



NABA/NABA JOINT STRATEGIC DEVELOPMENT COMMITTEE (JSDC)

12.15.2020 SUMMARY

Developing the Cornerstone NBD City-owned Lot at Paddock and Reading North Avondale

North Avondale's Community Engagement Meeting
With City of Cincinnati and Potential Developers

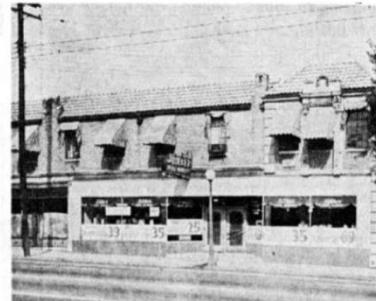
October 16, 2017

Maura Wolf and Michael Caporale, North Avondale Business Association
Ian Smith, North Avondale Neighborhood Association

North Avondale



thriving in the 40s 50s and 60s



**North Avondale
Reading Road business district
1940-1980**



The Cincinnati Enquirer/Jim C
The North Avondale Neighborhood Association would like to see this strip, on Reading Road near Paddock Road, razed and redeveloped.

became dilapidated late 1980's
now ripe for revitalization with the focus on urban core centers

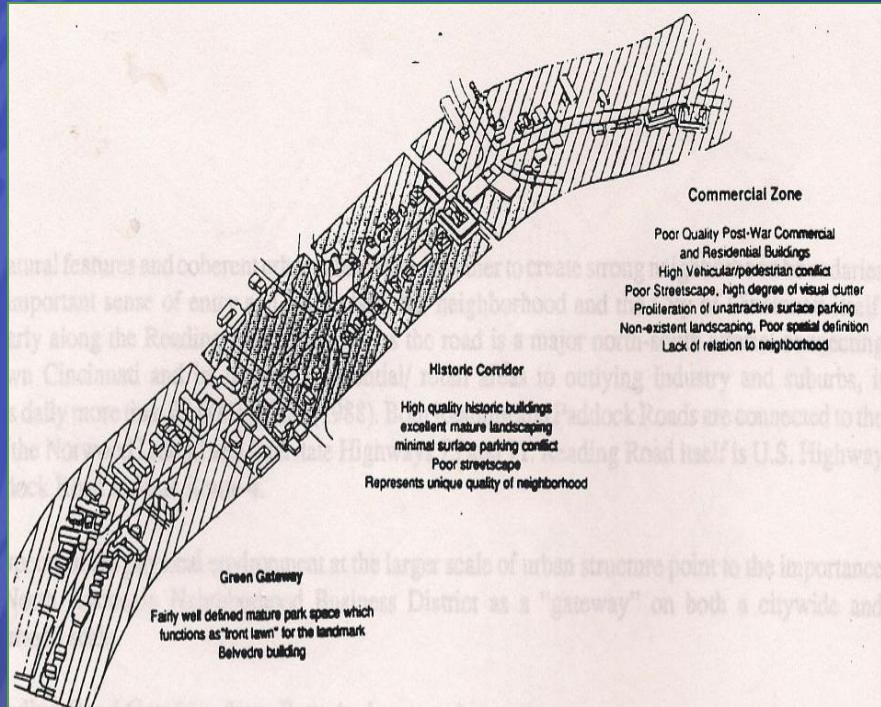
Community Planning

1995 City Council approved

North Avondale Urban Design Plan

Goals:

1. **Revitalize** the NA NBD through physical improvements and economic development
2. **Enhance** the use of NA NBD
3. **Improve** the image of NA by restoring commercial properties
4. **Devise** a comprehensive urban design framework which improves the condition of buildings, environment, and cohesiveness of the NBD





Business District Designation

North Avondale's Business District (NBD) Designation was established by City Ordinance September 1995 (not all neighborhoods have NBDs) What it Means:

- Eligible for Neighborhood Business District Improvement Program (NBDIP) Grant Funds
- Eligible for Neighborhood Business District Support Funds (NBDSF) Currently \$4,600 per year

North Avondale Business Association (NABA) member of Cincinnati Neighborhood Business Districts United (CNBDU)

- Definition of an NBD "the contiguous placement (of businesses) ...typically retail stores, restaurants, personal services, and other similar "walk-in" customer oriented businesses



Community Planning 2012



Plan Cincinnati calls for:

- Focus revitalization on existing centers of activity
- Evolve through incremental changes, while reinforcing current character and scale, preserving historic assets
- Emphasis on walkable and mixed-use development

North Avondale's Neighborhood Business District is specified as an existing center of activity in an evolving neighborhood that is striving to be more walkable, with a greater mix of uses and activities.

