

CAMP WASHINGTON NEIGHBORHOOD PLAN

DEVELOPED BY THE
CAMP WASHINGTON
PLANNING TASK FORCE



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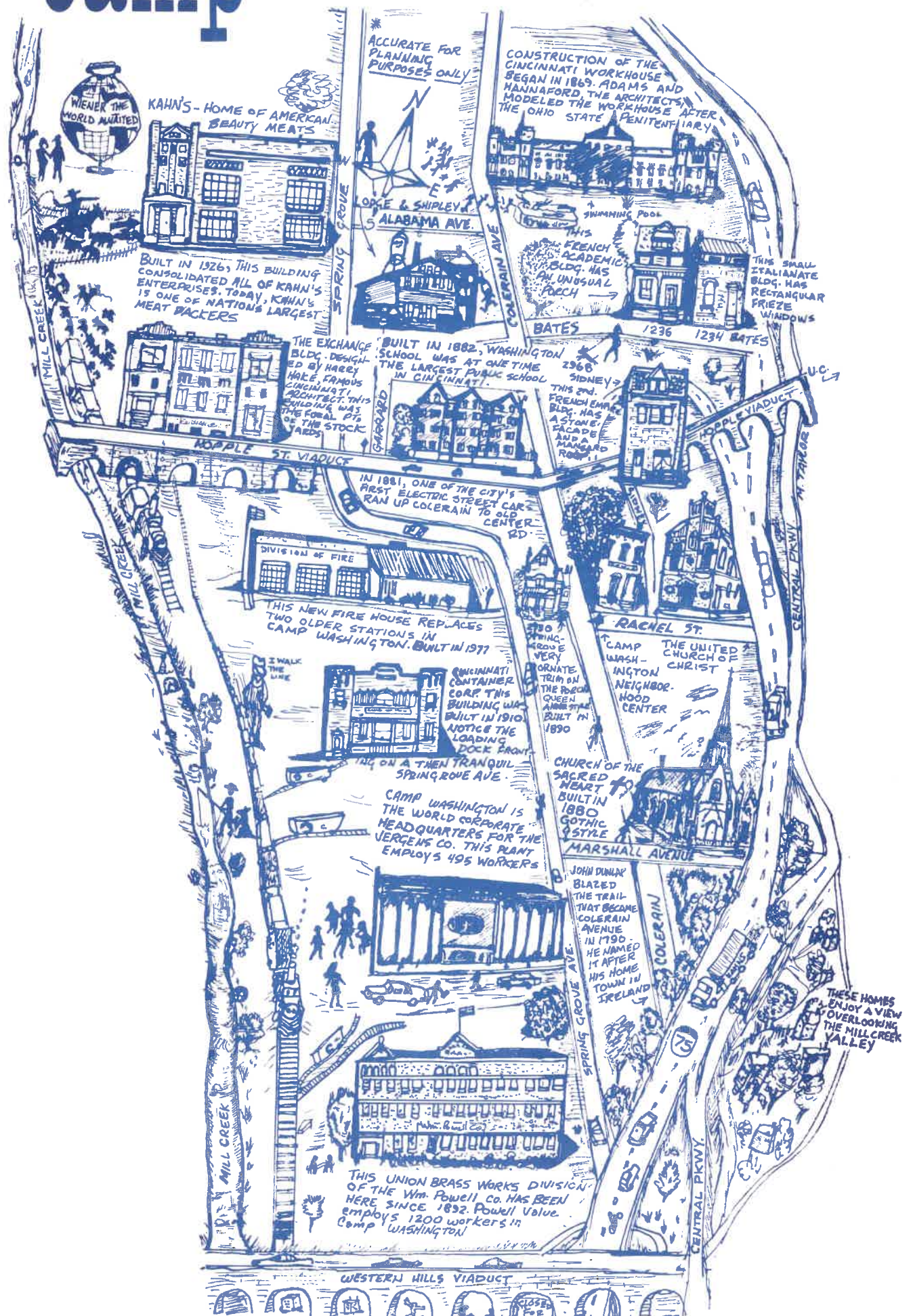
PREPARED BY COMMUNITY ASSISTANCE-TEAM 3-MAY, 1981

CAMP WASHINGTON NEIGHBORHOOD COMMUNITY PLAN

Developed by
The Camp Washington Planning Task Force
and
Prepared by
Community Assistance Team 3

May 1981

camp



WIENER THE WORLD ADORATED

KAHN'S - HOME OF AMERICAN BEAUTY MEATS

BUILT IN 1926, THIS BUILDING CONSOLIDATED ALL OF KAHN'S ENTERPRISES. TODAY, KAHN'S IS ONE OF NATION'S LARGEST MEAT PACKERS

THE EXCHANGE BLDG. DESIGNED BY HARRY HAKE, FAMOUS CINCINNATI ARCHITECT. THIS BUILDING WAS THE CORAL PT. OF THE STOCK YARDS

BUILT IN 1882, WASHINGTON SCHOOL WAS AT ONE TIME THE LARGEST PUBLIC SCHOOL IN CINCINNATI.

CONSTRUCTION OF THE CINCINNATI WORKHOUSE BEGAN IN 1869. ADAMS AND HANNAFORD, THE ARCHITECTS, MODELED THE WORKHOUSE AFTER THE OHIO STATE PENITENTIARY

THIS FRENCH ACADEMIC BLDG. HAS AN UNUSUAL PORCH

THIS SMALL ITALIANATE BLDG. HAS RECTANGULAR FRIEZE WINDOWS

BATES 1236 1234 BATES

THIS FRENCH EMMA BLDG. HAS A STONE FACADE AND A MANSARD ROOF

IN 1881, ONE OF THE CITY'S FIRST ELECTRIC STREET CARS RAN UP COLERAIN TO OLD CENTER RD.

DIVISION OF FIRE

THIS NEW FIRE HOUSE REPLACES TWO OLDER STATIONS IN CAMP WASHINGTON. BUILT IN 1977

CINCINNATI CONTAINER CORP. THIS BUILDING WAS BUILT IN 1910. NOTICE THE LOADING DOCK FRONTING ON A THEN TRANQUIL SPRING GROVE AVE.

CAMP WASHINGTON IS THE WORLD CORPORATE HEADQUARTERS FOR THE VERGENS CO. THIS PLANT EMPLOYS 495 WORKERS

CHURCH OF THE SACRED HEART BUILT IN 1880 GOTHIC STYLE

RACHEL ST. CAMP WASHINGTON NEIGHBORHOOD CENTER THE UNITED CHURCH OF CHRIST

JOHN DUNLY BLAZED THE TRAIL THAT BECAME COLERAIN AVENUE IN 1790. HE NAMED IT AFTER HIS HOME TOWN IN IRELAND

THESE HOMES ENJOY A VIEW OVERLOOKING THE MILL CREEK VALLEY

THIS UNION BRASS WORKS DIVISION OF THE Wm. Powell Co. HAS BEEN HERE SINCE 1892. POWELL VALUE EMPLOYS 1200 WORKERS IN CAMP WASHINGTON

WESTERN HILLS VIADUCT

CLOSED FOR

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INTRODUCTION

Preface

This document and the poster which goes along with it are the planning document from the people of Camp Washington. The basic motive of the Planning Task Force was to reconcile and strengthen all three of Camp's basic land uses; namely, housing, neighborhood business district and industry. The plan attempts to give each area what it needs to survive and prosper. As the neighborhood enters the 1980's, several agencies and private industries will be writing their own plans for parts of the area. Camp occupies a central location in the City and contains the City's largest resource of industrial generated income and jobs. Its continued economic health is essential for the existence of the City. The nearly 3,000 residents of the area between I-75 and the Millcreek from the Western Hills Viaduct to I-74 have a crucial stake in the outcome because many of them live in pockets between the factories and warehouses. This Plan is the neighborhood's attempt to reconcile these seemingly conflicting land uses.

