



# The Banks Project

April 10, 2019 Commission Meeting







# **RIVERVIEW MUSIC VENUE AT THE BANKS**



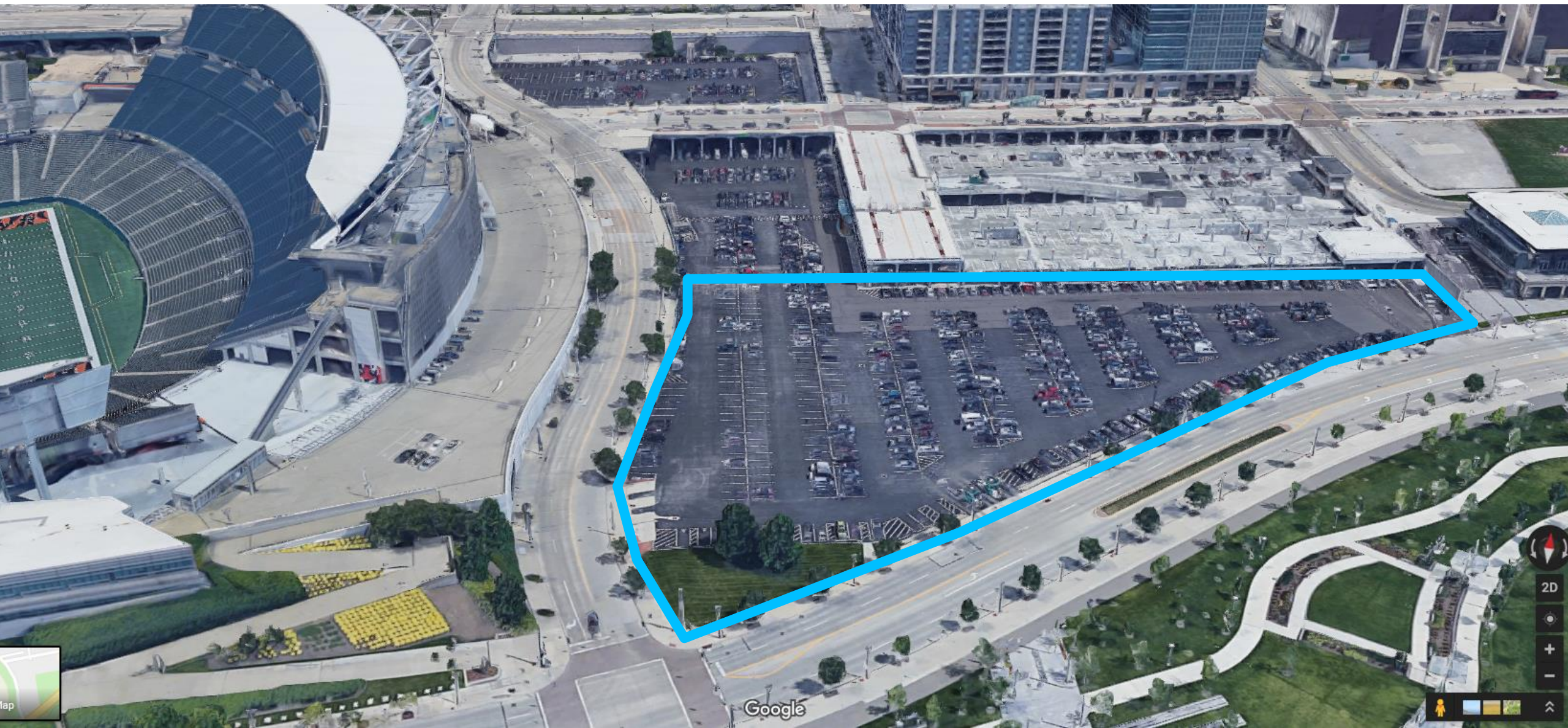
# THE BANKS PHASE IIIB UPDATE



AREA SUBJECT TO  
DEVELOPMENT



# EXISTING SITE – LOTS 23, 27 & 28





# MUSIC VENUE IN CONTEXT OF CURRENT AND FUTURE DEVELOPMENT



**MEMI**  
MUSIC & EVENT MANAGEMENT INC.

**GBBN**

**Messer**  
WeAreBuilding.

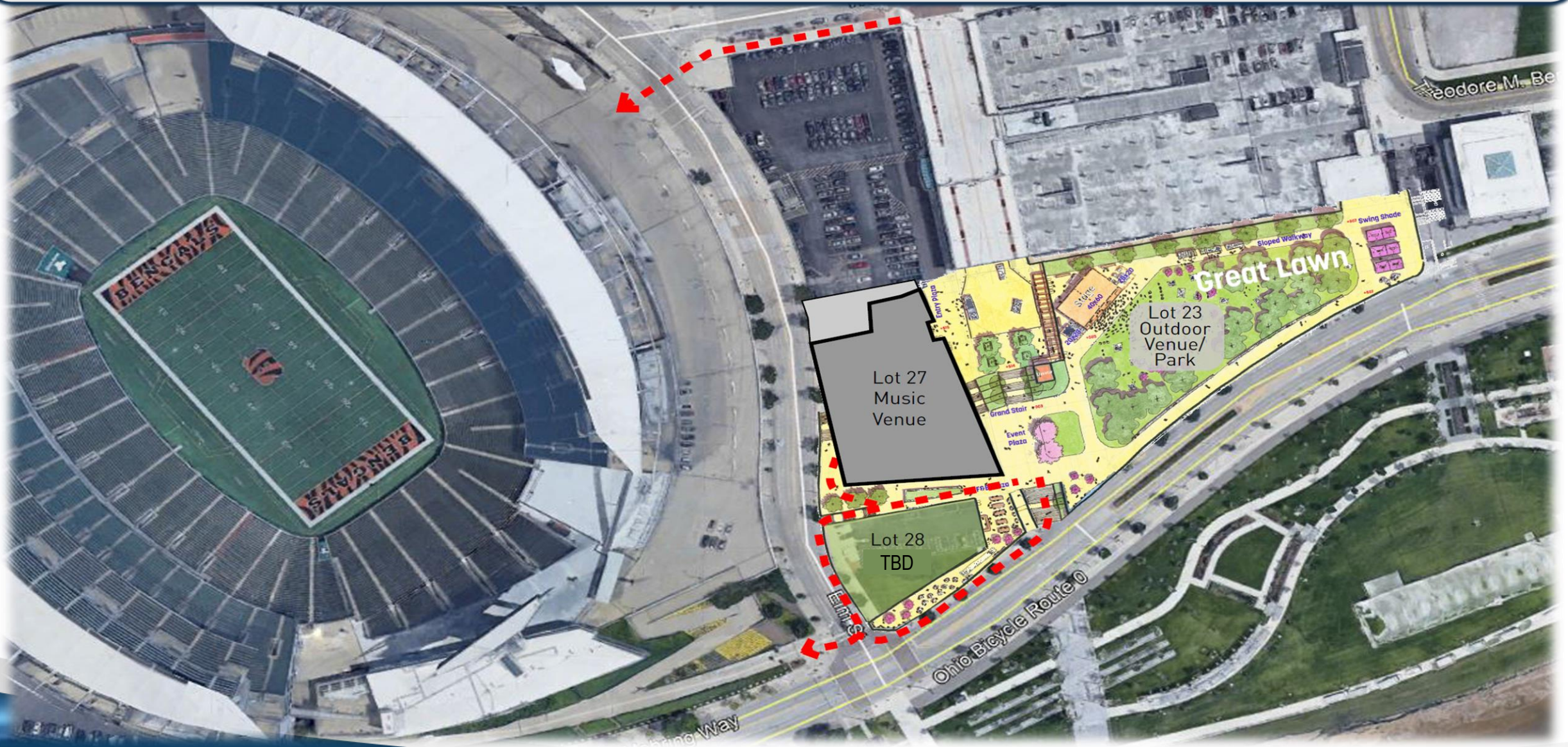


# THE BANKS PHASE IIIB





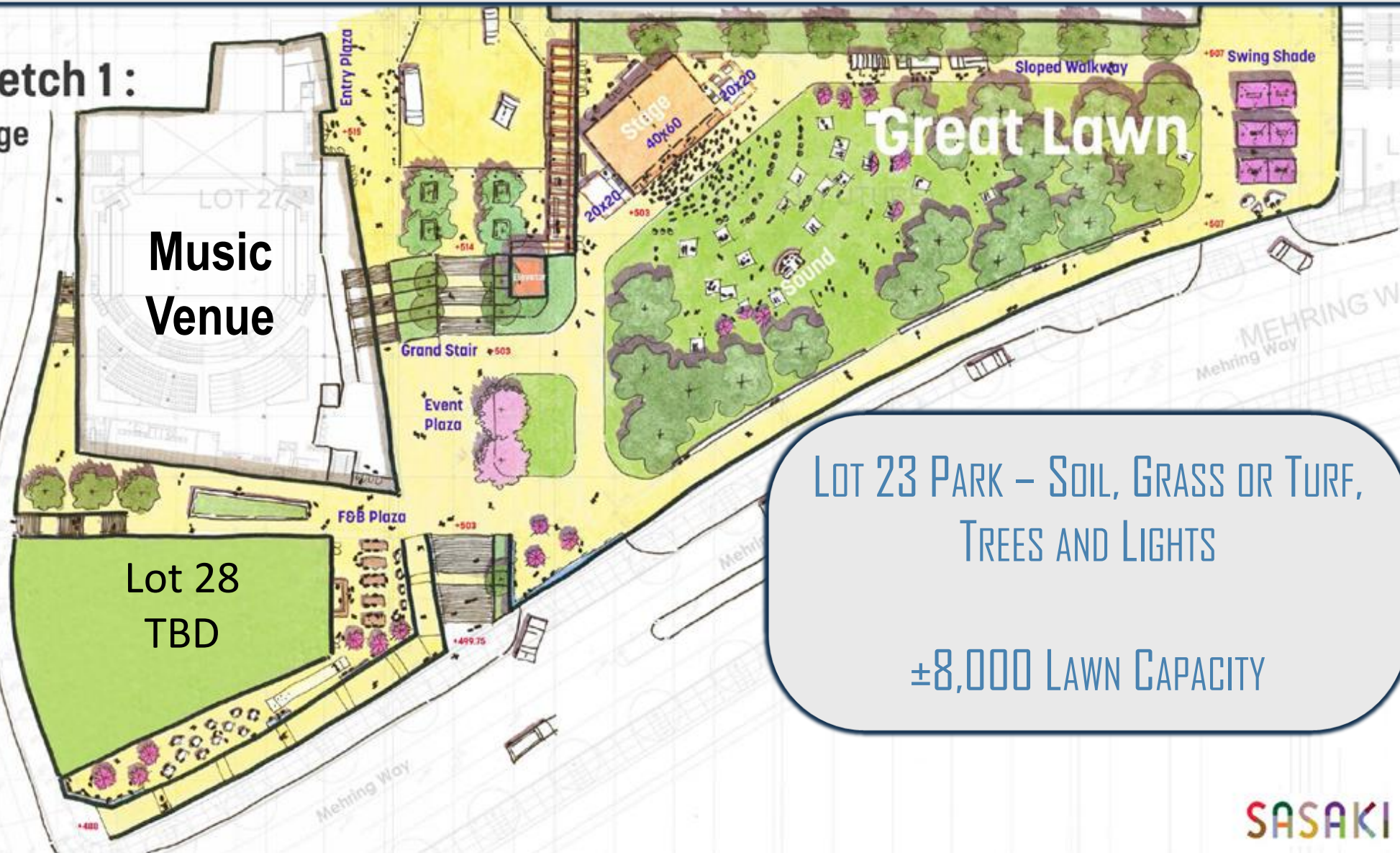
# CURRENT PHASE IIIB DEVELOPMENT PLAN





# MUSIC VENUE AND LOT 23 PARK

Sketch 1:  
Stage



LOT 23 PARK – SOIL, GRASS OR TURF,  
TREES AND LIGHTS

±8,000 LAWN CAPACITY





LOT 1

FREEDOM WAY

LOT 25

RACE STREET

