



COLLEGE HILL



A Diverse and Neighborly Community

College Hill Community Urban Redevelopment Corp.

- CHCURC is a non-profit organization dedicated to the redevelopment of College Hill.
- CHCURC's mission is to *Revitalize the Hamilton Avenue business district to strengthen the surrounding College Hill community.*



CHCURC Projects

- In the past decade, CHCURC has been responsible for :
- \$2.4 million in redevelopment projects in College Hill:
 - Streetscape Improvement Project
 - Gateway & Directional Signage Projects
 - Façade Improvement Project
 - Gen Kress Parking Lot Improvement Project
- \$3.4 million in Land Acquisition & Demolition Projects:
 - North Bend & Hamilton Development
 - Mid-District Development



Streetscape Project

- \$1.5 million for new sidewalks, pavers, planters, trees and streetlights throughout the business district.



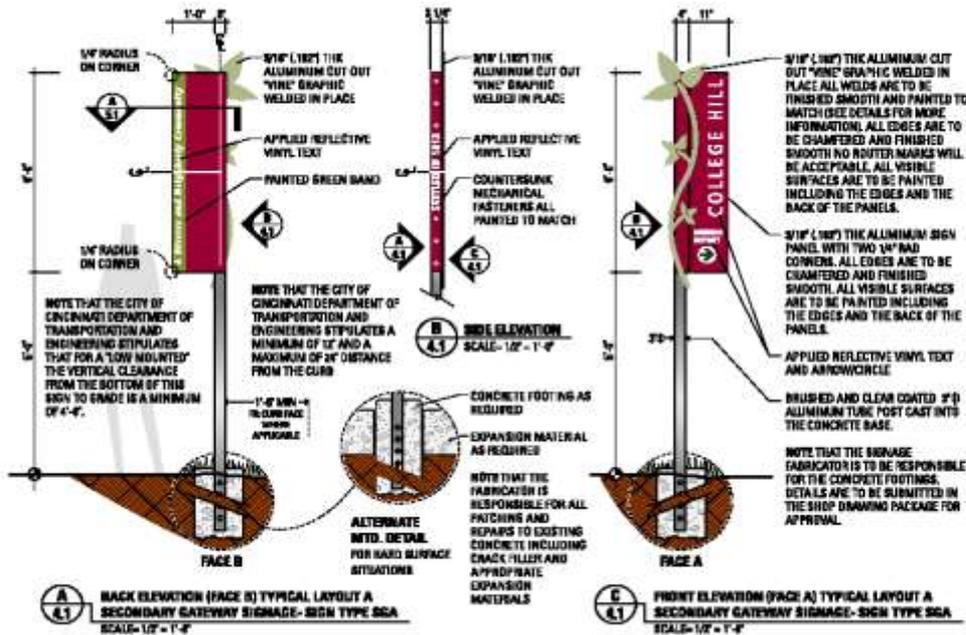
Gateway Project

- \$170,000 for two significant gateways with lighting, architectural pieces, and landscaping to welcome people to College Hill at North Bend Road and Hamilton Avenue (“North Gateway”), and Llanfair and Hamilton Avenues (“South Gateway”), installed in 2010, and 2012



College Hill Directional Sign Project

- \$30,000 for new directional signage to replace deteriorating wooden signs.



**COLLEGE HILL
SECONDARY
GATEWAYS**

Client: CHCRC
College Hill Community
Urban Redevelopment
Corporation
P.O. Box 40218
Cincinnati, Ohio 45224

Environmental Graphics
Brownstone Design
117 West North Street
Cincinnati, Ohio 45202
616.723.1881

NOT FOR CONSTRUCTION
THE CONTRACTOR AND/OR
THE SIGN FABRICATOR IS TO
PROVEE SHOP DRAWINGS
FOR REVIEW AND APPROVAL

**Secondary
Gateway Signage
LAYOUT A**

DATE: **4.1**
REV:
AS NOTED
BY:
DWG CONSTRUCTION INCLUDES



COLLEGE HILL



Façade Improvement Program

- In 2006, CHCURC obtained a \$300,000 Grant leveraged on a matching basis for improvements to windows, doors, signage, lighting, and painting to the exteriors of buildings within the business district
- 25 Improved Storefronts
- Over \$400,000 in total improvements



Façade Improvement Projects

Before...



COLLEGE HILL



Façade Improvement Projects

...And After



COLLEGE HILL



Façade Improvement Projects

Before...



COLLEGE HILL



Façade Improvement Projects



...And After



COLLEGE HILL



Façade Improvement Projects



COLLEGE HILL



Gen Kress Parking Lot Expansion

- In 2009, CHCURC was awarded \$305,000 to:
 - Demolish the property at 1559 North Bend Road
 - Expand the existing Gen Kress parking lot
 - Open new possibilities for accessing the entrance and exit to North Bend Road, which would improve the safety of pedestrians and motorists alike.



Gen Kress Parking Lot Expansion

- On May 12, 2011, the demolition of 1559 North Bend Road began.



Gen Kress Parking Lot Expansion

- Construction was completed in October 2011
- New lighting was installed in December 2011
- Punch list items were completed in 2012.
- Expansion allowed the College Hill Coffee Co. to add outdoor seating area in 2012!



Gen Kress Parking Lot Expansion



COLLEGE HILL





Already in Action!



College Hill Community Urban Redevelopment Corp.



COLLEGE HILL

CHCURC Moving Forward in 2016 and Beyond

- College Hill Station
- Marlowe Court
- CHCURC Properties:
 - Doll House & Dow Corner Buildings
 - National City Building
 - CHCURC Office
- Retail Marketing Strategy
- Mid-Business District Parking Lot
- Façade Improvements 2015-2016



College Hill Station



- CHCURC/City purchased the Kroger building from the Broeman Trust in 2013



College Hill Station



- Demolition of former Kroger building began on June 5, 2014



College Hill Station

- CHCURC and the City have worked for a decade on the acquisition of 7.5+ acres of land at the corner of Hamilton Ave. and North Bend Rd.
- CHCURC and the City released an RFQ in June 2014, and sought developers for this site that embrace our vision of mixed-used buildings, with office and residential uses over first floor retail
- CHCURC and the City of Cincinnati selected Saint Francis Group as the preferred developer because they agree with our vision of a walkable, urban development, with multi-story, mixed-use buildings with retail on the first floor, and residential units above



College Hill Station

- Jeff Raser, with GlaserWorks, was selected as the architect
- Saint Francis Group has been working for the last 7 months to create a development plan (market feasibility study, architectural drawings, and financing) for College Hill Station



COLLEGE HILL



College Hill Station

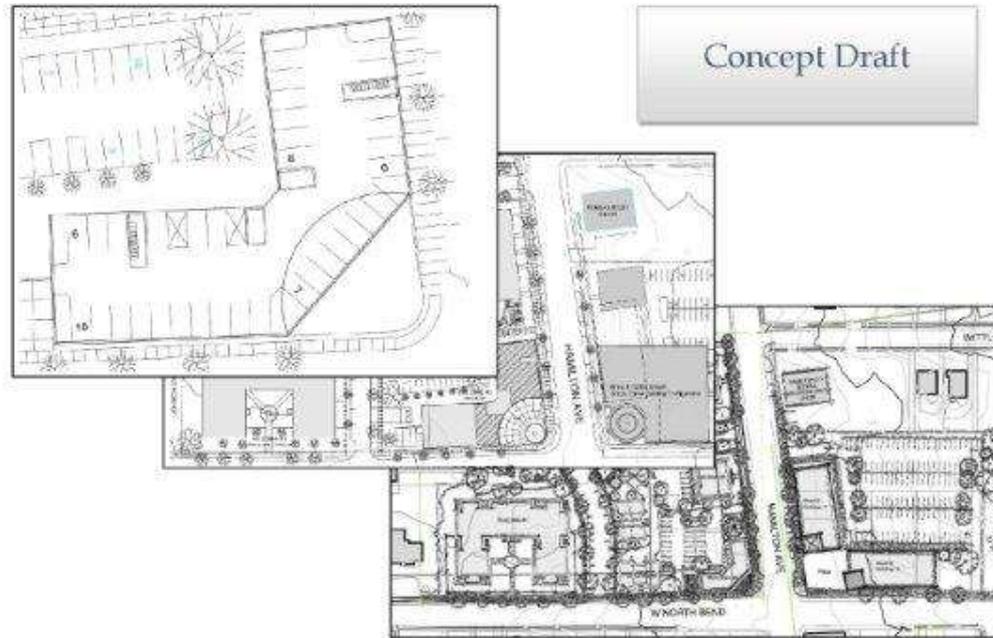
- Saint Francis Group and GlaserWorks spent 2015 meeting with representatives from CHCURC and the City of Cincinnati, performing market feasibility analysis, designing numerous versions of the site plan, performing financial analysis, and getting preliminary estimates for construction costs. This work is part of the effort to match community aspirations with market necessities for the College Hill Station site.
- In November 2015, the team proposed a mixed-use project with rental apartments and ground floor retail/commercial space for the Northwest corner of Hamilton and North Bend. Currently the site is being revised to reflect added needed density.
- In 2016, marketing efforts will soon begin for commercial uses on the Northeast corner of Hamilton and North Bend. Saint Francis Group and GlaserWorks are excited about this project and thank the College Hill community and CHCURC for all of their effort and enthusiasm.



