



Camp Washington
Urban Revitalization
Corporation

2021 Annual Report

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Executive Director's Note

To all our partners, funders, and friends:

In 1975, Camp Washington Community Board was established to serve as the community development corporation with a goal of ensuring a strong community voice and to renovate dilapidated buildings. Over the years, the organization has saved close to 52 properties, started the Camp Washington Business Association, and lead on many community centered projects.

Fast-forward to the year 2020 and the pandemic hit, and it hit Camp Washington hard! Camp Washington Community Board made it through the challenging time and came to the realization that the organization needed a renewed outlook and fresh perspective. This came with updating the strategic plan and the bylaws, new company policies and a new Executive Director. With the evolution of the organization, it was decided that it would undergo a rebrand, thus 2021 was spent brainstorming and developing a new name, brand, and mission. In addition, the organization was able to build new partnerships locally and nationally, get a neighborhood parking overlay approved by the city and officially incorporate Mad Max Bingo into the CWCB brand.

As we move into 2022, Camp Washington Community Board will be transitioning to Camp Washington Urban Revitalization Corporation, or CWURC (pronounced like quirk). The company mission will evolve from primarily residential development to encompass commercial development, infrastructure projects and health initiatives. We believe with these changes CWURC will be able to create a major and lasting impact on the neighborhood and truly represent the Camp Washington community.

Looking forward to working with you in 2022!



Sidney Nation



Infrastructure Improvements

Entryway Redesign

The Hopple Street Entryway has been a location for drug activity and homeless encampments for many years. In partnership with Keep Cincinnati Beautiful, Wave Pool, and the American Sign Museum the space is expected be redesigned into a functional and welcoming entryway by Summer 2022.

Funding		
Cincinnati Design Awards	City of Cincinnati	Keep Cincinnati Beautiful
\$2,500	\$35,000	\$35,000

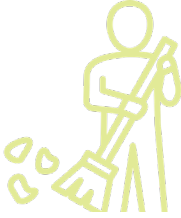


Current Entryway Conditions



Conceptual Design for Entryway Provided by KCB (design not final)

Neighborhood Beautification



Tree Planting

- CWURC & CWCC partnered with Taking Roots to bring 24 trees into the neighborhood to be planted by volunteers from the Wyoming Presbyterian Church.

Camp WashOut

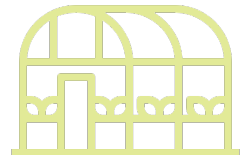
- CWURC worked with River City Correctional to get the business district sidewalks power washed to help beautify and maintain the area.

Neighborhood Business District Maintenance

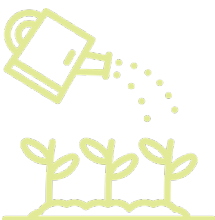
- CWURC worked with the Camp Washington Community Council to get the business district trees maintained with new mulch and weed removal.
- CWURC signed a contract with the City Parks Department to have seasonal plantings in the neighborhood business district.

CWURC partnered with the Common Orchard project to secure a USDA grant that paid for a 30' x 96' Gothic style hoop house. The farm is now growing 360 tomatoes inside with plans of transitioning to perennial foods like figs and raspberries.

Urban Farm Greenhouse



Community Garden



With \$8,000 from the Keep Cincinnati Beautiful Safe and Clean Grant, CWURC was able to work with community volunteers to install a new irrigation system at the Bates Avenue Community Garden.

Development

Part of CWURC's mission is to increase equitable development opportunities that benefit the neighborhood's residents, workers, and businesses. This year, significant strides were made to fulfill that mission and continue Camp's growth.



Community Benefits Agreement

In July of 2021, TWG Development signed a Community Benefits Agreement for the redevelopment of the historic Crosley Building that showed the developers commitment to the community by promising to:

- *Keep the building's historic integrity*
- *Provide affordable housing options*
- *Seek community input on commercial tenants*

Project Details:

- *Approximately 191 residential units*
- *30% increase in Camp's residential population*
- *Targeted to 60% AMI to maintain affordability*
- *Commercial space for small businesses*



Rehabilitation

Successful rehabilitation of unit 3 in the 2900 Henshaw building was completed this year, bringing back online a 2 bedroom 1 bath affordable rental unit in Camp.