LOT 24

ELM STREET

LOT 28

MUSIC VENUE

LOT 23

MEHRING WAY



# RIVERVIEW MUSIC VENUE CONCEPT PLAN – VIEW FROM SOUTHEAST



*Southeast Park Entrance at Dusk*





*Southeast Park Entrance*



# RIVERVIEW MUSIC VENUE CONCEPT PLAN – VIEW FROM RACE ST.

☰ Search Google Maps 🔍 📍

▼ See travel times, traffic and nearby places





# RIVERVIEW MUSIC VENUE CONCEPT PLAN – VIEW FROM PBS PLAZA







*Entrance Lobby and Stair*

**MEMI**  
MUSIC & EVENT MANAGEMENT INC.

**GBBN**

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Balcony 2 - House

# RIVERVIEW MUSIC VENUE – 4,500 INDOOR CAPACITY

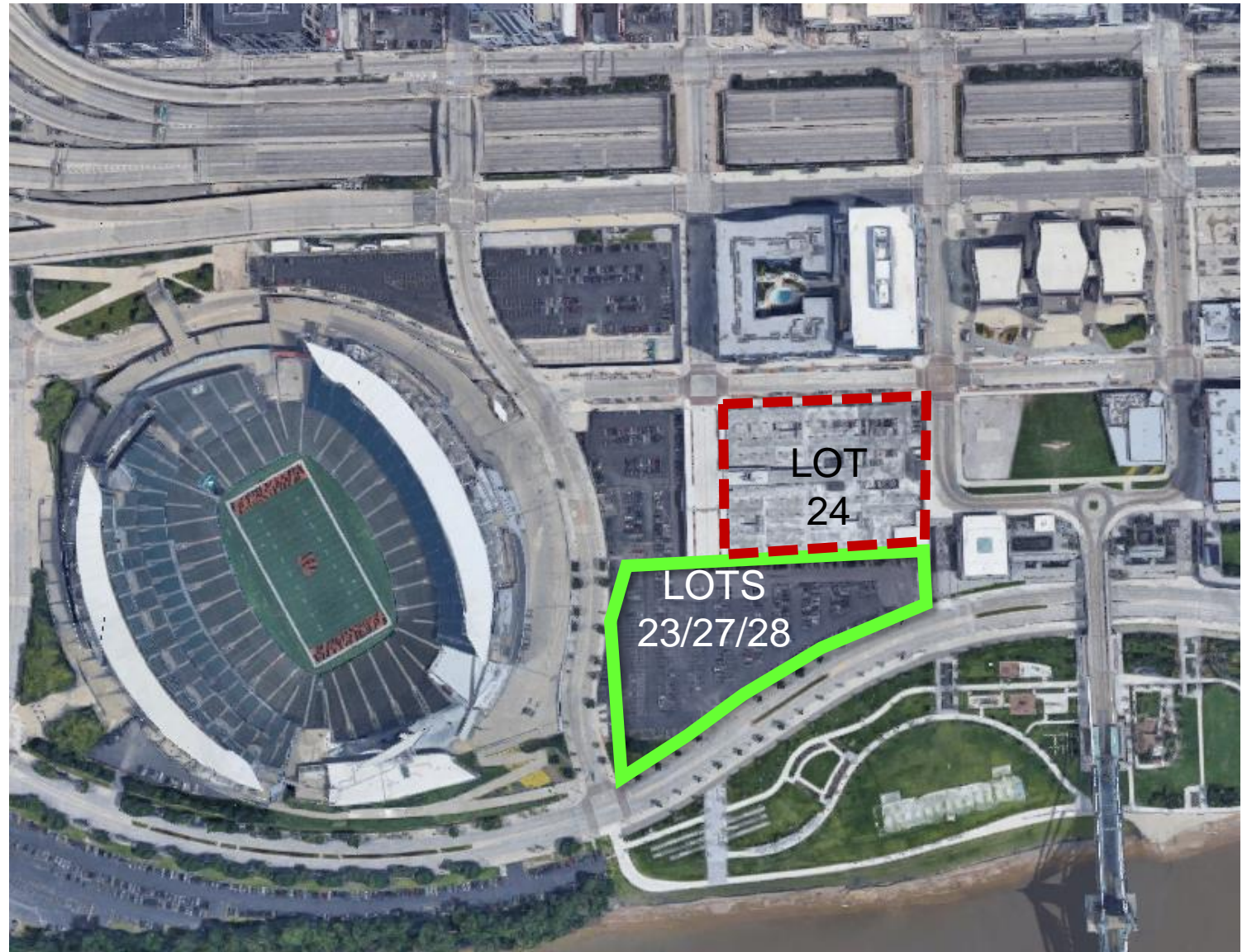
MEMPHIS TENNESSEE

**Messer**  
WeAreBuilding.