College Hill Station



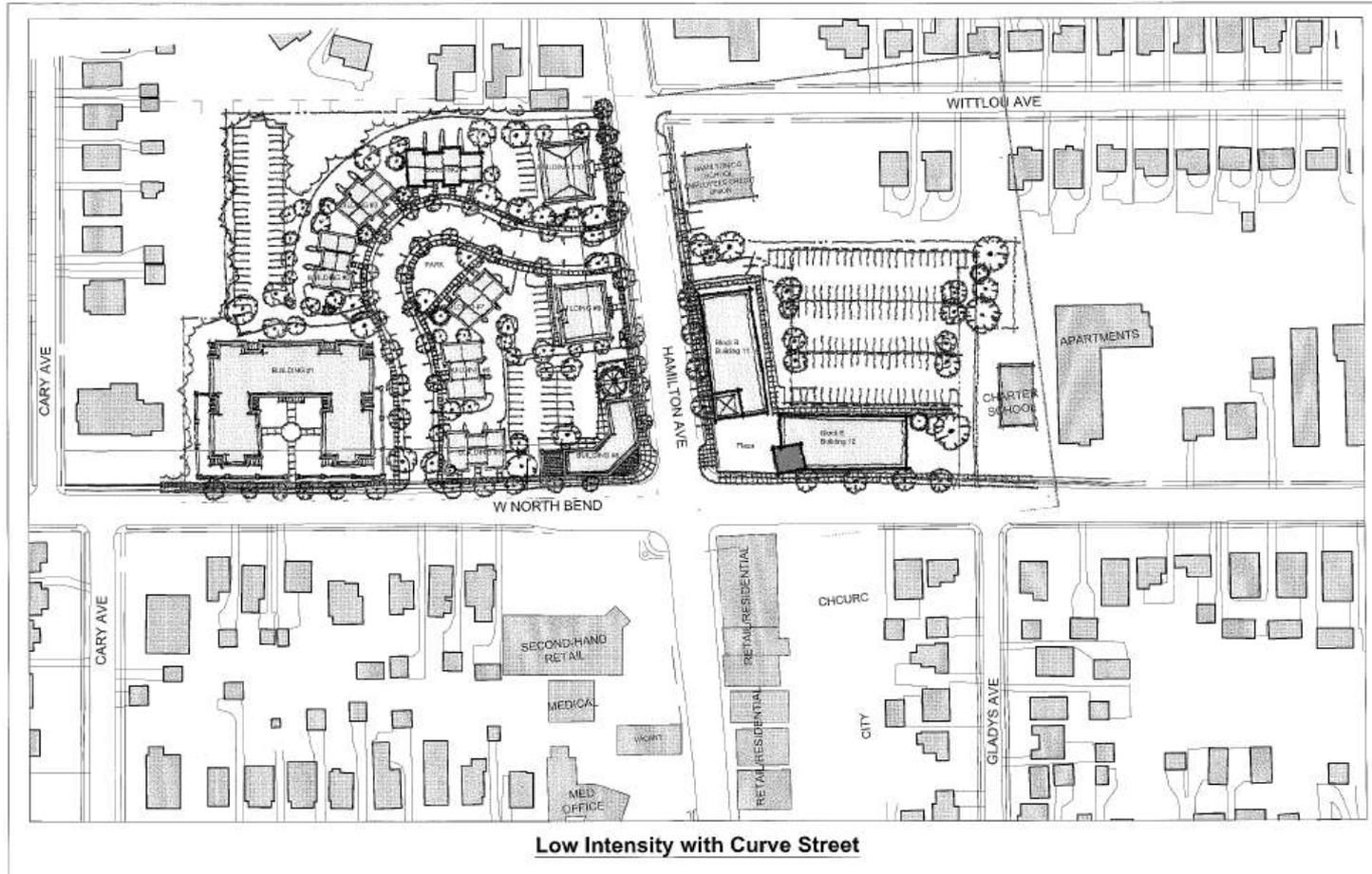
College Hill Station
Hamilton & North Bend



