

hollistertriangle

january 1979

HOLLISTER TRIANGLE

DESIGN PLAN

Developed by:

Department of Buildings and Inspections
Housing Assistance Division

and

Clifton Heights-University Heights-Fairview
Neighborhood Development Corporation

and

Law Department
Real Estate Division

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SITE BOUNDARY DESCRIPTION AND RATIONALE

DESCRIPTION

The site is triangular in shape, bounded by McMillan Street on the north, Vine Street on the southeast, and West Hollister on the southwest. The houses on the west side of West Hollister are included in the project area as they are logically a part of the site.

RATIONALE

The 4.25 acre site is the northeast corner of Clifton Heights and is a gateway to the community from the south. Fountain Square is 1.8 miles from the Hollister Triangle.

McMillan Street is a busy crosstown route with commercial development from Vine Street to the west. The McMillan-Calhoun business district is located along the interface of Clifton Heights with the University of Cincinnati. The business district physically and visually defines the site on the north.

Vine Street is a well travelled route to and from the central business district. Inwood Park, to the east of Vine Street, reinforces the eastern boundary. Vine Street is the dividing line between Clifton Heights and Mount Auburn.

A steep hillside to the west of the houses on West Hollister Street forms a strong natural boundary separating the area from Ohio Avenue which is uphill from the triangle.

Because the boundaries of the Hollister Triangle are well defined, it is possible to approach its redevelopment as an articulated sub-neighborhood. There is an opportunity on the site to rehabilitate existing buildings and integrate new construction in such a way that they focus on the interior of the site. The interior triangular piece of land within the larger project area is well suited to become public open space for the entire project. The existing 15 foot public rights-of-way defining the interior park site will be used primarily as pedestrian paths.

This boundary description for the Hollister Triangle shall be incorporated within the 1975 Modifications of the Urban Renewal Plan NDP-401 under geographical area as paragraph 5, subparagraph (d) entitled Hollister Triangle subarea.

STATEMENT OF EXISTING CONDITIONS

BUILDING CONDITIONS

The subject area is significantly deteriorated with all buildings in only fair to poor condition. Of the existing 47 structures containing 108 dwelling units, eleven buildings with approximately 20 dwelling units are vacant and abandoned. Another four units in the area are vacant. Approximately one third of the structures are brick with the remainder being frame. Buildings are mostly two and three story, one to two units per building. There is one large 17 unit, one 6 unit, and one 4 unit building in the site. The area is primarily residential, with only two commercial establishments (a bar and a restaurant) in mixed use buildings.

ACCESS

Vehicular access to the interior structures is marginally feasible. Rear access to structures facing Hollister Street, and Vine Street is unused because of its lack of accessibility and turn around space.

PARKING

Parking is on street and restricted to one side of Hollister Street and during rush hours to one side of Vine Street and McMillan Street. There are no off street parking improvements in the area.

LANDSCAPING

There is no provision for greenery along McMillan Street, Vine Street or Hollister Street within the subject area either in the nature of shrubbery or trees.

OCCUPANCY

Owners occupy 25% of the residences. (Plat B). The remaining residences are tenant occupied or abandoned. Above average turnover rate for tenant occupancy is a result jointly of the condition of the premises and lack of public amenities in the immediate vicinity.

Demand for housing in the subject area appears to fluctuate little with the condition of the dwellings creating little or no incentive for unassisted private rehabilitation.

COMMUNITY COHESIVENESS

A public focal point for community gathering is non-existent nor is there any other physical inducement for community involvement or organization. This statement of existing conditions shall be incorporated in the 1975 modifications of the Urban Renewal Plan NDP-401 under geographical areas paragraph 5, subparagraph (d) part (1).

STATEMENT OF OBJECTIVES AND PURPOSES

OBJECTIVE 1. REHABILITATION

Rehabilitation of Housing on Hollister, Vine, and McMillan Streets shall be done pursuant to Development Plans devised by the Clifton Heights-University Heights-Fairview Neighborhood Development Corporation in conformity with the Hollister Triangle Development Plan. Said plan shall conform to existing building, health, fire and zoning codes of the City of Cincinnati. Said rehabilitation shall be done in conformity with the NDP Urban Renewal Plan sub-section D1 c, pages 25, 26 and 27 (Exhibit E) together with any rules or regulations governing the NDP Urban Renewal Plan promulgated subsequent to its 1975 revision. All rehabilitation plans having conformed to the above cited standards shall be presented for approval to a Rehabilitation Incentive Grant Review Committee to be established by the City Department of Buildings and Inspections to administer a pilot project grants program in this area.

The rehabilitation program will be offered to all property owners in the Hollister Triangle Area, for a period of three years, beginning January 1979, contingent upon the availability of CDBG funds. Under the pilot program property owners can apply for incentive grants that will pay for a portion of their building rehabilitation costs. The program specifications were developed by the Clifton Heights-University Heights-Fairview Neighborhood Development Corporation and the City's Department of Buildings and Inspections.

The purpose of the proposed rehabilitation is to reverse the deterioration of the property within the Hollister Triangle area by providing housing opportunity to various economic groups who have expressed interest in rehabilitation for investment or occupancy within the area and to provide a means for their obtaining quality redevelopment and continued maintenance of the rehabilitated properties.

OBJECTIVE 2. ACCESS

Improved public access will be provided by means of improved vehicular ingress and egress along Pitt Street, Ceylon Alley and Ortiz Alley to and from Vine Street and further by means of pedestrian access to and from the focal point for Hollister Triangle which is the planned open space consisting of a triangular portion of property bounded by Pitt Street, Ceylon Alley and Ortiz Alley. (Plat C).

Specifically, this objective will be accomplished by providing improved access along Pitt Street going northwest from Vine Street to a point at the intersection of Pitt Street and Ceylon Alley; thence in a northeasterly direction along Ceylon Alley and parallel to Vine Street to a point at the intersection of Ceylon Alley and Ortiz Alley; thence in a southeasterly direction from a point at the intersection of Ceylon Alley and Ortiz Alley along Ortiz Alley to Vine Street.

