

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN: PROPOSALS FOR MOVING INTO THE FUTURE



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BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PREPARED FOR:

South Cumminsville-Millvale neighborhood

PREPARED BY:

Working in Neighborhoods (WIN) staff and Fall
2013 co-op student from the University of
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BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

ACKNOWLEDGEMENTS

The development of this plan would not have been possible without the generous assistance and commitments from various organizations and individuals whom we wish to acknowledge.

For their guidance and cooperation throughout the process, we thank Michael Moore, Director, Martha Kelly and Marty Theurer, Jr., Principal Engineers of the City of Cincinnati Department of Transportation & Engineering.

We are also very grateful to Marilyn Evans of S.Cumminsville Community Council, Robin Corathers of Groundwork Cincinnati Mill Creek, as well as Nern Ostendorf of Queen City Bike and Nancy Cahall of Cincinnati State Community and Technical College for their participation.

We would also like to acknowledge the valuable support from our community partners and project supporters:

- Kathy Schwab, Local Initiatives Support Corporation (LISC) Greater Cincinnati Northern Kentucky
- Patricia Garry, CDC Association of Greater Cincinnati
 - Former Vice Mayor Roxanne Qualls
 - Former Councilmember Laure Quinlivan

We extend our thanks to all who participated in our surveys and interviews, including Beekman St. Corridor business and property owners as well as neighborhood residents. WIN would also like to thank Tyeisha Cole, AmeriCorps VISTA Summer Associate and Megan Rybacki, University of Cincinnati Fall Intern, for their hard work and dedication to moving this process forward.

Finally, we wish to thank the South Cumminsville community for allowing us the opportunity to work with them on developing proposals for their commercial corridor. It is our hope that you find our recommendations helpful.

Sincerely,
Samantha Brockfield
Community Development Organizer
Working In Neighborhoods
December 16, 2013

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

CONTENTS OF PLAN:

EXECUTIVE SUMMARY

- overview 6
- summary of 2013 activities 7
- recommendations 8

INTRODUCTION 9

OVERVIEW OF PLANNING AREA

- study methods 10
- background and history 11
- related plans 12

CONTEXT

- surrounding influences 13
- zoning 14
- land use 15
- SWOT analysis 16

VISION 17

PROPOSALS 18

- priorities for early action 19
- 2013 accomplishments 19
- recommendations 20-35
 - economic development
 - organization
 - physical design

FINANCING AND POLICY TOOLS 36

CONCLUSION 45

SOURCES 46

APPENDIX

- Commercial and Industrial Opportunity Sites within Phase 1 Target Area
- Beekman Street Corridor South Economic Redevelopment Target Area
- Additional Corridor Opportunity Sites

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

EXECUTIVE SUMMARY:

OVERVIEW

The Beekman Street Corridor is located approximately 5 miles northwest of downtown Cincinnati in the lower Mill Creek Valley. The corridor encompasses the South Cumminsville-Millvale neighborhoods and is bordered by Northside, Roll Hill, North Fairmount and Camp Washington. Beekman Street serves as the main access between the aforementioned Mill Creek Valley communities to Interstate 74/75 and the connection to downtown Cincinnati. Due to recent reconfiguration of Interstate 74/75 the Colerain-Beekman interchange has become an integral transportation route for heavy commercial trucks. This full access interchange is positioned at the northern gateway of Beekman Street creating a significant impact and perhaps new opportunities for the corridor. Other key features of the corridor include direct access to amenities such as the CSX railroad, Mill Creek Greenway walking and bike trail, Wayne Play Field and Ethel Taylor Academy. Due to previous development patterns the corridor is a host to many underutilized industrial buildings, and large vacant properties that harvest economic development and job opportunities for local businesses and residents.

Despite the opportunities related to these transportation assets, Beekman Street Corridor faces many threats including the comfort and safety of residents, which include a large percentage of seniors, people with disabilities, and children. South Cumminsville-Millvale is classified as a car dependent community and has very poor walking conditions. Despite the community being car dependent, out of the 1254 total residents in the corridor with a median income of \$15,595 approximately 40% have no car and solely rely on public transportation and walking. The impact of increased automobile traffic poses a concern for pedestrian safety and public health, especially for the local children attending Ethel Taylor Academy and Chase Elementary School. The residents in the community also lack vital amenities including access to fresh food and retail needs.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

EXECUTIVE SUMMARY:

SUMMARY OF 2013 ACTIVITIES

In April of 2013 Working in Neighborhoods (WIN) was one of twelve selected nationally by Project for Public Spaces (PPS) to receive technical assistance through the EPA's Building Blocks for Sustainable Communities Program. Through this technical assistance The Walkable and Livable Communities (WALC) Institute led a Walkability Workshop, Walking Audit and assessment of the one-mile stretch of the corridor along Beekman and Elmore Streets. The assessment was focused on pedestrian safety, connectivity and economic development. The goals of the workshop and audit were to engage the community in identifying opportunities and goals to make the corridor more walkable, livable, healthy and welcoming.

Following the workshop a monthly Action Team was formed to spearhead short-term goals and discuss long-term goals for the future vision of the Beekman Street Corridor. To date, the Action Team has successfully improved safety for the residents in wheelchairs as well as children and seniors at key pedestrian areas. The team has also worked with the Community Council to receive park improvements, and the Cincinnati Department of Transportation to upgrade pedestrian crossing signals, replacing missing street signs, as well as restriping the street for 10' travel lanes and on street parking to accommodate business growth along Beekman Street.

In 2013, WIN performed a survey of residents in South Cumminsville-Millvale focused on walkability conditions, community workforce characteristics, and fresh food/retail needs. The report generated from the survey summarizes participant responses, provides recommendations, and discusses potential strategies to create new economic development opportunities within the corridor.

These findings, conditions currently found in the area, and stakeholder input from the Corridor Action Team are the basis for the following recommendations in the Beekman Street Corridor Redevelopment Plan.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

EXECUTIVE SUMMARY:

RECOMMENDATIONS

I.) Economic Development

- a. Quality of life amenities including fresh food retail
- b. Renewable energy training and research facility
- c. Residentially-friendly industry

II.) Organization (i.e.)

- a. Grow partnerships with Cincinnati State, Keep Cincinnati Beautiful, Cincinnati Police, Center for Closing the Health Gap, Cincinnati Union Cooperative Initiative, Groundwork Cincinnati Mill Creek, Queen City Bike, City of Cincinnati, METRO and others
- b. Retain and strengthen existing businesses
- c. Form a Corridor Industrial Council
- d. Provide assistance to businesses and developers seeking to redevelop property along the corridor
- e. Market commercial properties currently for sale and/or lease

III.) Physical / Design

- a. Walkability & Transportation
- b. Streetscape & green infrastructure
- c. Environmental quality & brownfields
- d. Place-making

The Beekman St. Corridor Revitalization Plan is accompanied by an appendix which includes a commercial property inventory.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

INTRODUCTION:

The recommendations presented in this plan address livability and smart growth strategies for improving quality of life and attracting new economic opportunities to the area. The commercial corridor has become a barrier to smart growth, due to uncertainty about the impacts of a new full-access interchange at Beekman-Elmore. By addressing transportation issues the location of South Cumminsville will become a significant asset for commercial corridor revitalization. The neighborhood-level initiative aims to address key challenges for achieving quality streets with vibrant public places. By addressing the issues surrounding the community, the Lower Mill Creek Valley will benefit from job opportunities and an improved quality of life. Due to the findings and proposals in this plan, South Cumminsville-Millvale is well positioned to become a significant asset to Cincinnati.

Strategies resulting from this plan will help guide future development activities to improve quality-of-life and increase economic opportunity in South Cumminsville-Millvale and the surrounding areas.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

OVERVIEW OF PLANNING AREA:

STUDY METHODS

For over 35 years, Working in Neighborhoods (WIN) has revitalized Cincinnati's urban neighborhoods. WIN works with community leaders and residents so they can solve problems and issues that they have identified themselves. WIN builds leadership skills by providing citizens with essential information and training so they can access the civic and economic resources they need. Today, WIN's services reach a seven county area and include Housing Development, Homebuyer Training, Financial Education, Foreclosure Prevention, Energy Conservation and Neighborhood Leadership Training.

Working in Neighborhoods has a strong reputation for developing resident leaders and supporting community-organizing efforts to increase transparency, inclusiveness and social equity in decision-making. The WIN Economic Learning Center campus, located in South Cumminsville, will continue to host Action Team Meetings and events to engage residents and convene partners towards implementation.

While transportation affects health and economic well being for the entire community, we understand the need to involve those groups that are most vulnerable and without private transportation. Engaging youth, seniors and persons with physical disabilities to participate has been a high priority throughout this planning process.

The following techniques were used to produce the development goals presented in this plan;

- Interactive exercises to engage participants in problem solving
- Observe the streets and evaluate performance as public space
- Group discussion with citizens and leaders facilitated by outside experts
- Assess walk-ability, measure quality of built environment
- Envision places as opportunities for economic growth
- Build / strengthen partnerships for implementation

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

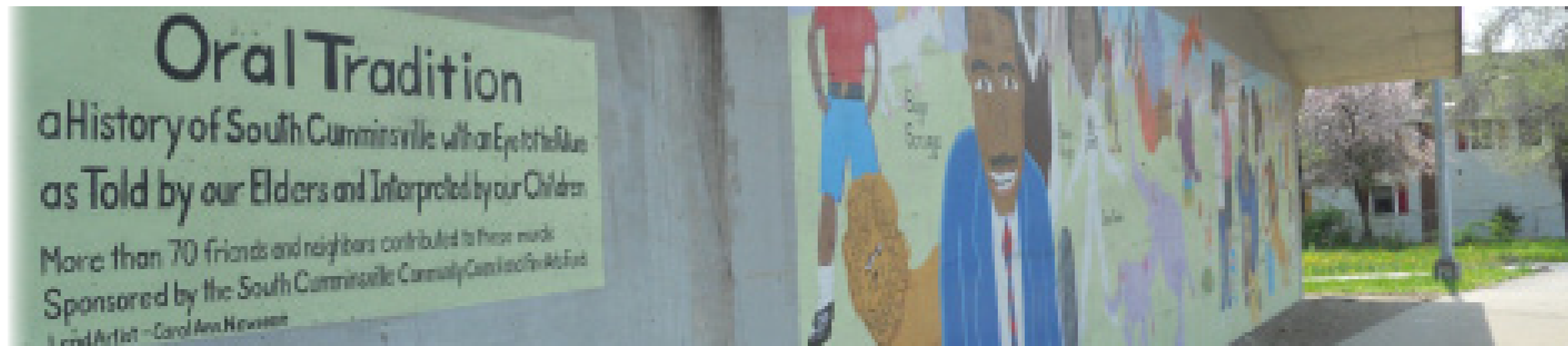
OVERVIEW OF PLANNING AREA:

BACKGROUND AND HISTORY

South Cumminsville is located between Cincinnati's western hillside and the Mill Creek in the West Fork Watershed, bounded as follows: North – Colerain Ave / South – Westwood Northern Blvd / East – Mill Creek / West – Tappan Ave.

During the early 1970's construction of Interstate 74 divided the once thriving and livable community of Cumminsville into two separate and disconnected neighborhoods. The northern portion, which became Northside, has since successfully created a strong sense of place and boasts an exciting walkable business district. South Cumminsville, on the other hand, stands isolated and unknown by many even today.

