

September 14, 2023

To: Markiea Carter, Director, Department of Community & Economic Development

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning & Engagement

Subject: Community Engagement Meeting Summary – Property Vacation and Sale for the West End Mixed Use Project

On Tuesday, September 5, 2023, the Department of City Planning & Engagement hosted a community engagement meeting regarding the proposed vacation and sale of approximately 0.814 acres of right-of-way in the West End. The petitioner, West End Development, LLC, requests the transaction to facilitate the proposed mixed-use development north of TQL Stadium. The purpose of this memorandum is to provide a summary of the community engagement meeting.


Mailed notice was sent to property owners within 400 feet of the subject properties and the West End Community Council. Notice was also posted twice on the Department of City Planning & Engagement’s Facebook and Twitter accounts. A website was created with more information about the proposed project and was included in the notices. It can be accessed here: <https://www.cincinnati-oh.gov/planning/community-engagement-meetings/>.

The meeting was held virtually on Zoom at 4:00 p.m. Staff from the Department of City Planning & Engagement, the Department of Community & Economic Development (DCED), and the City Manager’s Office were in attendance. Department of City Planning & Engagement staff facilitated the meeting, and staff from West End Development, LLC shared a presentation and were available to answer questions. This meeting was held jointly regarding a proposed zone change; no community members shared concerns related to the proposed vacation and sale of City-owned right-of-way.

The PowerPoint presentation that was presented during the meeting is included as Attachment 1.

Attachments:

- Attachment 1: PowerPoint Presentation from Community Engagement Meeting



Proposed Vacation and Sale of City-Owned Right-of Way and a Proposed Major Amendment for PD #83 in the West End

Community Engagement Meeting | Public Staff Conference
September 5, 2023

1

Purpose of this Joint Meeting

Community Engagement Meeting

Public meeting to discuss the proposed vacation and sale to allow for staff to obtain feedback

Public Staff Conference

Public meeting to discuss the proposed zone change to allow for staff to obtain feedback about the project

- City staff is here to facilitate the meeting and answer any process related questions
- The applicant is here to answer any project related questions
- **No decisions are being made at this meeting**