The purpose of this improved access is to provide nearby parking for existing residences abutting Hollister Street, to provide access to the interior open space which will serve as a focal point for community social interaction, to provide access to the rear of properties abutting Vine Street, Hollister Street and McMillan Street, and to provide access to new residential development along McMillan Street and Vine Street.

A pedestrian walkway will be provided from a point at the intersection of Pitt Street and Ceylon Alley, northwestwardly along Pitt Street to the intersection of McMillan Street.

The purpose of said pedestrian walkway is to provide access to the interior open space for the other structures along the northeast portion of Hollister Street and ultimately with the provision of additional access to Hollister Street to provide access for all structures from the southwest portion of Hollister Street to the interior open space which shall constitute the community focal point for the Hollister Triangle Subarea.

The pedestrian walkway right-of-way from McMillan Street running in a southwestwardly direction along Ceylon Alley to Ortiz Alley shall be maintained and improved to provide additional access to this interior open space which represents a focal point of the community Hollister Triangle Subarea.

OBJECTIVE 3. OFF STREET PARKING

Additional off street parking facilities shall be provided for Hollister Street residents between Hollister Street and Pitt Street at a point beginning approximately 75' northwest of the intersection of Hollister and Vine Streets.

The purpose of the off street parking is to remedy an existing congested parking condition along Hollister Street, Vine Street and McMillan Street, which, because of the expected future occupancy of now vacant structures and the improvements proposed by the Hollister Triangle Plan, shall be made more acute. Further, said off street parking will provide more immediate convenient parking for the residents within the Hollister Triangle area, who, because of existing traffic regulations, now find it necessary to park at locations inconvenient for access to their existing residences.

Under the existing design plan a maximum of 30 additional off street parking spaces will be developed in the Triangle Area. The proposed new construction site along West McMillan will include 18 parking spaces. The new public housing site along Vine Street will include 3 new parking spaces, and the proposed off street parking facility along Hollister Street will serve 9 vehicles.

OBJECTIVE 4. INTERIOR OPEN SPACE

The interior of the Hollister Triangle Plan defined as a triangle of property bounded by Pitt Street, Ortiz Alley and Ceylon Alley shall be acquired and the structures therein removed. The property will be improved with landscaping and group seating along a terraced wall with ramps to be provided for physically impaired individuals. (Plat D). In addition, said interior open space will be improved with lighting, play sculpture, and drinking fountain. The above mentioned landscaping shall include trees and provisions for ground cover and shrubbery.

The purpose of the interior open space is to replace a blighting influence with an attractive physical and social focus for the Hollister Triangle area.

OBJECTIVE 5. HANDICAPPED

Provisions shall be made for handicapped individuals through public improvements in the form of ramps for handicapped including the above cited ramps in the interior open space and ramps for handicapped at all intersections of the three major thoroughfares and interior alleys in the Hollister Triangle area.

Further, housing in the form of federally subsidized new construction should be provided for the handicapped at the southwest corner of the intersection of Hollister Street and Vine Street to be north of U.C.'s rehabilitation center.

The purpose of such provisions for the handicapped is to enhance the value of such an area to handicapped residence to complement its proximity to the University of Cincinnati Rehabilitation Center at 2347 Vine Street, and nearby commercial, transportation, educational and park facilities.

OBJECTIVE 6. PUBLIC UTILITIES AND IMPROVEMENTS ON EXISTING PUBLIC RIGHTS OF WAY

The following Public Improvements shall be ancillary to the development of other objectives in the Hollister Triangle Subarea.

- a. Provisions shall be made for a branch water line to provide for a drinking fountain in the interior open space. Said water line shall consist of a tap at the intersection of Pitt Street and Ceylon Alley and the southern corner of the interior open space.
- b. Storm sewerage shall be provided for drainage of the interior open space, again to be linked with an existing storm sewer running along Pitt Alley to a point on Vine Street.
- c. On-street landscaping in the form of trees shall be provided along Vine Street and McMillan Street and Hollister Street as feasible. (Plat E).

The purpose of the water main is to provide an additional public facility for the focal point of the community. The purpose of the sewer line shall be as an adjunct to the proper maintenance of the interior open space. The purpose of trees along Hollister Street, Vine Street and McMillan Street shall be for the purpose of providing screening for proposed parking facilities along said streets, enhancing the environment and ecology of the Hollister Triangle Area, and improving the physical appearance of Hollister Street, Vine Street and McMillan Area for residents and passersby as well.

OBJECTIVE 7. NEW HOUSING - MARKET OR SECTION 8 ELDERLY

New housing in the area shall be constructed on McMillan Street at a point equally distant from Vine Street and Hollister Street and north of the interior open space.

The purpose of construction of the new housing shall be to eliminate a blighted condition on McMillan Street consisting of fair to poor housing and overgrown weeded lots and to supplant said blighted area with improved construction of a scale and architectural integrity to support the remainder of the project, and further, to induce an appropriate socio-economic mix within the Hollister Triangle Area. The site can support a maximum of 30 units of housing for the elderly. Four dwelling units will be demolished one of which is occupied.

OBJECTIVE 8. PUBLIC HOUSING

a. Public Housing shall be constructed at a point on Vine Street at the northeast corner of the intersection of Vine Street and Ceylon Alley which shall be designed and constructed by the Neighborhood Development Corporation.

b. The purpose of such public housing shall be as follows:

Provide for on site relocation of three dwelling units for families dislocated by the proposed improvement in the remainder of the area. Provide construction which will be supportive of the existing architectural style on two vacant parcels.

c. Provide housing of an improved nature to low and moderate income families thus further insuring a healthy socio-economic mix within the neighborhood.

The above cited 8 objectives in their entirety provide a method by which the future of the community, both in its make-up and in its cohesiveness, insure the reversal of the existing deteriorating condition of the Hollister Triangle Area.

