

CITY OF CINCINNATI
Neighborhood Business District Improvement Program
2017-2018 FUNDING REQUEST APPLICATION

Each Neighborhood Business District may submit two project requests (one major and one minor or two minor). Complete each section and provide written documentation to receive credit on scoring.

Project Title: Ridge Road Parking Lot Project Address: 6132-6138 Ridge Road, 45213
Neighborhood: Pleasant Ridge Census Tract(s): _____
Business Association: PRBA Community Council: PRCC

Please Describe Project in One Sentence: Construction of a public parking lot to support new business development in the business district.

Detailed Project Description: See Attachment I

1. Type of Project: Major X or Minor

2. NBD Impact: Impact is limited to the specific project site or NBD. Identify the businesses physically, contractually, or financially impacted and directly benefiting from this project. See _____ (Sample letter(s) attached) Attachment II

3. Job Impact: Job impact is limited to the specific project site or NBD. All jobs must be reported as full-time equivalent (FTE). FTEs must provide a minimum of 2,080 hours per year or 40 hours per week. See NBD Improvement Program Criteria for an explanation of retained or created jobs. Please provide documentation/methodology to support these numbers.

Jobs Retained 85 # Jobs Created 32

11. Attach a map of the project location.

See Attachment VII

12. Who is the Project Coordinator and Main Contact Person for this project?

Name: Jason Chamlee

Address: 2615 Briarcliffe Ave, Cincinnati, Ohio 45212

Email: prdevcorp@gmail.com

Phone: 513-379-8301

Fax:

List the names and email addresses of active committee members who will be implementing this project.

Name

Email/Phone

Justin Wilkey jawilkey@hotmail.com 513-226-4607

Attachment I – Detailed Project Description

The Pleasant Ridge Development Corporation (PRDC) is requesting a major grant of **\$125,000** for development of a parking lot at 6132 Ridge Road. PRDC has an agreement with the current owner of the property – St. Peter’s Presbyterian Church – whereby PRDC will develop the parking lot for public use. This new parking lot will add **40 parking spaces** to the Pleasant Ridge Business District, supporting the new and prospective businesses that are coming to Pleasant Ridge.

PRDC has been able to add 8 new businesses in the last 3 years without adding one additional parking space. However, with the success of these new businesses, as well as several other planned businesses, parking is nearing capacity and will soon become a hindrance to continued development. The proximity, visibility, and accessibility of the property at 6132 Ridge Road make it the perfect candidate for a parking lot without compromising the retail continuity and walkability of our main business district on Montgomery Road. Additionally, the agreement that PRDC was able to reach with St. Peter’s church has created a mutually beneficial arrangement while enabling an underutilized property to be redevelopment in a cost effective manner.

Upon completion of the parking lot, PRDC will engage a parking manager to operate the parking lot. It will be an hourly paid lot, with a fee structure to encourage patron turnover. The parking rate will be set at a level to make sure the operation of the parking lot is sustainable while also maximizing patronage to the business district.

The parking lot will be available for public use and will support the entire business district. More specifically, the lot is immediately adjacent to 11 existing businesses and 3 planned businesses that do not otherwise have dedicated parking. These 14 businesses represent **85 Existing FTEs and 32 New FTEs**.

Attachment II - NBD Impact

The impact of this project on the NBD is significant. It addresses an issue that has been a priority since the 1970 strategic plan – providing adjacent public parking for the business district. This parking is critical to ensure the recently opened businesses have the infrastructure necessary to thrive. In addition, the parking lot will spur additional business and real estate development activity, now that parking will no longer be a barrier. This project will amplify the impact PRDC has had in the community the last 3 years while also propelling it forward.

Attachment III - Job Creation

The parking lot will spur additional development activity and job creation in the community. Specifically, there are three retail spaces immediately adjacent to the parking lot that do not otherwise have dedicated parking. The 40 new parking spaces will enable these planned businesses to move forward, creating **32 New FTEs**.

Attachment IV - Businesses Assisted

The parking lot will be available for public use and will support the entire business district. More specifically, the lot is immediately adjacent to 11 existing businesses that do not otherwise have dedicated parking. These businesses represent **85 Existing FTEs**.

Attachment V – Consistency with Community Plans

One of five particular target areas in the Pleasant Ridge Community Plan is parking. Specifically, the plan calls for safe, adequate, and accessible parking, convenient to customer destinations. This proposed project will directly address the parking issue by providing dedicated off-street parking that is adjacent to 11 different businesses, as well as 3 other planned businesses. In addition to these businesses that will directly benefit, there are numerous other businesses that either have no parking, or limited parking available to their patrons. This parking lot will be a public lot available to all businesses in the business district, not just those adjacent to the lot.

Attachment VI - Project Timeline and Budget

Project Timeline

August 2017 – Execute Grants and close on properties

September 2017 – October 2017 – Construct Parking Lot

November 2017 – Open to the Public

Project Budget

Property Acquisition	-	\$ 1
Parking Lot Construction	-	\$ 95,000
Payment Facility	-	\$ 30,000
Soft Costs	-	\$ 10,000
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Total Project Costs	-	\$135,001

Project Sources

NBDIP Grant 2017	-	\$125,000
PRDC Equity	-	\$ 10,001
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Total Sources	-	\$135,001

Project Status

PRDC has a Memorandum of Understanding with St. Peter's Presbyterian Church to contribute the property in exchange for PRDC's improvements. PRDC has received two different bids from contractors and is ready to move forward with construction.

Attachment VII – Map of Property

