

2018 ANNUAL REPORT



VINE STREET

WHILE 2018 WAS A TYPICAL YEAR FOR 3CDC IN MANY RESPECTS, it was also a year in which the organization laid the groundwork for a significant transition in the years ahead. The first change the organization made public was geographic, as 3CDC announced a shift in its development focus to two specific sections of Cincinnati's urban core – the southwest quadrant of the Central Business District (CBD), and the northern portion of the CBD, starting with the area around Court Street.

In the southwest quadrant, 3CDC began work on its \$116 million 4th & Race project, and the organization also secured two key properties that will help accelerate development in this area of downtown. The first was 5th & Plum, a 74,000-square-foot surface lot that 3CDC and several civic partners envision becoming the site of a new convention center hotel. Then, in late December, the organization closed on the purchase of Fountain Place, which was formerly home to the downtown Macy's. 3CDC views this as a critical building in the ongoing revitalization of the center city and the organization envisions converting the building into a mixed-use development featuring both an office component and street-level commercial space.

Meanwhile, in the northern section of the CBD, staff members were able to look out the windows of 3CDC's corporate office and watch the 18-story Court & Walnut/Kroger mixed-use development take shape just a block away, growing taller and more impressive by the day. Directly across the street from the new Kroger, 3CDC worked on two more projects, starting with the Court Street Condos project, which is 3CDC's first condo project in the CBD. 3CDC also acquired the former Monro Muffler store, and proceeded to convert it into a small surface lot, which it ultimately envisions as a site for a mixed-use development.

The other major shift for the organization was placing a greater emphasis and dedication of resources on the management of the organization's private and public assets. The biggest change in this area was the December announcement that 3CDC would be joining forces with Downtown Cincinnati Inc. (DCI). Both organizations have long focused on the growth and economic development of the City's center, providing similar services, including safe and clean activities, event management, retail services, stakeholder engagement and marketing.

The organizations officially merged on January 1, 2019, with the newly combined entity responsible for overseeing the Downtown Cincinnati Improvement District (DCID) Services Plan, along with 3CDC's long-running OTR District Management program. In addition to providing more consistent and comprehensive Safe & Clean and Beautification Services throughout Downtown, the merger will result in enhanced outreach services through the GeneroCity 513 Initiative, which also launched in 2018. 3CDC and several of its partners launched GeneroCity 513 to address the increase in aggressive panhandling in the urban core, and to help individuals who had been driven to panhandling. As a result of the merger, these services will be expanded upon and enhanced.

Despite this current transition period, in the 16 years since its inception, 3CDC has remained focused on its goals and objectives, spurring growth and change throughout the city. However, without the support of the City of Cincinnati and its major corporations, 3CDC's accomplishments to date would not have been possible. The organization continues to uphold its commitment to building a strong and vibrant downtown business and entertainment district for Cincinnati and visitors alike to enjoy for many years to come.

FOUNTAIN SQUARE 2018 PROGRAMMING

3CDC continued to provide free and fun programmed events and activities nearly every night of the week, all year long at Fountain Square in 2018. In the past year alone, the Square attracted over 5 million visitors to Downtown Cincinnati, boasting 437 3CDC-produced free, family-friendly events, in addition to 116 third-party events. Cincinnati's premier public space did not disappoint.

Folks crowded the Square for some of the most highly anticipated seasonal events, from Strauss Troy Market to Trivia night and Food Truck Brunch to Salsa on the Square. While annual favorites like these continued from years past, a number of new events filled the 2018 calendar as well. Fifth and Vine Live, a new free music series that featured an eclectic lineup of national, regional, and local acts as well as event partnerships with local organizations, brought great entertainment to the Square on Friday and Saturday nights all summer long.



FC CINCINNATI ANNOUNCEMENT ON THE SQUARE

Always a local favorite, the PNC Summer Series stole the show from the last week of May and continuing through Labor Day. A variety of free live music livened up the Square throughout each week, featuring a different genre every night from country to reggae to salsa and more. Despite the summer heat, a diverse crowd took over the Square anytime music could be heard.

Winter weather brought with it the O'Keeffe's Ice Rink, Presented by Fifth Third Bank, on Fountain Square – and drew a crowd of nearly 50,000 skaters during the 2018-2019 season. Rink programs and

activities from previous years returned, such as HGC Broomball and the Cincideutsch Christkindl Market. Several new events were also added to the calendar, attracting a range of age groups and folks with varying interests. Ice skating lessons were also offered on the Square, ensuring that anyone who wished to utilize the rink had a the opportunity to do so.



FIFTH & VINE LIVE

Aside from the daily programming at the Square, a few capital improvements were made to ensure the heavily utilized space is properly maintained. New garbage and recycling receptacles were installed throughout, in addition to new planters and various other items. While these improvements may seem insignificant, they make the space more visually pleasing and clean, enhancing the overall experience of patrons who visit the Square.

Fountain Square continues to be the heart of Downtown Cincinnati, attracting visitors both near and far to attend events, grab a bite to eat, or simply relax while exploring a piece of Cincinnati history. A gathering space for many occasions, the Square is a place where memories are made and experiences are had – and thanks to the ongoing support of our sponsors, we can continue to offer the year-round programming that makes it a place people continue to visit.

