legal Description of Property) hereto. Notwithstanding the foregoing, the Property shall not include any residential condominiums being developed in connection with the Project (as defined below) (the "Excluded Property"), and the Company acknowledges and agrees that the City's Community Reinvestment Area program entails separate applications by the owner of any residential condominium units included within the Project. For the avoidance of doubt, the Excluded Property shall not be exempt under this Agreement; however, this provision shall not be deemed to prohibit any owners from time to time of any Excluded Property from separately applying for a tax abatement in accordance with applicable law.
- E. The Company has proposed to remodel a building located on the Property, within the boundaries of the City of Cincinnati, as more fully described in Section 1 herein (the "Project"), provided that the appropriate development incentives are available to support the economic viability of the Project.
- F. The Statute provides that if any part of a project is to be used for commercial or industrial purposes, including projects containing five or more dwelling units, in order to be eligible for tax exemption the City and the Company must enter into an agreement pursuant to Ohio Revised Code Section 3735.671 prior to commencement of construction or remodeling.

- G. The City, having appropriate authority under the Statute for this type of project, agrees (as provided herein and subject to all conditions herein) to provide the Company with the tax exemption incentives stated herein, available under the Statute, for development of the Project.
- H. The Company has submitted to the City an application for this tax exemption agreement (the "Application"), a copy of which is attached hereto as Exhibit B, and has remitted with the Application the City application fee of \$1,250 made payable to the City.
- I. The Director of the City's Department of Community and Economic Development has recommended approval of the Application on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City.
- J. The Board of Education of the Cincinnati City School District (the "Board of Education"), pursuant to that certain *Tax Incentive Agreement* effective as of April 28, 2020 (as amended), has approved exemptions of up to 100% of Community Reinvestment Area projects, waived advance notice and right to review such projects, and waived sharing or allocation of municipal income taxes in connection with such projects.
- K. The Company has entered into (or will enter into) an agreement with the Board of Education requiring the Company to pay the Board of Education amounts equal to 33% of the full amount of exempt real property taxes that would have been paid to Hamilton County if this Agreement were not in effect (the "Board of Education Agreement").
- L. The Company represents and warrants to the City that the Company and its major tenants, if any, do not intend to relocate part or all of their operations to the City from another county or municipal corporation in the State of Ohio (the "State").
- M. The Company represents that within the past 3 years neither the Company, any related member of the Company, nor any entity to which the Company is a successor has discontinued operations at a project site in the State during the term of a property tax exemption agreement (under Ohio Revised Code Section 3735.671, 5709.62, 5709.63 or 5709.632) applicable to that site, and the Company acknowledges that misrepresentation hereunder will result in voiding of this Agreement.
- N. The Company represents and warrants to the City that the Company is not subject to an Enterprise Zone Agreement with the City of Cincinnati for the Property or the Project.
- O. City Council passed (i) Motion No. 201401368 on November 19, 2014, establishing a tax incentive policy that incentivizes each applicant for a real property tax abatement in the neighborhoods of Downtown and OTR to enter into a voluntary tax incentive contribution agreement with a third-party organization ("VTICA") for an amount equal to a percentage of the real property taxes that would have been payable on the abated property but for the City-authorized tax abatement (the "VTICA Contribution"), which funds shall be committed by a third-party organization to support the streetcar that specially benefits the abated property, and (ii) Motion No. 201501592 on December 16, 2015, which established that the VTICA Contribution to be recognized by the Director of the Department of Community and Economic Development is 15% of the real property taxes that would have been payable on the abated property but for the City-authorized tax abatement. The Commercial Policy Ordinance confirmed that such motions have not been superseded and remain the will of Council.
- P. The Company acknowledges that the Streetcar will specially benefit the Project due to (a) the Streetcar's enhancement of public transit options in such neighborhoods and (b) the anticipated increase in property values attributable to public investment in Streetcar infrastructure.

- Q. The Company represents and warrants to the City that the Company has entered or will enter into a VTICA and shall pay the VTICA Contribution each year for the full term of the abatement.
- R. This Agreement has been authorized by Ordinance No. _____-2026, passed by Cincinnati City Council on _____, 2026.
- S. In determining to recommend and authorize this Agreement, the Department of Community and Economic Development and City Council, respectively, have acted in material reliance on the Company's representations in the Application and herein regarding the Project including, but not limited to, representations relating to the number of jobs to be created and/or retained by the Company, the Board of Education Agreement, the VTICA Contribution, and the Project's effect in promoting the general welfare of the people of Cincinnati by, for example, encouraging the development of real property located in the Community Reinvestment Area and thereby promoting economic growth and vitality in Cincinnati.

NOW, THEREFORE, pursuant to Ohio Revised Code Section 3735.67(A) and in conformity with the format required under Ohio Revised Code Section 3735.671, in consideration of the mutual covenants contained herein and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

Section 1. Project. Upon issuance of the necessary zoning and building approvals, the Company agrees to remodel the existing building on the Property into approximately 25,000 square feet of residential space, consisting of 19 residential rental units, and approximately 7,300 square feet of commercial space (the "Improvements") at an estimated aggregate cost of \$1,920,000.00 to commence after the execution of this Agreement and to be completed no later than August 31, 2027; *provided*, however, that the Director of the Department of Community and Economic Development (the "Housing Officer") may, in his or her discretion, extend such deadline for a period of up to 12 months by written notice if, in the Director's judgment, the Company is proceeding in good faith towards completion. The remodeling shall be in compliance with applicable building code requirements and zoning regulations. In addition to the foregoing, (A) the Project shall comply with the Americans with Disabilities Act, together with any and all regulations or other binding directives promulgated pursuant thereto (collectively, the "**ADA**"), and (B) if (i) any building(s) within the Project is subject to the accessibility requirements of the ADA (e.g., by constituting a "place of public accommodation" or another category of structure to which the ADA is applicable) and (ii) such building(s) is not already required to meet the Contractual Minimum Accessibility Requirements (as defined below) pursuant to the ADA, applicable building code requirements, or by any other legal requirement, then the Company shall cause such building(s) to comply with the Contractual Minimum Accessibility Requirements in addition to any requirements pursuant to the ADA and the applicable building code or legal requirement. As used herein, "**Contractual Minimum Accessibility Requirements**" means that a building shall, at a minimum, include (1) at least one point of entry (as used in the ADA), accessible from a public right of way, with respect to which all architectural barriers (as used in the ADA) to entry have been eliminated, and (2) if such accessible point of entry is not a building's primary point of entry, conspicuous signage directing persons to such accessible point of entry.