The total number of units to be demolished for the open space improvements and new construction amounts to 10 dwelling units.

These objectives shall be incorporated within the Urban Renewal Plan NDP-401 under Section B, paragraph 3.

METHODS OF IMPLEMENTATION

The following shall be the tools utilized for the implementation of the Urban Design Plan for Hollister Triangle Area.

1. APPROPRIATION OF PROPERTY

The real property necessary for the improvement of the interior open space of the Hollister Triangle Area and the real property required for the new market or elderly housing, public housing and parking facilities shall be appropriated with the use of Community Development funds and improvements made thereon shall be coordinated with

the Neighborhood Development Corporation of Clifton Heights, University Heights and Fairview.

Said acquisitions are of primary importance to the development of the entire area and shall have a priority commitment with respect to both the public improvements and rehabilitation in the remainder of the subject property.

2. REHABILITATION

Rehabilitation in the Hollister area shall be implemented with Community Development Funds provided in the form of incentive grants for the obtaining of private investments and home improvement loans. Additional resources shall be made available to owners in the area including design assistance by the NDC, 312 loan funds and CD Low-Income Homeowner Assistance Loans and grants.

The rehabilitation shall be subject to criteria to be established by the Neighborhood Development Corporation and the Department of Buildings and Inspections.

3. PUBLIC HOUSING

Public Housing designed by the NDC on real property acquired or appropriated by the City of Cincinnati shall be conveyed to the Cincinnati Metropolitan Housing Authority (CMHA) upon completion of construction of said public housing at building cost for management by said housing authority for low and moderate income occupants.

4. RELOCATION

Procedures relevant to implementation of relocation shall include implementation of federal relocation guidelines where applicable to acquisition or appropriation of real property in the interior open space portion of the Hollister Triangle Area together with appropriation of part of all of the land necessary for the construction of public housing, new market or elderly housing or off street parking in the Hollister Triangle Area.

Section 8 housing shall be made available to residents of the above mentioned real property, should they elect to receive Section 8 housing in conjunction with or in place of relocation payment and if said housing is available. Further, if feasible, and if deemed appropriate by the NDC, on site relocation may be made available to the tenant occupants of the property to be appropriated.

Supplemental relocation housing shall be made an adjunct to the existing federal relocation administered under the uniform relocation and real property acquisition act governed by the procedures of the office of Family Relocation of the City of Cincinnati. Said supplemental relocation shall be provided for households located in buildings to be rehabilitated by private investors with assistance

of Community Development funded incentive grants and rehabilitation efforts in NDC-owned properties funded by the Community Development Revolving Loan Fund. Concurrent with this and at the option of the owner, the NDC shall make every effort to assist displaced households in securing replacement housing and relocation benefits.

5. INTERIM MAINTENANCE AND DISPOSITION OF PROPERTY

Development of center open space and parking areas, clearance for new construction site and auxilliary landscaping will be phased as acquisition occurs in the project area. During the project development phase, upkeep and security of public areas will be contracted with the local neighborhood development corporation.

Ultimate intent is to dispose of developed open space and housing sites through sale or long-term lease, utilizing cost write-down and tax increment financing techniques.

The neighborhood development corporation is expected to acquire for permanent ownership the parking lot serving Hollister Street residents and the site for public housing construction for ultimate conveyance to the C.M.H.A. The developed center open space will be bound to the larger new housing site facing McMillan Street for long-term lease to a developer. Lease arrangements will include normal maintenance and limited replacement responsibilities for the open space areas which will remain accessible to the other residents of the area. It is expected that the local neighborhood development corporation will participate as a co-developer of the new housing site.

This proposed disposition plan and arrangements for long-term maintenance and upkeep of the site improvements and amenities will be pursued in detail with the City's newly created Capital Maintenance Task Force which is charged with developing mechanisms for proper maintenance services and financing of publicly owned areas within the City.

It is the intent, in the Hollister Triangle project, to limit the City's liability through conveyance, as feasible by sale or lease, of all properties acquired and developed.

STATEMENT OF COMPLIANCE
URBAN RENEWAL PLAN ND 401
WITH AMENDMENTS DATED OCTOBER 1975

The Cincinnati Master Plan, The Regional Transportation and
Land Use Development Strategy and the Cincinnati
Zoning, Building, Fire and Health Codes

The Hollister Triangle Urban Design Plan is a Subarea Design Plan and shall be known as appendix ND-401 - H of the Urban Renewal Plan ND-401 of the City of Cincinnati.

The plan conforms to Regional Transportation and Land Use Development Strategy, Section B, paragraph 1, ND-401 Urban Renewal Plan.

The statement of fundamental objectives, B, 1a. through 1e. (Exhibit A) which is the statement of objectives of the Cincinnati Master Plan of 1948, is satisfied by the objectives contained herein in the following manner:

- a. Improvement of residential environment by objectives 1, 4, 7, and 8.
- b. Improvement of social conditions by objectives 1 through 8.
- c. Improvement of economic conditions by objectives 1, 7, and 8.
- d. Capitalization on existing assets by objective 2 in which alleys are used to further pedestrian traffic and interior access and objective 4 by which an interior triangle is transformed into a common area.
- e. Improvement of Functional Relationships by objectives 2, 3, and 4.

Further, the plan conforms to the operating objectives of the 1948 Master Plan as incorporated in the 1972 Urban Renewal Plan ND-401 revised by the October 1975 amendments, Section B, paragraph 2. (See Exhibit B.)

- a. The plan improves the residential environment and develops improved residential economic mix while insuring ample low and moderate income housing, thus improving the city's tax base and providing an equitable balance of priorities pursuant to Section B, paragraph 2, provision a of the above cited plan. (Exhibit B, Supra) (See Objectives 1, 7, and 8.)
- b. The plan enhances internal social cohesion by objective 4 and due to its position in the vanguard of Clifton Heights redevelopment plans, provides the residents with an opportunity for input in future projects. (See Section B, paragraph 2, provisions b and c of the above cited plan, Exhibit B.)

