



REQUEST FOR QUALIFICATIONS: URBAN PLANNING AND DESIGN SERVICES (RFQ 004-25)

THE ONGOING REDEVELOPMENT OF
OHIO'S SOUTHERN GATEWAY – THE BANKS

REQUEST FOR QUALIFICATIONS

URBAN PLANNING REVIEW and DESIGN SERVICES with respect to
CINCINNATI'S CENTRAL RIVERFRONT: THE BANKS

NOTICE TO RESPONDENTS
INFORMATION FOR RESPONDENTS
SUBMISSION FORMS

SUBMISSION DEADLINE: JANUARY 27, 2025



THE BANKS, CINCINNATI CENTRAL RIVERFRONT - 2024

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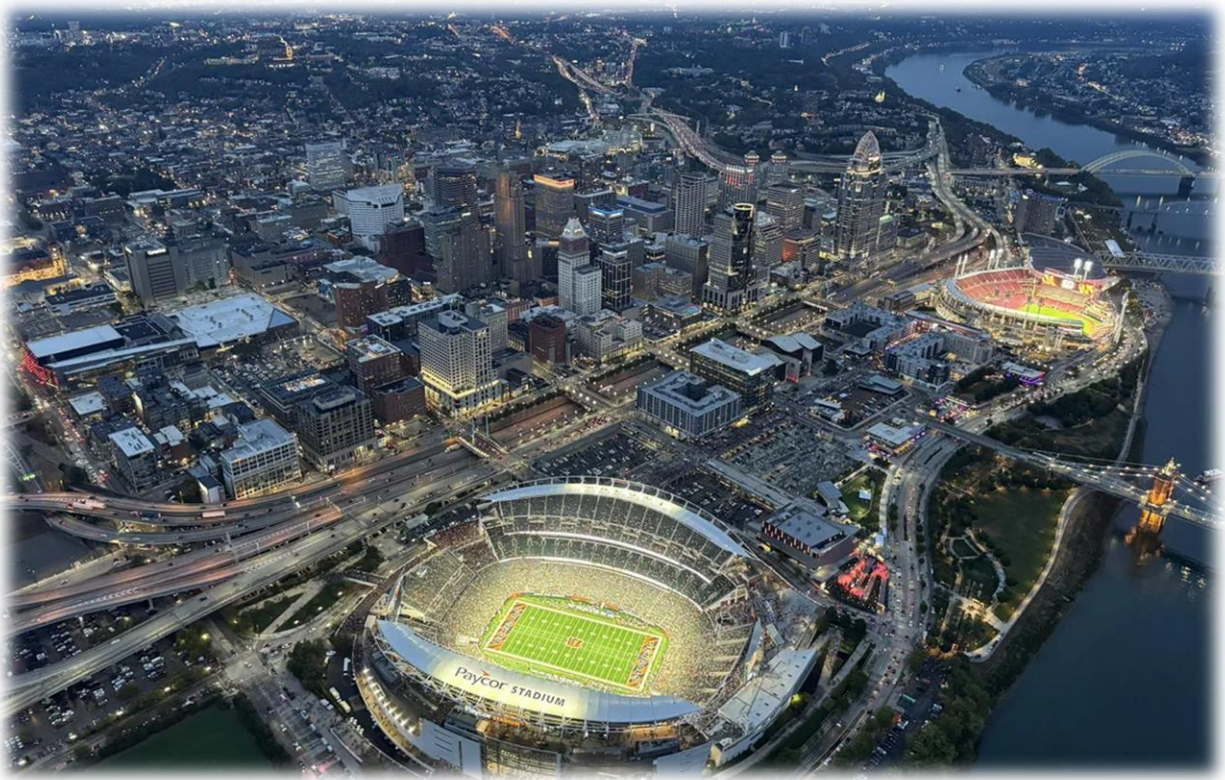
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INTRODUCTION

Hamilton County, Ohio and the City of Cincinnati have been jointly planning the redevelopment of Cincinnati's Central Riverfront since July 1996. Known as "*The Banks*", this transformative development has created a new urban neighborhood on the Cincinnati riverfront. The Banks Public Partnership is a working partnership between Hamilton County and the City of Cincinnati. The Partnership's goal is to ensure timely, safe, efficient, and inclusive management of the public infrastructure portion of The Banks project. It will deliver the best value for public investment in the parking facilities, street grid, streetscape and the public park.

The Board of County Commissioners of Hamilton County, Ohio ("Hamilton County") and the City of Cincinnati (the "City") (referred to collectively as the "Public Parties"), seek to solicit Statements of Qualifications from forward-thinking urban planning review and design firms (the "Consultant") with significant urban design experience interested in partnering with the Public Parties to collaboratively review, provide innovative, sustainable updates and recommendations to the 2000 Central Riverfront Urban Design Master Plan, as amended, and The Banks Master Plan, as amended, (together the "Existing Plans") with specific emphasis to the undeveloped areas of The Banks and adjacent areas along Cincinnati's Central Riverfront, as more fully set forth herein. The urban planning review will cover all areas within The Banks for which an approved development plan has not been submitted, including ideas and options for the decks over Fort Washington Way to cover the recessed highway, at street level between Second and Third Streets, book-ended by Elm Street to the west and Main Street to the east.

The Public Parties are seeking urban design and planning firms with demonstrated experience and expertise, background, knowledge, technical expertise, and demonstrated record of innovation to help guide and review in the following areas:

- Experience with the principles of new urbanism, revitalization of urban areas, planned development districts, form-based codes, green building and infrastructure, and sustainability;
- Urban design, architecture and master planning, including planning and design team management and coordination of sub-consultants;
- Transportation and multi-modal planning, including transit-oriented development, bicycle and pedestrian access, shared parking implementation and transportation demand management strategies;
- Economic feasibility and market demand analysis, including consideration of affordable and workforce housing, small business development, and "community benefits";
- Experience with charrettes and dynamic planning, as well as engaging local and area stakeholders in a planning process;
- Experience utilizing creative methods to generate public interest and involvement from diverse constituents in the planning process.



It is anticipated that the review and recommendations will include, but not be limited to:

- Existing Development Guidelines and Building Height Limitations.
- Recommendations on future land uses, zoning, design standards.
- Review of and recommendations regarding the process for approving future development plans.
- A detailed market study, which will be used to attract future development partners with the track record and expertise to redevelop these areas.
- Urban planning and architecture, infrastructure, public amenities, landscape, lighting, parking and traffic, and zoning compliance and design review.

Current Master Plan documents can be found here: <http://6nx.0e0.myftpupload.com/wp-content/uploads/Appendix-B-Urban-Design-Master-Plan-as-Amended.pdf>

The Consultant will provide guidance to support the Public Parties' development in line with their mission. Furthermore, the Consultant will advise on the best uses of the land within The Banks to promote a vibrant, livable neighborhood that complements the surroundings and advances economic development.