Community Planning

North Avondale Urban Planning Workshop



Over 60 Attendees:
DAAP Professors &
Students, Interboro of
NY Consultants,
neighborhood residents,
Local urban planners

Applicable takeaways:
Remediate blight, Enhance
safety, develop the vacant lot,
encourage organic growth,
Incorporate existing assets in
Vision Plan (eg: adjoining golf
course and nature preserve)

Community Planning 2013

Artworks Mural Community Engagement



Over 50 community attendees

North Avondale Branding outcomes:

- Strength and aspirations (the pillars)
- Freedom and gentleness (the morning doves)
- Beauty (the flowers)
- Music and the arts (the lire)

City-owned Lot Project History

Façade Improvement & Safety Enhancement

- project partially funded in 2014.
- CPD surveillance cameras were funded; project completed since.
- city budget cuts precluded funding façade improvements.
- façade proposal re-submitted in 2015 and again in 2016.



Part of our NBD Revitalization Strategy

- 2012 Market Study funds were repurposed to enable the City to secure site control & remove underground storage tanks (USTs) on Condition that NANA/NABA would be part of the RFP and Selection process. City Agreed.
- partnership with KCB continues to remediate blight in the NBD.



NABA/NANA Community Survey 2017



What business would you like to see developed on the empty lot on the corner of Reading and Avondale Avenue?

Hi Neighbors,

We had a very successful and encouraging meeting with the City of Cincinnati and developers on Monday night, discussing development opportunities for the empty lot on the corner of Reading Road and Avondale Avenue.

If you weren't able to attend, please follow the links below to review the Request for Proposal (RFP) and click on the survey link to provide your input.

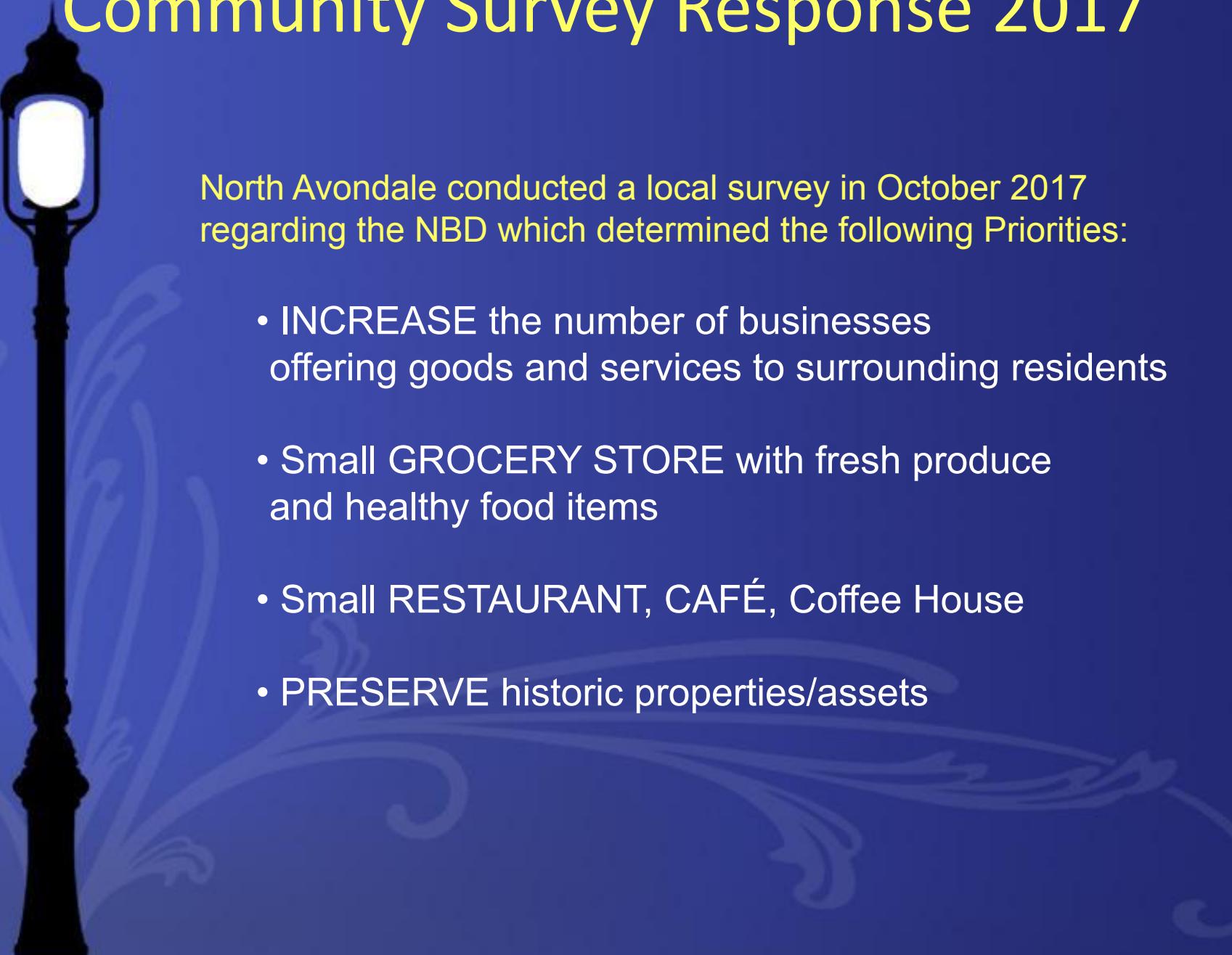
[**RFP**](#)

