

**2017-2018  
NEIGHBORHOOD BUSINESS DISTRICT  
IMPROVEMENT PROGRAM  
(NBDIP)**

**APPLICATION KIT**



**City of Cincinnati**  
**Department of Community & Economic Development**  
805 Central Ave., Suite 710  
Cincinnati, Ohio 45202

**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: Peeble's Corner Public Parking Lot/Streetscape      Project Address: 775 E McMillan

Neighborhood: Walnut Hills      Census Tract(s): 0270.00

Business Association: Walnut Hills Business Group      Community Council: Walnut Hills Area Council

Please Describe Project in One Sentence: Walnut Hills is seeking funding to complete construction of a public parking lot and make planned streetscape improvements on E McMillan.

Detailed Project Description: In 2014, CNBDU funding an NBDIP application from the Walnut Hills Business Group to make improvements to a public parking lot at 775 E McMillan. In 2016, CNBDU funded an application from the Walnut Hills Business Group to stabilize some buildings in the business district, including 795 E McMillan. This application would provide funding to carry out the improvements to the public parking lot that currently serves over 10 businesses and is the only public parking in the neighborhood, as well making planned streetscape improvements to the south side of E McMillan.

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.

Fireside Pizza, 773 E McMillan  
Miller-Gardette, 778 E McMillan  
Dillard Business Center, 791 E McMillan  
(home to eight businesses)

PNC, 2501 Gilbert  
AGID Properties, 2549 Gilbert Ave  
Circle Hospitality, 795 E McMillan

3. Job Impact: "Jobs retained" based on approximate number of jobs provided by above businesses. "Jobs created" based on new FTE jobs from new business at 795 and 772 E McMillan.

# Jobs Retained: 60

# Jobs Created: 20

4. **Businesses Assisted:** Provide the names and addresses of businesses that will directly benefit from the project, and explain how these businesses will directly benefit. *(Example – a streetscape will benefit all businesses fronting on the improvements. Parking lots benefit businesses needing additional parking in close proximity).*

# **Businesses Assisted:** 15 businesses will be directly assisted through parking lot improvements for their staff and customers.

5. **Sources and Uses:** Degree to which the project leverages private and other public funding. Private leverage based on commitments through letters of support. List other public funds committed to the project (federal, state, NSP).

Fund Source	Private	Public	Amount	Use
NBDIP		X	\$350,000	Construction/Management

Total Budget \$350,000

6. Attach complete budget, including cost estimates, source of estimates, and contractor's bids.

Please see estimates below from Diego Jordan, City of Cincinnati Department of Transportation and Engineering:

Item	Cost
Base bid	\$151,000
Construction Management	\$23,000
Parking lot	\$95,000
Construction Management	\$12,000
Duke pole	\$30,400
Contingency	\$38,600
<b>Total</b>	<b>\$311,400</b>

7. What is the neighborhood contribution to this project (including committed volunteer hours)?

Walnut Hills Redevelopment Foundation staff time, Business Group Committee time

8. Does this project complete or continue a previously funded project? Yes X No \_\_\_\_\_

If yes, please specify the following:

a) Phased project (Project Name) Peeble's Corner Parking Lot Improvement

b) Cost over run \_\_\_\_\_ Explain: \_\_\_\_\_

9. Does your community have an approved plan? Yes X No \_\_\_\_\_

If yes, which goal or objective of the plan does this project implement?

Prioritize Public Realm Investments

Is this project specified in the plan? Yes X No \_\_\_\_\_

10. Letter from:

- |    |                                 |              |                                 |
|----|---------------------------------|--------------|---------------------------------|
| a) | Business Association (Attached) | <u>  X  </u> | Confirming knowledge of project |
|    |                                 | <u>  X  </u> | Supporting project              |
| b) | Community Council (Attached)    | <u>  X  </u> | Confirming knowledge of project |
|    |                                 | <u>  X  </u> | Supporting project              |

11. Attach a map of the project location.



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

Name: Joe Sandmann

Address: 915 E McMillan St

Email: joe@walnuthillsrf.org

Phone: 5136580208 Fax: NA

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

Name	Contact
Joe Sandmann	<a href="mailto:joe@walnuthillsrf.org">joe@walnuthillsrf.org</a>
Matt Cuff	<a href="mailto:Mattcuff@Justqin.com">Mattcuff@Justqin.com</a>
Sara Leah Miller	<a href="mailto:chachilovesvinyl@gmail.com">chachilovesvinyl@gmail.com</a>
Cindy Fischer	<a href="mailto:Cindy.Fischer@firststephome.org">Cindy.Fischer@firststephome.org</a>

City of Cincinnati

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805 Central Avenue

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To Whom It May Concern:

The Walnut Hills Redevelopment Foundation is taking the lead in applying for CNBDU dollars for parking lot improvements at 775 E McMillan.

The Dillard Center owns one of the two parcels that compose this parking lot, and has been working with the City on the terms for the lot improvements. While some details still need to be worked out, the Dillard Center is supportive of this project going forward. We believe that this project will only strengthen a growing section of the McMillan corridor as well as strengthen the surrounding area. Our recently completed and city adopted Walnut Hills Reinvestment Plan calls for prioritizing public realm investment, and this project works towards that goal.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Charles Dillard". The signature is cursive and somewhat stylized.

Dr. Charles Dillard



City of Cincinnati

Department of Community and Economic Development

805 Central Avenue

Cincinnati, OH, 45202

To Whom It May Concern:

The Walnut Hills Redevelopment Foundation is taking the lead in applying for CNBDU dollars for parking lot/streetscape improvements at 775 E McMillan.

The Walnut Business Group fully supports this request and stands ready to do what we can as business owners and representatives of Walnut Hills to support the revitalization of our business corridor. We believe that this project will only strengthen a growing section of the McMillan corridor as well as strengthen the surrounding area. Our recently completed and city adopted Walnut Hills Reinvestment Plan calls for prioritizing public realm investment, and this project works towards that goal.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Matt Cuff". The signature is stylized and fluid.

Matt Cuff

Walnut Hills Business Group President



area  
council

City of Cincinnati

Department of Community and Economic Development

805 Central Avenue

Cincinnati, OH, 45202

To Whom It May Concern:

The Walnut Hills Redevelopment Foundation is taking the lead in applying for CNBDU dollars for parking lot and streetscape improvement project located at approximately 775 E. McMillan.

The Walnut Hills Area Council fully supports this request and stands ready to do what we can as residents of Walnut Hills to support the revitalization of our business corridor. We believe that this parking lot and streetscape improvement project will only strengthen a growing section of the McMillan corridor as well as strengthen the surrounding area. Our recently completed and city adopted Walnut Hills Reinvestment Plan calls for prioritizing public realm investment, and this project works towards that goal.

Thank you for your consideration.

A handwritten signature in black ink that reads "Sara Leah Miller". The signature is fluid and cursive, with the first name "Sara" being the most prominent.

Sara Leah Miller

Walnut Hills Area Council President