Parking Overlay

In July 2021, Cincinnati City Council approved the Camp Washington parking overlay. The parking overlay removes the minimum parking spot requirement for businesses which helps to remove expenses and foster a more walkable community.

Acquisition

In pursuit of CWURC's goal of providing more housing options to Camp Washington residents, we are continuing to acquire new properties to renovate and put back into usable condition. The acquisition of 2936 Henshaw Ave will allow us to continue restoring residential units and bolster the neighborhood's housing stock.



Community Events & Outreach

Egg Your Yard

This Easter CWURC provided Easter Egg hiding services. This program allowed adults and children in Greater Cincinnati to have the fun of Easter Egg hunting without the hassle. It served as a fundraiser for CWURC to continue serving and uplifting the Camp community.



Made in Camp



Made in Camp is the annual neighborhood showcase, and this year at CWURC we created our own stop for the day. We had a beer garden, live music, paint and peel from West End Art Gallery, and a live mural painting featuring our new logo for a day of fun and community.

513Relief Bus

CWURC, DRIP Coffee Lounge, and the 513 Bus brought vaccinations and economic relief resources to Camp this fall.

12 COVID-19 Vaccines Administered

54 Residents Received Economic Relief Assistance



Halloween Hoopla



The annual Halloween Hoopla event allowed for over **60** neighborhood children and adults alike to come together for safe Halloween fun. The event featured trick-or-treating, sugar skull decoration, a costume contest, and a spooky haunted hallway in the CWURC office.

Newsletter Distribution & Social Media



105%

Increase
in Likes on
Facebook



91%

Increase in
Followers on
Instagram



378

Newsletter
Subscribers

Our Partners

- | | |
|--|--------------------------------|
| American Sign Museum | IFF |
| Archive of Creative Culture | Jazz Alive |
| Aston Oaks Golf Course | Jill Cleary & Ben Brown |
| Camp Washington Chili | Keep Cincinnati Beautiful |
| Camp Washington Community Council | Mark DeJong |
| Camp Washington Business Association | Mom 'n 'em |
| CampSITE Sculpture Park | NorthSide Bank and Trust Co |
| Cincinnati Art Academy | Ohio AAP |
| Cincinnati Parks | Queen City Sausage |
| Cincinnati Parks Foundation | Rhinegeist |
| Cincinnati Reds | River City Correctional Center |
| Common Orchard Project | Robbie Bluestein |
| Community Building Institute | Sean Mullaney |
| Community Tool Bank | Taking Root |
| DJ Sherman | The Foles |
| DRIP Coffee Lounge | TruPartner Credit Union |
| Green Umbrella | UCAN |
| Hamilton County Jobs & Family Services | Washington UCC |
| Hamilton County Public Health | Wave Pool |
| | Welcome Project |
| | West End Art Gallery |

Camp Washington Business Association

CWBA hosted 12 luncheons for its 53 members with speakers from:



- The City of Cincinnati
- Hamilton County Jobs & Family Services
- City of Cincinnati Police Department
- The Greater Cincinnati Homeless Coalition
- TWG Development
- Elevar & the Marshall Street Development Project

12th Annual CWBA Golf Outing



- *\$15,130 Raised*
- *48 Sponsors*
- *56 Participants on 14 Teams*

Funds raised from this year's golf outing are being put towards a new design and vision plan for the Camp Washington Business District.