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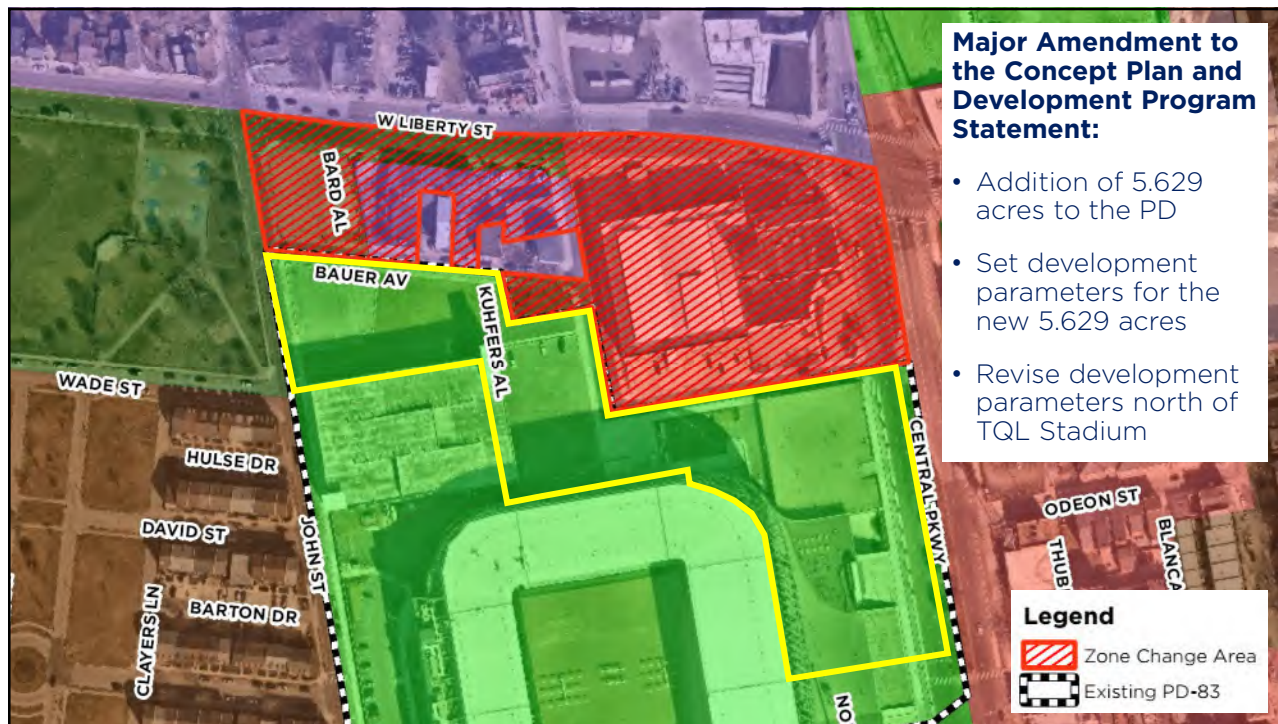
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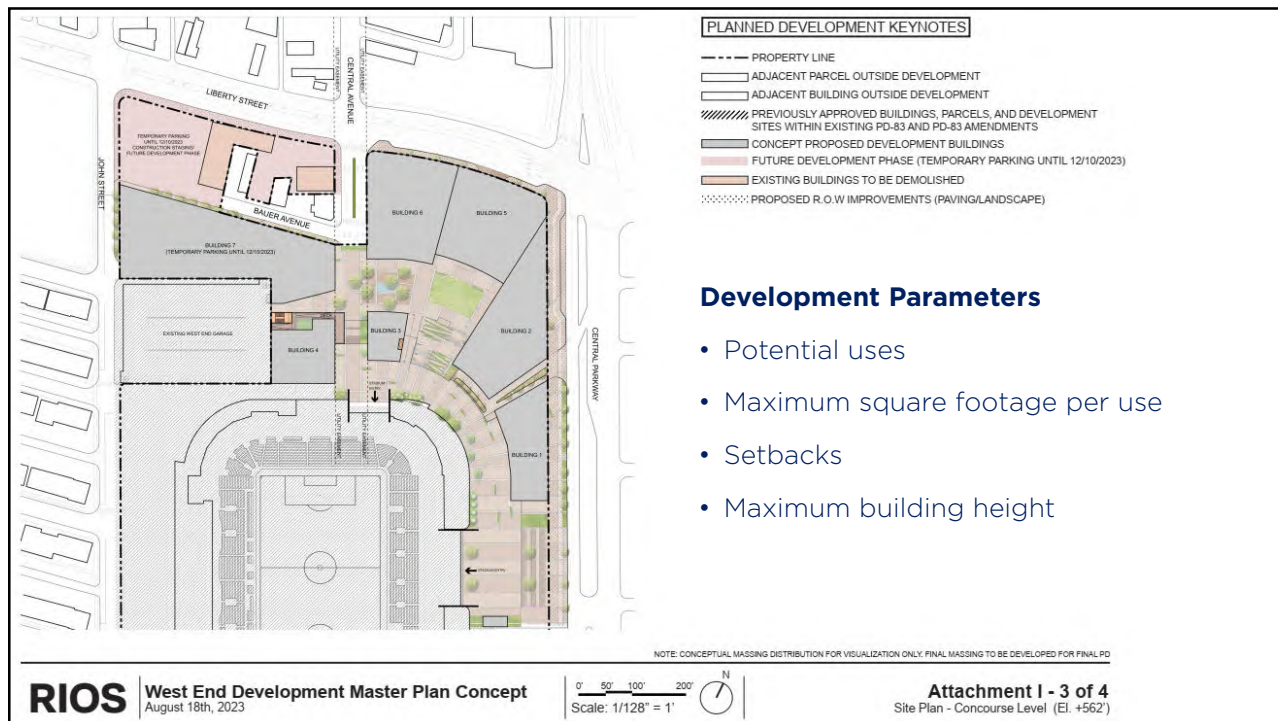
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Next Steps + Contact

Next Steps

- City Planning Commission: 9/15/2023
- City Council: TBD

Contact

Stacey Hoffman, City Planning Division Manager

stacey.hoffman@cincinnati-oh.gov

A New Entertainment District for Everyone.