Section 2. Real Property Tax Exemption. Subject to the satisfaction of the conditions set forth in this Agreement, the City approves exemption from real property taxation, pursuant to and to the fullest extent authorized by the Statute, of 100% of the amount by which the Improvements increase the assessed value of the Property as determined by the Hamilton County Auditor, for a period of 12 years, provided that the Company shall have entered into the Board of Education Agreement. Within 120 days after completion of the Project (unless otherwise extended in writing by the City's Housing Officer), the Company must file the appropriate application for tax exemption with the City's Housing Officer. The Company is solely responsible to take this action. Upon receipt of the application for tax exemption, the City will proceed with the exemption authorized by this Agreement. In accordance with Ohio Revised Code Section 3735.67, the exemption is conditioned on verification by the Housing Officer of (A) the completion of remodeling, (B) the cost of remodeling, (C) the facts asserted in the application for exemption and (D) if a remodeled structure is a structure of historical or architectural significance as

designated by the City, state or federal government, that the appropriateness of the remodeling has been certified in writing by the appropriate agency. If the required verification is made, the Housing Officer will forward the exemption application to the Hamilton County Auditor with the necessary certification by the Housing Officer. Subject to the conditions set forth in this Agreement, the exemption commences the first tax year for which the Improvements would first be taxable were the Improvements not exempted from taxation. The dates provided in this paragraph refer to tax years in which the subject property is assessed, as opposed to years in which taxes are billed. No exemption shall commence after tax year 2028 nor extend beyond the earlier of (i) tax year 2039 or (ii) the end of the 12th year of exemption.

Section 3. Use; Maintenance; Inspections. The Company shall use the Property solely for the purposes described in Section 1 hereof and shall properly maintain and repair the Property throughout the period of tax exemption authorized herein. The Company authorizes the Housing Officer, or the Housing Officer's designees, to enter upon the Property as reasonably required to perform property inspections in accordance with Ohio Revised Code Section 3735.68.

Section 4. Compliance with Board of Education Agreement. As a condition of the tax exemption authorized under this Agreement, the Company agrees to enter into and comply with its obligation under the Board of Education Agreement.

Section 5. Duty of Company to Pay Taxes. As required by Ohio Revised Code Section 3735.671(B)(3), the Company shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, exemptions from taxation granted or authorized under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and continuing thereafter.

Section 6. Company Certifications Regarding Non-Delinquency of Tax Obligations. As required by Ohio Revised Code Section 3735.671(B)(4), the Company certifies that at the time this Agreement is executed, the Company does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State, and does not owe delinquent taxes for which the Company is liable under Ohio Revised Code Chapters 5735, 5739, 5741, 5743, 5747 or 5753, or if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C. §101, et seq., or such a petition has been filed against the Company. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 7. Covenant of Satisfaction of Tax and Other Obligations. In accordance with Ohio Revised Code Section 9.66, (A) the Company affirmatively covenants that it does not owe: (i) any delinquent taxes to the State or to a political subdivision of the State; (ii) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; or (iii) any other moneys to the State, a State agency or a political subdivision of the State that are past due, regardless of whether the amounts owed are being contested in a court of law or not; (B) the Company authorizes the City and/or the State to inspect the personal financial statements of the Company, including tax records and other similar information not ordinarily open to public inspection; and (C) the Company authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and or other State departments in connection with the above statements. As provided by statute, a knowingly false statement under this section may be prosecuted as a first degree misdemeanor under Ohio Revised Code Section 2921.13, may render the Company ineligible for any future economic development assistance from the State or any political subdivision of the State, and will result in the City requiring the Company's repayment of any assistance provided by the City in connection with the Project.

Section 8. City Cooperation. As required by Ohio Revised Code Section 3735.671(B), upon specific request from the Company, the City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain exemptions from taxation granted under this Agreement

including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 9. Continuation of Exemptions. As provided in Ohio Revised Code Section 3735.671(B), if for any reason the City revokes the designation of the City of Cincinnati as a Community Reinvestment Area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Company materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the exemptions from taxation authorized pursuant to this Agreement.

Section 10. City Not Liable. The Company acknowledges that the exemption authorized in this Agreement is subject to approval and implementation by the appropriate state and/or county taxing authorities. The Company acknowledges that the City does not give any guarantee or assurance that the exemption approved in this Agreement will be so approved, and the Company agrees that in no event shall the Company seek to hold the City liable in any way in the event such exemption is not granted or implemented.

Section 11. Small Business Enterprise Program.

A. Compliance with Small Business Enterprise Program. The policy of the City is that a fair share of contracts be awarded to Small Business Enterprises (as such term is defined in Cincinnati Municipal Code (“CMC”) Section 323-1-S, “SBEs”). Pursuant to CMC Section 323-11, the City’s annual goal for SBE participation shall be 30% of the City’s total dollars spent for construction (as such term is defined in CMC Section 323-1-C4), supplies (as such term is defined in CMC Section 323-1-S5), services (as such term is defined in CMC Section 323-1-S) and professional services (as such term is defined in CMC Section 323-1-P2). Accordingly, the Company shall use its best efforts and take affirmative steps to achieve the City’s goal of voluntarily meeting 30% SBE participation. A list of SBEs may be obtained from the City’s Department of Economic Inclusion. The Company may refer interested firms to the City’s Department of Economic Inclusion for review and possible certification as an SBE. The Company shall comply with the provisions of CMC Chapter 323, including without limitation taking at least the following affirmative steps:

- (i) Including qualified SBEs on solicitation lists.
- (ii) Assuring that SBEs are solicited whenever they are potential sources.

The Company must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBEs to provide services, to supply materials, or to bid on construction contracts, as applicable.

- (iii) When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.

- (iv) If any subcontracts are to be let, the Company shall require the prime contractor (if different from the Company) to take the above affirmative steps.

- (v) Prior to the commencement of work under any subcontracts, the Company shall provide to the City a list of such subcontractors, including information as to the dollar amount of the subcontracts and such other information as may be requested by the City. The Company shall update the report monthly.

- (vi) The Company shall periodically document its best efforts and affirmative steps to meet the above SBE participation goals by submitting such information as may be requested from time to time by the City.