South Cumminsville- Millvale is a predominantly an African American neighborhood (91%) made up of 1254 households. Population is 41.4% male and 58.6% female; 40% children, 7% seniors. South Cumminsville has a 40% home-ownership rate with a close sense of community and commitment to heritage. Major transportation corridors frame the historic residential neighborhood, bordered by several well-established manufacturing and distribution industries. Location along the southern portion of Cincinnati's Mill Creek makes this a Cincinnati of Cincinnati Growth and Opportunities target neighborhood. Proximity to downtown, educational institutions and hospitals as well as Interstate access provides ample opportunity for community and economic development. However the lack of street connectivity and poor pedestrian conditions combined with unplanned truck routing present a complex challenge for sustainability. Over half (55%) of the neighborhood households are at or below the federal poverty threshold and the Median Household Income is \$15,595. Specific strategies are needed for the Beekman-Elmore corridor to address neighborhood health, safety and walkability.



BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

OVERVIEW OF PLANNING AREA:

RELATED PLANS

The Beekman Street Corridor is referenced in several area plans produced by the South Cumminsville Community Council, the City of Cincinnati and the State of Ohio. The plans mentioned below reflect the growth of the area surrounding the corridor and provide insight into the goals and recommendations of this report.

In 2000 neighborhood leaders completed a **South Cumminsville Community Plan**, and the community has since successfully implemented strategies for two parks, gateways and murals. Now it is time to update the neighborhood plan to account for major transportation and infrastructure projects which will impact the Lower Mill Creek Valley neighborhoods.

Proximity to downtown, educational institutions and hospitals as well as Interstate access provides ample opportunity for community and economic development. This location also brings the community into alignment with the **Cincinnati Greenway Master Plan**, which will bring the Mill Creek Greenway Trail into South Cumminsville-Millvale as the trail extends south towards the Ohio River.

Location along the southern portion of Cincinnati's Mill Creek makes this a **Growth and Opportunities (GO) Cincinnati** target area for economic development with a focus on advanced manufacturing. The GO Cincinnati strategy aims to improve the economic development delivery system and align resources to support industry sectors with workforce development, as well as develop walkable, transit-oriented, mixed-use neighborhoods.

The **2010 Revive I-75 Urban Design Plan** addressed communities to be directly impacted by the ODOT Mill Creek Expressway Project, including South Cumminsville and the surrounding neighborhoods in Cincinnati's Lower Mill Creek Valley.

The Beekman St. Corridor Redevelopment Plan will support major transportation goals presented in Cincinnati's new **Comprehensive Plan**:

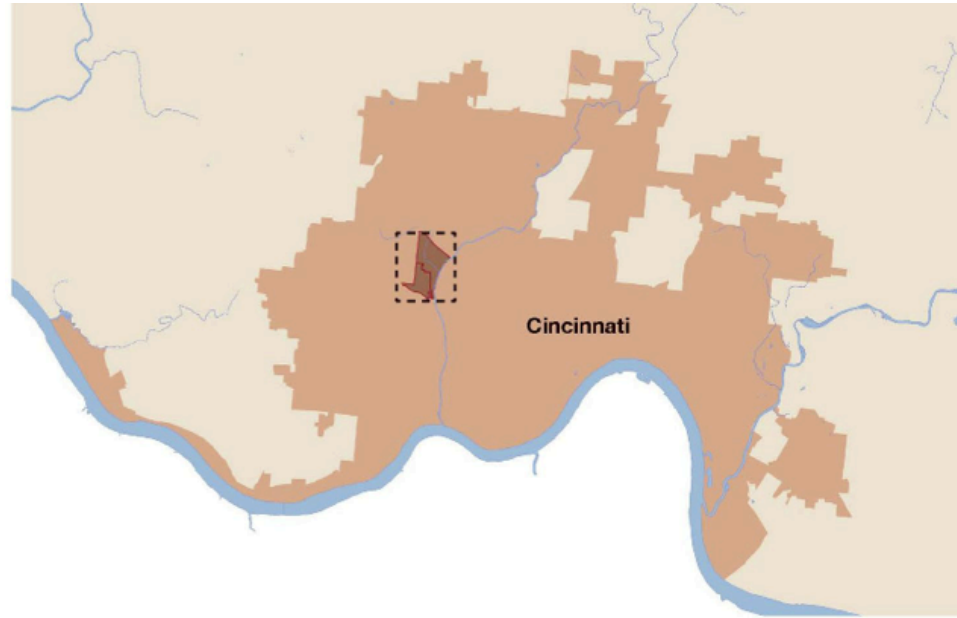
- Plan, design and implement a safe and sustainable transportation system.
- Use the City's transportation network to help facilitate economic development opportunities.
- Expand options for non-automotive travel.

“Tools to promote non-automotive travel include planning for sidewalks, bike lanes, paths, bus transit route expansion, multi-use street improvements, maintenance, safety, universal ADA access ...”(Plan Cincinnati)

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

CONTEXT:

SURROUNDING INFLUENCES



Connectivity: Two major transportation corridors frame the residential neighborhood, bordered by several well-established manufacturing and distribution industries. Beekman Street connects South Cumminsville - Millvale to downtown Cincinnati and serves as the main local access to Interstates 74/75. The commercial corridor is disconnected from surrounding communities due to poor pedestrian conditions, and sparse public transit options. However, the area includes key features such as the CSX railroad, a heavy commercial truck route, Mill Creek Greenway walking/bike trail, Ethel Taylor Academy and Wayne Play Field.



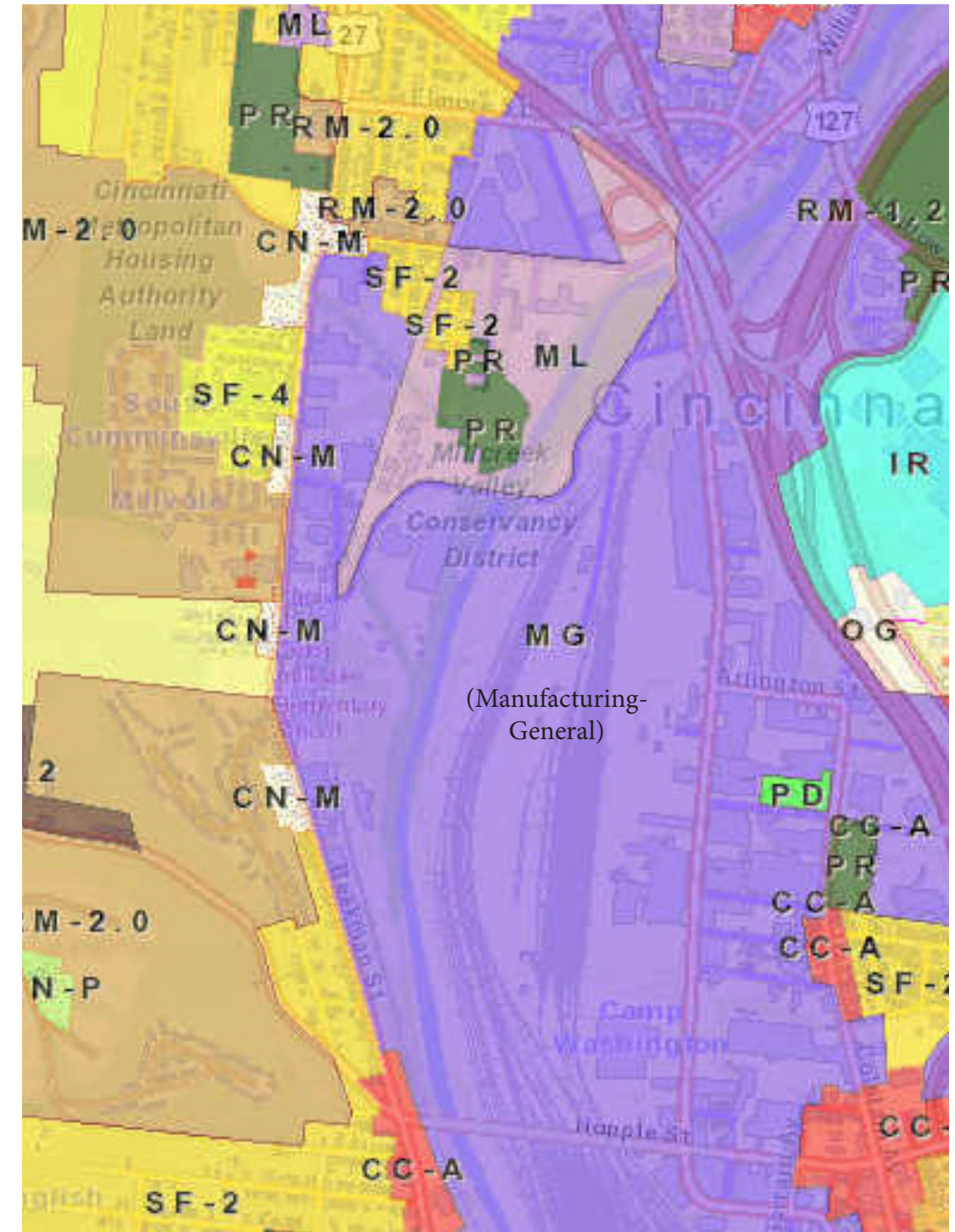
BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

CONTEXT:

ZONING

The zoning in South Cumminsville-Millvale is predominantly manufacturing general which its defined purpose according to the Cincinnati zoning code is to: “create, preserve and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access.”

There is also a significant amount of residential zones located along the corridor. There are a handful of parcels located on the corridor that are zoned for commercial residential and are defined to...” identify, create, maintain and enhance mixed-use neighbourhood commercial centers that reflect smaller-scale, pedestrian-oriented development with continuous street frontage and a mix of commercial and residential uses. Typical uses include retail, services, housing, office, open space, eating and drinking establishments and smaller-scale public and recreation and entertainment uses. Future development must be of a pedestrian-oriented commercial or mixed-use nature, serving the immediate neighbourhood.” When utilized properly the parcels zoned for commercial neighborhood can be utilized to create connectivity between the residential and harsh industrial zones.