- c. The entire Method of Implementation section of the subarea plan demonstrates the use of new and innovative tools to produce an attractive, stimulating and human urban environment. (See Section B, paragraph 2, provision d of the above cited plan.) (Exhibit B.)
- d. Public facilities and improvements envisioned in Subarea plan objectives 2, 3, 4, and 6 are perfect methods for stimulating the objectives of Section B, paragraph 2, provision e of the above cited Urban Renewal Plan ND-401. (Exhibit B.)
- e. Section B, paragraph 2, provision f of the Urban Renewal Plan ND-401 is the basis for targeting development in this subarea.
- f. Section B, paragraph 2, provision g of the Urban Renewal Plan ND-401 is not applicable to this subarea.
- g. The prominent nature of this area and the planned clusters of residential uses in this subarea will catalyze development in the surrounding Clifton Heights area and achieve the goals of Section B, paragraph 2, provision h of the Urban Renewal Plan ND-401.
- h. Provisions i, j, and k of Section B, paragraph 2 will be achieved as follows:

i by the use of the physical redevelopment scheme depicted in the project plan (Plat F) (2) and 2 j and k by proper use of a committee composed of the City, Clifton Heights - University Heights - Fairview - NDC, an independent architect and a neighborhood resident to assure functional and aesthetic integrity of the project and by use of the NDC and/or other private developer to manage and conserve the public areas of the project.

All of the above comply with and indeed are progressive approaches to the implementation of the 1948 Cincinnati Master Plan as updated and incorporated into the Urban Redevelopment Plan ND-401 as amended in 1975.

The plan envisions a use of the area which conforms to standards of the Zoning and Building Codes of the City of Cincinnati and development is by Objective 1 of the subarea plan expressly required to conform to Zoning, Building, Fire and Health Codes.

STATEMENT OF COMPLIANCE OF
THE HOLLISTER TRIANGLE URBAN DESIGN PLAN
AS A
SUBAREA DESIGN PLAN OF THE EXISTING NEIGHBORHOOD DEVELOPMENT PROGRAM
AND AS AN URBAN RENEWAL PLAN PURSUANT
TO CHAPTER 725 OF THE CINCINNATI MUNICIPAL CODE
AND PURSUANT TO RESOLUTION 228-1974 (HOUSING STRATEGY)

This Hollister Triangle Urban Design Plan, herein referred to as the Hollister Plan, has been developed according to the Criteria and Standards for subarea design plans set forth under Section C, paragraph 3, page 22 of the original NDP Urban Renewal Plan, and according to the legislative requirement for approval of an Urban Design Plan, set forth in Chapter 725 of the Cincinnati Municipal Code pertaining to and entitled, Urban Renewal. (See Exhibits C and D.) Further said plan complies and shall comply with the Rehabilitation and conservation and acquisition and clearance standards under Section D, paragraphs 1 and 2 of the NDP Urban Renewal Plan of 1972 as amended by plan modifications dated October 1975. (Exhibit E).

The Hollister Plan upon adoption by Council of the City of Cincinnati shall become an integral part of the Neighborhood Development Program adopted by Council on August 5, 1970, by Ordinance No. 224-1970, and revised by Council on December 3, 1975, by Ordinance No. 574-1975 and shall represent a more detailed and comprehensive statement of the overall goals and objectives of the existing NDP plan as they shall now apply to the Hollister Triangle Subarea.

And further, the plan conforms to the Substantive and Procedural Goals of Resolution 228-1974 which are as follows:

1. Meet the housing needs of low- and moderate-income families.
2. Improve the city's ability to retain and attract middle- and upper-income families.
3. Improve the quality of environment and of public services in all residential areas.
4. Maintain the general desirability of neighborhoods already considered good places to live, recognizing that racially and economically integrated neighborhoods may require special effort and attention in this regard.
5. Continue efforts to upgrade or eliminate substandard housing through code enforcement, rehabilitation, or demolition.
6. Develop and carry out a policy concerning the degree of economic integration that should be sought in each part of the city.
7. Identify housing needs of low- and moderate-income families and special housing needs of any particular group, such as the elderly or physically handicapped.

8. Develop a residential plan and an implementation strategy for the city and each of its neighborhoods.
9. Insure significant participation of all key elements of the community in the formulation of the housing strategy for the whole city and for each of its neighborhoods.
10. Create effective, permanent decision-making machinery to carry out the strategy.
11. Develop mechanisms by which both public and private housing decision-making organizations can coordinate their actions with neighborhood residents and with public agencies providing community services, such as police and schools.
12. Develop a practical housing information system and use it to monitor progress of the strategy process.
13. Develop a cost-benefit analysis system to apply to housing decisions.
14. Create an on-going program to relate to and influence the larger metropolitan area and state housing environment.
15. Develop a policy on residential dislocation or relocation.

EXHIBIT A

ND 401 URBAN RENEWAL PLAN

as amended to 1975, beginning on page 2

"B. Statement of Development Objectives

Within this framework, the development objectives form the basis of activities to be carried out within each of the subareas defined on Exhibit No. ND 401-2, for which Urban Design Plans have been prepared and for which specific renewal treatments have been assigned. This statement of development objectives includes:

- basic fundamental objectives for the entire area,
- more specific operation objectives applicable to all subareas, and
- those objectives particular to each subarea.

1. Fundamental Objectives

It is the intent of the City of Cincinnati to recognize the Neighborhood Development Program as the central framework for all urban development activities which are and will be programmed within its boundaries. As such, because of its scale, and its importance to the total community, all NDP activities shall in turn conform to a regional transportation and land-use development strategy achieved in part through an updating of the 1948 Cincinnati Metropolitan Master Plan.

