



Brent Spence Bridge Replacement/Rehabilitation Project

Relocation Assistance Program Conceptual Survey

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TABLE OF CONTENTS

1.0 INTRODUCTION 1

 1.1 Purpose and Need for Highway Improvement 1

 1.2 Study Area 1

 1.3 Conceptual Alternatives 2

 1.3.1 Build Alternative 2

 1.3.2 No Build Alternative 2

2.0 PURPOSE OF THIS STUDY 2

3.0 RELOCATION IMPACTS 3

 3.1 Estimated Displaced Businesses 3

 3.2 Estimated Relocation Costs 4

 3.3 Profile of Commercial Properties 4

 3.4 Available Commercial Properties 15

 3.5 Estimated Displaced Residential Structures 16

 3.6 Available Residential Housing 16

 3.7 Family Characteristics and Statistics 17

4.0 OTHER COMMUNITY CONCERNS 18

 4.1 Effects of the Project on the Community 18

 4.2 Other Competing Transportation Projects 19

 4.3 Potential Hazardous Waste Concerns 19

5.0 CONCLUSION 19

LIST OF TABLES

Table 1 Total Impacted Units

Table 2 Business Impact

Table 2.1 Residential Impact

Table 3 Estimated Relocation Costs Per Alternative

Table 4 Estimated Relocation Costs Per Business

Table 4.1 Estimated Relocation Costs Residential

LIST OF EXHIBITS

Exhibit 1 Project Study Area

Exhibit 2 Property Location Map

Exhibit 3 Available Commercial Properties Map

Exhibit 4 Available Housing Map

Exhibit 5 OKI / Hamilton County – Transportation Projects FY 2006 - 2009

APPENDICES

Appendix A Auditor Tax Cards with Photos

Appendix B Available Commercial Properties

Appendix C Available Housing and Census Information

1.0 INTRODUCTION

Interstate 75 (I-75) within the Greater Cincinnati/Northern Kentucky region is a major thoroughfare for local and regional mobility. Locally, it connects to I-71, I-74 and US Route 50. The Brent Spence Bridge provides an interstate connection over the Ohio River and carries both I-71 and I-75 traffic. The bridge also facilitates local travel by providing access to downtown Cincinnati, Ohio and Covington, Kentucky. Safety, congestion and geometric problems exist on the structure and its approaches. The Brent Spence Bridge, which opened to traffic in 1963, was designed to carry 80,000 vehicles per day. Currently, approximately 150,000 vehicles per day use the Brent Spence Bridge and traffic volumes are projected to increase to 200,000 vehicles per day in 2025.

The I-75 corridor within the Greater Cincinnati/Northern Kentucky region is experiencing problems, which threaten the overall efficiency and flexibility of this vital trade corridor. Areas of concern include, but are not limited to, growing demand and congestion, land use pressures, environmental concerns, adequate safety margins, and maintaining linkage in key mobility, trade, and national defense highways.

The I-75 corridor has been the subject of numerous planning and engineering studies over the years and is a strategic link in the region's and the nation's highway network. As such, the Ohio Department of Transportation (ODOT) and the Kentucky Transportation Cabinet (KYTC), in cooperation with the Federal Highway Administration (FHWA), are proposing to improve the operational characteristics of I-75 and the Brent Spence Bridge in the Greater Cincinnati/Northern Kentucky region through a major transportation project.

1.1 Purpose and Need

The Brent Spence Bridge Replacement/Rehabilitation Project is intended to improve the operational characteristics within the I-71/I-75 corridor for both local and through traffic. In the Greater Cincinnati/Northern Kentucky region, the I-71/I-75 corridor suffers from congestion and safety-related issues as a result of inadequate capacity to accommodate current traffic demand. The purpose of this project is to:

- Improve traffic flow and level of service,
- Improve safety,
- Correct geometric deficiencies, and
- Enhance connections to key regional and national transportation corridors.

1.2 Study Area

The project study area is located along a 6.5 mile segment of I-75 within the Commonwealth of Kentucky (state line mile 188.0) and the State of Ohio (state line mile 2.7) (Exhibit 1). The southern limit of the project is 2,800 feet south of the midpoint of the Kyles lane interchange on I-71/I-75 in Fort Wright, south of Covington, Kentucky. The northern limit of the project is 1,500 feet north of the midpoint of the Western Hills viaduct interchange on I-75 in Cincinnati, Ohio. The

eastern and western limits of the study area generally follow the existing alignment of I-75.

1.3 Conceptual Alternatives

1.3.1 Build Alternatives

A total of five alternatives and 12 sub-alternatives are under study for the Brent Spence Bridge Replacement/Rehabilitation Project:

- Alternative 1: Queensgate Alignment I-75. New Queensgate Bridge (2x5 lanes) for I-75 and rehabilitation of existing Brent Spence Bridge (2x2 lanes) for I-71 and local traffic.
- Alternative 2: Queensgate Alignment for I-75 and I-71. New Queensgate Bridge (2.7 lanes) for I-71/I-75 and rehabilitate existing Brent Spence Bridge (2x2 lanes) for local traffic.
- Alternative 3: New bridge just west of the existing bridge for I-75. New double-deck bridge (2x5 lanes) on west side of the existing Brent Spence Bridge for I-75 and new/rehabilitation double-deck bridge (2x2 lanes) at existing Brent Spence Bridge for I-71 and local traffic.
- Alternative 4: New bridge just west of the existing bridge for all traffic. New double-deck bridge (2x5 lanes each direction on top) for I-75 and (2x3 lanes each direction on bottom) for I-71 and local traffic on west side of the existing Brent Spence Bridge and remove existing Brent Spence Bridge.
- Alternative 5: New bridges for I-75 traffic use on both sides of the existing bridge. New single-deck bridges (2x5 lanes) on each side of the existing Brent Spence Bridge for I-75 and rehabilitation of existing Brent Spence Bridge (2x3 lanes) for I-71 and local traffic.

The sub-alternatives include:

- I-75 Northbound KY 12th Street Ramp (two sub-alternatives)
- I-71/US 50 Interchange (two sub-alternatives)
- I-71/I-75/US 50 Interchange (three sub-alternatives)
- I-75 Ohio Collector – distributor road/Arterial Improvements (two sub-alternatives)
- Western Hills Viaduct Interchange (three sub-alternatives)

1.3.2 No Build Alternative

The No Build alternative consists of minor, short-term safety and maintenance improvements to the Brent Spence Bridge and I-75 corridor, which would maintain continuing operations. The No Build alternative does not meet the Purpose and Need goals; however, this alternative will be carried forward as a baseline for evaluation of the conceptual alternatives.

2.0 PURPOSE OF THIS STUDY

This Relocation Assistance Program Conceptual Survey has been prepared to determine the residential and business relocations within the proposed conceptual

alternatives. This report only addresses the State of Ohio. This survey has been conducted in accordance with ODOT's Office of Real Estate's Relocation Manual Section 6106.01. Relocation planning needs to begin early in the development of a project. While the purpose of this study is to identify the number of relocation units which may be impacted by each alternative, it is also intended to recognize the problems associated with displacement of residences and businesses and minimize adverse impacts. The following information has been obtained by visual inspection of the study limits, from aerial maps and other secondary sources, all listed within this report. The impact area used to determine displacements is represented by a 100 foot buffer extending from the east and west limits of the five alternatives. There are residential apartment structures to be displaced within the Ohio section of this project. There are 60 businesses which may be affected by the proposed highway improvements. Information has been gathered on each of these businesses in order to determine the impact on the businesses, the advisory services that will be required to assist the businesses in their relocation and the estimate of costs involved with each relocation unit.

Information on the residential apartments was gathered from auditor's records and web sites.

Information on the businesses was gathered from the Chamber of Commerce, visual inspections, web sites and discussions with local commercial realtors at CBRE and Grubb & Ellis.

3.0 RELOCATION IMPACTS

3.1 Estimated Displaced Businesses

The estimated structures to be acquired, located within the 100 foot impact limits for each of the alternatives, are summarized in Table 1. Table 1 shows an overview of relocation impacts for the various alternatives.

- Alternative 1, including its sub-alternatives, will displace 15 businesses and cause six personal property moves.
- Alternative 2, including its sub-alternatives, will displace 30 businesses and cause seven personal property moves.
- Alternative 3, with its sub-alternatives, will displace 30 businesses and cause seven personal property moves.
- Alternatives 4 and 5, including sub-alternatives, will both displace 26 businesses and cause four personal property moves.

A detailed list of all businesses with each of the affected structures is shown in Table 2. There are a total of 26 structures that may be affected by the various alternatives, with a possible 60 businesses being impacted.

There are no relocation units estimated to be within the impact limits of:

- I-71&US-50 Sub-Alternative 2,
- I-71 Sub-Alternative 1 C-D Roads,
- I-75 Sub-Alternative 2 Arterial Improvements,

- I-75 Sub-Alternative WHV-1 Offset Roundabout Diamond,
- I-75 Sub-Alternative WHV-2 Single Roundabout Diamond,
- I-75 Sub-Alternative WHV-3 SPUI

3.2 Estimated Relocation Costs

Estimated relocation costs for each relocation unit which may be affected by one or more alternative has been determined. Table 3 reflects estimated relocation costs separated into the various alternatives. Table 4 reflects the estimated relocation costs per estimated relocation unit for the business properties. Table 4.1 reflects the estimated relocation costs for the residential properties.

Alternatives 3, 4 and 5 will cause the most impacts on businesses. This is due to the multiple tenants located in the Longworth Office complex. Within the Longworth Office Complex, there are currently 22 tenants occupying the east end of the building, which has five floors. At this time, only the east end of this building was evaluated.

Alternative 2 has an impact on the Townview Office Complex which currently has nine offices occupied with four vacancies. This alternative will also cause the relocation of a Ford Dealership, a large manufacturing business - Interstate Brands, a Sunoco gas station, and a Correction Facility.

Included in this report is a copy of the Auditor's Tax Card and a photo of each structure parcel which may be affected by this project. This information is found in Appendix A. The location for each of these commercial structures is shown and identified by number on aerial photograph labeled Exhibit 2. The identifying number of each relocation structure corresponds with Table 2 and Table 2.1.