COLLEGE HILL



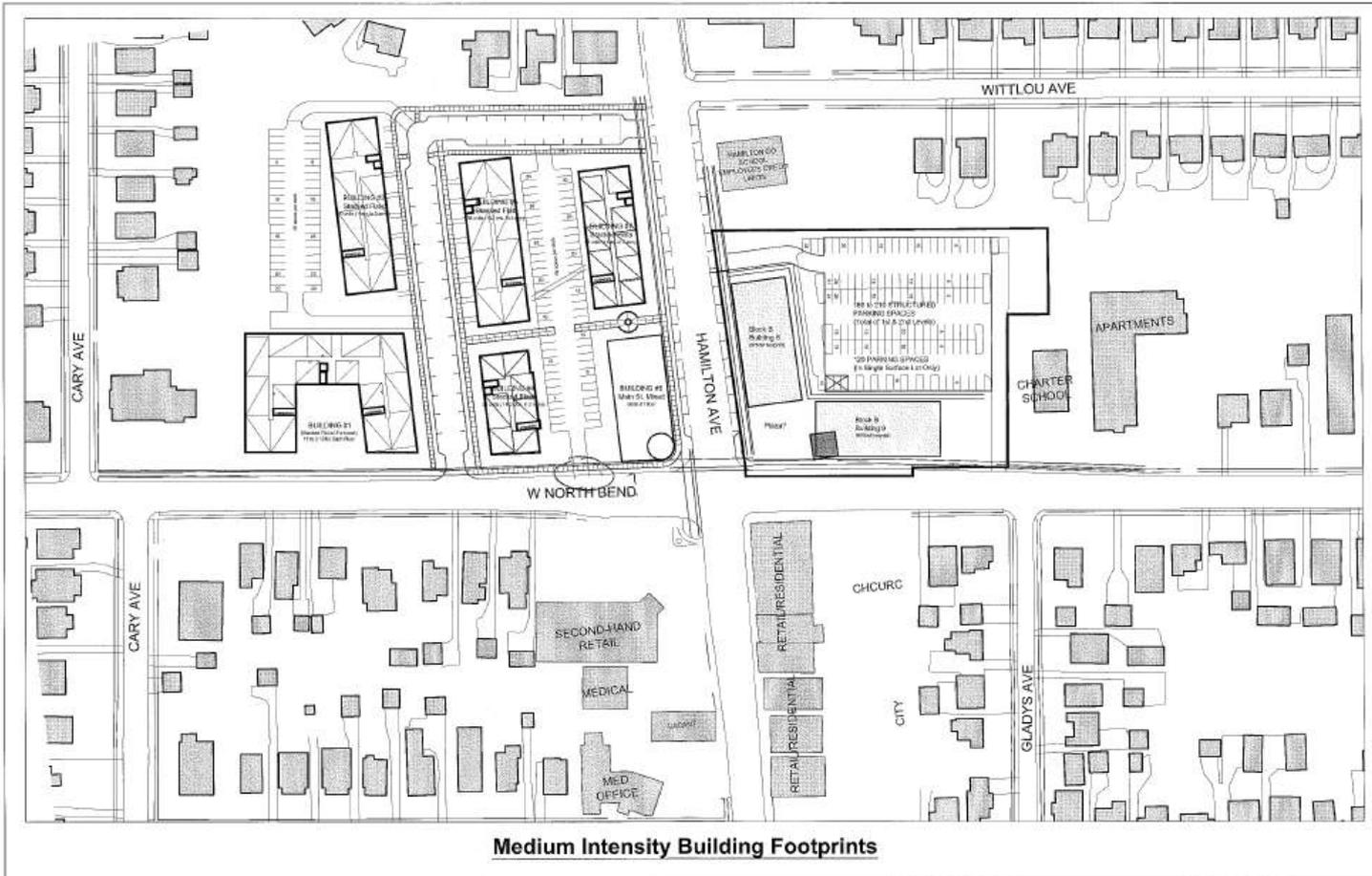
College Hill Station



COLLEGE HILL

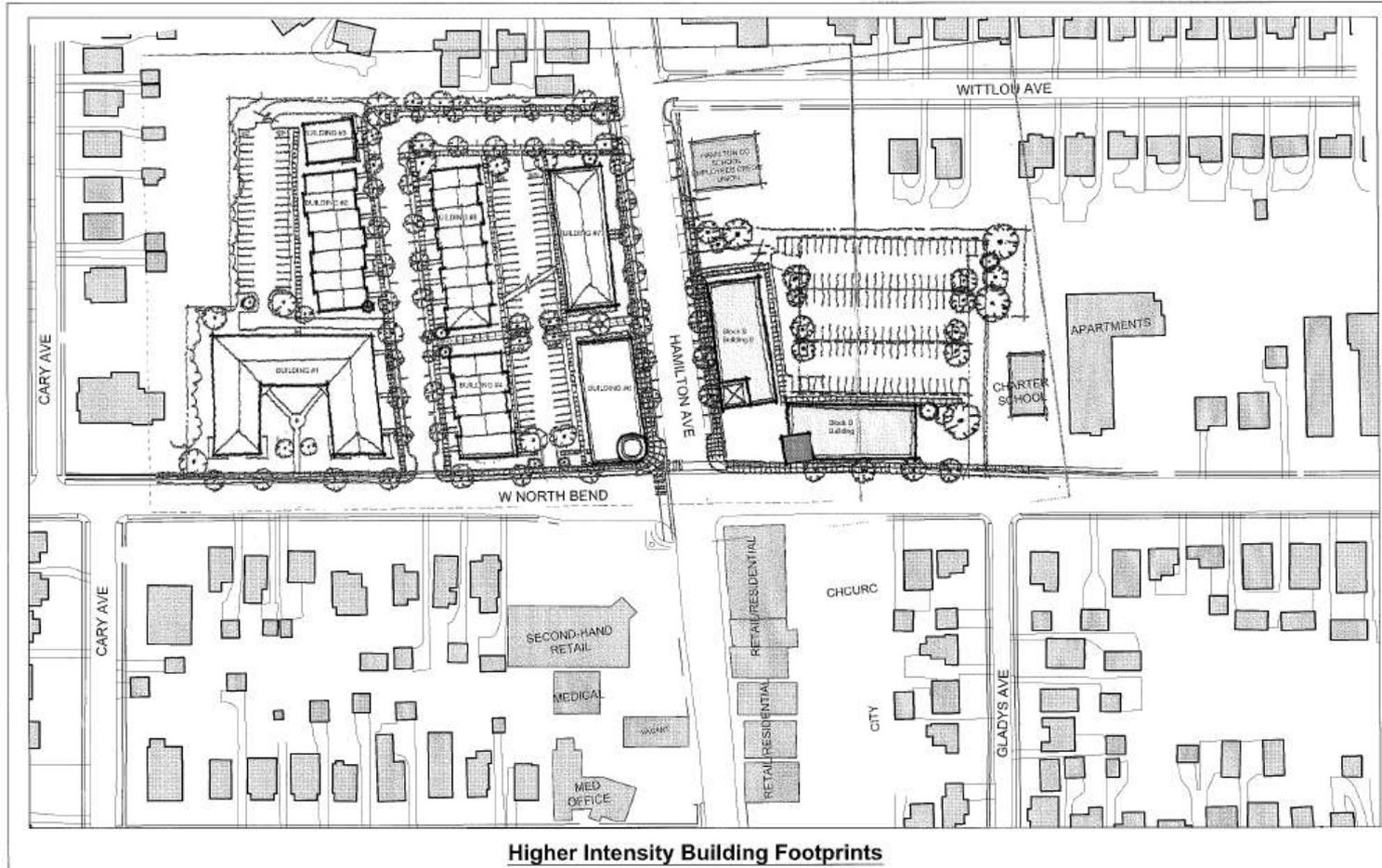


College Hill Station



COLLEGE HILL

College Hill Station



COLLEGE HILL



College Hill Station

- ***Thanks to:***

- Mike Kintner, CHCURC Executive Director
- Patrick Ewing
- Elizabeth Sherwood
- Doug Ignatius
- Saint Francis Group's Tom Neyer, Jr., Sean Balnes, Eric Greenberg, and Jessica Odenweller
- GlaserWork's Jeff Raser



Mid-Business District



- To fully develop Hamilton and North Bend, College Hill needed significant investment in the Mid-Business District. CHCURC sought to do this through:
 - Bringing new development to Mid-Business District
 - Privately developing properties in the Mid-Business District
 - Mid-Business District Parking Lot



Mid-Business District Redevelopment

- In April 2009, CHCURC was awarded \$1.5 million for the purpose of redevelopment of the mid-business district.
- The 2000 Strategic Urban Design Plan and 2009 Market Feasibility Study concluded that College Hill's neighborhood business district was too long, and recommended the demolition and redevelopment of the mid-business district with mixed-use in-fill housing, potentially over retail, with community green space.



Mid-Business District Redevelopment

- CHCURC utilized that \$1.5 million to purchase 6 buildings from 2010-2012, and another 3 buildings from 2013-2014, creating 2.5 acres for development around the corner of Hamilton Ave. and Marlowe Ave.



Mid-Business District Redevelopment – North of Marlowe



COLLEGE HILL



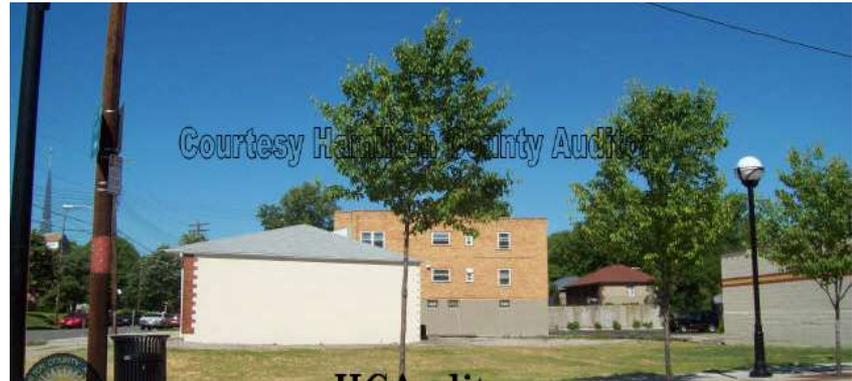
Mid-Business District Redevelopment – North of Marlowe

- Buildings were demolished during Summer of 2013



Mid-Business District Redevelopment – North of Marlowe

- CHCURC/City purchased 5951 Hamilton Ave. and 1610 Marlowe Ave. in March 2014.
- Demolished in March 2015.



Mid-Business District Redevelopment – North of Marlowe

- Need for quality affordable housing to compliment market-rate housing at College Hill Station
- Model Group/ERH proposed building:
 - \$11.1 Million development
 - 5,000 square feet of retail space
 - 53 apartments – 31 (2 bedroom units), and 22 (1 bedroom units)
 - Age restriction – 55 and over
 - Income restricted – 60% of Area Median Income



Marlowe Court

- New development will be called Marlowe Court
- In recognition of the work CHCURC accomplished to assemble this land with the City, CHCURC is receiving a consulting fee
- CHCURC is becoming a 10% owner of the residential units
- CHCURC re-invested its consulting fee to become a 30% owner of the commercial units



Marlowe Court

- Before photo of site of Marlowe Court



Thursday, November 1, 2012



Marlowe Court



• Initial Rendering – 1/15

COLLEGE HILL





EAST ELEVATION 1

1
A200



ENLARGED ELEVATION

3
A200



NORTH ELEVATION

2
A200

SFA
STRATEGIC FACILITIES ARCHITECTURE

ERH
EPISCOPAL RETIREMENT HOMES

MAPLOWE COURT
1610 MAPLOWE AVENUE
COLUMBIA, MISSOURI 65204
EPISCOPAL RETIREMENT HOMES
AFFORDABLE LIVING LLC
3870 BRIDGEMAN AVE. OMAHA NE 68131

NOT FOR CONSTRUCTION

DATE: 08/14/2018
DRAWN BY: JAMES HARRISON
CHECKED BY: STEVE PEARCE
PROJECT: 1610 MAPLOWE AVENUE
SHEET: 01 OF 01

SECTION: ELEVATIONS
NORTH & EAST 1

SCALE: 1/8" = 1'-0"
DATE: 08/14/2018
BY: JAMES HARRISON

A200

COLLEGE HILL



Marlowe Court



COLLEGE HILL



Marlowe Court



COLLEGE HILL



Marlowe Court



COLLEGE HILL



Marlowe Court



COLLEGE HILL



Marlowe Court

- First Financial Bank has already signed to be the anchor tenant.
- In June 2015, this project received \$9.8 million in tax credits over ten years
- The financing is expected to close by April 2016, and construction is also set to begin in April 2016.
- Construction is slated to take approximately 14 months, and we are hopeful that Marlowe Court will be open by June 2017.