Format

Neighborhood plans have been notoriously difficult to implement. Downtown and urban renewal planning usually involved allocation of resources which either have already been committed or which have a well organized and often well paid supporting lobby. Neighborhood plans usually have only volunteers or social agency staff to implement them. The format of this plan lends itself to implementation by small committees. The narratives and goals, objectives and projects have been assembled to provide a comprehensive plan. Rather than specifically detail the projects, the plan paints with a broad brush, providing linkages between concepts and general principles but leaving the development of the specifics to committees which would be formed to implement the specified projects. Each narrative contains detail on the who and how of the possible implementing committees.

Summary

The Land Use Plan clarifies the boundaries between the Housing, Neighborhood Business District and Industrial Areas. It introduces the concept of a Variable Use Area. The Zoning Plan implements the Land Use Plan, and it contains three zone changes which impact Housing. These zone changes will have the following effects:

1. Allow for new housing near the Neighborhood Business District.
2. Create the potential for employment in the proposed buffer area (Variable Use Area) of light industrial development between the existing housing and heavy manufacturing.
3. Assure community input into use of Community Correctional Institute property through public hearings.

Zone changes will have the following effects on the Neighborhood Business District:

1. Focus new street lighting program.
2. Focus new construction north of Hopple Street.
3. Provide a framework for the current Urban Design Plan to be completed allowing Camp Washington access to public money and providing controls on certain aspects of future business development.

Zone changes will have the following effects on the Industrial Cluster in Camp Washington:

1. Allow industrial expansion and creation of jobs through more efficient use of existing industrial land.
2. Capitalize on Camp Washington's central location by improving linkages between Spring Grove and the Interstate System.
3. Focus and finish current Industrial Cluster Study to solve current industrial needs.

The Circulation Plan contains underlying improvements affecting all characters by improving the physical links between the component parts of the neighborhood and the rest of the City. The following are the major areas upon which the Circulation Plan will focus:

1. Containing and improving truck routes.
2. Improving pedestrian safety.
3. Providing bus helters.

The Parks and Recreation Plan enhances the quality of life through better access to active and passive recreation and enhances the physical environment through open space and landscaping. The following are the major projects:

1. Construction of a multi-purpose recreation center at Taft Field.
2. Improvements to existing parks and tot lots.
3. Open space and streetscape plantings to reduce industrial and interstate highway noise and air pollution.

The Human Service, the Education and the Safety Plans are important because Camp's central location assures the neighborhood of institutional resources for continued support of education, safety and the human services provided. Results of this support include:

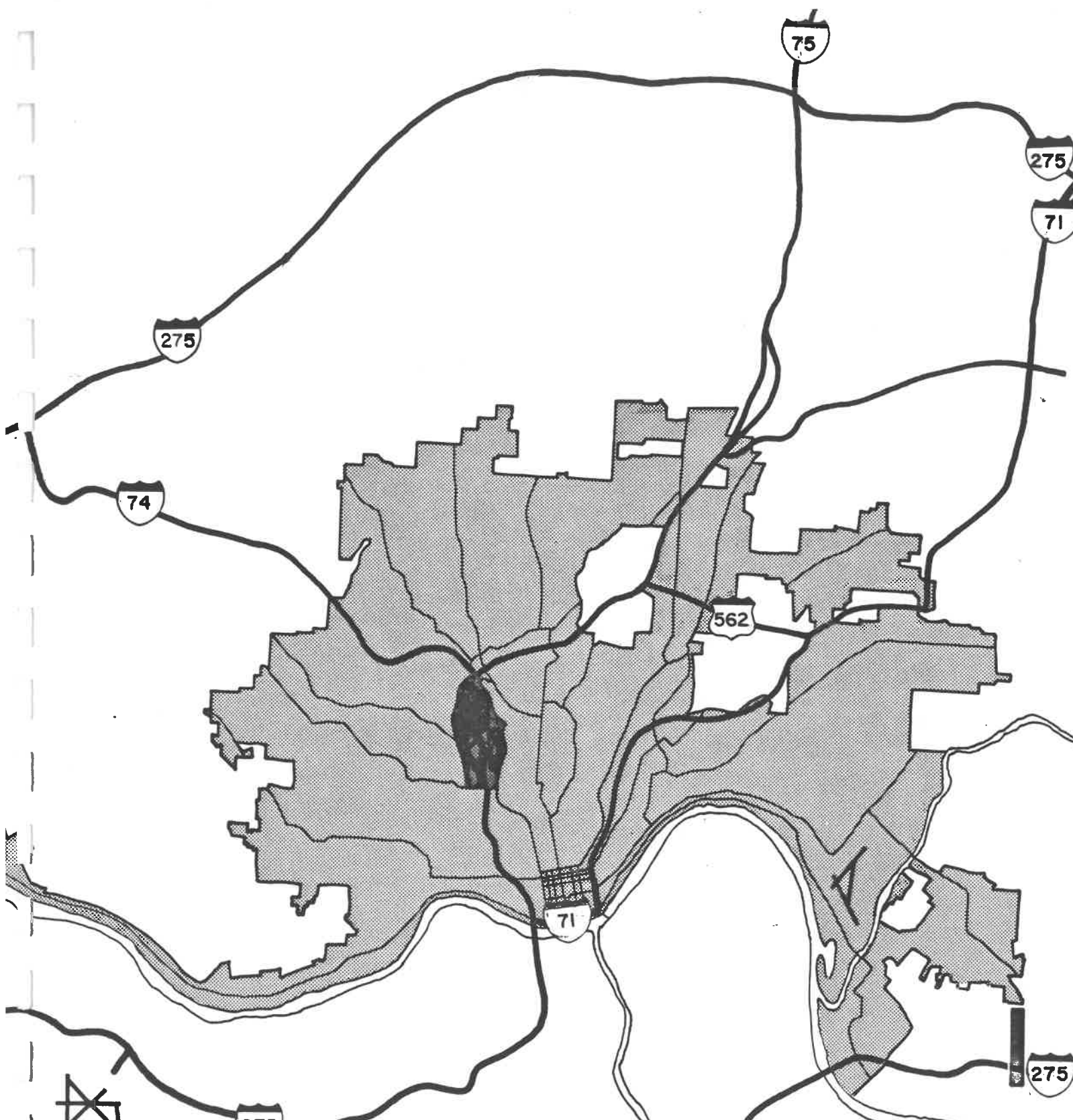
1. Construction of a new firehouse.

