

Phase I

\$10.5 million of physical facilities, now under construction, are the first phase of the Queensgate Town Center and will be the framework for Phase II development.

Now under construction in Phase I are a 575-car parking garage linked by escalators to a glass canopied system of upper level walkways; a new plaza and expanded park with outdoor theater, fountains, gazebo, skating rink and sitting areas; a community television studio, and a new career education wing for Taft High School. These will have major impact on revitalizing the area. They have also been designed for the development of air-rights, and thus create a basis for Phase II with convenient and adequate parking, structural foundations, utilities, public walkways, good access, and an exciting and dynamic city-wide image.

Phase II

Phase II of the Town Center, scheduled to begin construction in 1976, offers exceptional opportunities for new housing, offices, shops, educational and cultural facilities, and recreation.

Phase II will be built on the air-rights over the 575-car parking garage now under construction, and on adjacent sites. A structural deck over the garage, with all utilities built in, will provide a fully improved "site in the air" with built-in parking and public transit. As the model and drawings illustrate the completed development will be a dramatic focus for 15,000 families in the surrounding community, and a highly accessible educational, commercial and cultural focus for the City and the metropolitan area. With its shops, offices, cultural buildings and tall towers of housing, the Town Center will be the image of the inner city's renaissance.

Expanded Park and New Plaza.

Ann Street Park will be expanded. Phase I will include a spiral ramp linking the Park to upper level walkways. The ramp encloses a circular outdoor theater which can be converted to a skating rink in the winter. In the summer when not being used as a theater, the seating steps become the water cascade of a fountain. The ramps and theater are designed to fit within large existing trees which become the focal points of the plaza. This plaza development is estimated to cost \$195,000 and is part of Neighborhood Development Program funds.

Glass Roofed Arcade.

The spiral ramp is one of several ways to an elevated pedestrian walkway. In Phase I, this glass roofed arcade will link the multi-level parking garage to WCET and to Music Hall. It is designed to connect to second stage air-rights developments so that the two high-speed escalators will not only link Music Hall to the parking areas but also to Phase II development parcels.

At night the arcade will be festively lit by hundreds of tiny light bulbs. The focal element of both the walkway and the theater plaza is a 20th Century version of a

park bandstand. It will serve as a seating area, as a stage, as a bandstand, and as a theater box depending on the activity of the center. This plaza development is funded by HUD (\$783,330).

Pedestrian Bridge.

A glass canopied pedestrian bridge, to be built in Phase I, extends the upper level arcade across Central Parkway to Music Hall. It will have the same lighting system as the upper arcade and will serve as a landmark symbolizing linkage of Over-the-Rhine with Queensgate. The bridge is funded by the Corbett Foundation (\$448,070).

Music Hall Arcade.

The southern wing of Music Hall will be remodeled in Phase I to provide a public arcade linking the bridge to the future air-rights development which will ultimately connect to Washington Park and the Over-the-Rhine area. It includes a new entrance to Music Hall and connections to street level in front of Music Hall.

This is being funded by the Corbett Foundation (\$315,870).

Crosley Telecommunications Center.

The Powell-Crosley Communications Center, to be built in Phase I, houses broadcast facilities and headquarters for the WCET Community Television station, including three studios with all technical support facilities. The facility is being built on an air-rights platform over the parking garage.

The cost of the center is approximately \$3,640,000 and is funded by the Powell-Crosley Jr. Foundation, the Schmidlapp Trust Fund and the Wm. H. Albers Foundation. The air-rights platform is funded by HUD (\$520,370).

Parking Garage.

A three level parking garage will accommodate 575 cars. Also in Phase I, a structure is designed to accommodate future air-rights development above it. It will cost \$1,086,725 and is funded by the Corbett Foundation.