2018 PROGRAM SPONSORS

#besomebody, AARP, Achieve Point Career Academy, Al Neyer, All Good Homes, ARMY, Artworks, AT&T, Below Media, Blueprint, Boca, Bud Light, CAC, CBWS, Camp Washington Chili, Chick Fil A, Children's Hospital, Cincinnati Art Museum, Cincinnati Ballet, Cincinnati Cyclones, Cincinnati Enquirer, Cincinnati Museum Center, Cincinnati Symphony Orchestra, Cintas, Citi Bank, Coca Cola, Crux, CVG, Dohn Community High School, Donato's, Dunkin Donuts, Emerge, FC Cincinnati, First Financial Bank, Flaherty & Collins, Fox Sports, Gold Star, Haile Foundation, Heidelberg, HGC Construction, Home City Ice, Hoxworth, Icon Solar, KMK Law, Kona Ice, Kroger, Linkology, Luminaut, Lykins Energy Solutions, Macy's, Metro PCS, O'Keeffe's, Ohio Valley, Oswald Construction, Outdoor Link, Owens Group, Palomino, Pilot Chemical, PNC Bank, Pure Romance, Red Stripe, Rising Star Casino, Rock Bottom Brewery, RSM, Seven Star Dental, Skyline Chili, Smale Foundation, Stigler Supply, SP+, Strauss Troy, Title Boxing Club, Top Golf, Towne Properties, UC Health, United Electric, USDP, Xavier University, Watershed Distillery

WASHINGTON PARK 2018 PROGRAMMING

Like Fountain Square to Downtown Cincinnati, Washington Park has become one of the most happening destinations in Over-the-Rhine. The number of free events held in Washington Park annually continues to climb, attracting a larger crowd each year. In 2018, it played host to 601 events, including 518 produced by 3CDC, in addition to 83 third-party events.

Southwest Airlines returned for a second year as the sponsor of 'The Porch,' serving up cold beverages, yummy snacks and a great time at the Park. Aside from everyday traffic, The Porch was rented on 25 separate occasions to host private events like birthday parties, corporate functions and more.

Locals and visitors alike enjoyed another year of unique programming designed to appeal to a wide range of age groups and interests. The PNC Summer Series brought free programming to the Park for one final summer from the last week of May through Labor Day. A variety of live music from bluegrass to R&B attracted a diverse audience from all over Cincinnati to kick back and enjoy the Park's amenities and a few good tunes.



ROOTS REVIVAL AT WASHINGTON PARK

The dog park, which offers unique features for canines like a water creek, granite boulders and a waterspout for drinking, brought thousands of furry friends to OTR over the course of the year. Yappy Hour continued to be a hit for dogs and humans alike, enjoying a game of fetch while sipping a variety of local beers from Taft's Ale House, Christian Moerlein Brewing Company, and Fifty West.

Pop-Up Play returned as a fun way for kids to get involved and stay active at the Park. Whether hula hooping, throwing water balloons, or simply doing a craft, preschool and primary school children took advantage of this free program that allowed them the opportunity to learn alongside their peers while having fun and building valuable life skills like sharing, using manners, and including others.

Aside from organized programming, individuals and families utilized the Park regularly as a place to play, exercise, or simply pass time. On any given day, the playground could be seen filled with children using their imaginations and interacting with one another while others sat in the shade of a tree enjoying a book. In the spring, folks enjoyed the gorgeous blooms planted throughout the Park,

played games on the lawn, and strolled down the paved walking path. When summer arrived, the spray ground became the main attraction for local youth who visited the Park, keeping them cool on some of the area's warmest days.

Both longtime Cincinnati residents and first-time visitors to the city continue to be drawn to Washington Park on a daily basis, because of its open green spaces, well-maintained amenities and the diverse programs we offer, and its location just across the street from the newly renovated Music Hall. Whatever it may be, one thing is certain: Washington Park remains a public space that everyone can enjoy and 3CDC is committed to making sure it stays that way. However, without the unwavering support of our sponsors, Washington Park would not be what it is today.



WASHINGTON PARK POP-UP PLAY - UPCYCLED ART

2018 PROGRAM SPONSORS 50 West, AAA, AARP, Achieve Point, American Legacy Tours, Bath Fitter, Below Media, Cincinnati Art Museum, Cincinnati Bell, Cintas, Coca Cola, DBL Law, Dunlap Café, First Watch, Flying Pig, Galerie Candy, GBBN, George Remus, Haile Foundation, Icon Solar, Improvit, Integrity Logistics Express, Johnson Foundation, KMK Law, Keep Cincy Beautiful, Kona Ice, Kroger, Louisville Slugger, Lykins Energy, Mayerson Foundation, Melanoma Know More, Metro PCS, Mr. Roof, Northside Distillery, Owen's Group, Principal, Procter & Gamble, Raising Canes, Renewal by Andersen, Rhinegeist, Rumpke, Segoe Foundation, Southwest Airlines, Taft's Ale House, Top Golf, Turner Construction, UC Health, UC Medical Center, YMCA

MEMORIAL HALL 2018 PROGRAMMING



THE WHO'S TOMMY AT MEMORIAL HALL

This year marked Memorial Hall's second full year in operation following its \$11 million renovation in 2016. The Memo welcomed a variety of patrons to its shows and events throughout the year, hosting a total of 341 events, including 83 third-party events. From Comedy to Family Theatrical and Spoken Word to Concert, there was truly a show for everyone. The Hall also hosted free programming for both children and Veterans, allowing patrons the chance to attend a program regardless of their ability to pay.



