DESIGN NARRATIVE

Now entering the ANCHOR, a catalytic development, captivating the pockets of industry momentum throughout the region. By creating a mixed use, pedestrian friendly, and transportation-oriented development, the ANCHOR creates an inclusive plan to nourish the riverfront, and bridge the gap to downtown Cincinnati while linking to Northern Kentucky.

Promoting current and proposed transportation infrastructure, the ANCHOR becomes a place of convergence. The ANCHOR not only connects to the riverfront to downtown, but binds the region. Utilizing its strategic location, the ANCHOR embeds itself as a hub to the streetcar extension to Northern Kentucky, a regional rail line, Cincinnati Red Bikes, and the River Center Transit. Serving as a critical base for industries that endorse start-up innovation, creativeness, and wellness on a regional scale.

CREATIVES

The startup culture is booming throughout Cincinnati’s region, as a home to multiple accelerators, incubators, and co-working spaces. Advocating native enthusiast fostering entrepreneurship, infiltrating local universities and attracting national investors, Cincinnati has sparked regional innovation interest. The ANCHOR meets the regional market by constructing a foundation through a civic resource center dedicated to the startup-innovation, a place for networking opportunities and innovative work space at the Hive.

WELLNESS

“ Becoming a healthier Cincinnati” and “Preserving our natural and built environment” are the key goals in Cincinnati’s redevelopment. The ANCHOR fosters these goals by providing a central hub for wellness dedicated to innovative solutions to urban health issues while providing a platform for stakeholders throughout the region at the OASIS.

STRATEGY

Cultivating Cincinnati’s existing synergy, the ANCHOR launches itself as a hub for these industries. Not only constructing their own innovative solutions, but building upon existing destinations such as Great American Ballpark and Paul Brown Stadium. Developing a physical connection, The ANCHOR, embeds itself into downtown Cincinnati by the development of PASSAGE PARK, a catalytic civic space covering Fort Washington Way. Capitalizing upon PASSAGE PARK, the ANCHOR binds itself to downtown by the redevelopment of Third Street. Third street is a strategic redevelopment strategy that activates and draws pedestrians to and from downtown through mixed-use developments such as ANCHOR STATION FOOD HALL. Fostering a diverse community through developing needs to the riverfront including; hotel, office, retail, residential and transit. The ANCHOR closes the gap by providing a true place of multidisciplinary collaboration and user centric focus, through a regional scope to fasten the urban core.

FINANCIAL NARRATIVE

OUR OPPORTUNITY

The catalyst to redefine downtown Cincinnati, the ANCHOR, provides 4 million square feet of new development and repurposed acquisitions that will increase the site’s value from $127 million to over $1.25 billion in 10 years.

Catalytic Phasing Program is deployed strategically, with an early focus on multifamily and special use amenities supporting additional retail and later hotel and office product.

Prior to new construction, the development group will acquire roughly 14 acres of land and air rights valued at $36 million, along with several existing buildings including “Radius at the Banks.”

Phase I is launched with the repositioning of Radius and the GE building to include additional retail space and re-cladding to fit ANCHOR’s design aesthetics. Expecting that GE will relocate operations to their Evendale campus, the development group will partner with the current owners to reimagine the building as the Hive, the focal point of ANCHOR. Additional construction establishes phase I with 220,000 SF of Medical Office in OASIS, 170,000 SF of retail, affordable creative space, restaurants and office located in REEL, along with nearly 750 new apartment units.

In 2024, Phase II will embed ANCHOR’s concept with ANCHOR STATION, a 700,000 SF mixed use structure combining 646 apartments, a 160-room luxury hotel, with a 27,000 SF food hall, 45,000 sf of retail and transit hub. Phase II further connects the ANCHOR to the rest of the city by decking infrastructure above Ft. Washington Way and the streetcar extension. These public infrastructure projects costing $80 and $27 million respectively.

Phase III binds the ANCHOR to downtown Cincinnati by redeveloping 3rd St with over 380,000 SF of office, 100,000 SF of retail, and 764 new apartment units.

PARTNERSHIPS AND PUBLIC BENEFIT

ANCHOR commits to building nearly 200 affordable apartment units across all phases and will allocate $15 million to support public infrastructure initiatives. The development accommodates enough space for over 5,000 new permanent jobs, provides housing for over 2,100 households, and will generate over $270 million in new real estate taxes over the next 20 years.

The development group seeks to include community stakeholders in the ANCHOR. Strategic partnerships will be forged with groups such as the Cincinnati Bengals, ArtsWave, the Haile Foundation, the National Underground Railroad Freedom Museum, and the Cincinnati Reds to provide grants, and develop complementary program.

ROBUST FINANCIALS

ANCHOR is financed with 70% LTC construction loans in each phase, which are refinanced with 65% LTV permanent debt once stabilized. Project TIFs totaling $94 million are utilized in all three phases to finance parking and infrastructure. Underwriting assumptions are conservative, with construction and absorption occurring over several years for each phase. Reserves are held for capex items, tenant improvement allowances, leasing commissions, and contingencies. The development group will contribute nearly $34 million, and has commitments for over $192 million from joint venture investors to round out the equity portion. The $818 million ANCHOR achieves a levered IRR of 26% and an equity multiple of 2.95x.

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