B. Remedies for Noncompliance with Small Business Enterprise Program. Failure of the Company or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to SBEs, or to provide technical assistance to SBEs as may be necessary to reach SBE participation as set out in CMC Chapter 323 may be construed by the City as failure of the Company to use its best efforts, and, in addition to other remedies under this Agreement, may be a cause for the City to file suit in Common Pleas Court to

enforce specific performance of the terms of this Section. The provisions of CMC Section 323-99 are hereby incorporated by reference into this Agreement.

Section 12. Jobs. The Company represents that, as of the date of the execution of this Agreement, the Company has (a) .5 full-time equivalent employee at the Property with a total annual payroll of \$50,000 (the “**Retained Jobs**”), and (b) no other existing employment at the Property or in the State.

Section 13. Job Creation and Retention.

A. Jobs to be Retained by Company. The Company agrees to use its best efforts to cause the Retained Jobs to be retained at the Property.

B. Jobs to be Created by Company. The Company agrees to use its best efforts to create 10 full-time temporary construction jobs at the Property in connection with the Project. In the case of the construction jobs, the job creation and retention period shall be concurrent with remodeling. In the case of the other jobs described herein, the job creation period shall begin upon completion of remodeling and shall end 3 years thereafter, and the job retention period shall continue for the full term of the abatement.

C. Company’s Estimated Payroll Increase. The Company’s increase in the number of employees will result in approximately \$500,000 of additional annual payroll prior to the completion of the Project with respect to the full-time temporary construction jobs.

D. Community Reinvestment Area Employment. The Company shall (i) adopt hiring practices to ensure that at least 25% of the new employees shall be residents of the City of Cincinnati and (ii) give preference to residents of the City relative to residents of the State who do not reside in the City when hiring new employees under this Agreement.

E. Posting Available Employment Opportunities. To the extent allowable by law, the Company shall use its best efforts to post available employment opportunities within the Company’s organization or the organization of any subcontractor working with the Company with the Ohio Means Jobs Center, 1916 Central Parkway, Cincinnati, Ohio 45214-2305, through its Employer Services Unit Manager at 513-746-7200.

Section 14. Equal Employment Opportunity. This Agreement is subject to the City’s Equal Employment Opportunity Program contained in CMC Chapter 325. The Equal Employment Opportunity Clause in CMC Section 325-9 is incorporated by reference in this Agreement. The term “Company” is substituted for “Contractor” throughout CMC Section 325-9 in the context of this Agreement.

Section 15. Compliance with Immigration and Nationality Act. In the performance of its obligations under this Agreement, the Company agrees to comply with the provisions of the Immigration and Nationality Act codified at 8 U.S.C. §§ 1324(a)(1)(A) and (a)(2). Any noncompliance with such provisions shall be solely determined by either the federal agencies authorized to enforce the Immigration and Nationality Act or the U.S. Attorney General, in accordance with Executive Order 12989 of the U.S. President dated February 13, 1996, and as amended by Executive Order 13465 of the U.S. President dated June 6, 2008.

Section 16. Default. As provided in Ohio Revised Code Section 3735.671(B)(7), if the Company materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification as to delinquent taxes required by this Agreement (Section 6 hereof) or the covenant of satisfaction of tax and other obligations (Section 7 hereof) is fraudulent, the City may terminate or modify the exemptions from taxation granted or authorized under this Agreement and may require the repayment by the Company of the amount of taxes that would have been payable had the Improvements not been exempted from taxation pursuant to this Agreement. A modification of exemption may be in the form of reduction in the number of years that eligible property is exempt and/or a reduction in the exemption

percentage. The City shall provide written notice to the Company prior to finding the Company in default under this section. The notice shall provide the Company with not less than 30 days to cure the default prior to City termination or modification of the exemptions under this Agreement. The City may extend the cure period as reasonably necessary under the circumstances. In the event of such termination or modification, the City is authorized to so notify the appropriate taxing authorities in order to effect the termination or modification. If repayment of previously exempt taxes is required by the City under this Section, such amount shall be paid as directed by the City within 30 days of written demand. The City may secure repayment of such taxes by a lien on the Property in the amount required to be repaid. Such a lien shall attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. Amounts due and not paid when due under this Section 16 shall bear interest at the rate specified in Ohio Revised Code Section 1343.03(A) (as in effect on the date of the City's payment demand).

Section 17. Annual Review and Report. As required by Ohio Revised Code Sections 3735.671(B)(5) and 5709.85, the Company shall provide to the City's Tax Incentive Review Council (or to the City Manager if so requested by the City) any information reasonably required by the Council or the City Manager to evaluate the Company's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Council or City Manager. The performance of the Company's obligations stated in this Agreement shall be subject to annual review by the City's Tax Incentive Review Council (the "Annual Review and Report"). The Company shall submit information for the Annual Review and Report to the City no later than March 1 of each year.

Section 18. Revocation.

A. Generally. Pursuant to Ohio Revised Code Section 3735.68, the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under Ohio Revised Code Section 3735.67. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the Company, the housing officer may revoke the exemption at any time after the first year of exemption. If the Company has materially failed to fulfill its obligations under this Agreement, or if the owner is determined to have violated division (C) of Ohio Revised Code Section 3735.671 (see Section 18(B) of this Agreement), City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. The housing officer or City Council shall notify the county auditor and the Company that the tax exemption no longer applies. If the housing officer or legislative authority revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council and to the tax incentive review council established pursuant to section 3735.69 or 5709.85 of the Revised Code, containing a statement of the findings as to the maintenance and repair of the property, failure to fulfill obligations under the written agreement, or violation of division (C) of Ohio Revised Code Section 3735.671, and the reason for revoking the exemption.

B. Prior Statutory Violations. The Company represents and warrants to the City that it is not prohibited by Ohio Revised Code Section 3735.671(C) from entering into this Agreement. As required by Ohio Revised Code Section 3735.671(B)(7), exemptions from taxation granted or authorized under this Agreement shall be revoked if it is determined that the Company, any successor to the Company or any related member (as those terms are defined in division (C) of Ohio Revised Code Section 3735.671) has violated the prohibition against entering into this Agreement under division (C) of Ohio Revised Code Section 3735.671 or under Ohio Revised Code Sections 5709.62, 5709.63, or 5709.632 prior to the time prescribed by that division or either of those sections.

Section 19. False Statements; Penalties; Material Representations.