3.3 Profile of Commercial Properties

There are 27 structures identified that may be acquired by one or more of the alternatives. Twenty-six structures are commercial, with the 27th being part of the residential apartment complex. The residential displacements will be discussed in more detail in Sections 3.5 – 3.7. Within these 26 structures, 60 businesses may need to be relocated and six personal property moves would need to be completed. Information has been gathered on each of the 60 businesses. Below is a profile of each business and a discussion on the issues/problems associated with their displacement. The Auditor's Tax Card and a photo of each structure parcel is provided in Appendix A. The location for each of these commercial structures is shown and identified by number on aerial photographs labeled Exhibit 2. The identifying number of each relocation unit corresponds with the structure number assigned on Table 2.

BUSINESS 1 & 7 -- Cincinnati Bulk Terminal (CBT) is located at 895 Mehring Way and 800 West 5th Street. The company occupies a multi story building used as a warehouse by CBT. CBT is on a six month trial lease and may extend to a five year lease if the facility works out. Present indication is that it is working out. CBT services the Cincinnati area. This company employs approximately 15-20 people. CBT will need a replacement site which will serve as a warehouse. With the

expanded area serviced by this company, they will not be limited to finding a replacement site in the immediate area. As long as the materials needed for its customers are accessible, complications with downtime during the move are not foreseen. Depending on the alternative, this move could be a total business move or a simple personal property move of bulk items. While it is expected that time will be spent searching for a replacement site, it is not expected that the move will be difficult or need to be prolonged to lessen a negative impact on productivity.

BUSINESS 2 -- S&S Transfer is located at 223 Gest Street and 824 Mehring Way. This business occupies a one story building with office and garage area with overhead doors with 6,901 square feet. Heritage Environmental, which appears to be the environmental arm of S&S Transfer, operates from a one story building with office and garage area with multiple overhead doors. This building encompasses 13,050 square feet. This business provides environmental testing services for land and appears to be connected in business with S&S Transfer. From a conversation with a worker on site, it is believed they operate as one business. Indications are that Heritage Environmental has approximately 30 employees and S&S Transfer has approximately 10 employees. The structure occupied by Heritage Environmental appears to be used as a storage facility with some employees reporting to, but not working at this site. The company performs trucking possibly for Cincinnati Bulk Terminals. They may also perform trucking of hazardous materials for Heritage Environmental. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is expected that there will be standard office furniture and garage and mechanical equipment involved in the move.

BUSINESS 3 -- SUNOCO Service Station is located at 844 West 7th Street and shares the structure with a Subway and Krispy Kremes. The structure contains 3,195 SQUARE FEET. Each business is operated separate from the other and would be considered three separate relocations. While providing general auto repair services, this business also serves as a convenience store. The service area of this business will most likely have equipment that will require disconnection and dismantling such as an air compressor with air lines and lifts, and will have a labor intensive move with a categorized inventory of tools and parts. There may also be on site waste materials to be disposed of properly. Sunoco is part of a franchise. The relocation counselor will need to be familiar with any requirements the corporate office may have in the new location.

BUSINESS 4 -- Subway is located at 844 West 7th Street. Subway is part of a franchise with various locations in the Cincinnati area. This is a fast food restaurant. This business has approximately five employees with two shifts. As part of a franchise, this business will need to find a replacement site that remains a certain distance from the other Subways in the area. With these criteria, finding a suitable location may be difficult. The actual move of the restaurant will require input from the restaurant owner, as well as an experienced commercial mover. The relocation counselor will need to be familiar with the requirements of the franchise.

BUSINESS 5 -- Krispy Kremes is located at 844 West 7th Street. Krispy Kremes is part of a franchise with various locations in the Cincinnati area. This is a fast food restaurant. This business has approximately four employees with two shifts. As part of a franchise, this business will need to find a replacement site that remains a certain distance from the other Krispy Kremes' in the area. With this criterion, finding

a suitable location may be difficult. The actual move of the restaurant will require input from the restaurant owner, as well as an experienced commercial mover. The relocation counselor will need to be familiar with the requirements of the franchise.

BUSINESS 6 -- Fuller Properties – Ford Dealership is located at 900 West 8th Street. This structure contains 78,119 SQUARE FEET and covers 7.510 acres. This location has approximately 50-60 employees. This business provides sales and service - oil changes and repairs to vehicles. This dealership is a Ford franchise which has guidelines that would need to be followed in choosing a replacement site. Other items to be considered besides location, is property size, zoning and traffic. The replacement site would need to remain a distance established by Ford from all other Ford Dealership locations. The headquarters for Ford is located in Detroit Michigan. The actual move would be considered difficult, once the replacement site is found. The move may require specialized movers for sensitive equipment. Specialized moves could include computerized lifts, in floor diagnostic systems, computer network tied into corporate office. There may also be a body shop with a paint booth. New and used vehicles will require care in moving. There will be some disconnection/reconnection and some possible trade fixtures to address. The relocation counselor will need to seek guidance from the corporate office of Ford in order to assist the owner's relocation and assuring that all corporate requirements are met. A separate move may be required for the signage. The relocation counselor will need to exhibit good planning and work closely with the manager of this dealership to ensure a smooth transition to the new location to lessen downtime.

BUSINESS 7 -- First National Bank is located at 717 Linn Street. This structure contains 3,088 SQUARE FEET of space with canopies for drive thru window service. It is estimated that this business has approximately 15-20 employees. Relocating this business could prove difficult. While, there may be commercial sites available, this bank is a branch and an acceptable area to relocate the bank will be limited due to the distance to other bank facilities. This bank also would have extensive security. Some banks will have pea gravel in the walls, motion sensors, alarms, safes and bullet proof glass. The security measures of this type of business usually far exceed the normal level. A replacement site will need renovations to accommodate the security requirements. The move of the contents of its safes will require a specialized security company. The time frame for the move to be complete will be short, but the time for renovations to be completed on a replacement site could be time consuming. The appraiser and the relocation counselor will need to coordinate the completion of the Property Inventory Classification form.

BUSINESS 8 -- Interstate Brands Corporation – Butternut Brands is located at 747 West 5th Street. Alternative 1 would be personnel property move from shed. Alternative 2 would be the complete relocation of this business. This company operates a large, food processing plant with overhead doors and docks. At this site, the company employs approximately 480-500 persons. It is anticipated that this business will be difficult to relocate and the timeline for coordinating the move will extend over several months. The company will require a replacement site of similar size. The building will require renovations to accommodate this type of business. Equipment to be moved may require special handling. There may be "trade fixtures" that need to be moved such as a conveyor system. Completion of the Property Inventory Classification form will need to be coordinated with the appraiser. A replacement site may need to adhere to code requiring expensive renovations not

currently required at the subject site. This could become a problem, financially, for the owner. The relocation counselor will need to be aware of local health codes and any United States Dairy Association requirements relative to food processing. Planning for this move will need to begin at the pre-acquisition survey stage to assure all regulations are followed.

BUSINESS 9 -- Cincinnati Bulk Terminal –See Business Number 1 for profile.

BUSINESS 10 -- Hudepohl Square is an older structure located at 801 West 6th Street. The building appears to be vacant at this time with no on site advertising device to identify what type of occupancy the building may have or its use. A visual inspection did show signs of renovations. In discussions with a commercial realtor, it was indicated that reconstruction had started for office condos and had stopped due to lack of funds. A move, at this time, would be for personal property and nothing requiring special handling. Should this alternative be chosen, this property should be acquired as an advance acquisition to reduce the acquisition costs - before renovations and improvements are completed and numerous tenants are on site.

BUSINESS 11 -- George Fern Company is located at 645 Linn Street. This business consists of two structures, including an office; a storage building, and a large yard area with semi-trailer equipment and materials. This company employs approximately 25-30 persons. The service they provide is convention services including fabricating trade show booths. Additional information about George Fern Company can be found on its web site www.geofern.com. This business is expected to have equipment and materials which may be difficult, and expensive to move. Special equipment will most likely be needed to complete this move. It is unlikely George Fern Company will be able to relocate within the immediate area. The move of this business will need to be coordinated to lessen the impact of the move on the productivity of its employees. A replacement site for this company will require equal or larger structure space, as well as yard area for storage of supplies and equipment. At the time of the visual inspection over 30 semi tractor trailers were counted in the storage area. The building has numerous loading docks. This business probably services the entire east coast, so relocating outside of Cincinnati may not be a problem for the company. The services of a knowledgeable, commercial realtor in the area will be needed to find a replacement site.

BUSINESS 12 -- Corrections Corporation of America located at 865 Carlisle Avenue has facilities for prisoners. This is a group of older buildings which were remodeled into a detention facility. It is estimated that this correction facility has approximately 15-20 employees for various shifts. Personal property to be relocated would be limited. The move is considered to be complicated, since it would be very difficult and time consuming to come up with an acceptable replacement site. The move may also require specialized security measures in moving its prisoners.

BUSINESS 13 -- Zone Communications is located at 909 West 8th Street. This location has approximately three to five employees. This company provides video production services, post production services video editing animation and graphic design. While it is expected that time will be spent searching for a replacement site, it is not expected that the move will be difficult. It is anticipated that most production electronics will be in self contained units that can be moved as units.

BUSINESS 14 -- Accent on Cincinnati is located at 911 West 8th Street. This location has approximately three to five employees with temporary employees as needed. Accent on Cincinnati, Inc. is a meeting and special event management company that has been providing a comprehensive range of customized services to associations, corporations and incentive markets since 1970. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 15 -- Cincinnati Gas & Electric main office is located on Gest Street. Cincinnati Gas & Electric, aka Cinergy, consists of multiple structures, including an office; a detached service building; another detached service building, a storage building, and a large yard area with equipment and materials. There are approximately 200 employees at this site. It is anticipated that this business will be difficult to relocate and the timeline for coordinating the move will extend over several months. This will be a major relocation effort.

