

TABLE OF CONTENTS:

1. Ground Floor Use Map
2. Ownership Map
3. Analysis Diagram
4. Concept Plan A
5. Concept Plan B
6. Concept Plan C
7. Concept Plan D
8. UDF Redevelopment Option 1
9. UDF Redevelopment Option 2
10. Proposed Vision Plan
11. Aerial Perspective
12. Existing Zoning
13. Proposed Zoning (Cincinnati Zoning Code)
14. Proposed Land Development Code Zoning
15. Contributing Buildings



COMPENDIUM 2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



MKSK



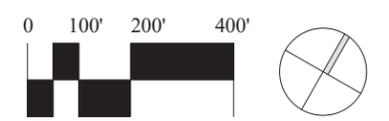
First Floor Tenants

2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan

LEGEND

- Restaurant/Dining
- Light Industry / Storage
- Single Family Residential
- Multi-Family Residential
- Arts/Culture
- Automotive Service & Convenience
- Office
- Convenience Retail
- Personal Service
- Commercial Service
- Institutional
- Banking
- Hair Salon
- Civic
- Specialty Retail
- Vacant
- Parking
- Parking Counts





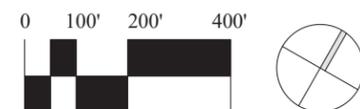
Property Ownership 2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan

LEGEND LARGE PARCEL OWNERS*

- 6033 MONTGOMERY LLC
- COX PAUL & WILRETHA W
- LI THOMAS ZOUN LIN
- FIFTH THIRD BANK
- 6041 MONTGOMERY LLC
- RUSSEL DENNIS E TR
- SEVEN DAYS THREE THIRTY
- UNITED DAIRY FARMERS INC.
- LESTER REAL ESTATE LLC
- JAMES MULLANY
- STANDARD BUILDING & LOAN INC.
- 6041 MONTGOMERY LLC
- ST PETER'S CHURCH
- DEJONCKHEERE MARGERY R TR
- KOESTERS PROPERTIES LLC
- PLEASANT RIDGE INVESTORS
- NEYER PROPERTIES INC.
- IS ILA CINCINNATI LLC
- TIWANA PETROLEUM LLC
- REESE LOWELL W

*PARCEL OWNER INFORMATION FROM CAGIS





Issues & Opportunities
2016 Update

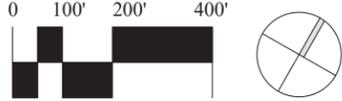
Pleasant Ridge Community Council
Market Study & Vision Plan

LEGEND

- Confusing Vehicular Circulation / Non-friendly Pedestrian Intersection
- Major Vehicular Circulation
- Existing Gateway
- Lack of Buffer / Screen
- Open Space Vista
- Business Core
- Park / Open Space
- Civic Gathering Space
- Civic Landmark
- Institutional Use
- Contributing Building / Prop. (1)
- Non-contributing Building / Prop. (2)

Urban Assessment

1. Original streetcar era and earlier mixed-use buildings at Ridge & Montgomery intersection define the character and appeal of the core business district. Second floor rehabilitation and development potential limited by small floor areas, access, and building code issues.
2. Gas Station canopy, unbuffered parking and un-inviting architectural quality of adjoining buildings creates negative perception of business district at the important south gateway.
3. Limited stacking distance and lack of parking along Parkview Lane limit the current potential for development of improved residential or commercial uses.
4. Single-family detached home sites offer potential for development of higher density attached housing with convenient access to both the business district, park and country club.
5. Lack of continuous storefronts or building faces limits the definition and diminishes recognition of a cohesive business district. Converted residential building sites adjacent to the "Triangle" and core district area could be redeveloped as new, mixed-use buildings which better define the district boundaries.
6. Potential options for future development of Ridge Club constrained by limited traffic capacity of Langdon Farm, Losantaville and Ridge Road.
7. Properties along West Montgomery Road corridor benefit from close proximity and potential views to open space. Future development should focus on higher density mixed-use residential versus single-story commercial uses.
8. Lack of visibility and poor connectivity to Ridge & Montgomery core area limit current desirability of east Montgomery Road commercial sites. Future development should promote a higher density mixed-use in-fill where possible.