Source: CAGIS online (<http://cagisonline.hamilton-co.org/cagisonline/index.html>)

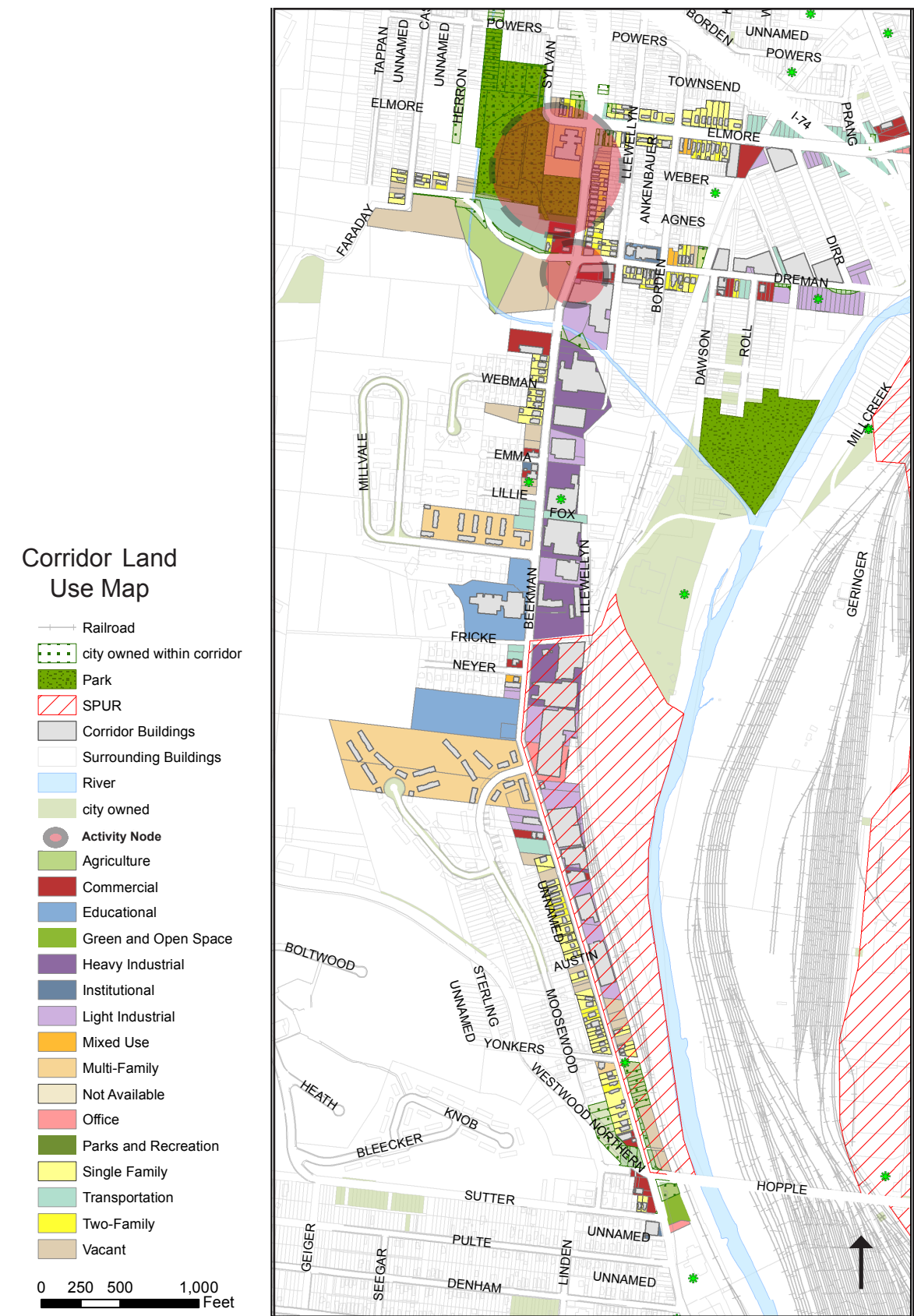
BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

CONTEXT:

LAND USE AND BUSINESS CONDITIONS

The predominant land use along the corridor is light/heavy industry. A large portion of the buildings along the corridor are being underutilized and facing future issues of blight and vacancy. It is important that the properties be rehabilitated and marketed for potential new businesses.

The Beekman St. Corridor is a designated “Historically Underutilized Business (HUB) Zone”. The U.S. Small Business Administration HUB Zone Empowerment Contracting Program promotes economic development and employment growth in distressed areas by providing access to more federal contracting opportunities. Federal contracts can mean big business for manufacturing companies. As such, certified local businesses hiring at least 35% of their employees from the community will receive priority on federal government contracts. Small businesses which are currently located in the corridor should be supported to grow and expand in order to create new jobs for community residents. Infrastructure improvements, facility upgrades and financial incentives will be necessary to support and attract local employers. In addition, new programming could be developed and piloted to provide entrepreneurship education and business-start up assistance to community members.



Source: CAGIS

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

CONTEXT:

SWOT- Strengths, Weaknesses, Opportunities and Threats identified throughout corridor.

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none"> • Committed homowners • Several significant industries • Interstate highway access <ul style="list-style-type: none"> • Centrally located • Proximity to Mill Creek Greenway trail <ul style="list-style-type: none"> • Wayne Playfield • Mr. Gene's Doghouse • Existing WIN partnerships & collaborations * 	<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of neighborhood retail amenities to serve residents <ul style="list-style-type: none"> • Few employers • Lack of buffer between industry and residential areas <ul style="list-style-type: none"> • Unplanned trucking route • Poor walking / bicycling conditions • Insufficient public transit connections
<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none"> • GO Cincinnati target area – Lower Millcreek <ul style="list-style-type: none"> • Mill Creek Expressway project • Mill Creek Greenway extension • Promote walkability and active transportation. • Develop “move-in-ready” and “shovel-ready” sites to attract fresh food retail and a major employer <ul style="list-style-type: none"> • Infrastructure improvements and facility upgrades are high priority. • Support business growth & expansion to create new local jobs 	<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none"> • Mill Creek Expressway project, potential impacts on pedestrian safety, air quality, roadway conditions • Long term disinvestment in commercial corridor <ul style="list-style-type: none"> • Real / perceived safety concerns • Little to no awareness of community assets city-wide <ul style="list-style-type: none"> • Hillside slip- dumping, blight • Brownfields • hillside slip, illegal dumping, severe blight • Suspected environmental contamination on several properties

* Existing WIN partnerships & collaborations: S.Cumminsville Community Council, Groundwork Cincinnati Mill Creek, CDC Association of Greater Cincinnati, CBI, LISC, Land Bank, City of Cincinnati, State of Ohio, Center for Closing the Health Gap

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

VISION: Promote walkability, improve access to amenities and capture economic development opportunities in the corridor.



Word cloud created by the WALC Institute based on values expressed by participants in the walkability workshop.

Strategic Priorities

- Ensure safety for children and other pedestrians and promote walkability in South Cumminsville. Street improvements (i.e. crosswalks, traffic signals, sidewalks, lighting, bike lanes) are needed in preparation for expanded highway interchange and arterial street network adjustments.
- Improve access / linkages with surrounding neighborhoods. The new interchange offers an opportunity to utilize former ramp space for two-way streets and new walk/bike routes. Additionally a newly designed pedestrian bridge is needed to connect South Cumminsville to Northside.
- Bring the Mill Creek Greenway Trail into South Cumminsville/Millvale as the trail extends south towards the OH River. Considerations include a route along West Fork Creek to Leadership Park, rail with trail options and trailhead connection.
- Protect the character of residential streets and prepare for changes in traffic flow (including cars and trucks) to and from I-75 Mill Creek Expressway.
- Increase access to employment centers by strengthening public transportation.
- Capture economic potential for commercial corridor development in a historically disinvested neighborhood.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: The plan is represented in three phases based on geographic location, community priorities and short-term to long-term goals.

PHASE ONE

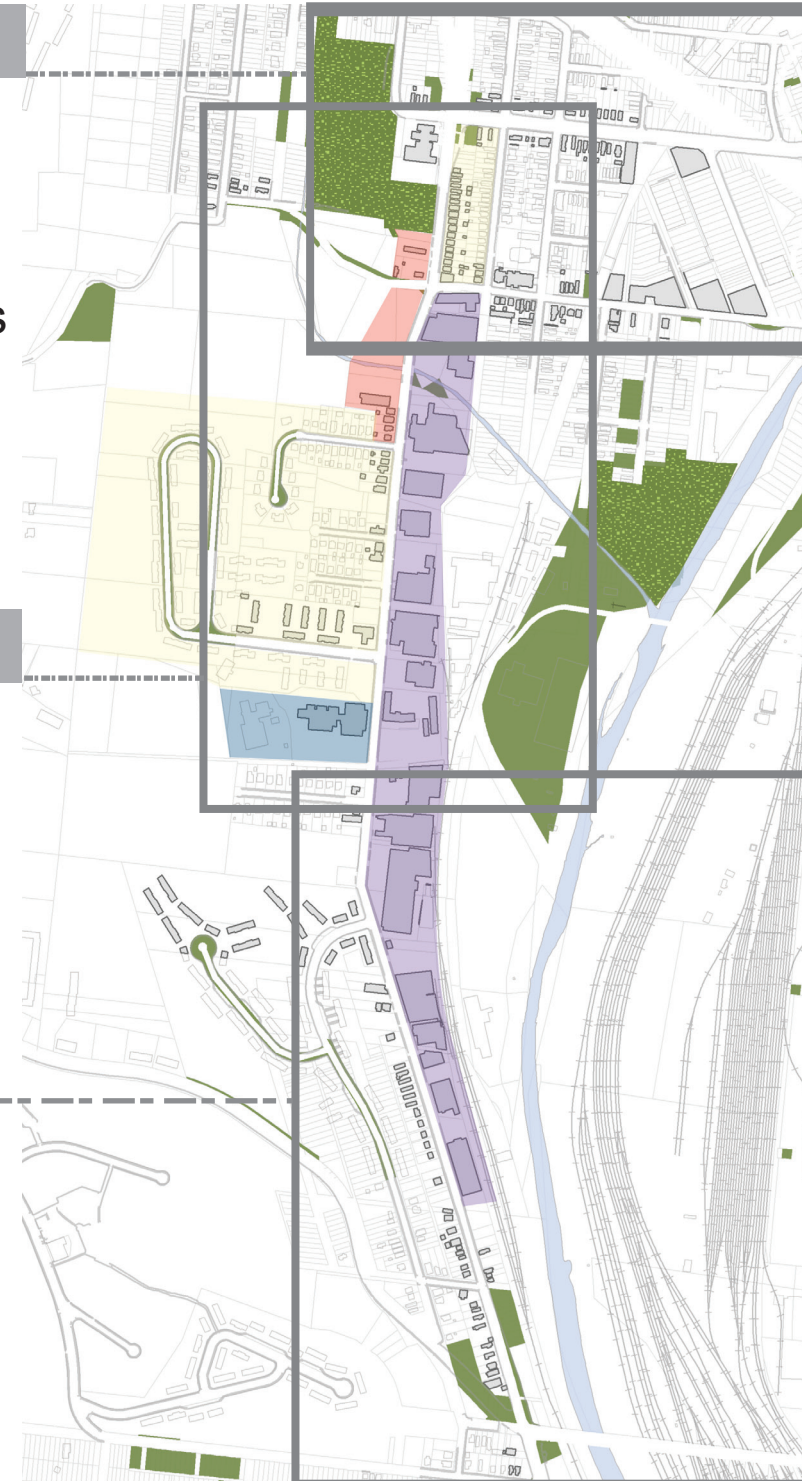
- Protect the health and safety of residents along the northern end of the corridor near the Mill Creek Expressway full access interchange
- Create safe streets and sidewalks for all intended users
- Protect the residential character of the area
- Utilize street changes to promote economic development and local job opportunities

PHASE TWO

- Support and strengthen existing businesses
- Market available commercial and industrial sites to appropriate end users
- Extend Mill Creek Greenway Trail
- Provide access to fresh food retail

PHASE THREE

- Clean up and assess potential brownfield sites
- Market available commercial and industrial sites to appropriate end users
- Improve linkages to surrounding neighborhoods
- Explore options for redeveloping intersection at Beekman and Hopple Street Viaduct



BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS:

PRIORITIES FOR EARLY ACTION

- Ensure safety of children walking and biking to/from Wayne Playfield by slowing down traffic on Beekman between Elmore and Dreman.
- Provide safe crossings for children, seniors and people with disabilities to cross at main intersections and destinations.

