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DEPARTMENT OF URBAN DEVELOPMENT

CITY OF CINCINNATI

OHIO

URBAN RENEWAL PLAN

AVONDALE I - CORRYVILLE

(OHIO R-6)

SUBMISSION DATES:

Original - April 11, 1961
Revised - April 1962
Revised - May 19, 1965
Revised - May 1966
Revised - May 1966
Revised - Oct. 8 1969
Revised - Jan. 19, 1973
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APPROVAL DATES:

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Nov. 19, 1969
March 21, 1973
Nov. 25, 1981
April, 1982
Dec, 1982
Feb, 1983

URBAN RENEWAL PLAN

AVONDALE I-CORRYVILLE

SECTION A. DESCRIPTION OF PARTS CONSTITUTING

URBAN RENEWAL PLAN

The Urban Renewal Plan for the Avondale I-Corryville project in Cincinnati, Ohio, hereinafter referred to as the "Plan" consists of and only of this document, dated April 11, 1961, revised May 9, 1962, June 9, 1965, June 29, 1966, October 2, 1968, November 19, 1969, March 21, 1973 and November 25, 1981. The following maps and diagrams dated April 11, 1961 and revised as indicated below:

Drawing

Project Boundary Map, R.P. Map No. 1 (Revised August 1965).

Land Use Plan, R.P. Map No. 2 (Revised Nov. 1981).

Land Acquisition, R.P. Map No. 3 (Revised Dec. 1972).

This Urban Renewal Plan, as so constituted, has been prepared in conformity with Chapter 750, the Code of Ordinances of the City of Cincinnati.

SECTION B. DESCRIPTION OF PROJECT

1. Boundary Description

The boundary of the Avondale I-Corryville Urban Renewal Project in Cincinnati, Ohio, hereinafter referred to as the "Project" is shown on R.P. Map No. 1 and on all other maps which are included in this Plan.

The boundaries of the project are as follows:

Beginning at the point of intersection of the north line of McMillan Street and the west line of Burnet Avenue; said point also being the northwest corner of McMillan Street and Burnet Avenue; thence west along the north line of McMillan Street a distance of approximately 4500 feet more or less to the point of intersection of the north line of McMillan Street and the east line of Hartshorn Street said point also being the northeast corner of McMillan and Hartshorn Streets; thence north along the east line of Hartshorn Street, across Calhoun Street (a 50 foot street) and continuing north along the west line of Lot 116 as recorded in Brown and Hartshorn Subdivision, Plat Book 1, Page 147, Hamilton County Recorder's Office to the northwest corner of said Lot 116; thence east approximately 690 feet more or less along the north line of said Brown and Hartshorn Subdivision, to the point of intersection of the north line of Lot 138 of said Subdivision and the west line of Lot 5 of Corry's Subdivision as recorded in Plat Book 15, Page 22, Hamilton County Recorder's Office, thence north approximately 4625 feet more or less along the west line of Woodside Avenue and Woodside Avenue extended, to the point of intersection of the west line of Woodside Avenue extended and the westerly line of Jefferson Avenue; thence southeast approximately 660 feet more or less along the westerly line of Jefferson Avenue to the point of intersection of the westerly line of Jefferson Avenue and the easterly line of Ruther Avenue extended; thence northeast across Jefferson Avenue and along the easterly line of Ruther Avenue a distance of approximately 1150 feet to the point of intersection of the east line of Ruther Avenue and the north line of Cloister Drive, said point also being the northeast corner of Ruther Avenue and Cloister Drive; thence northeast 640 feet more or less along the northerly line of Cloister Drive to the point of intersection of the northerly line of Cloister Drive extended and the easterly line of Vine Street; thence southeast along the northerly line of Vine Street and Erkenbrecher Avenue to the point of intersection of the north line of Erkenbrecher Avenue and the west line of Lot 55 of the Zoological Land Syndicate Subdivision as recorded in Plat Book 9, Page 49 and 50 of the Hamilton County Recorder's Office; thence north 150 feet more or less along the west line of said Lot 55 to the northwest corner of Lot 55; thence east 600 feet more or less along the north line of Lots 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66 of said Zoological Land Syndicate Subdivision to the northeast corner of Lot 66, said point also being the point of intersection of the east line of Lot 66 and

the west line of Lot 178 of Mt. Auburn and Avondale Subdivision ~~as recorded~~ in Plat Book V-1, Page 44, of the Hamilton County Recorder's Office; thence north 600 feet more or less along the west line of Lots 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, and 189 of Mt. Auburn and Avondale Syndicate Subdivision as recorded in Plat Book V-1, Page 44, Hamilton County Recorder's Office, to the northwest corner of said Lot 189; thence east 146.99 feet more or less along the north line of Lot 189 of said Mt. Auburn and Avondale Syndicate Subdivision to the northeast corner of said Lot 189, said point also being the point of intersection of the north line of Lot 189 and the west line of Dury Avenue; thence north 783 feet more or less along the west line of Dury Avenue to the point of intersection of the west line of Dury Avenue and the south line of Forest Avenue, said point also being the southwest corner of Dury and Forest Avenue; thence west approximately 700 feet more or less along the south line of Forest Avenue; thence northwest approximately 590 feet more or less along the westerly line of Forest Avenue to the point of intersection of the westerly line of Forest Avenue and the north line of Lot 20 of A. Irwin's Subdivision as recorded in Deed Book 148, Page 439 of the Hamilton County Recorder's Office; thence west approximately 493 feet more or less along the north line of Lots 20, 21, 22, and 23 of said A. Irwin's Subdivision to the point of intersection of the north line of Lot 23 and the west line of Duluth; thence north approximately 340 feet more or less along the west line of Duluth to the point of intersection of the west line of Duluth and the southerly line of Forest Avenue, said point also being the southwest corner of Forest and Duluth Avenues; thence southeast approximately 285 feet more or less along the westerly line of Forest Avenue to the point of intersection of the westerly line of Forest Avenue and the east line of Lossing Street extended, thence north across Forest Avenue and continuing north approximately 840 feet more or less along the east line of Lossing Street to the point of intersection of the east side of Lossing Street and the southerly line of Ehrman Avenue, said point also being the southeast corner of Lossing Street and Ehrman Avenue; thence north 50 feet more or less across Ehrman Avenue to a point on the north line of Ehrman Avenue; thence southeast approximately 1875 feet more or less along the northerly line of Ehrman Avenue to the point of intersection of the north line of Ehrman Avenue and the east line of Lot 18 extended to the