SCHEME A
2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan

Opportunities:

1. South Gateway to business district redeveloped as "Town" Plaza and Greene. New restaurant building at center provides opportunity for outdoor dining "on-the-greene".
2. New condominium or market-rate apartments developed over street-level retail and banking uses along Montgomery Road.
3. Inter-connected parking lot serves commuter traffic and provides short-term parking for retail and restaurant patrons.
4. New mixed-use buildings provide potential for expansion of existing tenants at street-level. Larger floor area of building supports development of upper-story office or residential which increase patronage of retail and commercial tenants.
5. New retail or restaurant at ground floor of mixed-use building provides improved identity at the southwest corner of the gateway.
6. Single-family detached home sites offer potential for development of higher density "Mariemont-like" housing with convenient access to green space, the business district, park and country club.
7. Development of expanded surface or decked parking would support increased district-wide upper-story residential development.
8. Relocated United Dairy Farmers could accommodate business expansion and allow redevelopment of current UDF site.
9. Possible Performing Arts Venue could be developed in association with community center to support local community theatre and curriculums at Pleasant Ridge Montessori, Nativity and other local schools.
10. Future redevelopment of Burger King could reinforce "main street" character and feature second-story office lease space.



MKSK



Concept Plan B
2016 Update

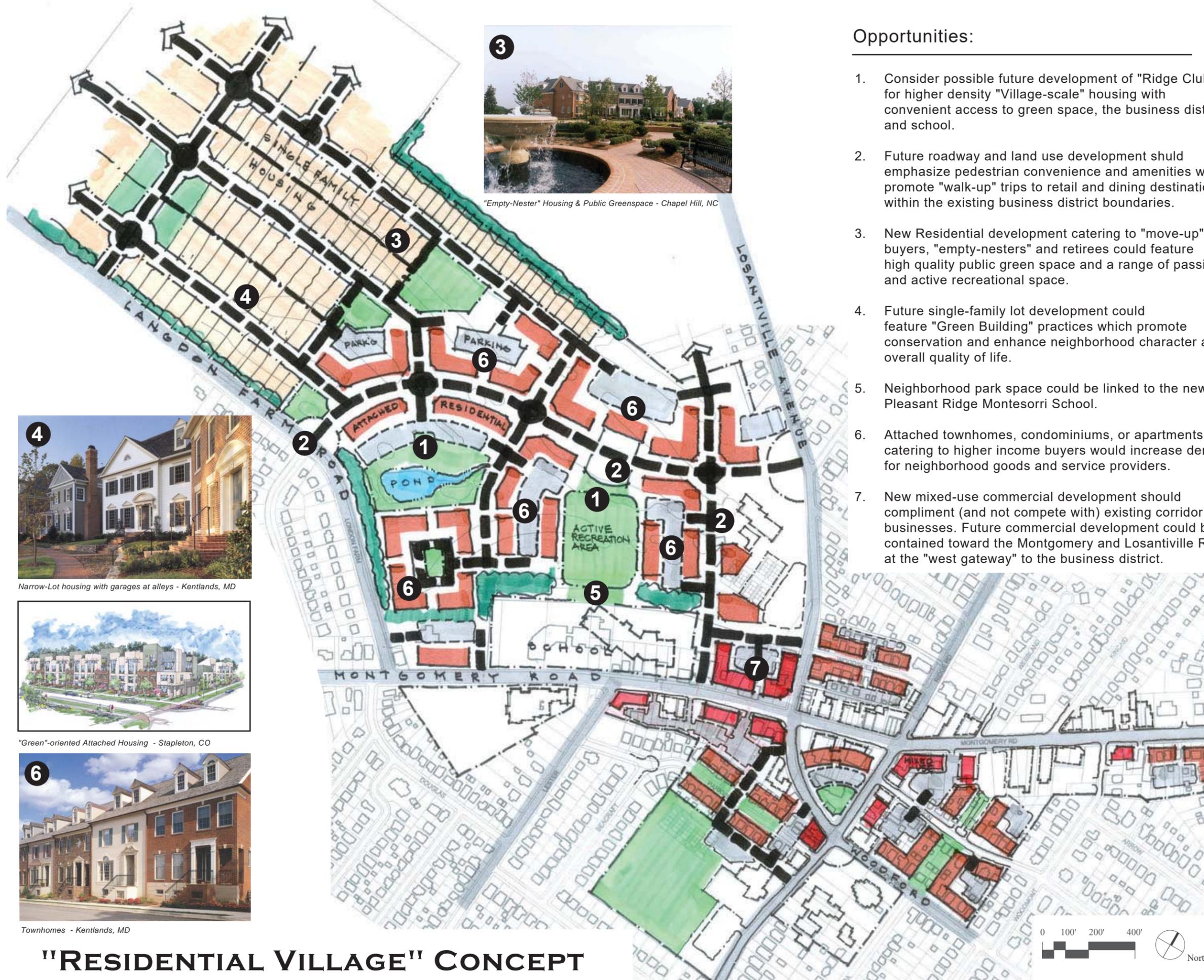
Pleasant Ridge Community Council
Market Study & Vision Plan