A. Generally. As required in connection with Ohio Revised Code Section 9.66(C), the Company affirmatively covenants that it has made no false statements to the State or the City

in the process of obtaining approval for this Agreement. If any representative of the Company has knowingly made a false statement to the State or the City to obtain approval for this Agreement, or if the Company fails to provide any information expressly required under the Application, the Company shall be required to immediately return all benefits received under this Agreement (by payment of the amount of taxes exempted hereunder, paid as directed by the City within 30 days of written demand) and the Company shall be ineligible for any future economic development assistance from the State, any State agency or any political subdivision of the State pursuant to Ohio Revised Code Section 9.66(C)(1). Amounts due and not paid under this Section 19 shall bear interest at the rate of 12% per year. Any person who provides a false statement to secure economic development assistance (as defined in Ohio Revised Code Section 9.66) may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by fine of not more than \$1,000 and/or a term of imprisonment of not more than 6 months.

B. Material Representations – Board of Education Agreement and VTICA. The Parties acknowledge and agree that a material failure by the Company to comply with its representations concerning the Board of Education Agreement or VTICA Contribution shall constitute an event of default for purposes of Section 16 (*Default*) and the basis for revocation under Section 18 (*Revocation*). Subject to the terms of the VTICA, if the VTICA is unenforceable for reasons of infeasibility or otherwise, the Company shall enter into alternative arrangements providing for the economic equivalent of the VTICA Contribution in order to support the streetcar. Such arrangements may include, but are not limited to, providing for the economic equivalent of the VTICA Contribution through formation of a special improvement district. For purposes of this Section 19.B, alternative arrangements must result in services substantially similar to those that would have been supported through the VTICA and at a value that is the economic equivalent of the VTICA Contribution, which value shall not be required to exceed the VTICA Contribution amount that would have been payable by the Company. Any determination of infeasibility or mechanism for providing alternative arrangements is subject to approval by the City at its sole discretion. Nothing in this Section 19.B shall operate to limit the City's enforcement authority under this Agreement including, without limitation, Section 16, Section 18, and Section 19.A.

Section 20. Conflict of Interest. The Company covenants that, to the Company's knowledge, no employee of the City has any personal interest, direct or indirect, in any matters pertaining to the Project, and the Company agrees to take appropriate steps to prevent any employee of the City from obtaining any such interest throughout the term of this Agreement.

Section 21. Annual Fee. The Company shall pay an annual fee of \$500 or 1% of the annual taxes exempted under this Agreement, whichever is greater, but not to exceed \$2,500 per annum. This fee is due with submission of the information for Annual Review and Report by March 1 of each year.

Section 22. Discontinued Operations. As provided in Ohio Revised Code Section 3735.671(C), if, prior to the expiration of the term of this Agreement, the Company discontinues operations at the Project so that the Property is no longer being used for the purposes described in Section 1 hereof, then the Company, its successors, and any related member shall not enter into an agreement under Ohio Revised Code Sections 3735.671, 5709.62, 5709.63 or 5709.632, and no legislative authority shall enter into such an agreement with the Company, its successors or any related member prior to the expiration of 3 years after the discontinuation of operations. As used in this Section 22, "successors" and "related member" shall have the meanings set forth in Ohio Revised Code Section 3735.671(C).

Section 23. Notices. Unless otherwise specified herein, each party shall address written notices, demands and communications in connection with this Agreement to the other party as follows (or to such other address as is communicated in accordance with this Section):

To the City:

City of Cincinnati
Attention: Director of the Department of Community and Economic Development
Centennial Plaza Two, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

To the Company:

Daffin Courtview LLC
Attention: Patrick Daffin
4010 North Bend Road, Suite 304
Cincinnati, Ohio 45211

If the Company sends a notice to the City alleging that the City is in default under this Agreement, the Company shall simultaneously send a copy of such notice to: City Solicitor, City of Cincinnati, 801 Plum Street, Room 214, Cincinnati, Ohio 45202.

Section 24. Acknowledgment of City Participation. The Company agrees to acknowledge the support of the City on construction signs, project and exhibition signage, and any publicity such as that appearing on the internet, television, cable television, radio, or in the press or any other printed media. In identifying the City as a Project partner, the Company shall use either the phrase "Project Assistance by the City of Cincinnati" or a City of Cincinnati logotype or other form of acknowledgement that has been approved in advance in writing by the City.

Section 25. Entire Agreement. This Agreement and the Exhibits attached hereto constitute the entire agreement between the City and the Company with respect to the subject matter herein, superseding any prior or contemporaneous agreement with respect thereto.

Section 26. Governing Law. This Agreement is entered into and is to be performed in the State. The City and the Company agree that the law of the State of Ohio shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and shall govern the interpretation of this Agreement.

Section 27. Waiver. The City's waiver of any breach by the Company of any provision of this Agreement shall not constitute or operate as a waiver by the City of any other breach of such provision or of any other provisions, nor shall any failure or delay by the City to enforce any provision hereof operate as a waiver of such provision or of any other provision.

Section 28. Severability. This Agreement shall be severable; if any part or parts of this Agreement shall for any reason be held invalid or unenforceable by a court of competent jurisdiction, all remaining parts shall remain binding and in full force and effect.

Section 29. Amendment. This Agreement may be modified or amended only by a written agreement duly executed by the parties hereto or their representatives.

Section 30. Non-Assignment. As required by Ohio Revised Code Section 3735.671(B)(6), this Agreement is not transferable or assignable by the Company without the express written approval of the City Manager of the City. If the Company has entered into a Board of Education Agreement or VTICA in connection with the Property, the City shall not approve the assignment of this Agreement unless the assignee has assumed the Company's remaining obligations under the Board of Education Agreement

and VTICA, as applicable. Failure to assign or otherwise perform the Company's obligations under the Board of Education Agreement or VTICA upon transfer of the Property during the term of the tax abatement authorized by this Agreement shall be basis for revocation of the tax exemption under Section 18.

Section 31. Recording. At its election, the City may record this Agreement at the City's expense in the Hamilton County Recorder's Office.

Section 32. Legislative Action Required. As provided in Ohio Revised Code Section 3735.671, the Company and the City acknowledge that this Agreement must be approved by formal action of the City Council of the City as a condition for this Agreement to take effect. Notwithstanding anything to the contrary herein, this Agreement shall take effect after the later of the date of such approval or the final date of execution of this Agreement by all parties.

