

Activating the City of Cheviot's Commercial Business District



HAMILTON COUNTY
Planning +
Development



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About this Plan

Mini Planning Grant

The City of Cheviot received this mini planning grant from Hamilton County Planning and Development's Community Development Block Grant (CDBG) funds in 2020. The mini planning grant program allows jurisdictions to do the necessary planning work to strategize improvements and changes needed for the future. Cheviot was awarded the mini planning grant to create a plan to activate the business district. This plan will be based on strategies produced from the Technical Assistance Panel (TAP) and the sequential report produced by Urban Land Institute (ULI). The three main strategies from the report are, "Grow Your Own," "Invest, Develop, Gain Site Control," and "Activate Harrison Avenue."

City of Cheviot

Sam Keller, Mayor
Tom Braun, Safety Service Director
Caroline Statkus, Economic Development Director

Steering Committee

Linda Bernhardt, Projotech
Grayson Combs, Coldwell Banker
Dan Cunningham, City of Cheviot Council
Krystle Gaiser, WestSide Market
Rick Hoeting, Hoeting Real Estate
Ray Kroner, Kroner Dry Cleaners
Peter Rebold, Cheviot Community Foundation
Bill Westerhaus, Pioneer Vending (retired)

Hamilton County Planning + Development

Steve Johns, Planning Services Administrator
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Project Background

Back before there were interstates, Harrison Avenue was a major east west connector and the traffic and streetcar line made it a good place to locate a business.



Historic Harrison Avenue

Although Harrison Avenue is still used by through traffic with Average Daily Traffic counts of 15,415 at Lovell Street, 10,760 at Olivette Avenue, 13,775 at eastern corporate limits, traffic counts are much lower than in the past. Decades ago, businesses have relocated to interstate interchanges and suburban style shopping centers. Local pride has helped the area remain a destination for the mostly residential neighborhoods constructed to the west. The Harvest Home Fair and Parade are still signature events as well as annual Family Day at Harvest Home Park and numerous church festivals.



Historic Harvest Home Fair

Harvest Home Fair

The first Harvest Home Fair dates back to the 1860s when a farmer had a fair for his harvesting on over 60 acres of land he purchased in Green Township. The Fair has been run by the Kiwanis Club of Cheviot-Westwood since 1939. An estimated crowd of 40,000 attend the Parade and Fair, making it truly "the Biggest Little Fair in Ohio." (<https://www.harvesthomefair.com/>)

Current Transition

Like many "First Suburbs" Cheviot finds itself in a time of transition where increased diversity, frayed ties to the past, flagging civic institutions, and successful redevelopment in neighboring Westwood have created a "where do we go from here" moment.

Strengths



Street furniture and municipal parking along Harrison Avenue



Street wall along Glenmore Avenue

Across the United States, communities are trying to build from scratch or rebuild what Cheviot has - a walkable, pedestrian-oriented business district. This is Cheviot's main asset.

Cheviot's business district is mostly intact from the City of Cincinnati border on the east to the intersection of Harrison Avenue and Lovell Avenue. In recent years, there have been a few "tear-downs" and "rebuilt" that could have better fit into the business district aesthetic (notably the Family Dollar), and there are a couple of sites that are more suburban in nature (Fifth Third Bank, Wendy's, Long John Silvers), but on the whole there are "good bones" to build upon.

The amount of municipal parking in Cheviot is a major asset. There is a large lot on the west side of North Bend Road just before Harrison Avenue (50 spaces), another large lot on the west side of Glenmore Avenue at Harrison (105 spaces), and a small lot on the east side of Glenmore Avenue at Gamble Avenue (20 spaces).

The Cheviot Business Corridor also has good Metro bus service with the relatively high frequency route 21 and 40x express route providing access to and from downtown Cincinnati and the Western Hills neighborhood of Green Township.

Some entrepreneurs are noticing these assets and working to capitalize on them, including the WestSide Market. The WestSide Market is one of the most successful additions to the business district. The monthly market includes over 100 vendors and food trucks in a family friendly environment bringing thousands of visitors to the City. Similar markets in other parts of Cincinnati have been a way to get people to think about opening brick and mortar stores.

Recent Activities

Overlay Zoning District (OZ)

In 2019, the City of Cheviot adopted the Overlay Zoning District (see Appendix for more detail). The overlay zone (OZ) is a zoning district that is applied over one or more previously established zoning districts. The OZ establishes additional or stricter standards and criteria for properties within the OZ, in addition to the standards that were previously established. The overlay regulates building setback, parking standards, building materials, ingress and egress of the building, and ground-floor transparency. This will prevent future tear-down and rebuilds that are not consistent with the desired outcomes of Cheviot.

Capital Improvements

There has also been recent investment by the City in improvements such as the paving and striping of the North Bend and Glenmore parking lots, installation of banners and new landscaping and street furniture in Pioneer Park in part funded with County CDBG funding.

Harrison Avenue Safety Study (ODOT 2019)

The City of Cheviot Road Safety Study was completed in

coordination with the Ohio Department of Transportation (ODOT) in 2019. The study includes road and streetscape improvements and suggest ways to make the business district more pedestrian and bicycle friendly. Implementation is expected to start in 2021.

The Designated Outdoor Recreation Area (DORA)

In 2020, DORA funding was made available with CDBG-CV funds through the Coronavirus Aid, Relief, and Economic Security (CARES) Act administered by Hamilton County Planning + Development. DORA funds covered the cost for awnings for 8 bars/restaurants, 12 benches, 12 trash cans, 4 lighted bollards, street signs designating leaving the DORA area, and 10,000 DORA cups.

Beginning in March 2021, the Cheviot Business Alliance is hosting monthly “Pocket Parties” to promote the DORA on the first Wednesday of the month. They include live music, family friendly atmosphere and themed gatherings including the June Cicada Parade. A new website was created to promote all social events including Harvest Home, WestSide Market, Pocket Parties, etc. See at <https://www.explorecheviotohio.com/>



Pioneer Park located along Harrison Avenue

Urban Land Institute - Technical Assistance Panel (ULI-TAP)

The main intent of this business district plan was to develop detailed implementation strategies for several recommendations in the [ULI TAP](#), including TAP Strategy 3: Grow Your Own; TAP Strategy 4: Invest, Develop, Gain Site Control and TAP Strategy 5: Activate Harrison Avenue

TAP Strategy 3: Grow Your Own

The TAP noted that several pieces are in place to find new tenants for the vacant or underutilized storefronts on Harrison Avenue. The WestSide Market currently brings in several small business owners and customers to the City. There is an opportunity to link the businesses ready for storefronts to the vacant storefronts. Krystle Geiser, founder and curator of the WestSide Market, is willing to help bring together complimentary vendors and develop a business plan that could lead to renting a brick-and-mortar location along Harrison Avenue. Other long-established businesses in the corridor are also willing to serve as mentors for these entrepreneurs.

Pop-up-shops could also help WestSide Market vendors prepare for the move to longer-term leased spaces and permanent storefronts along Harrison Avenue. MORTAR Cincinnati, HCDC, Greater Cincinnati Microenterprise Initiative (GCEI) and other nonprofits could provide small businesses with technical assistance to achieve these goals as well.

The City of Cheviot has a \$100,000 revolving loan fund at First Financial Bank that is available to make \$10,000 microloans for small businesses. These funds could be the perfect way for a vendor at the WestSide Market to make the leap to a storefront in the corridor.

First Financial, the City of Cheviot, and HCDC have a microloan program (up to \$10,000/applicant). Applicants who want to open

a new business or make improvements to an existing business meet with the bank. Following that, HCDC provides coaching to the applicant. The City then has a Microloan Team to review the application in context with City plans. First Financial then determines if the loan is a good investment of program funds.

Aside from WestSide Market vendors, Cheviot organizations could rent some of the vacant/underutilized spaces in the corridor. One possibility is that the Cheviot Community Foundation could either have space donated to it in the First Financial building or by renting a space in the Glenmore Building.



WestSide Market Venue

TAP Strategy 4: Invest, Develop, Gain Site Control

It is important to revisit some of the language from the TAP regarding this strategy:

“Redevelopment will not be successful if it is scattershot. There must be a clear, unmistakable focus point. It should be an intersection or block that will become synonymous with Cheviot. In necessary cases, the city should pursue site control to manage these essential areas. Key intersections in the business district should be a part of a strategic planning process for investment and development. Cheviot can work with local public/private partners to gain site control of strategic sites to protect and develop the agreed plan.”

