

**RESOLUTION 22 - 40, 2022**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**AUTHORIZING ADMINISTRATOR TO ENTER INTO AGREEMENT FOR THE PURCHASE OF REAL ESTATE FOR PUBLIC PURPOSES AT 6805 CAMBRIDGE AND 6896 MURRAY, DISPENSING WITH THE SECOND READING, AND DECLARING AN EMERGENCY**

**WHEREAS**, the Columbia Township Board of Trustees wants to purchase and redevelop the vacant property at 6805 Cambridge Ave. and underutilized property at 6896 Murray Ave. (“Properties”) for adaptive reuse into active spaces with greater vitality that are complimentary to the Plainville Business District and surrounding neighborhoods.

**WHEREAS**, the Properties are located in the Township’s “downtown” area commonly known as Plainville Business District, and are both zoned Retail. The Township’s goal is to revitalize the downtown by bringing underutilized properties into its inventory so that the Township, as owner, can actively attract new investment, facilitate increased services at a better quality, and boost patronage and tourism more than the current and former passive uses at these properties; and

**WHEREAS**, no businesses will be displaced by the Township’s purchase of the Properties because the Cambridge property is vacant and the Murray property owner acquired a different property for the owner and one employee to relocate the small business; and

**WHEREAS**, the Township intends to issue RFPs so that interested and qualified entrepreneurs, partnerships, or businesses may propose restaurant, retail, or community-oriented uses that will convert these currently passive properties into active destination locations; and

**WHEREAS**, the Township believes the Murray property is feasible for redevelopment into retail, including but not limited to a restaurant, and would promote greater tourism, because it fronts Murray Ave. which is highly visible from Mariemont and is a segment of the regional bike/shared path route connecting Murray Path (Plainville Rd.) and the Little Miami Scenic Trail (Wooster Pike); the Murray property also is near the former Madison Place Firehouse which the Township is currently redeveloping into a mixed-use community facility/event center.

**WHEREAS**, The Township’s goals also include that the Murray property could support an active office user because the existing building is in excellent shape, has excellent visibility, and sufficient parking; an active office user would provide complimentary services to the community and/or would draw a higher volume of customers from within/outside the community to the business district than the current/previous occupant(s); and

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**WHEREAS**, the Township believes the Cambridge property is feasible for redevelopment into several potential uses and its goals include an active retail shop, restaurant, or a hybrid public special-use parking area/neighborhood park. The Township believes the Cambridge property also can be used for other public purposes including ancillary parking for the former Madison Place Firehouse after it is redeveloped, as part of an underground drainage system for Township roads, roadway improvements including streetscapes and/or striping for parking, as well as to facilitate environmental remediation; and

**WHEREAS**, such property may be purchased for the uses envisioned and outlined by the Township above under the Township's limited home rule power and the Ohio Revised Code including, but not limited to, R.C. 505.10, 505.26, 505.261, 505.262, 505.80, 511.11, and 5571.02

**NOW THEREFORE, BE IT RESOLVED** by the Board of Township Trustees, Columbia Township, that the Administrator is hereby authorized to enter into an agreement to purchase the Murray and Cambridge properties for \$1,050,000 total plus closing costs and to take all actions necessary to accomplish such purchase.

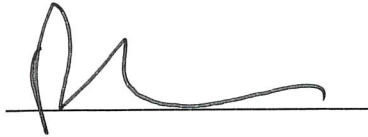
**BE IT FURTHER RESOLVED** by the Trustees of Columbia Township upon majority vote do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

**BE IT FINALLY RESOLVED** by the Trustees of Columbia Township, upon unanimous vote, hereby declare this Resolution to be an emergency measure necessary for the preservation of the public peace, health and welfare of the Township; the reason for the emergency is the immediate need to enter into the real estate purchase contract so the Township can acquire the properties at the earliest possible time and accomplish the numerous public purposes outlined above.


Motion to accept Resolution made by: MR. KUBICKI

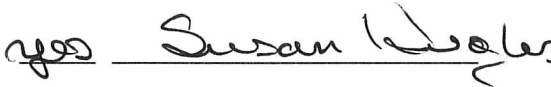
Seconded by: MR. LAMAR

**VOTE:**

TRUSTEE	Voting	Signature	Date
David Kubicki, President	Yes		07-20-2022

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Brian Lamar, Vice-President yes  07-20-2022

Susan Hughes, Trustee yes  07-20-2022

**ATTEST:**   
Caroline Heekin, Fiscal Officer

**CERTIFICATE**

State of Ohio, Hamilton County

I, Caroline Heekin, Fiscal Officer of Columbia Township, Hamilton County, Ohio, certify that the foregoing Resolution No. 22-40 is taken and copied from the record of proceedings of the township, and that it has been compared by me with the resolution on the record and is a true copy.