Section 33. Additional Representations and Warranties of Company. The Company represents and warrants that (a) it is duly organized and existing and it has full power and authority to take, and has taken, all action necessary to execute and deliver this Agreement and any other documents required or permitted to be executed or delivered by it in connection with this Agreement, and to fulfill its obligations hereunder; (b) no notices to, or consents, authorizations or approvals of, any person are required (other than any already given or obtained) for its due execution, delivery and performance of this Agreement; and (c) this Agreement has been duly executed and delivered by it and constitutes the legal, valid and binding obligation of the Company.

Section 34. Certification as to Non-Debarment. The Company represents that neither it nor any of its principals is presently debarred by any federal, state, or local government agency. In completing the Project, the Company shall not solicit bids from any contractors or subcontractors who are identified as being debarred by any federal, state, or local government agency. If the Company or any of its principals becomes debarred by any federal, state, or local government agency during the term of this Agreement, the company shall be considered in default under this Agreement.

Section 35. Appeals. Pursuant to Ohio Revised Code Section 3735.70, a person aggrieved under the Statute or this Agreement may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

Section 36. Wage Enforcement.

(i) Applicability. Council passed Ordinance No. 22-2016 on February 3, 2016, which ordained Chapter 326 (Wage Enforcement) of the Cincinnati Municipal Code (the "Wage Enforcement Chapter"). The Wage Enforcement Chapter was then amended by Ordinance No. 96-2017, passed May 17, 2017. As amended, the Wage Enforcement Chapter imposes certain requirements upon persons entering into agreements with the City whereby the City provides an incentive or benefit that is projected to exceed \$25,000, as described more particularly in the Wage Enforcement Chapter. Cincinnati Municipal Code Section 326-5 requires that the language below be included in contracts subject to the Wage Enforcement Chapter.

(ii) Required Contractual Language. Capitalized terms used, but not defined, in this clause (ii) have the meanings ascribed thereto in the Wage Enforcement Chapter.

(a) This contract is or may be subject to the Wage Enforcement provisions of the Cincinnati Municipal Code. These provisions require that any Person who has an Agreement with the city or with a Contractor or Subcontractor of that Person shall report all Complaints or Adverse Determinations of Wage Theft and Payroll Fraud (as each of those terms is defined in Chapter 326 of the Cincinnati Municipal Code) against the Contractor or Subcontractors to the Department of Economic Inclusion within 30 days of notification of the Complaint or Adverse Determination.

(b) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to include provisions in solicitations and contracts regarding a Development Site that all employers, Contractors or Subcontractors performing or proposing to perform work on a Development Site provide an initial sworn and notarized "Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee and, within 30 days of an Adverse Determination or Complaint of Wage Theft or Payroll Fraud, shall provide an "Amended Affidavit Regarding Wage Theft and Payroll Fraud" on a form prescribed by the city manager or his or her designee.

(c) If this contract is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this contract is required to authorize, and does hereby specifically authorize, any local, state or federal agency, court, administrative body or other entity investigating a complaint of Wage Theft or Payroll Fraud against the Person (collectively "investigative bodies") to release to the City's Department of Economic Inclusion any and all evidence, findings, complaints and determinations associated with the allegations of Wage Theft or Payroll Fraud upon the City's request and further authorizes such investigative bodies to keep the City advised regarding the status of the investigation and ultimate determination. If the investigative bodies require the Person to provide additional authorization on a prescribed form or in another manner, the Person shall be required to provide such additional authorization within 14 days of a request by the City.

(d) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall include in its contracts with all Contractors language that requires the Contractors to provide the authorizations set forth in subsection (c) above and that further requires each Contractor to include in its contracts with Subcontractors those same obligations for each Subcontractor and each lower tier subcontractor.

(e) If this Agreement is subject to the Wage Enforcement provisions of Chapter 326 of the Cincinnati Municipal Code, the Person entering into this Agreement shall post a conspicuous notice on the Development Site throughout the entire period work is being performed pursuant to the Agreement indicating that the work being performed is subject to Cincinnati Municipal Code Chapter 326, Wage Enforcement, as administered by the City of Cincinnati Department of Economic Inclusion. Such notice shall include contact information for the Department of Economic Inclusion as provided by the department.

(f) Under the Wage Enforcement provisions, the City shall have the authority, under appropriate circumstances, to terminate this contract or to reduce the incentives or subsidies to be provided under this contract and to seek other remedies, including debarment.

Section 37. Legal Requirements. In completing and operating the Project, the Company shall comply with all applicable statutes, ordinances, regulations, and rules of the government of the United States, State of Ohio, County of Hamilton, and City of Cincinnati.

Section 38. Counterparts and Electronic Signatures. This Agreement may be executed by the parties hereto in two or more counterparts and each executed counterpart shall be considered an original but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered by electronic signature.

Remainder of this page intentionally left blank. Signature page follows.

Executed by the parties on the dates indicated below, effective as of the later of such dates (the "Effective Date").

CITY OF CINCINNATI,
an Ohio municipal corporation

DAFFIN COURTVIEW LLC,
an Ohio limited liability company

By: _____
Sheryl M. M. Long, City Manager

By: _____

Date: _____, 2026

Printed Name: _____

Title: _____

Date: _____, 2026

Approved as to Form:

Assistant City Solicitor

Certified Date: _____

Fund/Code: _____

Amount: _____

By: _____
Steve Webb, City Finance Director

Exhibit A to CRA Agreement

LEGAL DESCRIPTION OF PROPERTY

Auditor Parcel No.: 076-0002-0156-00
Address: 7 W Court Street, Cincinnati, Ohio 45202

Situated in the City of Cincinnati, County of Hamilton, State of Ohio and being Lots Seven (7) and Eight (8) and part of Lot Six (6) of Piatt and Grandin Subdivision eighty one and fifty two one hundredths (81.52) feet by ninety and eight one hundredths (90.08) feet located at the Southwest corner of Court and Vine Streets, Cincinnati, Ohio.