Business Summary -- Townview 56th Street # 16 to # 24 is located at 360 Gest Street and is occupied by several businesses. The business profiles for these companies are as follows:

BUSINESS 16 -- Citynet is located at 334 Gest Street. This location has approximately three to five employees. This company specializes in voice, data, telecommunications and internet; and electronic commerce needs of businesses. Citynet's Cincinnati fiber network has more than 200 route miles throughout Greater Cincinnati and Northern Kentucky. Designed and built to address the needs of the business customer, Citynet's network addresses almost 400,000 business lines and Citynet's fiber comes within a football field of 16 million square feet of office and commercial office space. It does not appear that this site is a hub for their electronic services. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly office furniture involved in the move.

BUSINESS 17 -- Boys Hope Girls Hope (BHGH) is located at 340 Gest Street. This location has approximately three to five employees. BHGH is a privately funded, non-profit organization. BHGH provides children with long-term, value centered homes coupled with a private preparatory education. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly traditional office furniture involved in the move.

BUSINESS 18 -- Nuvox Communications is located at 344B Gest Street. This location has approximately three to five employees. Nuvox Communications provides data and voice solutions to business customers across the Southeast and Midwest including the Cincinnati area. They have a Voice Over Internet Protocol (VOIP) product that is provided to business customers with a flexible, high bandwidth data and voice solution, packed with a suite of bundled services and delivered over Nuvox's private Internet Protocol network. It does not appear that this site is a hub for their electronic services. Time will be needed for searching for a replacement

site. It is not anticipated that the move will be unusual. It is expected that there will be mainly standard office furniture involved in the move.

BUSINESS 19 -- Neutral Tandem is located at 344C Gest Street. This location has approximately three to five employees. Neutral Tandem is the nation's leading provider of independent tandem services to wireless, wireline, cable and Voice Over Internet Protocol (VOIP) companies. Neutral Tandem's independent tandem network provides an efficient means of routing inter-carrier traffic. The company's nationwide network strengthens the nation's telecommunication infrastructure by providing carriers with tandem diversity options previously unavailable. It does not appear that this site is a hub for their electronic services. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly office furniture involved in the move.

BUSINESS 20 -- Home Oxygen Services is located at 344 Gest Street. This location has approximately four to six employees. This company is an oxygen specialist and the provider of oxygen for airplanes, marine, bus, cruise emergency, home and hotel. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly office furniture involved in the move and a certain amount of stored tanks.

BUSINESS 21 -- GE Healthcare is located at 346 Gest Street. This location has approximately three to five employees. GE Healthcare provides transformational medical technologies. GE Healthcare provides a broad range of services to improve productivity in healthcare and enable healthcare providers to better diagnose, treat and manage patients with serious health conditions. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly traditional office furniture and computers involved in the move.

BUSINESS 22 -- Orbit Medical is located at 350 Gest Street. This location has approximately three to five employees. Orbit Medical is one of the leading providers of electric wheelchairs, home fill oxygen systems and sleep therapy products. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly office furniture involved in the move.

BUSINESS 23 -- AT&T Local Services is located at 358 Gest Street. This location has approximately eight to ten employees. This AT&T office handles the local phone service portion of AT&T's business. This office appears to be a marketing type of operation. It does not appear that this site is a hub for their electronic services. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly standard office furniture involved in the move.

BUSINESS 24 -- UASI Quality & Compliance is located at 360 Gest Street. This location has approximately four to six employees. UASI is a nationally-recognized leader in the Health Information Management field. UASI weaves technology, knowledge and people together to create effective Health Information Management strategies for each healthcare client. UASI offers the newest solutions for producing low-cost, high-quality records. UASI solutions help clients tackle coding backlog,

revenue management, case mix management, coding-compliance and other hot-button issues. Time will be needed for searching for a replacement site. It is not anticipated that the move will be unusual. It is expected that there will be mainly standard office furniture and computers involved in the move.

BUSINESS 25 -- Robert Corman (Cincinnati Dock) is located at 603 West Pete Rose Way. This restaurant/bar does appear to be in operation as the parking lot remains full at all hours. It is estimated that there would be 15 to 25 employees. This establishment appears to be older and will most likely have outdated kitchen equipment that may require replacement due to code at a new location. While visually viewing this establishment from the parking lot it was noted that the establishment was advertising a Miss Gay Galaxy Contest. This type of establishment may be very difficult to relocate due to zoning and may also find resistance in reestablishing in certain neighborhoods.

BUSINESS 26 -- Hilltop Concrete Corporation is located at 612 Mehring Way. This is a very large operation that is a concrete production facility. It is estimated that there would be eight to ten seasonal employees. The affect on this operation would be a personal property move, since this is a portable concrete plant. However, the move may prove to be expensive due to the materials and equipment being moved. Most of the area affected has bulk items. It may be more economical to purchase the product by bulk, than to move. This will need to be researched by the relocation counselor. There also may be a preferable time of year to purchase and take possession of this property to lessen the amount of product on site.

Business Summary Longworth Hall # 27 to # 50 is located at 700 West Pete Rose Way. The businesses on the east end of this large office building were reviewed. The building has five floors and the east end of the building is known as Lobby B.

BUSINESS 27 -- Whiskey Dicks is located at 700 West Pete Rose Way - Floor 1. This business has approximately 15 to 25 employees. This is a bar / restaurant which recently opened. The facility may also have a stage for entertainment. There may be some liquor license issues to resolve. It may be difficult searching for a replacement site. It is not expected that the move itself would be difficult. The move would involve kitchen, bar equipment and many tables and chairs. Railhouse Entertainment, a business listed below, is associated with Whiskey Dicks and has been involved in applying for the transfer of a liquor license for this business.

BUSINESS 28 -- Marvin Lewis Community Fund (MLCF) is located at 700 West Pete Rose Way - Floor 3. This location has approximately three to five employees. The MLCF has partnered with six regional non-profit organizations and supports its signature programs. The MLCF supports these organizations through its fund raising efforts. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 29 -- Subcon Trak is located at 700 West Pete Rose Way - Floor 3. This location has approximately two to three employees. It is assumed that this company is involved with audio and video recording work. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 30 -- Railhouse Entertainment is located at 700 West Pete Rose Way - Floor 3. This location has approximately two to three employees. This is the parent company of Whiskey Dicks and manages the facility from this office. Office space is shared with On Demand and Newtown Fill. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 31 -- On Demand is located at 700 West Pete Rose Way - Floor 3. This location has approximately two to three employees. This appears to be an office for handling computer software. Office space is shared with Railhouse Entertainment and Newtown Fill. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 32 -- Newton Fill Inc. is located at 700 West Pete Rose Way - Floor 3. This location has approximately two to three employees. This office is believed to be a satellite office for land fill operation. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 33 -- Game Day Communications is located at 700 West Pete Rose Way - Floor 3. This location has approximately two to three employees. Game Day communications is a full service sports and entertainment public relations firm. This company is working on various efforts with the University of Cincinnati and Xavier University. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 34 -- CPS Graphics is located at 700 West Pete Rose Way - Floor 4. This location has approximately two to three employees. This company provides computer graphics, printing, signage and business services. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 35 -- First Responder Training Center is located at 700 West Pete Rose Way - Floor 4. This location has approximately two to three employees. This company provides a training program for all emergency services personnel. They present a three-day program designed to address the first response of law enforcement personnel to major incidents. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 36 -- Premier Mortgage is located at 700 West Pete Rose Way - Floor 4. This location has approximately two to three employees. Premier Mortgage is a full service mortgage company that has been in business for eight years. They provide residential mortgage financing. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 37 -- Baumgartner Commercial Group is located at 700 West Pete Rose Way - Floor 4. This location has approximately two to three employees. This is an office for a commercial real estate operation. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 39 -- United Financial Mortgage is located at 700 West Pete Rose Way - Floor 4. This location has approximately two to three employees. This company is a mortgage banker that lends directly to consumers without any middlemen. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 40 -- Homeland Defense Solutions is located at 700 West Pete Rose Way - Floor 4. This location has approximately two to three employees. Homeland Defense Solutions (Versar) provides chemical and biological expertise with architectural, engineering and environmental services to provide integrated homeland defense solutions to customers. Services include consulting, Secure Architecture and Facilities Engineering (SAFE); Chemical, Biological and Radiological threat support and emergency response and on-site incident services. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 41 -- Cher/Pak LLC / Nvey, USA is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. The type of work that is performed by this company is undetermined. Time will be needed for searching for a replacement site. However, based on the size of the office - it is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 42 -- Cristofoli Keeling, Inc. is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. Cristofoli Keeling is a marketing specialist in consumer products, public relations and business to business communications. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 43 -- Foresight Engineering and Survey is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. It is assumed that this is a small engineering and survey company. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 44 -- Nevermore Productions is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. They produce a show by the same name "Nevermore" – an evening with Poe. The show was suspended for a couple of years and was to resume in 2006. Time will be needed for searching for a replacement site. It is not anticipated that the move will be

difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 45 -- Cincinnati Fire Bureau is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. It is assumed that this is a satellite office for the City and they possible perform fire investigations. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 46 -- Digital Wizardry Audio and Video is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. This company creates music for radio and television commercials, meetings and conventions, CD-rom, documentaries, cable and network shows and other multi-media applications. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 47 -- Rick Lisak Productions is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. This company creates music for radio and television commercials, meetings and conventions, CD-rom, documentaries, cable and network shows and other multi-media applications. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 49 -- Madison Park Productions is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. Madison Park Productions provides mike recording services. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 50 -- Laswell Steel Service System Support is located at 700 West Pete Rose Way - Floor 5. This location has approximately two to three employees. This company provides mapping and planning services. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 51 -- 444 West Third Street is a large office building that is currently vacant. The total available office space is 150,000 square feet or 50,000 square feet on each floor. The structure was built in 1920 and is currently being marketed by John Schenk, of Grubb & Ellis. This building has three stories, 14 foot ceilings, and 85 on-site parking spaces. This structure should be considered for advance acquisition to eliminate the need for relocation of multiple tenants.