Public Staff Conference

September 5th, 2023

West End Mixed Use



A New District that Welcomes All, Includes All.

Let's create a community hub at the front steps of our home field, rooted in history and legacy, that aesthetically inspires and emotionally unites our city with a vision for the future.

Project Team

FC Cincinnati will serve as Master Developer and Master Mixed-Use Operations Manager for the district and engage experienced third-party professional consultants to assist in executing the Master Development Plan.



FC Cincinnati

Master Developer / Mixed-Use Operations Manager



Marquee Development

Initial Master Development Consultant - Real Estate Developer with Professional Sports Experience



Sanders Development Group

Development Partner



AGAR

Hotel Partner



RIOS

Master Plan Architect



Messer/TriVersity

Construction Manager



Cushman & Wakefield

Commercial Broker



North American Properties

Multi-Family Apartment Partner



J.S. Held

Owner's Rep



Government Strategies Group

Government and Community Relations



01

Community Engagement

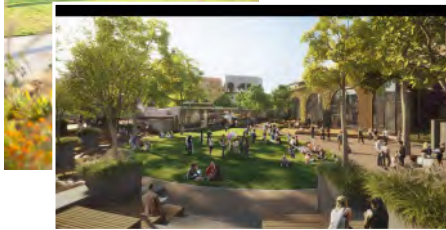
Public Open Space



Kid's Play Area



Event Plaza



Multi-purpose Lawn



Splash Area

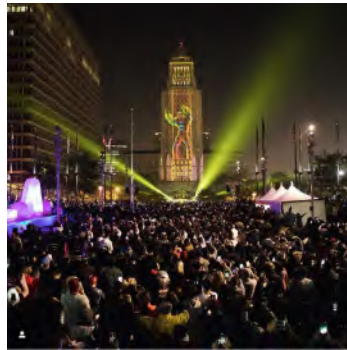


Community Engagement Session Feedback

Public Experience



Movie Night



Outdoor Concert



Community Activities



Fan Experience



Farmer's Market

Community Engagement Session Feedback

Retail Experience



Beergarten



Curated Retail Experience

Community Engagement Session Feedback



Mixed Dining Experience



Community Engagement Session Images

LOCAL SENSITIVE
INTRODUCE
- KIDS ART
- T-SHIRT

IN THE
PARK
AND
TRUCKS - OLD
AND NEW

WEST END
HERITAGE +
HISTORICAL AREA
↓
LOCAL - ARTS
PHOTO ARCHIVES
&
LIVE PERSONAL
HISTORY PHOTOS

WEST END
BUSINESS
ENTREPRENEUR -
TECHNOLOGY USE

Burger
Beer
Pub as
former library



Immersive
experience
vs
object

Youth
PREFERENCE
6 PAGES
-> ONLY USE 2 PAGES

YOUTH
ACTIVITIES
VS. LEARN
CULTURE
IS EARLY YEARS

LIVE - WORK
SPACE -
COMMUNITY
GIVE SPACE

MORE
RETAIL
Grocery
store

Community Engagement Session Feedback | What People Want for the Community

"No Skate park"

"Don't repeat what is already close to us, like a splash park. Want this to be something different, makes people excited to come to the West End."

"Address food desert. Need to serve the community with healthy food"

"Don't want a dead park where there's nothing drawing people to it."

"Go Big!"

"Not another indoor 'community space.' Every development here has it. It's just a room to talk not programmed for kids."

"Age inclusive for young kids to seniors alike. The experience should be for everyone."

"We need minority participation in construction"

"A job-creating development"

"Accessible to people with physical challenges or young kids."

