



**NBDIP 2015**

**Westwood Historic Business District Revitalization**

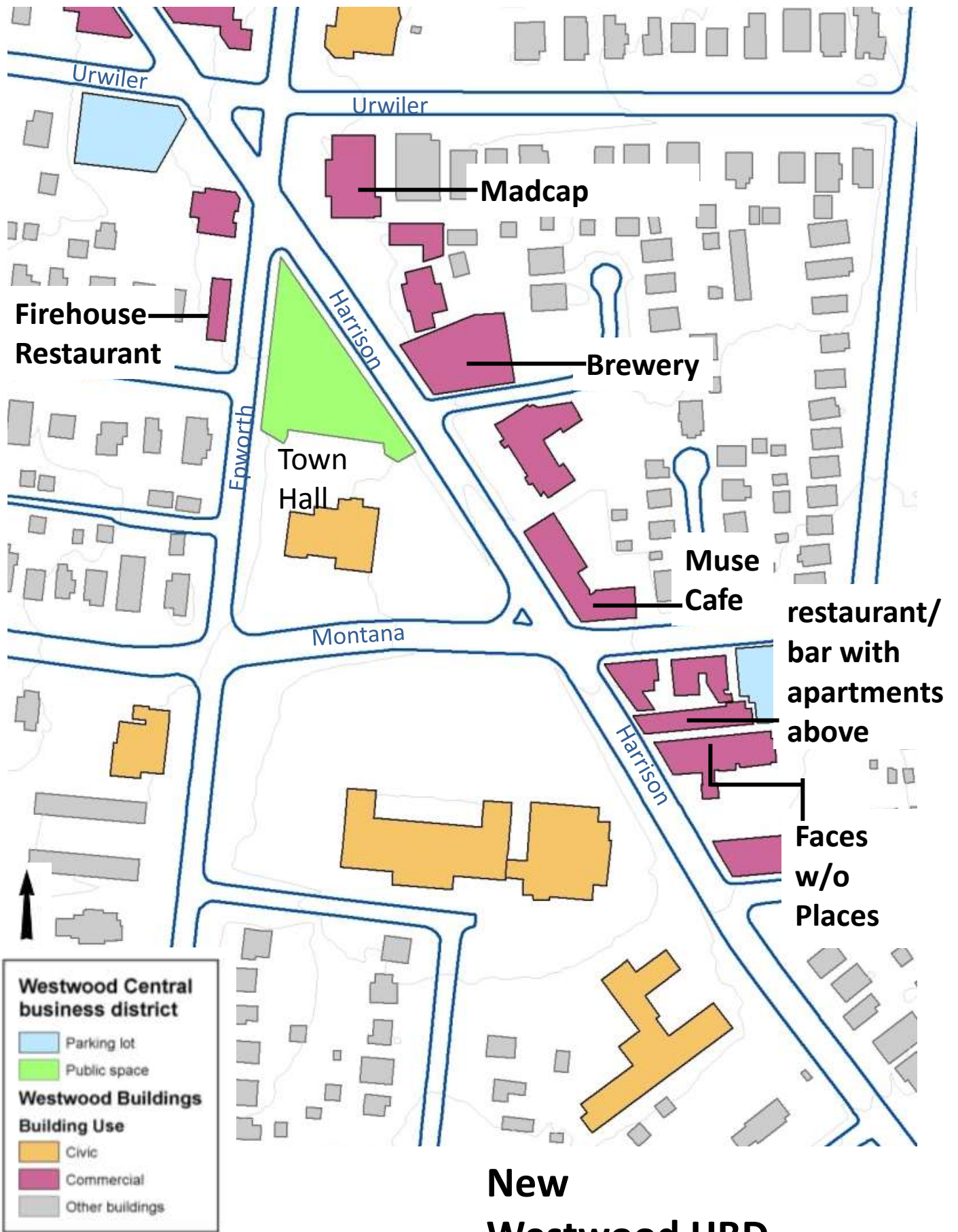






**Westwood HBD Revitalization:  
Phase 1 Concept Plan**





# New Westwood HBD

## SUMMARY

### PROJECT DESCRIPTION

The Westwood Revitalization strategy began with the Plan Cincinnati process, when Westwood was identified as one of 4 key focus neighborhoods for revitalization, centered on the HBD. After a multi-year process of community engagement and consultation, in November 2014, the Westwood Coalition submitted to City Council their formal recommendation for the most significant component of the Westwood Historic Business District (HBD) Revitalization: the 'square' at the heart of the HBD. This square, ultimately, and hereafter, referred to as "the Bowtie", is a multi-year project which restores the heart of the HBD into a vibrant, walkable neighborhood with the catalytic opening of the Madcap Center, a re-imaged event based green space around Town Hall (the "Triangle"), and amenities attractive to both the local community and to visitors, while creating opportunities for new mixed-used development.