Avondale Syndicate Subdivision Lots 5 and 6 as recorded in Plat Book 7, Page 87 of the Hamilton County Recorder's Office, said point also being 120 feet more or less west of the northwest corner of Ehrman and Wilson Avenues; thence south 222 feet more or less across Ehrman Avenue and along the east line of said Lot 18 to the southeast corner of Lot 18 of said Avondale Syndicate Subdivision; thence continuing south 660 feet more or less along the east line of Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, and 21 of T. Wilson's Subdivision as recorded in Plat Book 6, Page 90 of the Hamilton County Recorder's Office to the point of intersection of the east line of said Lot 21 and the south line of Lot 22 of said T. Wilson's Subdivision; thence east 120 feet more or less along the south line of said Lot 22 to the point of intersection of the south line of Lot 22 and the west line of Wilson Avenue, said point being located 165 feet more or less north of the northwest corner of Wilson and Forest Avenues; thence continuing east 465 feet more or less across Wilson Avenue and along the north line of Lots 13, 14, 15, 16, 17, 18, and 19 of Mathers and Hall's first subdivision as recorded in Plat Book 11, Page 12 of the Hamilton County Recorder's Office to the point of intersection of the north line of Lot 19 extended and the west line of Lot 3 of A. E. Burkhardt's Subdivision as recorded in Plat Book 12, Page 15 of the Hamilton County Recorder's Office; thence north along the west line of said Lot 3 to the northwest corner of Lot 3; thence east 350 feet more or less along the north line of Lots 3 and 2 of said A. E. Burkhardt's Subdivision to the northeast corner of said Lot 2; thence north 80 feet more or less along the east line of Lot 2 extended to the point of intersection of the east line of Lot 2 and the north line of Parcel 81 extended as recorded in Hamilton County Auditor's Plat Book 113, Page 2 and listed under the ownership of Lillian M. Hogue; thence east along the north line of said Parcel 81 to the point of intersection of the north line of Parcel 81 and the west line of Alaska Avenue, said point being 300 feet more or less north of the northwest corner of Alaska and Forest Avenue; thence continuing east 238 feet more or less across Alaska Avenue and along the north line of Lot 28 of A. E. Burkhardt's Subdivision as recorded in Plat Book 12, Page 15 of the Hamilton County Recorder's Office to the northeast corner of said Lot 28; thence south along the east line of Lots 28 and 29 of said Burkhardt's Subdivision to the point of intersection of the east line of said Lot 29 and the north line of Lot 35 of

Spencer and Corry's Locust Grove Subdivision as recorded in Deed Book 130, Page 458 of the Hamilton County Recorder's Office; thence east along the north line of Lots 35, 34, and 33 of said Spencer and Corry's Locust Grove Subdivision to the point of intersection of the north line of Lot 33 and the west line of Harvey Avenue; thence continuing east 650 feet more or less across Harvey Avenue and along the north line of Lots 32, 31, 30, 29, 28, 27 and 26 of said Subdivision to the point of intersection of the north line of Lot 26 and the west line of Washington Avenue; thence continuing east 350 feet more or less across Washington Avenue and along the north line of Lots 37, 36, and 35 of T. F. Corry's Subdivision Locust Grove as recorded in Plat Book 1, Page 193 in the Hamilton County Recorder's Office to the point of intersection of the north line of Lot 35 and the west line of Van Antwerp Place, said point also being 170 feet more or less north of the northwest corner of Forest Avenue and Van Antwerp Place; thence north 922 feet more or less along the west line of Van Antwerp Place to the point of intersection of the west line of Van Antwerp Place and the south line of Glenwood Avenue, said point also being the southwest corner of Van Antwerp Place and Glenwood Avenue; thence continuing north 50 feet more or less across Glenwood Avenue to a point on the north side of Glenwood Avenue; thence eastwardly approximately 1360 feet more or less along the northerly line of Glenwood Avenue to the point of intersection of the northerly line of Glenwood Avenue and the easterly line of Reading Road; thence southwestwardly approximately 1245 feet more or less along the east line of Reading Road to a point 199.64 feet south of the intersection of the south line of Hutchins Avenue and the east line of Reading Road; thence east along a line parallel to Rockdale Avenue a distance of 146 feet to a point; thence north 50.50 feet to a point; thence east on a line parallel to Hutchins Avenue a distance of 140.47 feet to a point; thence south on a line parallel to Reading Road a distance of 6.91 feet more or less to a point; thence east on a line parallel to Hutchins Avenue 23.5 feet more or less to a point; thence south on a line parallel to Reading Road a distance of 97.5 feet more or less to a point; thence southeastwardly on a line a distance of 211 feet more or less to the north line of Rockdale Avenue; thence south on a line perpendicular to Rockdale Avenue a distance of 50 feet to the south line of Rockdale Avenue; thence west along the south line of Rockdale Avenue a distance of 522 feet more or less

to the intersection of the south line of Rockdale Avenue and the east line of Reading Road; thence southwestwardly approximately 1687 feet more or less along the easterly line of Reading Road to the point of intersection of the easterly line of Reading Road and the south line of Hale Avenue; thence west 1310 feet more or less along the south line of Hale Avenue to the point of intersection of the south line of Hale Avenue and the east line of Harvey Avenue; thence south 714.1 feet more or less along the east line of Harvey Avenue to the point of intersection of the east line of Harvey Avenue and the south line of Ridgeway Avenue; thence east 150 feet along the south line of Ridgeway Avenue to a point; thence south 103.42 feet parallel to Harvey Avenue to a point; thence east 15 feet on a line parallel to Ridgeway Avenue to a point; thence south 140.38 feet parallel to Harvey Avenue to a point in the north line of Hickman Avenue; thence east along the north line of Hickman Avenue a distance of 25 feet; thence south on a line parallel to Harvey Avenue a distance of 171 feet to a point; thence east on a line parallel to Hickman Avenue a distance of 11 feet to a point; thence south on a line parallel to and 200 feet east more or less of the east line of Harvey Avenue a distance of 418.6 feet more or less to the north line of Union Street; thence west along the north line of Union Street a distance of 200 feet more or less to the intersection of the north line of Union Street and the east line of Harvey Avenue; thence south along the east line of Harvey Avenue a distance of 417 feet more or less to the intersection of the east line of Harvey Avenue and the south line of Melish Avenue extended from the west; thence west along said south line of Melish Avenue and its extension a distance of 674.5 feet more or less to the intersection of the south line of Melish Avenue and the west line of Burnet Avenue; thence south along the west line of Burnet Avenue across Donahue Street, University Avenue, Oak Street, and William Howard Taft Road a distance of 3020 feet more or less to the point of intersection of the west line of Burnet Avenue and the north line of McMillan Street, said point also being the place of beginning.

B.

2. Urban Renewal Plan Objectives

a. The general objectives are:

1. To restore value to the area through a balanced program of public and private improvements.
2. To develop the existing assets of the area.
3. To restore confidence in the people that the area has a good future.
4. To invite the attention of investors to the opportunities for new investment as well as maintenance of the old.
5. To provide adequate and desirable facilities, such as streets, parks, playgrounds, schools, and shopping facilities.
6. To provide a substantial number of housing units of low or moderate cost on land to be disposed of for residential purposes.

b. The general objectives are to be achieved by the following specific objectives:

1. To remove structural substandard, or blighting buildings and incompatible non-conforming use buildings.
2. To construct or assist in the construction of public facilities, such as streets, sewers, water mains, street lighting, street trees, street furniture, parks, playgrounds, fire stations, schools or

university additions, health facilities, off-street parking and others by acquiring land and developing such facilities.

3. To improve the environment of the neighborhood business areas by providing such items as bus shelters, street trees, parking, adequate crosswalks and sidewalks, removal of overhead wiring, and areas for new development where needed.
4. To assist in the implementation of the "Plan for the Avondale I-Corryville Institutional Area" incorporated on the Land Use Plan, R. P. Map No. 2, by acquiring land and making necessary improvements.
5. To remove any structure or land use which would be an impediment to land disposition and development of a site and to remove structures necessary to create a site large enough for proper development, especially with respect to public or low income housing developments.
6. To bring all structures exempted from acquisition to the standards for rehabilitation as outlined in the Urban Renewal Plan.
7. To give preference to developers of land to be disposed for residential purposes if low or moderate cost housing is to be developed.