BUSINESS 52 -- City of Cincinnati - Garage Maintenance Facility and Warehouse is located at 602 West Fourth Street. This is a large, one story commercial building. This is a city owned building and serves as the City Garage facility. The City employs approximately 10 people at this facility. The City is concerned about finding a replacement site within the city limits to reestablish the garage, as commercial/industrial land for this purpose is limited. A search for

available land to build or a replacement site would need to begin as soon as it is definite that the City Garage will be acquired. The move would need to be coordinated to reduce the down time of the employees, especially if the move would fall during snow plowing season.

BUSINESS 53 -- City of Cincinnati - ARTIMIS Operation Facility is located at 602 West Fourth Street. There is a large, one story commercial building. This is a city owned building and serves as the City's Intelligent Traffic Control System Operations Center. The City employs approximately 25 people at this facility. The City is concerned about finding a replacement site within the city limits to reestablish the Operations Center. A search for available land to build or a search for a replacement building would need to begin as soon as it is definite that the Operations Center will be required for the project. The move would need to be coordinated to reduce the down time of the employees.

BUSINESS 54 -- Mark One Investments is located at 817 West Court Street. There is a cell tower located at this location which would require relocation. This may be handled as a utility relocation.

BUSINESS 55 -- Tappan Properties is located at 635 West Seventh Street. Tappan Properties is Fox 19 television in the Cincinnati area. This location has approximately 50 to 75 employees. It is expected that considerable time would be spent searching for a replacement site. It is also anticipated that the move would be difficult since studios would need to be constructed and considerable electronic equipment will need to be reassembled.

BUSINESS 56 -- Linn Street Investments is located at 801 Linn Street. The building is an office building and is presently vacant. There is an available sign posted by Cincinnati Commercial Realtors, in front of building. A move, at this time, would be for personal property and nothing requiring special handling.

BUSINESS 57 -- Cincinnati Downtown Hotel is located at 800 West Eighth Street. This location has approximately 50 to 60 employees. It is expected that considerable time would be spent searching for a replacement site. It is also anticipated that the move would be difficult due to the sheer volume of furniture and equipment to be moved.

BUSINESS 58 -- United Parcel Service (UPS) is located at 500 Gest Street. This location has approximately 150 to 200 employees. It is expected that considerable time would be spent searching for a replacement site. It is also anticipated that the move would be difficult due to the need for a strategic location for highway access and security needs for the facility.

BUSINESS 59 -- BMH Holdings is located at 1605 Western Avenue. It is estimated that this location has approximately five to ten employees. This property is listed as industrial / warehouse. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult. It is anticipated that there will be standard office furniture involved in the move.

BUSINESS 60 -- Cincinnati Enquirer is located at 1531 Western Avenue. It is estimated that this location has approximately 15 to 20 employees. This property

may do some printing. It appears to be for shipping and handling of newspapers. Time will be needed for searching for a replacement site. It is not anticipated that the move will be difficult unless there would be large presses located at this site. Presently, it is anticipated that there will be standard office furniture involved in the move.

3.4 Available Commercial Properties

A search was conducted in the project area and surrounding area for the availability of commercial property. This information was obtained from the Chamber of Commerce and discussions with local commercial realtors at CB Richard Ellis (CBRE) and Grubb & Ellis. Results of this survey estimate the following number of commercial sites are currently available within the project area. These numbers include properties for both purchase and for lease, square footage ranging from small office space to large industrial properties.

- Office 270 sites available within project area
- Retail 345 sites available within project area
- Industrial 315 sites available within project area

A detailed list of properties was obtained from CBRE Commercial Realtors and is contained in Appendix B. This information separates the listings into the categories of office, retail and industrial. Exhibit 3 shows the current available commercial sites, which is based on the detailed information mentioned above was provided by CBRE.

According to CBRE, office space is in abundance in this area and anticipates no difficulties locating replacement office space. He also believes that there is an abundance of industrial properties, and any manufacturing and warehouse operations that are displaced due to this project should be able to find adequate replacement sites within the Cincinnati area. At this time there are 249 available industrial properties in the Greater Cincinnati area that CBRE tracks, accounting for over 15,000,000 square feet of space. This includes both properties for sale and for lease.

According to CBRE, retail spaces may be a challenge for some of the businesses. While the market is currently producing a number of retail sites, retail businesses will have the most difficult time in finding suitable replacement sites due to the importance of location for both visibility and in order to maintain their current client base. With location being very important to certain types of retail businesses, it will be important to begin researching the market early and working with a knowledgeable local commercial realtor. Many available commercial properties are not openly listed, which makes it critical for advisory services to include contact with a local realtor.

Grubb & Ellis publishes a quarterly newsletter which discusses market trends in the Cincinnati area. According to a recent completed study, the Greater Cincinnati industrial vacancy rate is reaching an all time low as it continues its decline over the last two years to 6.2 percent. Construction of over 1.4 million square feet of industrial property is underway. This includes a 750,000 square foot warehouse/distribution building by Prologis and a 414,000 square foot building by

Duke. Bulk warehouse space continues to be a market driver in the airport warehouse/distribution submarket with a vacancy rate of 5.9 percent. Owner-user purchases continue at a high pace. As the demand for smaller buildings continues, current owners are selling their buildings at a modest profit.

Greater Cincinnati has experienced an increase in retailers expanding within the market. Smaller retail centers continue to be built around new stores such as Super Wal-Marts. In 2006, Super Wal-Mart opened three new stores and expanded two. Currently there are two new Super Wal-Marts under construction and six more planned for 2007. Retail vacancy rates have climbed to 12 percent, from just over 10 percent in 2003.

The office market continues to recover, but at a slower pace. The vacancy rate ended the third quarter of 2006 at 13.9 percent.

There are many organizations within the Cincinnati area that focus on assisting small businesses:

- Horizon Certified Development Company (HCDC) - is a private, not for profit, corporation organized to promote economic development within Cincinnati.
- The Small Business Administrative (SBA) - has a local office which is focused on helping small businesses succeed.
- Cincinnati Business Incubator, Inc. (CBI) - offers furnished office space at below market rates; administrative support; training; management and financial resources; expertise and support networks; technical assistance; business learning and business loans.
- Minority Contractors and Business Assistance Program (MCBAP) also offers assistance in the form of loans, bond packaging services, management, technical support, and help with financial contract procurement assistance.

These offices provide one-on-one counseling to new and existing business owners.

3.5 Estimated Displaced Residential Structures

There is a residential apartment complex which may require the removal of two or more buildings, each with 12 residential rental units for a total possible displacement of 36 residential tenants. Table 2.1 provides information on the apartment complex.

Ezzard Charles Apartments is located at 850 Ezzard Charles Drive, Cincinnati, Ohio. This apartment complex has three apartment buildings with 12 units in each that may be affected. Each building has three floors with four units on each floor. Additional information on this apartment complex can be found at info@ezzardcharles.com.

3.6 Available Residential Housing

The units which may be affected are currently occupied by tenants. A residential tenant will have the option of renting a replacement home, as well as becoming a homeowner. Therefore, the search for available housing has included both homes for sale and for rent.

A search of the project and surrounding area has produced an adequate amount of available housing for purchase. A sample of the current, active real estate listings obtained from Comey & Shepherd Realtors, 1440 Main Street, Cincinnati, Ohio, is shown on the following pages. The average time on the market per this research is 87 days for all price ranges. The above research covers the past 90 days.

A search of Realtor.com was also completed for the project area. This search produced 5,547 homes currently for sale on the open market within the price range of \$50,000 – \$300,000. Most of the homes to be acquired will be valued at \$30,000-\$100,000. Within this range 75 houses were found through a local realtor and 1,297 houses were found through Realtor.com. Research was also gathered from The Enquirer, Journal News, Harmon Homes publication and For Rent publication.

There appears to be an adequate amount of rentals within multi-family units and single family units in the area for these displaced tenants. There are also an adequate number of apartment complexes in the Cincinnati area which would serve as replacement housing from the occupants of these apartment buildings.

A search of Rent.com was completed for the project area. This search produced 227 apartments currently for rent within the price range of \$400-\$600 available within close proximity to Ezzard Charles Apartments. There are ten apartment complexes within two miles of Ezzard Charles Apartments. Five of these complexes received a greater than 75% recommendation by former and existing tenants. Information has also been gathered on Section 8 Housing by contacting the local HUD Agency.

According to the US Census Bureau for the City of Cincinnati, the number of housing units in the City of Cincinnati in 2005 was 168,685. The total occupied housing units is 81.2% or 136,949. The total owner-occupied housing units is 42.2% or 57,851. The number of renter-occupied housing units is 57.8% or 79,098. The number of vacant housing units was 18.8% or 31,736. A copy of this survey is included in as Appendix C.

Exhibit 4 shows a sampling of the availability of housing within the project area. This map shows a breakdown of single family, multi-family and HUD Section 8 housing. Each type of housing is highlighted in a different color. Multi-family residential units are shown in green. Section 8 Housing is shown in yellow. Single-family Housing is shown in red. The housing shown is located within a five mile radius.

3.7 Family Characteristics and Statistics

According to information gathered from the US Census Bureau, the following data were obtained for City of Cincinnati and can be found in Appendix C.

- The median household income for the City of Cincinnati is \$29,554.
- The median age is 33.3.
- Family income below poverty level is 19.7%.
- Median value for a home is \$121,000.
- The median rent is \$485.
- The number of persons with a disability is 20.4% of the population.

It was noted that the areas most affected by low income and poverty are located within or surrounding the project area, following the I-75 corridor.

A more specific search has been conducted, targeting the corridor area in an effort to gain a better understanding of family characteristics, income levels, disability situations and percentage of minorities. Ezzard Charles Apartments are located within Census Tract 2, Block Group 1, Block 1003. Located within Tract 2 is an estimated 43 persons (12.3%) under the age of 20 with a disability and 295 persons (43.2%) between the ages of 21-64 who have a disability. Nine percent of the population is unemployed. The median household income is \$15,938 and 42.4% of families are below poverty. For Block 1003, the block occupied by tenants of the Ezzard Charles Apartments, there are a total of 168 total housing units with 162 being occupied and six, or 3.6%, being vacant. Occupied housing units with persons 65 years old and over is 22, or 13.6%, and 8.8% of persons do not speak English. Race is most likely Hispanic, Latino or Black.