Mad Max Bingo

Address

3301 Harrison Ave
Cincinnati, OH

Hours

Friday: 5:30pm-10:00pm
Sunday: 5:30pm-9:30pm

\$114,988

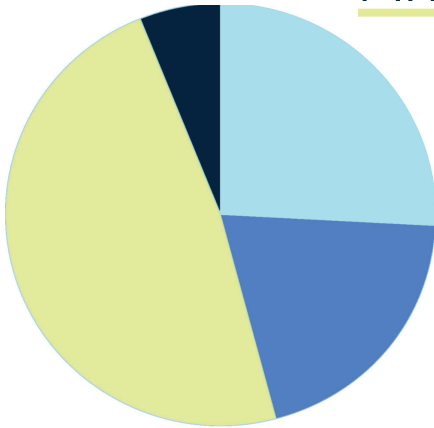
Donated to

13

Third-Party
Nonprofit Organizations

At the end of 2021, the Camp Washington Community School dissolved and CWURC now owns and operates Mad Max Bingo.

Financials



Revenue

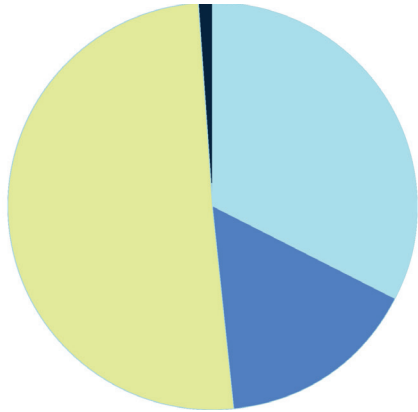
\$408,561

- Grants (26%)
- Rental (20%)
- Donations (48%)
- Misc (6%)

Expenses

\$295,403

- Property Maintenance (33%)
- Community Investment (16%)
- Operational (51%)
- Misc (1%)



Funders

- | | | |
|---------------------------------|-----------------------------|------------------------------|
| 2701 SG | Huntington Bank | Queen City Restaurant Supply |
| A & V Grinding Inc | Kao Brands | Robert W. Bugle Sales Co. |
| A&E Signs and Lighting | Keep Cincinnati Beautiful | Schaaf Co., Inc |
| AARDCO | Klok's Accounting & Payroll | SpringDot |
| Camp Washington Hardware | Lancaster Bingo | Starr Printing |
| Cincinnati Design Award | Locey, Chaney & Mitchell | TCG Communications |
| Cincinnati Development Fund | Max Construction Group | TetraTech |
| Cincinnati Mini Storage | Meyer Tool | Three Rivers Sheet Metal |
| Cincinnati Savings & Loan | Michael & Suzette Fisher | TruPartner Credit Union |
| City of Cincinnati | Micro Metals Finishing | TWG Development |
| Decal Impressions | NorthSide Bank & Trust | United Electric |
| DePaul Cristo Rey High School | Northside Meats | Winstel Controls |
| Gardiner Family Charitable Fund | PEDCO E&A Services | Wyoming Meat Market |
| Hillside Maintenance | PNC Bank | Wyoming Presbyterian Church |
| HomeBase Cincinnati | Powell Valves | Yard & Company |
| Hub and Weber | Progress Supply | Zins Plumbing |

Out with the old...



...and in with the new!



In 2020 Camp Washington Community Board came under new leadership with the hiring of Sidney Nation and with her came the reinvigoration of the organization's mission and goals. To help signify this new energy and re-commitment to serving the Camp Washington Neighborhood, CWCB made the decision to rebrand the organization and now be recognized as the **Camp Washington Urban Revitalization Corporation.**

Our Team



Rachel Means

Development Coordinator

Rachel joined the team in May of 2021. Her role with CWURC includes volunteer coordination, event coordination, and leading fundraising for CWURC.

Drew Steinmetz

Community Planning Intern

Drew is a Master of Community Planning student at the University of Cincinnati. He has taken on tasks including social media content creation, annual report design, and assists in building neighborhood morale through welcome packets and community engagement strategies.



Our 2021 Board

President: Couper Gardiner
Vice President: Sean Mullaney
Secretary: Cal Cullen
Treasurer: Jake Gray
Adam Sanregret
Paul Karalambo
Lacey Haslam
Jocelyn Gibson
Jake Hodesh
Mark DeJong



Camp Washington
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[@CampWashingtonURC](https://www.facebook.com/CampWashingtonURC)

Visit our website!
www.CWURC.org

*“Building a community of
industry, artistry and
people.”*