2. Board of Education support for Washington School.
3. United Appeal support of the Neighborhood Center.

Organizational Responsibilities

The organizations in Camp Washington must continue to nurture their working relationships. The following are their roles:

1. Camp Washington Community Council: Forum and action body for neighborhood residents.
2. Camp Washington Business and Industrial Association: Forum and action body for neighborhood business district and industrial sector. The association may form an Industrial Council and a Business District Committee to address specific needs.
3. Camp Washington Community Board Inc: Coordinates actions of various neighborhood groups and social services (Camp Washington Neighborhood Center).




LOCATION

CAMP WASHINGTON

PREPARED BY COMMUNITY ASSISTANCE
TEAM 3

SCALE 0 1 2 4 miles



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CAMP WASHINGTON CIRCULATION PLAN

Narrative

The intent of the Camp Washington Circulation Plan is twofold: improve the safety and convenience for pedestrians and drivers within the neighborhood. Keeping these goals in mind, the committee sought to maximize safety and convenience while minimizing the effect of having a major traffic corridor through the neighborhood. Working with the City Engineering Department and their highway consultants, alternative improvements to the functioning of Hopple Street are being proposed. Through this ongoing cooperation between the city, community, and consultants, a final plan for the necessary improvements shall be developed which can be supported by the community and sent to the Ohio Department of Transportation for review. This study is a significant component of the state and federal process which could eventually lead to funding for the improvements. Such transportation funding is not likely available from any other source. Then, by improving the function of Hopple Street and also keeping trucks more confined to truck routes, other changes could be made to make it a more pleasant place in which to live and do business.

Circulation is nothing more than getting from place to place. The Camp Washington Circulation Committee studies ways to make it easier and safer. They first studied the difficulty of traveling within the neighborhood, both on foot, and by vehicle, particularly if it involved the intersection at Hopple and Colerain. That intersection, the gateway to the neighborhood, splits it into quarters. For example, the school is located in the northwest quarter. Most of the students live in the other three quarters and must cross the intersection to get there. Also, major shopping is located south of Hopple, but the recreation programs and two restaurants are north of the intersection.

Currently, Colerain Avenue is hampered in its function as an intra-neighborhood connector by excessive truck traffic. Much of that traffic is large tractor-trailer trucks coming into the neighborhood via Hopple Street bound for Spring Grove Avenue. Colerain Avenue and the street system to serve the neighborhood includes various connections to Spring Grove via some of Camps narrowest side streets. The irony of the problem of traffic movement between the east-west flow and the north-south flow is that even with the many connections, it is very hard to get from one place to another. Also, the excessive street right-of-way uses valuable industrial land. Therefore, problems encountered in travel within the neighborhood could be eased by identifying the best route between Spring Grove and Hopple, improving it and closing off some of the current inefficient street system.

Hopple carries vehicles through the neighborhood, principally connecting I-75, Clifton, Central Parkway, and Western Hills, as well as distributing vehicles from those sources to destinations within the neighborhood. Major destinations in the neighborhood include residences, the business district, heavy industry on Spring Grove, and lighter manufacturing and offices on Colerain. Currently, traffic for all destinations becomes tied up at Colerain and Hopple Street, because the distribution function there is not clear. There are no clear truck routes to either Spring Grove Avenue or the two meat packing districts off Colerain. The Committee concluded that the solution involved identifying bottlenecks and loosening them up with minimal disruption and loss of housing. Such projects recommended by the committee include redesigning the corner to allow a left turn from east-bound Hopple to north-bound Colerain and rounding

the northeast corner to allow easier turns. Both changes are needed to permit better accessibility to the northern area of Camp Washington along Colerain. West-bound trucks could make the turn north easier. East-bound vehicles from Western Hills could turn north, not permitted in the current system, eliminating the complicated series of turns necessary to get from the western side of Cincinnati to the northern part of Camp Washington. The simpler traffic flow would lessen backups on Hopple Street and speed its flow. The key improvement, however, would involve a series of changes to Meeker, north of Hopple, and to Avon Place which would allow trucks direct access from Hopple through the improvement to Spring Grove Avenue, getting them off Colerain Avenue altogether. West-bound Hopple Street traffic would reach Spring Grove via a widened northbound Meeker and Avon Place. East-bound Hopple Street traffic would reach Spring Grove via southbound Meeker. Spring Grove traffic, for I-75 would utilize northbound Meeker or Burlington after its one-way direction is reversed. Supporting changes to the traffic light system would be necessary and is detailed on the attached map. The outline which follows details the two major goals and the objectives and the projects necessary to achieve them.

Goal 1 INCREASE THE SAFETY AND CONVENIENCE OF PEDESTRIAN, VEHICULAR, AND BICYCLE TRAFFIC THROUGHOUT THE NEIGHBORHOOD.

Goal 1

Objective 1: Increase safety through improved traffic signs.

Project 1: Prohibit truck traffic on residential streets as needed.

Project 2: Install 4-way stop signs in the following locations (a two-way stop sign already exists): Rachel-Sidney, and Rachel-Henshaw.

Project 3: Install vehicular warning signs approaching Finch's curve and Spring Grove Firehouse.

Goal 1

Objective 2: Incorporate new parking techniques for smoother traffic flow in the neighborhood.

Project 1: Redesign and/or improve several small parking lots that empty onto Colerain Avenue.

Project 2: Prohibit parking across from loading docks which have access from public streets so that traffic flow can continue even when street is partially blocked by trucks using those docks.

Project 3: Develop an alternative to insure available parking for residents near their homes.

Goal 1

Objective 3: Provide for bicycle safety.

Project 1: Establish facilities for handling bikes in business district.

Project 2: Make safe bicycle routes available by working with other communities on the Cincinnati Bikeway Plan.

Goal 1

Objective 4: Make pedestrian crosswalks safer and easier to use by the elderly and young children.

Project 1: Lengthen pedestrian crossing time at Dixmyth and Central Parkway.

Goal 2 IMPROVE VEHICULAR MOVEMENT THROUGH CAMP WASHINGTON TO INCREASE SAFETY AND MAXIMIZE THE CAPACITY OF THE STREETS.

Goal 2

Objective 1: Improve traffic flow to and from Hopple Street through the use of physical improvements with emphasis on the improving access to and from the Spring Grove Avenue industrial district and the Colerain Avenue business strip.

Project 1: Re-design the intersection at Colerain and Hopple.

- a) Redesignate lane markings to allow a left turn from east-bound Hopple to north-bound Colerain.
- b) Remove the building and round the northeast corner to permit an easier right turn from west-bound on Hopple to north on Colerain.

Project 2: Improve the traffic safety on Hopple Street and improve accessibility to Spring Grove Avenue by redesigning Meeker Street and Avon Place.

- a) Study possibilities for redesigning Meeker Street north to Avon Place, improving the truck access to the Spring Grove Avenue industrial district. Such designs should attempt to save all housing units.
- b) Evaluate Meeker, Garrard, and Burlington connecting Hopple and Spring Grove for redesign. The end product would be possible closing of Garrard Street to simplify traffic flow and to free land which has had interest expressed in it for industrial expansion.
- c) Clearly mark the truck traffic return to Hopple via Meeker or Burlington (reverse its one-way direction).