Marlowe Court

- ***Thanks to:***

- Mike Kintner, CHCURC Executive Director
- Beth McLean
- Tony Thompson
- Doug Ignatius
- Melanie Jackson
- ERH's Doug Chambers, Jay Kittenbrink, and Kathy Noe
- SFA Architecture's Mark Browning
- Mayor Cranley



Mid-Business District – CHCURC Properties

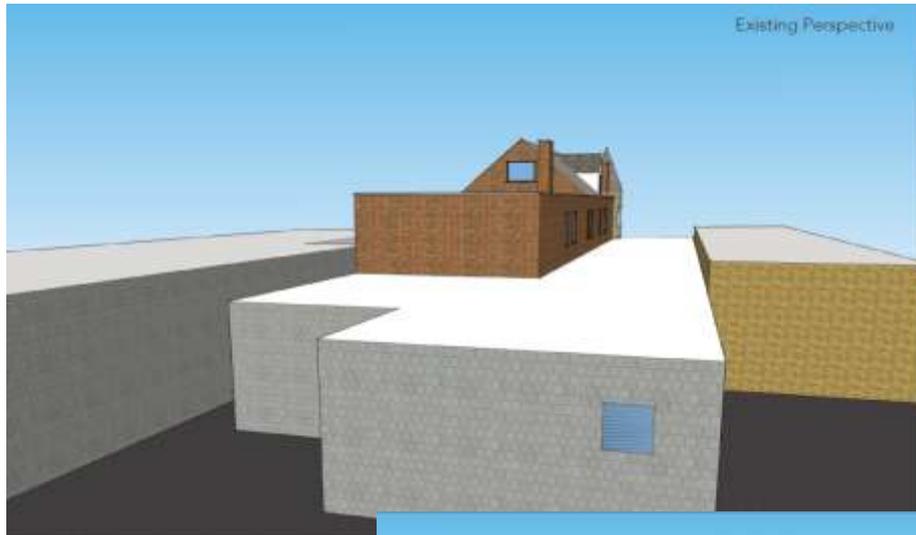
- CHCURC also knew that it needed to privately fundraise and develop historical properties in the business district
- \$200,000 Challenge Match - CHCURC raised \$200,000, when matched with \$200,000 gave CHCURC \$400,000 to purchase, renovate, and lease property in the business district to become financially independent. The income-producing property will also allow CHCURC to reinvest and purchase additional property in the business district.



Mid-Business District – CHCURC Properties

- CHCURC purchased the Doll House, 5917 Hamilton Ave., in 2013.
- CHCURC purchased the Dow Corner Buildings, 5901-5905 Hamilton Ave. in 2014.
- CHCURC hired Ross Battoclette and Kurt Heizenga, UC Architecture Students to create plans for the renovation of the Doll house





COLLEGE HILL



Elevation



College Hill Community Urban Redevelopment Corporation

Doll House 5917 Hamilton Ave. Cincinnati, Ohio 45224

COLLEGE HILL



Mid-Business District – CHCURC Properties

- CHCURC received a \$35,000 grant from Duke Energy's Urban Revitalization Initiative in October 2014 for architectural and engineering drawings for these buildings
- CHCURC hired Champlin Architecture and KLH Engineers to complete the drawings
- In 2015, CHCURC and Champlin Architecture underwent a visioning process for the redevelopment of Doll House and Dow Corner





COLLEGE HILL

A Diverse and Neighborly Community

DOLL HOUSE RENOVATION

5917 HAMILTON AVE. CINCINNATI, OHIO 45224

720 S. PEAR ROAD, SUITE #14
CINCINNATI, OH 45224
760.864.4444 FAX 760.864.4400
WWW.CHAMPLIN-ARCH.COM

DRINA LISIENIS, PRINCIPAL

BCE CONSULTING AND ENGINEERING, INC.
1000 W. WASHINGTON ST., SUITE 100
CINCINNATI, OH 45219
760.864.4400 FAX 760.864.4401
WWW.BCECONSULTING.COM

DRINA LISIENIS, PRINCIPAL

DOLL HOUSE RENOVATION

5917 Hamilton Ave. Cincinnati, Ohio 45224

INFORMATION

PROJECT ADDRESS

5917 HAMILTON AVE.
CINCINNATI, OHIO 45224

BUILDING CODE INFORMATION

THIS PROJECT WAS DESIGNATED USING THE 2011 OHIO BUILDING CODE (AUGUST 2014 RELEASE).

USE GROUP

EXISTING USE GROUP: M, R-2
PROPOSED USE GROUP: M, R-2

BUILDING

THE BUILDING WILL BE CLASSIFIED AS TYPE III-B. THE BUILDING COMPONENTS WILL HAVE THE FOLLOWING FIRE RATINGS AND CONSTRUCTION IN ACCORDANCE WITH TABLE 602.0(1) OF THE 2011 OHIO BUILDING CODE. THE BUILDING WILL NOT BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. RESIDENTIAL UNITS WILL BE SEPARATED FROM EACH OTHER AND OTHER USE GROUPS BY ONE-HOUR FIRE-RATED CONSTRUCTION.

USE GROUP

USE GROUP: M
BUILDING AREA: 2,340 SF
BUILDING HEIGHT: 2K - 10' 3 STORIES ABOVE GRADE PLANE
COLUMNS: 0 COLUMN
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR
EXTERIOR FINISHING WALL: 0 HOUR

GENERAL NOTES

1. SETBACK LINE: SEE 2011 OHIO CODE
2. PROJECT TO REMAIN UNDER THE EXISTING EXTERIOR APARTMENT COMMERCIAL SERVICES ON FIRST FLOOR AND NOT BE SUBJECT TO OCCUPANCY BY FIRST OF COMMERCIAL TOWNHOMES AS INDICATED BY PERMIT APPLICATION.

DRAWING INDEX

GENERAL

- S-001 CONCRETE
- A-100 GENERAL FINISH
- A-101 CONSTRUCTION DETAIL
- A-102 FINISH DETAIL
- A-103 FINISH DETAIL
- A-104 FINISH DETAIL
- A-105 FINISH DETAIL
- A-106 FINISH DETAIL
- A-107 FINISH DETAIL
- A-108 FINISH DETAIL
- A-109 FINISH DETAIL
- A-110 FINISH DETAIL

PLUMBING

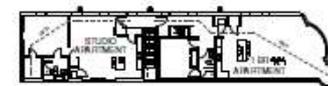
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- P-101 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO PLUMBING CODE
- P-102 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO PLUMBING CODE
- P-103 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO PLUMBING CODE
- P-104 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO PLUMBING CODE
- P-105 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO PLUMBING CODE

MECHANICAL

- M-100 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO MECHANICAL CODE
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ELECTRICAL

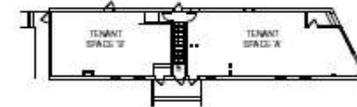
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- E-101 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO ELECTRICAL CODE
- E-102 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO ELECTRICAL CODE
- E-103 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO ELECTRICAL CODE
- E-104 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO ELECTRICAL CODE
- E-105 SHALL BE IN ACCORDANCE WITH THE 2011 OHIO ELECTRICAL CODE



SECOND FLOOR EGRESS PLAN



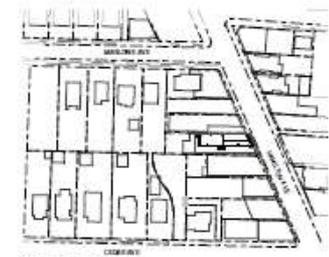
1/8" = 1'-0"



FIRST FLOOR EGRESS PLAN



1/8" = 1'-0"



SITE PLAN



1" = 100'

ASSURANCES

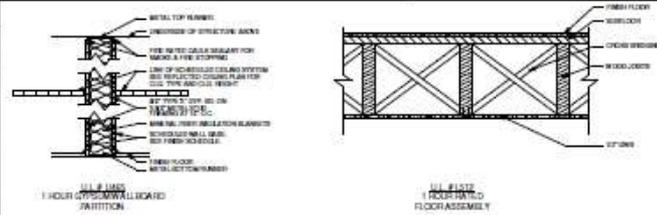
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1	PERMITTING	08/11
2	CONTRACT REVIEW	08/11
3	PERMIT REVIEW	08/11
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6	PERMIT REVIEW	08/11
7	PERMIT REVIEW	08/11
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19	PERMIT REVIEW	08/11
20	PERMIT REVIEW	08/11

Drawn by: [Blank]
 Checked by: [Blank]
 Client Number: [Blank]
 Project Number: [Blank]
 Drawing Title: [Blank]
 Drawing Code: [Blank]
 Revision: [Blank]

