3CDC

CINCINNATI
CENTER CITY
DEVELOPMENT
CORPORATION

Community Engagement - 2026

Community Engagement

1818 Elm St Pocket Park Public Engagement

- October 10 at 10:30 AM at 1818 Elm St

Grant Park Public Engagement

- October 15 at 5:30 PM at Grant Park

Stakeholder Engagement

City of Cincinnati

Cincinnati Recreation Commission

OTR Community Council

Weasley Chapel Mission

RESTROOM BUILDING & CANOPY
PARK PLAZA & WATER FEATURE
WHICH AMENITIES EXCITE YOU MOST?
USE STICKY DOTS ON THE IMAGES THAT YOU LIKE
BASKETBALL COURT & HOOP WALL INSTALLATION
DOG PARK AMENITIES
Dogs
COMFORTABLE BENCHES FOR SENIORS
HUMAN NATURE | VON EUW TETRAULT
3CDC
CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

WALNUT
RESTROOM BUILDING & CANOPY
PARK PLAZA & WATER FEATURE
WHICH AMENITIES EXCITE YOU MOST?
DOG PARK AMENITIES
3CDC

Grant Park

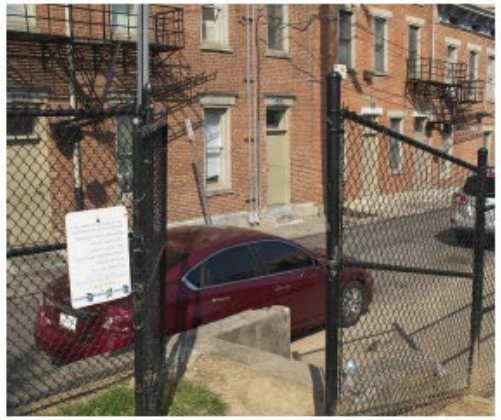
- Project Overview:
    - Reimagined Park offering:
        - 1.15 acres of revitalized public space
        - Inclusive destination playground
        - Central plaza with interactive water feature
        - Basketball court
        - Dog park
        - Public restrooms, seating & landscaping, improved lighting
- Team:
    - Architect: Human Nature
    - Construction Manager: Jostin Construction
- Pre-development Status:
    - Design Development Set underway
    - Preliminary bid received
    - Community and stakeholder engagement ongoing
    - NMTC Allocation received (Fifth Third Bank)
    - Closing 12/17/2026 to align with NMTC application threshold date