7.20.22  
Date

  
Caroline Heekin, Fiscal Officer

**See Attachments**

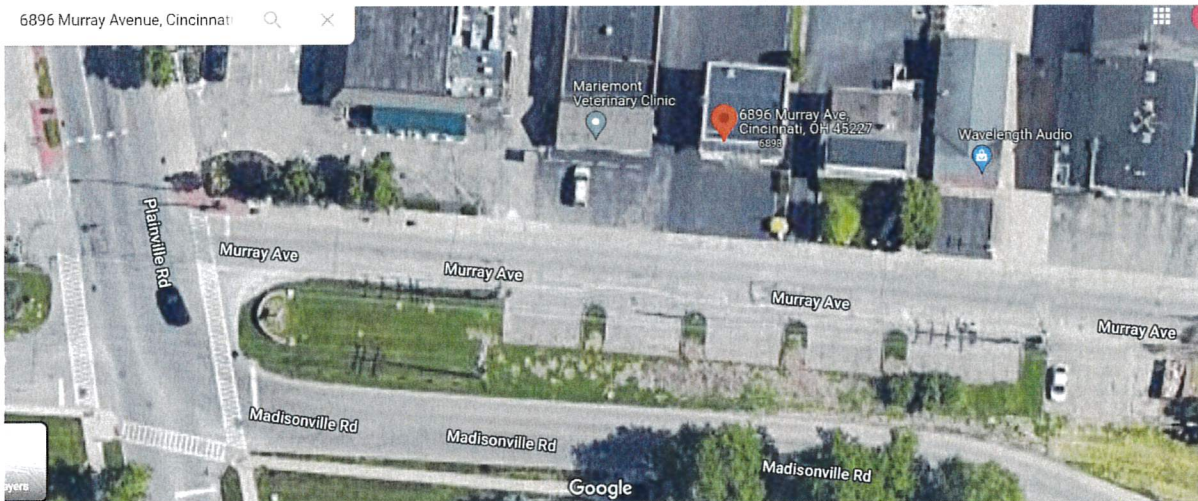
**RESOLUTION 22 - 40, 2022**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

6508 Cambridge Avenue



**RESOLUTION 22 - 40, 2022**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**6896 Murray Avenue**



# OPINION

WRITING LETTERS OR OP-  
static.cincinnati.com/letter/  
daytime phone number. Op  
also include a one-sentence

## List of dearly departed restaurants grows



### Your Turn

Andy Furman  
Guest columnist

The List. It's not just a TV show. This list grows and the results, well, not so good. In fact, come Aug. 1 another name will join this list.

Tom Baker, owner and operator of Bake's Place, a little hidden gem Downtown, will be no more. Bake's Place, a breakfast and lunch nook in the Mercantile Center lobby at 414 Walnut St., will be forced to move.

Where? Who knows?

But Baker will have plenty of company. This list grows like an uncontrollable vine. In fact, an unofficial count will push the number on this list to a very depressing 28.

Let's take a stroll down memory lane for the dearly departed Downtown eateries Baker will be joining come next month. Remember these?

Scully's, Frisch's, Great Steak, Burger Chef on Race, Squire Jacks on the Skywalk, Red Squirrel, Snappy Tomato, Roy Rogers, Long John Silvers, White Castle on Broadway, Burrito Joe's, Taco Bell, Cadillac Ranch, Maisonette, Big Cajun Mommas, Bruegger's Bagels, Atlanta Bread Company, McDonald's, Quiznos, Panera Bread, J. Gumbo's, Palominos, Chick-fil-A, Gold Star, Wendy's, Sbarro and Rock Bottom Brewery.

Yikes - it's enough to make you hungry.

So where did they go? And where are their replacements?

With office space remaining bare - as workers continue to labor from home - eating lunch Downtown, well really isn't necessary. Or is it?

Even sending packages from our lovely Downtown has been a bit of a burden. Once upon a time, there was a UPS Store at 441 Vine. It soon moved to 137 E. Fourth and then - gone.

Add them to the list.

In fact, if you need UPS services in town, the closest is on Madison Road. There's another on Glenway, Wooster Pike, Montgomery Road (2) and Eastgate North Drive.

You get the picture. You'll need UPS to get UPS.