8. To assist in implementation of the community developed plan for the area around the Reading-Rockdale intersection.

3. Types of Proposed Renewal Actions

The Urban Renewal activities in the project will basically consist of the following:

- a. Rehabilitation of all properties not to be acquired in accordance with standards outlined in Section 3, Paragraph 2, of this Plan. A program designed to encourage home improvements and community pride will be initiated. This program will include:
 - (1) Community organization
 - (2) Inspection and specification of work required to bring properties into compliance with the property rehabilitation standards.
 - (3) Provision of financial, architectural, and social services.
- b. Installation of public improvements, such as streets, parks, and recreation areas, street lighting, sewers, water mains, right-of-way landscaping, etc. The major street improvements, and park and recreation developments are indicated on R. P. Map No. 2.
- c. Acquisition and clearance of properties:
 - (1) for public improvements and facilities.
 - (2) for off-street parking in connection with the needs of existing commercial areas or hospitals.
 - (3) to remove sub-standard structures and buildings having blighting influences.
- d. Sale, lease, or retention for redevelopment by public agencies

or private enterprise in accordance with the provision of the Plan for all land acquired under c. above.

- e. Acquisition and resale of property for rehabilitation to project standards.
- f. Installation of off-street parking lots in commercial areas.
- g. Removal of overhead wiring in commercial areas as outlined in Section D-4 of this Plan.

SECTION C. LAND USE PLAN

1. Land Use Map

R. P. Map No. 2 is designated as the Land Use Plan for the project and shows the following:

- a. Thoroughfares and street rights-of-way.
- b. All other existing or proposed public, semi-public and institutional uses.
- c. All existing or proposed private uses, including residential, commercial, office, and institutional.
- d. Redevelopment areas A through N.

2. Land Use Provisions and Building Requirements

a. Uses to be Permitted in Project Area:

(1) In all project areas except Redevelopment areas A through N.

- a) Any residential use, public or private, in conformance with the residential designations shown on R. P. Map No. 2, including one and two family, multiple dwellings, public housing,

transient housing on property not to be acquired for redevelopment, and accessory uses.

b) Commercial uses including Neighborhood, community, and non-local (retail, wholesale and general) business.

c) Office uses including hotels and motels on property not be acquired for redevelopment, financial institutions, office uses for doctors, dentists, lawyers, etc. accessory uses.

d) Public, Semi-Public, and Institutional uses including: parks, hospitals, recreation, schools, post offices, universities, churches, libraries, museums, fire houses, utilities installations, community facilities, and welfare organizations.

(2) Uses Permitted in Redevelopment Areas A, B, C, D, E, and N-2 shall be limited to the following:

a) Shopping Centers, not to exceed ten (10) acres in area or, individual establishments, either of which shall be limited to the following uses:

1) Retail Establishments: Grocery stores, meat-fruit-vegetable markets, supermarkets, delicatessens, beer-wine carry-out stores, candy or confectionery stores, drug stores, florist shops and similar uses, art or antique

artists's supply, auto supply (except automobile filling stations and the installation of auto parts and accessories), bicycle sales, books, clothing, department, dry goods, electrical appliance, furniture, furrier, gifts, hardware, household appliance, jewelry and art metal, leather goods and luggage, liquor, mailorder, medical and orthopedic appliance, millinery, newsstand, notions, novelty, paint, pets, photo. supply, radio and television, shoes, sporting goods, stamps and coins, stationery, sewing machines (household), toys, typewriters, wallpaper, watches and clocks, and similar retail uses.

- 2) Eating and drinking places: restaurants, bars, grills, cocktail lounges and night clubs, exclusive of drive-in establishments, provided that where such uses include the presentation of entertainment, there shall be no openings in side walls, rear walls, or roofs within fifty (50) feet of a Residential District unless such openings are stationary windows or required fire exits equipped with approved self-closing devices.

- 3) Personal services: Barber shops, beauty parlors, dry cleaning and laundry pick-up stations or self-service establishments, shoe and hat repair shops, tailoring, dressmaking and similar uses.
 - 4) Financial Services: Banks, building and loan companies, savings and loan companies and similar institutions.
 - 5) Bakeries employing not more than four (4) persons in production, provided that there shall be no openings in side walls, rear walls or roofs within fifty (50) feet of a Residential District unless such openings are stationary windows or required fire exits equipped with approved self-closing devices.
 - 6) Post offices and telegraph offices.
 - 7) General business services: business appliance and repair shops.
 - 8) Parking in conjunction with the above uses.
 - 9) Open plazas to enhance the surrounding business uses.
- b) The following uses are permitted on other than the first floor which would be above or below the major pedestrian oriented level.
- 1) Offices for business and professional purposes.

- 2) Entertainment: theaters, billiard parlors, pool halls, bowling alleys and similar enterprises, provided that there shall be no openings in side walls, rear walls, or roofs within fifty (50) feet of a Residential District unless such openings are stationary windows or required fire exits, equipped with approved self-closing devices.
- 3) Commercial art studios, photograph studios, dance studios, motion picture studios, and radio television studios.
- 4) Personal services: gymnasiums, reducing salons, and steam baths.
- 5) General business services: mimeographing, employment agencies and similar uses.
- 6) Business schools: provided that no machinery other than office equipment shall be employed.
- 7) Residential: not permitted in basement nor first floor.

(3) Uses Permitted in Redevelopment Areas F, G, J, and K

shall be limited to the following:

- a) New multi-family dwellings
- b) New row-house buildings
- c) Group housing projects.
- d) Homes operated and maintained by religious, charitable or philanthropic organizations.

The following further limitations apply to uses a, b, c, and d, above.

- 1) The density for residential use shall be as follows:

<u>Type of Unit</u>	<u>Min. Lot Area Per Dwelling Unit</u>
Efficiency (less than 500 sq. ft.)	2000 sq. ft.
Intermediate (500 to 750 sq. ft.)	2000 sq. ft.
Regular (over 750 sq. ft.)	2500 sq. ft.

- 2) Parking for each dwelling unit or for each 6 beds of a home shall be provided.

(4) Uses Permitted in Redevelopment Area H, shall be limited to the following:

- a) New two-family or multi-family dwellings.
- b) New row-houses.
- c) Group housing projects.
- d) Off-street parking.

The following further limitations apply to uses a, b, c, and d, above.

1) The density for residential use shall be as follows:

<u>Type of Unit</u>	<u>Min. Lot Area Per Dwelling Unit</u>
Efficiency (less than 500 sq. ft.)	1200 sq. ft.
Intermediate (500 to 750 sq. ft.)	1200 sq. ft.
Regular (over 750 sq. ft.)	1500 sq. ft.

- 2) At least one parking space for each dwelling unit shall be provided.
- 3) Off-street parking sites shall be limited to use in connection with existing residential uses abutting the redevelopment site.

(5) Uses Permitted in Redevelopment Area I shall be limited to the following:

- a) New two-family or multi-family dwellings.
- b) Offices for professional services which are medical in nature or related to medical uses.

- c) Conditional uses limited to business and personal services supplementary to and complementing the principal uses permitted and in the same building with said principal use.
- d) Off-street parking.

The following further limitations apply to uses a), b), c), and d) above.

- 1) The density for residential use shall be as follows:

<u>Type of Unit</u>	<u>Min. Lot Area Per Dwelling Unit</u>
Efficiency (less than 500 sq. ft.)	400 sq. ft.
Intermediate (500 to 750 sq. ft.)	550 sq. ft.
Regular (over 750 sq. ft.)	550 sq. ft.

- 2) Parking for each dwelling unit shall be provided or one space for each 200 square feet of first floor area and one space for each 750 square feet of floor area of other floors.
- (6) Uses Permitted in Redevelopment Area L shall be limited to the following:
- a) All of the uses listed in (2)a) and (2)b) above which are permitted in Areas A, B, C, D, E and N-2.
 - b) Wholesale distributors of merchandise including storage facilities.
 - c) Printing and Lithographing Establishments.