During this process, the Steering Committee and Staff agreed that the intersection of Glenmore and Harrison Avenues had the most potential to build momentum and become the identifiable “heart of Cheviot.”

The strengths of this intersection include:

- Iconic historic buildings - particularly the Glenmore and Kessen buildings
- Large municipal parking lot
- Other municipal assets such as the cemetery and Pioneer Park
- Proximity to other important buildings/institutions: City Hall and St. Martin’s Church
- Opportunities for interventions in underutilized store fronts of the Glenmore building and the Cappel’s site (which is currently available for purchase)

A secondary focal point in the Harrison Avenue Corridor is the intersection with North Bend Road where assets like historic buildings and a municipal parking lot make it a logical location for investment.

Several other sites that do not conform with the OZ District regulations could also be future redevelopment sites. These sites have large parking lots and front setbacks that do not fit in with the vision of the corridor. These sites are generally well maintained and economically viable. If they become vacant or for sale, they should be evaluated for potential purchase.



Glenmore Avenue and Harrison Avenue Intersection, potential “heart of Cheviot”

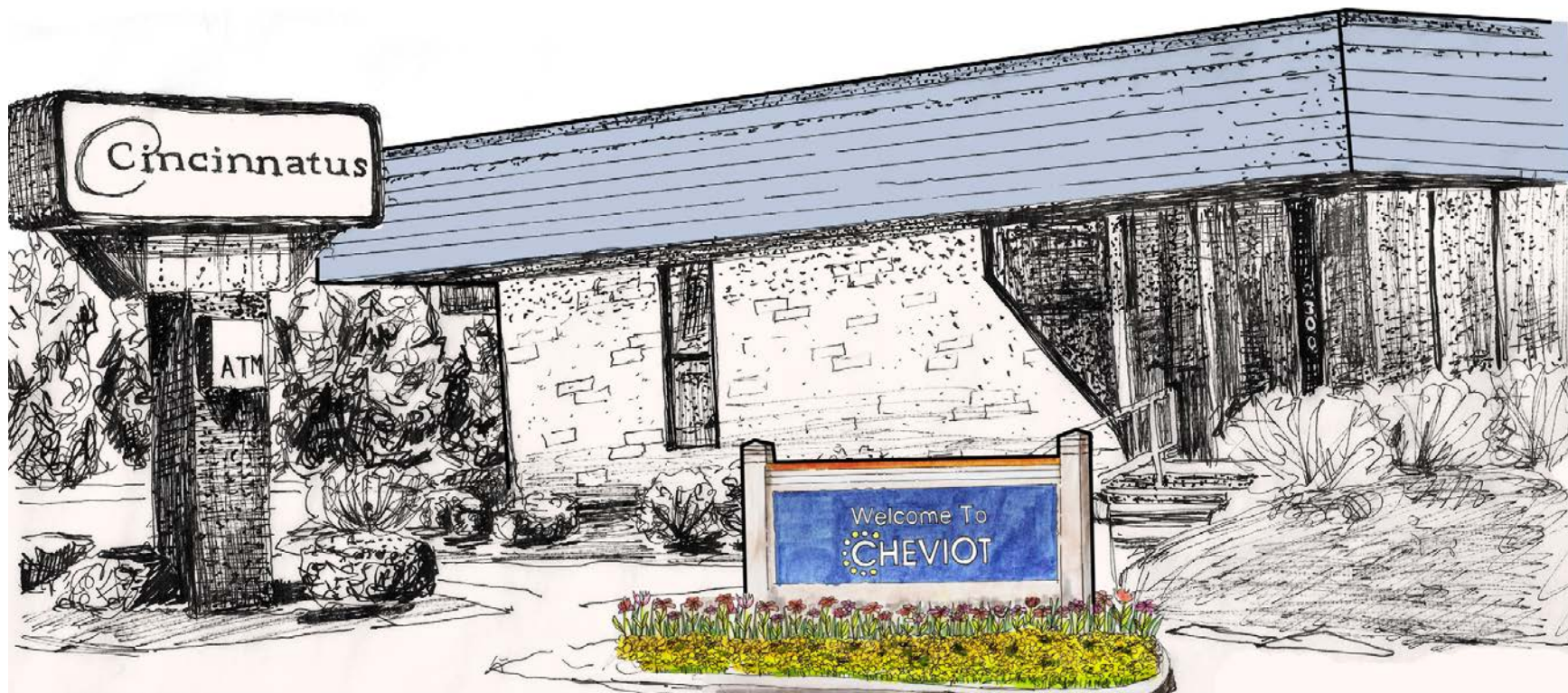
TAP Strategy 5: Activate Harrison Avenue

This included recommendations to develop lively, visible signage, add street trees and greenspace, make façade improvements, and build relationships. The table to the right outlines some specific ways to implement these recommendations.

The TAP also calls for public and private investment and particularly more trees. Sites for more trees and landscaping as well as all other recommendations are depicted on the recommendation map.

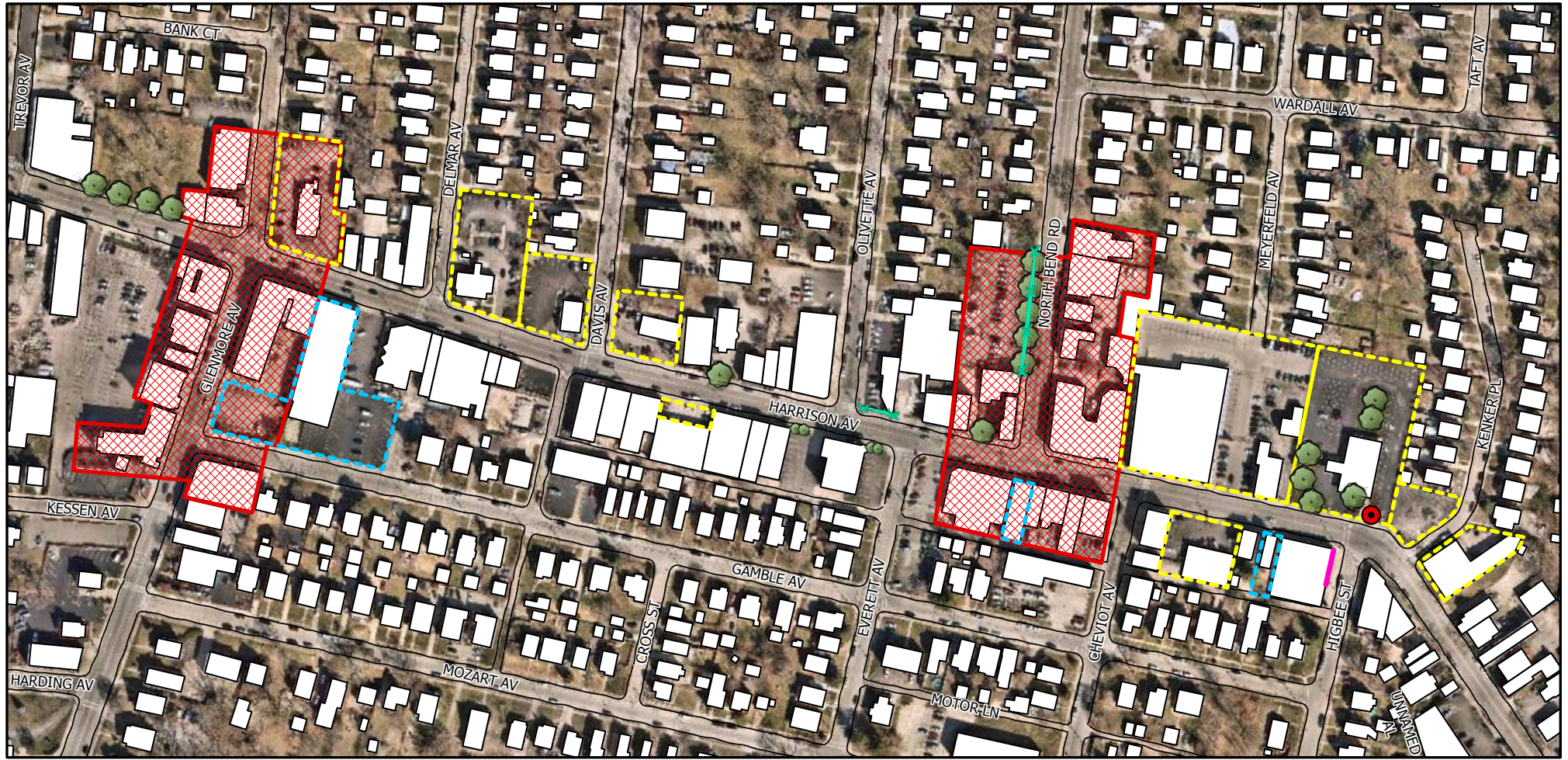
Other ideas for activating the corridor include a Cheviot themed mural on the east facing wall of the Mad Max Bingo parlor, “tactical urbanism events” where cleaning and greening of the corridor take place, pocket parties, themed events (circus, magic, etc.)