Exhibit B to CRA Agreement
APPLICATION FOR TAX EXEMPTION

TO BE ATTACHED

APPLICATION FOR COMMERCIAL TAX ABATEMENT
CITY OF CINCINNATI COMMUNITY REINVESTMENT AREA
COMMERCIAL, INDUSTRIAL, MIXED-USE, MULTI-UNIT (5+ UNITS)

*Note: After review and recommendation by the Department of Community & Economic Development, all applications must be reviewed and approved by the City of Cincinnati Council before commencing construction. Any projects that start construction before City Council approval will be **INELIGIBLE** for a Commercial CRA Tax Abatement.*

SECTION I – Applicant/Project Information

Applicant Information:

Legal Name of Property Owner Applying for Abatement: Daffin Courtview LLC
 Form of business enterprise LLC (corporation, partnership, proprietorship, LLC, non-profit, or other)

Is the Applicant affiliated with a larger developer or development entity? (Yes / No). If Yes, please provide the name of this developer or development entity: Daffin Development

Legal Address of real property owner: 4010 North Bend Rd. Suite 304 Cincinnati, OH 45211

Federal Tax ID #(s): 39-4279120

Applicant Contact Person: Patrick Daffin Title: Managing Partner

Phone: 513-310-2503 Main Contact email address: patrick.daffin@gmail.com

Address of subject property 7 W Court St Cincinnati, OH Zip: 45202

Hamilton County Auditor Parcel ID#: 076 - 0002 - 0156-0 (attach a page listing all parcels and addresses if more than one parcel)

City of Cincinnati Neighborhood: CBD

Is any other financial assistance being requested from the City of Cincinnati for this project? Yes No
 If yes, please indicate the Development Analyst with whom you are working:

Space/Units to be constructed/renovated:

Construction Type: New Construction Renovation
What percentage of the existing structure is currently occupied: 0 _____ %

Total sqft/units to be constructed/renovated:

Commercial: 7300 (sqft) Office: _____ (sqft) Industrial: _____ (sqft)
Residential: 25000 (sqft) Residential: 19 (# of units)

Project Type:

- Commercial (Retail, Office etc)
 - Industrial
 - Multi-Unit Residential (5 or more units)
 - Mixed-Use (Residential & Commercial)
- Describe the break down in use in SF below:

First Floor Retail, Second, Third, Fourth and Fifth Residential

Please indicate if the project intends to meet Leadership in Energy and Environmental Design (LEED) levels as defined by the U.S. Green Building Council (www.usgbc.org).

- Project is not LEED-certified
- LEED Silver
- LEED Gold
- LEED Platinum

Please indicate if the project will be qualified under the Living Building Challenge program (<http://living-future.org/lbc>):

- Project is not LBC qualified
- LBC Full
- LBC Net Zero
- LBC Petal (requires "Energy Petal")

If approved for an abatement, does the Applicant intend to enter into a Voluntary Tax Incentive Contribution Agreement (VTICA)?

Yes _____ % No

(A VTICA is an agreement with a third-party non-profit designated by the City in which the Applicant would contribute a portion of the abated taxes to support neighborhood-based projects and services as well as City-wide affordable housing initiatives [note that VTICAs in the vicinity of the Streetcar are used to support streetcar operations]. As indicated the applicable City legislation & policies as this is a significant factor in determining the terms of the abatement.)

General Project Information:

Project Name (of Applicable): CourtView Apartments

Description of the project:

The existing 5 story structure will be renovated and restored. The existing 19 apartments will be restored and updated.

HVAC will be added, new electric, and appliances will be installed. All flooring will be restored, and walls will be patched and repaired as needed. The commercial space on the first floor will be completely updated and white boxed for lease.

All of the existing storefronts will be replaced with new.

Please provide a brief description of the applicant's development experience:

Daffin Development has renovated 1121 Clay St. in 2013, 28,30, and 32 W Court St in 2016, 24-26 W Court St in 2018, and 22 W Court St in 2024. We also assisted Old St Mary's in renovating 122 E 12th St, 1207 and 1209 Clay St. Prior to our projects downtown, we have renovated and restored commercial real estate in the Cincinnati suburbs.

Please state why this project deserves a tax exemption from the City of Cincinnati and what benefits the project will bring to the neighborhood where it is located:

Daffin Development will restore this iconic property in the heart of downtown Cincinnati. This will directly benefit the community that is developing on Historic Court St and help to fill in a vital gap along Vine St. If Daffin receives this tax exemption, it will allow us to further improve the property and provide a more complete product to our tenants once complete. Portions of the renovation, like the HVAC upgrade or washer/driers in each unit may not be feasible without this incentive.

If Commercial or Industrial, state the nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site: The commercial space will be retail, office or hospitality

Please detail the project's planned community engagement (link for community council boundaries):

We will setup a time to present to the Downtown Residents Council

SECTION II – Job Creation/Retention

Job Creation and Retention:

The Company will agree to use its best efforts to retain and/or create at least the following estimated number of employee positions at the Property in connection with the Project, in accordance with the specified schedule, and to maintain the minimum employment levels throughout the period of the incentive. The Job numbers below are to be listed in Full Time Equivalent (FTE) positions. FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week).

Existing positions at the site of the company to be retained:
Full-Time Equivalent 0.5 employees; total annual payroll \$ 50,000

Will the project involve relocation of positions from another company location in the State of Ohio to the City of Cincinnati? Yes No

Existing positions at other company locations in Ohio to be relocated:
Address of Other Location(s): N/A
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location(s): N/A
Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above.

Will the project involve relocation of positions from another company location outside of the State of Ohio to the City of Cincinnati? No

Existing positions at other company locations outside of the State of Ohio:

Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____
Address of Other Location: _____
Full-Time Equivalent _____ employees; total annual payroll \$ _____

*Please attach additional sheets if other locations exceed spaces provided above.

Estimate the number of **new employees** the property owner will cause to be created at the facility that comprises the project site within three years. Job creation projection must be itemized by the name of the employer (add an additional page if more than one employer). FTEs are calculated by the number of total hours worked divided by the maximum number of compensable hours for a full-time work schedule (40hrs/week):

Full-Time Equivalent 0 employees (Total); total annual payroll \$ 0
During the first twelve months of the agreement: _____ positions
During the second twelve months of the agreement: _____ additional positions
During the third twelve months of the agreement: _____ additional positions
Temporary Construction 10 jobs; total annual payroll \$ 500,000
Length of Construction Period: 18 months

In addition to the Full Time Equivalent positions listed above, are there any part time jobs and associated payroll? If so, please provide, as well as a description of the positions:

Please provide a brief description of the Job Creation that is associated with this Project (types of jobs; e.g. fabrication, warehousing, sales, operations, management, technical, retail, etc.):

The future tenants of the 4-5 retail spaces will provide the opportunity for permanent new downtown jobs. This will all depend on the tenants that we locate to take these retail spaces.