- d) Hospitals and Clinics.
- e) Drive-in eating and drinking places.
- f) Bakeries.
- g) Entertainment places.
- h) Automotive services.
- i) Trade shops.
- j) Laundry and dry cleaning shops.

(7) Uses Permitted in Redevelopment Area M shall be limited to the following:

- a) New multi-family dwellings.
- b) Group housing project.
- c) Open Space for recreation or other uses.
- d) Off-Street Parking.
- e) Board of Education uses.

The following further limitations apply to uses a, b, c, d, and e above.

1) The density for residential use shall be as follows:

<u>Type of Unit</u>	<u>Min. Lot Area Per Dwelling Unit</u>
Efficiency	600 Sq. ft.
Intermediate	800 sq. ft.
Regular	1000 sq. ft.

2) Parking requirements are to meet the requirements of the R-6 zone of the City's Zoning Code.

(8) Uses permitted in Redevelopment area N-1

(8) shall be limited to the following:

- a) New multi-family dwellings
- b) New row-housing or similar dwellings,
- c) Institutional or community facilities which relate to housing.
- d) Parking at the ground or underground levels.
- e) Open Space and plazas to connect and enhance the surrounding uses.
- f) Density and parking restrictions shall conform to the requirements of R-7 zone of the Cincinnati Zoning Code.

b. Additional Regulations, Controls, and Restrictions to be Imposed on the Sale, Lease, or Retention of all Real Property Acquired for Redevelopment or Rehabilitation

- (1) Requirements for Redevelopment in all areas, including redevelopment areas A through N.
 - a) Storage space for all material and trash shall be provided within the buildings or within enclosures outside, planned as integral parts of the building and site design.
 - b) Ground areas not paved shall be planted.
- (2) Site Controls in Redevelopment Areas A, B, C, D, E, L, M and N-2.
 - a) In Redevelopment Sites A, B, C, D, E, L, M and N-2 exterior signs to include real estate, name

plates, professional, instructional, announcement, bulletin board, identification and business signs erected as wall, ground, canopy or awning, and projecting street or projecting yard signs are permitted, subject to the following limitations:

- 1) Illuminated and non-illuminated signs shall have a total sign surface area (in square feet) per establishment no greater than two (2) times the frontage (in lineal feet) of the establishment (in no case may more than one frontage be in such computation), but in no case greater than one hundred (100) square feet (Applied to all permitted sign types computed together).
- 2) Signs shall not project above the parapet or eave of the roof.
- 3) Projecting street signs shall not be permitted in Redevelopment Site "A" or "N-2".
- 4) Illuminated signs may be internally illuminated or illuminated by indirect lighting and the luminant for such indirect lighting shall not be visible from the street or from any adjacent property in a residentially zoned district. Such lighting shall not employ any motion, rotation, or intermittance so that the lighting effect on any sign is in any way mechanically varied.

5) A wall sign may extend a maximum of eighteen (18) inches outward from the face of the building and not beyond the horizontal limits of such wall.

6) An additional sign may be attached to a building on which sign only the names and pursuits of the tenants of the building shall be displayed, provided that such sign shall be limited in area to one (1) square foot per corporate or individual tenant.

b) In addition to the signs listed in "a)" above, exterior identification signs erected as ground or roof signs are permitted in redevelopment site "A" and N-2 only, subject to the limitations specified below as well as the applicable Code requirements.

1) An identification sign or symbolic feature may be an integral design element of the building or it may be an independent and detached structure erected as a ground sign on the premises of the building.

2) The only message which such sign or symbol may convey is the name and/or symbol of the building to which the sign relates.

3) Ground signs shall be limited to one (1) such sign per street frontage.

- (a) If signs are erected on (2) two or more street frontages, there shall be a similarity of design between all such signs.
- 4) Signs shall not project into any street right-of-way.
 - 5) Signs may be internally illuminated or illuminated by indirect lighting and the luminant for such indirect lighting shall not be visible from the street or from any adjacent property in a residential district. Such lighting shall not employ any motion, rotation, or intermittance so that the lighting effect on a sign is in any way mechanically varied.
 - 6) Each ground or roof sign shall not exceed 100 square feet of surface per street frontage per face.
 - 7) Such signs may contain two (2) faces, provided that the over-all distance between sign faces shall not exceed twenty-four (24) inches.
 - 8) Signs or symbols shall not exceed 25' in height above the grade except for a single sign symbol, located in the center portion of the site in which case it may not exceed 60' in height above grade at the sign location.

- (3) In Redevelopment Areas A, B, C, D, E, L, M, N-1 and N-2, ^{special} design features proposed shall also be considered. More importantly, however, compatibility of the proposal with the following planning objectives shall form the main basis for evaluating the design aspects of each proposal:
- a) The location of proposed structures on the site as they relate to existing and future development in the vicinity of the redevelopment site.
 - b) The relationship of pedestrian and vehicular traffic to streets, proposed parking lots, and walkways in the area surrounding the subject site.
 - c) Circulation of pedestrian traffic between the redevelopment site and existing adjacent commercial properties.
 - d) The solution to providing a compatible visual relationship between the architectural proposal for each redevelopment site and the existing visual aspects of the surrounding vicinity.
 - e) The consideration given to the visual effect which will be produced from each vehicular or pedestrian approach to the redevelopment site (all sites abut on more than one street frontage).

f) The attempt made to establish a design theme which will be not only compatible with existing urban fabric, but one which will serve as a guide and hopefully, a catalyst for future new development and rehabilitation.

g) The handling of parking facilities in such a way so as to effectively serve the proposed redevelopment, but not act as a barrier(s) between the redevelopment site and the surrounding area-- particularly adjacent commercial areas.

c. Duration of Provisions in Urban Renewal Plan

All land use provisions and controls herein imposed upon project lands shall be in effect until January 1, 1985.

d. Applicability of Provisions and Requirements

Under C. 2a and C. 2b of the Plan

Land Use Provisions and Building Requirements

will apply to all property to be redeveloped as indicated in paragraphs C. 2a and C. 2b.

SECTION D. PROJECT PROPOSALS

1. Land Acquisition

- a. The properties identified by the following parcel numbers on R. P. Map No. 3 will be acquired under under this Plan:

(1) For clearance and redevelopment, including spot clearance:

30, 52, 53, 54, 55, 59, 60, 61, 62, 229, 230, 12, 13
231, 232, 233, 234, 235, 236, 237, 238, 239, 240,
241, 242, 243, 244, 245, 246, 247, 248, 249,
250, 251, 252, 253, 254, 255, 256, 257, 258,
259, 261, 262, 266, 268, 269, 270, 271, 272,
273, 274, 275, 276, 277, 277A, 278, 279,
297, 298, 299, 300, 301, 301A, 302, 303, 304,
309, 317, 318, 319, 320, 321, 322, 323, 324,
325, 326, 327, 328, 329, 330, 331, 332, 333,
334, 335, 336, 337, 338, 339, 340, 341, 342,
343, 344, 345, 346, 347, 348, 349, 350, 351,
352, 353, 354, 355, 356, 357, 358, 359, 360,
361, 362, 363, 364, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374, 375, 376, 377, 378,
379, 380, 381, 382, 383, 384, 385, 386, 387, 388,
389, 390, 391, 392, 393, 394, 395, 396, 397, 398,
399, 430, 431, , 433, 434, 437, 438, 439,
440, 441, 442, 458, 472, 480, 487, 704, 720