Strategy	Type	Partners
Welcome to Cheviot Sign	Lively, Visible Signage	Cincinnatus Bank, CCF, City
“This Store for Rent” Signs	Lively, Visible Signage	Cheviot Business Alliance
“Mini Road Diet” at Pioneer Park and Cemetery	Civic Spaces	City of Cheviot
Windows on Bingo Hall	Façade Improvements	CCF, Camp Washington CDC
Calling Property Owners	Relationship Building	Cheviot Business Alliance
WestSide Market	Relationship Building	Cheviot Business Alliance



Rendering of community welcome signage at Cincinnatus Bank

Map of Recommendations



- Gateway Sign
- Trees
- ✂ Landscaping
- Long-term Redevelopment Sites
- Short-term Redevelopment Sites
- Focal Nodes
- Buildings
- Mural
- Pavement

0 100 200 400 600 Feet



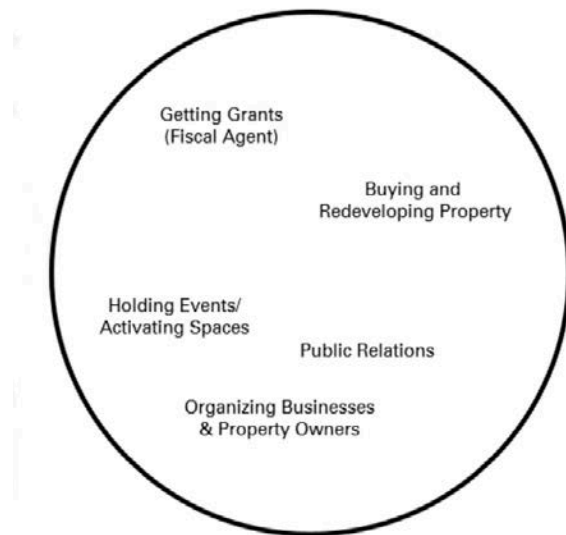
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Implementation Strategies

Community Development Corporations (CDCs) and Community Improvement Corporations (CICs)

Community Development Corporations (CDCs) in home rule cities and villages often manage development and ongoing operations of neighborhood business districts, such as streetscape improvements, special assessments for combined services like beautification efforts and more.

Community Improvement Corporations are statutory arms of communities such as Cheviot who have similar powers as CDCs (ORC Chapter 1724). Both CDCs and CICs have 501(c)3 nonprofit status and support the communities they serve as agents of development. As nonprofits, CDCs can acquire properties and sell them to developers or desired businesses for the best use for the community and obtain grants for funding of operations, land purchase, events, etc.



Typical City of Cincinnati CDC

Cheviot has community organizations that can serve the functions of a CDC by working collaboratively.

HCDC houses the Countywide CIC which the City of Cheviot can use to purchase properties like:

- Cappel's - Best to have under CIC control rather than a speculator
- Other low cost buildings - 3351 Harrison Avenue sold for very little money. The CIC could have purchased it and rehabbed it or put it out for RFP with defined rehab requirements

The CIC could acquire longer term redevelopment sites - Suburban style Fifth Third Bank, Long John Silvers, Wendy's, Cincinnati Bank, and Cheviot Auto could be redeveloped according to the OZ district and reinforce the walkable character of the corridor.



Proposed City of Cheviot CDC Functions

Cheviot Community Foundation

The Cheviot Community Foundation is the long-standing philanthropic entity for the City of Cheviot. Historically, it has held fundraising events that support a scholarship program. It is envisioned to act as an umbrella organization for community-based efforts in Cheviot.

Next Steps:

- Create Membership/dues structure
- Bring on new board members
- Confirm mission and vision
- Maintain Cheviot Westwood Community Association
- Establish a physical office location (potentially at First Financial or Glenmore Building)
- WestSide Market as a committee

Cheviot Business Alliance

The Cheviot Business Alliance (CBA) can act as part of a CDC organization that manages the day-to-day operations of the business district. The CBA can create a unified vision and set of priorities for the district, with the input of Cheviot's business leaders and members. It can help set expectations, standards of ownership, and serve as a peer community for local businesses. The Business Alliance can advocate for the City to strongly enforce existing codes. Another role for the Business Alliance is staying in contact with property owners to know of potential sales.

The Business Alliance can help encourage business owners to maintain their properties, find benevolent investors and generally monitor the local real estate market.

Westside Market

WestSide Market can be in charge of events and activating the corridor. Additionally, the Market and the City have agreed to donate annual parking lot rental fee to the Cheviot Community Foundation.

This plan recommends a partnership or Memorandum of Understanding (MOU) between Cheviot Business Alliance, WestSide Market, the Cheviot Community Foundation, and the City of Cheviot.



Glenmore Building, potential location for Cheviot Community Foundation



Rendering of imagined redevelopment of Cappel's site (view from east on Harrison Avenue)

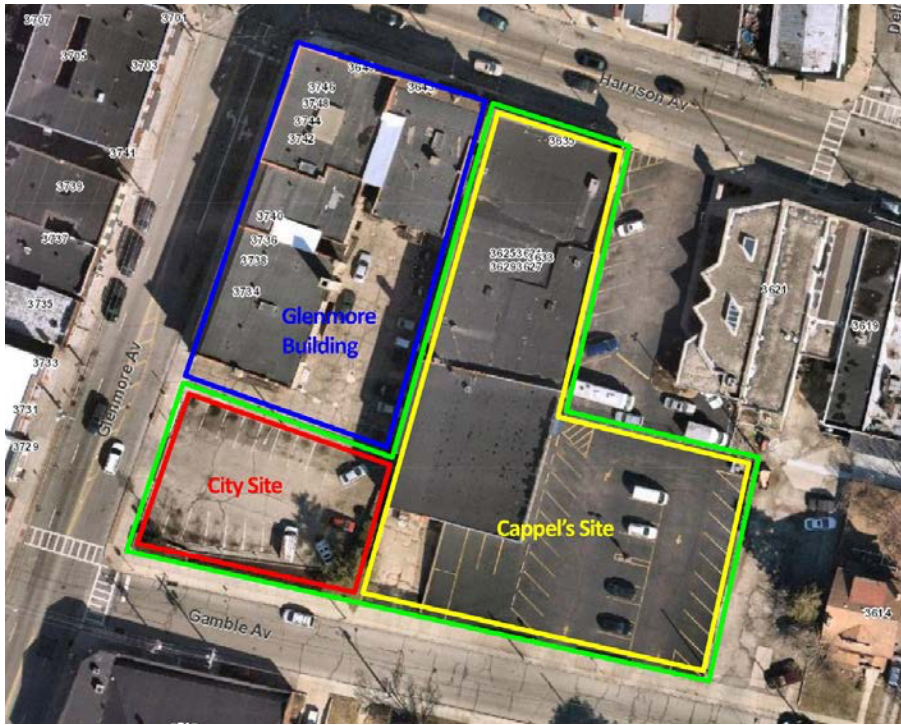
Cappel's Site

The Cappel's site, located at 3635 Harrison Avenue, offers an opportunity for Cheviot to implement the recommendations discussed in this plan. The 14,000 square-foot building is currently available for purchase and would give the city of Cheviot the opportunity to gain site control of a critical site in the Harrison Avenue Corridor.