But entrepreneurs, please don't worry. We're not here to paint a dismal picture - although it may very well seem that way.

We need people to take chances in business for our Downtown if we want to see growth. People like John F. Barrett, CEO of Western & Southern, who dream of a new Down-

town arena and do so much for the Cincinnati lifestyle.

**Dreamers are always welcome.** And there's a very good chance you won't find them on The List.

We won't forget those dearly departed on The List. And we certainly hope there aren't many more additions.

Andy Furman is a member of The Enquirer Board of Contributors. He also talks sports nationally on Fox Sports Radio, serves as PR Coordinator for The Point/Arc in Northern Kentucky and writes for the Brooklyn (NY) Daily Eagle.

**This list grows like an uncontrollable vine. In fact, an unofficial count will push the number on this list to a very depressing 28.**

# East Side wine shop behind some of Cincinnati's top restaurants

**Keith Pandolfi**

Cincinnati Enquirer  
USA TODAY NETWORK

Alex Plattner had long dreamed of opening his own pizza place. He just wasn't quite there yet. Stopping by Oakley Wines one night with his wife and his parents, he saw how a chef named David Jackman and his wife, Lydia, were running a successful pop-up restaurant called Sunday Sauce. "The space was cozy and the service was warm," Plattner said of the wine bar and retail shop. "I thought that maybe one day I could do this, too."

Eventually, the Jackmans left Cincinnati for Nashville and Plattner approached Oakley Wines owners David and Stephanie Webster with a business plan to open a pop-up pizzeria. And he was over the moon when they told him



**Oakley Wines owners Stephanie and David Webster** CATIE VIOX

they were game.

Soon, Sunday Sauce turned into Sunday Slice. Plattner brought in his own pizza oven to the wine bar in which he perfected the rustic, chewy-charred

pies. Meanwhile, the Websters helped drum up business for him by advertising the pop-up on Oakley Wines' social media accounts.

Plattner's pizzas were so successful that he decided to give the pop-up a more distinctive name, Parlor Pizza. Project, which he ran out of Oakley Wines from August 2020 through February 2021, when he secured a brick-and-mortar location. Now under the name St. Francis Apizza, the Hyde Park pizzeria is among the most popular in town.

## A launching pad

St. Francis isn't the first Cincinnati-area restaurant that Oakley Wines helped to get its start. Other restaurants that either launched or spent time there are [Bee's Barbecue](#) in Madisonville, [Cafe Mochiko](#) in East Walnut Hills, the

Olive Tree Syrian restaurant in Oakley, the local meal-kit company Moxy and Aperture, the highly anticipated restaurant from chef Jordan Anthony Brown that is set to open soon in Walnut Hills.

Oakley Wines has also worked with several chefs who have gone on to work at some of the city's most acclaimed restaurants, including Jackman, who would go on to be the first executive chef of Pearlstar and the duo of Francisco Alfaro and Joe Cheek, who now helm the kitchen at Mid-City Restaurant, among many others.

Stephanie and David Webster told me that hosting pop-ups was their way to pay it forward. They were given a similar opportunity at Rhinegeist Brewery while testing out the concept for their Over-the-Rhine cheese shop the Rhined

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## Wine shop

Continued from Page 1D

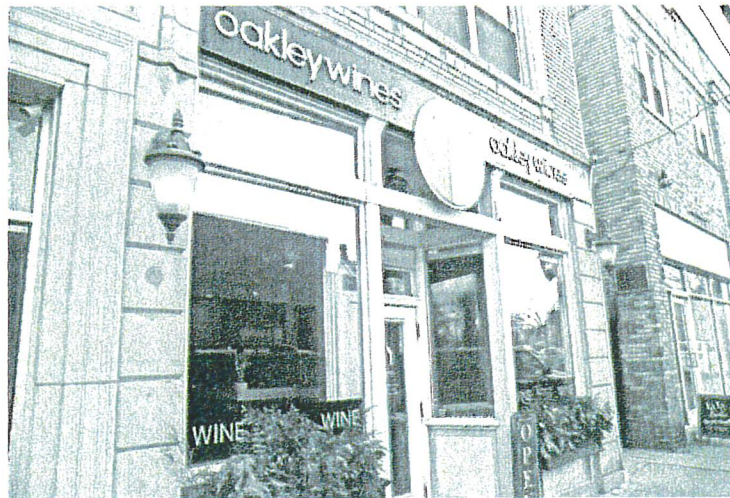
as a Sunday pop-up.