721, 722, 723, 724, 725, 726, 727, 728, 729,
730, 731, 732, 733, 734, 735*, 736, 737, 738,
739, 740, 741, 742, 743, 744, 745, 746, 747,
748, 749, 750, 751, 752, 753, 754, 755, 756,
757, 758, 759, 760, 761, 762, 763, 764, 765,
766, 767, 768, 769, 770, 771, 772, 773, 774,
775, 776, 777, 778, 779, 780, 781, 782, 783,
784, 785, 786, 787, 788, 789, 790, 791, 792,
793, 794, 795, 796, 797, 798, 799, 810, 811,
812, 813, 814, 815, 816, 817, 818, 819, 820,
821, 822, 823, 824, 825, 826, 827, 828, 829,
830, 831, 832, 833, 834, 835, 836, 837, 838,
839, 840, 841, 842, 843, 844, 845, 846, 847,
848, 851, 886, 887, 888, 889, 891, 892, 893, 901,
905, 909, 910, 914, 917, 920, 921, 922, 923,
925, 926, 927, 935, 958, 959, 960, 961, 962,
963, 964, 965, 966, 967, 968, 969, 970, 971,
972, 973, 974, 975, 976, 977, 978, 979, 980,
981, 982, 983,

and all of the following preceded with 'D':

541, 542, 543, 544, 586, 588, 589, 590,
603, 607, 608, 628, 648, 653, 656, 657, 658,
659, 660, 669, 670, 671.

*Acquired to meet a plan objective.

(2) For public improvements or facilities:

10, 11, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24,
25, 28, 31, 32, 40, 41, 46, 47, 48, 49, 50, 51,
56, 57, 58, 82, 83, 84, 85, 86, 87, 88, 89, 90,
91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101,
102, 103, 104, 105, 106, 107, 108, 110, 111,
113, 116, 117, 118, 120, 121, 122, 123, 124,
126, 127, 128, 129, 130, 130A, 131, 132, 133,
134, 135, 136, 137, 138, 139, 140, 141, 142, 143,
144, 145, 146, 147, 148, 149, 150, 151, 152,
153, 154, 155, 156, 157, 158, 159, 160, 161, 163,
164, 166, 167, 168, 169, 170, 171, 172, 173, 174,
175, 176, 177, 184, 185, 186, 187, 188, 189, 190,
191, 192, 193, 194, 195, 196, 197, 198, 199, 200,
201, 202, 203, 204, 205, 206, 207, 208, 209,
210, 211, 212, 213, 214, 215, 216, 217, 218, 219,
220, 221, 222, 223, 224, 225, 226, 227, 228, 263,
264, 265, 267, 280, 282, 283, 284, 285, 286, 287,
288, 289, 291, 292, 293, 305, 306, 307, 310, 400,
402, 403, 404, 405, 406, 407, 409, 410, 411,
413, 414, 415, 416, 417, 419, 420, 421, 422, 423,
424, 425, 426, 429, 435, 444, 445, 446, 447, 448,
449, 450, 451, 452, 453, 454, 455, 456, 457, 459,
460, 461, 463, 464, 465, 466, 467, 468, 469, 470,
471, 475, 476, 477, 478, 479, 481, 482, 483, 484,
485, 488, 489, 490, 491, 492, 493, 494, 495, 496,

497, 498, 499, 851, 852, 853, 862, 863, 864, 865,
868.
867, 869, 871, 872, 873, 874, 875, 876, 877,
878, 879, 880, 881, 882, 883, 884, 885, 900,
903, 904, 914, 937, 939, 940, 941, 942, 943,
944, 945, 946, 947, 948, 949, 950, 951, 952,
953, 954, 955, 956.

Fill or cut easements, necessary for street
improvements are indicated by parcel numbers
67, 72, 73, and 486.

(3) For Rehabilitation:

308, 703, 705, 706, 712 and 713.

The properties identified by the following parcel
numbers on R.P. Map No. 3 will also be
acquired under the Plan for the purpose of
University expansion.

(U. C. precedes all the following numbers.)

400-B, 400-C, 400-D, 400-E, 400-F, 401,
402, 403, 404, 405, 406, 408, 409, 410A, 410B,
410C, 410E, 413-C, 413-D, 413-E, 413-F,
413-G, 413-H, 413I, 413J, 413K, 413L, 414,
415, 416, 417, 418, 419, 420, 421, 422, 423, 424,
425, 426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 436, 437, 438, 439, 440, 441, 442, 443, 444,
445, 446, 447, 448, 449, 450, 451, 452, 453, 454,
455, 456, 457, 458, 459, 460, 461, 462, 463, 464,

465, 466, 467, 468, 469, 470, 471, 472, 473,
477, 478, 479, 480, 481, 482, 483, 484, 485,
486, 487, 488, 489, 490, 491, 492, 493, 494,
495, 496, 497, 498, 499, 500, 501, 502, 503,
504, 505, 506, 507, 508, 509, 510, 511A, 511B,
511C, 511D, 512, 513, 514, 515, 516, 517, 518,
519, 520, 521, 522, 523, 524, 525, 526, 527, 528,
529, 530, 531, 532, 533, 534, 535, 536, 537,
538, 539, 540, 541, 542, 543, 544, 545, 546,
547, 548, 549, 550, 551, 552, 553, 554, 555, 557,
558, 559, 560, 561, 562, 563, 564, 565, 566,
567, 568, 569, 570, 571, 572, 573, 574, 575,
576, 577, 578, 579, 580, 581, 582, 583, 584,
585, 586, 587, 588, 589, 590, 591, 592, 593, 594,
595, 596, 597, 598, 599, 600, 601, 602, 603, 604,
605, 606, 607, 608, 609, 610, 611, 612, 613, 614,
615, 616, 617, 618, 619, 620, 621, 622, 623, 624,
625, 626, 627, 628, 629, 630, 631, 632, 633,
634, 635, 636, 637, 638, 639, 640, 641, 642, 643,
644, 645, 646, 647, 648, 649, 650, 651, 652, 653,
654, 655, 656, 657, 658, 659, 660, 661, 662, 663,
664, 665, 666, 667, 668, 669, 670, 671, 672, 673,
674, 675, 676, 677, 678, 679, 680, 681, 682, 683,
684, 685, 686, 687, 688, 689, 690, 691, 692, 693,
694, 695, 696, 697, 698, 699, 700, 701, 702, 703,

704, 705, 706, 707, 708, 709, 710, 711, 712,
713, 714, 715, 716, 717, 718, 719, 720, 721, 722,
723, 724, 725, 726, 727, 728, 729, 730, and 731.

(N precedes all of the following numbers).

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15,
16, 17 (part), 18, 19, 20 (part) 21, 22, 23, 24, 25,
26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38,
39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51,
52, 55 (part), and 56 (part).

b. Acquisition of Properties for Rehabilitation or to Remove

Dilapidation

Properties may be acquired for the purpose of
rehabilitation to project standards or to eliminate
dilapidated structures or blighting influences from the
project area.

The following parcels indicate those buildings which have
been determined to be in a dilapidated condition where
rehabilitation by the present owners is not economically
feasible and therefore, may be acquired:

D-507, D-511, D-517, D-518, D-522, D-530, D-561,
D-575, D-576, D-578, D-580, D-584, D-592, D-593,
D-594, D-595, D-596, D-598, D-627, D-629, D-630,
D-631, D-632, D-633, D-651, D-652, D-664, D-665,
D-667, D-678 and D-682.

c. Properties that may be exempted from acquisition

Properties may be exempted from acquisition only if the owner complies with the Urban Renewal Plan, either by redevelopment in accordance with the Plan, or if designated for rehabilitation by rehabilitating to meet the standards indicated in the Rehabilitation and Conservation provisions below.