Opportunities:

1. South Gateway to business district redeveloped as "Triangle Plaza" and with new restaurant and retail spaces providing opportunity for outdoor dining "on-the-triangle".
2. New condominium or market-rate apartments developed over street-level retail and centralized parking structure at the core of the site.
3. Mullaney's and PNC could remain as-is or be redeveloped as part of a larger mixed-use building in their current locations along Montgomery Road.
4. New mixed-use buildings provide potential for expansion of existing tenants at street-level. Larger floor area of building supports development of upper-story office or residential which increase patronage of retail and commercial tenants.
5. Relocated United Dairy Farmers could accommodate business expansion and allow redevelopment of current UDF site / improve identity at the southwest corner.
6. Single-family detached home sites offer potential for development of higher density "Mariemont-like" housing with convenient access to green space, the business district, park and country club.
7. Development of expanded surface or decked parking would support increased district-wide upper-story residential development.
8. Possible redevelopment of Nurre and adjoining properties could include new and expanded business location for Mullaney's. New building would provide upper story lease potential and meet appropriate standards for storefront design.
9. A Possible Performing Arts Venue could be developed in association with the PR community center to support local community theatre and curriculums at Pleasant Ridge Montessori, Nativity and other local schools.
10. Future redevelopment of Burger King could reinforce "main street" character and feature second-story office lease space.



MKSK



"Empty-Nester" Housing & Public Greenspace - Chapel Hill, NC



Narrow-Lot housing with garages at alleys - Kentlands, MD



"Green"-oriented Attached Housing - Stapleton, CO



Townhomes - Kentlands, MD

Opportunities:

1. Consider possible future development of "Ridge Club" for higher density "Village-scale" housing with convenient access to green space, the business district, and school.
2. Future roadway and land use development should emphasize pedestrian convenience and amenities which promote "walk-up" trips to retail and dining destinations within the existing business district boundaries.
3. New Residential development catering to "move-up" buyers, "empty-nesters" and retirees could feature high quality public green space and a range of passive and active recreational space.
4. Future single-family lot development could feature "Green Building" practices which promote conservation and enhance neighborhood character and overall quality of life.
5. Neighborhood park space could be linked to the new Pleasant Ridge Montessori School.
6. Attached townhomes, condominiums, or apartments catering to higher income buyers would increase demand for neighborhood goods and service providers.
7. New mixed-use commercial development should compliment (and not compete with) existing corridor businesses. Future commercial development could be contained toward the Montgomery and Losantville Road at the "west gateway" to the business district.