COVER SHEET

Sheet: **G-001**

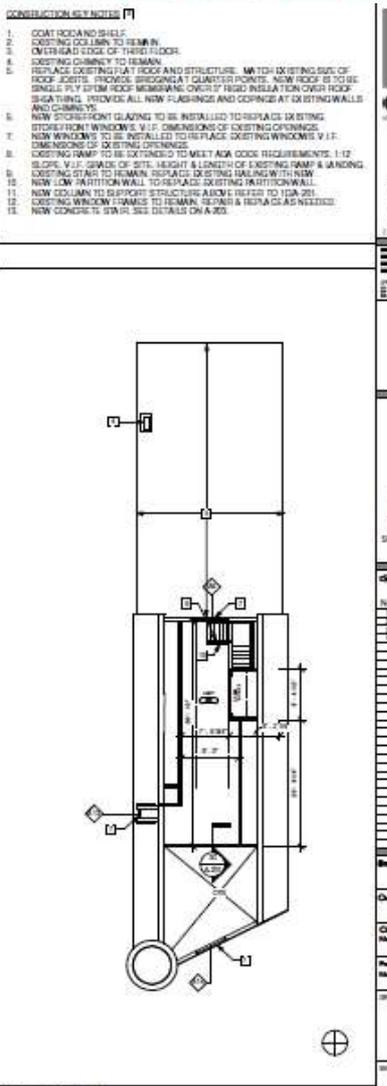
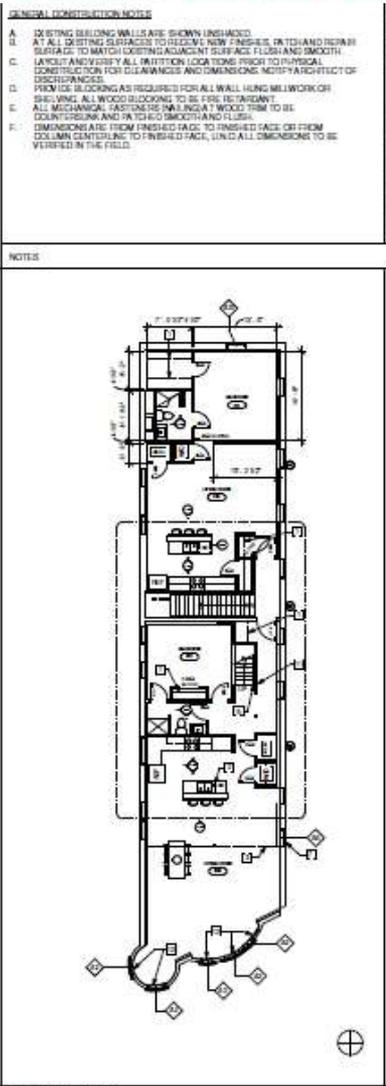
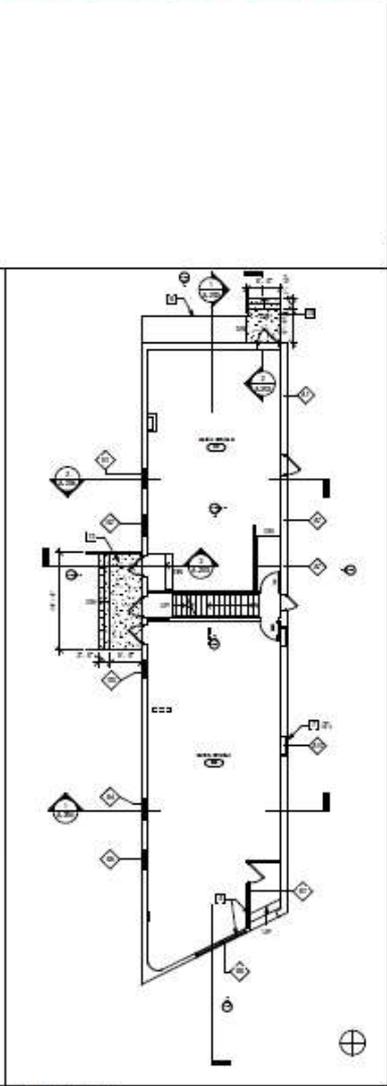
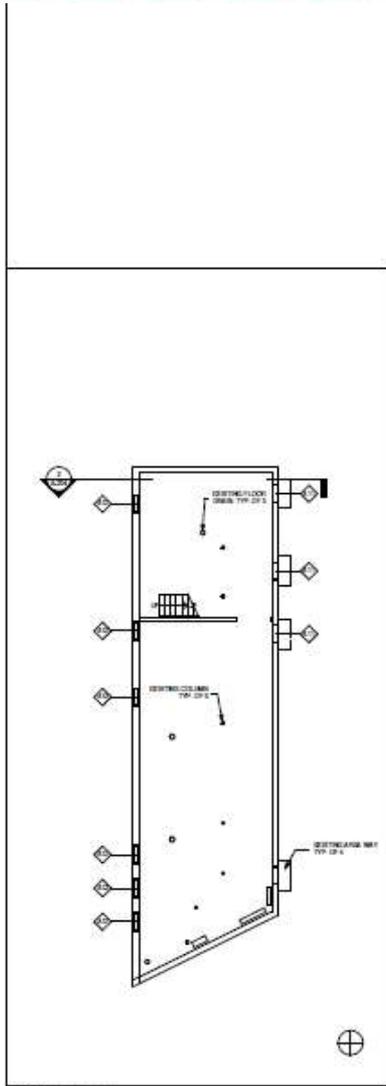
VICINITY MAP



DATED ASSEMBLIES

1/8" = 1'-0"





GENERAL NOTES:

- EXISTING BUILDING WALLS ARE SHOWN UNFINISHED.
- AT ALL EXISTING SURFACES TO RECEIVE NEW FINISHES, PATCH AND REPAIR SURFACES TO MATCH EXISTING ADJACENT SURFACE FINISH AND SMOOTH.
- LAYOUT AND LAYOUT ALL PARTITION LAYOUTS PRIOR TO PHYSICAL CONSTRUCTION FOR CLEARANCES AND DIMENSIONS. NOTIFY ARCHITECT OF DISCREPANCIES.
- PROVIDE BLOCKING AS REQUIRED FOR ALL WALL HANG MECHANICAL SHELVING. ALL WOOD BLOCKING TO BE FIRE RETARDANT.
- ALL MECHANICAL FASTENERS INCLUDING WOOD TRIM TO BE COUNTY-BRAND AND PATCHED SMOOTH AND FLUSH.
- DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE OR FROM COLUMN CENTERLINE TO FINISHED FACE, UNLESS ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.

CONSTRUCTION NOTES:

- COAT ROOF AND GABLES.
- EXISTING COLUMN TO REMAIN.
- OVERHEAD ROOF OF TRUSS FLOOR.
- EXISTING CHIMNEY TO REMAIN.
- REPLACE EXISTING FLAT ROOF AND STRUCTURE. MATCH EXISTING ROOF OF ROOF JOISTS. PROVIDE BRACING AT GABLES JOISTS. NEW ROOF IS TO BE SINGLE PLY EPDM ROOF MEMBRANE OVER 1/2" RIGID INSULATION OVER ROOF JOIST TYPICAL. PROVIDE ALL NEW FLASHINGS AND CORNICE AT EXISTING WALLS AND CHIMNEYS.
- NEW STORE-FRONT GLAZING TO BE INSTALLED TO REPLACE EXISTING STORE-FRONT WINDOWS. V.I.F. DIMENSIONS OF EXISTING OPENINGS. NEW WINDOWS TO BE INSTALLED TO REPLACE EXISTING WINDOWS. V.I.F. DIMENSIONS OF EXISTING OPENINGS.
- EXISTING RAMP TO BE EXTERIOR TO MEET ADA CODE REQUIREMENTS. 1-1/2" SLOPE. V.I.F. SPREAD OF SITE. HEIGHT & LENGTH OF EXISTING RAMP & LANDING.
- EXISTING STAIR TO REMAIN. REPLACE EXISTING BALUSTRA WITH NEW.
- NEW LOW PARTITION WALL TO REPLACE EXISTING PARTITION WALL.
- NEW COLUMN TO SUPPORT STRUCTURE ABOVE REFER TO ICM-201.
- EXISTING WINDOW FRAMES TO REMAIN. REPAIR & RESTA GLASS NEEDED.
- NEW CONCRETE SWIRL SEE DETAILS ON A-202.