The Cappel's site has several characteristics that make it a good initial acquisition. The site is near the intersection of Glenmore Avenue and Harrison Avenue - the most active and architecturally significant intersection in the corridor. The site has been for sale for some time and appears that the asking price is not in line with market realities. Many attribute this to the age and layout of the existing structure. Demolition is likely necessary to make way for a more marketable building. The off-street parking location from Gamble Avenue rather than Harrison Avenue also makes the site less desirable. The site is also adjacent to the city owned lot on Glenmore Avenue that could be combined with the Cappel's site to create a larger redevelopment site.

A three-story mixed-use building, like the one depicted to the left, could fit in nicely with surrounding buildings and offer modern ground floor retail and apartment opportunities that don't currently exist in the Harrison Avenue Corridor.

It is clear that a project as proposed would need public and private financial support (possibly from foundations). This type of intervention is common in older cities and suburbs where obsolete buildings ("greyfields") require government grants and resources to prepare the site (demolition, etc.) for private sector redevelopment. A similar process is needed to revitalize the Harrison Avenue Corridor.



Proposed Cappel's site along Harrison Avenue and Gamble Avenue



Rendering of imagined redevelopment of City site (view from south on Glenmore Avenue)

The City of Cheviot and its partners need to identify resources for the acquisition and demolition of the Cappel's site in order to ready the site for development. The next steps include:

1. Secure an option on the site for less than asking price (This allows time for financing to be put in place for final purchase.)
2. Issue building acquisition bonds. This can be done either through the City (modeled on the Village of Silverton) or through the Port Authority.
3. Develop a project proforma. This will identify financing gaps. Utilize technical assistance from the Port Authority or National Development Council (NDC) which will help with grant applications and possible RFP for private developers.
4. Apply to the Hamilton County Community and Economic Development Assistance Program (CEDAP). These funds could be used for acquisition, demolition, site preparation, etc. \$300,000 is the request limit. Pre-applications are usually due around mid-summer.
5. Acquire site and demolish existing building.
6. Issue RFP for private developers.

Other possible funding:

- Cincinnati Development Fund
- Affordable Housing Grant
- County ED/Housing fund

Village of Silverton's Experience with Debt

The Village of Silverton was in a similar situation as Cheviot in 2010. A neighboring jurisdiction was seeing private investment while their revenues were flat and there had not been new development in some time. Silverton issued two building acquisition bonds, one in 2010 for \$930,000 and one in 2017 for \$1,500,000. At the end of 2019, the first bond's balance was down to \$175,000 and on track to be paid off early.

Commercial Rent Subsidy Program

Another option for CDCs and CICs that are not interested in purchasing properties is lease control or rental subsidies. These options can be an alternative to cumbersome and expensive purchases.

What is it

The purpose is to encourage businesses to locate within a community and increase occupancy rates of commercial buildings. In this situation, Cheviot would partner with the owner of a vacant commercial building in the OZ District to attract a tenant. For a qualified business, this would have reduced rent/lease cost with Cheviot covering 50 percent of the rental for a specific period. This would be a three-way agreement with the tenant, owner, and Cheviot. The terms are agreed on mutually with X-year rent for a minimum X-year lease up to \$X.



Given its important location and current condition, the corner site in the Glenmore Building could be a target for a lease control intervention.

Pros of purchasing

- Total control of the property
- Control of who purchases
- Ability to add restrictions to users

Changes to elevations can be levied through the process

Cons to purchasing

- Expensive
- Limited on the scope or ability to make meaningful changes due to limited resources
- Prices tend to inflate with governmental purchases
- Existing residents/merchants could be disenfranchised when deals are made

Pros to lease control or rental subsidies

- Users can be smaller, nimbler and target specific users
- Smaller scales have quicker reaction times with more potential candidates
- Subsidies are short lived with little to no equity at the end of terms
- Owners and residents enjoy the financial impact immediately
- Help control and shape potential tenants and target locations
- Landlord/Community mutual involvement
- Builds community involvement with owners
- Landlord and building restrictions can be applied as conditional terms
- Allows non-traditional startups and other businesses with less capital lower entry points

Cons to lease control or rental subsidies

- Short lived and can move at the end of the term
- No equity at expiration
- Detracts from those who want ownership over lease
- Could be seen as a subsidy to difficult property owners

Suggested Actions for City of Cheviot

The City of Cheviot has a large role to play in the revitalization of the Harrison Avenue Corridor. The City can help by enhancing services it already provides and assets it already owns.

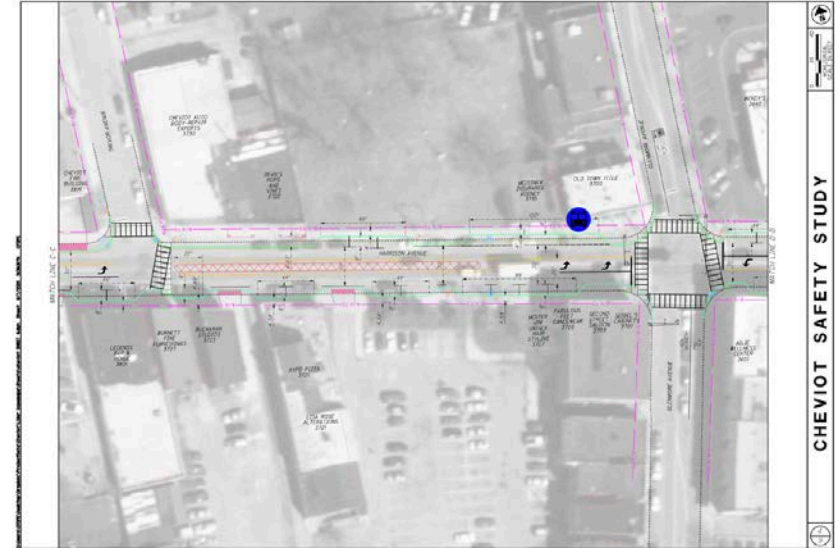
Code Enforcement

Enforcement has been identified as a solution to improving the physical appearance of the district. Building owners need to be required to help keep up the standards of cleanliness, ensuring there is no trash in front of their buildings, their buildings do not look like they are in disrepair, and ensure the business district looks kept.

It is important to be clear on responsibility of other codes. For example, Hamilton County Public Health does things like food inspections, plumbing, etc. The City of Cheviot is in charge of enforcing building and zoning codes (see zoning map and business overlay district map in Appendix).



Maintenance of Buildings along Harrison Avenue Corridor could improve appearance



ODOT Cheviot Safety Study at Harrison Avenue and Glenmore Avenue

Streetscape Improvements

Road Diet

The City of Cheviot has been working with their engineering consultant and ODOT to reduce the number of lanes on Harrison Avenue from four to three. This reduction in lanes is known as a road diet.

Preliminary engineering plans have been completed for this project and local match was identified through CDBG funds. Unfortunately, COVID-19 has resulted in lower gas tax revenues which have reduced the resources of ODOT. With the increase in the amount of local match required, this project which was anticipated to start in 2023, may be delayed.

Mini Road Diet

This plan recommends testing the proposed three lane section at the Glenmore Avenue intersection with temporary bump outs at Pioneer Park and the Cemetery.

Maintenance

Enhanced maintenance of municipal facilities including parking areas and the Cemetery, could help the appearance of the corridor.

1. North Bend Parking lot enhancements
 - Fence
 - Landscaping
2. Glenmore Parking lot enhancements
 - Fence
 - Landscaping
3. Cemetery
 - Maintenance — straighten headstones
 - More landscaping along Harrison Avenue
4. Paint Crosswalks

Parking Meters

Parking meters will be upgraded as part of the ODOT project.

Street Privileges

The City of Cheviot currently has a revocable street-permit process for outdoor restaurant seating. This could reduce the clutter along the corridor.

Sign Regulations

Along with building codes, zoning codes, and right-of-way use permits, the City of Cheviot also has a sign code. The Sign Code (Chapter 155 in Title XV: Land Usage) helps mitigate visual clutter in the Harrison Avenue Corridor. Along with the other codes, consistent, frequent inspection and enforcement is needed to maintain the appearance of the corridor that the City envisions.

Citizen Request Systems

Many jurisdictions are setting up online systems where citizens and property owners can notify the government about code violations and public maintenance issues. The Village of Woodlawn and the City of Norwood are two examples of jurisdictions that either are using the CAGIS based Citizen Service Request (CSR) or "[SeeClickFix](#)" to help manage public services.