# Framework for City-County Terms Regarding Phase IIIB Public Infrastructure

- City and County Agree Venue and Event Lawn/Greenspace to be Developed on Lots 23, 27 & 28
- Preserves Potential \$85MM Lot 24 Development





# Funding Sources

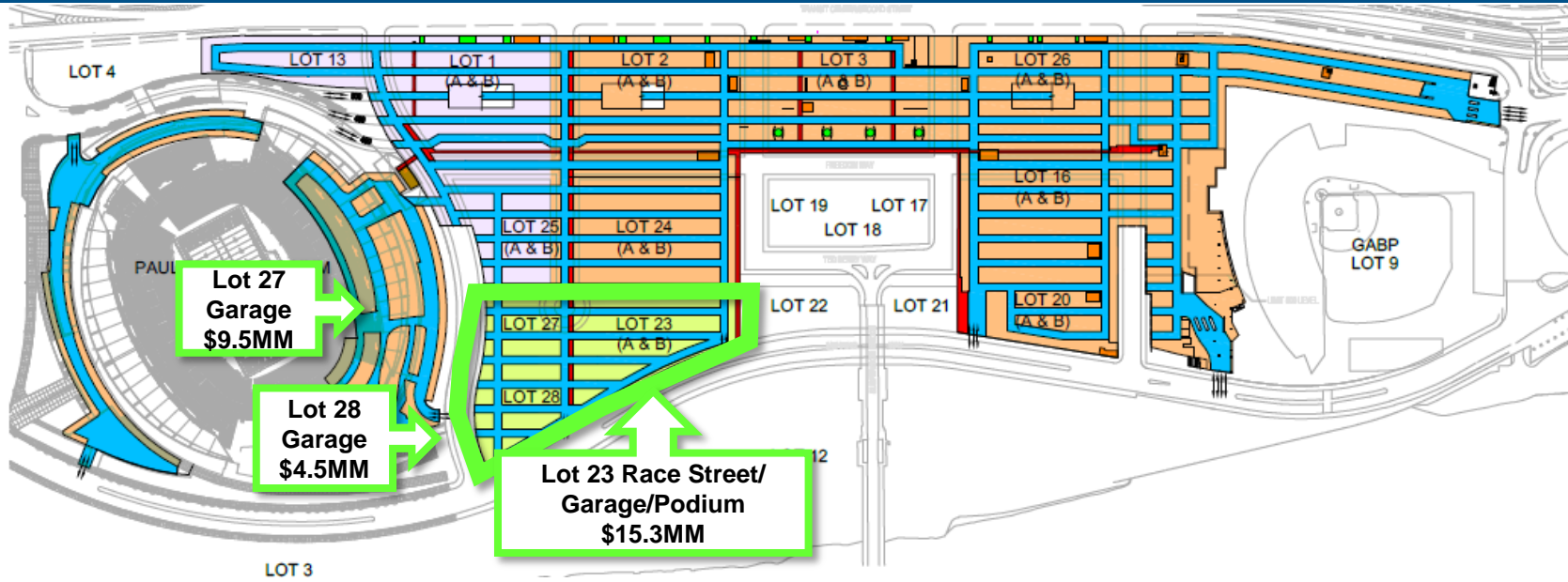
State of Ohio Grant Funds:	\$12MM
Phase I-III Savings/Fund Reconciliation:	\$8.2MM
Ohio DSA Grant:	\$132,580
Developer Payments Due:	<u>\$180,000</u>
<b>TOTAL:</b>	<b>\$20,512,580</b>



County Financing of Remaining Funds Necessary for Phase IIIB: ±\$8.7MM



# Development of Public Infrastructure Improvements Lots 23, 27 & 28



PRELIMINARY

### Use of Funds

Infrastructure Funding for Lot 27	±\$9.5MM
Infrastructure Funding for Lot 23	±\$15.3MM
Infrastructure Funding for Lot 28	±\$4.5MM