COMEDY AT MEMORIAL HALL

In September, Memorial Hall hosted four spectacular showings of The Who's Tommy, produced by 3CDC's own Memorial Hall Manager, Joshua Steele. It featured not only the brilliant rock opera, but also an impressive selection of Cincinnati talent. Called 'the greatest rock opera of all time,' the production was a huge hit.

For the second consecutive year, the Family Theatrical Series included a Junie B. Jones production – a popular show for children and a sell-out again for 2018. Shortly after, Andrew McMahon In the Wilderness, an acoustic performance with Justin Furstenfeld and Nick Brown, also filled the theater. A second performance was added to the schedule to accommodate high demand.

In addition to the shows and performances that have brought this historic neighborhood venue back to life, The Memo is also available as a rental space, accommodating events of all kinds. As mentioned previously, Memorial Hall hosted 83 third-party events in 2018. This included seven weddings, 23 corporate functions, 19 theatrical performances and a number of other private events.

Memorial Hall has continued to thrive since it reopened post-renovation, welcoming back longtime patrons and inviting a new generation of theatergoers while staying true to its historic roots. With the ongoing support of our sponsors, we look forward to many years at the Hall, bringing a variety of new shows and events to the people of Downtown Cincinnati and the surrounding area.



MEMORIAL HALL

2018 PROGRAM SPONSORS 50 West, Cintas, Coca Cola, Decal Impressions, Duke Energy, First Financial, Frost Brown Todd, Gateway, George Remus, Grant Thornton, Heidelberg, Mayerson, Messer Construction, Metro PCS, Novogradac & Company, Ohio Valley, Rhinegeist, Taft's Ale House, TriVersity Construction, Watershed Distillery

ZIEGLER PARK 2018 PROGRAMMING



OVER-THE-RHINE RHINOS SWIM TEAM

Its beautiful green spaces, sparkling pool and wealth of healthy outdoor activities have continued to make Ziegler Park a prime location to spend sunny summer days, cool spring evenings and crisp fall afternoons. While children run wild on the playground, others enjoy a jog around the civic lawn, a friendly game of ping pong, or a pick-up game of basketball on the newly renovated courts. Two full summers have now come and gone since the renovation and expansion of the park, and it is safe to say it has become a beloved space in the community for many reasons.

The Park's variety of features and activities make it a perfect spot to host events, offer programs to individuals in the neighborhood, or simply spend time unwinding outdoors away from the busyness of everyday life. In 2018, 3CDC offered over twice as many programs

at Ziegler Park (171 to be exact) than were offered in 2017. Perhaps even more important – nearly all of these programs were offered at no cost to participants, contributing to the Park's overall commitment to inclusivity and giving everyone in the community the

opportunity to utilize the Park's programs and amenities. In addition to programming, Ziegler Park also played host to 25 third-party events – a huge increase after hosting only one the previous year.

In 2018, Ziegler Park's *Everybody In* Program was introduced as a way to promote 3CDC's commitment to inclusivity and give the entire community an equal opportunity to utilize all of the Park's amenities

and programs. Primarily geared toward neighborhood youth, the 2018 *Everybody In* Program included a free summer meal program, a second year of summer camp and a brand-new swim team, in addition to swim lessons that were also offered at no cost to participants. A total of 807 individuals obtained seasonal pool memberships – a 27% increase from last year. It's also worth noting that 77% of pool passes were sold to families making less than \$50,000 per year, including 69% to families making less than \$35,000 per year.

The deep-water swimming pool continues to be the Park's biggest attraction, welcoming 34,402 swimmers in 2018 alone – a number that has increased more than 175% since just last year. New in 2018, the Pool's Adult Swim event gave those over the age of 21 a unique opportunity to enjoy the pool after hours once a month, complete with an on-site DJ and cash bar. Also new in 2018, the Ziegler Park swim team, part of the *Everybody In* Program, made its big debut and was an overwhelming success. The team was made available to neighborhood youth at no cost and was in session during the months of June and July, meeting five days a week for practice, and once a week for meets. It afforded neighborhood children the opportunity to learn strokes and other valuable swimming skills – an opportunity they would likely not otherwise have. Swimmers also earned all needed equipment through participation in practices and meets.

Ziegler Park Summer Camp, which is also offered at no cost, returned for a second year, hosting 20 more campers than the year before, for a total of 80 campers. New activities were also introduced, such as the Pollinator Garden and STEM Bicycle programs. Local youth truly look forward to camp, as many of them have never had the opportunity to participate in such a program before. However, without the financial support of our sponsors, we simply would not be able to make such programming available to the kids in our neighborhood.