Hiring More Help

The Cheviot Business Alliance and Cheviot Community Foundation are all volunteer organizations. The City could provide low-cost assistance to these organizations through the University of Cincinnati Co-op program. Students are always looking for full or part-time work at affordable hourly rates and could help with business plans, events, and property research.

Housing Action Plan

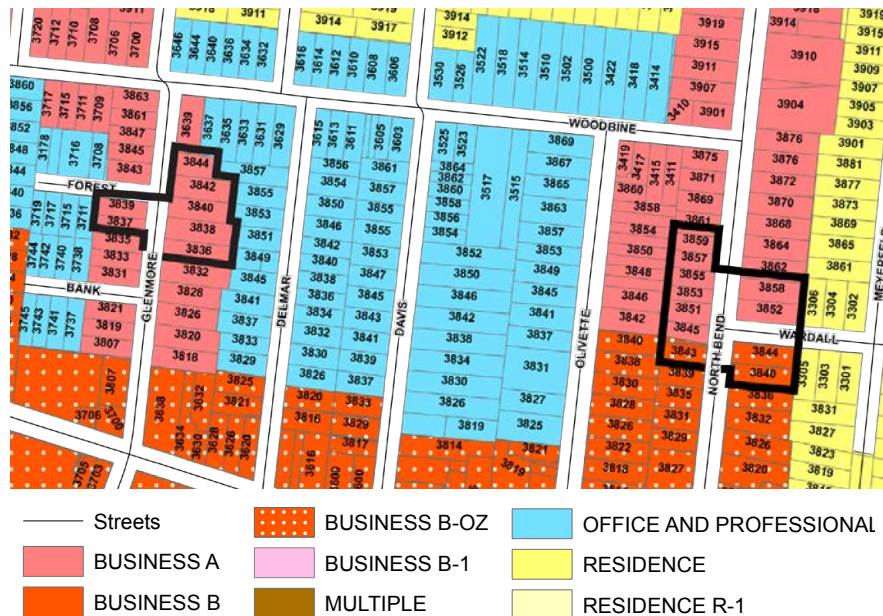
In addition to this corridor plan, Cheviot is working with Hamilton County Planning+ Development on a Housing Action Plan. The Housing Action Plan and the Harrison Avenue Corridor Plan each have recommendations that could impact the other plan. City staff should make sure that these plans are coordinated.

Zoning

The retail landscape in Cheviot is rapidly changing. Online retail and COVID-19 have greatly reduced the number of businesses looking for brick and mortar locations. This has resulted in lower demand for retail locations.

A tactic to bring higher quality businesses to the Harrison Avenue corridor is to limit the supply of retail space. This more limited supply may help increase rental rates and discourage uses such as second hand stores and businesses that aren't open much from locating in the corridor.

A good way to focus retail foot traffic into the Harrison Avenue corridor is to limit the commercially zoned property along North Bend Road and Glenmore Avenue. An analysis completed in 2007 identified many areas in the City that are zoned commercially but used as residences. This plan recommends changing commercial zoning to residential zoning from 3840 -3859 North Bend Road and 3836-3844 Glenmore Avenue.



Ways to fill the vacant buildings and reenergize business district

- Complete an inventory/database of businesses and buildings - include occupancy status, rent prices, square footage and ownership
- Charge a vacant building license
- Communicate with businesses directly at least once a month
- Enforce the building code
- Start a facade program
- Give awnings to restaurants
- Banners, community pots, etc

Resources

Government Funding

Community Development Block Grant (CDBG)

CDBG funds are administered by Hamilton County Planning + Development (HCP+D) for communities outside of the City of Cincinnati in participating jurisdictions. The programs are CEDAP, Nonprofit Services, Affordable Housing, and the Mini Planning Grant program. Due to the current pandemic with COVID-19, CARES funding has become available and been distributed for small businesses, nonprofits, schools, and housing.

Community and Economic Development Assistance Program (CEDAP) Funds: CEDAP funds provide support for communities to implement planning projects and make physical improvements in their communities.

ODOT

The Ohio Department of Transportation: The mission of (ODOT) is “to provide safe and easy movement of people and goods from place to place, the Ohio Department of Transportation supports the state highway system and promote transportation initiatives statewide.” ODOT provides several pools of funding for various projects ranging from Adopt-A-Highway, Federal Lands Access Program, and Safe Routes to School.

OKI

Ohio-Kentucky-Indiana Regional Alliance of Governments: OKI is a council of local governments, business organizations and community groups committed to developing collaborative strategies to improve the quality of life and the economic vitality of the region. OKI provides transportation funding for communities within the 3-state, eighty county region.

State of Ohio Capital

Every two years the State of Ohio creates a capital budget that often includes projects for local governments. Some of the projects listed in this plan like improvements to the Cemetery could be eligible for State Capital funding. City leadership can coordinate with the City’s state legislative delegation to request this type of funding. The next capital budget will cover fiscal years 2023-2024 but a list of projects will be developed as soon as the fourth quarter of 2021.

Organizations

Cincinnati Development Fund

Cincinnati Development Fund (CDF) is a 501(c)(3) local non-profit institution that finances projects to strengthen and revitalize neighborhoods. CDF’s investment revolves around four values: integrity, innovation, inclusion, and impact. CDF’s focus is on producing market-rate development, creating new jobs from mixed-use and commercial development, improving food access, and strengthening the community through the arts.

Federal Home Loan Bank of Cincinnati

Federal Home Loan Bank of Cincinnati is a local wholesale bank that provides services and funds for economic development as well as residential housing. They focus on maintaining and creating affordable housing and community development. Community development financial institutions are eligible stockholders. Their goal is to expand housing finance and community investment.

Fifth Third Foundation

Fifth Third Foundation is part of national Fifth Third Bank that provides funding for projects within the Greater Cincinnati area. Fifth Third provides grants for funding education, the arts, community development, and health and human services. The goal of the Fifth Third Foundation is to create strong and vibrant communities with ample opportunities for those living within.

Greater Cincinnati Energy Alliance

Greater Cincinnati Energy Alliance is a regional non-profit seeking to provide better energy efficiency and renewable energy solutions. They want to provide a "sustainable return on investment to stakeholders."

Greater Cincinnati Foundation

Greater Cincinnati Foundation's goal is to build a more prosperous region where more people can thrive. As your community foundation, we are committed to connecting and supporting, inspiring and innovating and thinking big!

Our role is also to align the goals for donors, past and present, with community needs and to champion greater giving to support projects, initiatives and organizations who make our region even greater. When this happens, we all rise together.

Homebase Cincinnati

Homebase Cincinnati: The mission of Homebase Cincinnati is "to support the work of community development corporations as they strengthen their communities through housing and economic development." Membership includes many of Cincinnati based Community Development Corporations (CDCs) and similar organizations outside of Cincinnati like Lockland Rising, Mt. Healthy Renaissance, and Housing Opportunities of Northern Kentucky.

JP Morgan Chase Foundation

JPMorgan Chase Foundation provides grants and invests in communities to "create an economy that works for more people." Their mission focuses on inclusive growth of the following areas: Neighborhood Revitalization, Small Business Expansion, Jobs and Skills, and Financial Health. They provide funding to benefit these four areas and impact community growth.

Ohio Capital Corporation for Housing

OCCH provides private capital for the construction and preservation of affordable housing. OCCH is a non-profit financial intermediary that uses the Low Income Housing Tax Credit program to provide and create affordable housing opportunities. OCCH is based in Columbus, Ohio and serves communities throughout Ohio.

Ohio Community Development Finance Fund

Ohio Community Development Finance Fund connects private sources of capital with underserved communities in Ohio. Their mission is to provide funding for resources to improve the quality of life for people within the community. Economic development grants are included in the funding programs. Funding provides for many projects such as affordable housing, community facilities, health care facilities, and small businesses.

The Carol Ann and Ralph V. Haile, Jr./ U.S. Bank Foundation

The Carol Ann and Ralph V. Haile, Jr. Foundation was created to improve and benefit communities. The fund is used for the Greater Cincinnati and Northern Kentucky area. It is used to fund education, human services, arts and culture, and community development. The funding is meant to be used to promote growth and attraction in communities.