### Scope

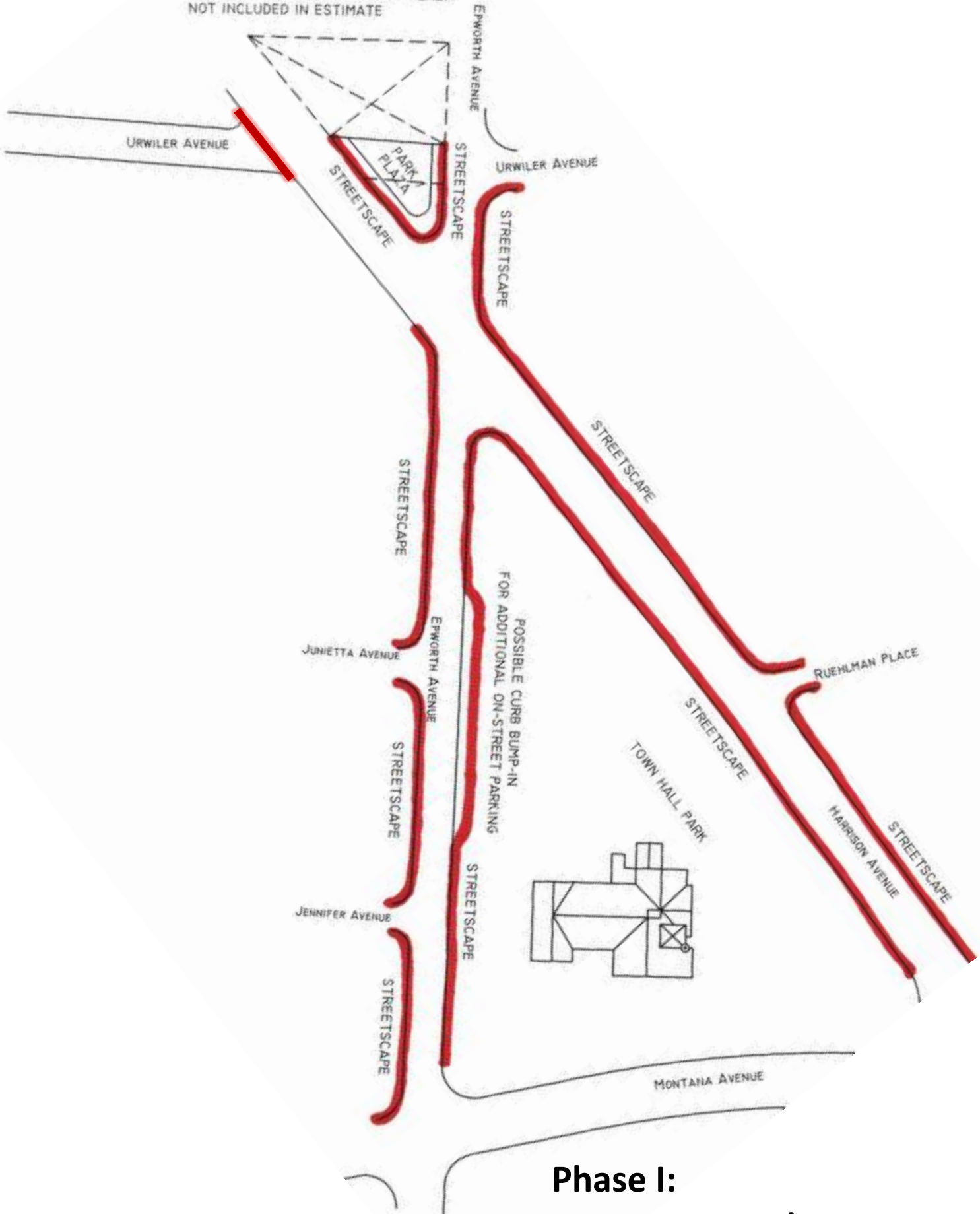
The scope of this request, for Phase I of the revitalization of the HBD, encompasses programming and design development necessary for:

