



Washington Park Renovation & Expansion Fact Sheet

- **Location:** Between Race and Elm streets and 12th and 14th streets in Over-the-Rhine
- **Use:** Cincinnati Public Park; Public Parking Garage
- **Estimated Project Cost:** \$47.3 million
- **Funding Sources & Uses:**

Source of Funds

		Total
Private		25,536,503
Bank Equity Investment	12,936,515	
Cincinnati Equity Fund II Loan	4,500,000	
Philanthropic Sources	3,749,988	
Bank Loan	3,000,000	
The P&G Fund of The Greater Cincinnati Foundation	1,000,000	
Carol Ann & Ralph Haile US Bank Foundation*	350,000	
Public		21,850,000
City of Cincinnati		
Downtown/OTR East TIF District	11,500,000	
Capital Grant	2,000,000	
Metropolitan Sewer District (MSD) Grant	500,000	
State of Ohio Dept of Development Urban Redevelopment Loan	5,000,000	
State of Ohio Capital Grant	2,850,000	
Total		47,386,503

* Haile Foundation has also approved a \$150,000 grant for Park programming

Uses of Funds

Park	20,327,748
Garage	27,040,755
Total	47,368,503

- **Partner:** Cincinnati Park Board
- **Size:** Renovate 6 acres of existing parkland and expand park to 8 acres
- **Estimated Start Date:** Late summer 2010
- **Estimated Completion Date:** Late 2011
- **Neighbors:**
 - New K-12 School for the Creative and Performing Arts (south)
 - Music Hall (west)
 - Memorial Hall (west)
 - Variety of businesses and residences (north)
 - Emanuel Center, Nast Trinity Church, First Lutheran Church, current and soon to-be-developed homes and businesses in historic buildings (east)
- **Job Creation:** Approximately 920 construction jobs
- **Developer:** 3CDC will serve as the developer on behalf of the City of Cincinnati and will hire a general contractor to manage the construction of the project. 3CDC will also negotiate and control minority business participation and workforce development.
- **Park Features:**
 - **Children's Play Areas**
 - State-of-the-art, 7,000 SF interactive water attraction. The focal point is a year-round water attraction that shoots water up to 15-feet in the air.
 - Cascading water steps
 - 402 pop jets that shoot water 8 feet into the air
 - 6 interactive, arching water jets
 - Smaller elements appropriate for young children including a running water stream that connects to the playground
 - Expanded, nearly half-acre in size play area that will combine traditional and sculptural elements to create a safe, creative and accessible play environment that connects to the water feature. Features include:
 - Running water stream with interactive and climbable canal boat feature
 - Fixed musical elements such as xylophone, tuned drums and 7 to 10-inch tall chimes
 - Spiral slide in tower
 - Stone climbing block ruins featuring a puppet show window
 - Child & toddler swings
 - Balance log
 - 200 square foot sand box with water sources
 - Climbing hill and mound with double slide

- Board walk accessible to the climbing hill and mound
- Picnic tables, benches & stone seat walls
- Various paved, gathering spaces
- Dedicated family restrooms
- **Performance Areas**
 - An open air performance stage that will support community events and be utilized by local arts institutions, including those located around the park, for concerts and programming and used as a shaded sitting area when not in use for performances.
 - A stone, outdoor, event plaza, with Music Hall as a backdrop, which can support a large, temporary stage for performances for groups as large as the Cincinnati Symphony Orchestra.
 - Space to accommodate tents for outdoor receptions for Music Hall.
- **Green Space**
 - An expansive civic lawn, green space, 37,000 square feet, about the size of a football field, which will serve as a venue for outdoor performances, programmed events and active and passive recreation.
 - A dog park that stretches about one-quarter acre in size.
 - 7,000 SF of enhanced planting areas with emphasis on colorful beds flanking the water feature, historic bandstand and park entries.
 - The current green space at the south end of the park will be retained.
 - 177 total trees after Park improvements including 169 in the park and eight street trees
 - Currently 118 trees in the park and on the street
 - 23 trees will be removed because of poor health or invasive species
 - 12 trees will be relocated off-site; 6 relocated on-site
 - 115 new trees planted in the park and on the street
 - Net gain of 59 trees
- **Miscellaneous Park Amenities**
 - Concessions and catering stations
 - Security and audio control room
 - Vending station
 - Year-round restroom building

- Bike racks located in the garage, near restrooms and around the park perimeter
- **Underground Public Parking Garage**
 - Addition of a two-level, 450-space, underground parking garage to serve people who live and work near the park as well as visitors to Music Hall, SCPA, restaurants, other businesses and major OTR institutions and the park itself.
 - The garage replaces an environmentally unfriendly surface lot and will have a green roof to increase the green space in the park.
 - Two Vehicular Entrances and Exits:
 - Race Street at 13th
 - Elm Street across from Music Hall
 - Three Pedestrian Entrances and Exits:
 - NW pedestrian access at Elm and 14th streets (two elevators and wide stairs)
 - NE pedestrian access at Race and 14th streets (one elevator and wide stairs)
 - SW pedestrian access at Elm Street directly across from Music Hall (two elevators and wide stairs)

History & Background

- Washington Park originally housed several cemeteries and was acquired by the city in 1855. It is owned and operated by the Cincinnati Park Board.
- When originally purchased by the City, its location across from Music Hall made it an outdoor extension for the world class arts and exhibitions showcased at Music Hall.
- The park contains many historic assets including an historic bandstand, trees a Civil War cannon and busts of Civil War heroes that will be restored and preserved.
- The 2002 Over-the-Rhine Comprehensive Plan calls for the redevelopment of Washington Park and the addition of a Music Hall parking structure. The project is seen as a cornerstone to the revitalization of the entire neighborhood.
- This opportunity to fulfill a strategic objective of the OTR Comprehensive Plan by investing \$47.3 million in Washington Park comes on the heels of additional major reinvestment in the neighborhood including:
 - \$108 million in mixed-use development by 3CDC that since 2005 has or will bring 246 residential units (condos and apartments) and 121,080 SF of commercial space to OTR. This investment includes Gateway Quarter Phases I, II and III as well as three projects (Parvis

Lofts, Saengerhalle and Westfalen Lofts) currently underway in Phase IV.

- \$72 million in the new School for Creative and Performing Arts
- Music Hall renovation

Outcomes

- Similar to the renovation of Fountain Square, which has resulted in \$125 million in private investment in the area around the Square, the Washington Park renovation will be a catalyst for future development in OTR.
- Like Fountain Square, it will also be managed and programmed, insuring a safe, clean and active civic space offering events and activities that appeal to a wide variety of audiences.
- The historical significance of Washington Park combined with the highest quality upgrades to the play area and water attraction and proximity to Music Hall and the new SCPA will make this neighborhood park a local and regional attraction and entertainment destination as well as a familiar, comfortable urban oasis for the entire neighborhood.
- The renovation and expansion of Washington Park will also attract more home owners, business owners and visitors to OTR.
- The park project itself will create an estimated 920 FTE prevailing wage construction jobs and an estimated 30 FTE permanent jobs servicing and maintaining the park along with the garage.
- 3CDC's commitment to the project includes renovating a building at 1400-16 Race St. in the Washington Park district and moving its office into the site. Construction of "Saengerhalle" is currently underway. The building will also be home to the Northpointe Group. There is space for additional office tenants as well as a prime, corner, restaurant space with outdoor seating overlooking the park.