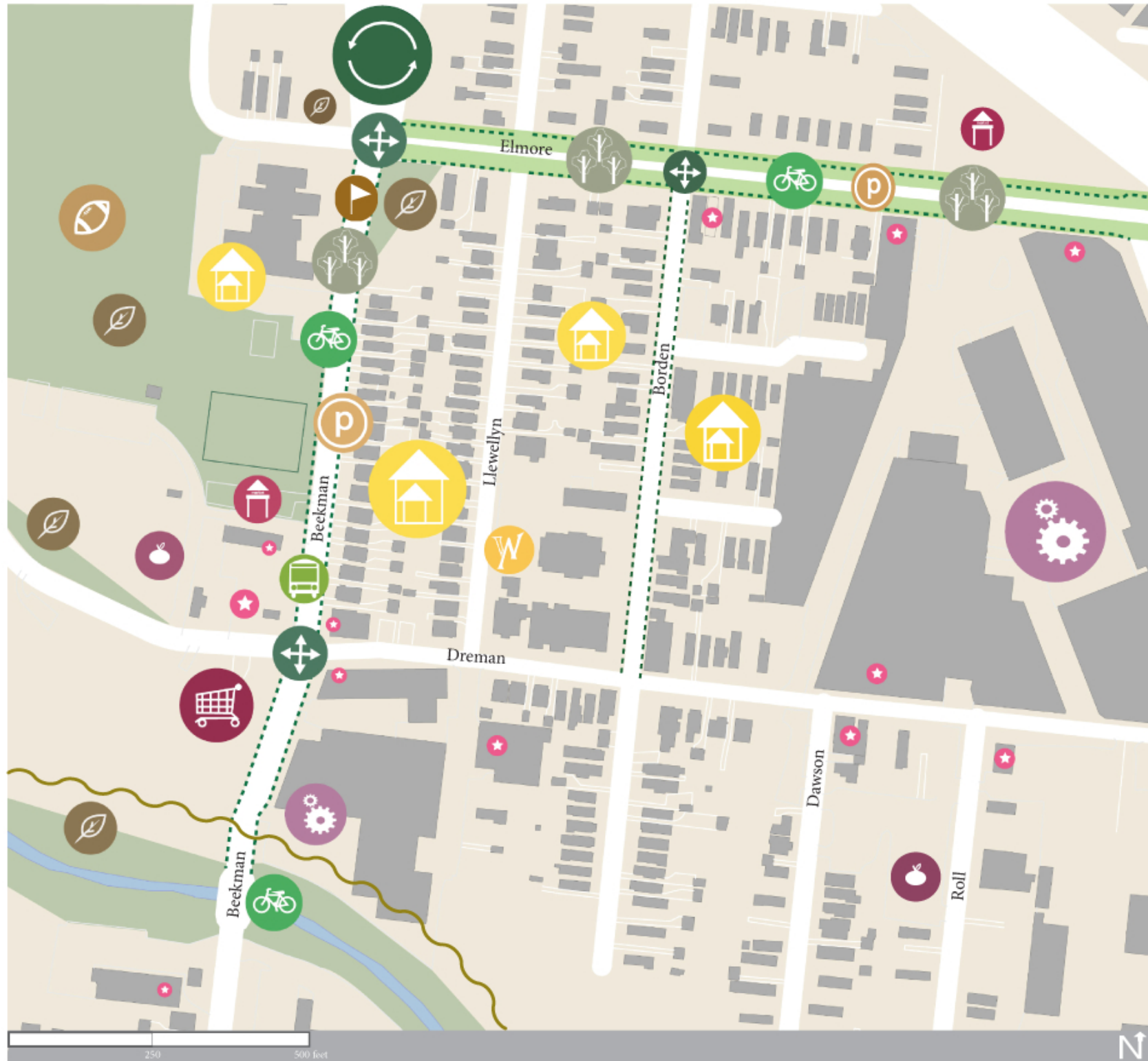
2013 ACCOMPLISHMENTS

As of December 2013 the following goals have been accomplished by the Beekman Street Corridor Action Team:

- Tree removed and sidewalk replaced on Beekman Street at Garfield Apartments. This sidewalk is now wheelchair accessible.
- Sidewalk between Mr. Gene's and Fey's Market – tall weeds have been cut and trees trimmed back.
(Includes city-owned and private property.)
- Llewellyn Avenue Street sign has been replaced at Dreman Ave.
- Cincinnati Department of Transportation agreed to update pedestrian signal at the corner of Dreman Ave and Beekman St. This will increase the amount of time to cross and include a count-down signal.
- ODOT has agreed to keep Prang Street open. The traffic will be restricted to right hand turns from Prang to Elmore and right hand turns from Elmore to Prang.
- Signage on Llewellyn at corner of Elmore – “No trucks over 4 wheels”.
- Community Council recently won park improvements for Wayne Playfield.
- The pedestrian signal at Dreman & Beekman was upgraded to provide more time for people to cross and now features an LED countdown signal.
- The City of Cincinnati DOTE approved plans to re-stripe the S.Cumminsville section of Beekman Street by marking one 10' driving lane in each direction with on-street parking on both sides of Beekman. This was also welcomed by Queen City Bike. The re-striping was completed on December 19, 2013.
- New curb ramp at Borden and Dreman will allow people in wheelchairs to access the sidewalk and no longer forced into the street.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Phase one goals that support the three recommendations for economic development, organization, and physical/design.



- accessibility**
 - utilize bus route 27 that runs along Beekman Street to create new connections with CTC and employment centers (Uptown)
 - narrow travel lanes and provide a safe lane for bike traffic
 - utilize full access interstate ramps at the communities gateways
 - create safe intersections for all intended users
 - maintain and enhance sidewalks along corridor
 - create and maintain a landscaped buffer for pedestrian safety
- growth**
 - support existing business growth and expansion while protecting character of residential areas
 - potential site for community market space
 - potential small-scale grocery store/ pharmacy site
 - encourage community agriculture
 - market large industrial properties to potential investors and employers
- opportunity**
 - utilize community resources and partnerships to build support for economic development opportunities
 - continue to encourage home ownership and support key residential areas
 - provide adequate on-street parking for the success of businesses
 - utilize Wayne Play Field improvements to support community public space
 - maintain green spaces that provide additional benefits to the corridor by applying green infrastructure techniques and connect amenities
 - Support extension of the Mill Creek Greenway trail into S.C. and along West Fork Creek
 - utilize pedestrian bridge to form a community gateway

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Economic Development

Access to fresh and healthy food

Obtain permission for community use of private property or obtain permit for use of public Right-of-Way location for mobile produce vending. This site should be located near places attracting foot traffic (i.e. Mr. Gene's Doghouse or Wayne Playfield). Prepare the site and work with the Office of Environmental Quality Mobile Produce Vending Program to attract participating vendors. Perform community outreach and promote designated vending days as community-wide events. Program taste testing and demonstrations on vending days.



BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Economic Development

Community Placemaking

By utilizing local talents and resources a sense of place can be created within the community. A fresh food market space would create an investment in the community while addressing the issue of health disparity. Similar market spaces have utilized **recycled shipping containers** and converted them into small-scale grocery stores to accommodate local residents **fresh food** needs. The proposed community place making projects would alleviate the lack of fresh food retail and contribute to **safe and comfortable streets**.



BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Economic Development

Residentially-friendly industry

Perform a market feasibility study; Develop a shovel-ready site that meets potential vendor needs; Obtain / allocate incentives using the new Cincinnati Fresh Food Retail Financing Fund and other policy tools, such as Focus 52.

A small-scale grocery store located within the community would alleviate the need for fresh food, provide convenience to the residents that have limited access to a store, and create jobs within the community.



“Village Market is a community-designed and operated, healthy corner grocery store in the heart of New Columbia in North Portland. As part of the Village Gardens program, Village Market is intended to build community, promote health, offer fresh, healthy, sustainably raised foods, and inspire a sense of hope for the neighborhood.corner store”

(<http://villagegardens.org>)

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Physical/Design

Walkability

Design for safer streets that are intended for all users. Improving the accessibility and streetscape along Beekman Street and the major corridor intersections will help ensure comfort and safety for all intended users. Encourage businesses to have their buildings “watch over street” to reduce the perception of crime. This can be done by un-boarding and un-barring doors and windows, removing babed wire and advocating for police foot patrols and/ or substation.



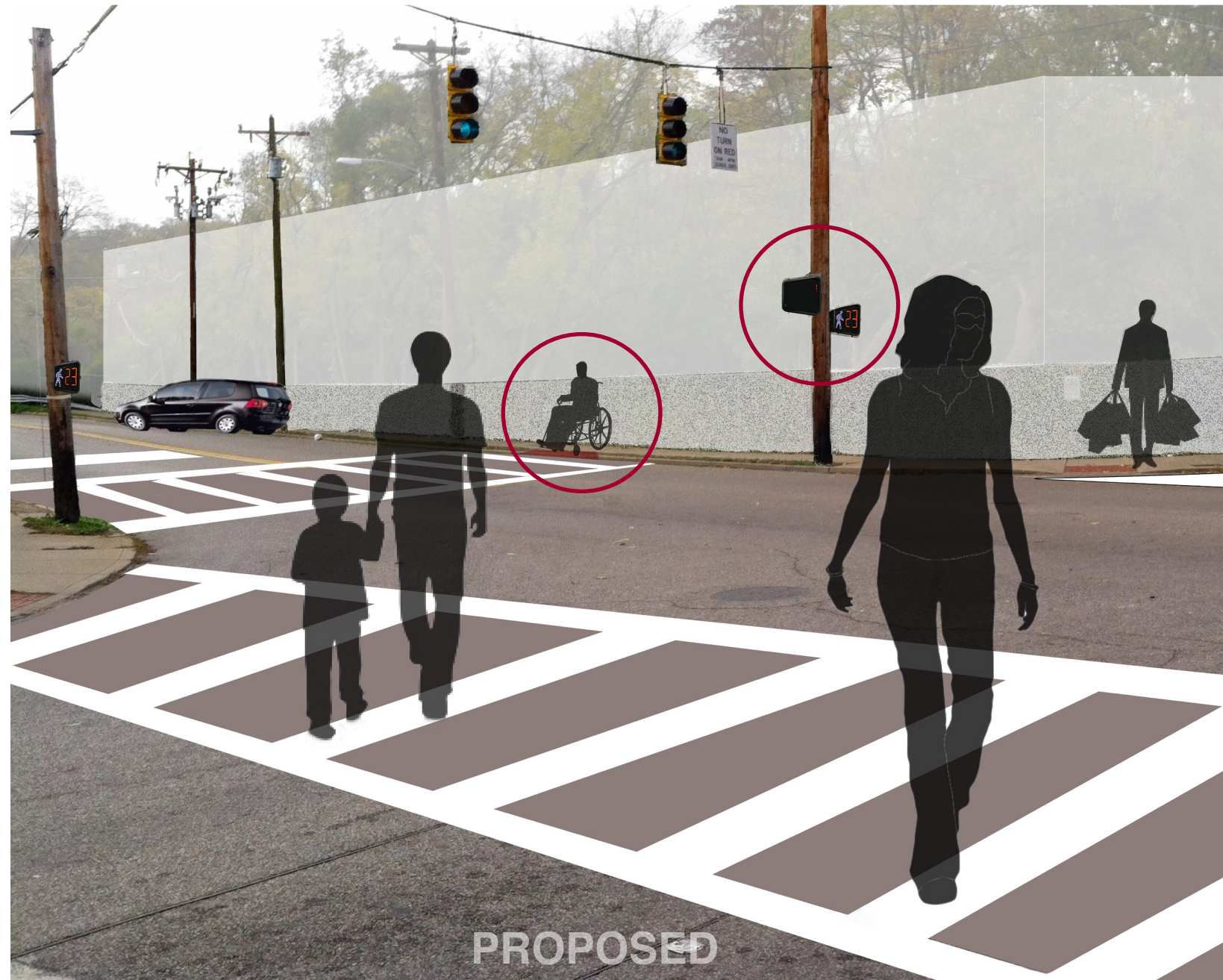
BEEKMAN ST- DREMAN AVE INTERSECTION



BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Physical/Design

Walkability



BEEKMAN ST- DREMAN AVE INTERSECTION

Proposed **high visibility crosswalks** would create safe crossings for people with disabilities, seniors, and children. The proposed crossings would include **ADA compliant curb ramps** as well as timed pedestrian signals.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Physical/Design

Walkability

There are two areas in phase one that have high traffic pedestrian volumes with limited access to safely cross the street. Wheelchair users are sometimes forced to leave the sidewalk and ride on the street creating an unsafe route. The figures below show current and proposed views of high visibility and ADA accessible crosswalks/curb ramps where they are needed most along the corridor. Figure 1 shows a crosswalk below the pedestrian bridge at the corner of Elmore and Beekman Street. There is currently no accessibility for the handicapped residents of Garfield apartments to cross the street due to stairs at the bottom of the pedestrian bridge.