4.0 OTHER COMMUNITY CONCERNS

4.1 Effects of the Project on the Community

This project was discussed with many local officials, business owners and community leaders. The main points of the discussion were the impact of the project on the local communities and the attitude of the local communities to the project, both in Ohio and Kentucky. All of those questioned agreed that the project was needed and that the Brent Spence Bridge does need to be improved. Of particular concern to several people was the lack of a safety shoulder area on the current bridge. This was seen as an unsafe situation for motorists who experience vehicle problems, as well as for the traveling public during rush hour.

The following are comments of several individuals who were contacted regarding the project.

A representative of the Citizens for Civic Renewal was concerned with the importance of integrating the transit operation into the design phase and keeping the costs of the project to a minimum in order to allow for available monies for other needed projects in the Cincinnati area.

A representative of the Covington Ombudsman/Neighborhood Services travels the Brent Spence Bridge on a daily basis. Her main concerns were the design of the new bridge and that it offered an appealing view; safety because of the unsafe situation due to no shoulders on the existing bridge; and the difficulty in changing lanes in the merge areas in order to exit at the correct ramp.

A representative of the USA Regional Chamber of Commerce feels the existing bridge is unsafe and creates a choke point for I-75 and I-71. He feels the existing condition of the bridge and its inability to efficiently move traffic inhibits Cincinnati's ability to market the area to new businesses. He stated the amount of traffic that currently utilizes the bridge is double the capacity it was originally designed for. He would like to see a "signature" bridge such as the bridge being built over the

Maumee River in Toledo, Ohio. He does not feel the project would have a negative effect on the community and would not negatively disrupt the business community.

A representative of the Cincinnati Chamber of Commerce does not feel that the project would have a negative effect on the City of Cincinnati.

In conclusion, those interviewed collectively agreed the existing Brent Spence Bridge needs to be replaced or improved and additional lanes of traffic need to be constructed to help alleviate current traffic delays. There was also a consensus that the new bridge should be a "signature" bridge. There was no indication of any negative concerns about displaced businesses that may be affected by the project.

4.2 Other Competing Transportation Projects

When this project is closer to the right of way acquisition phase, a listing – similar to the one shown in Exhibit 5, would be helpful to identify other transportation projects that would be competing for replacement commercial properties. Exhibit 5 is a map and listing from Ohio-Kentucky-Indiana Regional Council Of Governments indicating projects on the Transportation Improvement Program (TIP) list for Hamilton County for the fiscal years 2006 to 2009. Some of the projects that could compete for available relocation properties are:

- PID75879 / US 22-19.11 / widen to 5 lanes, Fields Ertel to Foster Viaduct.
- PID 75880 / US-22-17.56 / widen to 5 lanes, Kemper to Fields Ertel.
- PID 20082 / US-50-18.79 / viaduct replacement, 0.31 miles west of SR-264.
- PID 75730 / I-74&I-275-9.11 / reconstruct east interchange.

4.3 Potential Hazardous Waste Concerns

There are two properties that may have the potential to involve hazardous materials. Due to the presence of underground storage tanks, the Sunoco Station located at 844 West Seventh Street would have this potential. Also, Heritage Environmental / S&S Transfer may test and transport hazardous materials. It is not known, but highly unlikely, that they would store any hazardous materials on site.

5.0 CONCLUSION

There are adequate rental properties available in the area to serve as replacement housing, as well as an adequate amount of homes for sale for those tenants who wish to purchase. Research indicates that the area to be affected may involve low income families that will require advisory services to assist in creative financing if they wish to purchase. There may also be issues of poor credit that may be a problem for other landlords. According to the US Census reports, there may also be a large number of persons with a disability, as well as persons over 65. It is anticipated that the relocation counselor will need to be knowledgeable on handling Section 8 Housing and familiar with local agencies and programs for low income and elderly.

There is currently adequate office, industrial and retail properties to serve as replacement sites for the businesses that may need to relocate for the Brent Spence

Bridge Replacement / Rehabilitation project. However, due to the nature of a particular business and zoning issues, there will be several businesses that will require advanced advisory assistance in order to successfully relocate within the desired timeframe. Specific challenges are addressed within the business profiles. The estimated time line to relocate all of the affected businesses is 24 months. These 24 months cannot begin until appraisals are completed and reviewed. This, however, is predicated on moving forward with some advanced advisory services for the retail businesses and the City facilities that may have difficulty locating replacement sites, due to the high importance of location. It should be noted that Ohio is currently experiencing a shortage of seasoned relocation agents who could adequately handle complex business relocations.

Table 1. Total Displaced Businesses

LOCATION		DISPLACED BUSINESSES				
Ham-71/75-0.00/0.22		ALT 1	ALT2	ALT 3	ALT 4	ALT 5
Mainline	Alternative 1	15 Structures 15 Businesses 5 Personal Properties				
	Alternative 2		16 Structures 24 Businesses 4 Personal Properties			
	Alternative 3			7 Structures 26 Businesses 4 Personal Properties		
	Alternative 4				7 Structures 26 Businesses 4 Personal Properties	
	Alternative 5					7 Structures 26 Businesses 4 Personal Properties
	Total Mainline (Business / Personal Property)	15/5	24/4	26/4	26/4	26/4
Interchanges						
Interchanges	I-71 / US-50 Sub Alternative 1	1 Structure 0 Business 1 Personal Property				
	I-71 / US-50 Sub Alternative 2		0			
	I-71 / I-75 / US-50 Sub Alternative 1			2 Structures 1 Business 1 Personal Property		
	I-71 / I-75 / US-50 Sub Alternative 2			3 Structures 2 Businesses 1 Personal Property		
	I-71 / I-75 / US-50 Sub Alternative 3			2 Structures 1 Business 1 Personal Property		
	I-75 Sub-Alternative 1 C-D Roads	0	0	0	0	0
	I-75 Sub-Alternative 2 Arterial Improvements	0	0	0	0	0
	I-75 Sub-Alternative WHV-1 Offset Roundabout Diamond	0	0	0	0	0
	I-75 Sub-Alternative WHV-2 Single Roundabout Diamond	0	0	0	0	0
	I-75 Sub-Alternative WHV-3 SPUI	0	0	0	0	0
Total Interchanges (Business / Personal Property)	0/1	0	4/3	0	0	
Total Project						
Total Project	Total Mainline plus Interchanges (Business / Personal Property)	15/6	24/4	30/7	26/4	26/4

Table 2. Business Impact

Structure Number	Company Name	Est. No. Of Employees	Parcel ID Number	Address	Market Value	Use of Structure	No. of Relocation Units				Alternative Impacted
							Commercial		Commercial	PP	
							O	T	Lg	Sm	
1	Cincinnati Bulk Terminal	0	137-0002-0152	895 Mehring Way	\$866,900	material storage and handling	1			1	1, 2
2	S & S Transfer	30-35	137-0002-0035	824 Mehring Way	\$86,400	facility for trucking operation	1			1	1, 2
2	Heritage Environmental	10-15	137-0002-0039	223 Gest Street	\$126,100	same					
3	Sunoco	5	136-0001-0114	844 West Seventh St.	\$660,300	retail facility - three business occupy	1			1	1, 2
3	Subway	4					1			1	
3	Krispy Kreme	2					1			1	
4	Fuller Properties	50-60	139-0003-0242	900 West Eighth St.	\$2,263,000	auto dealership - sales and service	1	1			1, 2
5	First National Bank	15-20	138-0005-0059	717 Linn Street	\$409,300	banking facility	1			1	1, 2
6	Interstate Brands Corporation	480-500	137-0001-0040	747 West Fifth Street	\$820,400	Alt 1 - storage shed / Alt 2 office building	1			1	1 PP, 2 lg
7	Cincinnati Bulk Terminal	15-20	147-0004-0201	800 West Fifth Street	\$822,800	material storage and handling	1	1			1, 2
8	Hudepohl Square	0	136-0004-0243	801 West Sixth Street	\$134,200	vacant-being developed for office condos	1			1	1, 2
9	George Fern Company	25-30	138-0005-0058	645 Linn Street	\$3,813,300	convention services	1	1			1, 2
10	Corrections Corporation of America	15-20	136-0004-0149 136-0004-0230 137-0001-0002	865 Carlisle Street	\$3,784,600	detention facility operated by private vendor	1			1	1
11	Zone Communications	5	138-0005-0031	909 West Eighth Street	\$279,000	Video business	1			1	1
11	Accent on Cincinnati	5		911 West Eighth Street		Event Planning business	1			1	1
12	Cinergy (CG&E)	200	147-0007-0258	Gest Street	\$4,142,600	commercial utility services	1			1	2
13	Townview LLC		147-0007-0040	360 Gest Street	\$5,200,000	office building					2
13		3-5		334 Gest Street		Citynet	1			1	
13		0		336 Gest Street		Vacant	0			0	
13		0		338 Gest Street		Vacant	0			0	