- the redevelopment and activation of the City Park property which Town Hall sits on
- traffic engineering and streetscaping on Harrison and Epworth to improve pedestrian access and safety, including closing of Urwiler at the intersection with Harrison for traffic calming and pedestrian safety and between Harrison and Epworth
- reprogramming of Westwood's Historic Town Hall for expanded programming by the CRC to meet wider community needs and to restore the historic character of Town Hall

### Funding leverage : Westwood HBD Revitalization

Fund Source	Private	Public	Amount	Use of Funds
NBDIP 2102		X	\$340,000	Purchase of Bell Building for Madcap Center
Brownstone Realty	X		\$425,000	Purchase of Ruehlmann Building
LISC / ArtsWave 2013	X		\$13,000	Econ Impact/Longitudinal Study, School of Planning
NBDIP 2013		X	\$30,000	Parking lot improvements, Lot 1
Brownstone Realty	X		\$137,000	Renovations and improvements, Ruehlmann Building
TIFF 2013/2014		X	\$10,000	DOT development of 'square' variations
City 2014		X	\$500,000	Renovation of Bell Bldg
NBDSF 2014		X	\$4,600	consultation: business and community interest & feasibility
Madcap 2013/2014	X		\$550,000	Design development, permits
ATA Bielharz	X		\$14,667	concept drawings Triangle
WestCURC 2015	X		\$3,000	CBI WestCURC Implementation Action Plan
WestCURC 2015	X		\$1,500	CED Application
<i>WestCURC 2015</i>	X		<i>\$219,000</i>	<i>Firehouse acquisition and renovation (tenant ready)</i>
<i>TBD</i>	X		<i>\$139,000</i>	<i>Firehouse redevelopment</i>
<i>MadCap</i>	X		<i>\$950,000</i>	Renovation of Bell Bldg
<i>NBDIP 2015</i>		X	<i>\$484,777</i>	<i>design development Phase I</i>
<i>2016-2017</i>	X	X	<i>\$5,613,389</i>	<i>Phase I Build: construction/renovation/improvements*</i>
<b>TOTAL</b>	\$2,452,167	\$1,369,377	<b>\$3,821,544</b>	<i>*not included in total</i>

NOTE:  
ADJACENT PROPERTY PURCHASE  
TO COMPLETE TRIANGLE PARK / PLAZA  
NOT INCLUDED IN ESTIMATE



**Phase I:  
Improvements' area**

## Budget

### Notes

The budget for Phase I encompasses the Design process with the following desired attributes and components:

#### Components:

1. Cincinnati Parks' Town Hall Triangle
  - a. event space for multiple types of programming, both formal events and informal activities
  - b. seating area, café or 'beer garden' style
  - c. playground area for CRC
  - d. meet minimal parking needs for CRC (staff and drop off)
2. Street closure:
  - a. Urwiler at Harrison; infill between Harrison and Epworth
3. Parking: identify new opportunities for additional parking
4. Streetscaping: Extend streetscaping from the intersection of Harrison and Montana along both sides of the streets for Harrison, Montana, Epworth with respect to historic character and creating a unified image for the "family arts district"
  - a. integrate streetscape design components into Urwiler reconfiguration
  - b. identify opportunities and designs for unified signage, lighting, façade improvements
5. Town Hall / CRC
  - a. programming in concert with CRC to meet community needs
  - b. identification of restoration /renovation needs which respect historic nature of bldg.
  - c. schematic designs Town Hall renovation

#### Subphases:

##### I Triangle Development Plan Analysis

marketing  
economic  
programming  
constraints

##### II Design

Schematic design  
Schematic cost estimate

##### III Design Development

final design  
plans and specifications  
permitting and approval  
final cost estimate  
bid documents

## Budget

The following budget was determined from a preliminary assessment of the concept for Phase I. DOTE provided a total estimated budget (see appendix), which has here been organized into project groups and separated into the Design and Build. This NBDIP request is based upon the “Soft Costs” (DOTE) applicable to the Design Phase. “Design Services” include the subphases I, II and III outlined above.