2. Rehabilitation and Conservation

The Rehabilitation Standards cited below apply to all properties in the project area not to be acquired under this Plan. These standards may be supplemented by additional requirements, specified on an individual or case basis. Such additional requirements, as well as the standards, are necessary to assure the durability of properties in the project and to extend their usefulness for a period of years sufficient to justify the expense of

rehabilitation. In recognition of this justification, assistance in obtaining advantageous financing, and other types of assistance, will be extended only to properties complying with all standards specified below. Any supplementary requirements, to be specified on an individual or case basis, will be included as a part of the specified standards.

In any event, all properties within the project, not to be acquired under this Plan, will comply with all applicable and effective codes and ordinances.

a. Rehabilitation Standards

The Urban Renewal Plan has developed specific planning proposals which will encourage the physical rehabilitation of its housing.

A continuous and vigilant enforcement of the applicable: Cincinnati Code and City Ordinances, to include the Building and Zoning Code, Zoning Ordinance and Rat Control Ordinance; Cincinnati Board of Health Regulations; and the State of Ohio Revised Code, will be in effect and in force within the Urban Renewal Project Area, Project Ohio R-6.

Properties having structures which do not meet the above enforceable standards and are capable of being rehabilitated, but whose owners are either unable to, or refuse to take such measures; or properties which are in such a substandard condition that correction thereof cannot be accomplished

through the enforcement of the above regulations and codes, may not be exempted from acquisition by the City of Cincinnati. Upon the acquisition of such properties, the City will elect to either;

Demolish the structure or structures thereon and dispose of the land in accordance with the Urban Renewal Plan at its fair market value to a developer for redevelopment or; sell the property to a private purchaser at its fair value, subject to its being rehabilitated to the rehabilitation standards.

(1) Residential Properties - Rehabilitation Standards

The goal for the rehabilitation of all existing structures to remain in the project area is the achievement of not less than the following objectives:

At the completion of all rehabilitation, the property should be safe and sound in all physical respects and should be refurbished and so altered as to bring the property to a desirable marketable condition. The extent to which the existing may be used, or new work required, should be determined as necessary to meet these desired rehabilitation objectives. In this regard, characteristics of living arrangement, design, finish, equipment and other building features shall be judged on the basis of

suitability for rehabilitated property and appeal to the determined market segment represented in the project area.

The following standards illustrate what is considered essential for continued market appeal and sustained property values. They shall serve as minimum property requirements and are set forth as a guide for compliance in developing local neighborhood improvement programs. Space requirements will assure each dwelling unit complete living facilities ordinarily considered necessary to a permanent home, arranged and equipped to provide suitable and desirable living, sleeping, cooking and dining accommodations, adequate storage and sanitary facilities, and rooms of such size and so planned as to permit the proper placing of adequate furniture and equipment appropriate to and essential for the use of the occupants. In addition, each property, dwelling and dwelling unit shall have an attractive appearance, including landscaping of outside areas, repair, maintenance, treatment, and preservation of all exterior surfaces, and painting, papering, or other treatment of interior walls, partitions and surfaces. All improvements should be designed to decrease further maintenance problems.

- a) Each property shall have sufficient open space between structures to provide adequate light, ventilation and means

of access to provide maintenance to structures.

- b) In a dwelling unit of two or more bedrooms, the first bedroom shall contain at least 100 square feet and all others at least 70 square feet of floor space. No existing one-room dwelling unit shall contain less than 200 square feet of floor space exclusive of closets and sanitation facilities.
- c) Each structure with residential units shall be provided with a heating system capable of maintaining a temperature of at least 70 degrees Fahrenheit in sleeping, dining, and living rooms, and bath when the outside temperature is zero.
- d) Complete private bath facilities shall be provided within each dwelling unit consisting of a bathtub or shower and a lavatory basin, adequately supplied with hot and cold water, and a water closet.
- e) In addition to a kitchen sink with hot and cold water, each dwelling unit shall contain adequate space for installing cooking and refrigeration equipment.
- f) Properties shall have approved paved basement floors.
- g) Rain and surface water shall be drained so that every dwelling unit and basement is kept free from dampness.
- h) Walks, steps and drives, for convenient all-weather access, shall be so constructed as to assure safety,

reasonable durability and economy of maintenance.

- i) All dilapidated accessory buildings on any property shall be removed or rehabilitated. All garages and other accessory buildings which are to remain, shall provide usable space which is weatherproof, and shall not provide for harborage of rodents, etc.
- j) Every structure shall be free of rodents, termites, etc.
- k) Every structure with exposed surfaces, subject to weathering or with unsightly appearance, shall be provided with paint or other treatment to retard deterioration and improve the appearance.
- l) Existing trees, shrubs, and lawns will be trimmed and unpaved areas provided with appropriate ground cover to enhance the attractiveness of the property.
- m) In every structure, the owner shall be required to repaper or paint the walls, woodwork, and ceilings of any room or hall when necessary. Where required, all old wallpaper shall be removed from the rooms or halls by the owner and the walls and ceilings thoroughly cleaned and repaired before being redecorated. A finish of reasonable durability and economy of maintenance for all floors and stairs shall be required where necessary.
- n) All fences and (retaining and garden) walls shall be kept

in good repair, removed or replaced.

- o) A means of access to each living unit shall be provided without passing through any other living unit.
- p) Acceptable means of access to yard areas shall be provided for each dwelling unit without passing through any other living unit.
- q) Off-street and other parking facilities provided by the Urban Renewal Plan will be considered adequate for the needs of the area.
- r) For one, two, or three story structures, not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential spaces included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space may be permitted up to but not exceeding 50 percent of the total floor area.
- s) All electrical wiring and equipment shall conform to all applicable codes and ordinances. In addition to the minimum requirements of these codes and ordinances, there shall be a switch located near the room entrance, controlling a ceiling or wall fixture, or one (1) duplex receptacle.
- t) Where evidence of termite infestation is noted, have the property examined by a licensed, recognized

exterminator. Where infested, remove and replace infested or damaged members and submit a warranty that the property has been properly treated, is now free of infestation, and protective measures have been taken to prevent re-infestation.

In connection with the consideration of applications involving rehabilitation under this Section, compliance with the objectives is determined to be present when planning, design and construction, together with existing work, provide decent, safe and sanitary conditions. These are judged on the basis of local codes and regulations, as well as customs in the area and with a view to providing improved standards in living conditions. In addition, anything which may be necessary to insure the likelihood of lasting appeal to the specific class of occupants for whom the housing is intended to be sold or rented, must be provided. In these respects, each property must have characteristics which compare favorably with those found in competitive properties.

The proposed improvements must result in the improvement, restoration, or rehabilitation of the basic livability, utility and marketability of an existing structure or the conversion or expansion of a structure so as to change the number of family dwelling units in a manner that meets

the objectives of the urban renewal program.

(2) When appropriate to the class of dwelling, the following features of questioned acceptability will be considered acceptable:

- a) Access to a required bathroom from any room except a bedroom in a living unit having more than one bedroom.
- b) Interior kitchens with artificial light and mechanical ventilation. Interior baths with artificial light and gravity ventilation.
- c) Stairs which are not dangerously below standard in rise, run, or in obstructions to full headroom.
- d) Lot coverage in itself shall not be a reason for rejection. Acceptability of a property shall be governed by other considerations, such as light, air, privacy, and circulation (space for maintenance), etc.

