



Over-the-Rhine Work Group
Jan 20, 2009

Agenda

I Welcome and Introductions

II Gateway Quarter Update

III Vine Street Streetscape Update

IV Washington Park Update

Gateway Quarter Phase I & II Residential Sales

58 of the 86 condos (67%) in Gateway Quarter Phase I and II are now closed or under contract.



Condominium Sales Summary

	# of Units	SF	Prelim. Reserv.	Under Contract	Closed	Total	% (Units)	Avg. Sales Price	Avg. SF Unit Sold	Avg. Price/SF Unit Sold
Phase 1										
Gateway Condos	21	21,975	0	0	11	11	52%	\$190,373	1,095	\$174
Phase 2										
Gateway Arts Building										Master Leased to Art Academy
Duncanson Lofts	25	22,954	0	0	18	18	72%	\$125,539	821	\$153
Duveneck Flats	15	20,405	0	0	11	11	73%	\$194,864	1,259	\$155
Bremen Lofts/Centennial Row	25	26,535	0	0	18	18	72%	\$148,971	1,046	\$142
Subtotal	65	69,894	0	0	47	47	72%	\$156,458	1,042	\$150

Gateway Quarter Phase II Commercial Leasing

Twelve storefronts are leased or sold, leaving only two available for commercial occupancy.



Commercial Leasing Summary								
	# of Spaces	Total # Occupied	% (Units)	SF	SF Leased	SF Sold	Total SF Occupied	% (SF)
Phase 1								
Gateway Condos	7	1	14%	7,710	938	0	938	12%
Phase 2								
Gateway Arts Building	3	3	100%	3,140	3,140	0	3,140	100%
Duncanson Lofts	8	7	88%	9,745	7,605	1,680	9,285	95%
Duveneck Flats	2	1	50%	6,750	3,350	0	3,350	50%
Bremen Lofts/Centennial Row	1	1	100%	850	850	0	850	100%
Subtotal	14	12	86%	20,485	14,945	1,680	16,625	81%

Gateway Quarter Phase III Development

\$30.3 million project: 106 for-sale housing units and over 15,000 SF of commercial space.

Urban Sites:

- ✓ Trideca Flats: 1232 Vine, 9 units, 6 sold (construction complete)
 - Joseph Williams Home leasing entire commercial space and opened in November
- ✓ Goodfellows Hall: 1306 Main, 5 units, 1 closed (completion early 2009)
- ✓ Falling Wall Lofts: 1417-21 Main, 5 units (completion early 2009)
- ✓ Lackman: 1237 Vine, 7 units (completion in March 2009)
- ✓ Belmain: 1202 Main, 16 units (construction to begin January 2009)



Gateway Quarter Phase III Development

The Model Group:

- ✓Trinity Flats Phase I: 1331-35 Vine, 9 units (completion in March 2009)
- ✓Trinity Flats Phase II: 1326-42 Vine, 25 units



Over-the-Rhine Community Housing & Eber Development (City Home):

- ✓Pleasant Street, Phase 1: 11 units (completion in March 2009)
- ✓Pleasant Street, Phase 2: 11 units (construction to begin after Phase 1 completion)



B2B Equities & Northpointe Group:

- ✓Mottanai Lofts: 1222-24 Republic Street, 8 units (completion in April 2009 - one contract)

Gateway Quarter Phase IV



- Gateway Phase IV would include:
 - ✓ Mercer Commons Site
 - ✓ Vine and Race St. State Historic Tax Credit properties
- Up to 190 rental units with dedicated parking, plus additional structured public parking and significant new commercial space
- Planning for Gateway Quarter Phase IV should be completed in the first quarter of 2009, with projects starting in summer of 2009

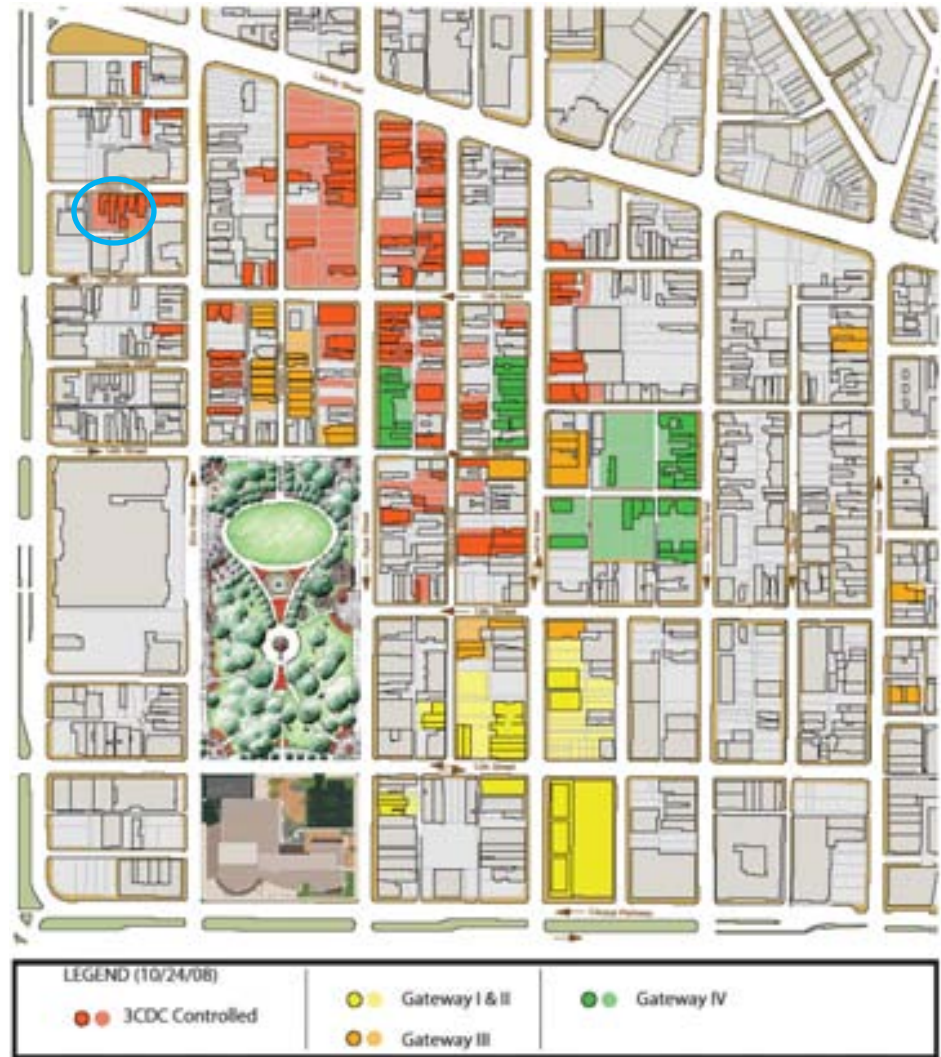
Gateway IV: Odeon Permanent Supportive Housing



Gateway IV: Odeon Permanent Supportive Housing

Odeon PSH

- Working with Over-the-Rhine Community Housing to develop project
- 25-unit permanent supportive housing facility
- Total development costs estimated at \$3.9 million



Streetscape



Paving materials



Walking Surface



Curbs



Street lighting - banners

Pedestrian scaled

Double headed with banners



Trees



Planters



Waste Receptacles



Bike racks

Single ring on parking meter poles



Bike rack near the parking lot at 12th and Vine



Traffic light

Span Wire

Color black - With Q sign



Sign & Meter Posts



Newspaper boxes

