

# Bridge Street Brief



THE BRIDGE  
STREET DISTRICT  
City of Dublin



## Community Entertainment Districts

Through recent citizen surveys, residents have expressed their desire for more restaurants and more opportunities for culture, art and entertainment. A Community Entertainment District is a tool to help facilitate the establishment of new restaurants, entertainment and social venues, new businesses and create jobs.

Dublin City Council approved applications for three Community Entertainment Districts at the April 25, 2016 Council meeting.

### What is a Community Entertainment District (CED)?

A Community Entertainment District (CED) is a tool to facilitate the establishment of restaurants, retail and other entertainment/cultural/arts facilities in a defined development or redevelopment area. A CED also creates a new “pool” of liquor permits that can only be used within the CED.

### What benefit will Community Entertainment Districts bring to Dublin?

**For residents and visitors** the CEDs will attract more dining, social, cultural, art, retail, theater and/or entertainment options.

**For business owners and entrepreneurs**, the CEDs allow businesses to purchase a liquor permit from the State at a much reduced cost.

**For the City** - more venues and establishments also provide more jobs to the area and attract new employers and talent who want to live where they work and work where they live.

### Why create a Community Entertainment District?

The number of liquor licenses a city gets is dictated by population. Dublin can have up to 23 D-5 permits that allow restaurants, bars and stores to serve or sell wine, beer and liquor. There are currently four D-5 permits pending. A Community Entertainment District creates a new “pool” of liquor permits that can only be used within the defined district. These D-5j permits are available to qualifying business owners and entrepreneurs at a much reduced price. (\$2344 vs. market price that could be as high as \$30,000).

*See reverse side*

### Why Bridge Street?

#### Choices. Jobs. Connectivity.

The Bridge Street District is Dublin's commitment to the future. Choices in housing, dining, and shopping along with riverfront parks, a new library and gathering spaces are fueling a vibrancy and creating connectivity. The landscape is ripe for redevelopment and new businesses are creating new jobs.

### What's in it for residents?

#### Experiences. Housing options.

#### Property values.

The Bridge Street District extends the experience of our walkable and vibrant Historic Dublin. It provides housing options for residents who want to remain in Dublin and enhances our property values by attracting young professionals who want to live where they work.

### What's in it for businesses?

#### Workforce. Access to amenities.

#### Economic competitiveness.

The Bridge Street District attracts a talented young workforce and retains seasoned professionals; provides convenient access to an array of amenities and fosters an environment of economic competitiveness for new business ventures and iconic world headquarters.

## What is D-5j liquor permit?

A D-5j permit is a full liquor (beer, wine, spirits) license. The holder of a D-5j permit must obtain a food service license and pass all necessary code inspections at the location of the established CED. All Dublin Code requirements must be met as well. A D-5j permit must be located within a CED and cannot be transferred outside the district.

## How many CEDs exist today?

Although there are none in Dublin, there are currently 69 CEDs in Ohio, 10 of which are located in Franklin County. These include areas such as Easton (which has 3 CEDs), Lane Avenue, Brewers Yard, Arena District, the Continent, The Shops at Worthington Place, and Kingsdale. Hamilton County in the Cincinnati area has the most CEDs (19), many of which include the "Main Street" or commercial district portions of the City's urban neighborhoods.

## Why is Dublin considering establishing one or more CEDs in the Bridge Street District?

Since the early planning phases, the vision for the Bridge Street District was to create dynamic mixed-use developments. Through recent citizen surveys, residents have expressed their desire for more restaurants and opportunities for culture, art and entertainment. The hotel, conference center, housing, office and other commercial activities planned for the Bridge Street District will depend upon, and benefit from restaurants in the District as a key driver of pedestrian activity and overall quality of life.

The Bridge Park community, currently under construction, will include a number of restaurants requiring new liquor permits. The limited supply (due to quota allocations) and the cost of liquor permits can be an inhibiting factor.

## Are there provisions for forming a CED?

- Cities must have a population of at least 20,000.
- A minimum 20 acres in the defined CED area.
- There must be a minimum of \$50 million invested in new development or redevelopment in the defined CED during a 5- 10 year period. The Division allows both new public infrastructure and private development to be applied toward the \$50 million minimum investment.

## Will new restaurants in a CED have advantages over existing restaurants in Dublin?

New restaurants will be able to purchase a D-5j liquor permit at a much reduced cost. The D-5j permit has the same privileges and restrictions as a D-5 permit, such as hours of operation and onsite consumption only of beer, wine and mixed beverages.

Existing establishments located within the CEDs would be able to sell their conventional permits outside the District and purchase one of the new D-5j CED permits at a minimal cost.

## How does the cost of a CED liquor permit compare to a traditional liquor permit?

The CED enables local business owners and entrepreneurs to purchase a liquor license from the State at a significant savings compared to a traditional D-5 permit.

Based on today's market conditions, a conventional D-5 permit can be bought and sold for upwards of \$30,000 depending on level of availability. A D-5j permit costs \$2,344.

## Does a CED allow liquor businesses to be established in places they would otherwise not be permitted?

The CED allows a new pool of liquor licenses to be acquired if all criteria are met. The CED has no impact on the City's normal zoning and regulatory land use controls that establish where and under what circumstance liquor establishments are permitted.

The proposed CED will permit one D-5j liquor permit for each five acres of land located within the CED – while not exceeding 15 total permits per district.

## Does a CED allow more open or outdoor or unregulated consumption of alcohol?

The State of Ohio recently passed a law to allow municipal corporations and townships to create Outdoor Refreshment Areas (ORAs). Dublin's proposed CEDs are not outdoor refreshment areas. It does not permit individuals to carry open containers of beer or liquor.

## Who issues these new liquor permits and how are they regulated?

Neither the City of Dublin nor a CED applicant chooses who gets the D-5j permits. The Ohio Division of Liquor Control processes the applications on a first come, first serve basis. The City of Dublin will still receive notice of applications within city limits.

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