

## Developer Questionnaire for projects seeking a letter of support from the OTR Community Council

Thank you for your interest in developing a project in Over the Rhine.

If your project involves a letter of support from the OTR Community Council--such as use of public land or a zoning variance--we invite you to present your project to the Economic Development & Housing Committee of the Over The Rhine Community Council. To schedule a meeting please contact us through the president ([presidentotrcc@gmail.com](mailto:presidentotrcc@gmail.com)). This meeting is encouraged early in the design process.

In order to help us understand your project details and goals, please use this worksheet to prepare for the meeting. This process will determine if the OTR Community Council will offer a letter of support.

### Basic Project Details

Name of project	Rhine View Apartments
Address of project	100 East Clifton Avenue, 101 Peete + 105 Peete
Expected Start Date	Apartment renovation under construction

Project use description (housing, mixed use, restaurant, retail, office, etc.)

Is the property currently occupied or vacant? Please describe.

Will any household or business be displaced by the development?

What are your financing sources for the project?

Sixteen apartment units w/ one commercial space (760 sf)

Currently vacant

Number of apartments before and after renovation will remain sixteen (16) units

Cincinnati Development Fund

### PARKING

- Provide parking details about your project.
- Is the project meeting the zoning code in regard to parking?
- Will your project require any variances for parking?

Parking will be on street, as this development maintains the number of previously occupied apartment units and this project is within the limits of the walkable-urban-core a variance is not required.

### HOUSING-

The criteria of the OTR Community Council have been developed based upon years of discussion about how development can and should positively contribute to the quality of life of residents of our neighborhood. They reflect back to the Over-the Rhine Comprehensive Plan developed with city planning staff and approved by City Council.

Housing which is affordable to households within the following income ranges are prioritized in the following order (number one being first):

- 1.) Households with incomes at 0% to 30% of the current Area Median Income (AMI)
- 2.) Households with incomes at 31% to 60% of the current Area Median Income
- 3.) Households with incomes at 61% to 80% of the current Area Median Income
- 4.) Household with incomes above 80% of the current Area Median Income

How are you meeting our priorities listed above?

Three (3) of the 16 units will be affordable units.

Will this development be for ownership or rental?

Rental

Please describe the unit mix in your development in the following table:

# of units	Type of unit: studio, 1br,2br,3br,+	Sq Ft	Approximate rent or purchase price
100 East Clifton (6 units)	(1) Br / (5) 2 Br	510sf-1570sf	
101 Peete (5 units)	(1) Br / (4) 2 Br	870sf-1190sf	
105 Peete (5 units)	(1) Br / (4) 2 Br	870sf-1050sf	

What is the target market for the development?

### DESIGN & PRESERVATION

As a neighborhood we wish to ensure architectural design that is befitting the design excellence of Over-the-Rhine. This neighborhood is a nationally and locally designated historic district and therefore any proposals will require design approval by the Historic Conservation Board.

Rehab

- Do you expect to deviate from the OTR Historic District Conservation Guidelines, please explain?
- Will you be seeking historic tax credits?

We will not deviate from OTR Conservation Guidelines and State + Federal Historic Tax Credits that were awarded

Infill

- Have you meet with the OTR foundation Infill committee and what is their response or recommendations?

### COMMERCIAL LEASING

- Will your project have commercial space, please describe?
- What is your target market for the commercial space?

Yes, we are proposing 760 square foot restaurant.

Target: Breakfast and Lunch for local residents

- Do you have a tenant for the commercial space? Yes.
- Will you/they be seeking a liquor permit? No.
- Provide your workforce development plan
  - How many temporary workers and permanent workers will you employ (fulltime/part-time)?
  - What is your plan to hire from the neighborhood? The restaurant plans to hire 3-4 full time workers
  - Job quality (what will be the wages and benefits)? Yes, we plan to hire from the neighborhood

The starting wage will be \$11.25/hr depending on work experience. Neighborhood individuals with the following skill set will be sought: adequate knife skills and the ability to follow recipes; anyone with barista training; anyone with a bakers background

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