

SUBJECT: A report and recommendation on authorizing the sale of Ira Alley between 12th Street and Central Parkway, which is no longer needed for municipal or street purposes, to the Board of Education of the City of Cincinnati School District.

BACKGROUND:

The City is the owner of Ira Alley (the "Alley"), which runs between 12th Street and Central Parkway in Over-the-Rhine (map, attached). The Board of Education of the City of Cincinnati School District, ("CPS") owns all of the property (the "Property") on both sides of the Alley. CPS plans to construct the new School for the Creative and Performing Arts on the Property, and had determined that the Alley is needed for this project. Accordingly, CPS has petitioned the City to purchase the Alley. An appraisal performed by Real Estate Services has determined that the value of the benefits that will accrue to CPS because of the sale of the Alley is \$11,500. However, the alley will be sold for \$1.00 for the following reasons: the Alley serves no current purpose for use by automobiles; as part of the construction of the new school, CPS will be reconstructing the sidewalks, and upgrading street lighting, street trees and signs; the Alley only minimally serves a purpose for pedestrian use since it is not a continuous alley; sale of the Alley will not impact any other abutting property owners since CPS is the only abutter; the Alley is non-productive and has limited use; the sale of the Alley will relieve the City of the obligation to construct ADA accessible curb ramps; and, the sale of the Alley will relieve the City of risk management and maintenance responsibilities.

RECOMMENDATION:

Department of Community Development and Planning staff recommend that City Planning Commission take the following action:

AUTHORIZE the sale of Ira Alley between 12th Street and Central Parkway, which is no longer needed for municipal or street purposes, to the Board of Education of the City of Cincinnati School District.

APPROVED:

Respectfully submitted,

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