Note to Applicant: Ohio Revised Code Section 3735.673 requires the City formally to notify each county or corporation from which the company intends to relocate, and the Ohio Development, prior to approval of a tax exemption agreement. This notification must be sent prior to consideration of the exemption by Cincinnati City Council.

SECTION III – Project Investment

Real Estate Investment:

Indicate the estimated cost of the construction or remodeling: \$ 1,920,000
Estimated total cost of the project (including soft costs & acquisition): \$ 4,010,600
Estimated Project start date: 6 Estimated Project completion date: JUNE 2027
Current Auditor's value of property (aggregate value of all parcels involved): \$ 817,000
Estimated post-construction value of property: \$ 4,000,000
(Please provide appraisal or other method for determining post-construction value of the property)

Other Investment

Investment in Machinery & Equipment (M&E) at the Property: \$ N/A

Investment in Furniture, Fixtures, and Equipment (FF&E) at the Property: \$ N/A

Other Investment: \$ N/A

Description of Other Investment: _____

SECTION IV – Applicant Certifications

Does the property owner owe:

1. Any delinquent taxes to the State of Ohio, the City of Cincinnati or another political subdivision of the State? YES NO
2. Any moneys to the State of a state agency for the administration or enforcement of any environmental laws of the State? YES NO
3. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? YES NO

If the applicant responds yes to any of the three above questions, please provide details of each instance including but not limited to the location, amounts, and/or case identification numbers (please submit additional sheets for response).

The Applicant authorizes the City and/or the Ohio Department of Development to inspect the personal financial statements of the Applicant, including but not limited to tax records and other similar information not ordinarily open to public inspection; and authorizes the Ohio Environmental Protection Agency and the Ohio Department of Taxation to release information to the City and/or the Ohio Department of Development in connection with the above statements.

Note: The above statements as to taxes and other obligations, and authorization to inspect, are required by Ohio Revised Code Section 9.66 (C) (1), As provided by statute, a knowingly false statement under this paragraph may be prosecuted as a first degree misdemeanor under Ohio Revised Code 2921.13 (D) and may render the Applicant ineligible for any future economic development assistance from the state or any political subdivision.

Please initial that you have read the above. X PGD

Project Completion:

Once the project is complete, the Applicant is required to submit a CRA Completion Application Form along with required documentation noted therein. It is the Applicant's responsibility to submit this completed form to the City of Cincinnati to ensure the tax abatement will be initiated by the Hamilton County Auditor.

Please initial that you have read the above statement and understand that the abatement will not be considered by the Hamilton County Auditor's Office until the CRA Completion Application Form is complete and submitted.

X PGD

Please complete this application in its entirety and submit to the Department of Community & Economic Development along with required supporting documentation. Please make and retain a copy of this application for your records. Please allow 4 weeks for the Department of Community & Economic Development to review and follow-up on this application.

Send Completed Application to:

City of Cincinnati
Department of Community & Economic Development
805 Central Avenue, Suite 710
Cincinnati, Ohio 45202
Attention: Commercial Tax Abatement Application