Project 3: Improve truck route identification from north-bound I-75 onto Spring Grove Avenue until access can be improved by Project 2.

Project 4: Provide signs directing truck traffic from Hopple Street to the industrial districts in Camp Washington to keep trucks out of the residential districts.

Goal 2

Objective 2: Clarify the vehicular movement through the business district.

Project 1: Until physical improvements are made to the Colerain and Hopple Street intersection, reinstate left turn from east-bound Hopple onto Garrard Street to permit access to north-bound Colerain via Elam Street.

Project 2: Clarify lane and destination markers at Hopple, Central Parkway, and Dixmyth intersection.

Goal 2

Objective 3: Maintain adequate bus service.







Project 1: Lobby Queen City Metro for more frequent service on evenings and Sundays with particular emphasis on obtaining direct cross-town route which uses Hopple, Melish, to Madison Road.

Project 2: Lobby for bus shelters at Colerain and Rachel, Hopple and Burlington, northeast corner of Hopple and Colerain, southeast corner Colerain and Hopple.

Proposed circulation changes shown on the following map are illustrative and not final until approval by the Ohio Dept. of Transportation, the city, and the community.



CIRCULATION PLAN

-  PROHIBIT TRUCK TRAFFIC
-  TRUCK TRAFFIC IMPROVEMENTS
-  ALL TRAFFIC IMPROVEMENTS
-  REDESIGN ACCESS TO PARKING AREAS ALONG COLERAIN AVE.
-  DIRECT CROSS TOWN BUS ROUTE
-  PROPOSED BUS SHELTERS

CAMP WASHINGTON

PREPARED BY COMMUNITY ASSISTANCE TEAM 3

SCALE 100 0 100 200 300 600 feet



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EDUCATION

Narrative

The Education Committee of the Planning Task Force sought to write a plan for all residents of Camp Washington, not just those of "school age." Education does not stop when one leaves school. Learning is a life-long process and it is therefore a critical factor for all members of a community. It is critical in Camp Washington where only 12.4% of the population over 25 has a high school diploma, compared to the City's average of 24.1%. The drop-out rate for Camp is 3 percentage points above the City median. These statistics indicate a need for changes in the present system to curb the number of drop-outs and truants. The figures also call for the need to help adults and drop-outs who are no longer in contact with the system.

Several situations combine to create a special problem in Camp. First, parents who have not completed high school or primary school usually find it difficult to help their children with homework. New teaching methods compound the problem. Also, children often model parents. If one or both parents left school without a diploma, a child might not feel he or she needs one.

Washington Elementary school is located in Camp Washington within walking distance of most homes. The Junior High School is Heinold Middle School and is two miles away.

Two needs for pre-school age children in Camp Washington are additional exposure to life outside the neighborhood and guidance. So many of Camp Washington's children have problems in school which could be helped by enrichment of their pre-school environment. Present programs, one ESEA Title I pre-school class serving an average of 17 four year olds, is not enough. The community has to be educated on the value of pre-school experience for their children and programs have to be expanded to help more children at an earlier age.

In addition to programs for the pre-school child, we see the need for education for the parent in the art of parenting. No one is born with the skill of parenting and few are taught the skill. The many problems of youth indicate the need for help for parents. Both a long term education process for parents and a crisis service for parenting problems are indicated for the Camp Washington community.

For the school age child, there were several needs to be met. First, the coordination of parents and schools to help the child progress. Communication lines have to be strengthened and parent's potential as helpers in their child's education tapped into. Secondly, the child's safety has to be guaranteed. Violence in schools is increasing and Camp Washington is faced with problems of their child's safety. Ways have to be sought to educate everyone concerned in dealing with discipline and safety so the situation can be diffused. Thirdly, we should go beyond concern and have parents and educators actively seeking the best possible programs, systems, and people for our children's school environment.

The goal of education deals with the developing of natural curiosity: asking questions and knowing where to find the answers. This process does not begin or end with formal education but should be a goal for neighborhood activities. The Education Committee assessed the development of existing resources in the community to meet the individual's need to learn.

See "Family Needs" and "Neighborhood Needs" in the "Human Service and Social Plan."

In Camp Washington fear can be an overriding factor working to keep families isolated. Any school or program has to actively seek an open door policy so that the unknown becomes familiar. Strenuous efforts have to be made to bring the community in and make them feel comfortable. Staff and community have to make contact and get to know one another so they can work with one another.

GOALS, OBJECTIVES, PROGRAMS & PROJECTS FOR EDUCATION

Goal 1 IMPROVE EXISTING SCHOOL SYSTEM

Goal 1

Objective 1: Increase parental knowledge of what is being taught in school.

Project 1: Welcome aides for all age groups

Project 2: Invite parents to classes-Resource Center

Project 3: Alternate mailing report cards with having parents pick them up.

Project 4: Initiate a program to explain IGE to all parents.

Goal 1

Objective 2: Improve general communication between parents and teachers.

Project 1: Send monthly letters home, delivered by kids, telling parents they are welcome to come to school, with school insuring delivery of these letters.

Project 2: Encourage a parent-teacher group encouraging personal contact between teachers and parents would lessen fear of talking out.

Project 3: Set up a simple, local appeal process to move a child to another classroom. Let it work for parents as well as teachers.

Project 4: Work with families whose children have inadequate clothing.

Project 5: Attack the truancy program by information sharing about why kids want to skip. Telephone parents when kids are absent.

Project 6: Have mandatory parent-teacher conferences twice each year.

Goal 1

Objective 3: Provide additional services and alternatives to school.

Project 1: Initiate Day Care/Babysitting Program/Home Base Teaching.

Project 2: Bring a parent-child center extension to Camp.

Project 3: Support a G.E.D. and an Adult Basic Education Program.

Project 4: Seek scholarship money for vocational education.

Project 5: Open-enrollment should be advertised.

Project 6: Support establishment of a cross-town bus. (As requested by Circulation Subcommittee, Goal 2, Obj. 3, Proj. 1.)

Project 7: Initiate a program to show people what is outside of Camp, via films and speakers at the Center and Workhouse park. Arrange Company tours (i.e., P & G) for 7th and 8th graders.

Goal 1

Objective 4: Improve school/community relations

Project 1: Develop the P.T.A.

Project 2: Provide a "School News" bulletin.

Project 3: Generally work to improve the image of Heinold Jr. and Hughes, (Current image is unjustified and harmful.)

Goal 2 BROADEN THE BASE OF EDUCATION IN THE NEIGHBORHOOD.

Goal 2

Objective 1: Use the resources of the Neighborhood Center to run informal education.

Project 1: Initiate cooking classes.

Project 2: Hold informal classes to teach the young people traditional crafts for enjoyment and potential income.

Project 3: Continue music festivals. See "Neighborhood Needs" section of the Human Service and Social Plan.

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HOUSING SECTION

Narrative

Camp Washington cannot lose anymore of its people.

Goal 1 of the housing plan is to maintain the entire housing stock of Camp Washington. This goal is the basis for the entire housing section of the Camp plan. Any planning affecting housing throughout this document must give strong consideration to its affect upon housing and problems of displacement.