NOTES

CHAMPLIN
CONSTRUCTION

7201 IRON ROSS ROAD #114
CINCINNATI, OH 45222
763.261.0400 FAX 763.261.0807
info@champlin.com

3E
CONSTRUCTION SOFTWARE

COLLEGE HILL
CONSTRUCTION & MAINTENANCE
DOLL HOUSE RENOVATION
557 Hamilton Ave., Cincinnati, Ohio 45224

ISSUANCES

No.	Description	Date
1	ISSUANCE	01/11/10
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27	ISSUANCE	01/11/10
28	ISSUANCE	01/11/10
29	ISSUANCE	01/11/10
30	ISSUANCE	01/11/10

Drawn By: RB
Checked By: CM
Clear Number: ACC
Project Number: 5571

ISSUED FOR:
CONSTRUCTION FLOOR PLANS

REVISION:
A-200



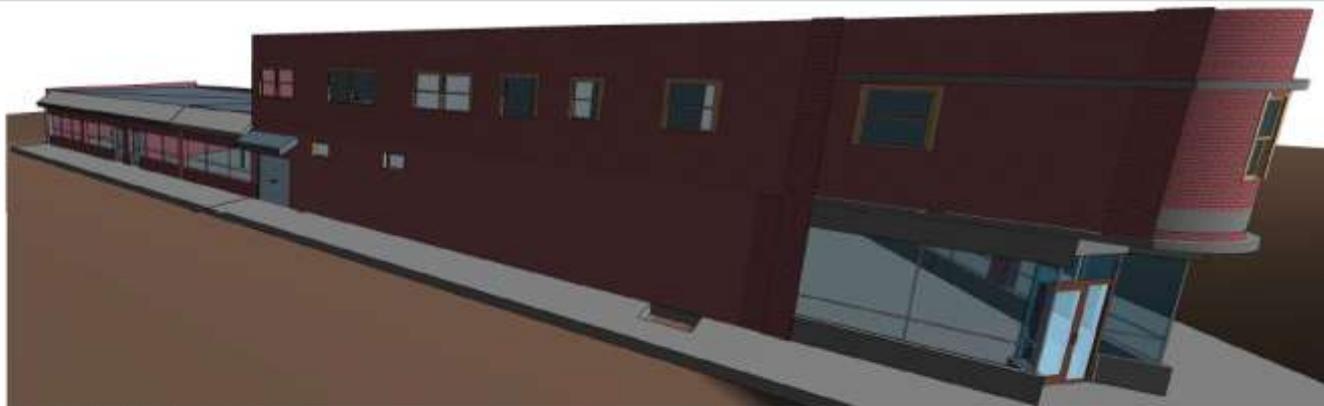
Dow Corner Buildings



COLLEGE HILL



Dow Corner Buildings



① OPTION 1 PERSPECTIVE - CEDAR AVE



② OPTION 1 PERSPECTIVE - HAMILTON AVE

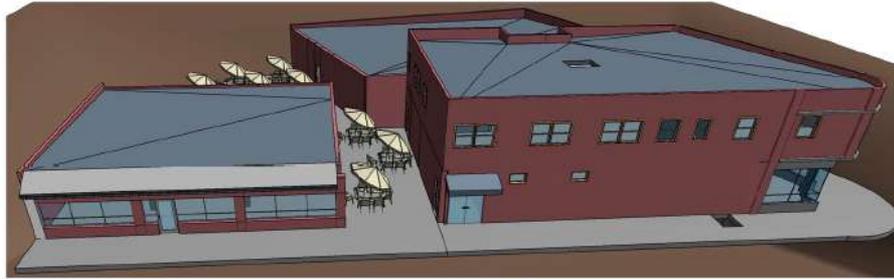
CHAMPLIN
ARCHITECTURE

1/30/2015 9:04:08 AM

COLLEGE HILL



Dow Corner Buildings



① OPTION 3 PERSPECTIVE - CEDAR AVE



② OPTION 3 PERSPECTIVE - PARKING AREA

 **CHAMPLIN**
ARCHITECTURE

1/30/2015 8:35:39 AM

COLLEGE HILL



Dow Corner/Doll House Buildings

- CHCURC was awarded a \$4,000 grant by BB&T Bank to hire a consultant to take the Champlin Architecture drawings, to estimate construction costs, review market studies, and create the pro-forma for the redevelopment of the Dow Corner Buildings and Doll House
- CHCURC retained Diversified Facilities Solutions to complete this work.
- Over the past 6 weeks, Diversified Facilities Solutions has received bids from contractors, reviewed the retail and residential marketing studies, and created a pro forma for the development of these buildings.



Dow Corner/Doll House Buildings

- CHCURC has received a preliminary loan commitment, and has applied for gap financing from the City of Cincinnati
- 4 apartments and 5-6 commercial spaces
- Estimated Renovation Costs: \$950,000

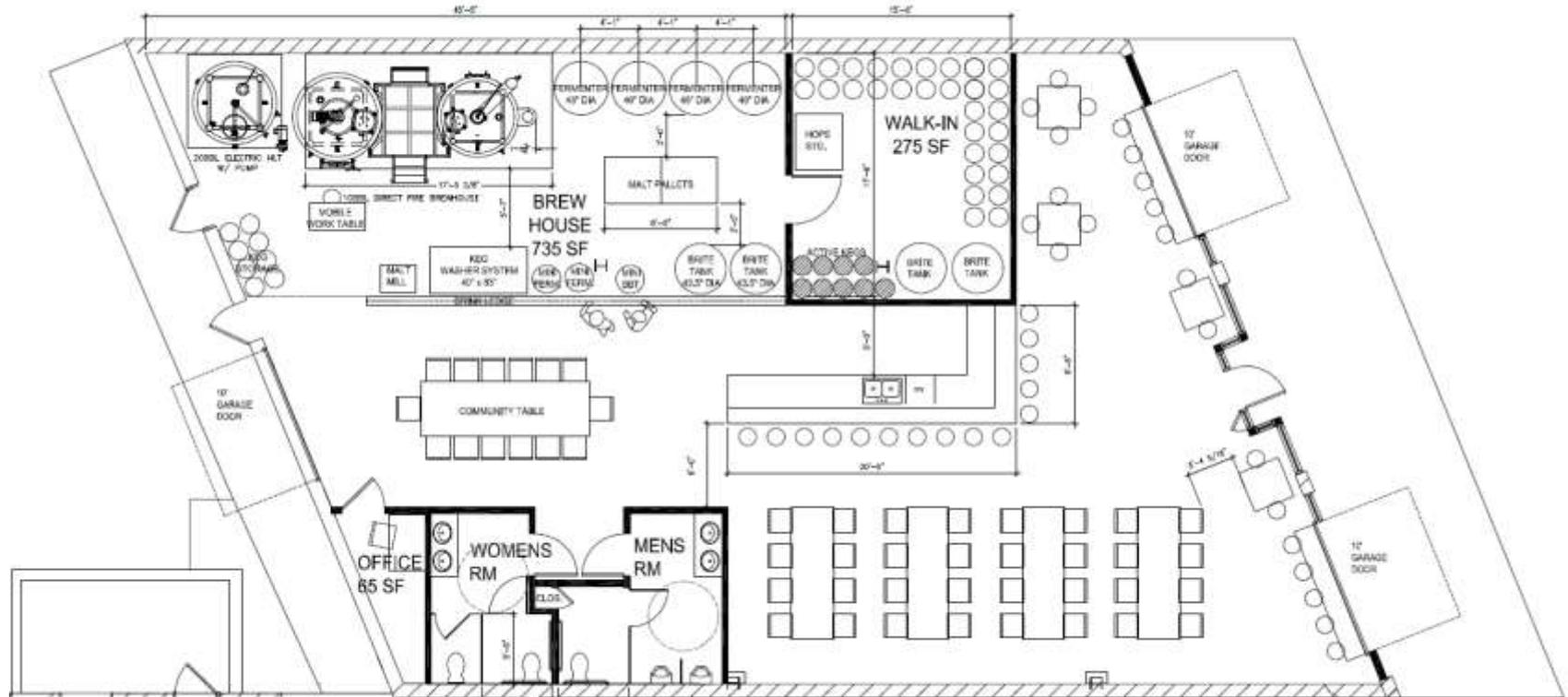


Dow Corner Buildings

- CHCURC is pleased to announce our first new tenant at the Dow Corner Buildings: Brink Brewing Co.
- Lease was signed yesterday!



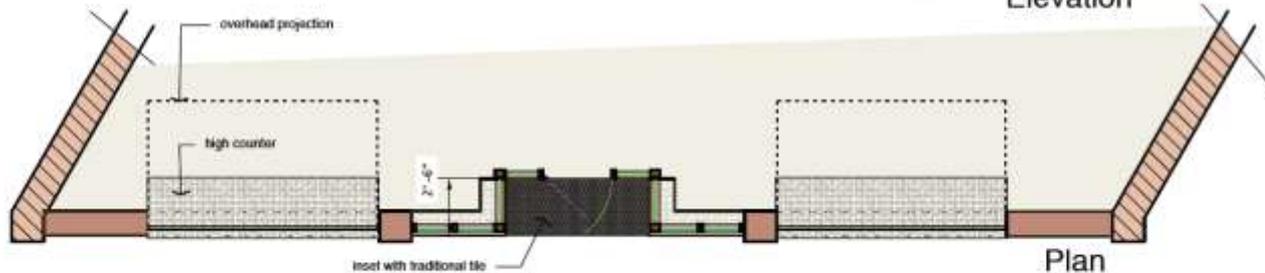
Brink Brewing Co.



COLLEGE HILL



Brink Brewing Co.