Stephanie Webster said it was a great opportunity for them to learn how to interact with and educate their customers on the various cheeses they planned to serve. It also helped them learn how to pair their cheeses with various styles of beer.

"We wanted to incorporate the opportunity they gave us into our business because it was such a meaningful experience for us," Stephanie Webster said. So while Oakley Wines employs a full-time chef, they reserve at least one weekend night (and occasional weekday) for pop-ups. Some are one-offs, while others essentially become restaurants in residence. It's a chance for them to give their own chef a break while showcasing some of their favorite chefs while also introducing *them* to Cincinnati diners.

"It definitely allowed me to get my name out there and feel more confident that this area was open to my style of pizza," Plattner said. It also helped him develop relationships with suppliers, not to mention customers, without having to worry about staffing. "They had the service staff in place, so I just had to make the pizza," he said.

Erik Bentz, who owns the acclaimed



**Oakley Wines on Allston Street in Oakley in Cincinnati** KAREEM ELGAZZAR/THE ENQUIRER

Walnut Hills ramen shop and bakery Cafe Mochiko with his wife, Elaine Townsend, signed on to do pop-ups just before the pandemic (which limited the time of their residency). He admired how the Websters were doing pop-ups as a way to help strengthen their bond with up-and-coming chefs rather than just profiting off of them. "With (them), it's more about building a community than making a dime," he said.

Bentz said the pop-ups also provide fledgling restaurants with the kind of

credibility they need to find investors and makes them more attractive to landlords looking for promising restaurant tenants. "It gives you credibility to do small pop-ups," he said.

## A win-win situation

Of course, there is something in the pop-ups for Oakley Wines, too. While the chefs keep all of the money from the sales of their food, the bar benefits from increased sales of wine, beer and cock-

tails.

It's a win-win situation, Stephanie Webster said, adding that the pop-ups also help her staff develop their skills in pairing wines with different cuisines, whether it's ramen, barbecue or pizza.

Still, she said what she and David like most about the pop-ups is the opportunities it provides to aspiring chefs. "Sometimes people just want to see if they can do it," she said. "We provide a lot of support and fill in gaps where they need it. We help them with the details and make sure it goes well for them and our guests."

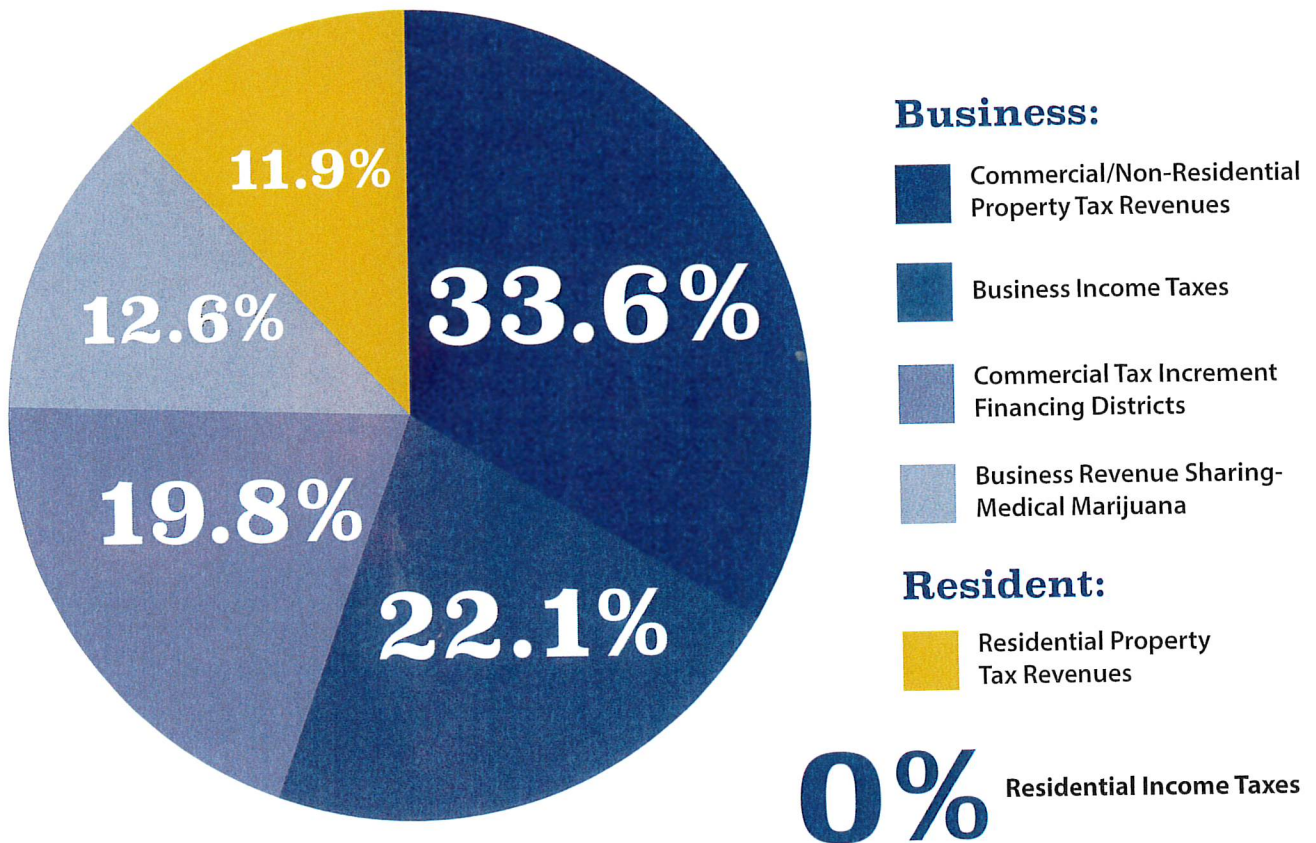
David Jackman, who ran the Sunday Sauce pop-up, eventually returned to Cincinnati from Nashville with his wife, Lydia. After spending some time as the first executive chef of Pearlstar, he is now forging ahead with a traveling pop-up called Wildweed Pasta as he prepares for his next chapter.