**TOTAL:** ±\$29.3MM

### Source of Funds

State of Ohio FY 19 Capital Grant	±\$12.0MM
Phase I-III Reconciliation of City/County Funds	±\$8.2MM
Ohio DSA 629 Grant Remainder	±\$132,580
Developer Phase II Sale Escrow	±\$180,000
Phase IIIB Financing	±\$8,787,420
<b>TOTAL:</b>	<b>±\$29.3MM</b>

### Public Garage Facility Financing:

County Finances ±\$8.7MM



City Repayment from Banks Development Revenues



## 2007 CITY-COUNTY COOPERATION AGREEMENT AMENDMENTS



1. No Interest on City Repayment Obligation
2. County Agrees to Fund Certain Banks TIF Tax District Fund Deficits
3. City Repayment to County From Banks Development Sources



# Lot 23 and Lot 28 Park and Greenspace

- City Responsible for Funding \$1.25MM
- MEMI Agrees to Fund \$1.25MM
- Balance of Funding Necessary for Lot 23 and Lot 28 Park to be Determined by City, City Park Board

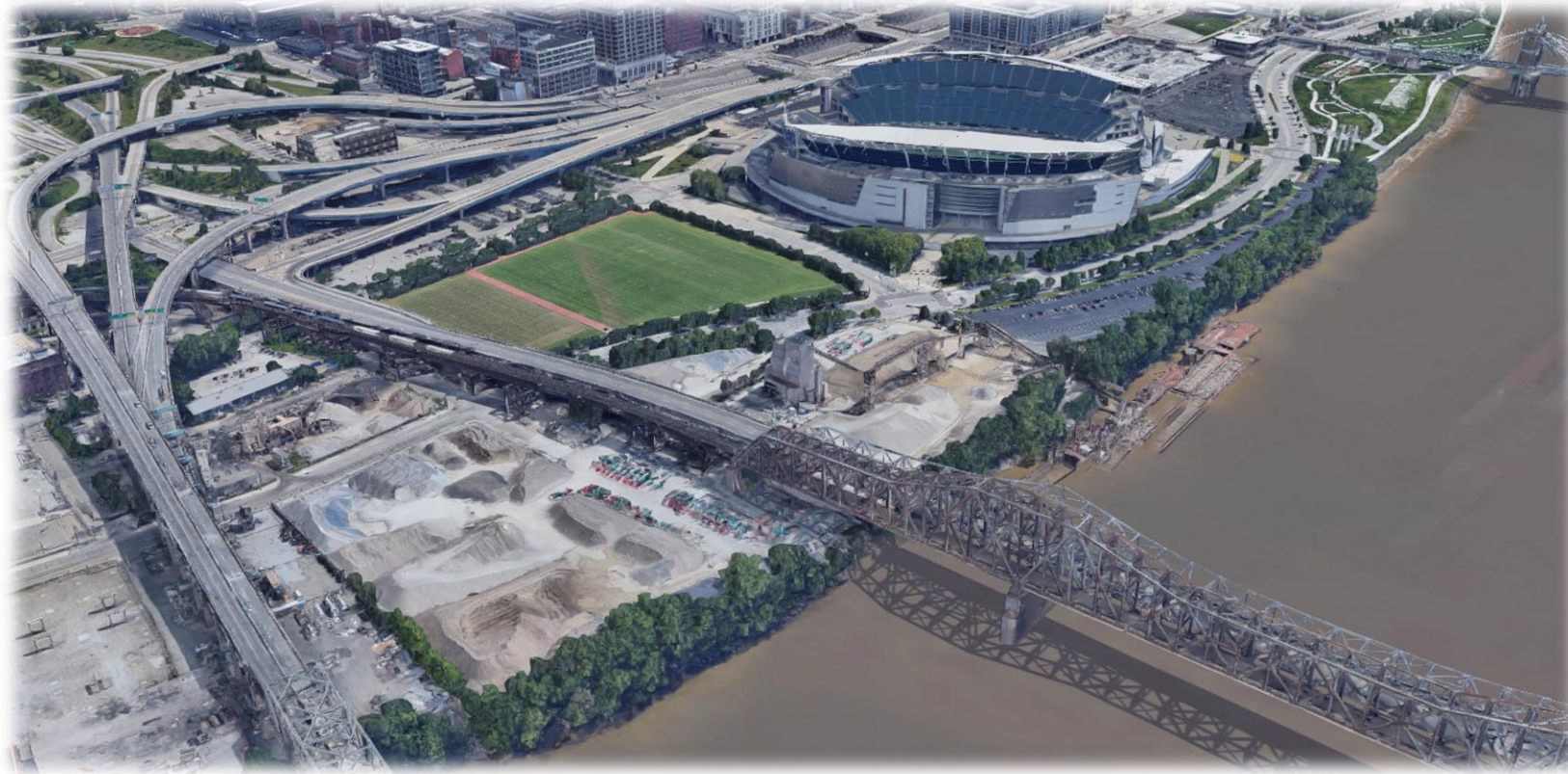
## OVERALL MASTER PLAN





# Key Elements Regarding Phase IIB Development

- County and Hilltop Commitment Regarding Relocation and Development of Parking Facility