[**SURVEY**](#)

If you did attend the meeting, please feel free to complete the online survey as well.

The City of Cincinnati has indicated they would like us to finish providing feedback by Thursday, October 19, 2017.

Community Survey Response 2017

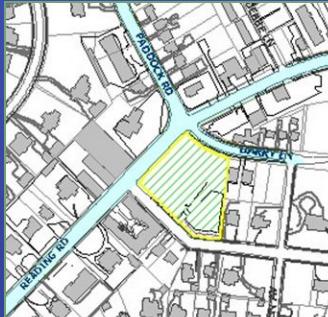


North Avondale conducted a local survey in October 2017 regarding the NBD which determined the following Priorities:

- INCREASE the number of businesses offering goods and services to surrounding residents
- Small GROCERY STORE with fresh produce and healthy food items
- Small RESTAURANT, CAFÉ, Coffee House
- PRESERVE historic properties/assets

City-owned Lot Project History

First Place KCB Award Recognition!

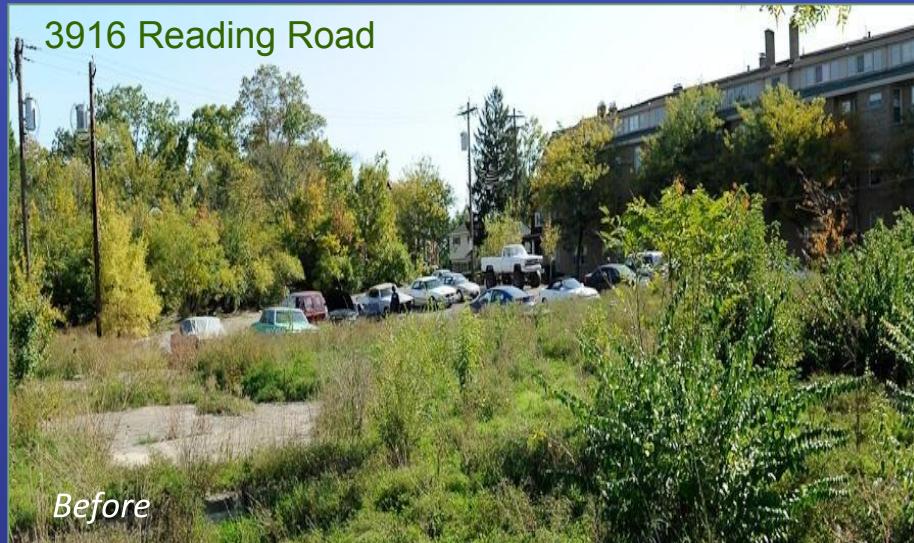


**Located at corner of
Reading Road and
Paddock Road –
cornerstone of NBD**

Several community projects have remediated blight in partnership with Keep Cincinnati Beautiful (KCB).

These projects have earned KCB's Clean & Beautiful Community Award recognition!

Looking ahead... improving the facades of surrounding properties in the NBD will help to attract developers and investors to this prime real estate.





A.I.M.