All submissions must be received no later than **January 27, 2025, 11:00 am**. Fifteen (15) copies of submissions are required plus one complete submission in a PDF format on a flash drive. Please place submissions in a sealed envelope or box clearly labeled "**Statement Of Qualifications - Urban Planning Review And Design Services The Banks**" and send to:

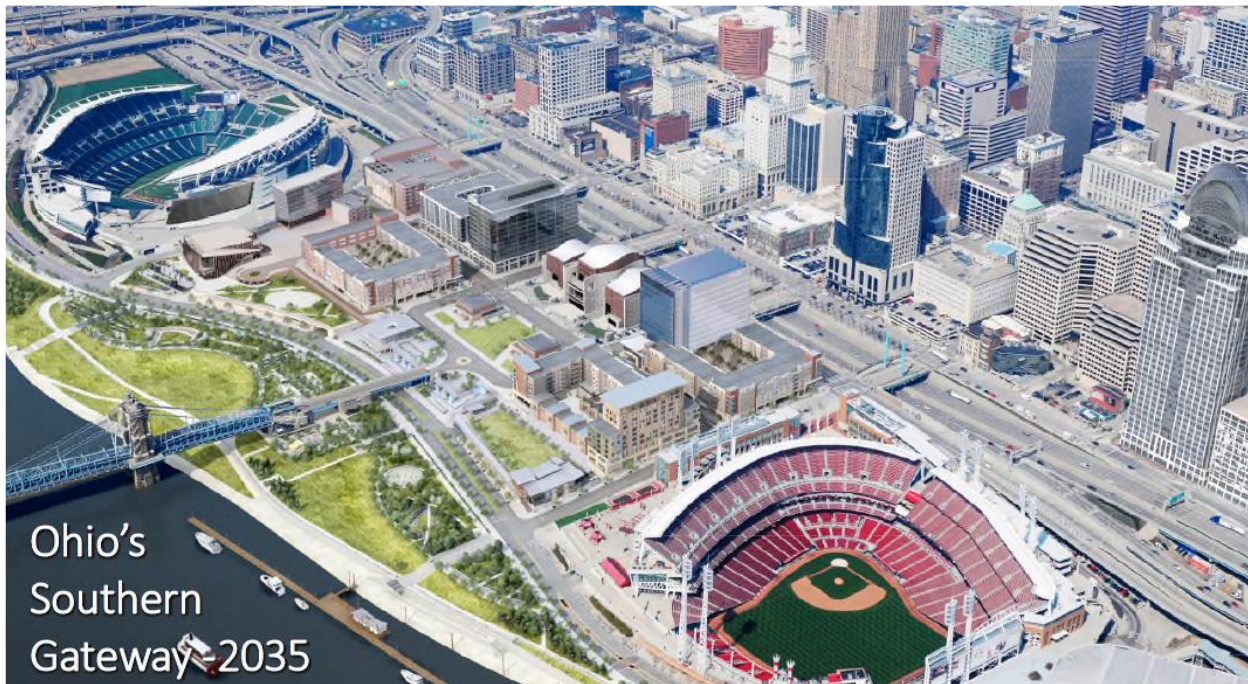
Gina Richmond
Purchasing Agent
Todd B. Portune Center For County Government
138 East Court Street, Room 507
Cincinnati, OH 45202

This Request for Qualifications ("RFQ") is the exclusive property of the Public Parties; it may not be copied, transmitted, or disclosed by any means without the express written consent of the Public Parties. By accepting a copy hereof, the recipient herein agrees to use these documents solely for responding to the Public Parties' RFQ and to return such documents upon completion of the Public Parties' evaluation of the resulting submission or upon decision not to submit. This RFQ shall not be deemed an offer by the Public Parties.



THE BANKS PROJECT OVERVIEW

The Banks Project is transforming a formerly blighted area of downtown Cincinnati into a vibrant urban and sustainable gateway to Southern Ohio. Jointly conceived by Hamilton County and the City of Cincinnati, in partnership with the State of Ohio, The Banks Project will leverage public dollars to achieve at least a \$2.8 billion total investment in transforming the riverfront into a new urban center where people will live, work, play and stay.



The Greater Cincinnati Region

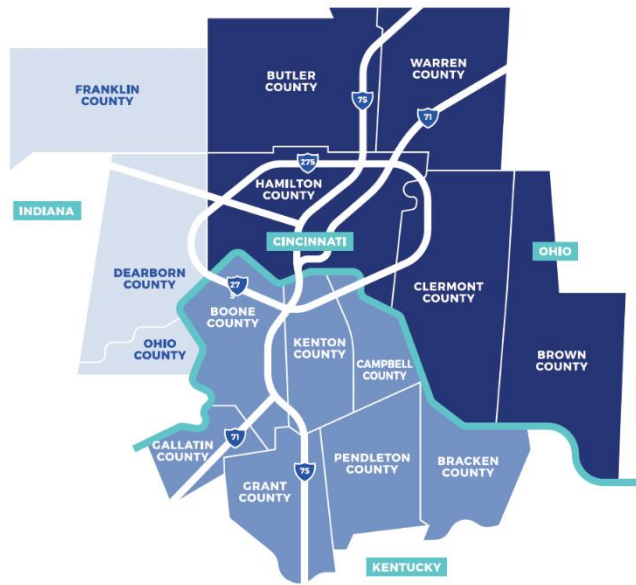
The Greater Cincinnati area is a progressive three-state, 15-county metropolitan region linking Southwest Ohio, Northern Kentucky and Southeast Indiana and over 4,800 square miles.

The region is the thirtieth largest metropolitan area in the United States and is geographically diverse: ranging from the dense urban setting of Downtown Cincinnati, to bustling suburbs, and the rolling Appalachian foothills in the eastern part of the region.

Greater Cincinnati's heavy corporate presence has long been considered an economic asset, providing the region with tens of thousands of high-paying jobs and attracting strong entrepreneurial talent.



Several Fortune 500 companies are headquartered in Greater Cincinnati, such as Kroger, Procter & Gamble, Western & Southern Financial Group, Fifth Third Bank, American Financial Group, Cintas and GE Aerospace. The Kroger Company employs over 20,000 people locally, making it the largest employer in the city; the other four largest employers are Cincinnati Children's Hospital, TriHealth, the University of Cincinnati, and St. Elizabeth Healthcare.



The Greater Cincinnati region is also home to multiple institutions of higher education including the University of Cincinnati, Xavier University, Mount St. Joseph University, Miami University and Cincinnati State Technical and Community College. In addition, the region boasts three major league sports franchises – the Cincinnati Reds [MLB], Cincinnati Bengals [NFL] and

FC Cincinnati [MLS], and one of the most vibrant arts scenes in the country. Cincinnati is poised to grow our population, grow our economy, and grow our cultural vibrancy.

Cincinnati made the list for "America's 100 Best Cities 2024," which was put together by bestcities.org using six different metrics including product (institutions, attractions and infrastructure), diversity of people, and prosperity (employment and corporate offices). The region boasts *the largest* investment in riverfront development and the urban core of its city in the nation.

AMERICA'S 100 BEST CITIES 2024

"Cincinnati has simmered with vibrancy for a few years now, and as second-tier cities ascend, its time has come. Already an economic force—with a top 25 fortune 500 ranking—the city is investing in its ability to get business done." bestcities.org

TRACKING THE REGION

CINCINNATI BY THE NUMBERS

2.3M Total Population	1.1M Total Jobs	\$142B Regional Real GDP	96.8 Cost of Living Index
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The Banks is creating a diverse, pedestrian-friendly urban neighborhood. The mixed uses - consisting of office, residential housing, sports, parks, museums, specialty retail, restaurants, entertainment and hotel space, with ample parking adjoining multiple modes of transit and transportation, is active nearly 24 hours a day, seven days a week. The Banks serves as the focal point of the Greater Cincinnati region, providing a variety of attractions that promote public enjoyment and appreciation of Cincinnati's waterfront.