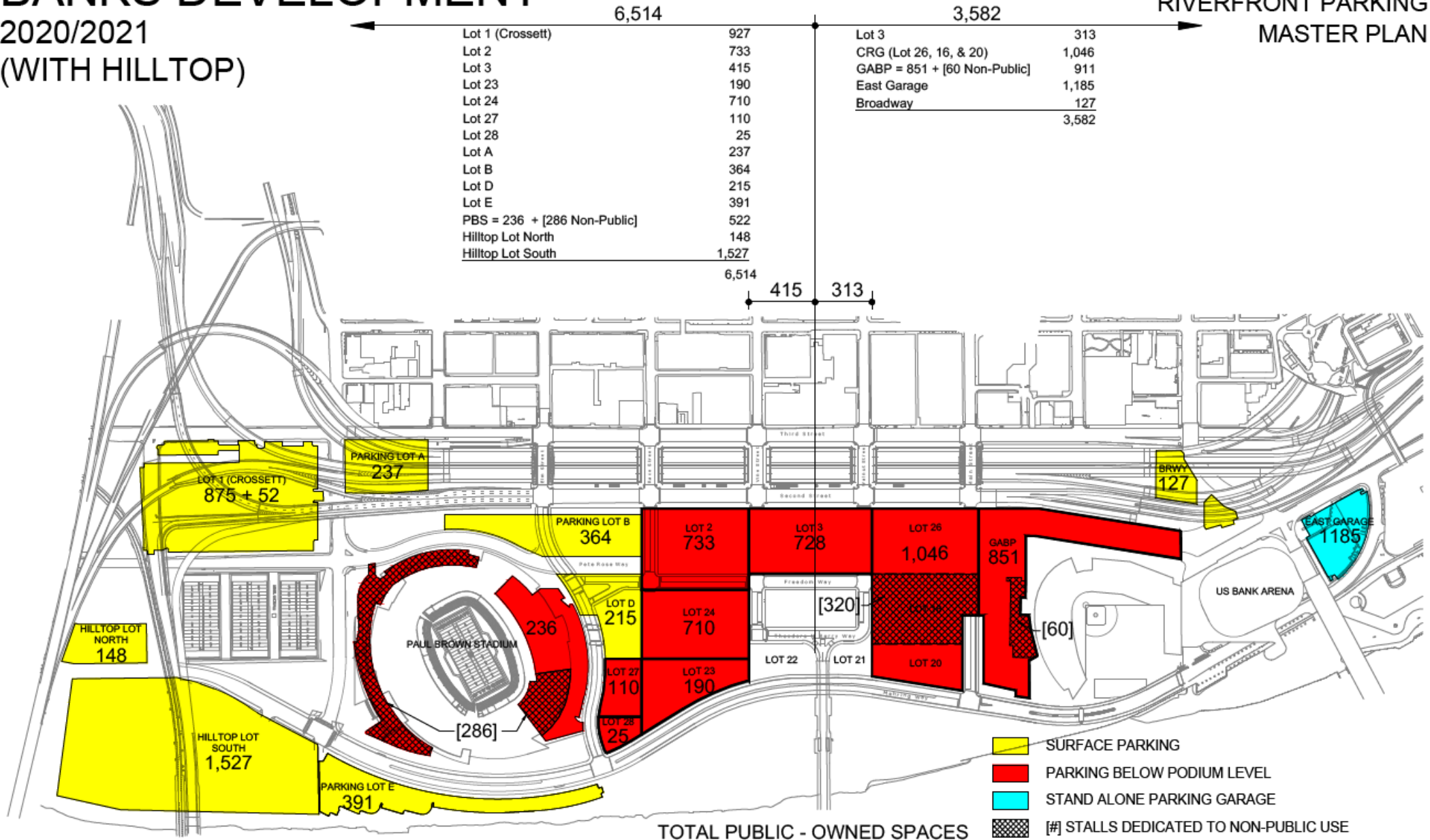
- Terms Regarding Development and Operation of Music Venue, Smale Riverfront Park and Public Infrastructure



# BANKS DEVELOPMENT

2020/2021  
(WITH HILLTOP)

RIVERFRONT PARKING  
MASTER PLAN



Lot 1 (Crossett)	927
Lot 2	733
Lot 3	415
Lot 23	190
Lot 24	710
Lot 27	110
Lot 28	25
Lot A	237
Lot B	364
Lot D	215
Lot E	391
PBS = 236 + [286 Non-Public]	522
Hilltop Lot North	148
Hilltop Lot South	1,527
	6,514

Lot 3	313
CRG (Lot 26, 16, & 20)	1,046
GABP = 851 + [60 Non-Public]	911
East Garage	1,185
Broadway	127
	3,582

TOTAL PUBLIC - OWNED SPACES  
= 10,096

TOTAL SURFACE SPACES: 3,809

- SURFACE PARKING
- PARKING BELOW PODIUM LEVEL
- STAND ALONE PARKING GARAGE
- [#] STALLS DEDICATED TO NON-PUBLIC USE

OCTOBER 8, 2018

SCALE 1" = 400'