An overall approach to community development was outlined in the original set of objectives of the 1948 Master Plan. The approach focused on three "lines of attack":

(1) Organization of Residential Sections; (2) Consolidation of Industrial Area; and (3) Functional Organization of Public Services. The Plan stressed the importance of reinforcing the city's pattern of "natural residential communities with separate identities as social and civic units," and of preserving the nonresidential corridors in their role as industrial concentrations, transportation arteries, and community separators. These objectives are no less valid today, and apply to the Neighborhood Development Program.

Beyond these underlying considerations, the objectives that are fundamental and applicable to the NDP area as a whole are designed to achieve the optimum in urban life for present and future populations of the area and shall, therefore, be concerned with all aspects of development maintaining a sensitive relationship between its physical, social and economic aspects. These broad and fundamental objectives are as follows:

- a. Improvement of the Residential Environment, both through the provision of adequate housing, and the development of supporting neighborhood facilities for education, recreation, shopping and similar purposes.

- b. Improvement of Social Conditions, looking upon the planning process as an opportunity for reconciling and unifying specialized neighborhood needs and desires, as expressed by resident groups, with the broader objectives for the city as a whole, and looking at the delivery of social services, including family relocation and rehabilitation, as an opportunity for intimate contact between individual residents and their government.
- c. Improvement of Economic Conditions, through the promotion of industrial development and activities designed to strengthen the city's economic base and employment level and by the provision of education and training facilities that relate directly to such activities.
- d. Capitalization on Existing Assets, and creating new ones to act as community anchors and catalysts for major new capital investments and developments, accepting and giving full recognition in this connection to the vitality of the Central Business District, the University-Hospital Complex, Cultural Institutions, and the potential in the hillsides and the river as prime examples of such assets.
- e. Improvement of Functional Relationships, particularly through transportation links between residential and employment concentrations and civic, service, and cultural facilities serving the city as a whole."

EXHIBIT B

ND 401 URBAN RENEWAL PLAN

as amended to 1975, beginning on page 3

"B. 2. Operating Objectives Applicable to all Subareas

- a. In the setting of priorities for development, the maintenance of an equitable balance between activities related to the improvement of residential environments (and their related services) and activities related to an expansion of the economic base of the city.
- b. Provision of opportunities for the participation of residents as individuals in all decisions affecting their immediate residential environment.
- c. Provision for participation by residents on an organized basis, within the context of a broader representation of interests, in decisions affecting the subarea in its relation to the NDP area, or to the city as a whole.
- d. Utilization of all available legal and financial tools and, when necessary, the creation of new tools in order to produce an attractive, stimulating, and human urban environment, including the use of air space, platforms, and mixed public and private developments where appropriate.
- e. Provision of needed public facilities and improvements in a manner that will stimulate new private development, restore community confidence, minimize reductions in the tax base, and enhance linkages between functional areas.
- f. In areas with vitality and where the majority of uses possess the economic and structural capacity of sustaining it, predominant use of rehabilitation treatment, combined with the isolated clearance of those uses which severely handicap the achievements of particular operating objectives for the subarea.
- g. In areas where the majority of existing uses are deteriorated to a point where effective rehabilitation to the standards set forth in Section C is unfeasible, predominant use of clearance treatment, combined with the isolated rehabilitation of groups of structures where possible to produce contrast and variation within a redeveloped environment.
- h. Development of cleared areas in clusters of uses at magnitude which justify the economic and social costs of redevelopment as well as provide the basis for catalytic development activities in immediately surrounding areas.

- i. Assembly of cleared land into parcels functionally adaptable in both shape and size for ready disposition and redevelopment in accordance with:
 - contemporary development needs and standards,
 - a development pattern which is orderly in terms of parking, service facilities, and other site and building design considerations.
- j. Achievement of development which is integrated both functionally and aesthetically with existing development which is to remain.
- k. Designation of protection areas not otherwise designated as (a) clearance and redevelopment areas, or (b) conservation and rehabilitation areas."

EXHIBIT C

ND 401 URBAN RENEWAL PLAN

as amended to 1975, beginning on page 22

"3. Planning Criteria and Standards

a. General Framework

Planning criteria and standards serving as guidelines for planning and development decisions will vary from subarea to subarea. They will be expressed in the form of an individual "Subarea Urban Design Plan" prepared in each case, prior to the initiation of land marketing activities and as such, form the basis for the land disposition supplements in Section E, hereinafter.

b. Nature and Characteristics of Urban Design Plans

Each subarea Urban Design Plan "shall":

- Conform to the regional transportation and land-use development strategy referred to in Section B, paragraph 1 of the NDP Urban Renewal Plan.
- Conform to the Cincinnati Master Plan of 1948, as updated.
- Conform to the standards and criteria of the "Zoning Code of the City of Cincinnati" as periodically amended and vice versa.
- Specify the type, location, and characteristics of vehicular, pedestrian, and service circulation and transportation systems for the subarea.
- Specify the public improvements and public facilities proposed for the subarea as implied by its objectives and its proposed range of land uses.
- Specify the general configuration (in three dimensions where necessary) of the proposed land uses, public improvements and public facilities showing the functional interrelation between these three elements in terms of:
 - Location.
 - Linkages.
 - Balances and interdependence in the quality of space uses and facilities.
- Illustrate through models, renderings, or comparable devices the design concepts to be achieved and a level of expectation of the quality of the end project."

EXHIBIT D

MUNICIPAL CODE, CHAPTER 725: URBAN RENEWAL

"725-13 Approval of the Urban Renewal Plan.

After the public hearing Council may approve the Urban Renewal Plan by a majority vote, unless said plan has been disapproved by the Planning Commission, in which case it may be approved by a two-thirds (2/3) vote of the members of Council. In the event that Council approves the Urban Renewal Plan, it must include in its approval the following findings:

- (a) That the area described in the Urban Renewal Plan is a deteriorating or blighted area;
- (b) That there is a feasible method for the temporary relocation of the families displaced from the project area and that there are or are being provided in the project area or in other areas not less desirable in regard to public utilities and public and commercial facilities at rents and prices within the financial means of the families displaced from the project area decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families, and reasonably accessible to their places of employment.
- (c) If financial aid to be provided by the federal government, if any, is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan;
- (d) That the Urban Renewal Plan for the project area will afford maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment or rehabilitation of the project area by private enterprise;
- (e) That the Urban Renewal Plan conforms to the Master Plan as it then exists for the overall development of the city.

