

This monthly report provides 3CDC, CEF and CNMF board members with the latest information about what's happening on and around Fountain Square and in Over-the-Rhine. It is designed to compliment a more detailed investment report that is included with members' board information packets.

CURRENT DEVELOPMENTS

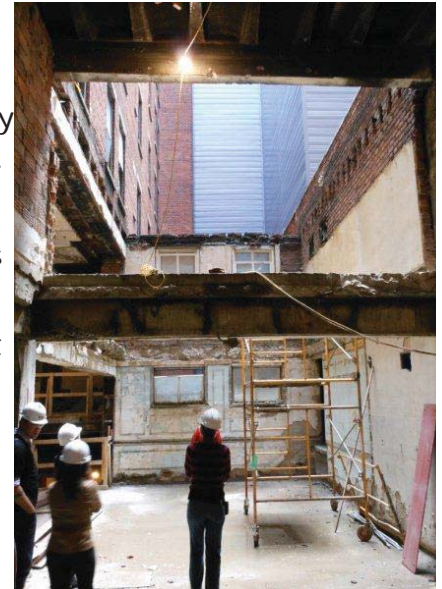
21c Hotel Cincinnati

- All miscellaneous demolition is complete.
- Basement fit-out and floor slab work, including new concrete is underway
- The first floor storefront (building façade) has been removed and restoration work is commencing.
- Structural demolition in the new restaurant and gallery spaces continues on floors 1-3.
- The 10th floor (top level) is framed and utility rough-ins for the guest rooms are 90% complete.
- The hotel is scheduled to open in October 2012.

Washington Park

- Park construction is on schedule for summer 2012 completion.
 - o There have been six garage roof concrete pours this past month, and four remain.
 - o The castle was delivered to the playground on September 12.
 - o South area of the park is still being prepped for sod and planting beds.
- 3CDC and the Parks Board are holding Washington Park Sounding Sessions to garner community input for park programming. The first of three sessions was held on September 29 with nine attendees. Space is still available for the remaining sessions on October 13 and 27. Sign up through the [Business Courier](#).

21c Construction



Washington Park Castle



Washington Park Construction



Maisonette Project

- 3CDC, Four Entertainment Group (4EG), Boca Restaurant Group, and Fifth Third Bank closed on the financing September 29.
 - o 4EG will create a 7,500 square foot multi-level entertainment venue in what used to be the Barleycorn's building.
 - o Boca Restaurant Group will open two restaurant concepts in the former Maisonette / LaNormandie site. Boca Restaurant will move from Oakley and will join a new Italian trattoria concept.
- Construction begins in early October and is scheduled to be complete late summer 2012.
- Read more in the [Enquirer article](#) or the [Business Courier article](#).

Homeless to Homes

- 3CDC continues to work with the Continuum of Care, the City Gospel Mission, the YWCA, and the Drop Inn Center to develop new emergency shelter facilities for their clients.
 - o **City Gospel Mission** – The building demolition of 1211 York Street began the week of September 19 and is 95% complete.

Mercer Commons

- 3CDC is preparing a temporary parking lot on the Mercer Commons site to accommodate the first phase of construction.
- 3CDC presented plans to OTR Community Council and a separate Community Meeting on September 26 as well as the Livable Community Council on September 27.
- 3CDC has received updated construction estimates and are currently completing a third party review of the drawings.
- 3CDC received notification from OHFA to submit a final application for low income housing tax credits.
- Upcoming meetings include Historic Preservation on October 24 and Planning Commission on November 4 to seek approval of development.

15th & Republic

- As part of Phase V development, this \$4.8 million project will yield 19 residential units.
- Allocations for our Ohio State Historic Tax Credit application will be announced in December.

Paint Building

- 3CDC is reviewing bids from four contractors; one will be selected within two weeks.
- Construction is expected to begin on November 15 and completed in summer 2012.

15th and Race Church

- We accepted a bid to start on the second phase of stabilization. The floors, balconies, and selected windows will be replaced, beginning late October. The project will be completed within three months.
 - Cassidy Turley will begin marketing the space and will identify potential tenants.
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1211 York St. Demo



Mercer Commons Temporary Parking Lot



ASSET MANAGEMENT

Saengerhalle

- Office space is 81% leased.
 - o Samplesaint is scheduled to move in mid-October.
 - o Vitruve is scheduled to move in early November.
 - o Kurt Platte is scheduled to move in late November.
 - o Four Entertainment Group (4EG) recently signed a lease for 2,510 square feet, and are scheduled to move in mid-December.
- 3,300 SF of office space and 2,730 SF of restaurant space remains.

Parvis Lofts

- Commercial space is 46% leased.
- Parvis Lofts received the 2011 Ohio Historic Preservation Office Awards; [click here](#) to read more.

Gateway Quarter Phases I - IV

- Completed units are 82% sold or under contract (153 of 186); there were two new contracts written and two closed in the month of September.

Over-the-Rhine Business District

- Taste of Belgium held a grand opening on September 30; It is open Monday through Saturday, 7am to 4pm.
- On the Run Dry Cleaners will open late October.
- Abigail Street, a Mediterranean wine bar, will open November 1.
- Sloan Boutique will open in November.
- Bakersfield, a mexican-style restaurant, has begun build-out and is scheduled to open late Fall 2011.
- 1215 Vine, a wine & coffee bar, has started construction and is projected to open in early December.

Taste of Belgium



Fountain Square

- 3CDC produced the 4th annual Guinness Oyster Festival on September 3 and the 3rd annual Cincinnati Beer Festival September 9-11.
- We produced the 2nd annual Cincinnati Celtic Festival in partnership with the Friendly Sons of St. Patrick, September 23-25. The event was extended from two days to three this year.

Cincinnati Celtic Festival



Finance & Administration

- Adrienne Allen joined 3CDC in September as the Accounting Clerk.
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