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<b>DESIGN</b>	
1. Surveying @ 1 %:	\$46,169
2. Design Services @ 7%:	\$323,184
4. Traffic Engineering @ 1.5%:	\$69,254
5. Project Administration @ 1%:	\$46,169
<b>TOTAL</b>	<b>\$484,777</b>

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## BUILD

### Preliminary Hard Construction Costs:

#### TOWN HALL PARK

1. Town Hall Park - Demolition:	
a. Concrete Performance Area - lump sum	\$16,000
b. Parking Lot - \$1.50 / sq. ft. X 8,000 sq. ft.	\$12,000
c. Front Plaza & Concrete Walks - \$2.50 / sq. ft. X 6,000 sq. ft.	\$15,000
d. Playground Equipment Removal & Storage -lump sum	\$2,000
2. Town Hall Park - Construction:	
a. Park Update - \$40 / sq.ft. X 80,000 sq. ft.	\$3,200,000
b. Parking Lot - \$20 / sq. ft. X 5,400 sq. ft. (20 spaces + aisle):	\$108,000
8. On-Street Parking Bump-In - Epworth Avenue:	
a. East Side -. Jennifer to southeast of Harrison - \$20 llin. ft. X 176 lin. ft.	\$3,520
<i>Subtotal</i>	<i>\$3,356,520</i>

#### URWILER

3. Harrison / Epworth / Urwiler Roadway & Triangle - Demolition:	
a. Urwiler Removal from Harrison to Epworth - \$5.00 / sq. ft. X 2,400 sq. ft.	\$12,000
b. Traffic Island Removal- \$7.50 / sq. ft. X 1,800 sq. ft.	\$13,500
4. Harrison / Epworth / Urwiler Triangle - Construction:	
a. Park / Plaza Construction - \$40 / sq. ft. X 700 sq. ft.	\$28,000
<i>subtotal</i>	<i>\$53,500</i>

#### STREETSCAPING

5. Streetscape - Harrison / Epworth / Urwiler Triangle:	
a. Northwest Corner - Harrison & Epworth - \$450 llin. ft. X 116 lin. ft.	\$52,200
6. Streetscape - Harrison Avenue:	
a. North Side - Montana to Ruhlman - \$450 llin. ft. X 330 lin. ft.	\$148,500
b. North Side - Ruhlman to Epworth - \$450 llin. ft. X 382 lin. ft.	\$171,900
c. South Side - Montana Ave. to Epworth Ave - \$450 llin. ft. X 538 lin. ft.	\$242,100
7. Streetscape - Epworth Avenue:	
a. East Side - Montana to Harrison - \$450 llin. ft. X 498 lin. ft.	\$224,100
b. East Side - Montana to Urwiler - \$450 llin. ft. X 116 lin. ft.	\$52,200
c. West Side - Montana to Jennifer - \$450 llin. ft. X 200 lin. ft.	\$90,000
d. West Side - Jennifer to Junietta - \$450 llin. ft. X 250 lin. ft.	\$112,500
e. West Side - Junietta to Harrison - \$450 llin. ft. X 252 lin. ft.	\$113,400
<i>subtotal</i>	<i>\$1,206,900</i>

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<b>TOTAL</b>	<b>\$4,616,920</b>
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**Supplemental Costs**

1. Contract Bond @ 1 %:	\$46,169
2. Contingency @10%:	\$461,692
3. Maintenance of Traffic:	\$50,000
<i>subtotal</i>	<i>\$557,861</i>

**Soft Costs:**

3. Construction Mgmt @ 7%:	\$323,184
4. Traffic Engineering @ 1.5%:	\$69,254
5. Project Administration @ 1%:	\$46,169
<i>subtotal</i>	<i>\$438,607</i>

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<b>TOTAL BUILD</b>	<b>\$5,613,389</b>
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**Schedule**

WestCURC is in process with developing a 5 year action plan with the Community Building Institute which includes an aggressive 2 year schedule for the completion of Phase I. Completion of Phase I is targeted for Summer of 2017 to coincide with the International Puppet Festival to be held as a celebration of the completion of Madcap Center in the Spring of 2017.