DRAFT-WORK IN PROGRESS







*The Banks Masterplan*

**MEMI** **Messer**

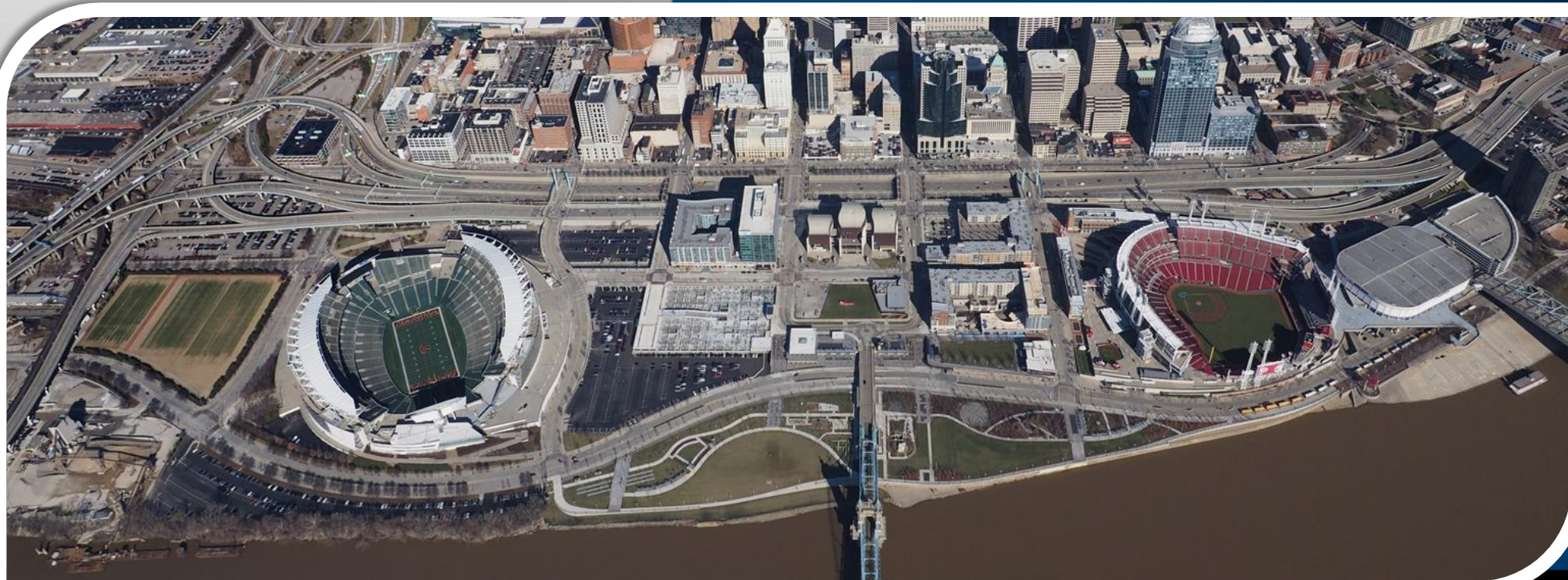
Architectural  
23





# The Banks Project

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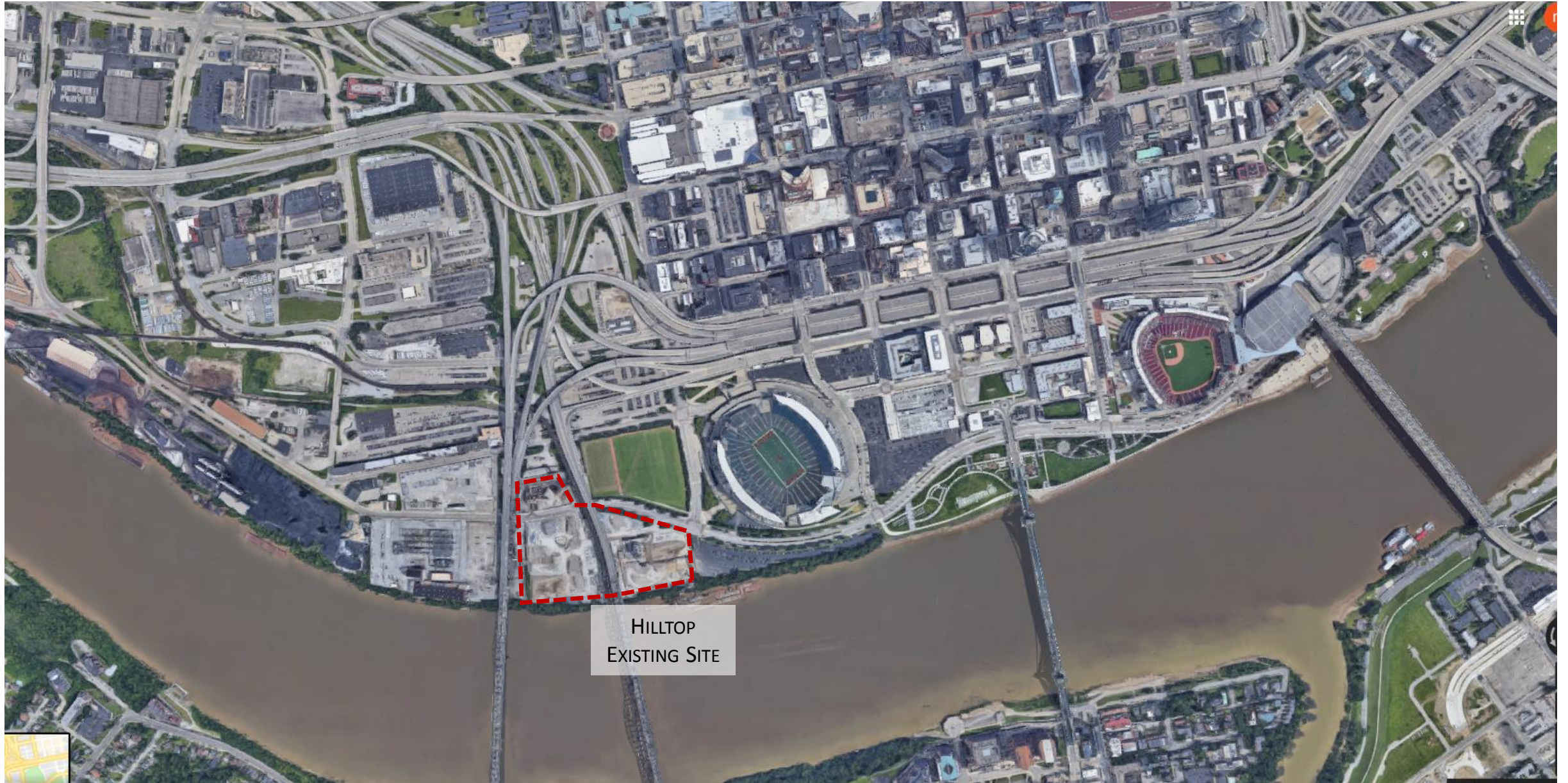


2019

**5,000**

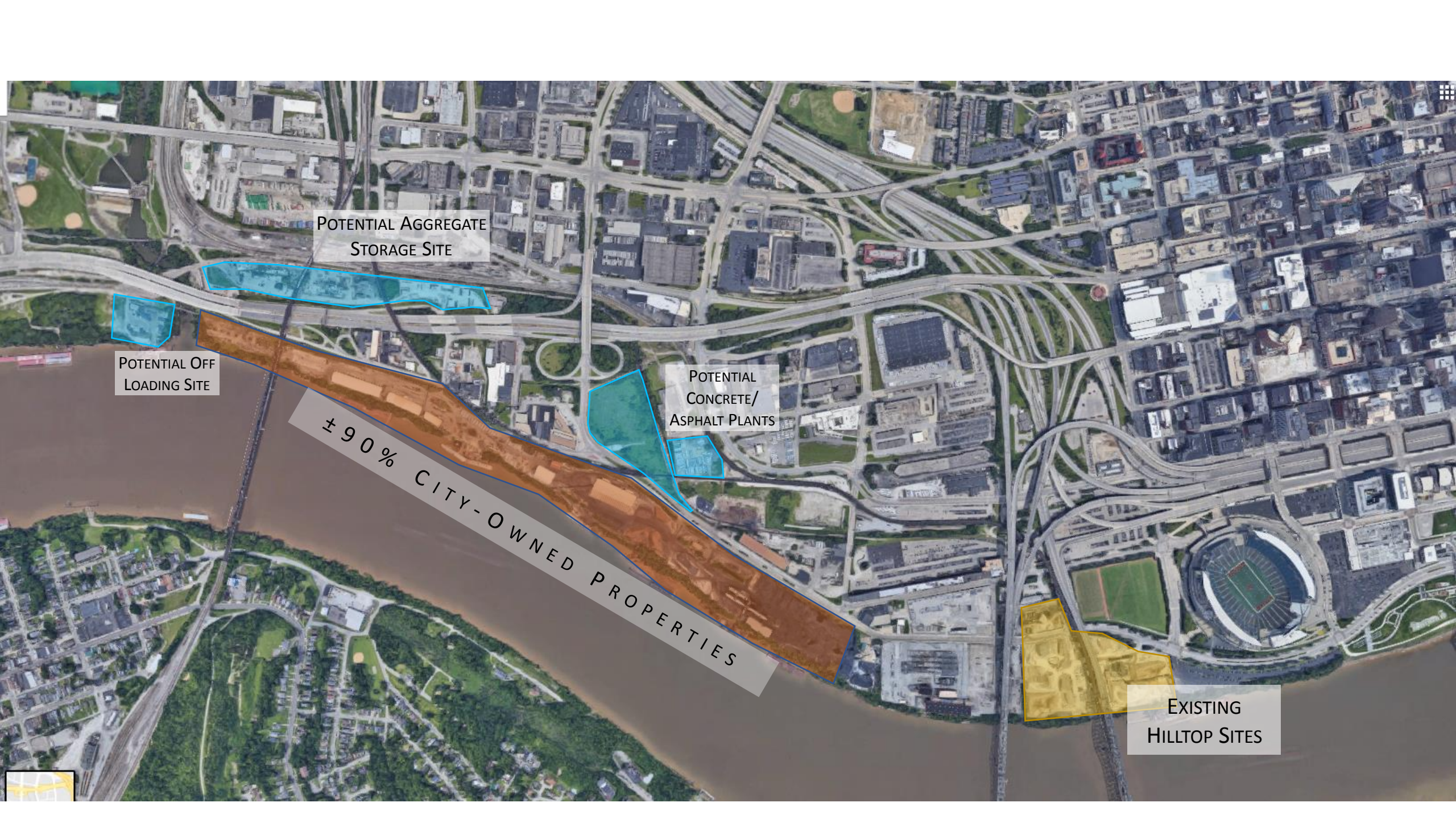
More than ~~2,000~~ permanent jobs will be generated from businesses located at Phase I and Phase II of The Banks with an economic impact of more **\$1.2 Billion** annually