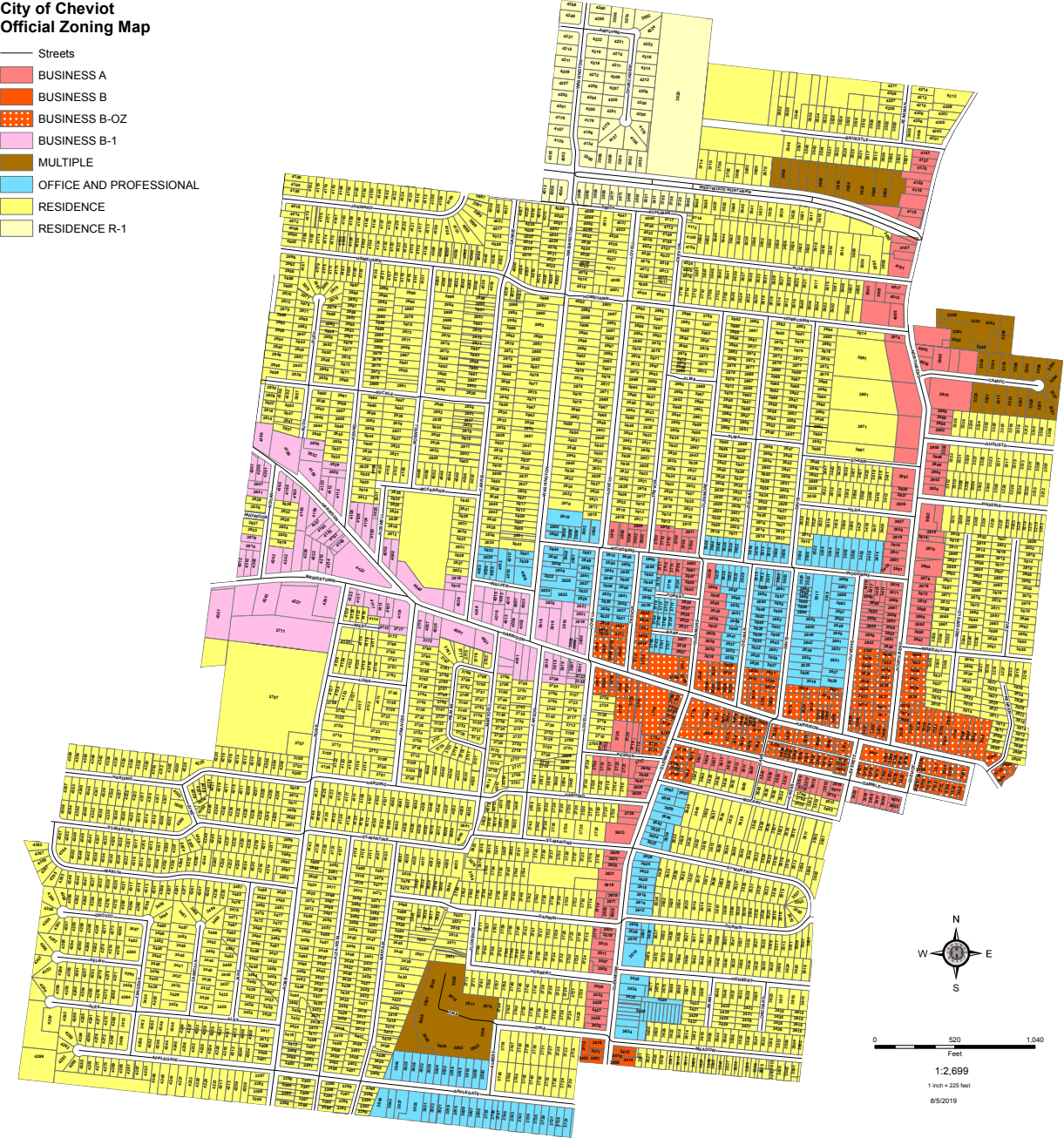
The Port

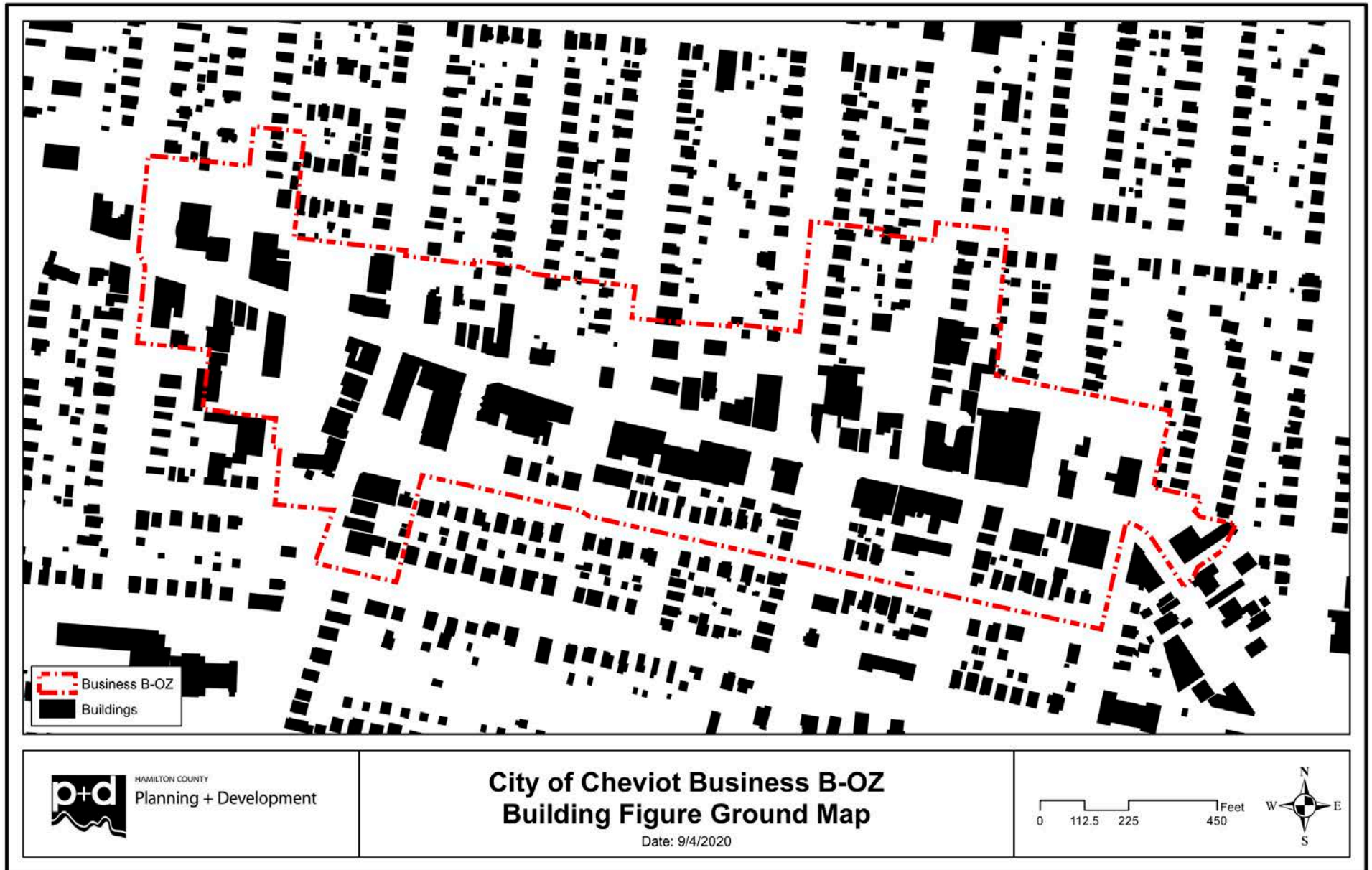
The Port is a community and economic development agency that mends broken real estate to promote job creation, homeownership, and equitable development throughout Hamilton County.