SUMMER CAMP STEM BICYCLE PROGRAM

2018 PROGRAM SPONSORS

Cincy Gives, Custom Residential Architects, FC Cincinnati, Greater Cincinnati Foundation, Hubert Family Foundation, Hueneker Trust, Interact for Health, Jostin, Kantor Family Foundation, Kroger, Lane 8, Molina Healthcare, O'Rourke, Patricia Kisker Foundation, Pfau Foundation, PNC Bank, Procter & Gamble, Squire Patton Boggs, SPMH, The Stuart Family Foundation, Turner Construction

DEVELOPMENT



15TH & VINE

15TH & VINE

In April, construction of the 55,000-square-foot five-story mixed-use property at 15th & Vine was completed. The development and construction teams, as well as city leaders, celebrated the building's completion in addition to the grand opening of its first retail tenant, Sacred Beast.

The \$19.5 million project was a combination of new construction and the historic renovation of four historic facades, which resulted in 45,000 square feet of office space across four floors in addition to 10,000 square feet of street-level retail space. Although developed on a speculative basis, letters of intent for all of the office space had been received before construction was even complete. Over the course of the year, the remaining street-level retail spaces were also leased by various tenants including A World of Beads, Bonobos and Pursuit. And, during the first quarter of 2019, Spaces, a pioneer in creative, flexible workspaces, moved into the top four floors, operating it as a high-quality co-working space.

3CDC served as developer on the project, proudly working with minority- and woman-owned businesses to make it an inclusive effort. TriVersity Construction Co., a minority-owned business, served as the construction manager, while City Studios Architecture, a woman-owned business, was responsible for the interior and exterior design work.

COURT & WALNUT

Crews remained hard at work at the site of the 18-story Court & Walnut mixed-use development throughout all of 2018. By November, Cincinnati residents and workers had already begun reserving spaces in the building's 560-space parking garage, which officially opened to the public in February 2019.

Construction of the highly anticipated, 50,000-square-foot Kroger grocery store is on track for completion in September of 2019, at which time Kroger will close its smaller Vine Street store and relocate its employees to the new space. The 139-unit apartment building above should be completed soon thereafter.

COURT STREET CONDOS

3CDC's first residential project south of Central Parkway, the Court Street Condos project includes a total gut renovation of six historic buildings along the north side of Court Street, just across the street from the organization's Court & Walnut project. Upon completion, which is currently scheduled for Summer 2019, the renovation will yield 16 condo units and 4-5 street-level commercial spaces.



COURT & WALNUT

DEVELOPMENT



RENNEN & BEECHER FLATS

4TH & RACE

In mid-September, excavators and other heavy construction equipment were onsite at the 4th & Race project, preparing the site of the former Pogue's Garage for the up-and-coming development. By year-end, crews had removed the existing foundation and were preparing the site for a new foundation. Located on the northwest corner of 4th & Race streets, the project will yield a new 584-space above-grade parking garage, 23,000 square feet of street-level commercial space, and a 265-unit apartment tower. The \$116 million project, which is a collaboration with developer Flaherty & Collins, is expected to be complete in 2020.

BEHLEN, MEINERS & ELM INDUSTRIES

3CDC announced in July that it had begun work on a brand-new phase of office development in Over-the-Rhine that included three historic buildings – Behlen, Meiners and Elm Industries. In total, the three projects are expected to add a total of 38,000 square feet of office space to the neighborhood at a total cost of \$23 million.

Originally built as a carriage and wagon factory, Elm Industries is a rare industrial property south of Liberty Street, located at 1537 Race Street. In October, construction had begun on the project with Megan Construction managing the renovation. This easily recognized building, which has beautiful facades on both Pleasant and Race streets, will yield roughly 13,500 square feet of office space spread across three floors and nearly 5,400 square feet of street-level commercial space. By early 2019, one tenant had already been announced, as goDutch had agreed to lease 9,000 square feet across the third and fourth floors. The deal was struck early enough in the process that goDutch was able to customize the space to meet its needs.

Construction on the Behlen and Meiners buildings was also underway by the end of 2018, with structural work in the early stages. Both buildings, which are located across the street from the recently completed 15th & Vine project are expected to be completed in the fall of 2019.

RENNEN & BEECHER FLATS

Rennen & Beecher Flats included the construction of two new mixed-use buildings, with one integrating a historic structure at 1505 Race Street. Crews started working on the project at the beginning of 2018. By the end of the year, work at both Rennen & Beecher Flats was substantially finished, with the exception of minor touchups, exterior trim work and painting.

Completed during the first quarter of 2019, the project's 18 condo units were listed for sale and three street-level commercial spaces were available for lease. To date, five units have sold and leases on two of the three commercial spaces are in the works.



MEINERS & BEHLEN

EQUITABLE DEVELOPMENT



THE COLUMBIA

AFFORDABLE HOUSING INITIATIVE

Over two years after announcing an ambitious development plan with a goal to create hundreds of affordable and market-rate apartments in OTR, 3CDC, The Model Group, OTR Community Housing, Cornerstone Renter Equity and various other partners have remained hard at work on numerous projects. During the past several years, 3CDC and its partners have completed eight projects as part of the initiative, adding 289 affordable housing units to the neighborhood in addition to 197 market-rate units.

