

**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: Corner Restaurant                      Project Address: 6132 Ridge and 3215 Orion  
Neighborhood: Pleasant Ridge                      Census Tract(s): \_\_\_\_\_  
Business Association: PRBA                      Community Council: PRCC

Please Describe Project in One Sentence: Supporting the recruitment of a new anchor restaurant in the business district by providing public parking.

Detailed Project Description: See Attachment I

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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

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## **Attachment I – Detailed Project Description**

The Pleasant Ridge Development Corporation (PRDC) is requesting a major grant of **\$125,000** to support the establishment of a new anchor restaurant business at the primary intersection of the business district. The grant proceeds will be used to develop public parking that the new business needs in order to move forward with their plans. The new business has made a public commitment to the community, provided that the public parking can be provided. This project will add **40 parking spaces** plus improve another **16 parking spaces**, supporting this transformational new business, as well as existing business in Pleasant Ridge.

The proximity, visibility, and accessibility of the properties to be improved make it perfect for public parking without compromising the retail continuity and walkability of the business district. Upon completion of the parking lot, PRDC will engage a parking manager to operate the public lot. There will be an hourly charge for parking 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.

In addition to catalyzing the development of the new anchor restaurant, 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. First and foremost, it enables the community to secure a new anchor restaurant tenant, which will spur additional patronage and economic activity to the business district. Furthermore, it addresses an issue that has been a priority since the 1970 strategic plan – providing adjacent public parking for the business district. 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 2018 – Execute Grants and close on properties

September 2018 – October 2018 – Construct Parking Lot

November 2018 – Open to the Public

December 2018 – Restaurant opens

### 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
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### Project Sources

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

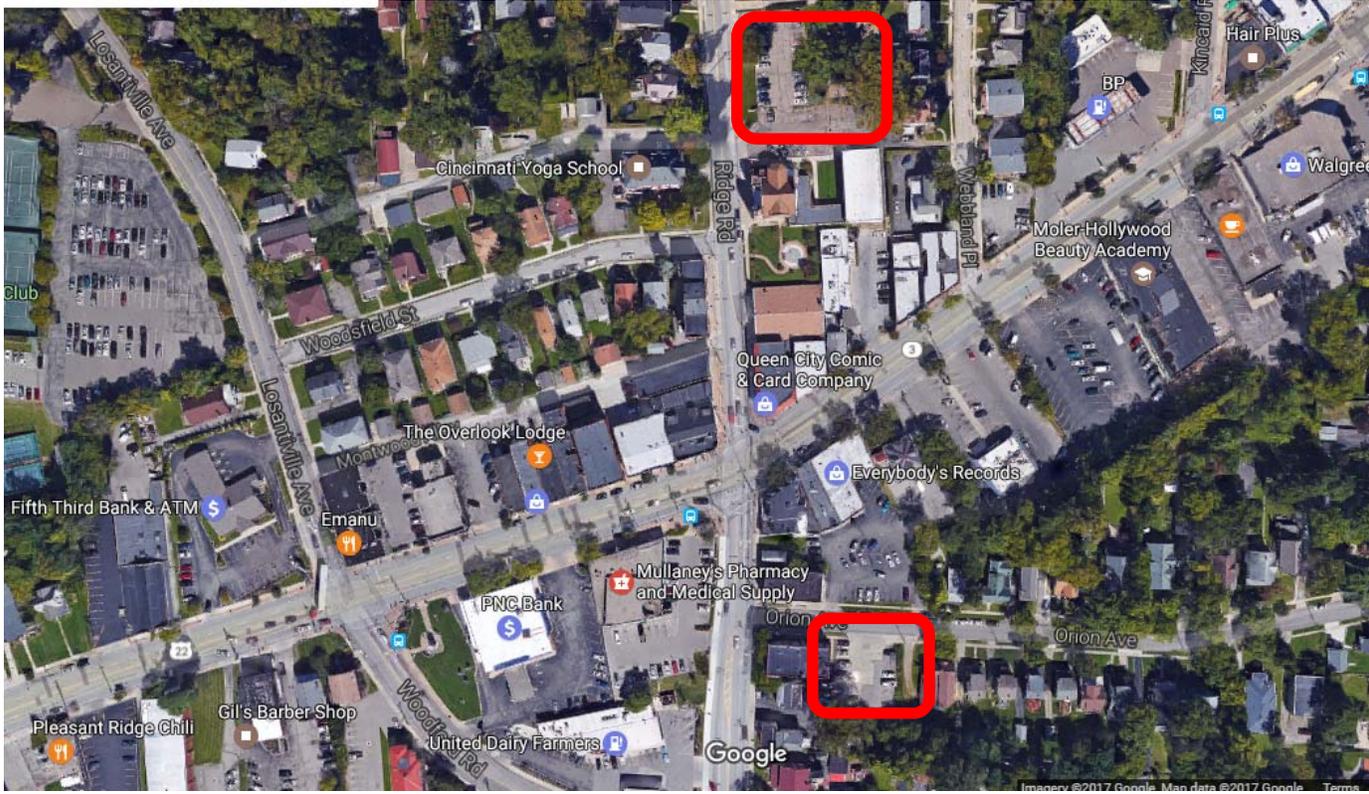
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Total Sources	-	\$135,001
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### Project Status

The anchor restaurant tenant has been secured, contingent on the provision of public parking. 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**



**CITY OF CINCINNATI**  
**Neighborhood Business District Improvement Program**  
**Community Council Support Letter**

**4/17/2018**

Mr. Bob Bertsch, Development Manager  
Department of Community and Economic Development  
805 Central Avenue, Suite 710  
Cincinnati, Ohio 45202

Dear Mr. Bertsch:

This letter is to acknowledge that the Pleasant Ridge Community Council (PRCC) has been made aware of the "*Corner Restaurant*" project that has been proposed by the Pleasant Ridge Development Corporation (PRDC). Furthermore, the PRCC gives its full support to this project. The PRCC looks forward to continued collaboration and partnership with PRDC as we work together to promote, preserve, and advance our community.

Sincerely,



**Wilson Frost**

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*NAME (print)*

**President, Pleasant Ridge Community Council**

CITY OF CINCINNATI  
Neighborhood Business District Improvement Program  
Community Council Support Letter

4/18/2018

Mr. Bob Bertsch, Development Manager  
Department of Community and Economic Development  
805 Central Avenue, Suite 710  
Cincinnati, Ohio 45202

Dear Mr. Bertsch:

This letter is to acknowledge that the Pleasant Ridge Business Association (PRBA) has been made aware of the "*Corner Restaurant*" project that has been proposed by the Pleasant Ridge Development Corporation (PRDC). Furthermore, the PRBA gives its full support to this project. The PRBA looks forward to continuing our collaboration and partnership with PRDC as we work together to promote, preserve, and advance our community.

Sincerely,



Joseph W. Peters

President, Pleasant Ridge Business Association