Table 2. Business Impact

Structure Number	Company Name	Est. No. Of Employees	Parcel ID Number	Address	Market Value	Use of Structure	No. of Relocation Units				Alternative Impacted
							Commercial O	Commercial T	Commercial Lg	Commercial Sm	
13		3-5		340 Gest Street		Boys Hope Girls Hope		1		1	
13		0		342 Gest Street		Vacant		0		0	
13		3-5		344B Gest Street		Nuvox Communications		1		1	
13		3-5		344C Gest Street		Neutral Tandem		1		1	
13		4-6		344 Gest Street		Home Oxygen Services		1		1	
13		3-5		346 Gest Street		GE Healthcare		1		1	
13		3-5		350 Gest Street		Orbit Medical		1		1	
13		0		354 Gest Street		Vacant		0		0	
13		8-10		358 Gest Street		AT&T Local Services		1		1	
13		4-6		360 Gest Street		UASI Quality & Compliance		1		1	
14	Robert Corman	8	137-0003-0044	603 W. Pete Rose Way	\$135,600	Cincinnati Dock,-restaurant/ bar	1			1	3, 4, 5
15	Hilltop Concrete Corp.	0	137-0003-0059	612 Mehring Way	\$88,600	concrete production facility	1			1	3, 4, 5
16	Longworth Hall		147-0005-0070	700 W. Pete Rose Way	various						3, 4, 5
16		10-15		Floor 1		Whiskey Dicks bar/restaurant		1		1	
16		0		Floor 2		storage	1			1	
16		2-3		Floor 3		Marvin Lews Community Fund		1		1	
16		2-3		Floor 3		SubCon Trak		1		1	
16		2-3		Floor 3		Railhouse Entertainment		1		1	
16		2-3		Floor 3		On Demand		1		1	
16		2-3		Floor 3		Newtown Fill Inc.		1		1	
16		8-10		Floor 3		Game Day Communications		1		1	
16		2-3		Floor 4		CPS Graphics		1		1	
16		2-3		Floor 4		First Responder Training Center		1		1	
16		2-3		Floor 4		Premier Mortgage		1		1	
16		2-3		Floor 4		Baumgartner Commercial Group		1		1	
16		2-3		Floor 4		United Financial Mortgage		1		1	
16		2-3		Floor 4		Homeland Defense Solutions		1		1	
16		2-3		Floor 5		Cher/Pak LLC/Nvey U.S.A.		1		1	
16		2-3		Floor 5		Cristofoli Keeling Inc.		1		1	
16		2-3		Floor 5		Foresight Engineering and Survey		1		1	
16		2-3		Floor 5		Nevermore Productions		1		1	
16		2-3		Floor 5		Cincinnati Fire Bureau		1		1	
16		2-3		Floor 5		Digital Wizardy Audio and Video		1		1	
16		2-3		Floor 5		Rick Lisak Productions		1		1	
16		2-3		Floor 5		Madison Park Productions		1		1	

Table 2. Business Impact

Structure Number	Company Name	Est. No. Of Employees	Parcel ID Number	Address	Market Value	Use of Structure	No. of Relocation Units				Alternative Impacted	
							Commercial O	Commercial T	Commercial Lg	Commercial Sm		PP
16		2-3		Floor 5		Laswell Steel Service System Support		1		1		
17	444 West Third LLC	0	145-0004-0123	444 West Third	\$2,250,000	office building - floor 1,2,3 - all vacant	1				1	71&50 SA 1 71&75&50 SA 1 71&75&50 SA 2 71&75&50 SA 3
18	City of Cincinnati	10	145-0004-0110	426 West Fourth St.	City	maintenance facility - warehouse 7 storage	1		1			71&75&50 SA 2
19	City of Cincinnati	25	147-0007-0133	602 West Fourth St.	City	ARTIMIS - operation facility	1		1			71&75&50 SA 1 71 &75&50 SA 2 71&75&50 SA 3
20	Mark One Investments	0	134-0006-0245	817 W. Court Street	\$13,500	cell tower	1				1	1, 2, 3, 4, 5
21	Tappan Properties	50-75	136-0003-0231	635 West Seventh St.	\$3,700,000	TV station	1		1			1, 2, 3, 4, 5
22	Linn Street Investments	0	136-0001-0238	801 Linn Street	\$4,032,900	vacant					1	1, 2, 3, 4, 5
23	Cincinnati Downtown Hotel	50-60	136-0001-0060	800 West Eighth Street	\$1,175,000	hotel	1		1			1, 2, 3, 4, 5
24	UPS	150-200	136-0004-0241	500 Gest Street	\$2,221,700	delivery service		1	1			2
25	BMH Holdings	5-10	184-0004-0203	1605 Western Ave.	\$427,600	office		1		1		1, 2
26	Cincinnati Enquirer	15-20	185-0004-0035	1531 Western Ave.	\$4,221,000	newspaper handling	1		1			1, 2, 3, 4, 5
TOTAL							14	44	12	40	8	
O - OWNER												
T - TENANT												
Lg - LARGE												
Sm - SMALL												

Table 3. Estimated Relocation Cost Per Alternative

Type of Property	Mainline	Alternative 1		Alternative 2		Alternative 3		Alternative 4		Alternative 5	
Relocaton Type	Unit Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Business Move Lg	\$197,500	5	\$987,500	8	\$1,580,000	3	\$592,500	3	\$592,500	3	\$592,500
Business Move Sm	\$45,000	10	\$450,000	16	\$720,000	23	\$1,035,000	23	\$1,035,000	23	\$1,035,000
Personal Property	\$15,000	5	\$75,000	4	\$60,000	4	\$60,000	4	\$60,000	4	\$60,000
Reestablishment	\$10,000	11	\$110,000	19	\$190,000	23	\$230,000	23	\$230,000	23	\$230,000
Search	\$2,500	11	\$27,500	19	\$47,500	23	\$57,500	23	\$57,500	23	\$57,500
Residential-Tenant	\$12,000	36	\$432,000	24	\$288,000	24	\$288,000	24	\$288,000	24	\$288,000
		Total	\$2,082,000	Total	\$2,885,500	Total	\$2,263,000	Total	\$2,263,000	Total	\$2,263,000
Type of Property	I-71/US-50	Sub Alternative 1		Sub Alternative 2							
Relocaton Type	Unit Cost	Number	Cost	Number	Cost						
Business Move Lg	\$197,500	1	\$197,500	0							
Business Move Sm	\$45,000	0	\$0	0							
Personal Property	\$15,000	1	\$15,000	0							
Reestablishment	\$10,000	1	\$10,000	0							
Search	\$2,500	1	\$2,500	0							
		Total	\$225,000	Total	\$0						
Type of Property	I-71/I-75/US-50					Sub Alternative 1		Sub Alternative 2		Sub Alternative 3	
Relocaton Type	Unit Cost					Number	Cost	Number	Cost	Number	Cost
Business Move Lg	\$197,500					0	\$0	0	\$0	0	\$0
Business Move Sm	\$45,000					1	\$45,000	2	\$90,000	1	\$45,000
Personal Property	\$15,000					1	\$15,000	1	\$15,000	1	\$15,000
Reestablishment	\$10,000					1	\$10,000	2	\$20,000	1	\$10,000
Search	\$2,500					1	\$2,500	2	\$5,000	1	\$2,500
						Total	\$72,500	Total	\$130,000	Total	\$72,500

Table 3 Est Relo Cost Per Alternative cor 1 as of 2/27/2007

Table 4. Estimated Relocation Costs Per Business

Structure Number	Company Name	Est. No. Of Employees	Parcel ID Number	Address	Estimated Relocation Costs	Use of Structure	Type of Relocation Units					Alternative Impacted
							Commercial		Commercial		PP	
							O	T	Lg	Sm		
1	Cincinnati Bulk Terminal	0	137-0002-0152	895 Mehring Way	\$15,000	material storage and handling		1			1	1, 2
2	S & S Transfer	30-35	137-0002-0035	824 Mehring Way	\$57,500	facility for trucking operation		1		1		1, 2
2	Heritage Environmental	10-15	137-0002-0039	223 Gest Street	\$15,000	same						
3	Sunoco	5	136-0001-0114	844 West Seventh St.	\$57,500	retail facility - three business occupy		1		1		1, 2
3	Subway	4			\$57,500			1		1		
3	Krispy Kreme	2			\$57,500			1		1		
4	Fuller Properties	50-60	139-0003-0242	900 West Eighth St.	\$210,000	auto dealership - sales and service		1	1			1, 2
5	First National Bank	15-20	138-0005-0059	717 Linn Street	\$57,500	banking facility	1			1		1, 2
6	Interstate Brands Corporation	480-500	137-0001-0040	747 West Fifth Street	\$225,000	Alt 1 - storage shed / Alt 2 office building	1		1		1	1 PP, 2 lg
7	Cincinnati Bulk Terminal	15-20	147-0004-0201	800 West Fifth Street	\$210,000	material storage and handling, Offices		1	1			1, 2
8	Hudepohl Square	0	136-0004-0243	801 West Sixth Street	\$15,000	vacant-being developed for office condos	1				1	1, 2
9	George Fern Company	25-30	138-0005-0058	645 Linn Street	\$210,000	convention services		1	1			1, 2
10	Corrections Corporation of America	15-20	136-0004-0149 136-0004-0230 137-0001-0002	865 Carlisle Street	\$57,500	detention facility operated by private vendor		1	1			1
11	Zone Communications	5	138-0005-0031	909 West Eighth Street	\$57,500	Video business		1		1		1
11	Accent on Cincinnati	5		911 West Eighth Street	\$57,500	Event Planning business		1		1		1