Figure 1



Figure 2



BEEKMAN ST- ELMORE ST INTERSECTION

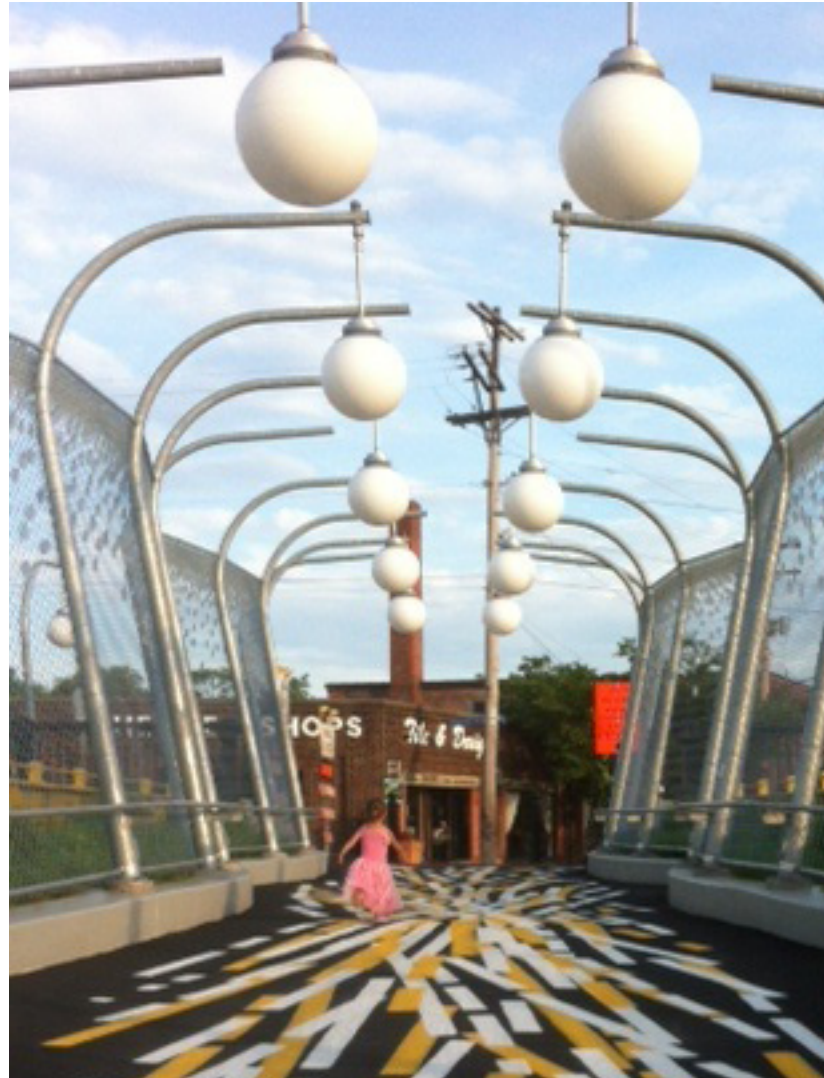
ELMORE ST- BORDEN ST INTERSECTION

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

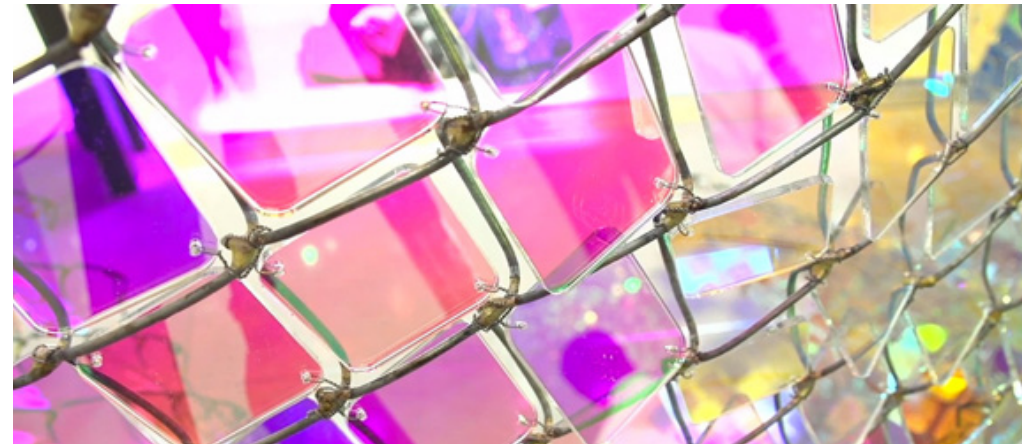
PROPOSALS: Physical/Design



Shady Liberty pedestrian bridge revitalization



(http://www.sheilaklein.com/Example/project_pages/Shady%20Liberty/projects_shadyliberty03.html)



Beautifying pedestrian bridges with chain link fence art



<http://www.adafruit.com/blog/2013/05/14/chain-link-fence-installation/>

Community Placemaking

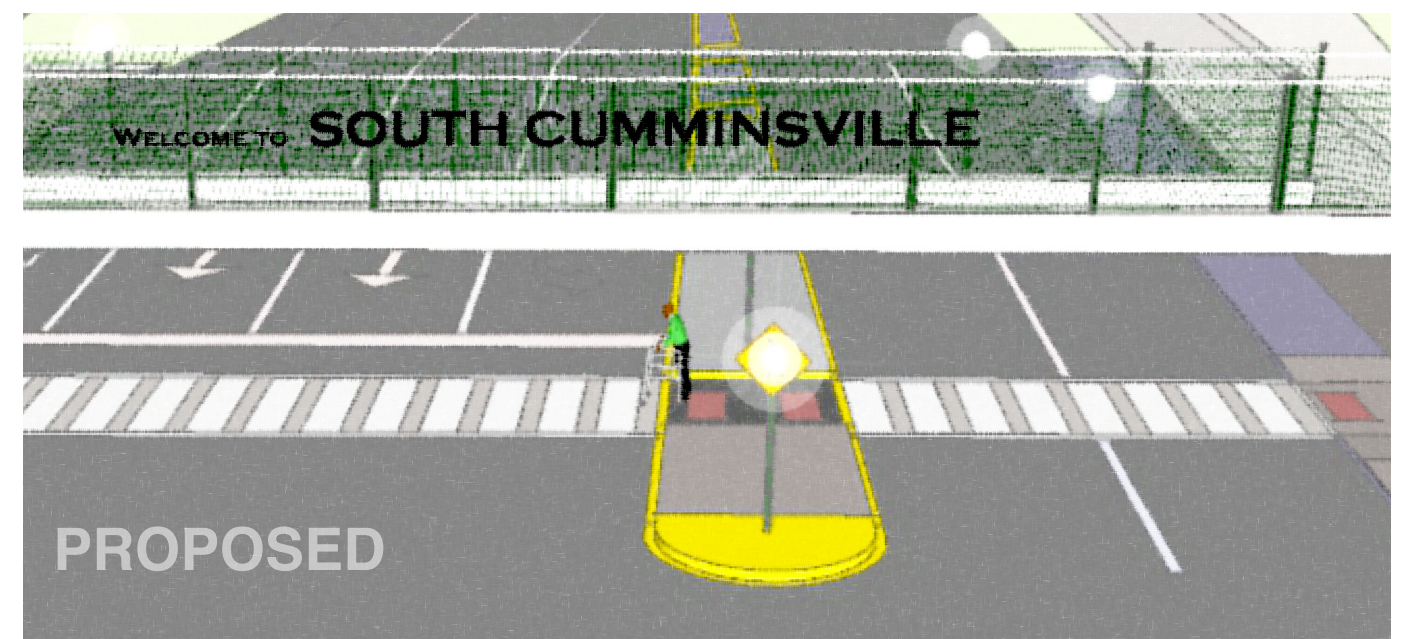
The pedestrian bridge above the northern segment of Elmore is being underutilized, however the bridge can be viewed as an opportunity. The bridge is proposed to be transformed into a gateway for community. The community could capture local resources and beautify the bridge using techniques similar to the images on the left. A gateway sign located on the existing pedestrian bridge would add visible signage from the full access interchange and contribute to creating a sense of place within the community.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Physical/Design

Community Placemaking

A community gateway sign located near the full access interchange will enhance the corridor and allow drivers to recognize that they are entering a neighborhood when they exit the highway.



BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Physical/Design:

Streetscaping

Maximizing the transparency of the buildings will bring attention to the street and help the existing and future businesses in the corridor.



Image source(<http://www.makearchstudio.com/commercial/>)



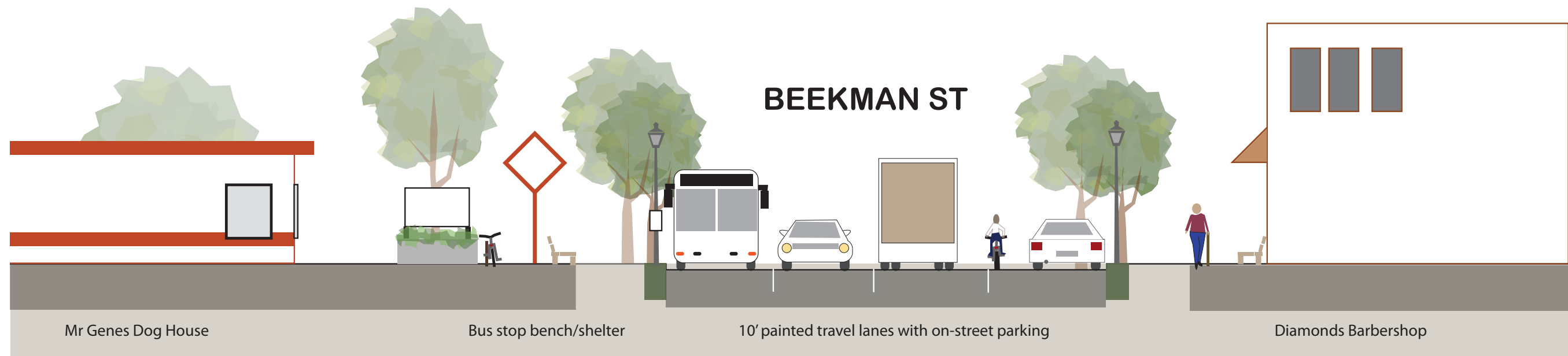
Warehouses located along Elmore St and Dreman Ave

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Physical/Design:

Streetscaping and Green Infrastructure

Improving the accessibility and streetscape along Beekman Street and the major corridor intersections will help ensure comfort and safety for all intended users. A traffic calming measure is to paint 10 ft lane lines along Beekman and Elmore Street to clearly dedicate travel and parking lanes.