Looking back on his career so far, Jackman credits Oakley Wines for helping him forge the personal and professional relationships he has today. "The year we did the pop-up at Oakley is when we met most of the people we are super close to in the city today," he said. "It's the reason we moved back, because we wanted to be around that community. We owe a lot to Dave and Stephanie for that."

For information on upcoming pop-ups at Oakley Wines, follow them on Instagram @oakleywines.

Columbia Township is  
*Financially Stronger Than Ever*

**Business Revenues Now Pay for Majority of Columbia Services**



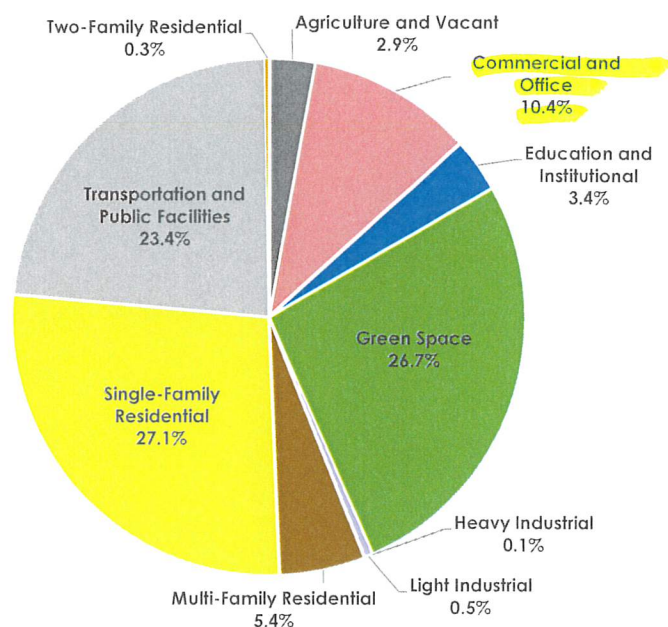


## EXISTING LAND USE

Evaluating and understanding the Township's current trends and conditions are valuable for planning future development. Looking at existing land use conditions help recognize where the Township is thriving and where the Township needs to implement strategies to address any current or potential problems.

The existing land use map was created using data from the Hamilton County Auditor, Hamilton County Regional Planning Commission, and the previous plans. There are nine land use categories. The map is parcel specific and shows the current use of all properties.

The Existing Land Use Map and graphics indicate that the Township is primarily built-out. With a limited amount of vacant space, the Township should focus on attracting infill development and redevelopment of underutilized areas. This is also important due to the Township's composition of mostly green space, single-family residential, and transportation/public facilities (totaling 77.2%). The Township has limited land dedicated to commercial and office uses (10.4% of total acreage). Therefore, focus should be given to maximizing the potential of the business districts by promoting intensification and redevelopment opportunities.