The Port's Neighborhood Revitalization and Public Finance programs could help with project implementation in the Harrison Avenue Corridor

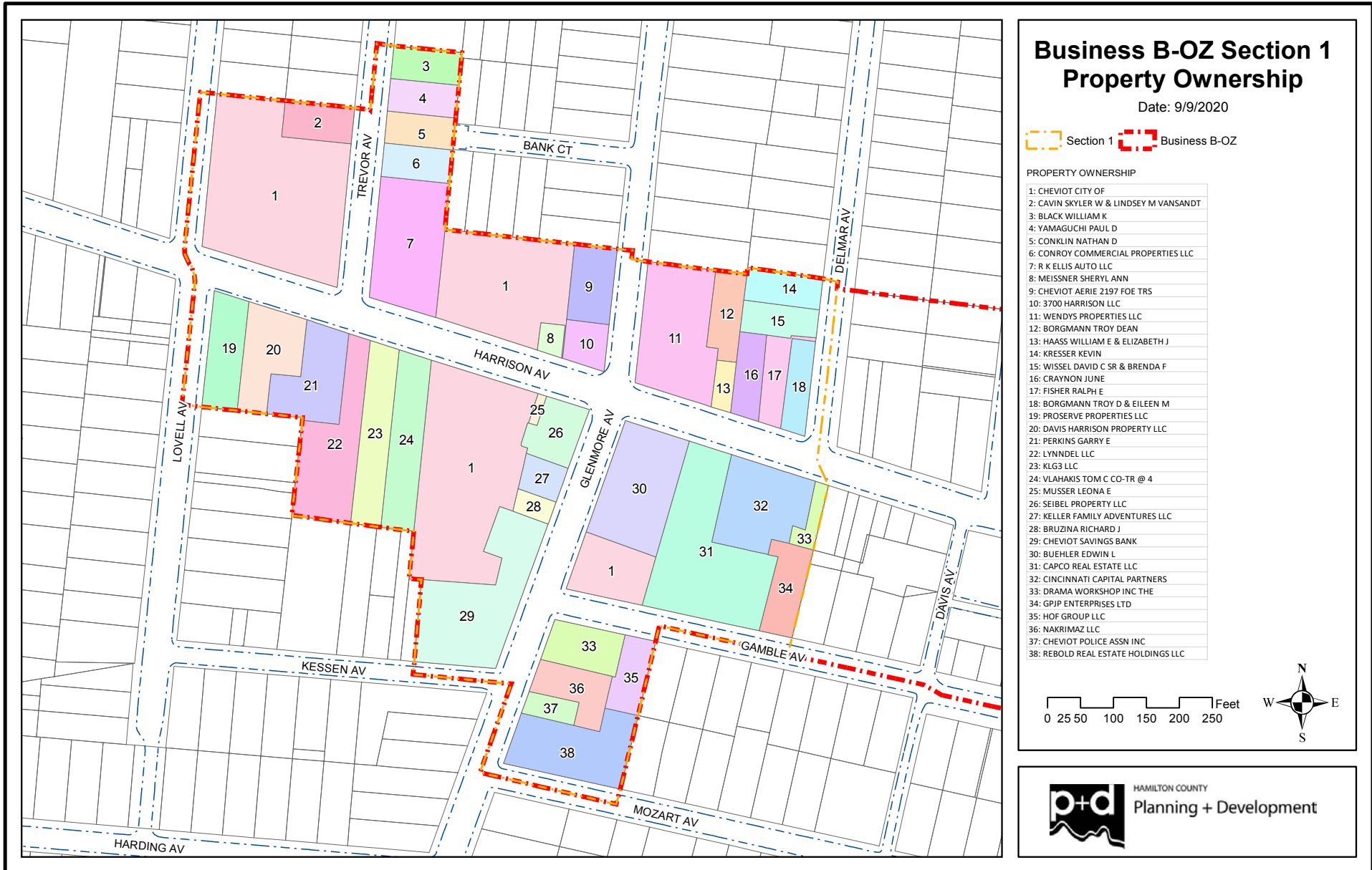
Thomas J. Emery Memorial Trust

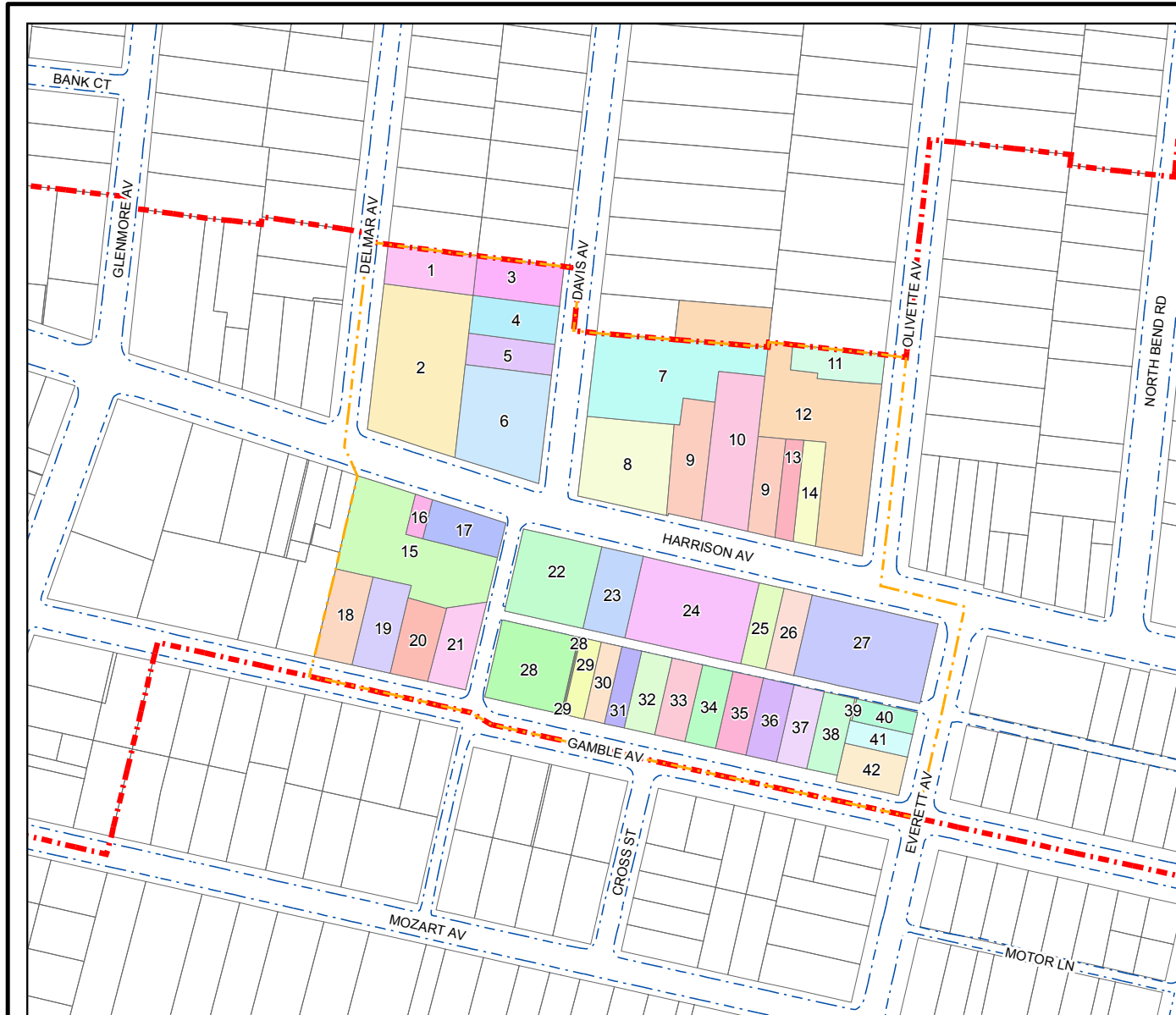
The Thomas J. Emery Memorial Trust provides grants to local non-profit organizations. The funding for the Emery Memorial is to be used for the "physical, social, civic, and educational betterment" of individuals. The memorial supports projects in the Greater Cincinnati area





Map of Cheviot Building Figure Ground, showing the street wall and the overall grid pattern that connects the business district to the neighborhood.