After acquiring The Columbia (1301 Walnut) just last year, 3CDC had already begun the complete renovation of the historic building by the end of the year. Together with Model Group, 3CDC also acquired several buildings that will be completed as a scattered-site development project, dubbed The Willkommen (German for “welcome”), that will include roughly 190 residential units, of which approximately 40% will be affordable. Other affordable housing projects included in the Mercy Portfolio (scattered sites on and around Main Street) and the Jan & Senate properties remain in different phases of the design/development/construction process.

COMPLETED AND UNDER CONSTRUCTION AFFORDABLE HOUSING PROJECTS				
PROJECT	DEVELOPERS	AFFORDABLE	MARKET-RATE	TOTAL UNITS
MERCER COMMONS PHASE II	3CDC & MCCORMACK BARON	30	37	67
CENTRAL PARKWAY YMCA	3CDC, MODEL, EPISCOPAL RETIREMENT SERVICES	65	0	65
ABINGTON, RACE & PLEASANT	3CDC, MODEL, CORNERSTONE	50	0	50
BROADWAY SQUARE PHASE II	MODEL	9	25	34
MARKET SQUARE PHASES I, II & III	MODEL	36	107	143
CARRIE'S PLACE	OVER-THE-RHINE COMMUNITY HOUSING (OTRCH)	43	0	43
MORGAN APARTMENTS	MODEL & OTRCH	48	0	48
THE COLUMBIA	3CDC	8	28	36
SUBTOTAL		289	197	486

UPCOMING AFFORDABLE HOUSING PROJECTS				
PROJECT	DEVELOPERS	AFFORDABLE	MARKET-RATE	TOTAL UNITS
COMMONS ON MAIN	3CDC & MODEL	67	0	67
PERSEVERENCE	3CDC & OTRCH	32	0	32
WILLKOMMEN	3CDC & MODEL	76	114	190
SUBTOTAL		175	114	289
TOTAL		464	311	775

EQUITABLE DEVELOPMENT



GENEROCITY 513 JOBS VAN PROGRAM

THE COLUMBIA

Situated at the corner of 13th & Walnut Streets, the complete renovation of the 32,000-square-foot historic Columbia building began in the fourth quarter of 2018. 3CDC owns the building and is also serving as the developer of the project, which will yield 36 apartment units and four first-floor commercial spaces upon completion. Part of 3CDC's larger strategy to develop quality mixed-income housing in OTR, eight of the 36 units will be made available to residents making 80% of the Area Median Income (AMI). The project, which will also result in four street-level commercial spaces, is expected to be completed in the summer of 2019.

GENEROCITY 513

After months of planning and research, the GeneroCity 513 Initiative launched in early July 2018. A partnership between 3CDC, Downtown Cincinnati Inc. (DCI), the City of Cincinnati, City Gospel Mission (CGM), and Greater Cincinnati Behavioral Health Services (GCBHS), the initiative's name is a nod to the generous spirit of those that call Cincinnati (or 'the 513') home.

The initiative is aimed at helping individuals who have been driven to panhandling, including those facing unfortunate circumstances like homelessness, addiction and mental illness. Utilizing a multi-

faceted approach, GeneroCity 513 was designed to offer a positive alternative to panhandling, help connect panhandlers to social service agencies, and provide strategic case management to the most visible homeless persons in Downtown Cincinnati. The initiative's programs include a Jobs Van, Outreach Services and Donation Stations.

In its first six months in operation, the initiative made great progress. Two new outreach workers were hired for OTR and Downtown Cincinnati who engaged numerous individuals in 2018, making 137 referrals to needed social services, resulting in 80 connections by the end of the year. The Jobs Van, which operates four days per week, has also made its mark on the city as outlined below as of year end:

DAYS IN OPERATION	81
TOTAL RIDERS	786
HOMELESS RIDERS	87%
RIDERS CONNECTED WITH EMPLOYMENT	10
RIDERS CONNECTED TO OTHER SERVICES	64
MILES CLEANED	380
BAGS OF TRASH COLLECTED	143

COMMERCIAL LEASING (NEW LOCAL BUSINESSES IN 2018)



BONOBOS

Since 2004, 3CDC has been hard at work preserving countless historic structures throughout Downtown Cincinnati and Over-the-Rhine, as well as building new high-density, mixed-use developments that have ultimately contributed to the revitalization of the neighborhood. Strategically retaining ownership of the commercial spaces upon completion, 3CDC strives to fill them with local businesses, entrepreneurs, and unique concepts that bring life to the center city. In 2018, unless noted otherwise, the businesses listed below opened in a 3CDC-owned storefront space in Downtown Cincinnati or Over-the-Rhine. 3CDC's commercial leasing efforts resulted in the execution of 26 leases over the course of the year, filling a grand total of 74,780 square feet of commercial space.