Existing Land Use	Parcel Count	Acres	% of Total Acreage
Single-Family Residential	1,964	476.02	27.1%
Green Space	293	469.07	26.7%
Transportation and Public Facilities	255	410.79	23.4%
Commercial and Office	223	183.30	10.4%
Multi-Family Residential	56	94.81	5.4%
Education and Institutional	18	59.60	3.4%
Agriculture and Vacant	19	50.93	2.9%
Light Industrial	12	8.65	0.5%
Two-Family Residential	28	4.59	0.3%
Heavy Industrial	1	1.40	0.1%
<b>Total</b>	<b>2,869</b>	<b>1,759.15</b>	<b>100%</b>

Existing Land Use Distribution Chart and Table

# ECONOMIC DEVELOPMENT

**Goal: Appropriate economic development initiatives will be created to attract a mix of business that expands the tax base for the Township.**

**Strategy: Prepare for and guide future development and redevelopment opportunities.**

## **Implementation Tactics:**

- Work with Hamilton County Development Corporation (HCDC) and similar Economic Development Organizations to provide an inventory of available buildings and lots in the Township's commercial and neighborhood areas to identify sites for new business and redevelopment of underutilized properties.
- Market available land, underutilized buildings, and Township qualities to prospective developers and businesses.
- Develop a strategic marketing plan for the Township that encourages local entrepreneurship that will flourish in commercial areas.
- Maintain communication links between the Township and businesses.
- Work with telecommunication service providers to assure that the Township is able to offer businesses "state of the art" telecommunication infrastructure.
- Promote the positive attributes of the community to prospective businesses both locally and regionally.
- Encourage continuous investment in transportation infrastructure to promote economic development within the Township.

**Strategy: Recruit high quality development and businesses (i.e. medical, office/corporate headquarters, and high-tech/technology uses, etc.) to the Township.**

## **Implementation Tactics:**

- Utilize economic development tools available to the Township to acquire and assemble key parcels.
- Encourage proposals to redevelop key areas and work with the development community on redevelopment projects.
- Encourage public/private partnerships to attract new businesses.
- Discourage development projects that will strain Township resources.

# BUSINESS DISTRICTS

**Goal: Commercial redevelopment will be promoted within the existing business districts.**

**Strategy: Encourage public and private investments in commercial districts.**

## **Implementation Tactics:**

- Use development and business incentive mechanisms, such as Tax Incremental Financing (TIF), to fund streetscape, roadway, pedestrian, and other infrastructure improvements as a catalyst for business redevelopment.
- Investigate funding opportunities from the federal government, state, or local sources for the purchase, demolition, clean up, and/or remediation of vacant properties.
- Investigate the use of new abatements or other incentives to increase the attractiveness of Columbia Township in the competitive marketplace (Economic Development tools are further explained in the Implementation chapter).
- Enhance the Special Public Interest (SPI) District design standards so they align with the recommendations set forth in this comprehensive plan.
- Promote the uniqueness of each of the business districts.
- **Foster and support redevelopment opportunities in the Focus Areas:** Ridge and Highland, Wooster Pike, and Plainville Road/Madison Place South.

## **SPI DISTRICTS**

Special Public Interest (SPI) Districts are intended to provide supplemental regulations or standards that may either relax or restrict the "base" zoning in a specific location in order to guide development. Columbia Township follows the regulations set forth in Chapter 8 of the Hamilton County Zoning Resolution.

Columbia Township has three areas that abide by SPI District regulations:

- Ridge and Highland Suburban Center District Principles: SPI-SC 2006-08
- Wooster Pike Suburban Corridor District Principles: SPI-SC 98-1
- Plainville Road Suburban Corridor District Principles: SPI-SC 2006-03

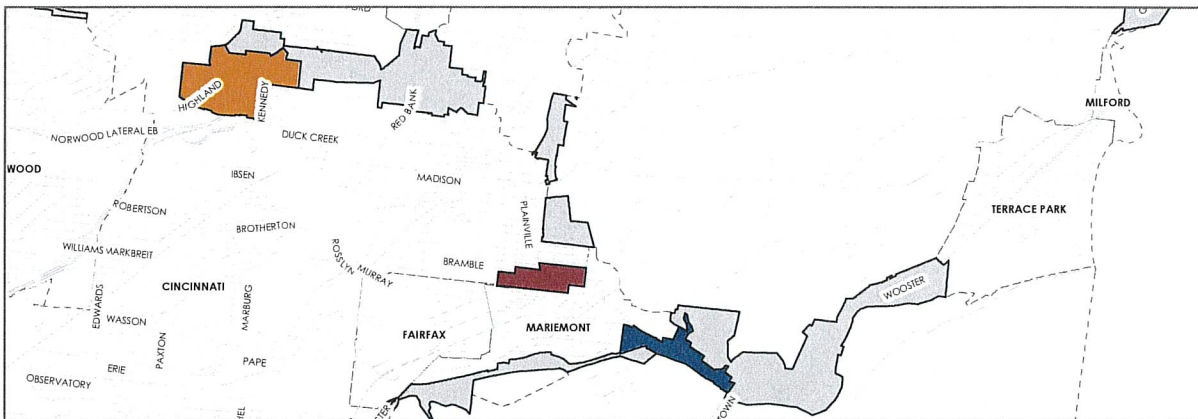
Please refer to the specific Focus Area recommendations set forth in the Future Land Use chapter of this plan for additional information.