Parking lanes with tree wells will help minimize driving lane width to slow traffic speeds and improve air quality. Tree wells in designated parking lanes along Elmore Street will help ensure that parking lanes are being used for parking. This technique will reduce high traffic speeds off of the new I-74 Colerain/Beekman interchange. An additional benefit of the tree wells is to create a sound buffer for the residents, business and pedestrians along Elmore and Beekman.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Organization

Market available commercial & industrial property for sale and/or lease:

- Organize a bus tour with community leaders, business representatives, real estate professionals and developers to showcase existing properties in the Beekman St. Corridor.
- Produce and disseminate a marketing booklet with property details and information about available financing assistance and tax incentive programs.
- Work with the City of Cincinnati Department of Trade and Development to:
 - Engage the Cincinnati commercial brokerage community and real estate data listing services.
 - Include available buildings and sites on the Choose Cincy website's Site Selector search page. Additional requests for the Choose Cincy website:
 - Add a HUB Zone layer to the site selection map so that companies interested in federal contracting incentives can easily locate available properties.
 - Link S.Cumminsville-Millvale to WIN's website page for Beekman St. Corridor on the Neighborhood Listings page.
 - Partner with the Port Authority to pursue brownfield assessment and clean-up funds to get key properties ready for development.

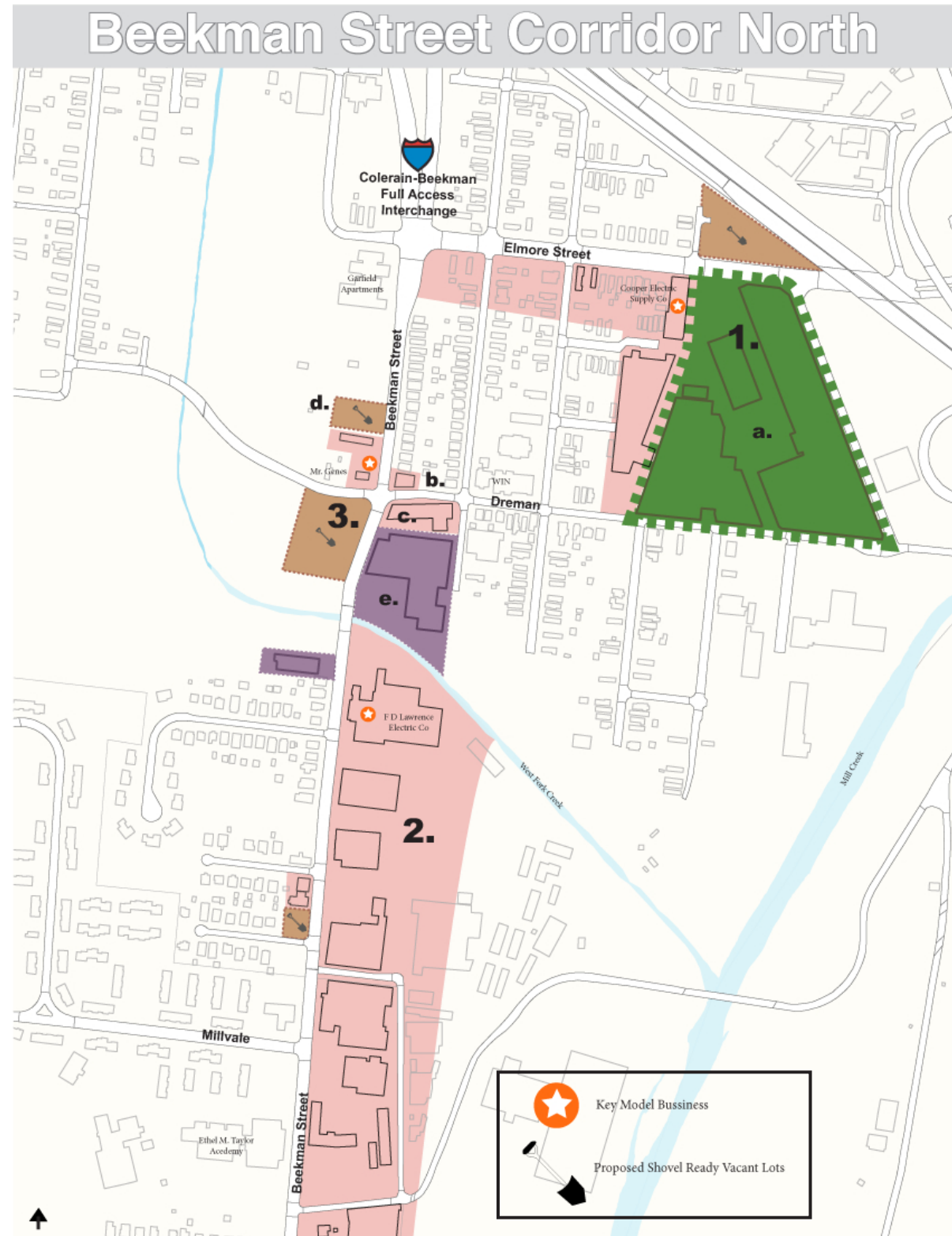
Links:

<http://choosecincy.com/services/properties>

<http://www.wincincy.org>

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Economic Development



1. Green Jobs Training

- Redevelop vacant and underutilized warehouses for green jobs training.
- Create a Green Energy Job Training and Research Facility in partnership with Cincinnati State Community and Technical College.



1757, 1761, 1766, 1767, 1776, 1780 Elmore Street

2. Support Existing Businesses

- Support existing businesses with streetscape and building facade improvements.
- Improve building facades to create a safe and prosperous corridor and streetscape.
- Support existing businesses to grow, expand and hire locally by providing necessary financing and infrastructure upgrades.
- Develop strategies for a clean and safe corridor.



3700 Beekman Street

3494 Beekman Street

3. Key Redevelopment Opportunity Sites

- Assemble parcels where possible to prepare a shovel ready site.
- Create a vision for vacant and underutilized lots along the Beekman Street Corridor.
- Utilize key sites to fulfil the communities retail needs.
- Attract new businesses to locate in the corridor and occupy vacant properties to create local job opportunities.



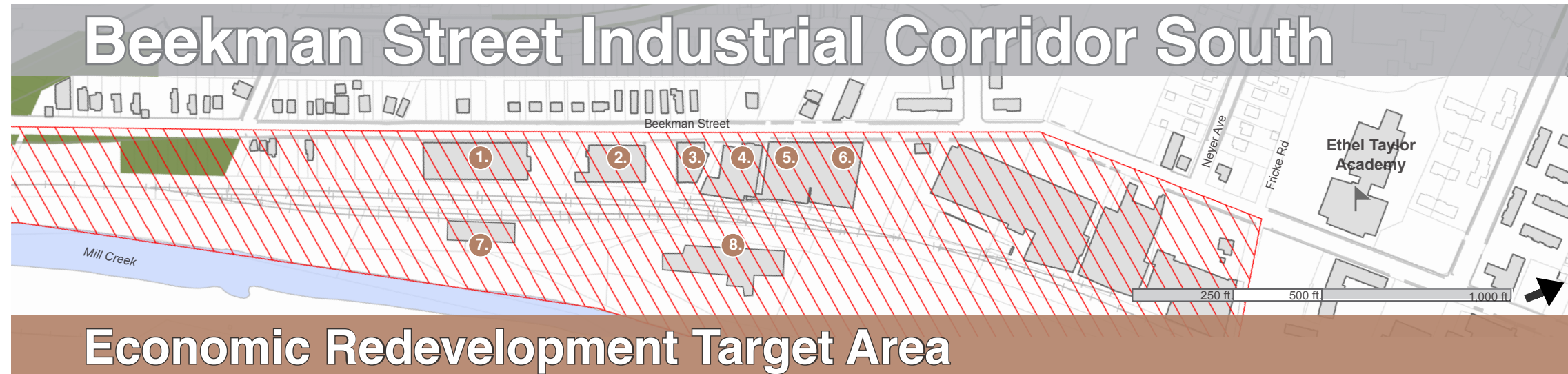
3723 Beekman Street

3474 Beekman Street

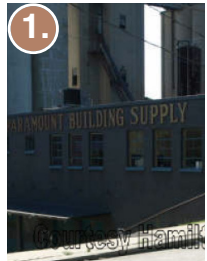



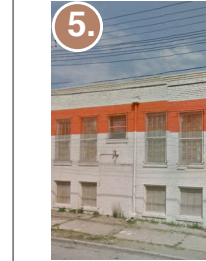



BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Economic Development

Environmental quality & brownfields- Assess and clean-up brownfield sites and market the sites for potential re-use.



Economic Redevelopment Target Area

							
●3090 Beekman St.*	●3140 Beekman St.*	3160 Beekman St.*	●3200 Beekman St.*	3222 Beekman St.*	3222 Beekman St.*	●3082 Beekman St.*	3182 Beekman St.*
Occupied	Vacant	Vacant	Occupied	Vacant	Vacant	Vacant	Occupied
Potential Site Re-Use: Continue existing use of building but determine environmental assesment	Potential Site Re-Use: ●Office Space ●Food Market ●Full Service Restaurant	Potential Site Re-Use: ●Full Service Restaurant ●Maintenance and repair services ●Vehicle Repair ●General/artisanal production	Potential Site Re-Use: ●Medical Clinic ●Office Space ●Instructional Services	Potential Site Re-Use: ●Food Market ●Maintenance and repair services ●Instructional Services	Potential Site Re-Use: ●Food Market ●Office Space ●General Production (Green Jobs focus)	Potential Site Re-Use: ●Complete removal of structure and identify reusable materials ●Community Garden	Potential Site Re-Use: Continue existing use of building but determine environmental assesment

*Environmental Assessment needed
● Tax Delinquent as of December 2013

Image Source: Hamilton County Auditor and Queen City Discovery (7)

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Economic Development



Coffee store and bike shop in a historic warehouse (<http://www.mellowjohnnys.com/the-shop/>)



Commercial Urban Agriculture (<http://universitycity.org/dirt-factory>)