Camp Washington is basically composed of two main residential areas; one north of Taft Field and Hopple Street, and one south of Hopple Street. The Camp plan proposes that the only remaining residential zoning in Camp is to be "protected" for housing.

Other housing located in Camp is cattered in single or small group sites throughout the industrially zoned areas. From time to time these houses are demolished for industrial expansion or simply to remove a landlord's maintenance problem, with no specific thought given to reuse of either the site or the building. If at all economically feasible, these houses should be moved to "protected" residential sites in the neighborhood.

"Protected" Residential Areas

Protection of all residentially used property in Camp is not feasible and would dilute or destroy efforts to save any housing in Camp.

"Protected" residential areas are based in the two residentially zoned areas north and south of Hopple Street. These sites have the basic protection of residential zoning and will be eligible for loan and grant programs and the full assistance of the Neighborhood Development Corporation (NDC) in Camp.

North Residential Area

With the two natural amenities of Taft Field and Valley Park providing open space and recreational opportunities, and due to a high (approximately 70%) rate of owner occupancy, this "protected" area should receive a strong loans and grants program for maintenance and rehabilitation of housing.

Only a small amount of vacant land is available for infill or relocated housing in this area of Camp, unless the Cincinnati Correctional Institute (Workhouse) property becomes available. This large site would be possible for housing if the zoning changes to R-5T, as proposed in the zoning section of the Camp Plan. (See Zoning.)

South Residential Area

The South Residential Areas has numerous sites for infill, relocated or new housing, either within its boundaries or at the southern edge of the area. This land to the south is available due to the decline of some meat packing plants and other small businesses, and allows for the expansion of the "protected" area.

B-4 VARIABLE USE AREA

A study of mixed land uses along both sides of Colerain Avenue from Elam Street on the north, to straight street on the south, has proven the need for a more flexible zoning in this area. The proposal for a B-4 Zone here (Map XI) would not create any non-conforming uses but would allow the development of additional housing units. (See Zoning, Goal 1, Objective 4.)

Block Plans

Owners of housing in the B-4 variable use area who wish to receive financial assistance will develop block plans with neighboring owners and the NDC.

A block plan will inventory existing conditions, ownership, and a strategy for improvement.

Elam Street would be a good example of a "block plan" area which could then become eligible for financial assistance as are the "protected" residential areas.

SOUTH HILLSIDE AREA

Originally part of Camp Washington, the South Hillside area is no longer an integral part of the neighborhood, due to construction of Interstate 75. This area should be eligible for financial assistance upon completion of specific block plans as in the B-4 Variable Use Area.

The existing zoning should provide a strong base upon which block planning can be done.

INDUSTRIAL AREAS

To achieve the most enduring results, with the limited funds available, housing in the industrial areas will not be eligible for (on site) financial assistance. Such housing will only be eligible for funding if it is to be relocated in a "protected" residential area.

CAMP WASHINGTON HOUSING PLAN

Goal 1 MAINTAIN THE ENTIRE EXISTING CAMP WASHINGTON HOUSING STOCK, BOTH OCCUPIED AND VACANT.

This goal must recognize the need for two different housing treatment policies. Residentially zoned (protected) areas have one set of policies and full support, (Objective One) while non-residential areas must have another (Objectives Two and Three).

Goal 1

Objective 1: Develop programs to assist existing homeowners in upgrading and improving their buildings located in the residentially zoned area (See Zoning).

Project 1: Establish a Neighborhood Development Corporation (NDC) to assist all parties interested in improving Camp housing.

Project 2: Make low interest loans available to owner occupants.

Project 3: Make grants available to owner occupants who qualify for such assistance.

- A. Grant money would be made available to correct major building defects to make further renovation possible.
- B. Grant funds should also be made available to owner occupants as seed money which could be used to seek further private financing.

Goal 1

Objective 2: Develop programs to assist homeowners in the proposed B-4 Variable Use Area.

Project 1: To receive similar financial assistance as given to the protected residentially zoned housing, owner occupants or prospective new owner occupants must form a group to draft a block plan for presentation to the NDC.

Project 2: The NDC shall provide organizational assistance and policy guidelines for forming a block planning group.

Goal 1

Objective 3: Develop programs to assist homeowners in the non-residential areas of Camp, to relocate and further strengthen the existing and proposed residential areas.

Project 1: The NDC should establish channels of communication to assist the residents of these scattered residential areas. This would assure they have all available information about programs to help them whether they choose to relocate or not.

Project 2: Provide assistance through the NDC to homeowners and tenants who want to buy a home in the residential areas of Camp.

- A. Provide information as to what is available both for purchase and for rent.
- B. Provide assistance in home buying and finding a mortgage loan by establishing communication links with Savings and Loans.
- C. Establish a mechanism to test the feasibility of a savings and loan transferring an existing mortgage from a non-residentially zoned home to a "protected" residentially zoned home.

Project 3: The NDC should purchase and clear any vacant contiguous available industrial property and land bank for future use as sites for infill housing.

- A. Infill housing might be new construction or if economically feasible, relocated buildings from other non-residential areas of Camp.
- B. Such clearance of contiguous industrial property will help provide a buffer between residents and industry, and expand and strengthen the residential areas.

Project 4: Develop an acquisition program through the NDC, through which housing in the industrial areas will be purchased and;

- a) The lot land banked and maintained until it can be assembled with other contiguous property for future planned use.
- b) The building relocated if economically feasible.

Goal 1

Objective 4: Provide assistance to owners of rental property.

Project 1: Make carefully screened loans available to owners of rental property after approving their renovation plans.

- A. These loans should also be at lower than market interest rates.
- B. The NDC will assist these owners in acquiring Section 8 Housing Certification.

Project 2: Assist owners of unmaintained rental property by establishing a program of code enforcement with the City Department of Buildings and Inspections.

Project 3: Support rehabilitation of the vacant structures along the Colerain Avenue business strip, especially between Rachel and Marshall. Aid could range from letters of support for subsidized housing applications to partnership ventures involving loans from the Community Development Revolving Loan Fund.

Project 4: Encourage rehabilitation of vacant or underutilized housing near shopping for the elderly and the handicapped.

Goal 1

Objective 5: Preserve sound vacant structures for future rehabilitation

Project 1: Present vacant structures should be barricaded and the area around them cleaned up to prevent vandalism and possible injury.

Project 2: Place a strong emphasis on selling vacant structures to potential rehabbers as quickly as possible to prevent further deterioration.

A. Financial assistance, lower interest rates, etc. might be necessary to attract rehabilitation.

B. Plans for rehabilitation should be screened and commented upon by the NDC.

Project 3: If economically feasible, move houses which are located in the non-residential areas and subject to demolition by industrial expansion, to the "protected" residential sites as infill housing.

A. Extensive rehabilitation may be required by any houses which are moved, and these costs should carefully be taken into consideration.

Goal 2 BUILD NEW HOUSING IN CAMP WASHINGTON

Goal 2

Objective 1: Encourage new housing construction in Camp Washington's "Protected" residential areas, to strengthen present housing areas and the proposed NBD development.