North Avondale can get a jump start with the following Priorities:

- ATTRACT a strong, local coffee shop brand or national brand which will...
- INCREASE walkability, slow down traffic and generate the residential population into vacant apartments, condos and homes, and in turn,
- MANUFACTURE more business investment, which will preserve historic properties/assets and revitalize them, similar to 12 South district in Nashville, TN

North Avondale's Vision for our cornerstone City-owned Lot

To transform our NBD to a destination that anchors our NBD and the surrounding community, linking catalytic projects along Reading for a critical mass of improvements, dramatically enhancing the urban core image

- Mixed-use development, approx. 3 to 4 stories
- Residential units above
- No incremental subsidized housing; over impacted
- Retail storefronts ground level
- Office spaces optional
- Outdoor gathering places
- Garden landscaping (opportunity for vertical gardens)
- Café, eatery, coffee shop and/or deli
- Use-appropriate parking
- Other business attraction strategies? Use NA Branding

What have we Accomplished To Date [10.16.2017]

- First property ever acquired by the Land Bank
- Participated in CNBDU & NBDIP Grant process every year since 2011
- Market Study NBDIP funds repurposed to acquire site control
- Removed underground storage tanks
- Environmental Site Assessments 1 & 2 completed on city-owned lot
- Community projects remediated blight in partnership with KCB & City of Cincinnati
- First Place KCB Award Recognition
- Implemented Parks' flower pot cost-sharing program
- Neighborhood is committed to regular cleanup events
- Branding & Placemaking activities
- Held urban design NBD workshop
- Artworks community mural
- Conducted NBD survey
- Gateway signage project underway
- Installed CPD surveillance cameras along Reading Road
- DAAP capstone project for design
- Working with Land Bank to acquire condemned property in the NBD (Rupel House)
- Drafted an RFQ for City-owned lot

2012-2018 Timeline Project/City-owned lot + NBD projects

- 8/2012: Underground Storage Tanks (USTs) removed (repurposed \$30, 000 NBDIP funds); site control successful - Landbank transfers lot to City;
- 7/2013: current City-owned lot Community projects improvements funded by NANA, NABA and Keep Cincinnati Beautiful (KCB) (NANA's 3 KCB grants totaling \$8,500).
- 5/2015: Installed three Surveillance Cameras on Reading through \$30,000 City NBDIP.
- 9/2017 city-lot development Request for Proposal Released; To Do: incorporate our vision as addendum to be re-released soon (include recent NA articles and videos)
- 9/2017: Complete Gateway Signage. Design underway with City of Cincinnati Architecture & Urban Design (Laura Martin) \$30,000 through City's NBDIP.
- 12/2017 – 6/2018 : Complete Façade Improvements of surrounding properties. \$110,000 City NBDIP 2017-2018 ask, with matched private by business owners.
- 9/2017 – 3/2018: Community Master Plan update including specifics to developable city owned lot and surrounding community; funded with City approved \$30,000 CPR request. Also DOTE traffic Study Roadway improvement design Roadway improvement .
- 12/2017 - 6/2018: Developer to be chosen, plans approved, and groundbreaking

2009-2020 Timeline of Project: The Rupel Property in North Avondale Business District

- 2009-2016: NANA/NABA work with City to address the derelict Property (See Code Violation and photos) City declared it a Public Nuisance.
- 2016: Cincinnati Preservation Association (CPA) provides historical significance report, designed by Samuel Hannaford (see Exhibit)
- 2016- 2017: NANA/NABA in discussions with Port; Port agreed to work with NANA/NABA and retain title and stabilize property as long as NANA/NABA contributes \$30,000 Neighborhood Business District Support program (NBDIP) Grant funds.
- 2017: NANA/NABA agree to contribute the \$30,000 NBDIP Grant as leverage for City and Port to add funds to stabilize the property. The Port and the City agree NANA/NABA involved in marketing/reviewing/approving sale and end use.
- 2019: Stabilization of the Rupel Property was completed near the end of the year. The Port and the City contributed significant funds for stabilization.
- 2020: The Port listed property on the MLS late spring. NANA/NABA Joint Strategic Development Committee regroups to connect North Avondale with key development organizations to define a system and process for property sales and development in the business district.



North Avondale Business Association [NABA]
<http://www.northavondalebusinessassociation.com/>

View the entire presentation [here](#)

Thank you from the NABA/NABA Joint Strategic Development Committee for your attention