



REQUEST FOR PROPOSALS

Microbrewery Development at 3635 Harrison Ave., Cheviot, Ohio 45211

Issue Date: October 1, 2024

Submission Deadline: December 31, 2024

Overview

The City of Cheviot is seeking development proposals to transform the city-owned property at 3635 Harrison Ave. into a destination business, such as a brewery/taproom, that will add to the excitement of the business district and serve as a community gathering space.

The property is a 14,350 SF vacant building, formerly Cappel's. It includes 9,124 SF of retail space at the front, ideal for a taproom, and 5,226 SF of warehouse space with 25' ceilings and a loading dock at the rear, suitable for production operations.

Project Vision

The City envisions a microbrewery that attracts patrons from the Cheviot community and greater Cincinnati. The development should integrate both the production and retail/taproom functions, providing a vibrant, social, and engaging environment. A food service component is preferable; either in the form of a commercial kitchen, or food truck programming. There is potential to utilize a prior concept that includes partial demolition to create open space for a beer garden and food truck parking off Harrison Ave.

Property Details

- **Location:** 3635 Harrison Ave, Cheviot, Ohio 45211
- **Building Size:** 14,350 SF
 - 9,124 SF retail portion (front)
 - 5,226 SF warehouse (rear)

- **Parking:** On-street parking along Harrison Ave., 27 on-site parking spaces off Gamble Ave, and access to public parking lot at the NE corner of Gamble and Glenmore Aves.
- **Zoning:** B-OZ (Business with Overlay Zone) Permitting general retail including [microbreweries](#), with additional requirements to encourage new development to conform with the character of the neighborhood business district. More information may be found [here](#).
- **Auditor's Summaries:** Information on the parcel including the building may be found [here](#), and on the balance of the site including the parking area [here](#).
- **Market Study:** A 2022 market analysis of the site with detailed information on the property and community demographic data may be found [here](#).



Target Audience

Proposals are welcome from both startups and established regional brewers. The site offers a unique opportunity for established brewers to expand production capacity, as the 5,226 SF warehouse space is ideal for housing fermenters and canning or bottling equipment.

Incentives

- The city offers the possibility of conveying the property to the developer at no cost, with clawback provisions. However, proposals that include a financial offer for the property will be viewed more favorably and may not be subject to the same recapture conditions.
- \$300,000 in Community Development Block Grant (CDBG) funding has been allocated to the project to be used for partial demolition or rehabilitation of the building.
- Property Tax Abatement - The City of Cheviot offers a Community Reinvestment Area (CRA) property tax abatement program to eligible projects. More information can be found [here](#).
- DORA - The property is located within the bounds of the Cheviot Designated Outdoor Refreshment Area (DORA). This is a specially designated area that allows patrons of a Cheviot permitted DORA establishment serving alcohol to take an open container of



alcohol out of the business and walk around the public streets within the designated Cheviot DORA area/boundary. More information may be found [here](#).

- Support and technical assistance for additional grant applications and economic development incentives will be provided.

Scope of Work

Respondents should propose a comprehensive development plan that includes:

- Use of the 5,226 SF warehouse space for production operations
- Potential use of the 9,124 SF retail space for a taproom and/or food service
- Options to incorporate a beer garden and food truck parking using the existing \$300,000 grant

Timeline

- RFP Issue Date: October 1, 2024
- Submission Deadline: December 31, 2024
- Preferred Proposal Selection: Within 30 days of submission
- At the City's discretion, a technical submission round may be conducted requiring finalist proposals to provide firm financial commitments and schematic designs, if not included in the initial submission

Evaluation Criteria

Proposals will be evaluated based on:

- Industry experience, especially in brewing or hospitality
- Financial capacity and commitments
- A clear vision for development, including a well-developed business plan
- Swift readiness to proceed with the project

Required Documentation

Respondents must provide:

- Details on the development team, including bios and past industry and project experience
- Financial models and budgets, including sources of funding
- A description of the taproom concept, including design and customer engagement plans

Submission Instructions

Proposals should be submitted in PDF format to Bruce Carter of Alloy Development at bcarter@alloydev.org by the submission deadline. Please ensure that all required documentation is included. Please submit site visit appointment requests along with any questions regarding the RFP to Mr. Carter at the email address above.