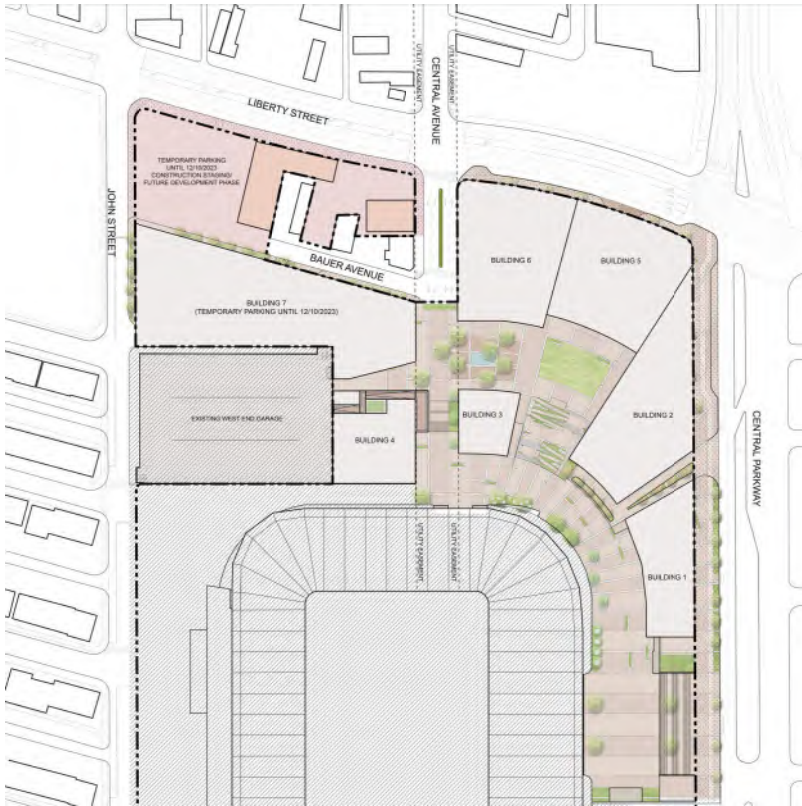
"Public space that doesn't compete with CRC, compliments it and works together. Already have Laurel Park. Not taking away from what is nearby."

"No short, stunted development. Go high. Go big."

"We deserve to have nice things, and want both expensive and affordable food and drink options."

"Development should visually welcome West End Community"