SCHEME C
2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



"RESIDENTIAL VILLAGE" CONCEPT



Low & Mid-rise Retiree Housing could entrame public green space & resemble proposed housing such as this shown Stapleton, CO



Retiree & Empty Nester Housing - Montgomery, OH



Public Gathering Space - Meadowmont, NC



Condominiums - Meadowmont, NC

"RETIREE VILLA" CONCEPT PLAN

Opportunities:

1. Future development of the "Ridge Club" could feature retiree, continuous care, and assisted-living housing which is integrated with existing club amenities, golf course facilities and open green space.
2. Low and Mid-rise residential buildings could frame public open space. Higher density development would facilitate conservation of open space and maintain natural character of the country club site.
3. Attached townhomes, condominiums, or apartments catering could offer views to existing golf holes, practice facilities parkland or other open space amenities.



SCHEME D
2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



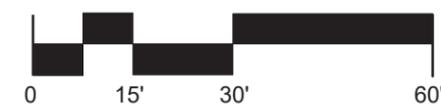


UDF REDEVELOPMENT OPTION 1
2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



1. Ice cream counter at corner
2. Restaurant/retail developed in tandem to face ridge road
3. Fuel pumps partially screened by building at ridge road
4. Landscaping & buffers soften views to pumps and parking
5. Barbershop parking relocated to accommodate improved access
6. Parkview avenue remains open to thru traffic



MKSK

1. Public parking deck could accommodate expansion of district retail, office, & residential uses.
2. Proposed park view cul-de-sac 250' of right of way to be abandoned & become community parking.



