In a strategic partnership with 3CDC, Cynapse Cincy leverages Cincinnati culture and the waterfront site to invigorate the local economy and connect downtown Cincinnati to the banks of the Ohio River. Cynapse undertakes the creation of a smart development that creates a new human-centered innovation hub by pioneering technological innovation and green development practices.

We believe that education is key to sustainable, dynamic long-term growth. As such, the cornerstone of Cynapse is the opening of a new technology, business and design university campus to move into lot X on 3rd street. Much like the Cornell Tech development that was crucial in making the development of Roosevelt Island in New York City a riveting success, a bid will be issued for free tenancy to a major university with a leading technology program. The winning will host 2,000 new university students and hire 200 new professors. This economic infusion will not only build and attract the human capital that the new technology industry in Cincinnati will hire, but will catalyze large-scale mixed-use development around the lower downtown waterfront area.

Top companies will need nearby real estate to run operations, and new employees will need housing and commerce. In the Central Business District, jobs will be increased by 11 percent and residences by 33 percent. This is pivotal in infusing the area with 24-hour activity.

An animated new 2.5 acre Freedom Park (extending from Race to Vine street over Fort Washington Highway) much like Dallas’ Klyde Warren Park, will host year-round programming, becoming a new destination in Cincinnati and raising the value of nearby property. This new green is strategically located to attract pedestrians from the Duke Energy Convention Center, Fountain Square, and the Aronoff Center for the Arts.

A new on-grade transportation center at Freedom Park will bring to life the River Transit Center and mark the extension of the Cincinnati Bell Connector route to the waterfront, which will tie the river to the Over-the-Rhine district and other neighborhoods.

Given the downtown zoning FAR of 11 above Fort Washington Way, the development rights for 1.35 million square feet of Freedom Park will be transferred onto lots B, C, D and G and developed as mixed-use buildings.

As the heart of the development, lot X will be acquired first and redeveloped into a technology campus with office and residential towers above. A loan will be taken out from Bank of America to cover land acquisition and demolition costs. An up-zoning of the lot from an FAR of 11 to 16 will be solicited from the city on account of building a new university. The additional 1.3 million buildable square feet, which will be converted to office and residential units above the university campus, will cover the costs of the campus. The campus will be given to the University with the winning bid, securing the anchor tenant.

Phase I of the development will also include the decking of Fort Washington way from Elm to Main street and the addition of structural piers to sustain towers on lots A.1 and A.4. This major infrastructural investment will extend the downtown to the banks while also creating Freedom Park. This, along with other infrastructural improvements to the streets and Riverfront Park, will be financed through Tax Increment Financing.