Community Engagement Session Feedback | What People Want for the Community



NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD

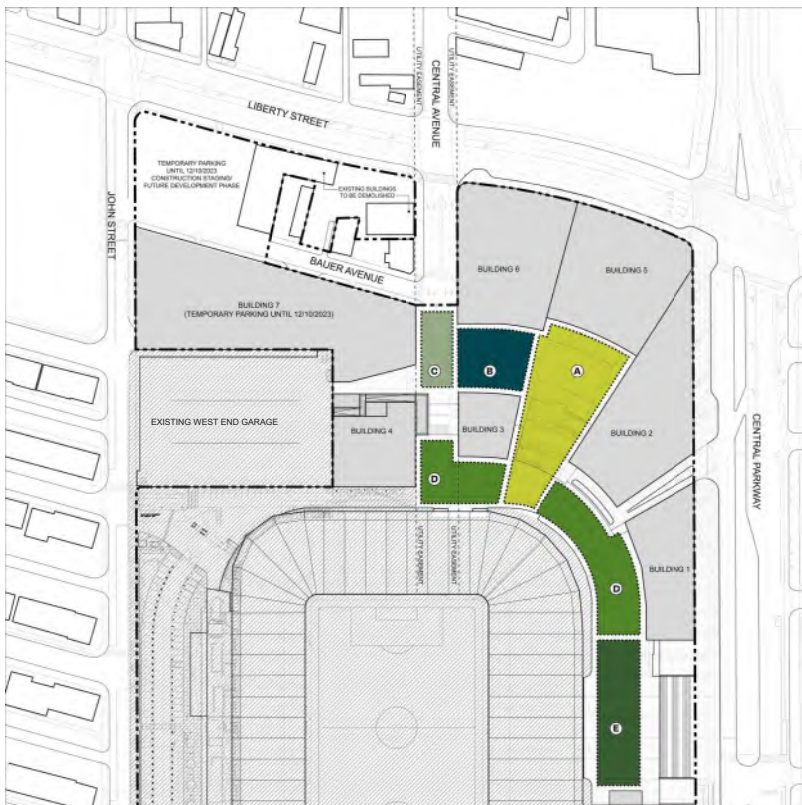
Site Plan

PLANNED DEVELOPMENT KEYNOTES

- PROPERTY LINE
- ADJACENT PARCEL OUTSIDE DEVELOPMENT
- ADJACENT BUILDING OUTSIDE DEVELOPMENT
- ▨ PREVIOUSLY APPROVED BUILDINGS, PARCELS, AND DEVELOPMENT SITES WITHIN EXISTING PD-83 AND PD-83 AMENDMENTS
- CONCEPT PROPOSED DEVELOPMENT BUILDINGS
- FUTURE DEVELOPMENT PHASE (TEMPORARY PARKING UNTIL 12/10/2023)
- EXISTING BUILDINGS TO BE DEMOLISHED
- ▨ PROPOSED R.O.W IMPROVEMENTS (PAVING/LANDSCAPE)

DEVELOPMENT SQUARE FOOTAGE

PROGRAM	CONCEPT SF	SF NOT TO EXCEED
MULTI-FAMILY RESIDENTIAL	182,000 SF	269,000 SF
OFFICE	90,000 SF	225,000 SF
RETAIL	70,000 SF	238,000 SF
SUPPORT	15,000 SF	72,000 SF
HOTEL	157,000 SF	218,000 SF
CONDOMINIUM	28,500 SF	50,000 SF
ENTERTAINMENT VENUE	100,000 SF	200,000 SF
SITE TOTAL	642,500 SF	1,272,000 SF



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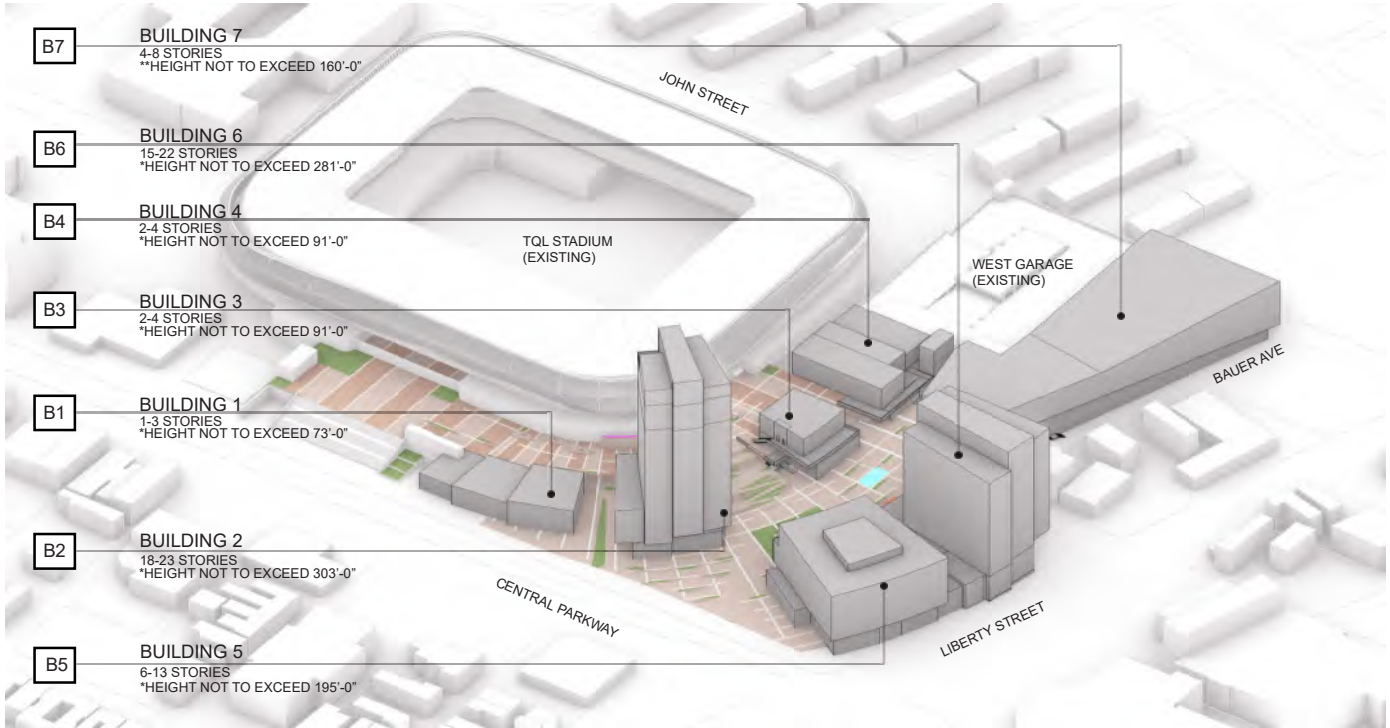
Open Space Diagram