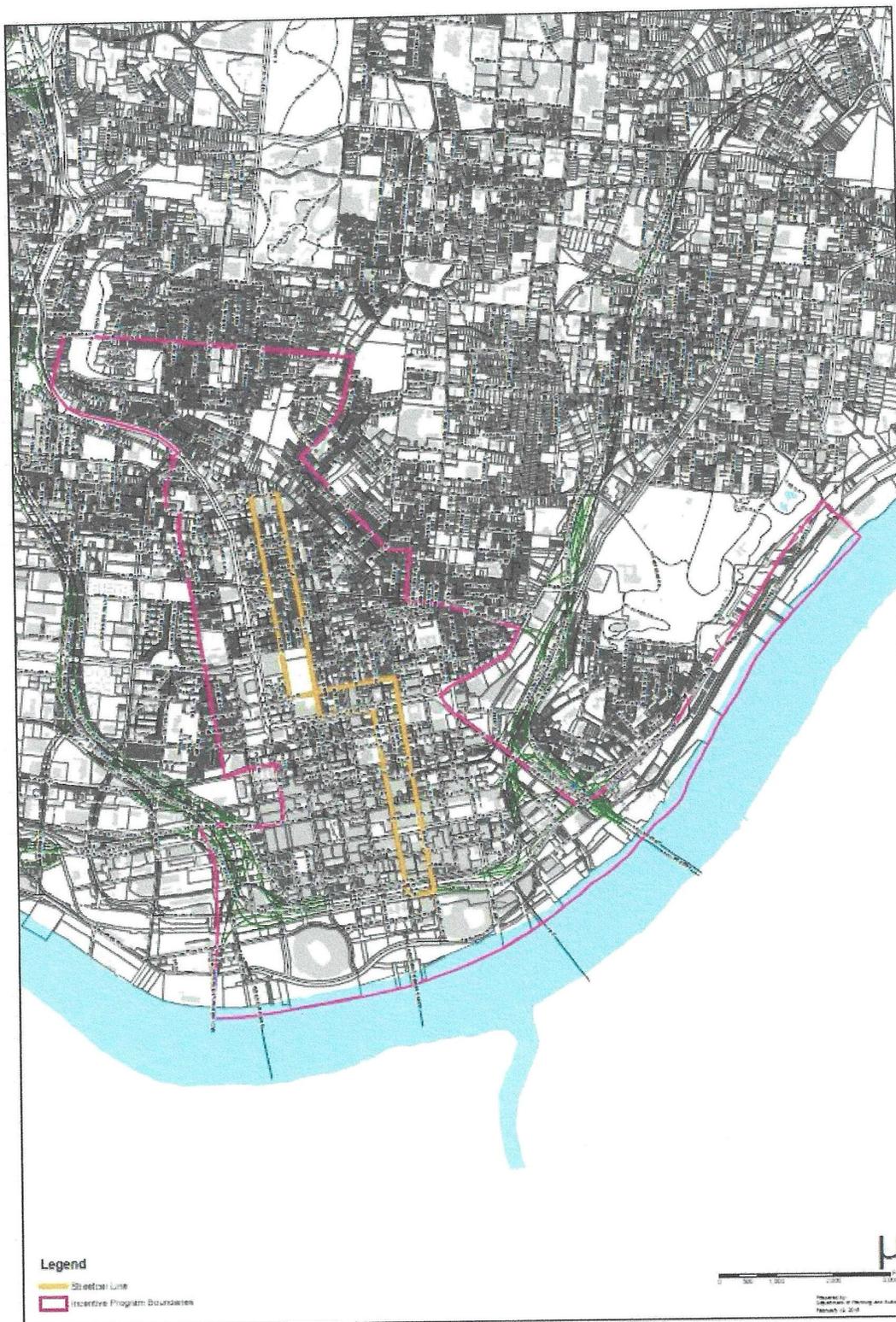
Processing Timeline

Upon receipt of a completed application, city staff will work diligently to process the request and respond to the applicant in a timely manner. For estimating purposes, below is a timeline that the applicant should use from the date of the completed application to estimate the date that the applicant will be able to commence construction if the assistance request is approved. Note that most applicants do not initially submit a complete application and for most applicants some back and forth will be required with city staff to ensure the application is complete before the internal city review process can begin.

| | |
|---|-----------------------|
| Internal City Review & Offer Letter | Four weeks |
| Contract Drafting & Legislative Approval | Twelve weeks |
| Contract Signature & Pre-construction Process | Two weeks |
| Estimated Timeline | Eighteen weeks |

Note that the applicant cannot commence construction prior to having a signed agreement from the city or the requested assistance may not be provided by the city.

STREETCAR VTICA AREA



Required Application Attachments

Please provide the following required items as a corresponding attachment. *If you believe a particular item is not applicable to your project, please address the item by including an explanation of why you believe it is not applicable.* Please ensure that all sections of the application are complete and that **ALL REQUIRED ATTACHMENTS LISTED BELOW ARE SUBMITTED/ ADDRESSED WITH YOUR APPLICATION.** Please check all items that are included. If an item is left unaddressed by the Applicant, the reviewing department cannot complete its review of the application.

| Attachment Number | Attached Y/N | Attachment Description |
|-------------------|---|--|
| #1 | <input type="radio"/> Yes <input type="radio"/> No | <u>Public Purpose:</u> List the major reasons why City Assistance is necessary. Discuss the project gap, why other sources are not available to fill that gap (including debt and owner equity) and how City assistance will allow the gap to be filled. For property sale requests explain why a non-competitive sale is being requested and the public benefits that will be realized. |
| #2 | <input type="radio"/> Yes <input type="radio"/> No | <u>Development Team:</u> A) Corporate Resolution, Articles of Incorporation, and an Operating/Partnership Agreement for entity applying for assistance showing who is authorized to sign for the organization B) Certificate of Good Standing from the Ohio Secretary of State for all Organizations that will be involved in the project C) Resumes of owners and/or key managers or partners. In the case of Real Estate development, provide information for the entire development team (developer, architect, contractor, leasing/sales agent, LEED certifications, etc.) D) Names, addresses, photos and a brief description of recent projects completed by the development team of similar type and size to that proposed in this application. |
| #3 | <input type="radio"/> Yes <input type="radio"/> No | Current Financial Statement or other acceptable third party verification of funds from all entities or individuals who will be contributing more than 20% of the required equity for the investment. |
| #4 | <input type="radio"/> Yes <input type="radio"/> No | <u>Financial Information:</u> A) Real Estate Projects: Provide spreadsheet of 10 year cash flow projection and list all project assumptions (rent rates, revenue & expense growth, etc). Provide budget that details total project investment (reference Section III of application). These documents may be requested in Excel format. |

| | | |
|-----|---|---|
| | | <p>2) Current business financial statement (less than 90 days old);</p> <p>3) Business financial projections for three fiscal years (privately held companies only);</p> <p>4) Business financial information for the last three fiscal years on affiliate businesses when appropriate.</p> |
| #5 | <input type="radio"/> Yes <input type="radio"/> No | <p><u>Sources of Funds:</u> For all sources included in the sources and uses provided in #4 above, please attach documentation:</p> <p>A) Conditional bank commitment and/or term sheet B) List of any additional grant requests pending or committed C) Tax credits allocated or being applied for D) Financing Projections E) Other</p> |
| #6 | <input type="radio"/> Yes <input type="radio"/> No | <p><u>Cost Verifications:</u> Cost verifications and/or third party cost estimates. If third-party estimates are not available, explain your methodology for arriving at your project budget. Please include:</p> <p>A) Purchase agreements for any acquisitions B) Contractor Estimates or bids for new construction and/or rehabilitation C) Architectural Contract D) Other</p> |
| #7 | <input type="radio"/> Yes <input type="radio"/> No | <p><u>Environmental Site Assessments:</u> Summary Review / Statement of Phase I & Phase II ESA results</p> |
| #8 | <input type="radio"/> Yes <input type="radio"/> No | <p><u>Market Information:</u></p> <p>A) Summary of appraisal, market study, Real Estate comps and industry information with sources. B) Include a copy of any third-party or in-house market analysis completed for the preparation of financial projection assumptions (sales or lease prices, absorption and capture rates, vacancy rates, expense escalators, etc.).</p> |
| #9 | <input type="radio"/> Yes <input type="radio"/> No | <p>Copy of proposed construction plans/renderings etc.</p> |
| #10 | <input type="radio"/> Yes <input type="radio"/> No | <p><u>Proposed Project Timeline:</u> Anticipated milestones – Please provide in Gantt format if available.</p> |
| #11 | <input type="radio"/> Yes <input type="radio"/> No | <p><u>Legal Description of the Property Involved:</u> This may include a survey as well as a written legal.</p> |
| #12 | <input type="radio"/> Yes <input type="radio"/> No | <p>If this project is seeking LEED or Living Building Challenge (Full, Net Zero, or Petal [must include “Energy Petal”]) Certification, provide confirmation of registration</p> |
| #13 | <input type="radio"/> Yes <input type="radio"/> No | <p><u>Application Fee</u> (\$1,250 made payable to City of Cincinnati)</p> |

| | | |
|-----|---|--|
| #14 | <input type="radio"/> Yes <input type="radio"/> No | City Business Disclosure Form |
| #15 | <input type="radio"/> Yes <input type="radio"/> No | SBE Utilization Plan |
| #16 | <input type="radio"/> Yes <input type="radio"/> No | Balanced Development Application |