(Sec. 750-15; ordained by Ord. No. 179-1959, eff. May 27, 1959) Analogous to C.O. 750-15; r Ord. No. 179-1959, eff. May 27, 1959.

725-15 Acquisition of Property; Rehabilitation; Site Preparation and Project Improvements.

After the approval of the Urban Renewal Plan by Council, the City Manager shall proceed to carry out the redevelopment or rehabilitation of the project area in accordance with the Urban Renewal Plan. The City Manager is hereby authorized to acquire any property in the project area, the acquisition of which is necessary in carrying out the Urban Renewal Plan, to rehabilitate property, demolish the buildings and do other site preparation work on property acquired by the city to cause such studies, plan and surveys to be made by force account or by contract which are necessary and proper to carry out the project improvements in accordance with the

Urban Renewal Plan or in accordance with Council-approved design plans, to do all things necessary or appropriate to carry out said acquisition of property, rehabilitation, demolition of buildings, to provide studies, plans or surveys for project improvements, and to provide the services of architects and home management specialists to residents of project areas.

(Sec. 750-17; ordained by Ord. No. 179-1959, eff. May 27, 1959; a. Ord. No. 82-1968, eff. Mar. 22, 1968; a. Ord. No. 160-1968, eff. Apr. 10, 1968)

Analogous to C.O. 750-17; r. Ord. No. 179-1959, eff. May 27, 1959."

EXHIBIT E

ND 401 URBAN RENEWAL PLAN

as amended to 1975, no pagination

"D. URBAN RENEWAL TECHNIQUES TO BE USED.

(1) Rehabilitation and Conservation

Overall, the City of Cincinnati's housing stock consists of 173,465 units. There are 32,499 substandard units of which 26,543 are suitable for rehabilitation. The majority of these units can be returned to standard condition under private initiative. In 1974 individuals abandoned 1,585 houses in Cincinnati, many of which could have been saved.

a. Goals and Objectives:

1. The elimination of slums and blight and blighting influences and the deterioration of property and neighborhoods.
2. The elimination of conditions which are detrimental to health, safety and public welfare.
3. The conservation of the city's housing stock.
4. Provide implementation policies and procedures to undertake rehabilitation, development with community services in coordinated and mutually supportive manner.
5. The promotion of an increase of diversity and vitality and revitalization of neighborhoods to provide greater housing opportunities for persons of low and moderate incomes and to attract middle and upper income persons to the city.
6. The restoration and preservation of properties of historical and/or architectural value.
7. The provisions to assist individuals and families to rehabilitate/conservation their homes through a variety of program assists such as low interest loans, special incentives programs.
8. Development of a neighborhood plan including rehabilitation as one of its elements.

b. Property Rehabilitation Standards:

Under the Goals and Objectives of the Rehabilitation/Conservation Plan, all properties for which financial assistance is rendered shall comply with all applicable statutes, codes, ordinances, and regulations as amended from time to time, relating to the use, maintenance, facilities and occupancy of property, including but not limited to the building, plumbing, heating, electrical and housing codes, and health regulations are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes, ordinances, and regulations, all properties receiving financial assistance, devoted in whole or in part to residential uses, shall conform to the following standards:

- (1) Privacy and Room Arrangement -- Access to all parts of a living unit shall be possible without passing through a public hall.
- (2) Ventilation of Structural Spaces -- Basementless spaces and attics shall be provided with natural ventilation. Exterior ventilation openings shall be effectively screened where needed.
- (3) Inspection and Correction -- Existing buildings with evidence of actual or potential infestation or which have defects that will permit the entrance of rodents, termites or other vermin, shall be corrected by appropriate preventative measures.
- (4) Window Screens and Storm Sash -- Existing windows and door screens, storm sash and storm doors, which are to be continued in use, shall be in suitable condition to serve their intended use.
- (5) Heating -- The owner shall provide approved and adequate heating equipment for each living unit. Where an existing central heating system is defective, it shall be repaired or replaced. Removal of the system is not permitted unless replaced by an approved installed single system for each living unit. Warm air recirculating heating systems shall not serve more than four (4) living units.
- (6) Site Improvements -- The open space of each property shall provide, where needed, appropriate paved walks, parking area, driveways, exterior steps, retaining walls, fences and landscaping, which shall include trimming and/or removal of trees and shrubs, and ground cover for unpaved area.
- (7) Kitchen Facilities -- Each living unit shall have adequate installed facilities for storing kitchen utensils.
- (8) Closet Storage -- Permanent clothes closets shall be provided within each bedroom or conveniently located nearby.
- (9) Basement or Cellar Floors -- Basement floors shall be paved in an acceptable manner.
- (10) Energy Conservation -- In order to comply with the national energy conservation goals, special attention will be given to the saving of energy in home use. This can be accomplished by the installation of new or the substantial repair of the heating system, storm doors and windows, insulation, weather-stripping, water-heater, plumbing supply lines and any other area of the building which would aid in prolonged savings of fuel and energy.

(2) Acquisition and Clearance

a. Conditions Under Which Property May be Acquired and Cleared

Acquisition of properties for the purpose of slum clearance and redevelopment shall take place in areas where this treatment has been assigned as the predominant treatment and shall otherwise take place in non-protection areas.

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to, the following:
 - Inadequate street layout.
 - Incompatible uses or land-use relationships.
 - Overcrowding of buildings on the land.
 - Excessive dwelling unit density.
 - Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such basically sound buildings will take place only when the objectives of this plan cannot be met through rehabilitation or more extensive rehabilitation."



mcmillan

st.

hollister

st.

st.

vine

hollister triangle
chuhf n.d.c.