HILLTOP  
EXISTING SITE





POTENTIAL AGGREGATE  
STORAGE SITE

POTENTIAL OFF  
LOADING SITE

POTENTIAL  
CONCRETE/  
ASPHALT PLANTS

± 90% CITY-OWNED PROPERTIES

EXISTING  
HILLTOP SITES

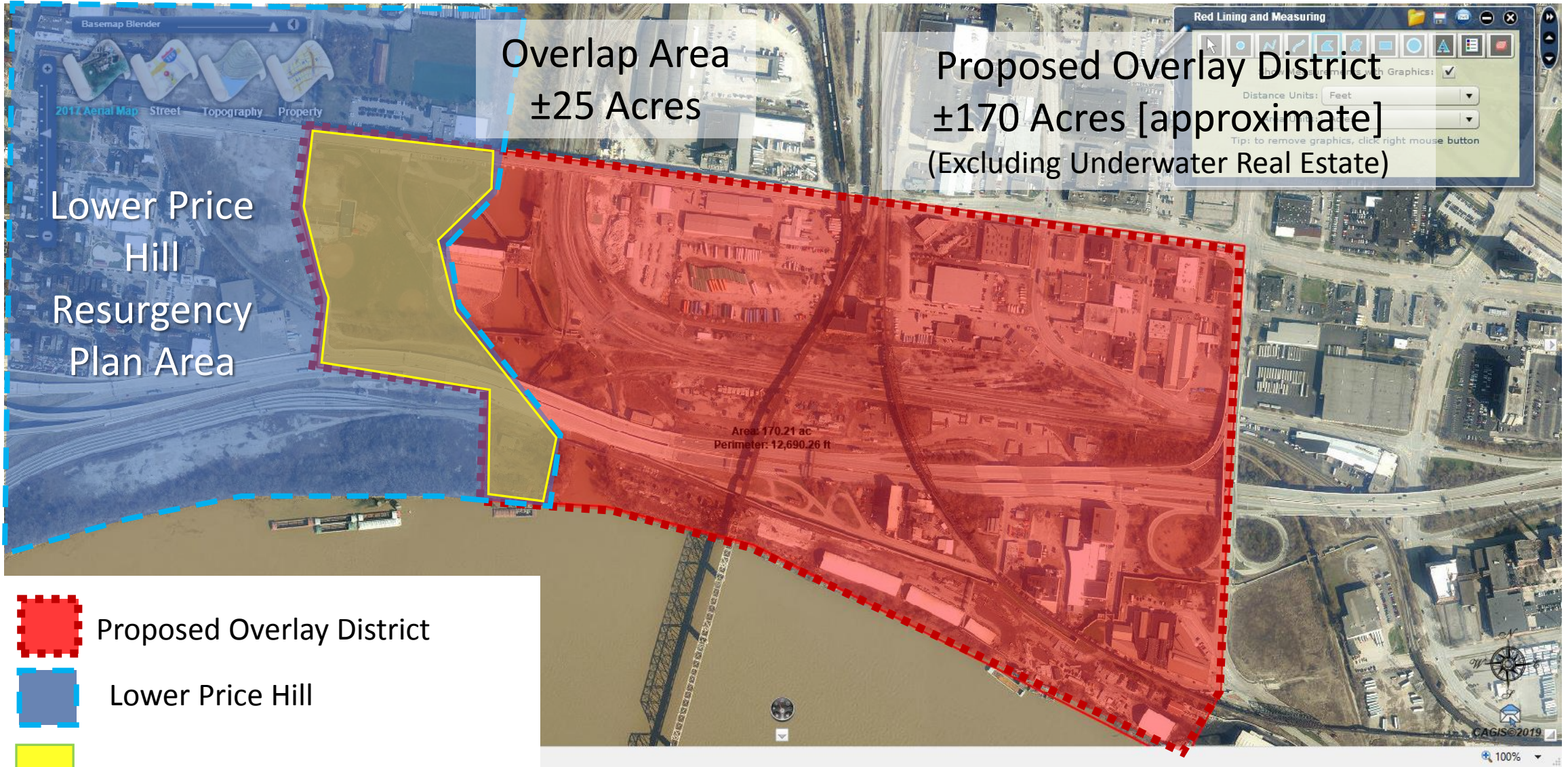




# AREA OVERVIEW










Overlap Area  
±25 Acres

Proposed Overlay District  
±170 Acres [approximate]  
(Excluding Underwater Real Estate)