The Banks is uniquely situated at Cincinnati's front door of the historic Roebling Suspension Bridge and the National Underground Railroad Freedom Center (the "Freedom Center"). The Banks stretches south from Cincinnati's Central Business District, fronting on the Smale Riverfront Park and from west to east between Paycor Stadium and the Heritage Bank Center. The ongoing revitalization of Cincinnati's Central Riverfront is a historic opportunity that reconnects the City to its heritage along the waterfront, completes major transportation and transit improvements and enhances the image of the entire region.



The Banks Project is a marquee, mixed-use development that incorporates residential, office, retail, park and entertainment venues, stadia for the Cincinnati Reds (Great American Ball Park) and the Cincinnati Bengals (Paycor Stadium), two museums (National Underground Railroad Freedom

Center and Cincinnati Reds Hall of Fame and Museum), complex reconfiguration of major interstate highways (Interstate 71 and Fort Washington Way) and other transportation, transit and social infrastructure improvements to leverage an estimated \$1 billion in private development.

Anchor Attractions on Cincinnati's Riverfront



Paycor Stadium is the home of the Cincinnati Bengals. Opened in 2000, Paul Brown Stadium, now known as Paycor Stadium, is located on the banks of the Ohio River along the western edge of The Banks. Paycor Stadium generates the largest influx of visitors to The Banks on at least ten game days each season. The Stadium may also be used for special events, including collegiate, high school, and youth football games, concerts, festivals and other special attractions.

The Bengals' Stadium Complex provides seating for approximately 65,000 fans and has been designed with major plaza entrances intended to engage the street and sidewalk system of The Banks Development Area. In addition to hosting professional football games and other special events, Paycor Stadium hosts top tier concerts including the Cincinnati Music Festival. The Stadium Complex represents a public investment of approximately \$455 million. The stadium is located approximately four blocks



west of the Great American Ball Park and is bordered by Pete Rose Way to the north, Mehring Way to the south, Elm Street to the east, and Central Avenue to the west. The southern border of the stadium is one block from the Ohio River, and is connected to the river by the Smale Riverfront Park.

Great American Ball Park is the home to one of Major League Baseball's oldest franchises and the first professional baseball club – the Cincinnati Reds. The Great American Ball Park, opened in 2003, brings more than 2 million visitors each season for at least 81 game days, as well as special events and concerts.

The Reds' complex is located on the eastern edge of The Banks and includes year-round retail, dining, and entertainment venues including the Reds Hall of Fame and Museum. Its location provides breathtaking views of the riverfront, northern Kentucky landscape and downtown Cincinnati.

The Ball Park also pays tribute to the Reds' rich history. The Crosley Terrace statues depict Reds legends and famous-dates banners along Johnny Bench Way remind fans of memorable moments in club history. Inside the park, the mosaics, "toothbrush" light towers, Power Stacks, Bootleggers façade, and the Sun/Moon Deck are just a handful of features that give the Ball Park a truly historic influence.

The Great American Ball Park entry plazas are designed to engage the street and pedestrian-friendly walkways throughout The Banks Development Area. The Ball Park and its related improvements represent a public investment of approximately \$370 million. The Ball Park is bordered by Second Street to the north, Mehring Way to the south, Broadway to the east, and Main Street to the west.



Great American Ball Park seats over 42,000 and boasts modern amenities to enhance the fan experience, two high-definition video boards, and clubs, suites and other hospitality areas that offer guests luxurious options for a unique gameday experience.

Located on site of the Great American Ball Park is the Cincinnati Reds Hall of Fame and Museum. As the largest team museum in Major League Baseball, the Reds Hall of Fame features 16,000 square feet of historical, interactive and educational exhibits, highlighting the rich and storied tradition of the Reds for fans of all ages.



This Museum honors the great Cincinnati Reds' history through displays, photographs and multimedia. It was instituted in 1958 to recognize the career of former Cincinnati Reds players, managers and front-office executives. Currently, the Hall of Fame is home to 81 inductees. These inductees include players, managers & executives who were involved in Cincinnati's baseball legacy, which dates back to 1869, the year the original Cincinnati Red Stockings took the field. Inductions take place every other year.



Andrew J. Brady Music Center is a new state-of-the-art indoor/outdoor music venue that features a diverse mix of up-and-coming artists as well as longtime favorites. The year-round facility hosts up to 170 events annually, accommodating 4,500 patrons for indoor concerts and 8,500 patrons for outdoor concerts and events within the newest phase of Smale Park. The Brady Music Center allows for intimate, connected experiences between fans and their favorite artists.



The Music Center has a general admission main floor and two balconies and can host multiple configurations for indoor concerts up to 4,500 capacity, all year long.

Immediately adjacent to the Brady Music Center is the ICON Festival Stage at Smale Riverfront Park which hosts 8,500 patrons for outdoor concerts and events. The Brady's proximity to The Banks restaurants, retail and hotels makes attending a concert a park-once experience. The venue is located at The Banks in Downtown Cincinnati, directly adjacent to Paycor Stadium and Smale



Riverfront Park. The Music Venue draws 350,000 patrons on an annual basis generating a \$25 million annual economic impact to our region.

The Cincinnati Black Music Walk of Fame The Banks is also home to the Cincinnati Black Music Walk of Fame, immediately south of the Brady Music Center and adjacent to Paycor Stadium.



The Cincinnati Black Music Walk of Fame recently held its one-year anniversary celebration by inducting four new inductees. In just one year, over 50,000 people have visited the interactive attraction.

The Cincinnati and Southwest Ohio region has a rich musical history. With many prolific artists calling this area home, Cincinnati's influence on modern soul, jazz, funk, and many other genres is truly undeniable. The Cincinnati Black Music Walk of Fame celebrates the legacy and untold stories of music artists, songwriters, producers, and musicians from Cincinnati, Hamilton County, and Southwest Ohio.

The Walk of Fame is a family-friendly, fully interactive musical experience that brings history to life through immersive technology that connects the region's rich black music legacy as inspiration to the generations of future music legends to come.

The Cincinnati Black Music Walk of Fame Induction Ceremony is held annually at the Andrew J Brady Music Center.

Founding Inductees: Bootsy Collins, the Isley Brothers, Dr. Charles Fold, and Otis Williams.



The National Underground Railroad Freedom Center is located at the heart of The Banks and opened its doors in 2004.

The mission of the Freedom Center is to preserve the history of and honor those who took part in the Underground Railroad Movement. As a national interpretive and educational center, it serves as a vehicle to relate the lessons of the Underground Railroad Movement to contemporary freedom movements.

The Freedom Center is at the northern terminus of the Roebling Suspension Bridge, which provides one of the most important visual focal points, as well as the major draw to the center of The Banks development.

The National Underground Railroad Freedom Center is the centerpiece of Cincinnati's revitalized riverfront district. Rooted in stories of the American slave experience, it's a cultural destination. It also sheds light on global slavery and inclusive freedom of today.



The building's design and surrounding landscape reference the journey of slaves escaping across the land. Features included winding paths through the interior and north-south curved walls that mirror the Ohio River. There's also curving forms, undulating building contours, and materials selected for weight, permanence, and earthy characteristics. The features of the Freedom Center recall the experience of overland flight and the exuberance of freedom pursued.

Three buildings make up the Center. Exhibits, story theaters, a multi-use theater, educational facilities, a research institute and a gift shop are all features of the Center. The curved walls of the pavilions create avenues for those outside the building to pass through the permeable edifice. This references Cincinnati's role as a historic Underground Railroad way station on the journey to freedom.



Importantly for many, Cincinnati was a path to freedom. This building honors those who fought for freedom today and in years past.

The open, highly transparent architectural approach for the Freedom Center adds to the pedestrian-friendly feel of The Banks development. The Freedom Center represents a private and public investment of approximately \$110 million.