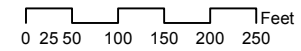
Business B-OZ Section 2 Property Ownership

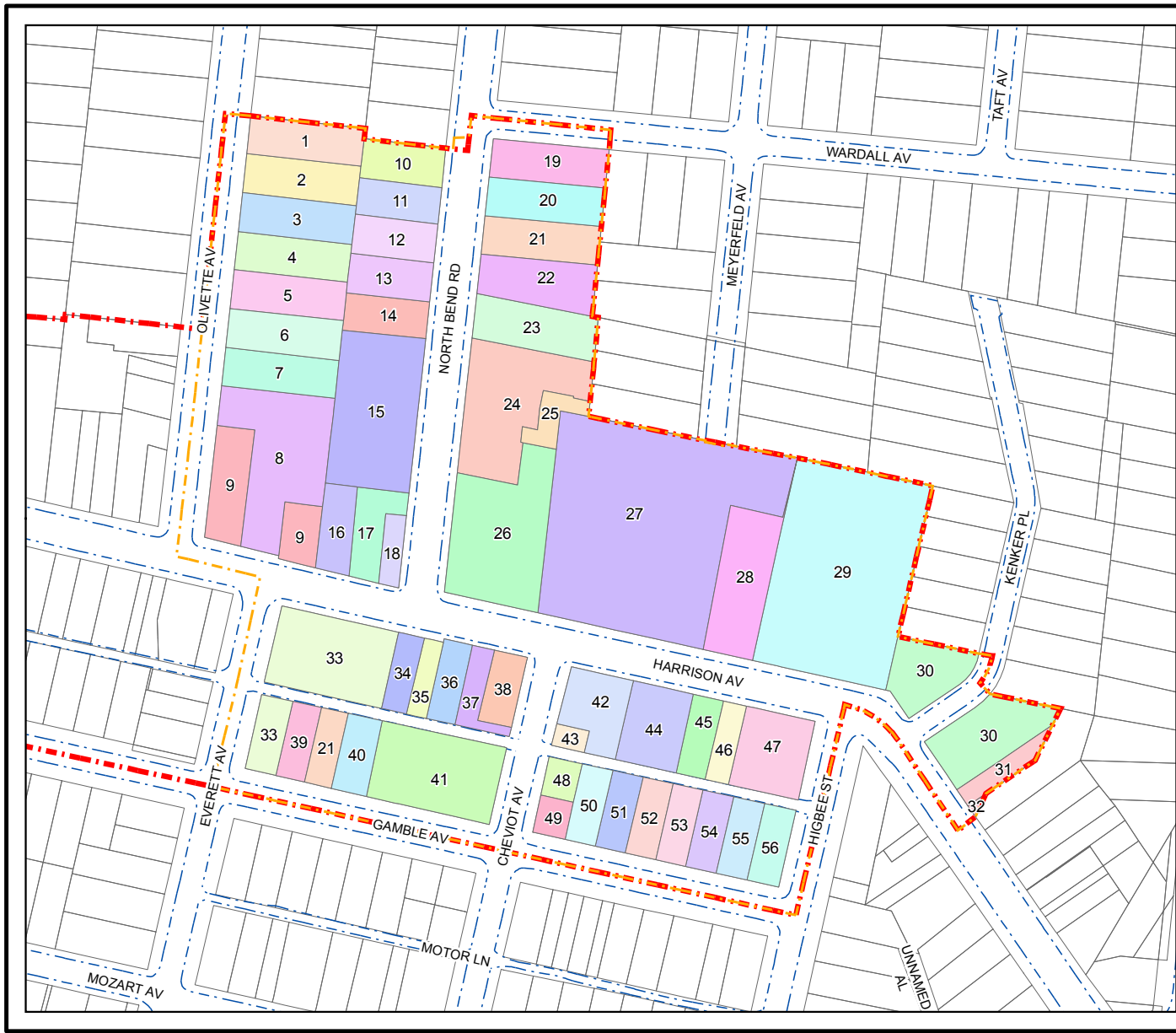
Date: 9/9/2020

Section 2 Business B-OZ

PROPERTY OWNERSHIP

- 1: VERITY KATHLEEN MARIE TR
- 2: FIFTH THIRD BANK
- 3: BERGMAN ELLIOT G
- 4: LAUCK DONALD F & JOANNE C
- 5: HLB INVESTMENTS LLC
- 6: CINCINNATI CAPITAL PARTNERS XLI LLC
- 7: BAUMGARDNER THOMAS C
- 8: SHARE BEAR PROPERTIES LLC
- 9: REBOUND PROPERTIES LLC
- 10: SOUMARE SIRA
- 11: LUGO REALTY GROUP LLC
- 12: AUTOMOTIVE PARTS SERVICE INC
- 13: BOLAND MICHAEL & LISA
- 14: TAYLOR MADE ENT LLC & ERIC A ROBINSON JR
- 15: GPIP ENTERPRISES LTD
- 16: V3 REAL ESTATE HOLDINGS LLC
- 17: STONE CHRISTY D & STEPHANIE R
- 18: WEISMAN LOUIS & FRANCES KATHLEEN SMITH
- 19: WICKER CHRISTINA A
- 20: SEXTON JOHN D
- 21: CHEVIOT CAPITAL INVESTMENTS LLC
- 22: WOODS REAL ESTATE INVESTMENTS LLC
- 23: FLOPE BAR & RESTAURANT LLC
- 24: KJM INVESTMENT PROPERTIES LLC
- 25: ROEDERHSHEIMER TIMOTHY R T & SUSAN MARIE TRS
- 26: DANNER BRANDON
- 27: AFH PROPERTIES LLC
- 28: AMERICAN TRADING II LLC
- 29: BONFIELD SANDRA
- 30: WADDLE JOHN R
- 31: LRH PROPERTIES LTD
- 32: CRUM JOSEPH P
- 33: KLEIN TYLER J
- 34: RUSSELL JUDY A
- 35: MORRIS C EDWARD
- 36: FARR DEBRA A
- 37: ROSENBERGER ROBERT J
- 38: SMALLWOOD GARY A & JEAN A
- 39: ZIMMERMAN MADELYN E
- 40: CYCLE SELL LLC
- 41: TROTTA NICK
- 42: LACALAMETO TODD J

HAMILTON COUNTY
Planning + Development



Business B-OZ Section 3 Property Ownership

Date: 9/9/2020

Section 3 Business B-OZ

PROPERTY OWNERSHIP

1: GAY GREGORY E & KATHERINE M CSIZMADIA	41: HADER PROPERTIES LLC
2: GULMA KUKUNA & BIRTUKAN MEKONNEN	42: HERRMAN SUZANNE WALTZ
3: MURPHY KIMBERLY R	43: JOHNSON MARK A
4: GLADDEN RONNIE L	44: STEPHENS TINA S
5: LUERS DANIEL G	45: JOSLEE HOLDINGS LLC
6: JOHNSON NICOLE ROSE & CASEY JO	46: ADANECH CORPORATION
7: DWYER SEAN P & JOANNE R	47: CAMP WASHINGTON COMMUNITY BOARD INC
8: LEDGERWOOD LLC	48: MARIBELLE LTD
9: DENAS GEORGE & EUGENIA	49: ROSS TRINA J
10: COE JACK T	50: WHAM PROPERTIES IX LLC
11: NREA VB III LLC	51: HARRISON JENNIFER
12: KUESTER DONALD S	52: ROTHAN SAMUEL
13: DORR ANN LOUISE	53: MILLER MICHELLE
14: MONFORT SUPPLY CO	54: MARTIN AMBER N & KRISTIN BAY
15: CHEVIOT CITY OF THE	55: DREIGON GREGORY & HOLLY
16: HUGHES SEAN T & MICHAEL GOLLER	56: ROSZELL DANNY & NICOLE
17: STG LLC	
18: DAJEN PROPERTIES LLC	
19: GLOVER MONICA L	
20: LEWIS GABRIEL R	
21: TI KC BRAVO LLC	
22: WHITTLE JESSICA	
23: LINK-YOUNG JUDY	
24: N B W LAND OF CINCINNATI INC	
25: EQM RESERCH INC	
26: SCHALLER CLIFFORD & MINDY L	
27: MARY LOUISE WALTZ FAMILY LTD PTNSHP	
28: 3314 HARRISON AVENUE LLC	
29: CINCINNATUS SAVINGS & LOAN CO	
30: 3240 HARRISON AVE LLC	
31: HARRISON JENNIFER S	
32: TEMKE ORVILLE	
33: MELODIE REAL ESTATE PARTNERS LLC	
34: WILLIAMSON DANIEL & LYN	
35: KAROO 7226 LLC	
36: 3345 HARRISON LLC	
37: SERVICEMAX REALTY LLC TR	
38: 3339 HARRISON LLC	
39: KEY PATIENCE	
40: SCHEID VINCENT E	



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