THE BAGELRY, 1401 WALNUT STREET

After great success as a travelling pop-up, The Bagelry planted its roots in a permanent storefront space in OTR in October. Selling handmade bagels and a variety of spreads as well as bagel sandwiches for breakfast and lunch, the shop is located on the ground-floor of Urban Sites' Turner Hall development in a space that has been master-leased by 3CDC.

BONOBOS, 1425 VINE STREET

A men's clothing store that boasts the 'perfect fit', Bonobos opened on the ground floor of the 15th & Vine development in July. A 'guideshop' location, the space is used to try on everything from jeans and t-shirts to suits and wedding attire. Once you find your fit, your purchases are shipped directly to your home.

CROWN REPUBLIC GASTROPUB, 720 SYCAMORE STREET

Located on the ground floor of the Encore Urban Living Building, Crown Republic opened for business in June. The unique eatery sources from global food and cultural inspiration, bringing an approachable, eclectic culinary experience that guests can't wait to explore. Chef Anthony Sitek takes pride in creating nearly all of the ingredients in house.

ELEMENTZ, 1640 RACE STREET

A non-profit focused on inspiring and engaging inner-city youth with instruction in hip-hop music, dance and more, Elementz celebrated their grand re-opening in June with a ribbon-cutting ceremony. Their new space is part of 3CDC's Abington, Race & Pleasant project.



ELEMENTZ

ERA REAL ESTATE, 1333 WALNUT STREET

A firm founded on the premise of building a franchise system based on the principle of collaboration, ERA Real Estate opened its OTR office this year. Located in an 814-square-foot space in Mercer Commons, the firm keeps its approach as simple and straightforward as possible.

G. SALZANO'S, 1150 VINE STREET

A downtown barber with a long family history of cutting hair in Cincinnati, G. Salzano's expanded to Over-the-Rhine upon opening a brand new shop in the heart of OTR in April.

COMMERCIAL LEASING (NEW LOCAL BUSINESSES IN 2018)



GO(O)D CO. APPAREL

GEM BAR, BY A WORLD OF BEADS, 1429 VINE STREET

A family-owned and -operated make-your-own jewelry store opened on the ground floor of the 15th & Vine development in July. A one-stop shop for any jewelry-making need, it is also a great spot to host a birthday party, shower or other event.

GO(O)D CO. APPAREL, 1428 RACE STREET

GO(O)D Company Apparel, a clothing store where you can come and feel welcome to not only purchase stylish clothing that represents who you are, but enjoy a warm, positive environment while you shop, opened this year as well. They carry clothing, candles, jewelry and more, leaving shoppers feeling encouraged, uplifted and appreciated.

JUMPER THREADS, 1527-29 RACE STREET

The locally based outdoor apparel company that specializes in functional and fashionable apparel, Jumper Threads is most well-known for their line of underwear made with anti-microbial peppermint leaf. After going through an OTR start-up accelerator, The Brandery, the store opened on Race Street in late 2018.

KING'S COURT MASTER BARBER, 1430 RACE STREET

King's Court Master Barber, an 80-year-old Cincinnati business, relocated to 1430 Race Street in the spring. Winner of several Cincinnati's Best awards, the barbershop is known for their quality haircut services, knowledgeable staff and convenient, clean, friendly atmosphere.

MAIZE AREPAS & BAR, 1438 RACE STREET

A Venezuelan restaurant with Caribbean flair, Maize opened to the public in July. Their menu includes a variety of corn-based and gluten-free items like empanadas, arepas and cachapas filled with shredded chicken, pork, beef, Venezuelan handmade cheese and more.

MICROTR, 1405 REPUBLIC STREET

A makeup studio that specializes in the art of manual microblading, MicroTR opened in OTR in early 2018.

MONEY CHICKEN, 300 E. 7TH STREET

A fast-casual format with high-quality food, Money Chicken opened in the Encore Urban Living Building in September. Serving chicken sandwiches, tenders, wings, salads and fries, the restaurant was opened by the team at Plesantry in Over-the-Rhine: Daniel Souder, Joanna Kirkendall and Chef Evan Hartman.

MORTAR, 1321 VINE STREET

MORTAR, an organization that targets underserved and redeveloping communities, opened the doors at its second OTR location in October. Offering non-traditional entrepreneurs the opportunity to use their inherent talents to earn money in long-term pop-ups at the space, entrepreneurs are also given the opportunity to positively participate in the rise of Cincinnati.

THE NATIVE ONE, 1421 VINE STREET

A women's clothing store featuring high-quality, hand-selected pieces that are both comfortable and affordable, The Native One opened for business in OTR in April.

OASIS FACE BAR, 1345 WALNUT STREET

Oasis Face Bar takes the 'fluff' out of the facial to deliver a unique, open-concept spa experience. Opened in Over-the-Rhine at the end of 2018, they use an arsenal of non-invasive equipment, all-natural products and cutting-edge techniques to lift, sculpt, brighten and clear the skin. Their services are also customized to the client's specific skin care needs.