Project 1: Build new housing on available "protected" residential sites.

Project 2: Develop housing units in the new and rehabilitated business structures within the NBD and new B-4 zoned area.

Project 3: Develop housing for senior citizens near the NBD and transportation.

Project 4: Make loans and assist in guaranteeing loans for developing senior citizen housing contiguous to the NBD.

Project 5: The NDC should acquire and clear any available industrial property which is currently unused and contiguous to the "protected" residential area, for construction of new housing units.

STUDY FEASIBILITY
OF NEW HOUSING
FOR THE CCI SITE.

B-4 VARIABLE USE AREA
DEVELOP PROGRAMS TO
ASSIST HOMEOWNERS,
BASED UPON SPECIFIC
BLOCKPLANS.




"PROTECTED" AREAS
MAKE LOANS AND
GRANTS AVAILABLE
TO HOMEOWNERS.

NBD AREA
DEVELOP HOUSING
FOR THE ELDERLY
NEAR SHOPPING AND
TRANSPORTATION.

PRESERVE SOUND
VACANT STRUCTURES
AND ENCOURAGE
REHABILITATION
FOR THE ELDERLY.

DEVELOP
SITES FOR NEW
AND
RELOCATED
HOUSING.

HOUSING PLAN

-  PROTECTED RESIDENTIAL AREAS
-  B-4 VARIABLE USE AREA
-  NEIGHBORHOOD BUSINESS DISTRICT BOUNDARY

CAMP WASHINGTON

PREPARED BY COMMUNITY ASSISTANCE
TEAM 3

SCALE 100 0 100 200 300 600 feet



IV

CAMP WASHINGTON NEIGHBORHOOD PLAN

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INDUSTRIAL PLAN

The Camp Washington Business and Industrial Association will undertake an industrial needs assessment. Following that they will draft a plan in conjunction with the Department of Development and the City Planning Commission. The Department of Development will be responsible for providing consulting services.

The study area boundaries are defined on the attached map. It is hoped that the study will result in an action plan which will maximize the intensity of the land use, strengthening the economic base of the city and providing the jobs of the meat packing industry, Camp's best known employer. Rebuilding outmoded facilities in closer proximity would free up land, allow economy of scale on such items as waste treatment and stock yard operations, and improve traffic patterns. The ultimate fate of the workhouse (soft area) and its land probably lies more in the political process than in the realm of planning, but an industrial alternative that would be compatible with the residential area should be explored. Finally, the present pattern of heavy industry (hard area) on Spring Grove Avenue, light industry and wholesale facilities (soft area) on Colerain up to the Neighborhood Business District should be encouraged to continue.

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CAMP WASHINGTON LAND USE PLAN

INTRODUCTION AND LAND USE TERMS

The Camp Washington Land Use Plan was designed to follow the Planning Guidelines expressed in the Planning Task Force's Policy Resolution. "Camp Washington is a multi-use neighborhood, composed of three (3) groups: residents, retail businesses, and industrial establishments. The integrity, maintenance, and improvement of these three (3) groups will always be the foremost consideration in planning for the future of the neighborhood."

Camp Washington contains a large area of mixed use lying as a buffer between the two residential pockets and the heavy industrial area along Spring Grove. The area has evolved into a unique mix of inexpensive housing (much of which is maintained fairly well), businesses, warehousing and light manufacturing. Variable Use Area seemed to be the best description so it was adopted as its name in the Land Use Plan. The Planning Task Force decided not to meddle too much with a system that appears to work, especially when considering the cost of changing the situation by government action. They did wish to limit factories to light industry, warehousing and meat packing (within its present district). Traditional land use planning usually dictates setting aside specific areas for specific activities but the existing situation in Camp Washington seems to point to a more general designation to allow the seemingly healthy mix to continue. The Task Force agreed to the following Land Use Patterns:

I. RESIDENTIAL USE

- A. The two pockets of housing immediately north and south of Hopple Street should remain exclusively used for housing. The reason is to preserve these areas as "Urban Villages" within Camp, thus forming the core of the residential neighborhood.
- B. All existing residential land uses not part of the two major residential areas will be viewed within the following guidelines:
 1. A residential use is permitted in a manufacturing area as long as the owner wishes to stay in his present location, and has the means to do so.
 2. If a residential area is not able to sustain itself, market demand will dictate what land use will take place.
 3. Housing in the Variable Use Area can be brought under the R-5, Protected Area guidelines through specific block plans.

II. BUSINESS USE

- A. Retail business will be located primarily along Colerain Avenue and Hopple Street. The outer limits of the business district (NBD) will be as follows:

1. On Colerain Avenue from Elam Street south to Township Street and
 2. On Hopple Street, from Interstate 75 west to Jessamine Street
 3. On Henshaw, from Hopple Street north to Taft Field.
- B. The heaviest concentration of retail use should be at the corners of Hopple Street and Colerain Avenue. The Kroger Store represents a sub-focus of the retail business area.
- C. The present pattern of mixed retail/residential buildings on Colerain Avenue should be reinforced.

III. VARIABLE USE AREAS

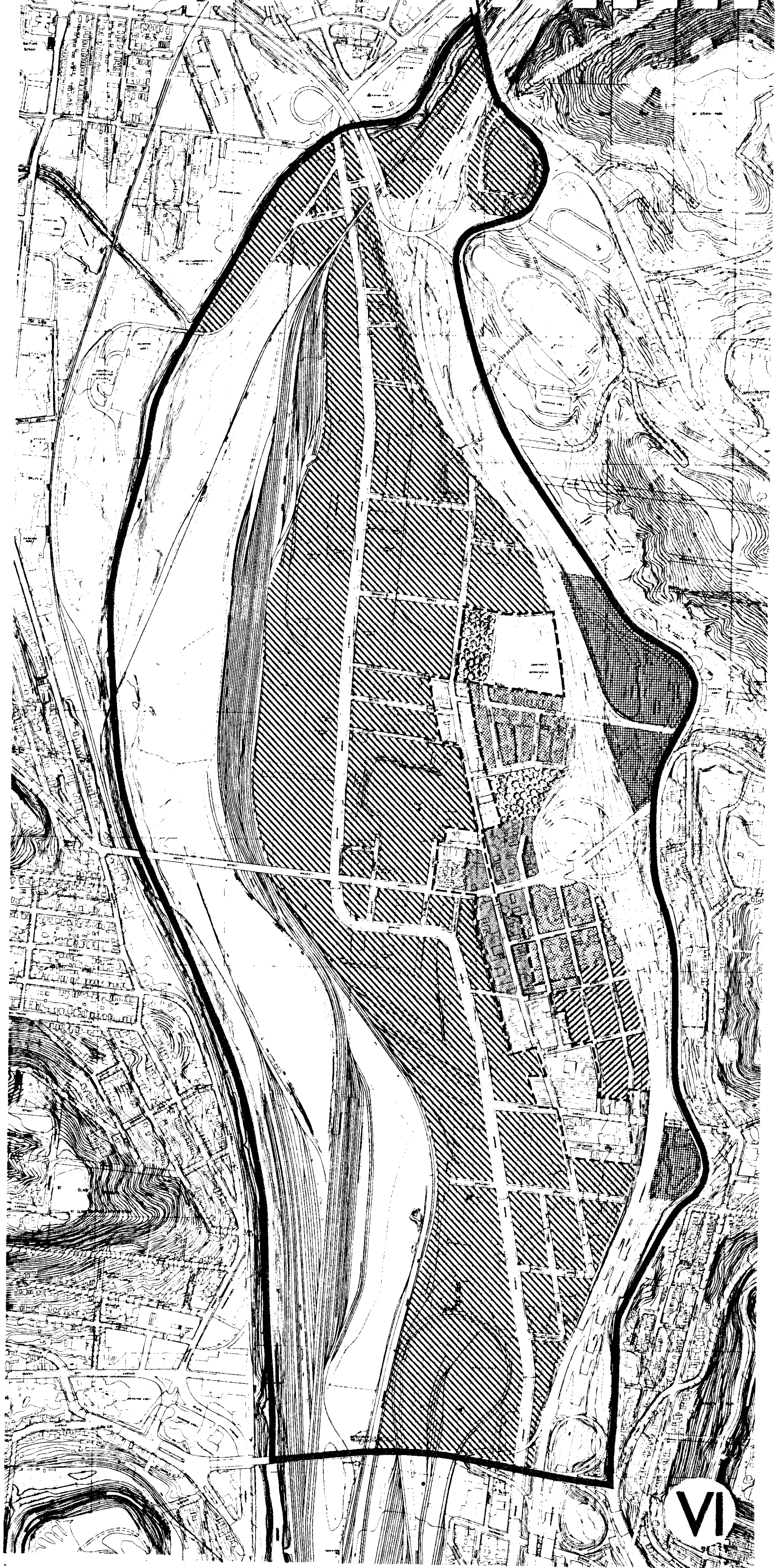
- A. A Variable Use Area will be located on the property now used by the Cincinnati Corrections Institute. Any planning for that property should include neighborhood participation.
- B. Another Variable Use Area should be designated along Colerain Avenue from the Cincinnati Corrections Institute south to Straight Street spreading on the East to the meat packing plants and Interstate 75.