Attract Employers and Residentially Friendly Industry

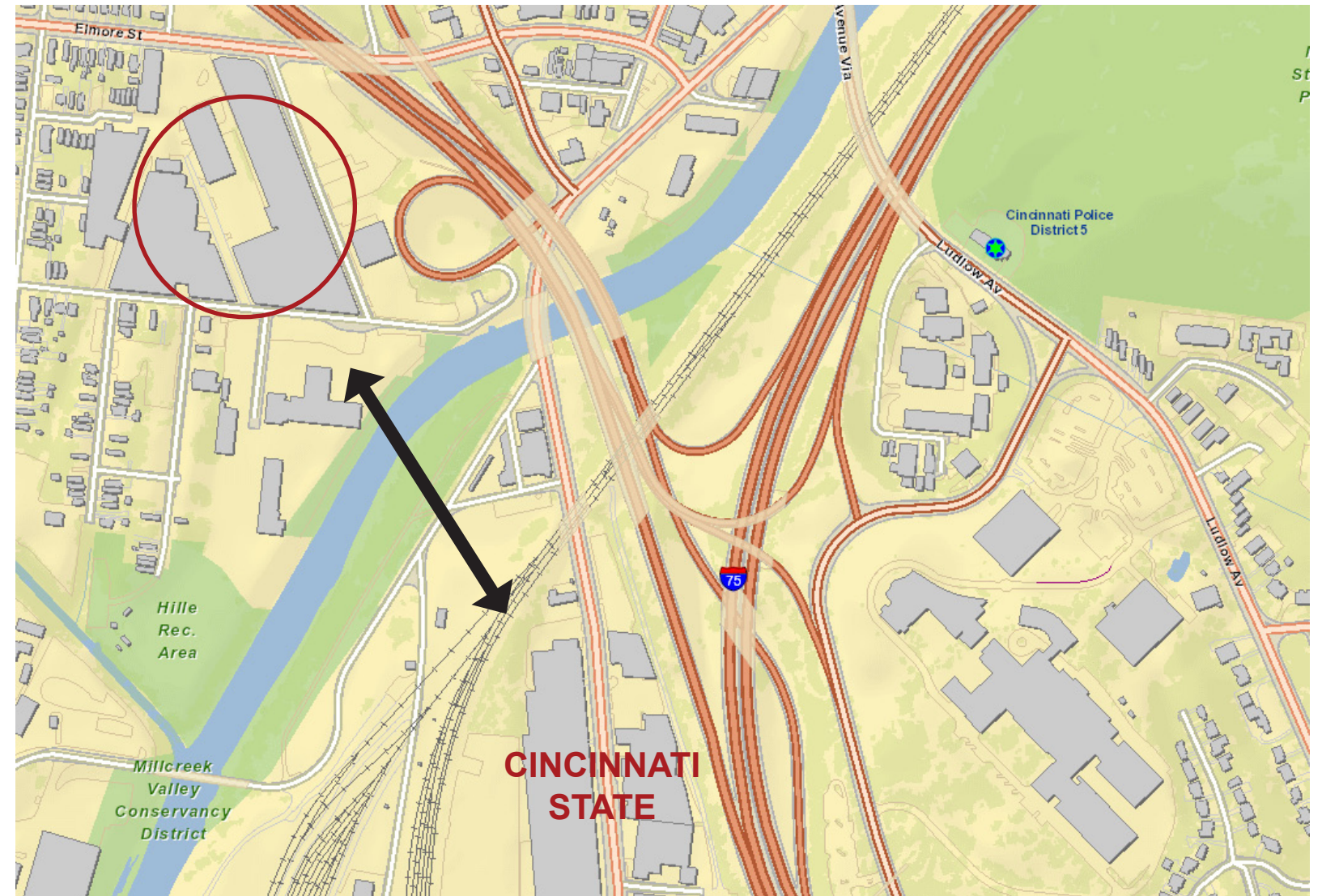
Find appropriate end users for vacant and abandoned sites to fulfill the wants and needs of the residents. Utilize the existing sites to motivate creative reuse of industrial sites. For example an affordable dining area and retail amenities or commercial urban agriculture.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

PROPOSALS: Economic Development

Proposal plan listed below to develop a new Green Energy Job Training and Research Facility in Partnership with Cincinnati State Technical College. This site would have the means to support significant portions of their Energy and Environment Institute, a jobs training facility and research programs into green energy production.

- Engage Cincinnati State to obtain support from the State of Ohio and/or Port Authority.
- Develop building regulations which codify the goals of zero-emissions and LEED certification for facility as a whole.
- Examine the sewer, water, electrical and telecommunications capacity of the area to determine necessary improvements to hard infrastructure.
- Provide access to fiber-optics for the training and research facility to stay ahead of the bandwidth curve and to support an advanced manufacturing attraction strategy in the corridor.
- Renewable generated electricity (solar and/or geothermal).
- Include community leadership in planning and design decision-making during predevelopment phase.
- Ensure rigorous adherence to existing codes so that “green” industrial uses do not offend nearby residents.



Source: CAGIS online (<http://cagisonline.hamilton-co.org/cagisonline/index.html>)

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

Community and Economic Development:

1. Port Authority of Greater Cincinnati

a. Hamilton County Land Reutilization Corporation (HCLRC or Landbank)

South Cumminsville was 1 of 14 communities selected for the Landbank, which returns vacant properties to productive use. In cooperation with governmental and non-governmental partners, as well as private developers, the HCLRC focuses on providing diverse commercial and residential opportunities through catalytic investment in neighborhoods. These investments will lead to improved community quality of life, blight and nuisance abatement, stabilization, revitalization, increased property values and will return unproductive properties to contributing, tax-paying status.

Landbank Programs

- The High-Impact Property Program (HIPP) is designed to target strategic properties designated by the Landbank as crucial to furthering a third party's ongoing redevelopment effort.
- The Community Partner Program is designed to increase collaboration between the Landbank and neighborhood redevelopment corporations (such as WIN.) This program has two primary goals: 1) To assist Community Partners in acquiring properties for redevelopment by the Community Partner and 2) to coordinate the neighborhoods redevelopment by having Community Partners get applicants that would like to acquire properties from the Landbank in the Community Partner's focus area. The Landbank will only acquire properties under this program for third parties if the Community Partner approves the acquisition.
- Forfeited Land Program is designed to creatively repurpose and redevelop properties that have been forfeited to the State of Ohio through tax foreclosure.

2. Local Initiatives Support Corporation (LISC) Greater Cincinnati Northern Kentucky

a. Grants - project grants to help cover costs associated with real estate development that furthers neighborhood revitalization goals.

b. Economic Development Financing - New Market Tax Credits (NMTCs)

To help spur new businesses, economic growth and new jobs in low-income communities, the New Markets Tax Credit (NMTC) program allows investors to receive a credit against federal income taxes for investing in such neighborhoods. LISC's New Markets Tax Credit (NMTC) activities stimulate the investment of private capital in the distressed communities that LISC serves. LISC has focused its efforts on financing the development of commercial and community space and housing that generate jobs, provide needed goods and services, and reverse physical deterioration in struggling communities. LISC uses NMTCs for a broad array of non-housing real estate projects such as shopping centers, office space, educational and community facilities, child care centers, and community health centers.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

3. Cincinnati Fresh Food Retail Financing Fund

The proposed Fund will be an innovative new financing program created to increase the number of supermarkets, grocery stores, and other fresh food markets in low-income, underserved communities across Ohio. The intent of the program is to enable operators to open, renovate, or expand retail outlets that sell fresh fruits and vegetables. The Fund will be operated by the Cincinnati Development Fund (CDF) and the Center for Closing the Health Gap (CCHG).

4. City of Cincinnati – Department of Trade and Development

Focus 52 Fund

The Focus 52 Program will help fund transformative neighborhood Economic and Community Development Projects in order to grow the City's tax base by creating jobs and/or increasing the population of the City. Projects will be fully underwritten with a goal of achieving 3:1 leverage of private funds to public funds. The Focus 52 Program will use 2 sources to borrow funds:

Economic Development Bond Fund

- This fund is expected to create \$52 million of capacity for neighborhood projects. Debt service will be \$4 million for 20 years if all funds are allocated and will be paid from non-tax revenue. These are special obligation bonds.
- Aim – Fund will be used for site assembly, site preparation, renovation, and new construction. All sale proceeds from property acquired through the Focus 52 Program will be reinvested back into the program. All future projects will require approval by City Council.

HUD Section 108 Loan Pool

- This fund is expected to create \$37 million for neighborhood projects that create housing, jobs, or services for low to moderate income people. This fund borrows from HUD against future CDBG allocations. Most of these projects will be performing loans that will be fully repaid plus interest.
- Aim – Funds will be used for Economic Development Projects (\$11 million), House Tax Credit Bridge Loans (\$17 Million), the Homeless to Homes Initiative (\$7 million), and the Community Development Loan Pool (\$2 million). All future projects will require approval by City Council.

This fund uses specific criteria when evaluating potential “transformative” neighborhood projects. In order to maximize results and efficiently use available funds, one or more criteria must be met:

- Job Creation – Project has 50 jobs or more
- Private Leverage – Project has a 3:1 minimum
- Increase in Property Values – Project has a 25% increase over 10 years

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

- **Tax Increment Districts** - Developers making a large-scale investment that requires substantial public improvements may be able to use tax increment financing (TIF) to offset a portion of those costs. The city has 21 tax increment districts and in some cases will create a TIF specific to a project.
- **Community Reinvestment Area** - The Cincinnati Public Schools, Hamilton County, and the City levy a property tax to meet a wide variety of local service needs. If a company is making an investment that will result in a substantial change to its property tax obligation, and they are creating jobs, they may be eligible for a property tax abatement.
- **MSD Green Roof Loan Program** - offers low-interest loans to property owners for the design and construction of green roofs with an option to incorporate on-ground stormwater controls. Acceptable on-ground systems include cisterns, bioswales, indoor grey water harvesting, rain gardens, rain barrels and/or pervious pavement. The owners of new and existing residential, commercial and industrial buildings are eligible to apply.

For Private Developers and Businesses:

- **Roadwork Development (629)** - Funds are available for public roadway improvements, including engineering and design costs. Funds are available for projects primarily involving manufacturing, research and development, high technology, corporate headquarters, and distribution activity. Projects must typically create or retain jobs. Grants are usually provided to a local jurisdiction and require local participation.
- **Ohio Rail Development Commission** - Eligible for Rail additions or improvements to support businesses.
- **The Ohio Water Development Authority Local Economic Development Fund** - provides funding for construction, inspection, & legal for water and wastewater systems involving brownfield remediation.
- **Ohio Public Works Commission** - OPWC provides grants, loans, and financing for debt support and credit enhancement for local infrastructure projects. Eligible projects include improvements to roads, bridges, culverts, water supply systems, wastewater systems, storm sewer collection systems and solid waste disposal facilities.
- **The Ohio Water Development Authority Brownfield Fund** - provides funding for engineering, design, construction, inspection and legal for water and wastewater systems. This fund is eligible for both assessments and remediation but Site must be part of a Voluntary Action Plan.

City Tax Incentive Programs:

- **Job Creation Tax Credits** - Cincinnati levies at 2.1% tax on the net profits of firms. If a company is moving to Cincinnati, or creating jobs in Cincinnati, they may be eligible for a job creation tax credit or a reimbursement.
- **Property Investment Reimbursement Agreement** - The City of Cincinnati may offer a Property Investment Reimbursement (PIR) incentive to a company that is considering expanding in or moving to Cincinnati.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

- **Greater Cincinnati Property Assessed Commercial Energy** - GC-PACE is a tool to finance energy efficiency and renewable energy investments through voluntary tax assessments, thereby enabling access to low-cost, extended term capital. This economic development tool is designed to assist commercial and industrial building owners to access affordable, long-term financing for clean energy improvements to their buildings.

Small Business Loans: The City has loan funds available for uses such as permanent working capital, purchasing real estate or equipment, and refinancing existing debt.

- **MicroCity Loan Fund** - Provides loans to small businesses in amounts up to \$35,000. It is used to encourage expansion by providing “gap” debt financing. Funding is available to successful growing or emerging small businesses that meet our underwriting requirements and are located within the City of Cincinnati.

- **Grow Cincinnati Loan Fund** - Created to provide capital for fixed assets, working capital, and eligible refinancing to small businesses located in the City of Cincinnati. It is used to encourage expansion and increase the capacity of small business by providing ‘gap’ debt financing and access to technical assistance. Funding is available to successful growing or emerging small businesses that meet underwriting requirements.