The Freedom Center interfaces with the Riverfront Transit Center to the north and the Smale Riverfront Park to the south.



John G. and Phyllis W. Smale Riverfront Park serves as the front door to the City of Cincinnati. Smale Riverfront Park was named in honor of John G. and Phyllis W. Smale. John, the former Chairman of Procter and Gamble, presented a \$20 million dollar gift to the Cincinnati Parks Foundation for the construction of a park that has been nationally recognized.



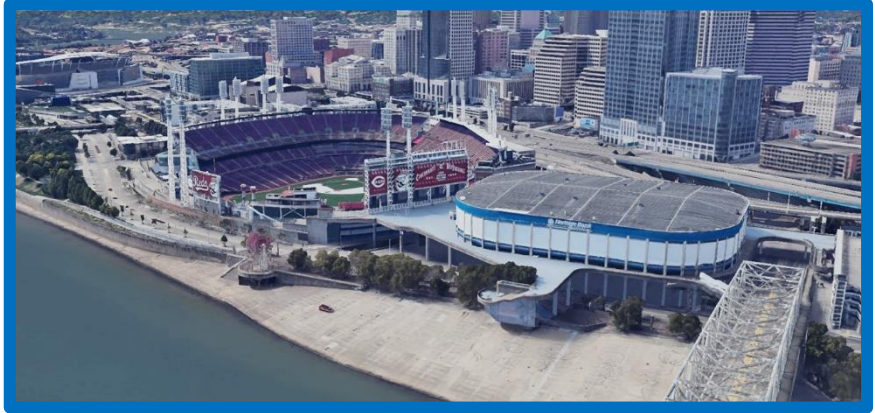
Smale Park is a 25-acre park located along the banks of the Ohio River in downtown Cincinnati. It is the largest in a series of public parks along the river that provides a dynamic foreground for two professional sports venues (Great American Ball Park and Paycor Stadium), the National Underground Railroad Freedom Center and The Banks.

Smale Park's many and varied features—including fountains, walkways, gardens, event lawns, playgrounds and a carousel—contribute to the emotional and physical health of its citizens; to the economic vitality of the region and to the exceptional quality of life and experience to be cultivated and enjoyed throughout the area. A wonderful location to view the bustling activity along The Ohio River Trail, and a place to gather and celebrate as a community.



Heritage Bank Center first opened in 1975, is located along the eastern edge of The Banks and immediately adjacent to the Great American Ball Park. The Center is the largest multi-purpose indoor arena in the Greater Cincinnati region with 346,100 square feet of space that seats 17,556 people.

Heritage Bank Center has undergone multiple renovations over the years and has hosted some of the biggest events in the region, including concerts, trade shows, sports tournaments, and corporate events. Over the years, the Heritage Bank Center has hosted legendary musical acts like Bruce Springsteen, the Rolling Stones, and Pink Floyd, as well as numerous sporting events such as the NCAA Men's Basketball Tournament, the US Figure Skating Championships, and the Cincinnati Cyclones hockey games. The current main tenant is the Cincinnati Cyclones of the ECHL.



The Cincinnati Regional Chamber, Visit Cincy, the City of Cincinnati and Hamilton County, are currently overseeing a study of the region to investigate the possibility of replacing the Heritage Bank Center. The study will focus on where a new arena could go, how much would it cost, what the return on investment would be, what events could be brought in by a new arena. As such, the site of the Heritage Bank Center may be available as an arena site or future redevelopment.

The Banks – Mixed Use Development

In addition to the attractions described above, The Banks mixed-use development boasts residences, office space, a hotel as well as multiple bars and restaurants.



THE BANKS PRIVATE DEVELOPMENT SUMMARY

	<u>DEVELOPMENT AS PLANNED</u>	<u>DEVELOPMENT TO DATE</u>
RESIDENTIAL	1,470-3,070 Units	592 Units
RETAIL/ENTERTAINMENT	250,000-400,000 sq. ft.	141,907 sq. ft.
OFFICE	600,000-1.5 million sq. ft.	338,000 sq. ft.
HOTEL	200-400 rooms	171 rooms

The Banks is a vibrant neighborhood, ideally located in one of the most desirable areas in downtown. Positioned between The Great American Ball Park (home of MLB’s Cincinnati Reds), Paycor Stadium (NFL’s Cincinnati Bengals) and the Andrew J. Brady Music Center, The Banks is directly adjacent to the Central Business District and within walking distance of the corporate headquarters for Procter & Gamble, Kroger, Fifth Third Bank, and Western & Southern Financial Group.

RESIDENTIAL

The Current and the Radius are The Banks’ luxury residential apartment communities that provide the best of Downtown Cincinnati all within easy reach. The Banks’ residential communities complement the dynamic riverfront cityscape that is rapidly transforming into one of the nation’s preeminent live-work-play destinations.

Both the Current and the Radius provide a wide-open selection of lifestyle choices - all within walking distance. Both contain fully modern fitness centers, a resort-style pool, a yoga studio to enhance both your physical and mental well-being, fabulous finishes, hardwood-style floors, granite countertops, stainless-steel appliances, private baths and walk-in closets. Both the Current and the Radius also have balconies that open up and connect you to views of a dynamic cityscape and the Ohio River.



RADIUS AT THE BANKS



CURRENT AT THE BANKS

RETAIL

Both the Current and the Radius residential apartment complexes sit atop first floor retail spaces filled with restaurants and bars, all within walking distance of all the attractions at The Banks – from the Great American Ball Park on the east to Paycor Stadium on the west and everything in between.

Whether you are sampling craft beers with a view of the Ohio River or cheering on the home team at a classic sports bar, you can find delicious restaurants and bars in The Banks district in Cincinnati.



FREEDOM WAY AT THE BANKS



Freedom Way connects the two sporting venues, serving as an activity anchor by acting as the district commercial Main Street as retail tenants are located strategically to provide continuous pedestrian activity.

HOTEL

AC Hotel

The Banks features an upscale European-inspired hotel that is one of Cincinnati's newest hotels. Located next to the Great American Ball Park, the balconies and the rooftop bar, the Upper Deck, overlooks the historic John A. Roebling Suspension Bridge, the Ohio River, Smale Riverfront Park and Downtown. The AC Lounge and AC Kitchen features





a European continental breakfast and tapas plates in the evening. The AC Hotel is conveniently located within walking distance of Cincinnati's Central Business District as well as the Cincinnati Reds Hall of Fame & Museum, Paycor Stadium and National Underground Railroad Freedom Center.

The prime downtown location of the AC Hotel in Cincinnati puts you in the heart of all the action immediately across the street from the Great American Ball Park and the Smale Riverfront Park.

OFFICE

191 Rosa Parks Street @ The Banks is a LEED certified, Class A office building extends the width of a full city block, occupying land from Second Street to West Freedom Way with Rosa Parks Street to the east.

The 12-story office tower contains 338,000-square foot that is home to over 2,000 professionals who chose The Banks because of its location in the heart of one of the leading mixed-use developments in the country, which offers "Class A" amenities.



180 Walnut is a proposed 15 story, 304,211 square foot office building scheduled to be located in Cincinnati's premier live/work/play environment: The Banks. Developed by Lincoln Property Company and designed by SCB, 180 at The Banks has been designed to be a modern complex that will be celebrated for years to come.