Site Plan

Existing Conditions

A PLAYGROUND

B COURTS & OPEN LAWN



C BACK STREET

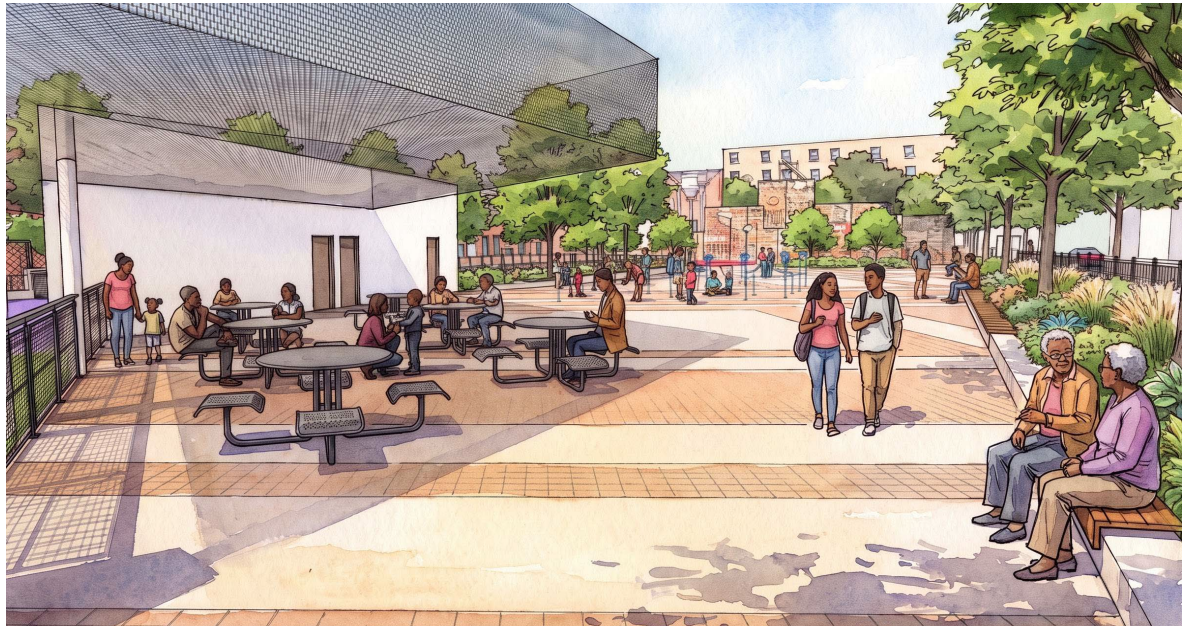
D PUBLIC ART

McMicken St.
COURTS
PLAZA
WATER PLAZA
RESTROOM / STORAGE / TECH
DOG PARK
PLAYGROUND
Back St.

Financing

USES	TOTAL	
Hard Costs	9,808,232	
Soft Costs	3,737,768	
TOTAL USES	**$13,546,000**	

SOURCES		
NMTC Equity	2,496,000	Secured
State Grant	750,000	Secured
Philanthropic	2,500,000	
City Grant	7,800,000	
TOTAL SOURCES	**13,546,000**	



Letter of Support Request

3CDC is seeking up to $7.8 million in support from the City of Cincinnati to help bring the Grant Park project to life.

Findlay Community Hub

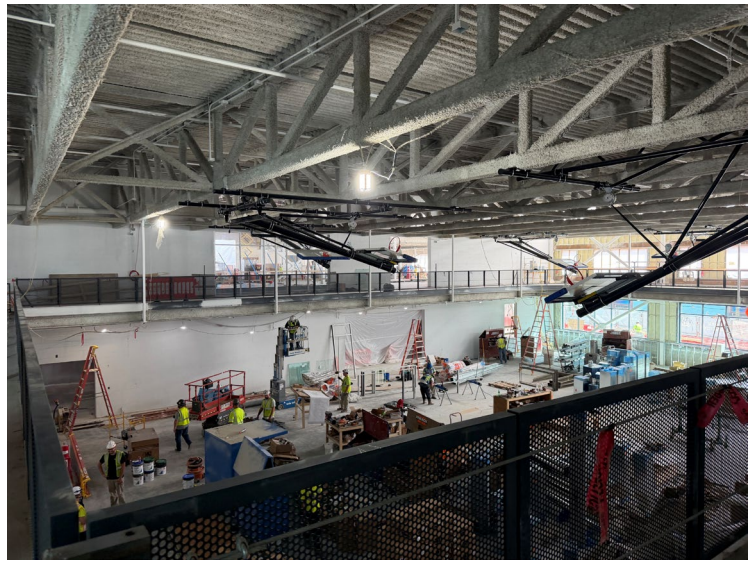
- Project Overview
  - 60,000 SF community and recreation hub
    - Pool
    - Gym
    - Roller skating rink
    - Fitness facilities
    - Indoor track
  - 8,000 SF early learning childcare center
    - Children 6-weeks through preschool age

- Budget
  - $48 million

- Team
  - Architect: Moody Nolan
  - Contractor: Skanska

Findlay Community Hub

- Project progress:
  - Percentage complete: 85%
  - Completion: End of the year
  - Opening: Q1, 2027
  - More information on programing plan and membership rates to follow
- Selected Operators:
  - **TriHealth**
  - **Learning Grove**



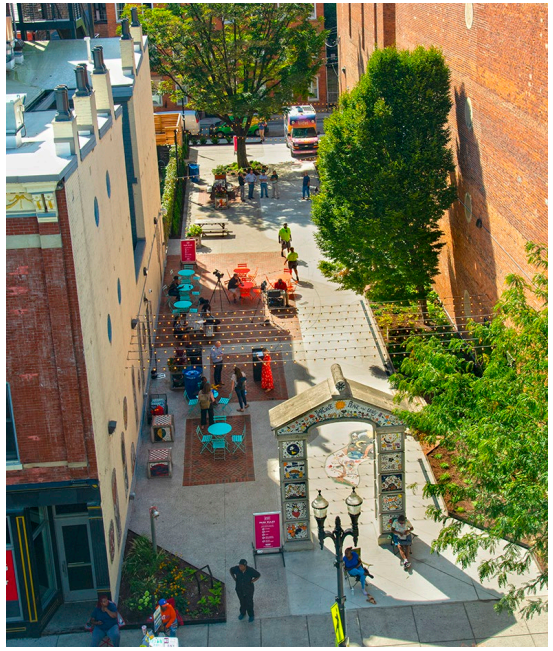
Operator Update – Learning Grove

- Facility is expected to be open in Q1, 2027

- **Enrollment**:
  - Inquiries about enrollment can be sent to:
    - **info@learning-grove.org**
- **Careers**:
  - The director for the program has been selected
  - Positions will be posted for the program by mid-November.
  - Positions will be posted on Learning Grove's website well as through Indeed. We encourage qualified candidates to apply through:
    - Learning Grove's Website: **www.learning-grove.org/careers/**