- **SBA 504 Loan Program** - Provides long-term fixed-asset financing at an attractive interest rate administered by the Hamilton County Development Company. 504 Program provides subordinated, fixed interest rate, long-term loans for up to 40% of project costs or \$5,000,000 (up to \$5.5 million in special cases). Terms are 10 and 20 years, depending on the economic life of the asset being financed.

5. State Business Incentives & Tax Credits: The Ohio Development Services Agency has a variety of bonds, grants, loans and tax credits that can assist Ohio companies as they grow and create jobs in Ohio.

- **Conversion Facilities Tax Exemption** - Administered by the Ohio Department of Taxation, the Conversion Facilities Tax Exemption may provide an exemption for certain property state sales and use taxes for property used in energy conservation, thermal-efficiency improvements and the conversion of solid waste to energy.

- **The Alternative Fuel Transportation Program** - Improves air quality through financial assistance to businesses, nonprofit organizations, school districts, or local governments for the purchase and installation of alternative fuel refueling, blending, or distribution facilities and terminals.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

- **Collateral Enhancement Program (CEP)** - Improves access to capital for Ohio's small businesses. The CEP provides lending institutions with cash collateral deposits to use as additional collateral for loans made to eligible for-profit small businesses. Under the CEP, the Ohio Development Services Agency will open an interest bearing account with a Lender and deposit up to 30 percent of the loan amount where there is a collateral shortfall as determined by the Lender and the Ohio Development Services Agency (up to 50 percent of the loan amount for minority-owned businesses or businesses located in a Historically Underutilized Business Zone).
- **The Energy Loan Fund** - Provides low-cost financing to small businesses and manufacturers for energy improvements that reduce energy usage and associated costs, reduce fossil fuel emissions, and/or create or retain jobs. Funding is provided through the Advanced Energy Fund and federal State Energy Program and American Recovery and Reinvestment Act. Eligible activities include energy retrofits, energy distribution technologies and renewable energy technologies. Projects must achieve 15 percent reduction in energy usage, demonstrate economic and environmental impacts and be included within a long-term energy strategy of the community served.
- **Alternative Stormwater Infrastructure Loan Program** - Offers below-market rate loans for the design and construction of green infrastructure as part of economic development projects. Up to \$5,000,000 in loan funds per project are available to governmental entities through the program. Development partners are encouraged to partner with the governmental entity for their projects. The funds can pay for design, demolition, construction, materials and administrative costs associated with the green infrastructure project. This program targets a specific challenge of redevelopment projects by reducing the cost to businesses and communities that need to minimize both the financial and environmental impact of their stormwater runoff.

6. State of Ohio

Office of Budget and Management - Capital Budget

Governor Kasich recently expressed his plans to introduce a state capital budget next year. This capital spending plan will provide fiscally responsible investments to maintain and improve the state's educational and public-service infrastructure, focusing on the most pressing needs of state government, schools and higher education, with particular emphasis given to each investment's impact on jobs and economic growth. Given Ohio's renewed economic well-being, the capital budget process will seek recommendations for critical community projects across the state. The Administration has engaged the Cincinnati Business Committee to develop a set of recommendations for projects with the most significant regional economic importance.

Ohio Development Services Agency-

- **The Community Development Finance Fund (CDFF)** - Funds community and economic development programs benefiting low- and moderate income individuals and neighborhoods. Currently CDFF uses these funds to administer the Pre-Development Grant Program, Economic Development Program, Linked Deposit Program, Community Health Loan Fund and By Car Program.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

- **The Economic Development Loan and Public Infrastructure Grant Program** - Creates and retains permanent, private-sector jobs, principally for low- and moderate-income persons, through the expansion and retention of business and industry in Ohio communities. Funds are granted to local government applicants for both economic development loan and public infrastructure projects. Public off-site infrastructure funds are retained as a grant by the local government. In the case of a loan, the local government grantee loans the funds to the beneficiary business for fixed asset financing projects and the funds are repaid to the local government Revolving Loan Fund. Eligible activities include provision of financial assistance, through eligible units of general local government, for public off-site infrastructure improvements and fixed asset financing for land, building, machinery and site preparation directly and primarily related to the creation, expansion or retention of a particular business that results in job creation and retention for persons of low- and moderate-income.

In addition, job training is an eligible CDBG Economic Development Program activity. The State may provide applicants additional Economic Development Program funds, up to \$50,000, to provide training for low- and moderate-income individuals whose positions were created or retained by the recipient business.

- **The Ohio Brownfield Fund** - Collection of funding sources that can be used to help plan, assess, and remediate brownfields throughout the state. A brownfield is a piece of property whose redevelopment is complicated by the potential presence of environmental contaminants such as hazardous substances, asbestos, lead-based paint, and petroleum. Brownfield redevelopment allows a community to reclaim and improve its lands, making property viable for new development.

- **Ohio Vacant Facilities Fund** - Grants assist businesses in creating new jobs in vacant and underutilized commercial buildings and business parks. For-profit employers can receive a \$500 grant for every new full-time position created in the vacant facility and lasting one year. Employers must occupy a building or business park that has been at least 75% vacant for at least twelve (12) months and increase employment at the facility. The new employees must increase the employer's base payroll at the time the vacant facility is occupied. Employers must employ at least fifty (50) employees or half of its Ohio employees at the facility.

Jobs Ohio

- **Company Site Selection Data Center**

- The JobsOhio Growth Fund provides capital for expansion projects to companies that have limited access to capital and funding from conventional, private sources of financing. JobsOhio will consider loans to companies that are in the growth, established or expansion stage, and that have generated revenues through a proven business plan.

- The JobsOhio Workforce Grant was created to promote economic development, business expansion, and job creation by providing funding for the improvement of worker skills and abilities in the State of Ohio. Grant decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

- The JobsOhio Economic Development Grant was created to promote economic development, business expansion, and job creation by providing funding for eligible projects in the State of Ohio. Grant decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location.
- The Innovation Ohio Loan Fund provides loans for acquisition, construction, and related capital costs of technology, facilities, and equipment purchases. The fund was created to assist existing Ohio companies in developing next-generation products and services within the state's Industry Sectors up to 75 percent ranging from \$500,000 to \$1.5 million.
- Ohio Incumbent Workforce Training Voucher Program - employer-driven program targeted to provide direct financial assistance to train workers and improve the economic competitiveness of Ohio's employers. The program is designed to offset a portion of the employer's costs to upgrade the skills of its incumbent workforce and will provide reimbursement to eligible employers for specific training costs accrued during training.

7. Federal Grants & Incentives

U.S. Environmental Protection Agency

- Environmental Justice Collaborative Problem-Solving (EJCPS) Cooperative Agreement Program
Provides up to \$120,000 in financial assistance over a two-year period to enable community-based organizations to partner with stakeholders from across industry, government, academia to develop and implement solutions that will significantly address environmental and/or public health issues at the local level.
- Brownfields Assessment Grants – provides funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites.
- Brownfields Revolving Loan Fund (RLF) Grants – provides funds for a grant recipient to capitalize a revolving fund and to make loans and provide subgrants to carry out cleanup activities at brownfield sites.
- Brownfields Cleanup Grants – provides funds to carry out cleanup activities at a specific brownfield site owned by the applicant.

U.S. Small Business Administration – HUB Zone Empowerment Contracting Program

The program encourages economic development in historically underutilized business zones - "HUBZones" - through the establishment of preferences. SBA's HUBZone program aims to promote economic development and employment growth in distressed areas by providing access to more federal contracting opportunities. By obtaining certified HUB Zone status, companies will have a better chance of winning federal contracts. Federal contracts can mean big business for manufacturing companies.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

The program's benefits for HUBZone-certified companies include:

- Competitive and sole source contracting
- 10% price evaluation preference in full and open contract competitions, as well as subcontracting opportunities.

To qualify for the program, a business must meet the following criteria:

- It must be a small business by SBA standards
- It must be owned and controlled at least 51% by U.S. citizens, or a Community Development Corporation, an agricultural cooperative, or an Indian tribe
- Its principal office must be located within a "Historically Underutilized Business Zone"
- At least 35% of its employees must reside in a HUBZone

National Endowment for the Arts – Our Town Grant Program

This program will provide a limited number of grants, ranging from \$25,000 to \$200,000, for creative placemaking projects that contribute toward the livability of communities and help transform them into lively, beautiful, and sustainable places with the arts at their core. Our Town will invest in creative and innovative projects in which communities, together with their arts and design organizations and artists, seek to:

- Improve their quality of life.
- Encourage greater creative activity.
- Foster stronger community identity and a sense of place.
- Revitalize economic development.

8. Local Non-Profit Organization Funding Sources

- Impact 100 – impact100.org
- Provides grants of \$100,000 to two organizations per year for transformational projects in five categories, including: Environment, Preservation & Recreation.
- Interact For Health – interactforhealth.org

Awards grant of up to \$40,000 for physical activity infrastructure projects which improve health.

- Greater Cincinnati Foundation – gcfndn.org

Awards several types of grants for community development-related projects.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

FINANCING AND POLICY TOOLS:

Other types of local programming:

- **Police Department** - Cincinnati Initiative To Reduce Violence

The Cincinnati Initiative to Reduce Violence is a multi-agency and community collaborative effort initiated in 2007 designed to quickly and dramatically reduce gun-violence and associated homicides.

- **Keep Cincinnati Beautiful** – Future Blooms Program

Future Blooms is a high-impact, strategically-placed program aimed at improving the appearance of a community while creating a sense of place, thus helping it become a healthy and viable neighborhood once again. This goal is accomplished by painting doors, windows, awnings, and flower boxes on the barricaded doors and windows of abandoned buildings and by stabilizing, seeding, fencing, and maintaining vacant and blighted lots.

- **DOT** - City Street Rehab Program handles street resurfacing and significant curb repairs. This work includes grinding off old roadway surfaces, resurfacing the pavement with new asphalt, and repairing/replacing curbs where necessary.

Funding Resources:

www.cincinnatiport.org

www.development.oh.gov

www.choosecincy.com

www.cincinnati-oh.gov

www.lisc.org

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

CONCLUSION:

To tackle the neighborhoods' most pressing issues and others, community members put in many hours of hard work to develop a Corridor Revitalization Plan, which the community will champion to create a walkable, healthy and prosperous future for all who live, work and play in South Cumminsville-Millvale and the Lower Millcreek Valley.

The catalytic projects and organizational strategies described in this plan will strengthen the community's infrastructure through new construction, renovation and support continued growth and opportunity for our region. Much work lies ahead to implement the plan, but our neighbors have already demonstrated that by drawing on the strengths of the community, they can create the place that they envision — or remember.

From the beginning, we have understood that the way we work together matters. The Beekman Street Corridor Initiative has brought together residents, young people, business owners, non-profits, and a range of other stakeholders to create a vision of what South Cumminsville can be. By working deliberately and systematically to “connect the dots,” we hope to revitalize our commercial corridor for the benefit of all our neighbors.

BEEKMAN STREET CORRIDOR REVITALIZATION PLAN

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BEEKMAN STREET CORRIDOR REVITALIZATION PLAN



***“When people walk together, they are not only in step with one another, they discover together, dream together, and achieve together.”
Dan Burden, Co-founder WALC Institute***

APPENDIX

Commercial and Industrial Opportunity
Sites within Phase 1 Target Area

Beekman Street Corridor South
Economic Redevelopment Target Area

Additional Corridor Opportunity Sites