View of 180 Walnut at the Banks from the Northwest

180 Walnut at The Banks will provide the ultimate tenant experience, fostering an interactive, collaborative and exciting place to work including a state-of-the-art conference center, indoor and outdoor tenant spaces and on-site food and drink options. 180 at The Banks will be located in the heart of Cincinnati's riverfront neighborhood, surrounded by food and drink, entertainment and sports – all within walking distance.



DORA

Designated Outdoor Refreshment Areas (DORA) have been popping up all around town, allowing for customers to purchase alcoholic beverages from participating businesses and sip while strolling. With an official DORA cup from a participating location and within set boundaries, those over the age of 21 can carry their drinks around with them in these hot spots.



The entire Banks area, from west of Paycor Stadium to east of the East Garage, directly adjacent to the Heritage Bank Center, is an 85-acre DORA district that allows guests to take their beverage purchased from one of the 18 Banks establishments and explore public plazas and green spaces. With dozens of restaurants and bars, The Banks is the ideal sports/entertainment district.

The entire Banks area, from west of Paycor Stadium to east of the East Garage, directly adjacent to the Heritage Bank Center, is an 85-acre DORA district that allows guests to take their beverage purchased from one of the 18 Banks establishments and explore public plazas and green spaces. With dozens of restaurants and bars, The Banks is the ideal sports/entertainment district.



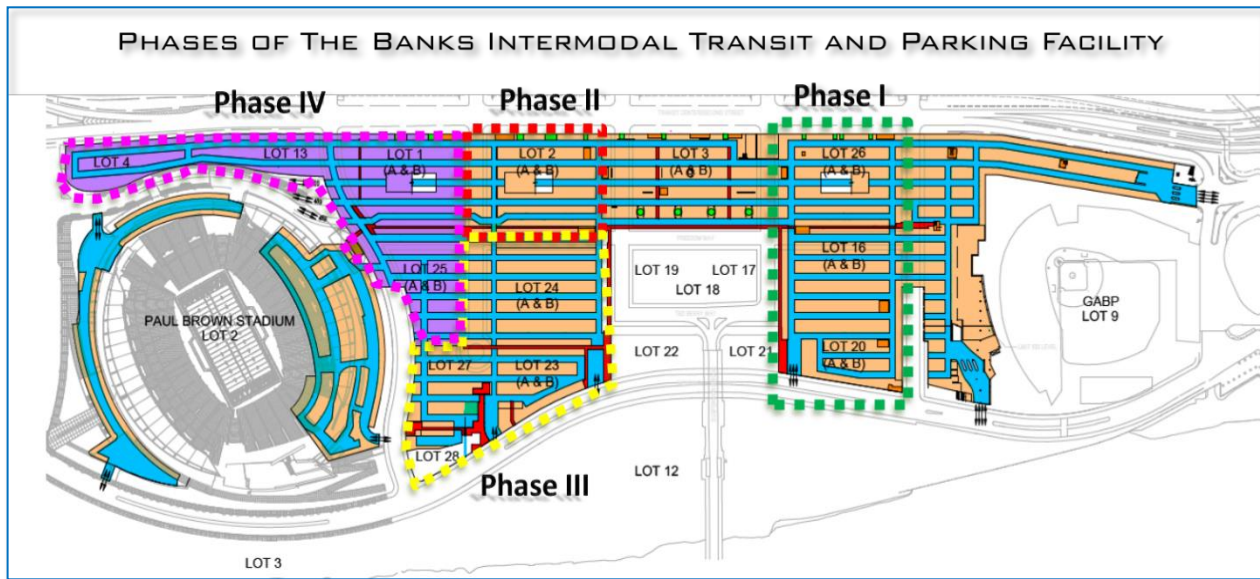
THE BANKS DORA DISTRICT

The Banks Intermodal Transit and Parking Facility

The Banks mixed use development project utilizes the multi-level Intermodal Transit and Garage Facility and Development Podium, spanning eight city blocks, as Cincinnati’s transportation/transit hub, linking people traveling by automobile to bus service, park-n-ride, carpool, vanpool, rideshare service and other transportation alternatives.

The Banks Intermodal Transit and Parking Facility leverages public transportation improvements to stimulate substantial private investment by providing a podium structure above. The Banks mixed-use development contains residential, office, hotel and retail space on 18 acres on the riverfront adjacent to the Central Business District. The Banks Project has created a neighborhood on the Cincinnati riverfront that utilizes The Banks Intermodal Transit and Parking Facility as its foundation.

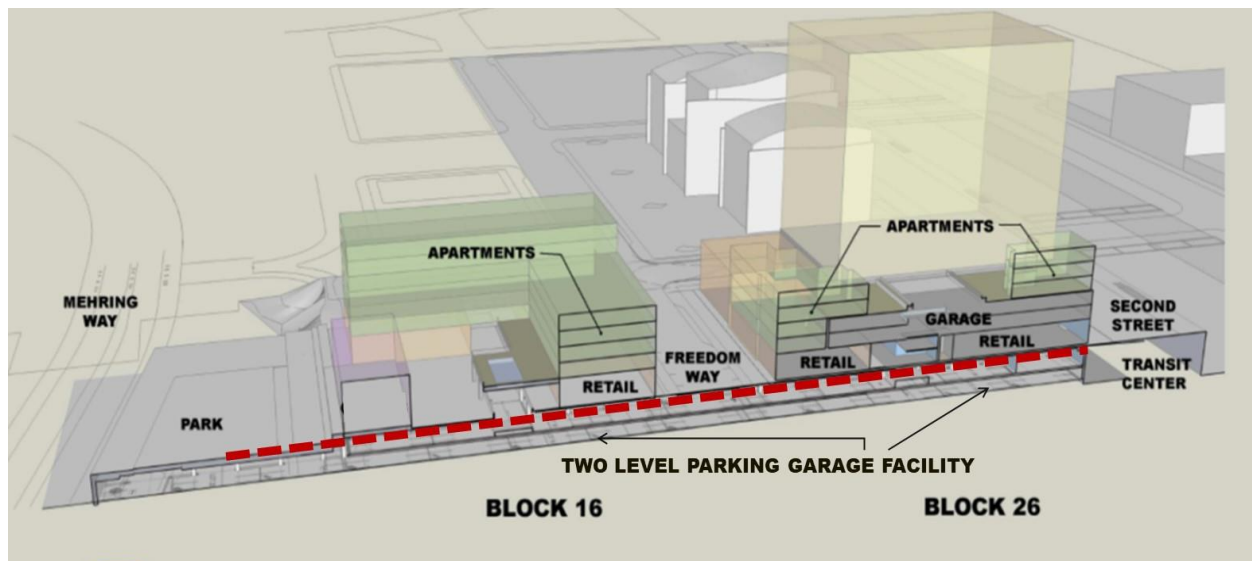
The Banks Intermodal Transit and Parking Facility is designed to integrate with the Central Riverfront Street grid network, as well as Greater Cincinnati’s transit network. A well-lit and attractive east-west walkway within each level of The Banks Intermodal Transit and Parking Facility helps orient pedestrians and provides access to several elevator cores and stairs.



Parking is a critical feature in furthering the development of The Banks Project. It is also a major asset in retaining current commercial tenants and new commercial clients and attracting shoppers to downtown Cincinnati and the riverfront.

A major goal of the riverfront redevelopment is to provide parking not only for the major anchor attractions, but also to foster and support commercial and retail development throughout The Banks Development Area.