IV. INDUSTRIAL USE

Camp Washington contains the City's principal industrial area. Manufacturing and industry should continue to occupy all land not mentioned in the above sections. This would focus this use along Spring Grove Avenue. The underutilized land in the district, including the vacant stock yard and railroad land, should be brought into use. The Interstate Highway access and employee parking should be studied and improved to increase the area's convenience and to lessen the effects of the industries on the residential districts.

V. IMPLEMENTATION







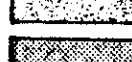
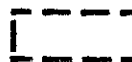
(See Zoning Plan)



LAND USE PLAN
CAMP WASHINGTON
 PREPARED BY COMMUNITY ASSISTANCE
 TEAM 3

SCALE
 200 0 200 400 600 800 1000 feet
 1/10 0 1/10 mile



- | | | | |
|---|----------------------|---|----------------------|
|  | RESIDENTIAL |  | INDUSTRIAL |
|  | PARKS-
RECREATION |  | MEAT-PACKING |
|  | EDUCATION |  | OFFICE |
|  | BUSINESS |  | VARIABLE USE
AREA |

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CAMP WASHINGTON NEIGHBORHOOD BUSINESS DISTRICT

NARRATIVE:

The community of Camp Washington has undergone several drastic changes during the past twenty years. These changes have affected the growth and stability of the area's Neighborhood Business District (NBD).

There are basically four groups which support Camp's NBD; (1) the residents that live in the area, (2) residents from Millvale, North Fairmount, etc., (3) the traffic that passes through Camp Washington, and (4) the area's industrial and commercial employees. Before the construction of Interstate 75 the vast majority of business generated in the NBD came from the residents and the pass-through traffic on old Route 27. This type of market supported the area's businesses for many years. To a lesser degree, the area's industrial and commercial employees also helped maintain a healthy business environment. Today the situation has changed. Over the years, the industries on Camp's west side have been experiencing slow but steady growth expansion. The suburban population on the western side of the City has been rapidly growing, making Hopple Street a popular route for east-west traffic. Camp's NBD, smaller than in previous years, is now supported by the area's industrial workers and the pass-through traffic, concentrated at lunch time and late afternoon. Although the residents still represent a more constant demand for goods, their numbers are fewer and buying power is less than in the past.

Camp Washington's NBD also draws from such nearby communities as Millvale, North Fairmount, and English Woods. The business districts in these areas do not provide many of the necessary services and goods to sustain a community.

After the completion and approval of this plan, the City will be providing assistance to the area's businesses. An economic study will help to determine the general health of the businesses, analyze the area's market potential, and provide some indications as to what local landowners plan to do with their property. This should provide the necessary information on which to base future development decisions.

Specific projects for Camp Washington's NBD will be measured against the goals and objectives outlined and developed with assistance from the Department of Development.

NEIGHBORHOOD BUSINESS DISTRICT GOALS AND OBJECTIVES

Goal 1 BRING ABOUT AN INCREASE IN RETAIL SALES BY ENCOURAGING MUTUALLY SUPPORTING RESIDENTIAL AND RETAIL DEVELOPMENT TO MAXIMIZE USE OF AVAILABLE LAND.

Goal 1

Objective 1: Support the reuse of existing retail and residential structures within the boundaries of the proposed B-4 Zone Change. (See Zoning).

Goal 1

Objective 2: Adequately maintain and reinforce existing businesses by focusing retail activity in areas which are supported by circulation, transportation, lighting, and crime prevention.

Goal 1

Objective 3: Attract new businesses to take advantage of the above development and to complement existing commercial establishments.

Goal 2 PROVIDE MORE PARKING AND OTHER EFFECTIVE SUPPORTING SERVICES TO THE NBD.

Goal 2

Objective 1: To increase parking facilities in the NBD, thus accommodating one of the largest groups of consumers, the industrial workers and the demand created by the revitalized business district.

Goal 2

Objective 2: All new parking for commercial establishments shall occur within the designated NBD, and should be landscaped and screened to provide an effective buffer for adjacent residential properties.