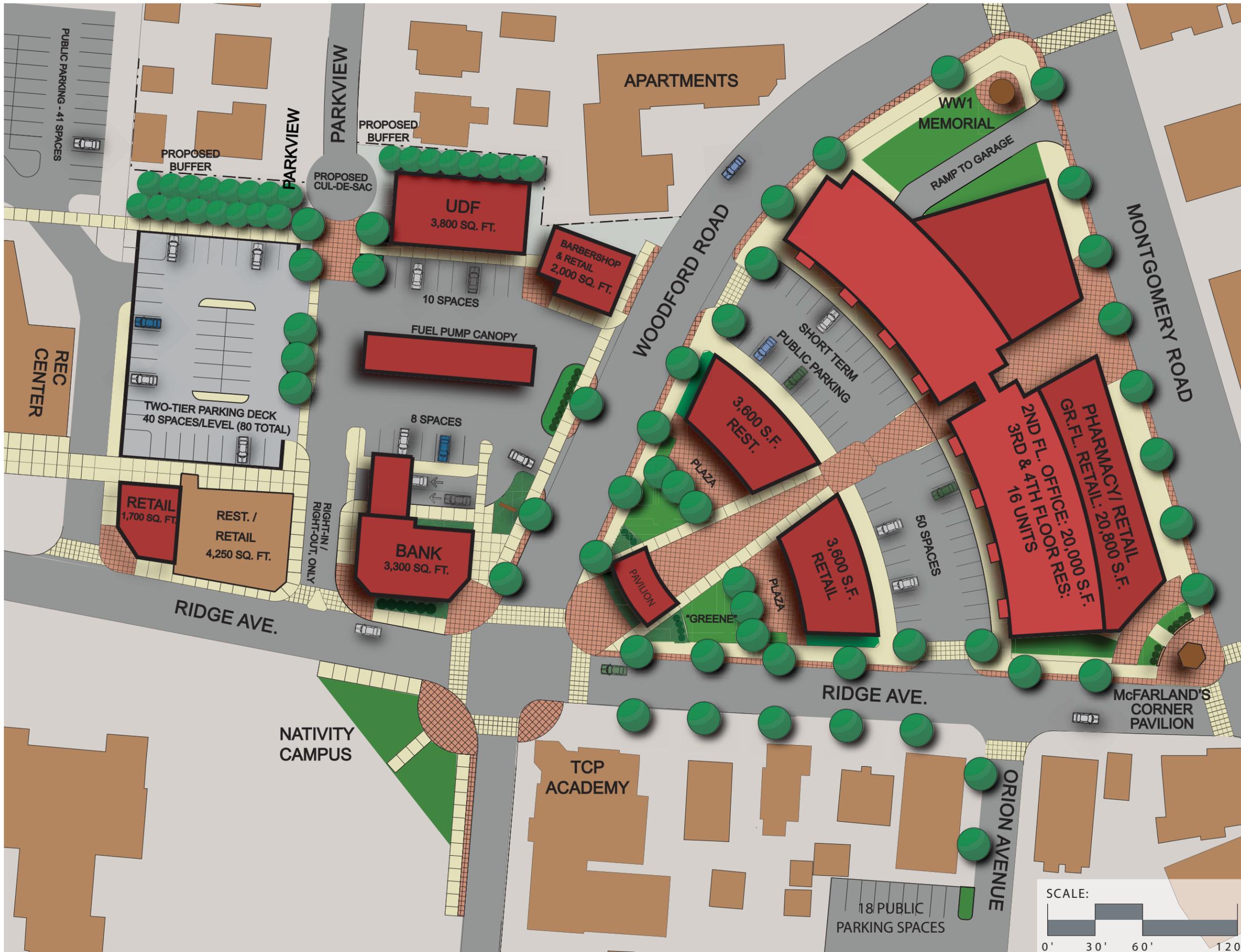
pleasant ridge

UDF REDEVELOPMENT OPTION #2
2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



MKSK



PROPOSED VISION

2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan

"TRIANGLE COMMONS" PROJECT DATA SUMMARY

Ground Floor Uses:

Retail/bank: 47,400 Sf.
Restaurant: 5,850 Sf.
Total: 53,250 Sf.

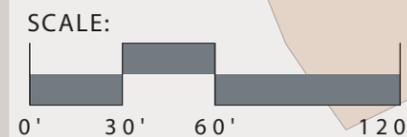
Upper Floor Uses:

Office: 20,000 Sf.
Residential: 40,000 Sf. (16 Units)
Total: 60,000 Sf.

Typ. Parking Requirements

| | |
|----------------------------|---------------|
| Retail (@ 4 Sp/1000 Sf): | 188 Sp |
| Restaurant (@ 7/1000 Sf): | 36 Sp |
| Office (@ 2.5 Sp/1000 Sf): | 50 Sp |
| Residential (1.0 Sp/unit): | 16 Sp |
| Total: | 290 Sp |
| 15% Mixed-use Credit: | - 41 Sp |
| Total Req: | 249 Sp |

| | |
|-------------------------|---------------|
| Avail. Off-street Pkg: | 161 Sp |
| Adjacent On-street Pkg: | 17 Sp |
| Future Garage Parking: | 90 Sp |
| Total Available: | 268 Sp |