Table 4. Estimated Relocation Costs Per Business

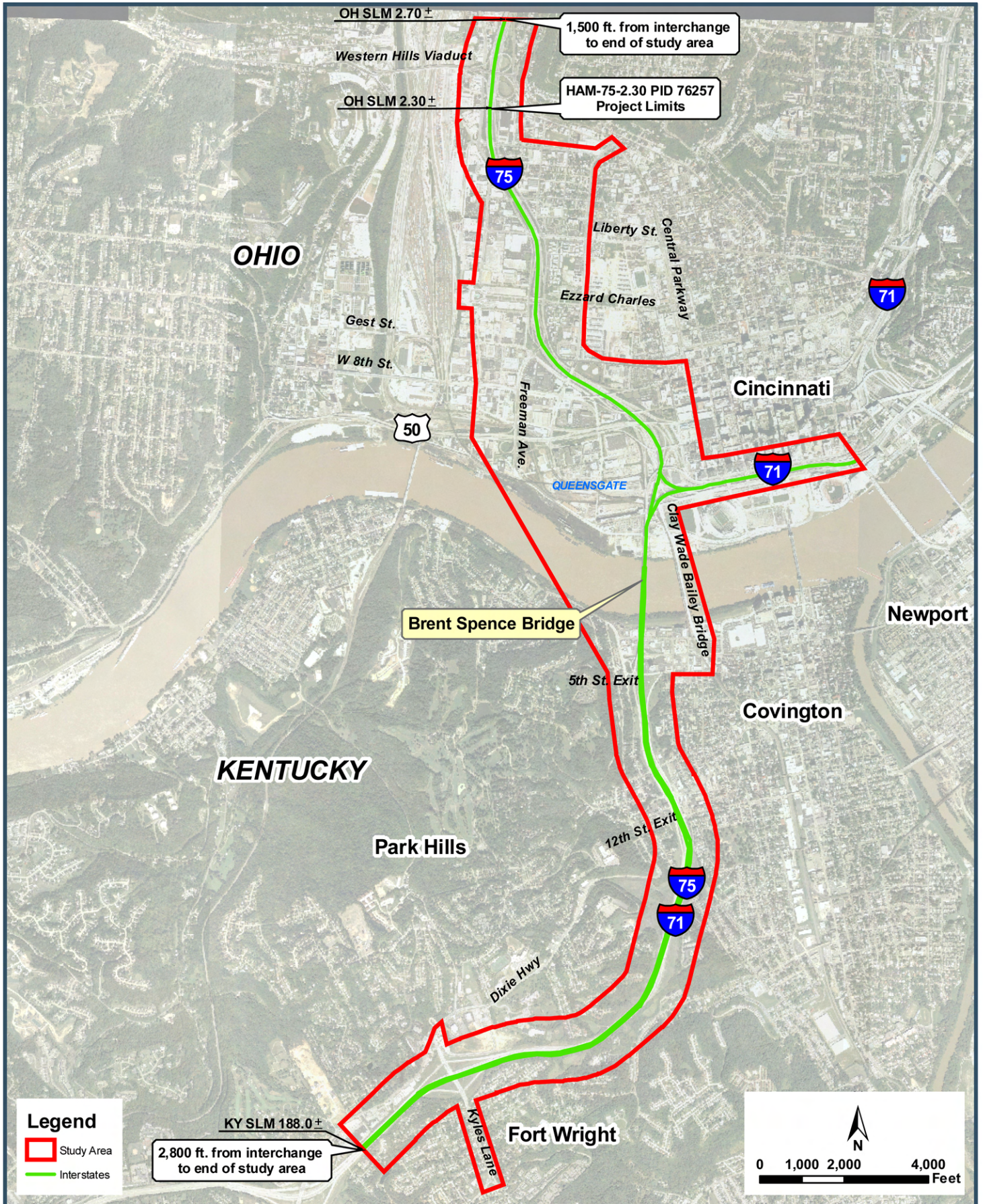
Structure Number	Company Name	Est. No. Of Employees	Parcel ID Number	Address	Estimated Relocation Costs	Use of Structure	Type of Relocation Units					Alternative Impacted
							Commercial		Commercial		PP	
							O	T	Lg	Sm		
12	Cinergy (CG&E)	200	147-0007-0258	Gest Street	\$210,000	commercial utility services	1		1			2
13	Townview LLC		147-0007-0040	360 Gest Street		office building						2
13		3-5		334 Gest Street	\$57,500	Citynet		1		1		
13		0		336 Gest Street		Vacant		0		0		
13		0		338 Gest Street		Vacant		0		0		
13		3-5		340 Gest Street	\$57,500	Boys Hope Girls Hope		1		1		
13		0		342 Gest Street		Vacant		0		0		
13		3-5		344B Gest Street	\$57,500	Nuvox Communications		1		1		
13		3-5		344C Gest Street	\$57,500	Neutral Tandem		1		1		
13		4-6		344 Gest Street	\$57,500	Home Oxygen Services		1		1		
13		3-5		346 Gest Street	\$57,500	GE Healthcare		1		1		
13		3-5		350 Gest Street	\$57,500	Orbit Medical		1		1		
13		0		354 Gest Street		Vacant		0		0		
13		8-10		358 Gest Street	\$57,500	AT&T Local Services		1		1		
13		4-6		360 Gest Street	\$57,500	UASI Quality & Compliance		1		1		
14	Robert Corman	8	137-0003-0044	603 W. Pete Rose Way	\$57,500	Cincinnati Dock,-restaurant/ bar	1			1		3, 4, 5
15	Hilltop Concrete Corp.	0	137-0003-0059	612 Mehring Way	\$15,000	concrete production facility	1				1	3, 4, 5
16	Longworth Hall		147-0005-0070	700 W. Pete Rose Way	various							3, 4, 5
16		10-15		Floor 1	\$57,500	Whiskey Dicks bar/restaurant		1		1		
16		0		Floor 2	\$15,000	storage	1				1	
16		2-3		Floor 3	\$57,500	Marvin Lews Community Fund		1		1		
16		2-3		Floor 3	\$57,500	SubCon Trak		1		1		
16		2-3		Floor 3	\$57,500	Railhouse Entertainment		1		1		
16		2-3		Floor 3	\$57,500	On Demand		1		1		
16		2-3		Floor 3	\$57,500	Newtown Fill Inc.		1		1		
16		8-10		Floor 3	\$57,500	Game Day Communications		1		1		
16		2-3		Floor 4	\$57,500	CPS Graphics		1		1		
16		2-3		Floor 4	\$57,500	First Responder Training Center		1		1		
16		2-3		Floor 4	\$57,500	Premier Mortgage		1		1		

Table 4. Estimated Relocation Costs Per Business

Structure Number	Company Name	Est. No. Of Employees	Parcel ID Number	Address	Estimated Relocation Costs	Use of Structure	Type of Relocation Units					Alternative Impacted
							Commercial		Commercial		PP	
							O	T	Lg	Sm		
16		2-3		Floor 4	\$57,500	Baumgartner Commercial Group		1		1		
16		2-3		Floor 4	\$57,500	United Financial Mortgage		1		1		
16		2-3		Floor 4	\$57,500	Homeland Defense Solutions		1		1		
16		2-3		Floor 5	\$57,500	Cher/Pak LLC/Nvey U.S.A.		1		1		
16		2-3		Floor 5	\$57,500	Cristofoli Keeling Inc.		1		1		
16		2-3		Floor 5	\$57,500	Foresight Engineering and Survey		1		1		
16		2-3		Floor 5	\$57,500	Nevermore Productions		1		1		
16		2-3		Floor 5	\$57,500	Cincinnati Fire Bureau		1		1		
16		2-3		Floor 5	\$57,500	Digital Wizardy Audio and Video		1		1		
16		2-3		Floor 5	\$57,500	Rick Lisak Productions		1		1		
16		2-3		Floor 5	\$57,500	Madison Park Productions		1		1		
16		2-3		Floor 5	\$57,500	Laswell Steel Service System Support		1		1		
17	444 West Third LLC	0	145-0004-0123	444 West Third	\$15,000	office building - floor 1,2,3 - all vacant	1				1	71&50 SA 1 71&75&50 SA 1 71&75&50 SA 2 71&75&50 SA 3
18	City of Cincinnati	10	145-0004-0110	426 West Fourth St.	\$210,000	maintenance facility - warehouse 7 storage	1		1			71&75&50 SA 2
19	City of Cincinnati	25	147-0007-0133	602 West Fourth St.	\$210,000	ARTIMIS - operation facility	1		1			71&75&50 SA 1 71 &75&50 SA 2 71&75&50 SA 3
20	Mark One Investments	0	134-0006-0245	817 W. Court Street	utility	cell tower	1				1	1, 2, 3, 4, 5
21	Tappan Properties	50-75	136-0003-0231	635 West Seventh St.	\$210,000	TV station	1		1			1, 2, 3, 4, 5
22	Linn Street Investments	0	136-0001-0238	801 Linn Street	\$15,000	vacant					1	1, 2, 3, 4, 5
23	Cincinnati Downtown Hotel	50-60	136-0001-0060	800 West Eighth Street	\$210,000	hotel	1		1			1, 2, 3, 4, 5
24	UPS	150-200	136-0004-0241	500 Gest Street	\$210,000	delivery service		1	1			2
25	BMH Holdings	5-10	184-0004-0203	1605 Western Ave.	\$57,500	office		1		1		1, 2

Table 4.1 Estimated Relocation Costs Residential

Structure Name	Owner Name	Est. No. Of Employees	Parcel ID Number	Address	Estimated Relocation Costs	Use of Structure	No. of Relocation Units						Alternative Impacted	
							Owner PP	Residential Tenant						
							All Alt.	Alt 1	Alt 2	Alt 3	Alt 4	Alt 5		
Ezzard Charles	Ezzard Charles Apartments	5	135-0003-0008	850 Ezzard Charles Dr.	\$447,000	residential apartments	1	36						1
					\$303,000		1	24						2
					\$303,000		1		24					3
					\$303,000		1			24				4
					\$303,000		1				24			5