(3) Features noted in the Renewal Area which are not acceptable in any property:

- a) Dirt floors in basement.
- b) Crawl space, basements and roof spaces above top floor ceiling below standard in ventilation.
- c) Baths and/or kitchens serving more than one family.
- d) ~~Warm air recirculating heating systems, serving more~~
than four living units.

(4) Non-Residential Use in Connection with a Residential Use

Any non-residential use of the property shall be subordinate to the residential use and character of the property. The non-residential use must conform to good standards of planning and zoning, and should be beneficial, without being detrimental, to the residential use of the project, and should provide for the dispensing of services and the marketing of goods needed by the residents of the proposed project, as well as the general neighborhood.

(5) Non-Residential Rehabilitation Standards

At the completion of all rehabilitation, the non-residential property should be safe and sound in all physical respects and should be refurbished or so altered as to bring the property to a desirable marketable condition. The non-residential uses must conform to good standards of planning and zoning.

For residential properties the above established rehabilitation standards shall not be less than the FHA Minimum Property Standards as modified for this project, as a basis for insured mortgages for rehabilitation under Section 220.

The following standards are not to be construed as an interpretation or replacement of existing applicable codes and ordinances, but only to serve as a supplemental guide for rehabilitation.

- a) Every structure shall be kept in good repair and structurally sound by the owner.
- b) Exposed surfaces, subject to weathering or other surfaces with unsightly appearance, shall be painted or treated to retard deterioration and improve appearance.
- c) All unpaved areas shall be provided with vegetation or other suitable cover to prevent erosion and improve appearance. Bushes, shrubs, trees and grass shall be trimmed when necessary and removed or replaced when dead.
- d) All fences and retaining walls shall be kept in good repair, removed or replaced. All fences shall be periodically treated with chemicals or paint so as to retard deterioration and improve appearance.
- e) Walks, steps and drives for convenient all-weather access, shall be so constructed as to assure safety, reasonably durability, and economy of maintenance.
- f) All dilapidated accessory buildings on any property shall be removed or rehabilitated. All garages and other accessory buildings which are to remain, shall provide usable space which is weatherproof, and shall not provide for harborage of rodents, termites and other vermin.
- g) Every structure shall be free of rodents, termites and other vermin.
- h) Rain and surface water shall be drained so that every

- occupied area and basement is kept free from dampness.
- i) The operator of every establishment shall provide and at all times, cause to be used, metal containers, leakproof, and provided with close fitting covers for the storage of garbage, trash or other waste material until removed from the premises for disposal. No such materials shall be stored, placed or allowed to be accumulated on the ground or on the floor or pavement or in any other places except in said containers. Sufficient containers shall be provided to hold all such waste materials accumulated between disposal times. All waste paper, cardboard, rags, tin cans, bottles, and other combustible and non-combustible wastes shall be stored and disposed of in like manner. No combustible wastes shall be burnt except as approved by the Fire Department and the Division of Air Pollution Control.
 - j) All open storage yards shall be completely obscured from adjacent property and public view by a solid screen of adequate height.
 - k) All windows shall be kept clean and in a state of good repair. No storage of materials, stock, or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view unless said areas are first screened from the public view by draperies, venetian blinds, or other permanent rendering of the windows

opaque to the public view. All screening of interiors shall be maintained in a clean, good state of repair.

- 1) All canopies, marquees, metal awnings, exhaust ducts, and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition.
- m) All exterior air conditioners which are installed and operated directly over a public sidewalk, shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk. All air conditioners shall be maintained in a safe mechanical and electrical condition.
- n) All permanent signs and billboards exposed to public view shall be maintained in good repair. Any signs which have excessively weathered or faded or those upon which the paint has excessively peeled or cracked, shall with their supporting members, be removed, or put into a good state of repair and refurbished to improve appearance. All non-operative or broken electrical signs shall be repaired or shall, with their supporting members, be removed.
- o) The roof shall be maintained weatherproof and all gutters and downspouts shall be kept in good repair and properly connected to the sewer as provided in the Building Code.
- p) All supporting structural members shall be kept structurally sound, free of deterioration and maintained capable

- of safely bearing the dead and live loads imposed upon them.
- q) All foundations and walls shall be maintained so as to carry the safe design and operating dead and live loads and shall be maintained plumb and free from open cracks and breaks.
 - r) All chimneys, smoke stacks, and similar appurtenances shall be maintained structurally safe, sound, and in good repair.
 - s) Floors shall be maintained structurally sound, and capable ~~of supporting the imposed loads without undue deflection.~~
They shall be maintained at all times in a condition so as to be smooth, level, clean, and free of breaks, cracks, and other unsafe condition.
 - t) The interior walls and ceilings shall be kept structurally sound, capable of safely supporting the imposed loads upon them, free of cracks and breaks, loose plaster, or covering and maintained in a clean and sanitary manner.
 - u) All basements and basement rooms shall be maintained dampproof and dry. Floors shall have approved paving and proper drainage. Such spaces or rooms where used for the employment of persons shall be provided with sufficient light, ventilation, and sanitation so as not to endanger health and safety.
 - v) Where persons are employed in duties and operations in an enclosed space or room within non-residential buildings and

- not engaged in active physical activity, sufficient heat shall be provided in each space or rooms to maintain a temperature of not less than 70° during normal working hours.
- w) Toilet, lavatory and other sanitary facilities shall be provided according to the requirements of the Building Code, Section 1503 and Board of Health Regulations. Toilet facilities shall be located in a space completely enclosed by partitions and doors, self-closing where required, separating them from any other room or space. Such toilet rooms shall be provided with adequate light and ventilation.

All toilet facilities and toilet rooms shall be kept neat and clean at all times. The toilet room walls and ceilings shall be provided with a smooth surface and where paint is used as the surface coating, it must be maintained and painted as is necessary for cleanliness.

Floors in such rooms must be of non-absorbant material such as concrete, brick-tile, vinyl or asphalt tile, or similar surface material. Toilet paper shall be provided with each toilet facility. Soap shall be provided with each lavatory. Individual towels or other means of drying shall be provided for lavatories.

- x) In all non-residential structures engaged in retail or wholesale business, displaying wares to the public on fixtures, counters, tables, or similar means, the minimum aisle

space between such display devices shall meet the requirements of Chapter 5 of the Building Code.

- y) All stairways, passageways and similar means of access between rooms and floors of non-residential buildings, shall be maintained in a safe and sound condition, free of obstructions, and capable of providing for the traffic load for proper ingress and egress. They shall be provided in sufficient number and location as to meet the maximum travel distance, fire protection standards, and other provisions of the Building Code.
- z) In all structures there shall be provided proper means of exit from each floor, or occupancy. The number and width of such exits shall meet the requirements of Chapters 5 and 7 of the Building Code.
- (aa) In all non-residential structures, engaged in retail or wholesale business, displaying wares to the public, there shall be provided adequate illumination as required by the Board of Health Regulations and the Building Code.
- (bb) Off-street and other parking facilities provided by the Urban Renewal Plan will be considered adequate for the needs of the area.
- (cc) Wherever electrical hazards are found to exist, the electrical system will be corrected in compliance with the National Electrical Code and Chapter 14, of the Building Code.