## FOCUS AREAS

Columbia Township has three distinct business districts. Each district has a unique makeup and set of circumstances that require individual attention and district-specific recommendations that can guide redevelopment efforts. As Columbia Township evolved into nine "islands," the need for strong business districts are crucial to its economic stability and longevity. Therefore, each of the three business districts are highlighted as a "focus area" in this plan. Each focus area includes unique recommendations for potential redevelopment areas, access and transportation improvements, and image and identity enhancements to bolster the business districts. The purpose of each focus area plan is to stimulate the development potential of key properties which benefits the community overall.

The focus areas are:

- **RIDGE AND HIGHLAND** – This area contains the properties around the intersection of Ridge Road and Highland Avenue. This area also contains the properties in the Township along Kennedy Avenue and the properties along Lucille Drive, Monardi Circle, and Kenoak Lane.
- **WOOSTER PIKE** – This area contains properties fronting on Wooster Pike (US Route 50) from the Mariemont incorporation line to the Wooster Pike/Newtown Road intersection. This also includes properties between Elm Street and Orchard Street, the Mariemont Players Building, and the park along Muchmore Road.
- **PLAINVILLE ROAD** – This area is bordered by portions of Bramble Road to the north, portions of Murray Road to the south, portions of Blaney Avenue to the west, and portions of Berwick Street and Grove Avenue to the east.



Focus Area Location Map

Each focus area addresses the following:

- **POTENTIAL REDEVELOPMENT AREAS** - Potential redevelopment areas identify portions of the focus area that are suitable for changes in land use or intensity. The uses identified in the potential redevelopment areas should be encouraged by the Township to accomplish the goals of this plan. Areas not identified as a redevelopment area should comply with the underlying future land use plan designations.

## PLAINVILLE ROAD FOCUS AREA

### VISION

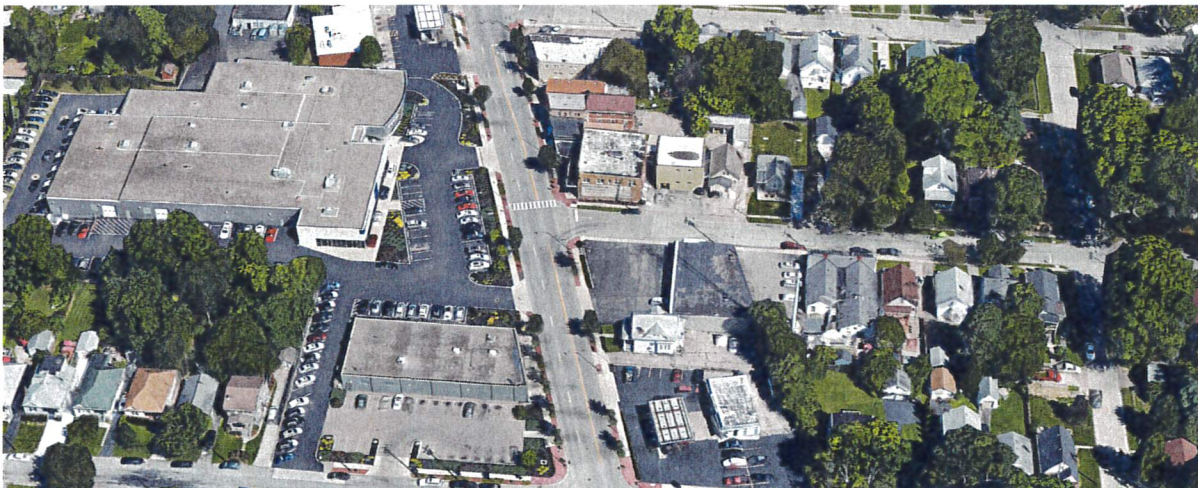
The Plainville Road Focus Area is the traditional neighborhood business district of the Township. The area should focus on retaining existing businesses while recruiting small scale, walkable developments to complement the neighborhood and adjoining communities. The area should work to attract an eclectic mix of established businesses and start-up ventures that provide new goods and services to neighborhood residents.