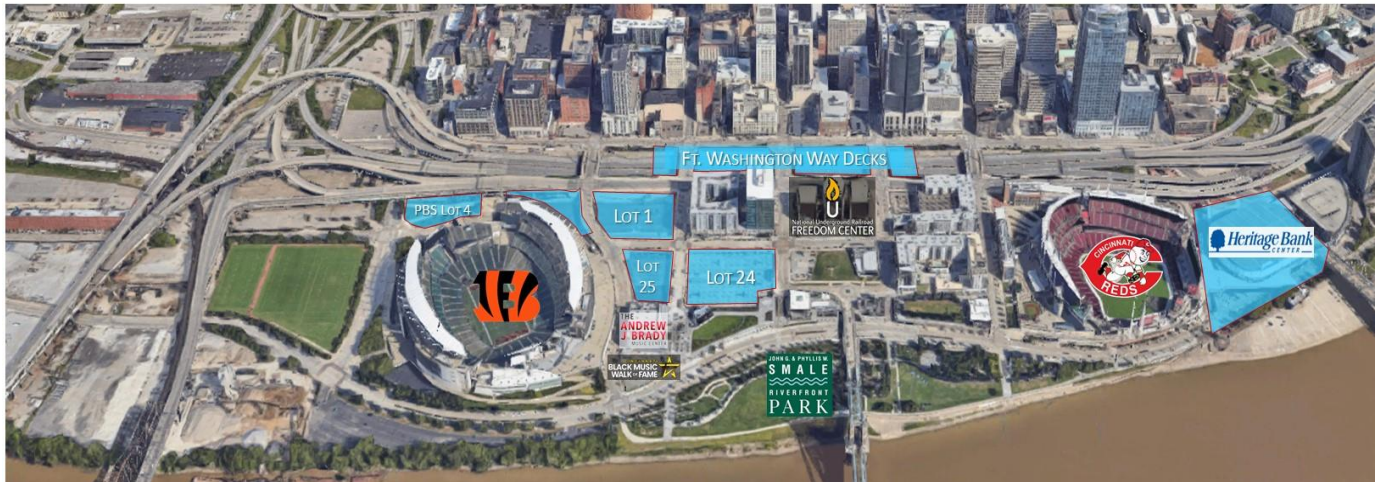
When completed, it is anticipated that The Banks Intermodal Transit and Parking Facility will contain approximately 7,500 structural parking spaces between the new stadia and over 9,300 public parking spaces will be available throughout the Central Riverfront area. The development blocks and central riverfront streets will be constructed on platforms or podiums above the parking garage facility within each block.



AREAS SUBJECT TO REVIEW

Originally envisioned over 25 years ago, The Banks Master Plan has evolved over time. As such, it is time for a review of the most optimal possibilities for the remaining development areas.

AREAS SUBJECT TO URBAN PLAN REVIEW IN CONTEXT OF EXISTING DEVELOPMENT



Lot 24



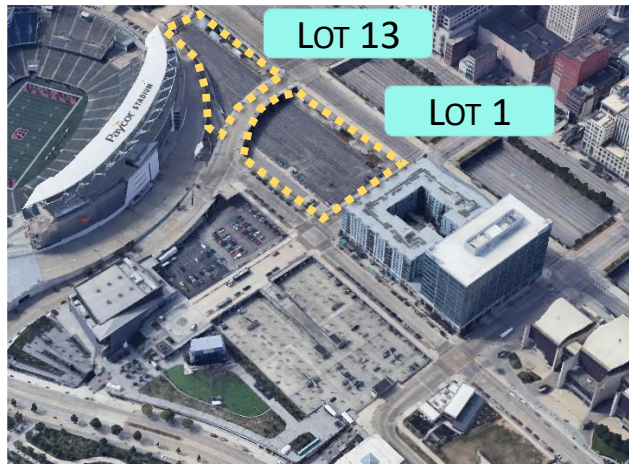
- Approximately 113,150 square feet area available for potential development.
- Construction is complete on the below-podium support structure and parking facilities.
- Lot 24 infrastructure has been designed to provide structural support for up to 500,000 – 900,000 square feet of mixed-use development.
- Lot 24 is immediately north of the Event Lawn at Smale Park and immediately south of the Radius and 191 Rosa Parks Street @ The Banks office tower.
- Lot 24 is also able to accommodate additional private above-podium parking facilities.
- The urban design review of Lot 24 should take precedence to permit review of potential proposals from developers in the first quarter of 2025.

Lot 25



- Approximately 50,075 square feet area available for potential development.
- The Lot 25 below-podium support structure and parking facilities will be completed by the Public Parties.
- Lot 25 is immediately adjacent to Paycor Stadium and the Andrew J. Brady Music Center.
- It is anticipated, although not required, that Lot 25 would be developed as part of the next Phase of The Banks Project contemporaneous or subsequent to construction of the private improvements on Lot 24.

Lots 1 and 13



- Lots 1 & 13 are immediately north of Paycor Stadium.
- Lot 1: Approximately 98,740 square feet area available for potential development.
- Lot 13: Approximately 51,790 square feet area available for potential development.
- The Lot 1 & 13 below-podium support structures and parking facilities will be completed by the Public Parties.

Lot 4



- Lot 4 is immediately north of Paycor Stadium and south of Second Street
- Lot 4: Approximately 51,200 square feet area available for potential development.
- The Lot 4 below-podium support structure and parking facilities will be completed by the Public Parties.

Fort Washington Way

The Public Parties are also seeking input from the Consultant with respect to the potential development and construction of decks over Fort Washington Way (Interstate 71) just north of The Banks, as depicted below.



FORT WASHINGTON WAY, CIRCA 1975



FORT WASHINGTON WAY, 2022

Fort Washington Way is a sunken highway that runs through downtown Cincinnati, creating a wide chasm that divides Cincinnati's Central Business District from The Banks and the Ohio River. Fort Washington Way carries traffic across Interstate 71, U.S. 50, and provides access to downtown and the riverfront from Interstate 75 and I-71. The area underwent a massive reconstruction in early 2000 that substantially narrowed the gap between downtown Cincinnati and the riverfront. However, the gap was not eliminated. The Banks is severed from the Central Business District by the Fort Washington Way highway trench.

For decades, the capping of Ft. Washington Way has been the subject of numerous studies as well as design ideas searching for a way to better connect the Central Business District with The Banks area along the Ohio River. The Banks development should be enhanced and better connected to the Central Business District by adding pedestrian plazas and/or development podiums covering





most of Fort Washington Way, by creating a major new anchor attraction – The Boardwalk at The Banks – and by adding exciting and usable green space in the center of the development

The Fort Washington Way pedestrian decks (or plazas) will provide the linkage between the Cincinnati Central Business District and The Banks Development Area and will provide additional commercial development or landscaped gathering spaces for public enjoyment.

The decks over Fort Washington Way may provide attractively landscaped pedestrian plazas or development podiums fully covering Fort Washington Way between Walnut and Race Streets and partially covering the blocks east of Walnut and west of Race. These plazas will encourage easy and

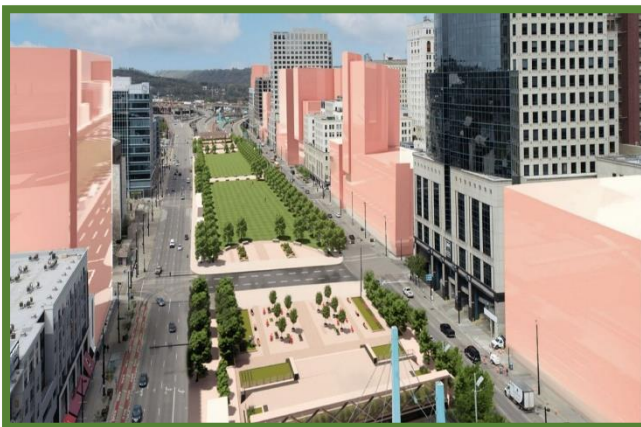


safe pedestrian access to the CBD, better connect destinations within the riverfront development, extend appealing green space, and provide an additional amenity to attract private investment. By enhancing connections with the CBD, these new plazas are particularly important to the attractiveness The Banks.