learning grove

Findlay Community Hub Activation



3CDC Civic Space Activation

3CDC's year-round programming across seven civic spaces offers something for everyone, bringing people together through shared experiences. From live music and fitness classes to children's activities and performing arts, these events ensure that people of all ages and interests can enjoy Cincinnati's vibrant public spaces.

FOUNTAIN SQUARE

WASHINGTON PARK

ZIEGLER PARK

MEMO MEMORIAL HALL

COURT STREET PLAZA

IMAGINATION ALLEY

ELM STREET PLAZA

The programming and membership plan for Findlay Community Hub is modeled after **Ziegler Park's Everybody In program** which has offered affordable membership and diverse, community-centered programming for 10 years.

Findlay Community Hub: Facility Overview

Proposed Operating Hours

- Monday – Friday: 5:30 AM – 9:00 PM
- Saturday: 8:00 AM – 6:00 PM
- Sunday: 9:00 AM – 6:00 PM

**Special programming and events may occur outside regular hours.*

Facilities & Amenities

- Fitness Center
- Aquatics Center
- Basketball Court
- Roller Rink
- Indoor Track
- Group Exercise Studios
- Community Rooms
- Community Programming
- Child Watch Services

Findlay Community Hub | Meet the Team

Larry Mestel

Zeke Cole

Selected Operating Partners:

- Learning Grove | Early Learning Center Management
- TriHealth | Recreation Facility Management

Findlay Community Hub Team:

- John Jacobs | Senior Director – Corporate Health, Medical Fitness & Health Pavilion, and Event Medicine
- Larry Mestel | General Manager
- Zeke Cole | Supervisor of Member Services

TriHealth

Findlay Community Hub | Hiring Update

Findlay Community Hub Careers:

- All hired positions will become TriHealth team members
- Fulltime, parttime, and PRN positions are available
- Types of positions include: Lifeguards, Fitness Instructors, Receptionists, Environmental Services, Personal Trainers, and Children's Programming

Opportunities to Learn More:

Imagination Alley Neighborhood Night

- Tuesday, October 27 | 5:30 – 8PM

TriHealth Temporary Membership Office

- 1816 Vine Street
- Hours by Appointment

CAREERS PAGE

Also Visit
FindlayHub.org

Programming

Proposed Programming

- **Fitness & Group Exercise**
  - Fresh Start - challenges - walking - themed classes
- **Aquatics**
  - Swim lessons - water safety – swim team – lifeguard training
- **Skating:**
  - Themed skating - family events – Skate Downtown Cincy
- **Sports & Active Recreation:**
  - Saturday Hoops - turf - sports skills - competitions
- **Youth & Family:**
  - Teens in Training - youth fitness - Parents Night Out - family events
  - After school programs – collaborating with CRC.
- **Health & Education:**
  - Wellness classes- cooking - clinics
- **Community Events:**
  - Findlay Market Days - festivals - drives - cultural events

Findlay Community Hub: Income-based Membership Strategy

Household size	100% AMI	≤40%AMI
1	$ 77,000	$ 30,800
2	$ 88,000	$ 35,200
3	$ 99,000	$ 39,600
4	$ 109,900	$ 43,960
5	$ 118,700	$ 47,480

Tier	Income Level	Discount	Population
Tier 1	>100% AMI	0%	25.5%
Tier 2	61%-99% AMI	20%	18.3%
Tier 3	41%-60% AMI	45%	12.7%
Tier 4	≤40% AMI	70%	43.5%

Monthly Findlay Community Hub Memberships				
Category	**Tier 1**	**Tier 2**	**Tier 3**	**Tier 4**
First Adult	$70	$56	$38.50	$21
Second Adult	$50	$40	$27.50	$15
Additional Adult	$30	$24	$16.50	$9
First Child	$25	$20	$13.75	$7.50
Second Child	$20	$16	$11	$6
Three+ Child	$5	$4	$2.75	$1.50
Senior	$60	$48	$33	$18
Second Senior	$45	$36	24.75	13.50
Other Option	$100 – 10 visit punch card			

The Hub will have reoccurring designated days and times for non-members to use the facility as well as community programming events.

3CDC
THANK YOU