3. Redeveloper(s)' Obligation

a. In the sale or lease of properties acquired for redevelopment, the City of Cincinnati will, in its contracts and deeds or other instruments, include such requirements needed to obligate the purchasers and their successors to:

- (1) Devote the parcel owned by them to and only to the uses specified in the Urban Renewal Plan.
- (2) Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in the contract.
- (3) Make no change in such improvements after completion of their construction that are not in conformity with this Plan.
- (4) Not discriminate upon the basis of race, color, creed or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof.

(This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any other provision of this Plan.)

- (5) Not to assign contract rights or to resell or otherwise transfer the land or interest therein purchased by them, prior to the completion of the improvements thereon without the approval of the City of Cincinnati, and except on basis satisfactory in or with respect to such land.

b. Proposals to provide housing for low and moderate
Income persons.

(1) The local Housing Authority will be contacted when parcels of land of less than 20,000 square feet in area are available. The local Housing Authority will have 30 days to indicate if they desire that the land be offered for public housing units.

(2) The majority of residential parcels of more than 20,000 square feet in area will be offered for sale for development of housing where the sale or rental will be feasible to those persons having a moderate income.

(3) Whenever possible, the development of residential sites by non-profit or limited dividend corporations shall be encouraged.

c. The design features listed in Section C. 2. b. (3) will be considered in the selection of redevelopers for sites A, B, C, D, E, L, M, N-1 and N-2.

d. In the selection of redevelopers for residential sites, consideration will be given to the proposed rental or lease prices to be charged.

4. Underground Utility Lines

All overhead utility lines, except for traffic controls, shall be placed underground on the following streets.

- a. Corry-Street- Jefferson to Euclid.
- b. Euclid Avenue- Wm. Howard Taft to Corry.
- c. The north side of Melish Avenue- Burnet to Harvey.
- d. Forest- Rockdale Connection- Van Antwerp to the east project boundary on Rockdale.
- e. Reading Road= West Side- Rockdale to Lee Pl.

SECTION E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS.

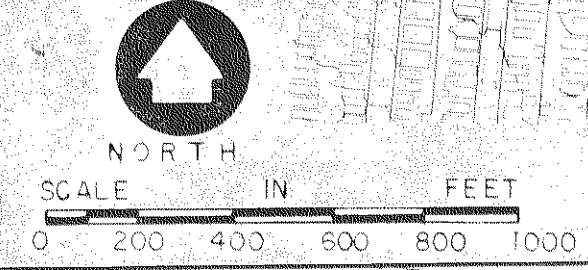
No other provisions are necessary.

SECTION F. CHANGES IN APPROVED PLAN.

This Urban Renewal Plan may be modified by the Council of the City of Cincinnati provided that if modified after sale or lease of land in the area, such modification is consented to in writing by the owner or leasee of the properties affected by the modification.



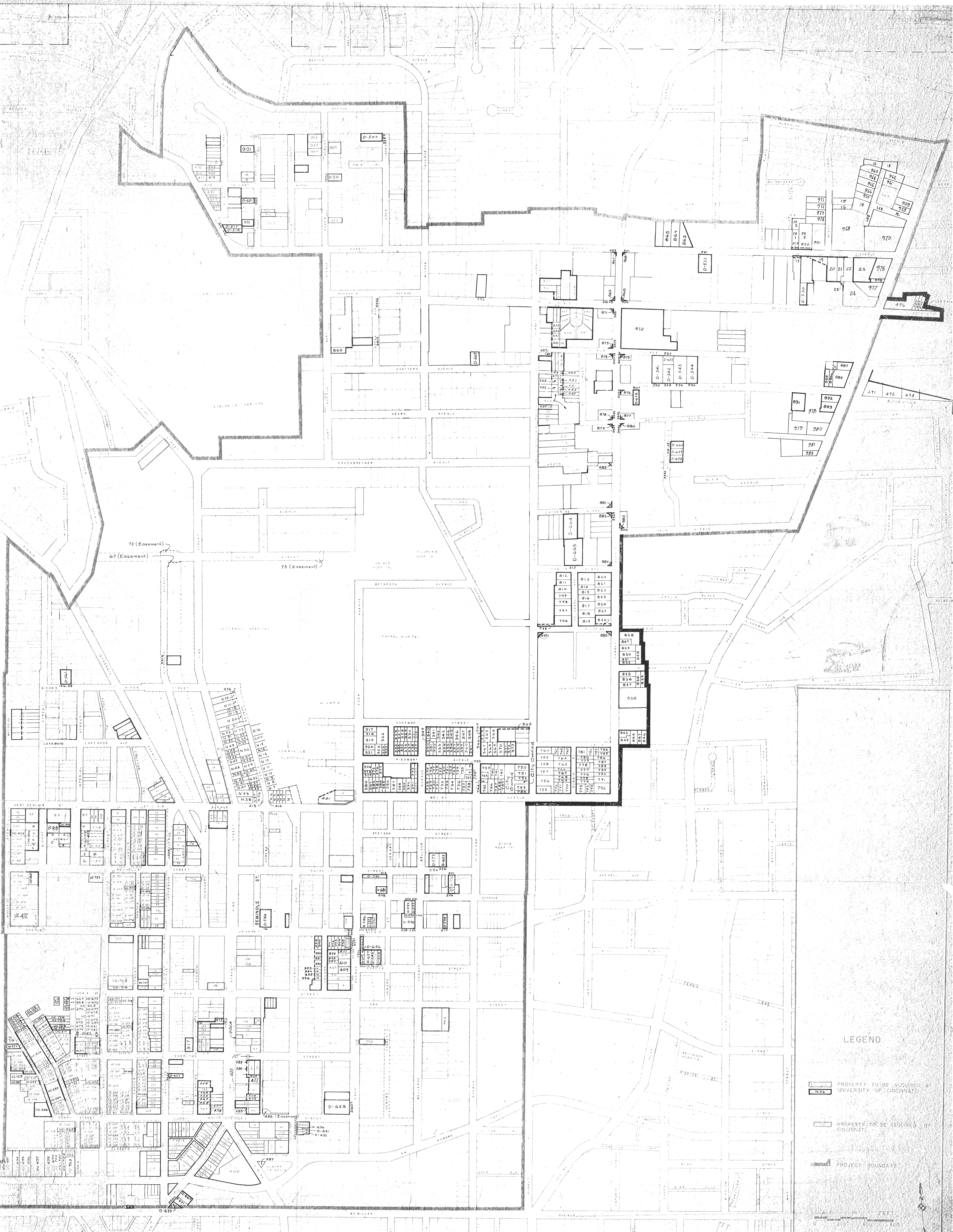
- LEGEND
- PROJECT BOUNDARY
 - ② PARCEL NUMBER
 - 2 LOT NUMBER



PROJECT OHIO R-6
 DATE APRIL 11, 1961
 REVISED AUG. 1965
 CINCINNATI OHIO

AVONDALE I - CORRYVILLE RENEWAL PROJECT
 DEPARTMENT OF URBAN DEVELOPMENT

RP MAP No. 1
 PROJECT BOUNDARY



LEGEND

- N 56 PROPERTY TO BE ACQUIRED BY UNIVERSITY OF CINCINNATI
- PROPERTY TO BE ACQUIRED BY CINCINNATI
- PROJECT BOUNDARY

SCALE: 1" = 200' FEET
0 200 400 600

R-6 HIO 1961
REVISED: SEPTEMBER 1969
REVISED: APRIL, 1971
REVISED: DECEMBER, 1972

AVONDALE I - CORRYVILLE RENEWAL PROJECT

DEPARTMENT OF URBAN DEVELOPMENT

R-215
RP MAP NO. 3
LAND ACQUISITION