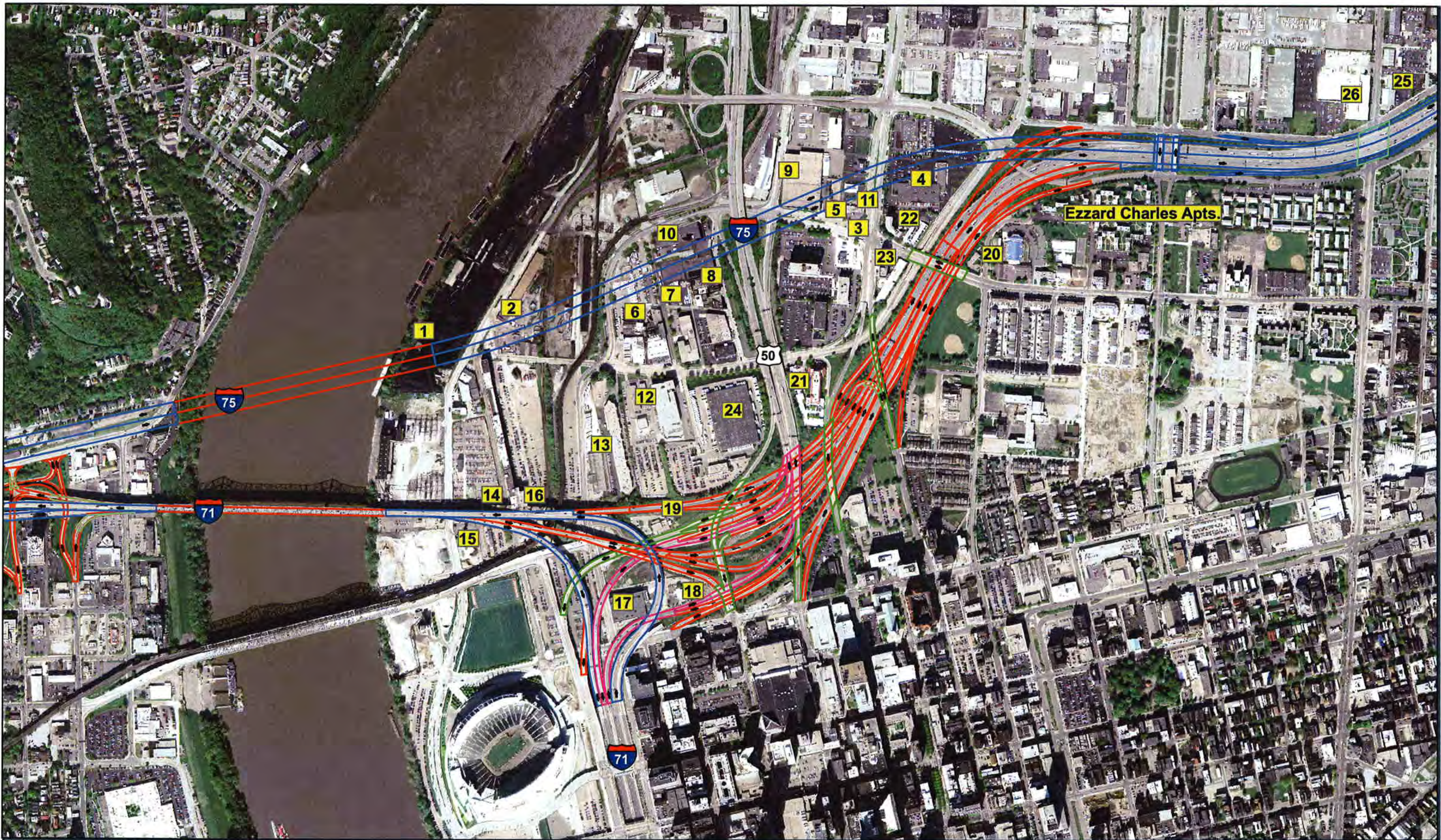
U.S. Department of Transportation
Federal Highway Administration

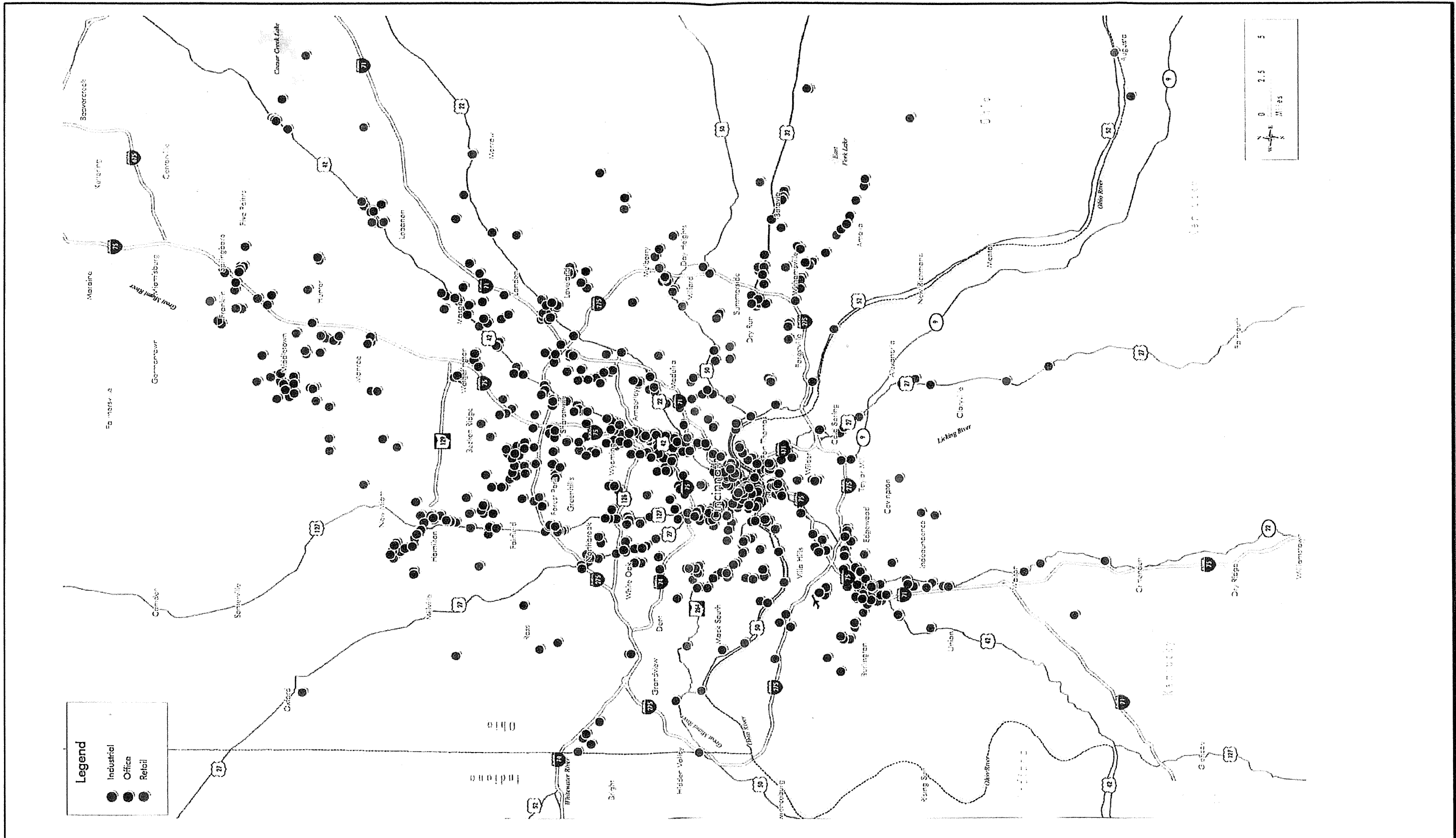


PROJECT STUDY AREA

EXHIBIT

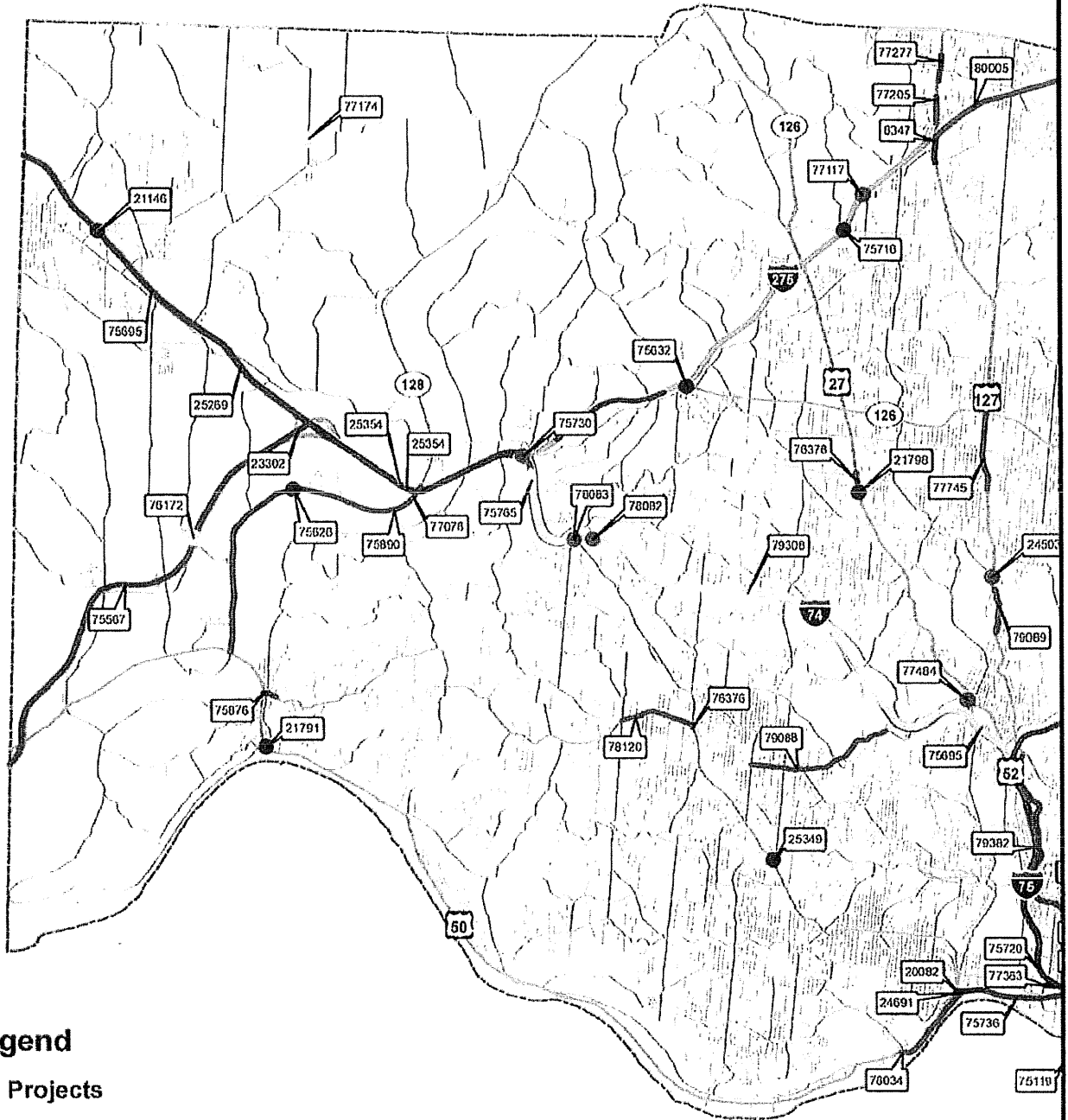
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
Available Commercial Properties Map





Legend

TIP Projects

-  Widening/Relocation/New Location
-  Maintenance/Reovation/Reconstructio/Resurfacing
-  Bridge and Culvert/Replacement
-  Traffic Operations/Safety
-  Bicycle/Pedestrian/Other



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