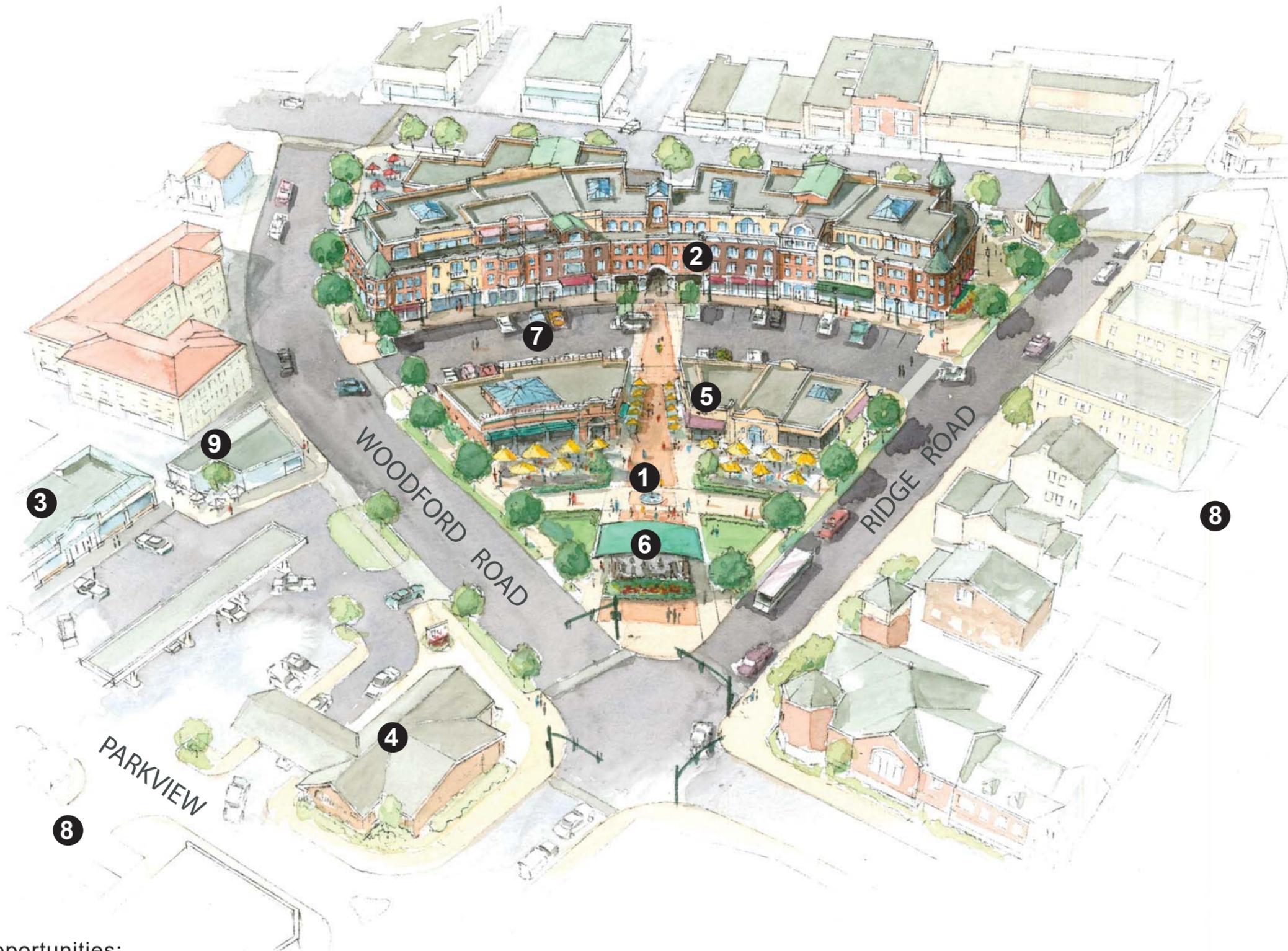


MKSK



Triangle Commons
AERIAL PERSPECTIVE
2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