-  good
-  fair
-  poor

housing condition
PLAT A




hollister triangle
 chu hf n.d.c.

owner occupants
 PLAT B

mcmillan

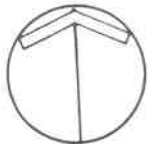
st.

hollister

st.

st.

vine



hollister triangle

chuhf n.d.c.



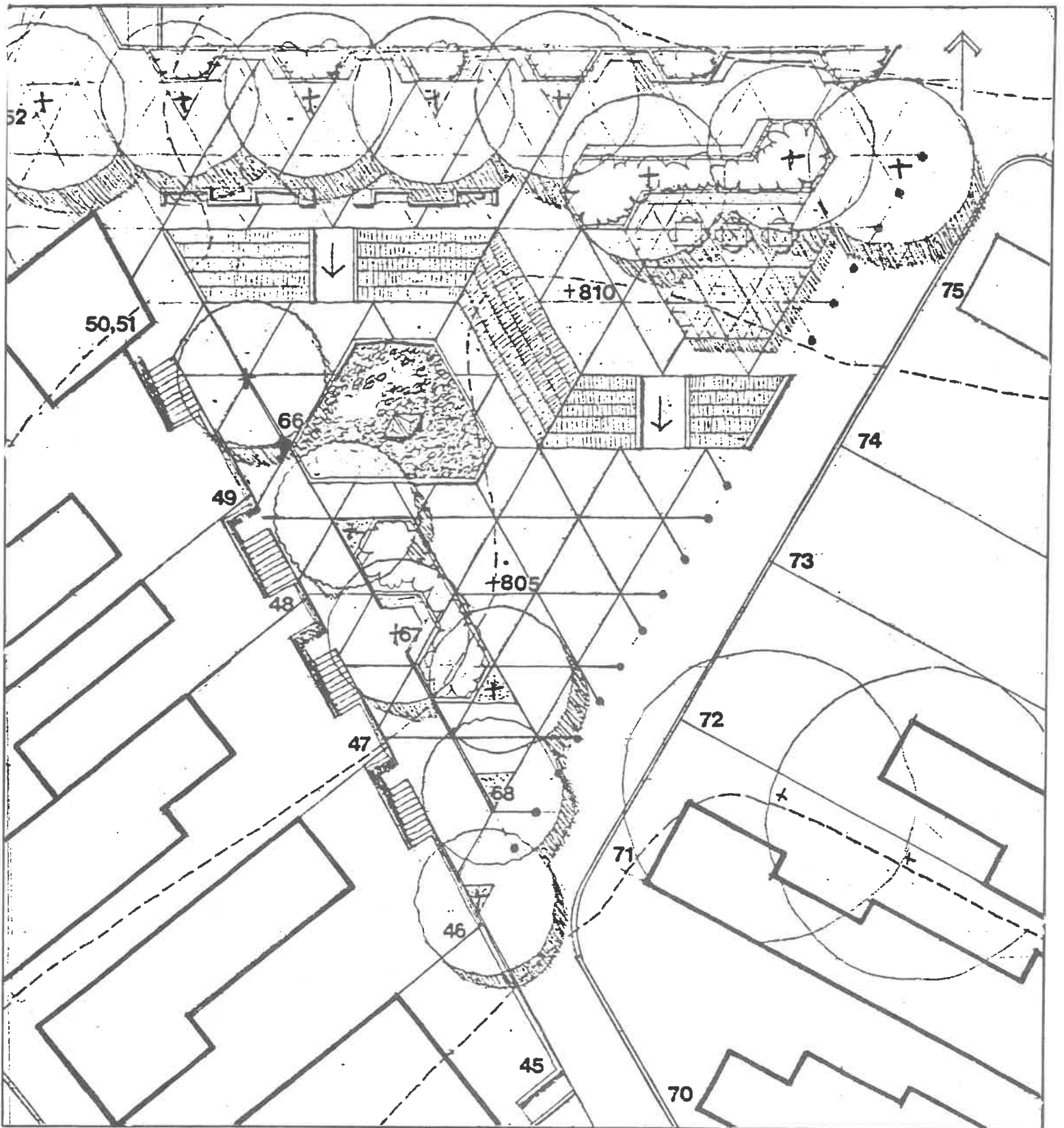
pedestrian



vehicular

interior rights of way

PLAT C



hollister triangle
 chu hf n.d.c.

preliminary interior open space plan

PLAT D



hollister triangle
 chuhf n.d.c.

handicap ramps / street trees
 PLAT E



mcmillan

st.

hollister

st.

st.

vine



hollister triangle
chuhf n.d.c.

vacant land
PLAT F



mcmillan

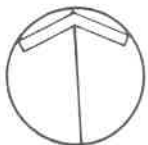
st.

hollister

st.

st.

vine



hollister triangle
 chu hf n.d.c.



masonry



wd frame



concrete

existing structural types
 PLAT G




hollister triangle
 chu hf n.d.c.

figure ground
 PLAT H



mcmillan

st.

hollister

st.

vine

st.

hollister triangle

chuhf n.d.c.

topography

PLAT I



hollister triangle
 chuhs n.d.c.

bus routes
 PLAT J



hollister triangle
chuhf n.d.c.

sewers
PLAT K



mcmillan

st.

B-3

O-1

hollister

R-6

st.

