

Notice of Property Availability

3916 Reading Road



Location	3916 Reading Road Cincinnati OH 45229
Neighborhood	North Avondale
Desired Outcomes	<ul style="list-style-type: none"> • Creation of jobs and new investment in the City of Cincinnati. • Creation of new office space, market rate apartments & commercial space or other uses acceptable to the City and to the neighborhood of North Avondale. • Sale of property at fair market value as determined by City's appraisal.

Property Specifications

Property Layout:	This property was acquired by the City in 2012 in coordination with the North Avondale Neighborhood Association. The total property is approximately 1.8 acres.
Zoning	The property is zoned part CN-P (commercial neighborhood pedestrian) and part SF-10 (Single Family). The property is also located within an Urban Design Overlay District (#7). If Offeror's proposed use is not permitted within the existing zones for that portion of the site, Offeror should be prepared to submit the appropriate request for zoning relief if selected.

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Information for Interested Parties:

- The Department of Community & Economic Development (DCED) is working in conjunction with the North Avondale Neighborhood Association (NANA) to develop an RFP for the reuse of this property. The RFP is expected to be issued in the spring of 2017.
- Neighborhood Plans: The community of North Avondale has indicated support for the following building types/uses; mixed-use residential (multi-family) with neighborhood serving retail or office.
- For questions about the property or RFP process, or to be added to the distribution list for the RFP, please contact Kathleen Colley with the Department of Community & Economic Development at (513) 352-4638 or kathleen.colley@cincinnati-oh.gov.
- DCED will review completed proposals following the submission deadline set in the RFP and will select the proposal that is most advantageous to the City. DCED may recommend a sale to the Cincinnati Planning Commission and Cincinnati City Council for their consideration. Alternatively, DCED may recommend a preferred developer agreement with the preferred offeror, which would mean that the City would negotiate solely with the preferred offeror during a set period of time, during which time the preferred offeror may be required to complete several pre-development activities to the City's satisfaction. If the City and preferred offeror were to enter into a preferred developer agreement, the City would not be required to sell the property unless such a provision was part of the preferred developer agreement. DCED is not obligated to act on any proposal received, and may elect not to select any proposal as a result of this RFP.