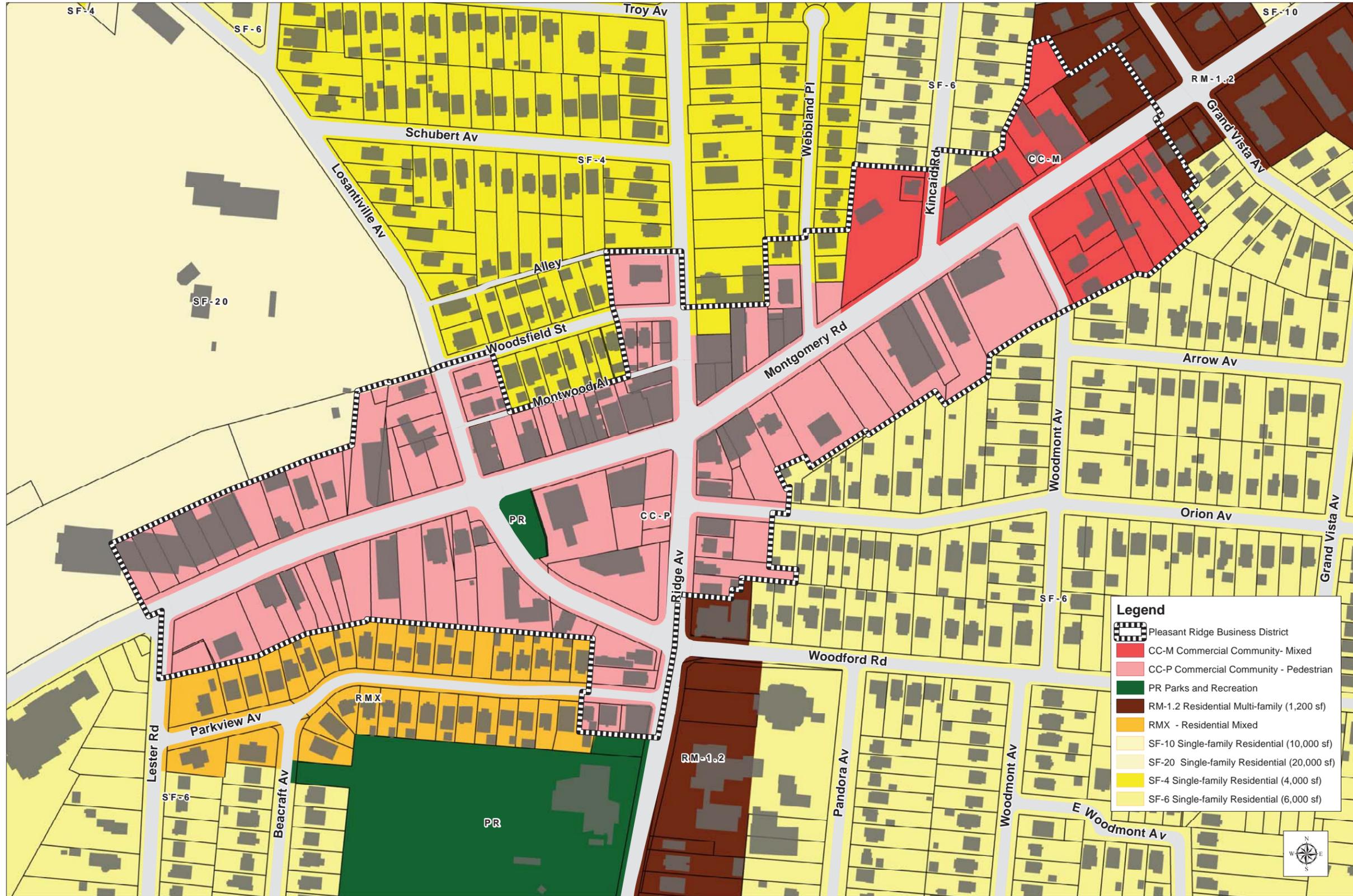
Opportunities:

1. Proposed "Triangle Commons" provides vibrant community gathering space.
2. New 3 to 4 story mixed-use building anchors dramatic new gateway. Upper-story offices or residential spaces increase retail consumer base and patronage of area businesses. Retail anchor tenants could include Mulanney Pharmacy and PNC Bank.
3. Potential relocation of United Dairy Farmer's store would accommodate store expansion while allowing for "makeover" of the business district's south gateway.
4. Proposed new retail or banking building mitigates views to UDF fuel pumps and enframes west side of the gateway intersection.
5. New restaurants and cafe spaces developed "on-the-green".
6. Proposed pavilion doubles and "spontaneous" seating and conversation area when not used as theatre or performance stage.
7. Proposed short-term public parking supports retail and restaurants.
8. Long-term public parking could be developed behind storefronts on Orion and Parkview Avenues.
9. Proposed redevelopment of area properties contingent upon willing participation of property owners and "gap" financing from private and public stakeholders including the City of Cincinnati.