Lower Price Hill  
Resurgency  
Plan Area

Area: 170.21 ac  
Perimeter: 12,690.26 ft

-  Proposed Overlay District
-  Lower Price Hill
-  Overlap Area

85% OF PROPOSED OVERLAY DISTRICT IS OUTSIDE OF THE  
LOWER PRICE HILL RESURGENCY PLAN AREA

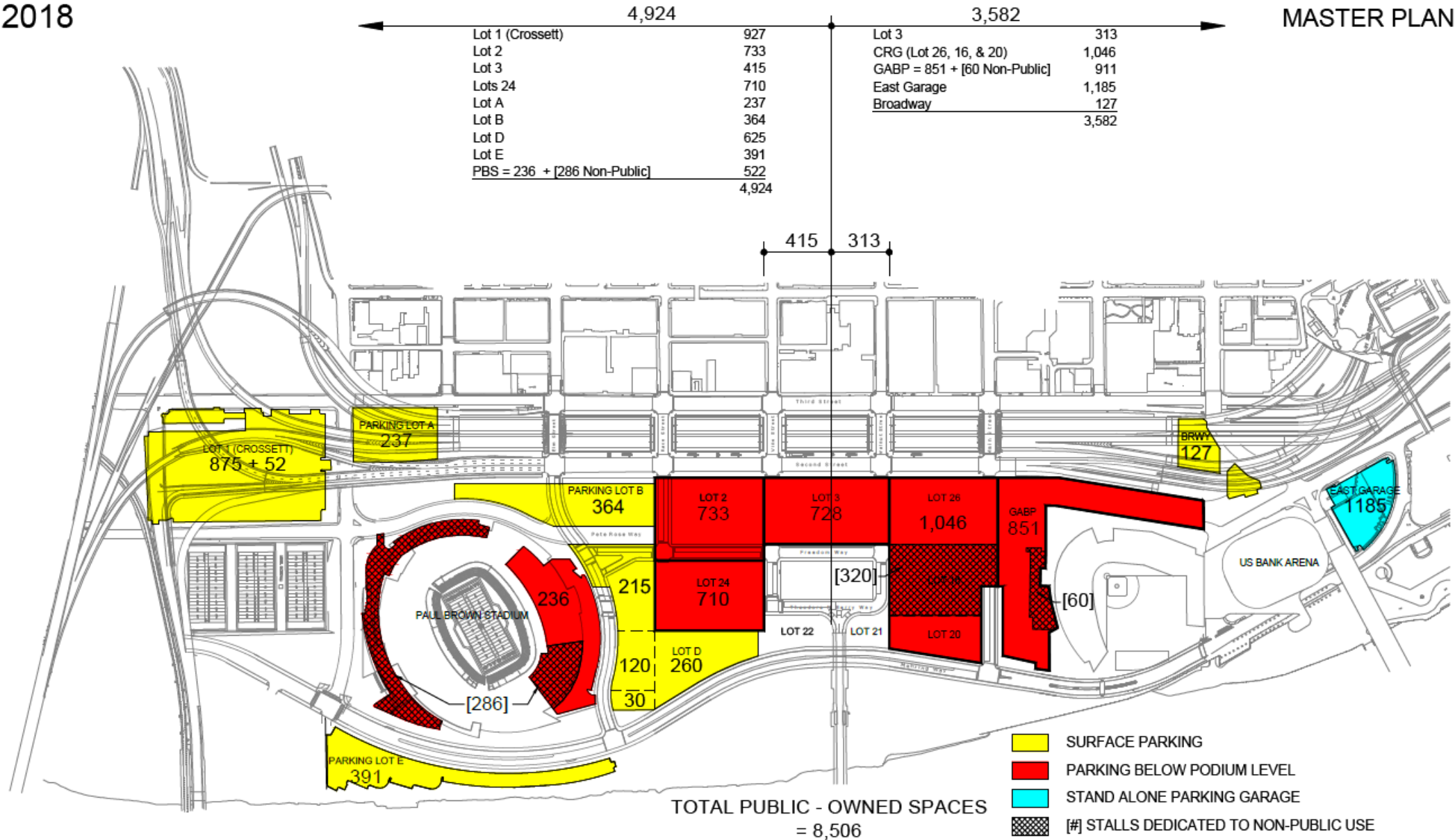


# BANKS DEVELOPMENT

2018

RIVERFRONT PARKING

MASTER PLAN



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- STAND ALONE PARKING GARAGE
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DRAFT-WORK IN PROGRESS

Total Surface Spaces: 2,544

OCTOBER 8, 2018

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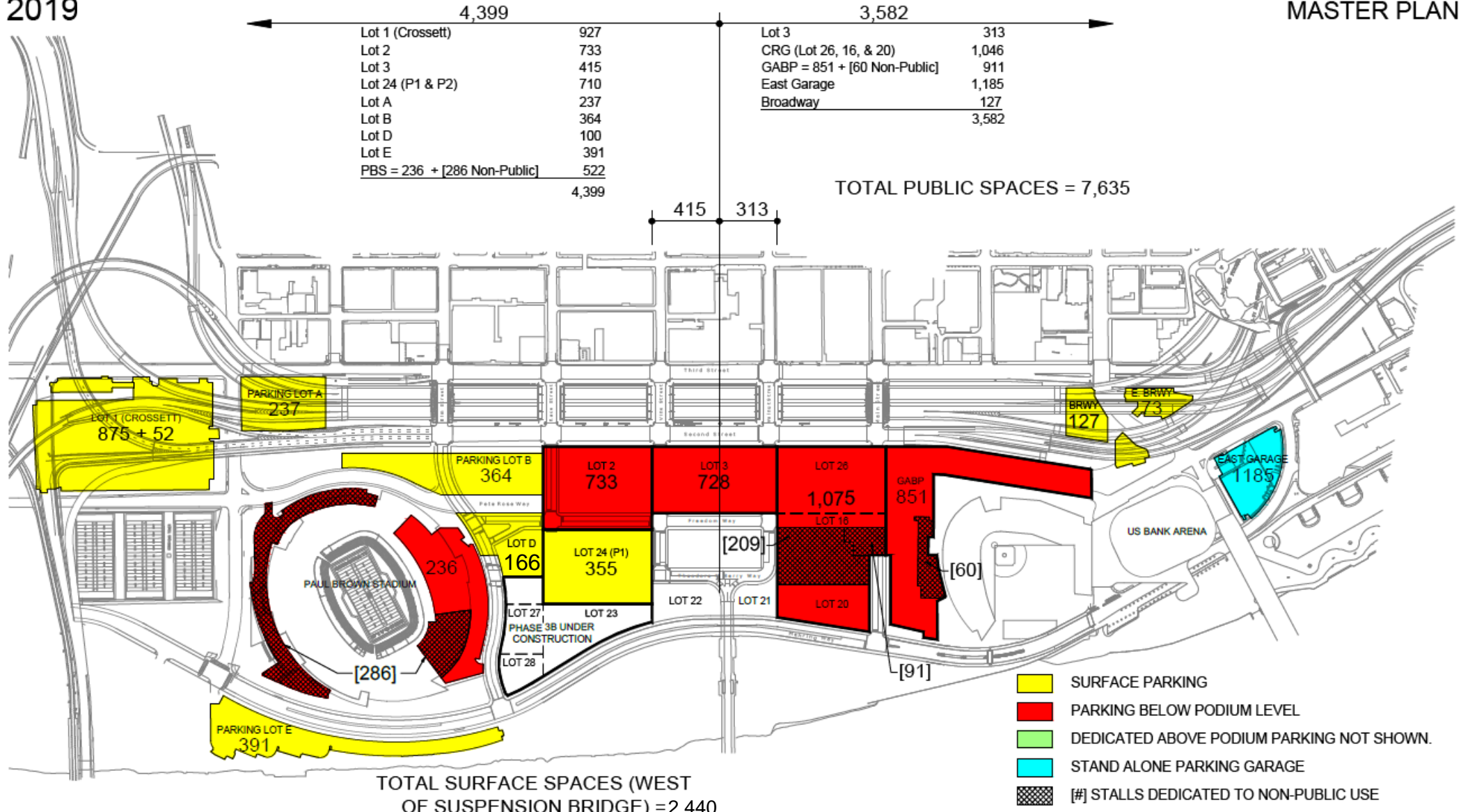




# BANKS DEVELOPMENT

2019

## RIVERFRONT PARKING MASTER PLAN



TOTAL SURFACE SPACES (WEST OF SUSPENSION BRIDGE) = 2,440  
 DURING CONSTRUCTION WITHOUT HILLTOP INTERIM

- SURFACE PARKING
- PARKING BELOW PODIUM LEVEL
- DEDICATED ABOVE PODIUM PARKING NOT SHOWN.
- STAND ALONE PARKING GARAGE
- [#] STALLS DEDICATED TO NON-PUBLIC USE