AN ARTISTIC RENDERING OF PEDESTRIAN PLAZAS OVER FORT WASHINGTON WAY.
(PHOTO COURTESY OF CINCINNATI USA REGIONAL CHAMBER)

Prior plans have proposed creating a seamless structure over the highway that creates two blocks of tree-lined green space between Race and Walnut streets.

The development of decks over Fort Washington Way could also create hardscape plazas on half-blocks west of Race and east of Walnut streets.



AN ARTISTIC RENDERINGS OF PEDESTRIAN PLAZAS OVER FORT WASHINGTON WAY

SUBMISSION REQUIREMENTS, SELECTION CRITERIA AND FORMAT

All submissions shall include, but not be limited to, the following components. If submitting teams consist of more than one company, please provide the requested qualifications for all companies.



Cover Page

The Cover Page must provide the name of lead Consultant and name(s) of the subconsultant(s) with the name of the prime contact clearly identified.

Letter of Intent

Describe your interest in this project and your understanding of the scope of work. Describe the roles and responsibilities of the lead Consultant as well as any subconsultants. (No more than three (3) pages in length).

Consultant and Sub-Consultant Team Information

Each submitter shall provide a Statement of Qualifications which shall not exceed ten (10) pages (including resumes).

The Statement of Qualifications shall include the following:

- Brief history and overview of the firm/entity and your experience with urban planning projects such as redevelopment plan projects having similar characteristics with the proposed project. Please cite specific examples of projects you have worked on that meet this criteria;

- Identification of the entity/firm's professional staff members who will be assigned to this engagement if the entity/firm's submission is selected. Include summarized information regarding the professional staff members detailing qualifications Identification of key members of your planning team, their proposed roles for this project, and their qualifications and experience;
- Provide resumes of key personnel (no more than one-page in length) who will be assigned to this project. Document the experience of assigned staff in working on and completing comprehensive plans.
- Proof that Consultant at all times obtains and maintains all licenses, if any, required by Federal, State and Local Laws to perform the services contemplated by the ensuing agreement;
- List all public sector clients for whom Consultant team has performed similar work in the past five years. For each project mentioned, provide a reference and phone number contact regarding Consultant team's performance.
- Provide information/documentation as to the status of implementation of previously developed comprehensive plans.
- Identification of the principal person who will speak for the planning team and any other key participants who will be involved in negotiating the project terms.
- Provide information for each Sub-Consultant firm included in the Consultant team. Provide the names, titles and qualifications of Sub-Consultants who will be assigned to the project.
- Discuss the experiences of Sub-Consultant team members on the example projects referred to above. Document consultant experience developing redevelopment or neighborhood plans cities similar in terms of scale, demographics, location, and history.
- Provide resumes of Sub-Consultant key personnel (no more than one-page in length) who will be assigned to this project.



Project Approach

Describe the key tasks you believe should be accomplished to complete the project and how you propose to execute them. Share your perspective on unique aspects of the project and possible alternative approaches for the Public Parties to consider. Particularly address your proposed philosophy and approach used to involve diverse perspectives, stakeholders, and business owners in the planning process (no more than ten (10) pages in length).

Project Schedule and Budget

Describe your availability to provide the resources needed within a one-year timeframe and your estimate of compensation for your services. Relate how your expertise and experience with similar projects will enable you to effectively complete the project in terms of time and cost.

Relevant Planning Experience

Evaluation is based on the history of the company, the experiences as it related to the requirements within the RFQ, evidence of past performance, quality and relevance of past work, reference and related item. Describe at least three recent urban planning projects that your company has successfully completed or have had adopted and are being utilized by a public entity to guide development decisions. Include a project summary, location, project cost, planning challenges you faced and solutions reached, and references for each project. List planning team members and their role in each project. Experience preparing market studies, design guidelines and sustainability considerations should also be provided in your response, as well as how the plan can effectively be implemented.



Community Engagement

The planning process must be inclusive and involve input not only from Hamilton County and the City of Cincinnati, but also riverfront stakeholders such as the Cincinnati Bengals and Cincinnati Reds, adjacent residents, property and business owners, as well as the community. Please describe your approach to effective community engagement for this project and your experience successfully navigating this process with previous projects.

Proposed Process, Timelines and Estimated Cost

Please describe the anticipated timelines and critical path for reviewing the existing Development Plan, as amended, drafting proposed updates and recommendations to the Redevelopment Plan, specifically identifying dates for commencement and completion of key project activities. Please provide your projected cost for preparing this Redevelopment Plan.

As previously stated, the urban design review of Lot 24 should be prioritized to permit review of potential proposals from developers in the first quarter of 2025.

Economic Inclusion Implementation Plan/Responsible Bidder Requirements

Please indicate if your firm is certified by the City of Cincinnati and/or the State of Ohio. Please describe any efforts you have made on past projects to include minority-owned, small and female-owned businesses and any steps you intend to take to include minority-owned and female-owned businesses for this project.

Set forth your experience in complying with economic inclusion plans on past projects. Consultant shall submit a plan for compliance with The Banks Joint City-County Policy for Small Business Enterprise, Economic Inclusion And Workforce Development and the Responsible Bidder Requirements (“The Banks Joint Policy”). The Joint Policy, enacted by both the City and the County in 2008, promotes business opportunity for small business enterprises, including minority owned and women-owned firms, in the areas of contracting and business ownership by using strategies such as outreach, marketing and oversight. The Joint Policy may be accessed here: <https://thebankspublicpartnership.com/wp-content/uploads/Planning-TheBanksProjectJointPolicy.pdf>



Submission Format

Submit fifteen (15) hard copies of the complete submission as well as a flash drive with the full submission in PDF and Microsoft Word formats. Document size on digital copy shall be no larger than 11 X 17 when printed. Brochures or other material that may be helpful in evaluating your qualifications may be included in an appendix.

Submissions must be received no later than 11:00 am (ET) on January 27, 2025 at Todd B. Portune Center For County Government, 138 East Court Street, Room 507, Cincinnati, OH 45202 ATTN: Gina Richmond, Purchasing Agent. Submissions received after the deadline will not be considered.

SELECTION PROCESS

A selection committee will evaluate and score the submissions that are submitted. Top-ranked firms may be invited to interview with the selection committee, which may be by video conference. However, the Public Parties may dispense with interviews and select the firm it finds to be the most qualified to perform the work.

Firms will be evaluated, and SOQs scored as follows:

- (20pts) Qualifications of Firm & Project Team
- (30pts) Relevant Project Experience including successful completion of comprehensive plans
- (20pts) Demonstrated Understanding of Project and Community
- (20pts) Project Approach and Schedule
- (10pts) Fee Schedule



VIEW FROM THE RADIUS APARTMENTS LOOKING SOUTH TOWARDS LOT 24 AND THE OHIO RIVER

The selection committee will make recommendations to the Public Parties who will approve the ranking of firms. Once accepted, the Public Parties will seek to negotiate a contract, a detailed scope of work,

deliverables, fee, schedule, etc. with the top-ranked firm. If unable to reach an agreement, the Public Parties will terminate negotiations and commence negotiations with the second-ranked firm, and so forth.