Brink Brewing Company

1/31/16, 3:13 PM Brink Brewing Rendering 1.08

COLLEGE HILL



CHCURC – Office

- Elaine Efke man donated 1551 Marlowe to CHCURC in 2014
- CHCURC wanted to restore the building to its former glory and used the building for CHCURC's offices, conference room and storage



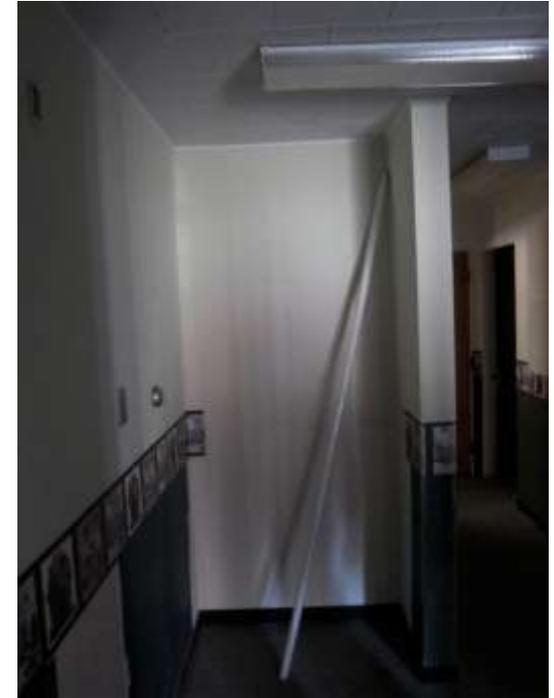
CHCURC – Office

- The building had been vacant for two years, and thieves had stripped it of copper and busted windows
- CHCURC began renovations in early 2015, converting the space into its offices
- Champlin Architecture provided permit drawings for the renovation
- Diversified Facilities Solutions renovated the building



CHCURC – Office

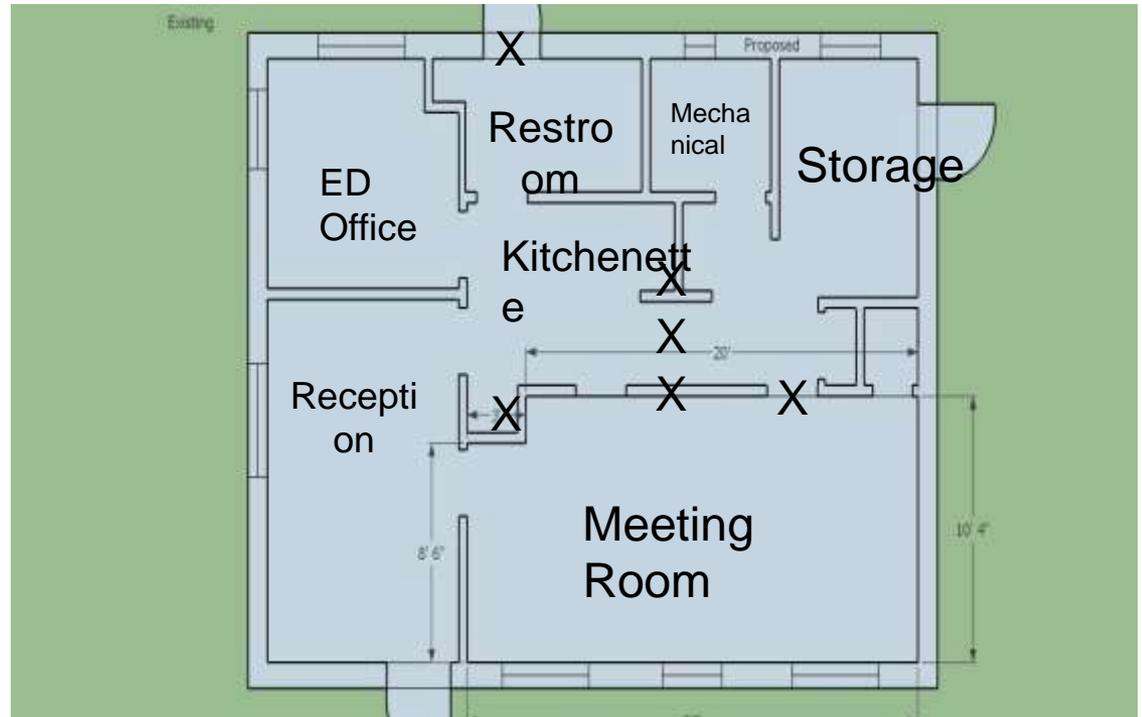
- Before pictures



CHCURC – Office



THEN--Chopped up original floor plan above. Location of load bearing walls allowed CHCURC to open up the space. Champlin Architecture drew documents for permitting.



CHCURC – Office



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CHCURC – Office

- Husband and wife team **Byron and Jackie Coley** from **DFS** were the lead contractors on the renovation.
Thank you, **DFS** partners, **Paul Poppleton** and **Emmett Drane!**



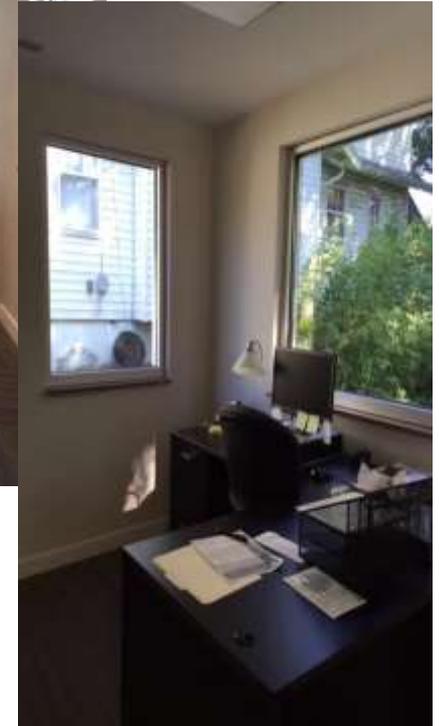
CHCURC – Office

Thanks to:

- **Keep Cincinnati Beautiful Safe & Clean Grant, College Hill Gardeners and GoCincinnati**, who partnered to improve the landscaping.



CHCURC – Office



CHCURC – Office

Thanks to:

- **James Sivitz**, our go-to guy throughout, who tore out walls, removed small sinks, counters, cabinets, yanked electrical outlets in the walls and floors and hauled the junk off in his red pick-up.
- **Don Cluxton**, who not only rolled up flooring, but drew the existing and proposed floor plans
- **Tony Thompson**, who gave expert advice from electrical to plumbing, roofing to finishing.
- **Tim Sexton** was the ever-ready broom, shovel, and dust pan clean up guy.



CHCURC – Office

Thanks to:

- **Harmony AV** for donating the projector
- **ProSource** for the free installation and discounted service agreement for the multi-function printer/copier.
- **NetVantage Inc.** for wiring and networking.
- **CHCURC Board of Directors** for their volunteerism, patience, and support throughout the project. We've opened!
- **Beth McLean**, for guiding this project to completion – from picking out flooring, paint, and cabinet choices, and coordinating volunteers and the KCB grant



CHCURC – Office

- Renovation completed in August 2015



- Sign installed January 2016!



CHCURC – Efkeman Building

- CHCURC would like to recognize and thank:
 - Elaine Efkeman and the Efkeman family for their generous donation of 1551 Marlowe Ave. to CHCURC



National City Building

- CHCURC also sought to secure another key corner of Hamilton Ave. and Marlowe Ave. in 2015
- Awarded an NBDIP grant of \$100,000 to purchase 5932 Hamilton Ave., formerly a National City Bank.
- CHCURC closed on this transaction in Sept. 2015.



National City Building



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National City Building



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National City Building

- Thanks to PNC Bank for its support throughout the grant process and its willingness to heavily discount the price
- CHCURC will be marketing this building for a restaurant use.



Urban Fast Forward

- CHCURC was awarded a \$20,000 grant from the City's General Fund Service Provider Grant, which will be used to allow CHCURC to hire both:
- Marketing/communications consultant; and
- Urban Fast Forward to complete a retail marketing strategy for the College Hill Business District, which will be completed early in 2016.
- Urban Fast Forward will also be the lead real estate broker for CHCURC's properties.



Mid-Business District Parking Lot

- CHCURC was awarded a \$250,000 grant in January 2012 to redevelop the Mid-Business District Parking Lot between Cedar Ave. and Marlowe Ave. on the west side of Hamilton Ave.
- CHCURC has been working with the City to design and open up this hidden parking lot by acquiring and demolishing two properties, allowing for a clear sightline and better physical access to the parking lot.