COMMERCIAL LEASING (NEW LOCAL BUSINESSES IN 2018)



SACRED BEAST

OMBRE GALLERY, 1511 RACE STREET

Specializing in contemporary art jewelry by artists and metalsmiths from across the United States and around the world, Ombre Gallery officially opened its doors at its new space in The Allison in September.

PURSUIT, 1433 VINE STREET

Selling both in-stock and custom-made suits, Pursuit recently opened their 1,500-square-foot store on the ground floor of 3CDC's newly completed 15th & Vine development project. Pursuit specializes in suits that are tailored to fit in two weeks or less, and also sells custom suits made specifically for the customer, in addition to dress shirts, ties and other accessories.

SACRED BEAST, 1437 VINE STREET

Opened by former Boca Chef Jeremy Lieb and his wife Bridget, Sacred Beast opened on the ground floor of 3CDC's 15th & Vine development in the spring. Modeled after a diner, it features relatable, accessible food that reflects their many years of fine-dining experience.

SGF ASSOCIATES, 1515 RACE STREET

SGF Associates, a wealth management company run by husband-and-wife duo Gregg and Shelly Fogel, opened their OTR location in the summer of 2018.

TITLE BOXING CLUB, 710 SYCAMORE STREET

In July, TITLE Boxing Club celebrated the grand opening of its new fitness club in Downtown Cincinnati. This unique concept, located in the Encore Urban Living Building, uses boxing techniques to help members get in shape.

TOKYO KITTY, 575 RACE STREET

Inspired by the film "Lost in Translation", as well as other Japanese anime movies and street culture, Tokyo Kitty opened its doors for the first time in February and is the first of its kind in Downtown Cincinnati. The bar boasts drink-bearing robots, private karaoke rooms and an immersive dance floor with DJs and lighting.

WARBY PARKER, 1425 VINE STREET

A designer eyewear company dedicated to offering quality eyewear that leaves customers 'happy and good-looking, with money in their pockets,' Warby Parker opened on Vine Street in the fall.



TITLE BOXING CLUB

SAFE & CLEAN AND BEAUTIFICATION SERVICES



NEW DOWNTOWN AMBASSADOR UNIFORMS

OTR DISTRICT MANAGEMENT

As redevelopment continues to flourish in Over-the-Rhine, 3CDC and its partners are committed to maintaining the safety and cleanliness of the neighborhood to drive patron traffic and attract new business to the area. Started in 2011, The OTR District Management plan involves an aggressive strategy utilized by 3CDC to assist in the overall revitalization of the neighborhood through cleanliness, safety and patron interaction every day of the year.

As of 2014, all of the program's staff members are in-house employees, allowing for greater consistency in services provided and attention to detail. Additionally, this has allowed the program to broaden its reach to a larger coverage area, gain better control over its expenses, and hire from the neighborhood's own job readiness programs. Today, the District Management team includes 5 full-time field staff and several part-time staff members.

The OTR District Management Program provides a variety of services throughout the community. These services include community relations and safety, detailed cleaning such as litter and graffiti removal, landscaping and maintenance, snow removal, and specialty projects such as emptying city trash cans, masonry restoration, alley clean-up and more. Looking into the future, 3CDC is committed to further solidifying the program through sustainable funding and increased community involvement.

DOWNTOWN CINCINNATI IMPROVEMENT DISTRICT

Near the end of 2018, an announcement was made by 3CDC and the Downtown Cincinnati Improvement District (DCID) that 3CDC and Downtown Cincinnati Inc. (DCI) would join forces in an effort to better fulfill the organizations' similar missions of developing and maintaining a strong, vibrant urban core.

Both DCI and 3CDC have long focused on the growth and economic development of the City's center, providing similar services, including safe and clean activities, event management, retail services, stakeholder engagement and marketing. Combining the two organizations ensures continuity and consistency in the services both entities already provided across their overlapping focus areas.

The merger officially went into effect on January 1, 2019 and 3CDC leadership, along with the newly formed Center City Management Committee – comprised of former DCI board members and 3CDC board members – immediately began working on a transition plan for the combined organization. By June 1, much of the transition plan had already been implemented. Through the merger, the combined organization will save nearly half a million dollars annually, primarily through the elimination of overhead costs. The bulk of that savings will be redeployed to enhance the services that matter the most to the community – clean and safe efforts, beautification projects and street outreach.

2018 FUNDING AND RECOGNITION AWARDS RECEIVED



ZIEGLER PARK BASKETBALL COURTS

2018 FUNDING AWARDS RECEIVED

- In collaboration with Over-the-Rhine Community Housing (OTRCH), 3CDC is working on a mixed-use affordable housing project that will be a combination of new construction and renovation in the 1500 block of Vine Street. Named 'Perseverance,' the project received a variety of tax credits, including two \$250,000 Ohio Historic Tax Credits that were awarded to 1513 and 1517 Vine Street.

In addition, OTRCH also received the competitive 9% Low-Income Housing Tax Credit (LIHTC) for the residential portion of the Perseverance Project which included \$576,000 in credits. This award also made the project eligible for \$600,000 in Housing Development Assistance Program (HDAP) funds reserved and \$1,250,000 in Housing Development Loans (HDL) reserved.