PLANNED DEVELOPMENT KEYNOTES

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- CONCEPT PROPOSED DEVELOPMENT BUILDINGS

OPEN AREA TABULATION

- MAIN PLAZA: 25,000 - 35,000 SF
 - COURTYARD: 6,000 - 12,000 SF
 - VENUE PLAZA: 3,000 - 8,000 SF
 - CONCOURSE: 20,000 - 30,000 SF
 - EXISTING CONCOURSE ENHANCEMENTS: 13,000 SF
- OPEN SPACE TOTALS: 67,000 - 98,000 SF



NOTE: CONCEPTUAL MASSING DISTRIBUTION FOR VISUALIZATION ONLY. FINAL MASSING TO BE DEVELOPED FOR FINAL PD
 *HEIGHT BASED ON CENTRAL PARKWAY EL. +545'-0"
 **HEIGHT BASED ON JOHN STREET EL. +528'-0"



Site Axonometric



02

Inclusion

- + **Workforce Diversity** - Recruit, hire and retain a best in class, diverse workforce.
- + **Community Engagement** - Work with organizations that drive Workforce and Supplier Diversity initiatives.
- + **Supplier Diversity** - Actively engage minority, women and veteran- owned businesses in the communities we serve.



How Messer | Triversity Defines Economic Inclusion



Stanford T. Williams
Vice President, Chief
Inclusion & Diversity
Officer



Sonya Walton
Vice President
Economic Inclusion



Natasha Moffitt
Economic Inclusion
Manager



Stanley Warrenhuffman Jr.
Economic Inclusion
Manager

Meet the Team

Strategies for Success

Leadership from the top

- + Business plan goals
- + Senior management mentor
- + Relationships with M/WBEs
- + Strategic M/WBE partnerships

Support and Communication

- + Lunch and Learn series developed for M/wBES
- + Quarterly M/WBE Spotlights
- + Active participation in diverse councils and organizations

Leadership from each region

- + Regional goals and goals on every project
- + Quarterly meetings with region leaders/SDLT representatives

Measure

- + M/W/VBE tracking and reporting
- + Updates to certification verification/database
- + MBE payment verification process
- + 2nd-tier program

How We Drive Economic Inclusion

Messer | Triversity Commitment

- Messer | Triversity's commitment to Economic Inclusion and the established M/WBE goal for the project
- Overview of Economic Inclusion requirements for the Project Basis of Award
- Certification required for all bidders for their specific scope of work
- Monitoring, tracking & reporting

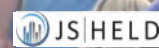
EI Strategies



- Provides access to long term sustainable careers
- Designed to provide individuals with the training and skills to succeed in the construction industry
- Participants receive on-the-job training and wrap around support as they complete the program and enter the in-demand field
- Addresses the shortage for skilled workers in the construction industry

Commitment to Inclusion Workforce Development Strategies

Thank You! Next Steps



RIOS