Mid-Business District Parking Lot

- CHCURC acquired 1626 Cedar Ave. in August 2012.
- Demo in March 2015



- CHCURC/City agreed to purchase 1618 Cedar to further add to the Mid-Business District Parking Lot
- Purchased in June 2015; demo in Oct. 2015



Mid-Business District Parking Lot

- CHCURC will increase the safety of the parking lot by adding lighting, in addition to repaving and restriping the parking lot.
- CHCURC is hopeful that these improvements will help to attract new businesses to the Mid-Business District.
- CHCURC/City completed the planning and design of the Parking Lot in 2015
- Zoning Variance was granted in October 2015
- Contract was awarded in October 2015, Construction to begin in March 2016



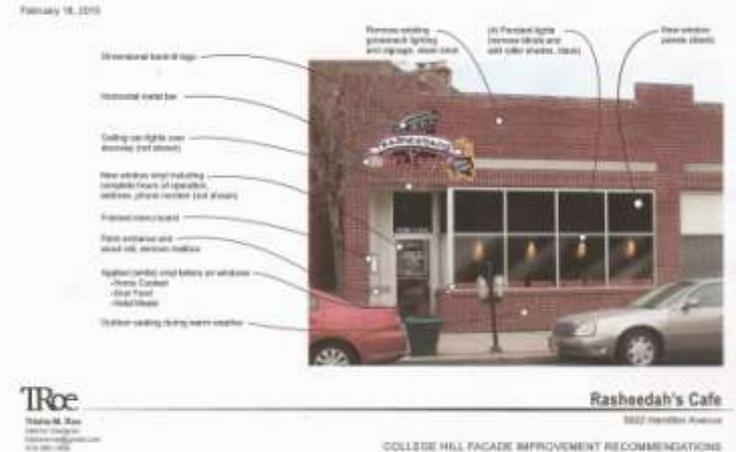
Façade Improvement Program 2015-2016

- CHCURC is pleased to announce that in July 2014, CHCURC was awarded a new \$175,000 grant for a second round of façade improvements.
- In 2015, façade improvements were made to College Hill Coffee Co. (new awning) and CHCURC office (new windows, doors, sign)
- In 2016, façade improvements will be made to 17 buildings, including the Dow Corner Buildings, the Doll House, and many businesses up and down Hamilton Ave., including Silk Road Textiles, Inspire, Enliven, Bacall's, and many more!



Façade Improvement Program 2015-2016

- Thanks to:
 - Matt Pleasant, UC DAAP Grad Student and CHCURC FIP Coordinator
 - PNC Bank for their generous \$10,000 grant to add additional façades to this project



CHCURC – Potential Projects

- Community Park Project
- Community Theater Project



Community Park



- CHCURC/City purchased 5943 Hamilton Ave. (EZ Market) in Sept. 2012
- After one year, EZ Market closed in September 2013
- CHCURC/City acquired 5919/5921 Hamilton Ave. in February 2015
- Demo for both buildings occurred in March 2015



Community Park at Hamilton and Marlowe



- Cost Estimate: \$500,000

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Community Theater Project

- CHCURC was approached by Dee Dunn, College Hill resident and president of the CenterStage Players about converting 6060 Hamilton Ave. into a community theater space.
- Dee has secured four community theater groups ready to be tenants – CenterStage Players, Tri-County Players, Stagecrafters, and the Cincinnati Playwrights Initiative – which would transform 6060 Hamilton into a venue programmed 45 weeks a year with plays, workshops, and stage readings



Community Theater Project

- \$350,000 purchase price
- \$400,000-\$500,000 renovation costs



CiTIRAMA 2014

- With CHCURC's progress on so many fronts in the business district, CHCURC was pleased that TJ Ackerman and the Meierjohan Building Group jointly purchased 8 acres of land off of Connecticut Ave. to bring the newest CiTiRAMA to College Hill! Five model homes were constructed for the CiTiRAMA event in September 2014, and the new cul-de-sac street includes 24 new homes.



CiTiRAMA 2014



COLLEGE HILL



CiTIRAMA 2014

- 23 out of 24 houses have already been sold
- Price range of \$195,726 - \$337,000
- Average Sales Price of \$253,685
- Fastest build out in CiTiRAMA's history

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CiTIRAMA 2016

- College Hill was awarded a new CiTiRAMA project for 2016, off of Colledgevue, with 36 lots
- September 10-18, 2016



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CiTiRAMA 2016

- Brookstone Homes, Drees Homes, Maronda Homes, Potterhill Homes and Showcase Building & Design have selected five of the seven available lots



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WORKING IN NEIGHBORHOODS

Harnessing the Power of Neighborhood Leadership to Build Strong Communities across Greater Cincinnati

College Hill Redevelopment

Since 2006, Working In Neighborhoods (WIN) has focused its College Hill housing development efforts on Cedar Avenue and the surrounding side streets. So far, WIN has completed and sold 10 homes to first-time homebuyers in the neighborhood.

Sold

Coming Soon

5827 Salvia B



Rehab | 3 Bed | 1.5 Bath | 1,824 sq.ft

1323 Cedar E



New | 3 Bed | 2.5 Bath | 2,035 sq.ft.

1317 Cedar G



Rehab | 3 Bed | 2 Bath | 1,346 sq.ft

1310 Cedar K



New | 3 Bed | 2.5 Bath | 1,430 sq.ft.

1208 Cedar M

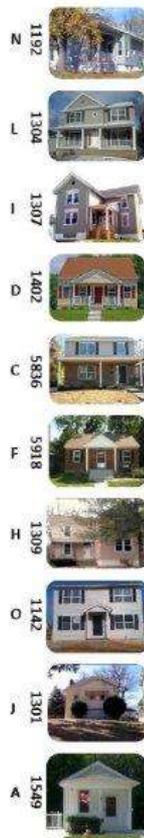


New | 3 Bed | 2 Bath | 1,433 sq.ft

1306 Groesbeck



Rehab | 3 Bed | 1.5 Bath | 1,496 sq.ft



Working in Neighborhoods

- Sold 10 homes to first-time homebuyers
- 6 new houses to be completed in 2016!
- 1323 Cedar, WIN's first modular home, is on track to be certified LEED Silver and 5827 Salvia are being completed with only private subsidy
- Four other homes in target area are set to begin rehabilitation or construction this year: 1306 Groesbeck, 1317 Cedar, 1310 Cedar, and 1208 Cedar.

COLLEGE HILL



Coming
Soon!

**WORKING IN
EIGHBORHOODS**
Harnessing the Power of Neighborhood Leadership
to Build Strong Communities across Greater Cincinnati



1323 Cedar



- 3 Bedrooms
- 2.5 Bathrooms
- Open concept
- Loft/bonus space
- 2 car attached garage
- Unfinished basement
- 2,035 sq.ft.

1317 Cedar



- 3 Bedrooms
- 2 Bathrooms
- Living room
- Eat-in kitchen
- Off-street parking
- 1,346 sq.ft.

1310 Cedar



- 3 Bedrooms
- 2.5 Bathrooms
- Living room
- Kitchen
- Off-street parking
- Unfinished basement
- 1,430 sq.ft.

1208 Cedar



- 3 Bedrooms
- 2 Bathrooms
- Great room/kitchen
- Garage attached
- Unfinished basement
- 1,433 sq.ft.

1306 Groesbeck



- 3 Bedrooms
- 1.5 Bathrooms
- Living room
- Dining room
- Kitchen
- Off-street parking
- 1,496 sq.ft.

5827 Salvia



- 3 Bedrooms
- 1.5 Bathrooms
- Living room
- Dining room
- Kitchen
- Bonus space
- Off-street parking
- 1,824 sq.ft.

These 6 properties are coming soon to College Hill! Properties will be a combination of complete rehab and new construction. Buyers must be first time homebuyers. Properties must be owner-occupied.



1814 Dreman Avenue Cincinnati, OH | P: 513.541.4109 | www.wincincy.org | Email: sreeves@wincincy.org

Working in Neighborhoods

• WIN is also excited to be rehabbing their first home outside of the Cedar Corridor: 6409 Heitzler Avenue.

• Looking towards 2017, WIN is completing predevelopment on four single-family homes along Piqua Avenue, with construction gap financing pending.

COLLEGE HILL



Why we need you!

- New Fundraising Campaign
 - Renovations to Doll House/Dow Corners
 - Renovations for National City Building
 - Community Park Project
 - Community Theater Project
 - Expanding Capacity for CHCURC
- Looking for the next great business to bring to College Hill



Thanks to CHCURC Sponsors

- PNC Bank
- Llanfair
- Twin Towers
- College Hill Coffee Co.
- Hodapp Funeral Homes
- Schwartz Jewelers
- Marty's Hops & Vines
- Silk Road Textiles
- Kemba Credit Union
- Comey & Shepherd
- Brentwood Printing
- Access Property Management
- KMK Law
- Robbins, Kelly, Patterson & Tucker



Thank You!

- Mike Kintner, Executive Director
- Beth McLean – Annual Meeting, Operations
- Judy Moyer & Tony Thompson – Derby Day
- Andrea Schwartz – Rhythm Race
- Jacob Samad – Business development
- Patrick Ewing, Tim Sexton, Tony Thompson and Bill Huwel – Property Development
- Jim Lay and Tim Sexton – Fundraising
- Dan Minelli, John Scott, and Terry Owen – Special Events
- Sheena Parton, Cheryl Meadows, Marty Schwartz, Charley Pittinger, Gene Ellington,
- *You!*





Already in Action!



College Hill Community Urban Redevelopment Corp.

COLLEGE HILL