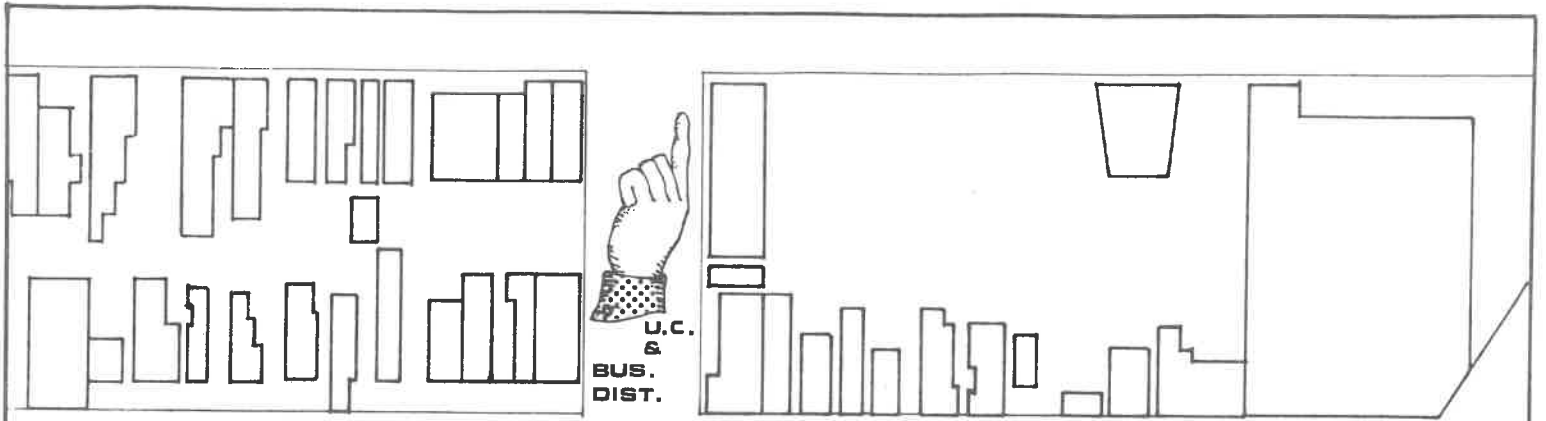
st.

vine



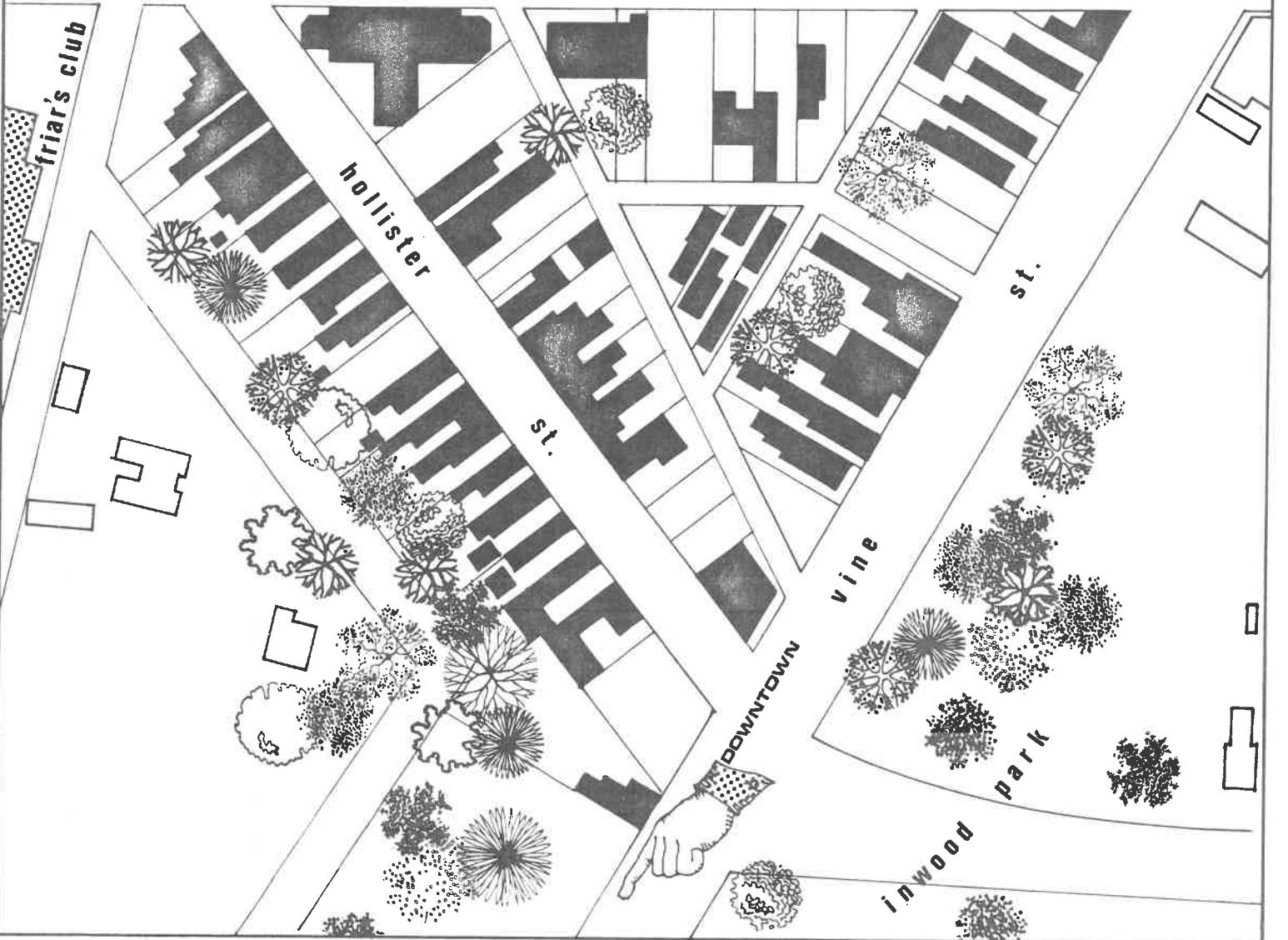
hollister triangle
 chu hf n.d.c.

zoning
 PLAT L



mcmillan

st.



hollister triangle
chuhf n.d.c.

site map
PLAT M



mcmillan

st.

hollister

st.

st.

vine



hollister triangle
 chu hf n.d.c.

new construction
 PLAT N



hollister triangle
 chu hf n.d.c.

-  new constr.
-  rehabilitation
-  open space
-  parking

**proposed
 site
 improvements**
 PLAT 0