The Plainville Road focus area, also referred to as Madison Place South, is made up primarily of properties having direct frontage on Plainville Road and the adjacent residential neighborhoods. The area has a traditional "Main Street" feel with a mix of buildings, development forms, and uses spanning from convenience retail to car dealerships. This area has experienced some commercial vacancies over the years, and the continued investment and success of this district is a priority of the Township. This has been demonstrated in the recent past with the installation of a streetscape effort along Plainville Road that included new street lights, street signs, planters, wider sidewalks, ADA markers, trees and landscaping, underground utilities, benches, and trash receptacles.

The area has an older housing stock. The cottage/bungalow style is predominate throughout the focus area, with a majority of homes being constructed around the 1930s to 1950s. The district includes some multi-family uses and two-family houses which provides some housing diversity. Property maintenance repairs and energy efficient upgrades are examples of the types of projects that would benefit the dwelling units in the focus area. Such projects improve the quality of housing and potentially improve property values. Several streets in this area lack curbing and lane striping. Infrastructure improvements such as curbing can improve stormwater control and provide aesthetic benefits.

Key items to address within this focus area:

- Building style
- Accessibility to resources
- Commercial density
- Residential stability and neighborhood preservation
- Walkability



# Plainville Road Focus Area Map

## Columbia Township 2017 Plan Update



## PLAINVILLE ROAD POTENTIAL REDEVELOPMENT AREAS

### Mixed Use "MU"



The mixed use area should focus on the redevelopment of properties along Plainville Road and properties adjacent to the core. New construction should be multiple stories that include a mix of uses. New and infill developments should be located at the back of sidewalks and should frame the corner of intersections. Outdoor patios and other activity areas are encouraged. Parking facilities should be located to the side or rear of buildings.

### Neighborhood Preservation & Improvement "NP"



The existing residential uses should be promoted and protected in this area. Much of the housing stock is aging and needs upgrades that will improve the quality and efficiency of the homes. Property maintenance efforts should be promoted to improve the aesthetics of the district. Recently, Madisonville and the surrounding residential neighborhoods have experienced a resurgence and new demand for the existing housing stock. The Township should use this momentum to promote the overall improvement of this district to stabilize the existing residential uses.

## PLAINVILLE ROAD ACCESS AND TRANSPORTATION RECOMMENDATIONS

- **CONNECT TO REGIONAL TRAIL NETWORK** – Extend the Fairfax Bike Trail along Murray Avenue to connect into the focus area. Explore other opportunities for trail connections to the Little Miami and the Wasson Way trail.
- **INSTALL MID-BLOCK CROSSWALKS** – Mid-block crosswalks should be installed in key areas of the Plainville Road corridor to encourage a walkable community atmosphere. Coupled with the streetscape improvements installed recently, these changes should encourage pedestrian activity.
- **CREATE ADDITIONAL PARKING FACILITIES** – Parking in this area can be difficult at times. New on-street parking and off-street parking options should be identified that would benefit the district overall.
- **PROMOTE ACCESS MANAGEMENT PRINCIPLES** – Access management improvements that may be appropriate include the consolidation of access points to private developments, use of access roadways or shared driveways, and cross-access and cross-paring agreements.

## PLAINVILLE ROAD SUBURBAN CORRIDOR DISTRICT PRINCIPLES: SPI-SC 2006-03 SPI District Design Factors

The Plainville Road Focus Area falls under Special Public Interest (SPI) District regulations. The purpose of these regulations are to enhance efforts of current business owners and to develop a higher quality retail district. The following are the design factors currently listed by the Plainville Road Suburban Corridor District:

- Apartments and attached condominiums are permitted in the retail business district
- Increased intensity of lot area, bulk, and yard requirements
- Reduced off-street parking requirements
- Sign design principles
- Additional bufferyard requirements
- Streetscape requirements
- Architectural requirements for buildings and roofs

These supplemental regulations are tailored for this district and are intended to encourage quality development projects. The existing regulations should be evaluated to determine if they are still appropriate or if they need to be adjusted to implement the recommendations of this Plan. For further detail on this district, please refer to the 2006 Plainville Road Corridor Special Public Interest Strategies Plan and/or the Hamilton County Zoning Resolution.