The Public Parties expect to evaluate submissions and provide written notification of the results within 45 days of receipt of qualifications. If interviews are held, you will be contacted at least one week before the interview date.

Neither Hamilton County, Ohio nor the City of Cincinnati will reimburse any firm or individual for any costs associated with submittal of qualifications or in the negotiation of a final agreement for work being considered. Successful Consultant will be required to enter into an agreement for this project and procure and maintain at its own expense insurance coverage.

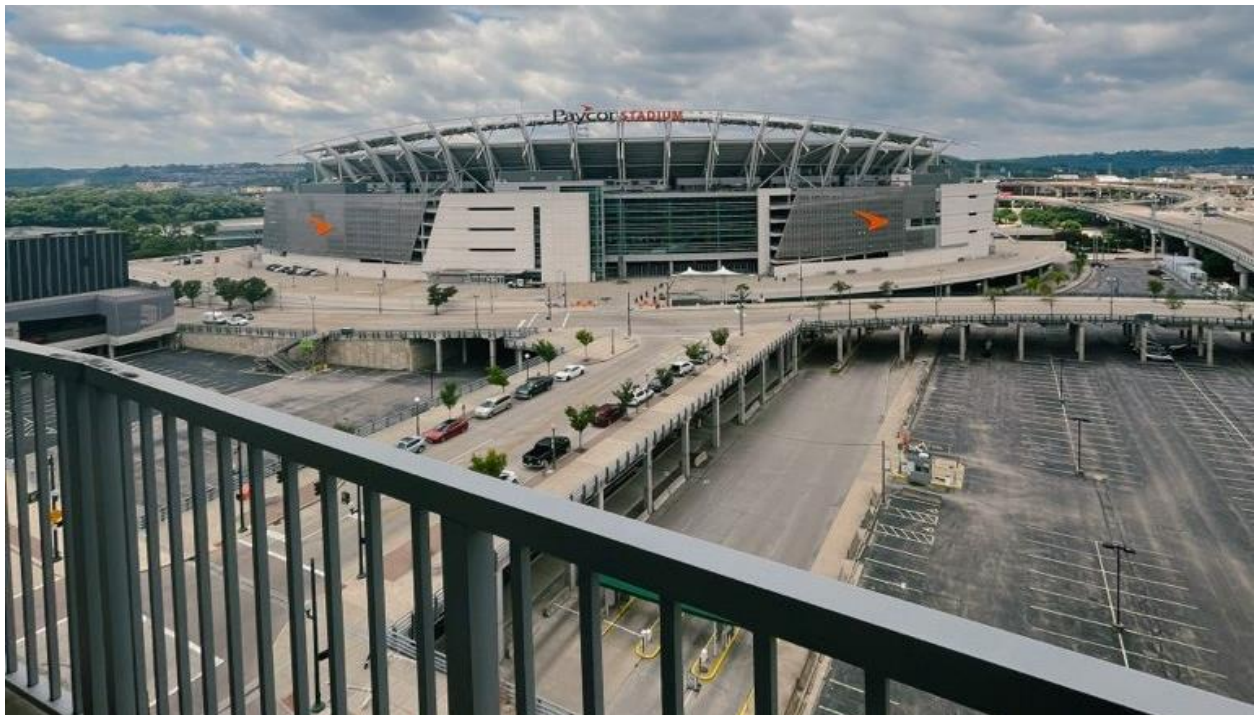
TERMS AND CONDITIONS / RIGHT TO REJECT SUBMITTALS

Issuance of this RFQ does not commit the Public Parties to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure a contract for services. All respondents should note that the execution of any contract pursuant to this RFQ is dependent upon the approval of the Public Parties.

Discretion and Authority of the Public Parties:

Reserves the right to reject any and all respondents at any time, to waive minor irregularities, and to terminate any negotiations implied in this RFQ or initiated subsequent to it.

Reserves the right to request clarification of information submitted, and to request additional information from any Respondent.



VIEW FROM THE RADIUS APARTMENTS LOOKING WEST TOWARD LOT 1, LOT 13, LOT 25 AND PAYCOR STADIUM

Reserves the right to revise this RFQ and the RFQ evaluation process. Note: Such revisions will be announced in writing to all RFQ respondents depending upon the timing of the change.

Reserves the right to award to the next most qualified respondent, if the successful respondent does not execute within a specified deadline an LOI after selection.

Determine from the information submitted in the responses, the most qualified consultant or consultant team to meet the stated duties as evaluated under the criteria set forth herein.

The issuance of the RFQ and the receipt and evaluation of submissions do not obligate the Public Parties to select a consultant and/or enter into any agreement.

Any submission does not constitute business terms under any eventual agreement.

The Public Parties will not pay costs incurred in responding to this RFQ.

The Public Parties may cancel this process without liability at any time prior to the execution of any agreement.

Firms responding to this RFQ shall disclose all existing client relationships which may impact The Public Parties and/or the selection of a firm to represent it and/or any pending or existing litigation against The Public Parties. The Public Parties shall be the sole decision-maker about whether a conflict exists between its interests and those of the firm's other clients. All responses will become the property of The Public Parties and will not be returned. The City and County are political subdivisions of the State of Ohio and, as such, are subject to the Public Records Act (Section 149.43, Ohio Revised Code) of the State of Ohio. Notwithstanding any statement herein to the contrary, the Public Parties handling of any confidentiality obligations is subject to the limitations of this paragraph. Records (as defined by Ohio Revised Code §§ 149.011 and 149.43) related to this Agreement may be subject to disclosure under the Ohio Public Records Laws.

Hamilton County, Ohio and the City of Cincinnati are equal opportunity employers and will select Consultant without regard to age, handicap, religion, creed or belief, political affiliation, race, color, sex, or national origin. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful respondents.



TENTATIVE SCHEDULE

Issuance of RFQ	December 16, 2024
Deadline for Questions on the RFQ	December 27, 2024
Deadline for Posted Responses to Questions	January 10, 2025
Submission Deadline	January 27, 2025
Interviews, if necessary	Week of February 3, 2025
Announcement of Prequalified Respondents	February 12, 2025

QUESTIONS

Questions regarding this RFQ process must be directed in writing (e-mail or mail) to the below contact. The responses to all questions will be in writing. If questions are deemed substantive to the submittal and evaluation process, a list of questions and responses to all registered respondents will be distributed through an RFQ Addendum(s).

The deadline for submitting questions shall be December 27, 2024 at 12:00 p.m.

Contact

Questions and Inquiries regarding all aspects of this RFQ should be directed to:

Gina Richmond
 Purchasing Agent
 Todd B. Portune Center For County Government
 138 East Court Street, Room 507
 Cincinnati, OH 45202
purchasing@hamiltoncountyohio.gov

REFERENCE DOCUMENTS

Links to the documents referenced herein, can be found below:

- Central Riverfront Urban Design Master Plan, along with The Banks Master Plan, as revised and amended, may be found here: <http://6nx.0e0.myftpupload.com/wp-content/uploads/Appendix-B-Urban-Design-Master-Plan-as-Amended.pdf>
- Hamilton County Economic Inclusion and Equity Policies - Hamilton County (hamiltoncountyohio.gov)
- Banks Joint City-County Policy for Small Business Enterprise, Economic Inclusion And Workforce Development and the Responsible Bidder Requirements <http://6nx.0e0.myftpupload.com/wp-content/uploads/Appendix-A-The-Banks-Joint-Policy-and-Responsible-Bidder-Requirements.pdf>

APPENDIX A

FORMS