MKSK

Pleasant Ridge Business District: Existing Zoning



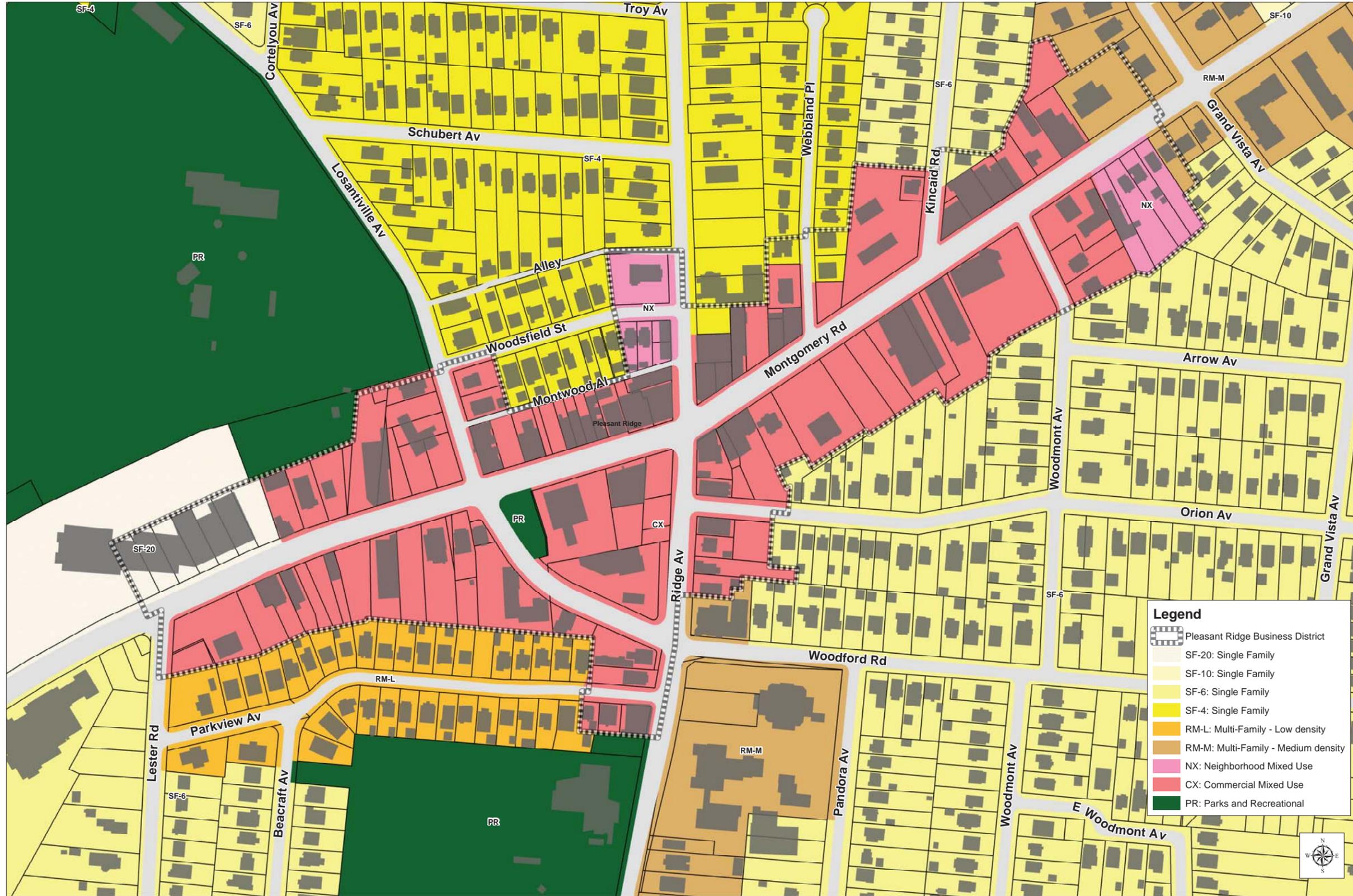
Existing Zoning 2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



MKSK

Pleasant Ridge Business District: Proposed Land Development Code Zoning



Proposed LDC Zoning
2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



MKSK



Commercial, Residential Contributing Buildings 2016 Update

Pleasant Ridge Community Council
Market Study & Vision Plan



THE CONTRIBUTING BUILDINGS IDENTIFIED ON THIS MAP ARE PRIMARILY MIXED-USE SREETCAR ERA BUILDINGS THAT SERVE TO DEFINE THE ARCHITECTURAL CHARACTER OF THE DISTRICT. MOST OF THE CONTRIBUTING BUILDINGS ARE ON THE NORTH SIDE OF MONTGOMERY ROAD. THERE ARE CONTRIBUTING TENANTS ON THE SOUTH SIDE OF MONTGOMERY ROAD, BUT THE BUILDING INVENTORY IS NOT AS SIGNIFICANT AS ON THE NORTH SIDE OF THE STREET.