Vocational Education Facility

A new vocational education wing for Taft High School to be built in Phase I, will include a wide range of career-oriented programs. These programs will relate both to the

local communities and to the opportunities available in the Town Center. For example, business management courses will include a student-operated shop and restaurant. The child guidance program will include a student-run day-care center. The facility will be open in the evening for adults and will provide career-educational opportunities for the whole community. The building will be linked across Lincoln Park Drive to Taft High School by a glass covered bridge. This bridge will serve as the Lincoln Park Drive portal to the Town Center.

The facility will cost approximately \$3,500,000 and will be funded by the Board of Education. The bridge will be jointly funded by the State Board of Education, the Cincinnati Board of Education, HUD, and the City.

Parcel 1. High-Rise Tower on Lincoln Park Drive and Over-Looking Theater Plaza Development.

This tower is planned to include 15-20 floors of 8,000 square feet each for apartments or hotel use. The ground floor includes 3,300 square feet of commercial space fronting on Lincoln Park Drive, plus 2,500 square feet of service areas. The second floor includes 5,200 square feet of commercial space which fronts on the upper level of plaza of second stage development with access directly adjacent to the top of the escalator coming up from parking.

Parcel 2. Two Floors of 12,000 Square Feet Each.

These floors are located on the air-rights platform above the parking structure. They front directly on a large plaza opening to the landing for the escalator from the parking decks. This space would be ideal for commercial development on the plaza floor, and either commercial or office use on the second floor.

Parcel 3. 10,500 Square Feet of Single-Story Commercial Space Built On Air-Rights Over Central Avenue.

Parcel 3 has extremely good visibility and exposure to traffic approaching the Town Center on Central Avenue. It is planned for commercial use. Some consideration has also been given to developing it as a bazaar or public market.

Parcel 4. 20,500 Square Feet of Commercial Space on Two Levels.

Parcel 4 has ground floor frontage facing both Central Avenue and Clark and Chestnut Streets. Its second level fronts on the upper level plaza which links across Central Avenue into the main part of the Town Center. A third level of office or higher education space contains 14,300 square feet.

Parcel 5. Three Levels Totaling 38,450 Square Feet.

This includes a ground floor of 23,000 square feet with frontage both on Hopkins and Clark Streets and two levels of 7,800 square feet each with frontage on upper level

plaza. This space is ideally suited for commercial development and/or community facilities.

Parcel 6. Two Floors of 26,500 Square Feet Each on Air-Rights Over Existing Parking Structures.

Parcel 6 has good frontage on a large air-rights plaza development and direct access to the escalator leading to parking. It is presently being planned for university consortium space and cultural facilities.

Parcel 7. A Large 38,500 Square Feet Structure To Be Built On An Air-Rights Platform Over Grade-Level Parking.

The structure on Parcel 7 could be 2-5 stories in height and would function ideally for a theater and community/cultural complex, or alternatively for commercial facilities requiring large open floors. It has direct service access from the service bay on Central Parkway.

Parcel 8. 82,000 Square Feet South of Music Hall.

A total of 82,000 square feet of land immediately south of Music Hall is proposed for a multi-use development

including three levels of structured parking, commercial, and cultural facilities, and a 15-story high-rise apartment structure accommodating 200 units. This parcel has frontage both on Central Parkway and Washington Park. Direct access to other Town Center facilities across Central Parkway will be provided by a connection through the Music Hall arcade and across the bridge.

Historic Townhouses.

A total of 51 historic townhouse structures will be available for renovation, restoration, and conversion to either office, commercial, or apartment use. These are some of the oldest townhouses in Cincinnati and include the Gamble House and houses of other prominent Cincinnati families. On Chestnut Street is located the first Jewish Cemetery west of the Allegheny Mountains; this is proposed to be incorporated in a landscaped plaza development.

There will be an extension of the Phase I public plaza and walkway system throughout the Town Center. On the upper level 30,000 square feet of public plaza will be available for displays and festivals. An intermediate landscaped plaza area of 10,000 square feet connects Clark and Hopkins Streets with the upper level plaza.