SUMMER PROGRAMMING AT WASHINGTON PARK

2018 RECOGNITION AWARDS RECEIVED

- Ziegler Park received the Chairperson's Award at the OTR Chamber's OTR MADE Awards, which recognizes outstanding individuals and businesses who have contributed to the progress of OTR and are dedicated to the OTR community. Music Hall and Empower MediaMarketing also received awards for 'Architecture of the Year' and job creation respectively.
- Time Magazine named Washington Park the best park in Ohio, citing the Park's amenities and summer programming as the main attractions.
- 3CDC was again named a Top Workplace in Cincinnati based on anonymous employee surveys. Feedback received showed that 3CDC staff members really enjoy the work/life balance and fun, relaxed atmosphere inside the office.
- The Music Hall renovation received a slew of awards, beginning with the Historic Theater of the Year award from Heritage Ohio. The theater was also honored with the Ohio History Connection's Preservation Merit Award and received an Honor Award for Building Architecture at the Cincinnati Design Awards. Lastly, the Hall received a Gold Award from the Asphalt Roofing Manufacturers Association's (ARMA) Excellence in Asphalt Roofing Awards Program.
- Boca was named one of only five Four Diamond restaurants in Cincinnati by AAA, while Sotto was recognized by Restaurant Magazine as one of the top 100 Restaurants in America for a Big Night Out.
- Sweet Petit, a dessert shop known for its 'small but sweet treats,' was named a 2018 Big Pitch Finalist by Artworks Cincinnati, in owner Taren Kinebrew's quest to secure funding to transform her current space into a teaching kitchen that would accommodate demand for her Junior Baking classes.
- Ziegler Park received the Award of Excellence from the Ohio Chapter of the American Society of Landscape Architects (OCASLA). The Park also received a Cincinnati Design Merit Award, which recognizes the best in built environment design by Cincinnati-area creative firms.
- Empower MediaMarketing received an Honorable Mention for Building Architecture at the Cincinnati Design Awards as well.

2018 MEDIA COVERAGE



ZIEGLER PARK'S SWIM TEAM, THE OTR RHINOS

2018 MEDIA COVERAGE

2018 was another positive year for 3CDC and it did not go unnoticed by local media. From programs and projects to announcements and updates, the work of 3CDC, its partners and tenants made local headlines on numerous occasions throughout the year. Outlined below are a selection of highlights from the past 12 months.

At the Developers Power Breakfast in May, 3CDC CEO Steve Leeper announced to an audience of more than 500 developers, brokers and business leaders that 3CDC was shifting its focus to two sections of Cincinnati's urban core. Covered in [an article](#) by the *Business Courier*, plans to shift its focus to the northern Central Business District (CBD) and the southwest quadrant were outlined. Leeper shared that 3CDC recognized that dormant properties and parking lots existed not only on Vine Street, but also on Race, Sycamore and Elm Streets and the organization was committed to expanding its revitalization efforts beyond OTR.

Highlighted in [a piece](#) by Fox 19, Ziegler Park's *Everybody In* Program garnered its fair share of attention all summer long. The program, which makes pool access more affordable while offering free programming to neighborhood youth, gives everyone in the community an equal opportunity to utilize all of the Park's amenities. In addition to pool season passes that are offered on a sliding scale based on income, the *Everybody In* Program also received props for its swim team, swim lessons, Saturday Hoops and summer camp – all of which were offered at no cost to participants.

Later in the summer, the *Cincinnati Enquirer* did [a fantastic article](#) (and an even better video!) bringing attention to Ziegler Park's free swim team, the Over-the-Rhine Rhinos. As 2018 was the team's inaugural year, the piece goes on to tell the story of how the team evolved over the course of the summer, making strides not only in teaching strokes and other skills but in fostering inclusion by bringing together a group of kids of varying abilities and walks of life. In the end, the Rhinos became much more than just a swim team to both the swimmers and anyone who had the privilege of interacting with them or hearing their story.

After a perceived increase in aggressive panhandling in Downtown Cincinnati and Over-the-Rhine, 3CDC, in partnership with several other downtown groups, social service agencies and the City, unveiled a plan in July to reduce panhandling on city streets. [Explained in an article](#) by the *Business Courier*, the initiative, named GeneroCity 513, would also connect panhandlers with needed services and provide them a day's work paid in cash if they were willing to accept. Perhaps the most well-known program in the initiative, the Jobs Van, hit the road for the first time in July and has been eagerly greeted ever since, by folks in need looking for a way to earn money rather than through the act of panhandling.

Toward the end of the year, 3CDC and several other major organizations and developers in Over-the-Rhine launched an initiative called 'Represent' aimed at making OTR the most diverse business district in the region. Through the initiative, which was announced in [an article](#) by the *Business Courier*, developers and other groups in Cincinnati set a goal to fill the majority of their commercial spaces with African-American-owned businesses. Together with Model Group and Urban Sites, 3CDC made the pledge regarding its own commercial spaces in hopes to increase the number of black-owned businesses in OTR, which have lagged significantly in comparison to the African American population in the Cincinnati.



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ZIEGLER PARK SUMMER MEAL PROGRAM

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