Goal 2

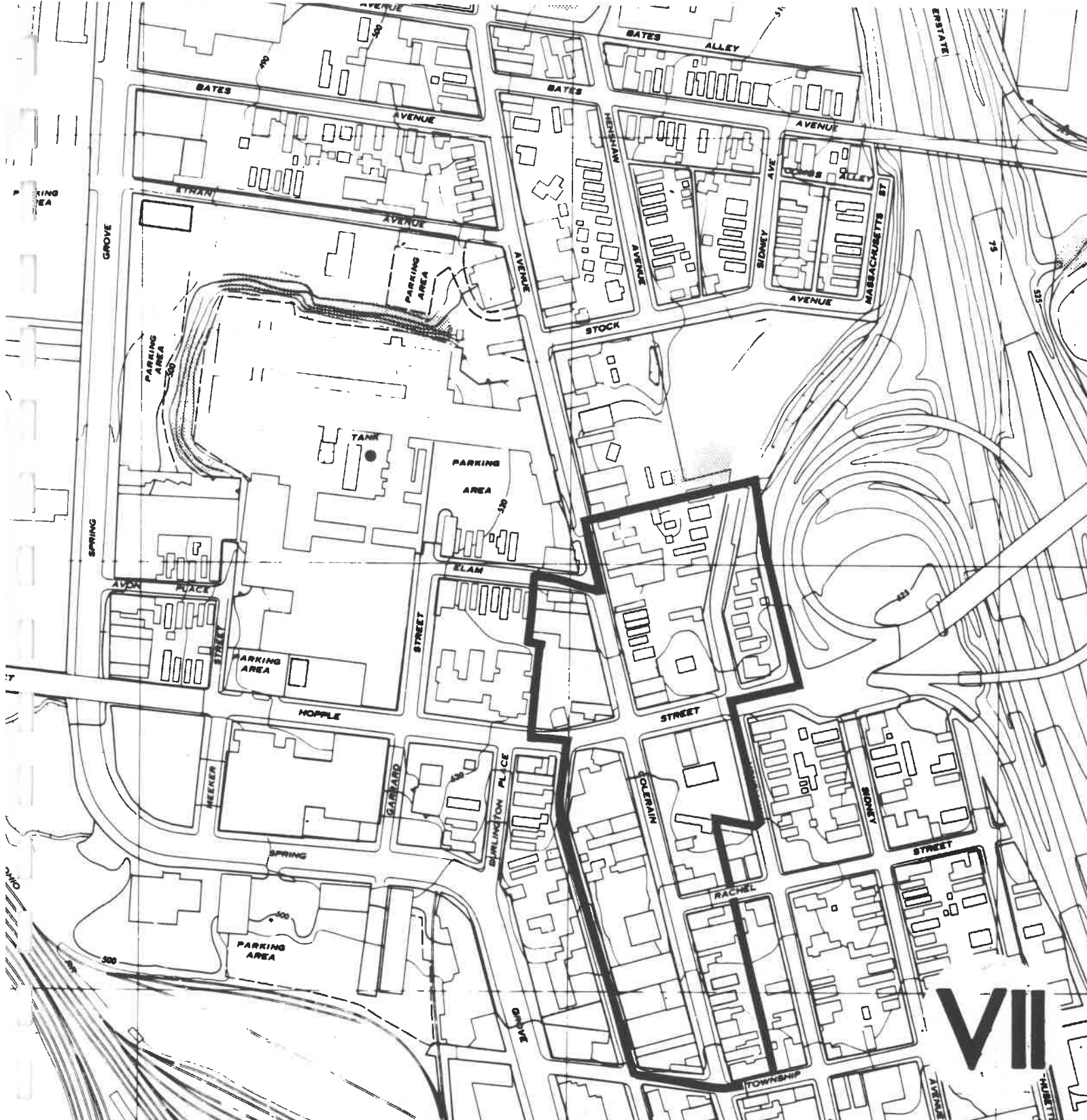
Objective 3: To minimize the occurrence of crime, vandalism, and related activities through increased lighting (street and parking areas), design and positioning of new or renovated buildings, and increased police surveillance and protection in the NBD.

Goal 2

Objective 4: To minimize traffic congestion and increase circulation, accessibility, and safety in the NBD, this plan supports the recommendations of the subcommittee of the Planning Task Force.


Goal 2

Objective 5: To improve the appearance of the NBD and enhance its physical form, open space and small focal areas should be developed contiguous to the sidewalk to provide settings for informal gatherings.



**NEIGHBORHOOD
 BUSINESS DISTRICT
 CAMP WASHINGTON**
 PREPARED BY COMMUNITY ASSISTANCE
 TEAM 3

SCALE 100 0 100 200 300 600 feet



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PARKS, RECREATION, AND OPEN SPACE PLAN

Narrative

The Recreation Committee of the Planning Task Force determined specific projects which satisfied the long stated needs of the neighborhood. They felt the need for publically provided recreation was heightened by three neighborhood factors: low average income of residents and the socio-cultural needs, housing density, and housing conditions.

The low incomes earned by most of the residents in the neighborhood mean they cannot afford to pay for admission or transportation to recreation such as Kings Island, movie theatres or concerts. Although the density of the neighborhood makes it easy to locate facilities that will serve a great many people, tightly packed houses on small lots have left little free space to utilize for recreation. The back and side yards are small, and the number of children in the buildings is large. Finally, this close knit neighborhood has the need to preserve and enhance the remaining aspects of the Appalachian and German culture present in the neighborhood by supporting community activities.

Each age group has different needs. The most important is that each needs a space, or their share in a multi-purpose space, that they can personalize. Additionally, people recognized young children's need for sunshine, exercise and a place to meet and play with other children. Many people expressed the need for play spaces, which can be supervised for group activities or used informally by families. Teenagers and adults wanted informal gathering areas, for passive recreation as well as multi-purpose open spaces for active recreation. Senior citizens express the need for organized programs of all types.

When the Parks, Recreation and Open Space Committee thought of an ideal green space they thought of trees which provided a living connection to the countryside. The Park Board is already talking about developing what they call the new urban forest as a way of bringing more trees into areas where they have been lost. Such "forest" areas can help reduce noise and air pollution, provide borders dividing homes from the industrial sections of the neighborhood and enhance the business district. Furthermore, areas which cannot be designated or developed as publicly-owned green space could be made more pleasant by such measures as controlling truck traffic, planting street trees, and construction of bus shelters or benches. The committee considered tree planting to provide buffers between areas of the neighborhood and beautiful streets to be a high priority. (For details on traffic control, see Circulation portion of the plan.)

Active outdoor recreation generally needs either open green space for games such as football or baseball, or a paved area for games such as tennis or basketball. Both types of areas are important in providing space for spontaneous, as well as organized activities. Some facilities exist now and with improvement could satisfy most of the needs.

Indoor facilities usually require more structure in their programs. This should be dealt with by the Recreation Advisory Committee of the neighborhood on a regular basis so that the neighborhood has control over what activities take place in the indoor facilities. Completion

of a new multi-purpose center at Taft Field is the key project.

Passive recreation includes all types of spontaneous activities such as picnics, talking or just sitting and relaxing. The most important qualifications of passive areas seem to be the convenience of the location, how much of a view of the passing scene exists, and finally what activities can take place. People need to be able to use the space to fit their own personal needs without being bothered with scheduling activities or making reservations. If such needs could be met, the residents of Camp would be much more able to bring pleasure into their own lives. Such possibilities reinforce pro-social activities and give people a feeling that they belong to a community. Existing passive recreation facilities are of three types. The first type are those that are publicly owned, such as parks, recreation property and other City facilities. The interstate highway has more publicly owned green space than any other place in Camp Washington and City streets offer open space, but neither is readily usable. The second type of passive recreation facility can be classified as semi-public. Front porch, steps and sidewalks are all places people congregate close to home. Finally, the most scarce type of open space is that which is privately owned, including back and side yards.

Specific projects in both active and passive indoor and outdoor parks, recreation and open space facilities have been identified and are listed below:

Goal 1 PROVIDE ACCESSIBLE OUTDOOR RECREATION FOR ALL AGE GROUPS

Goal 1

Objective 1: Provide areas throughout the neighborhood where parents and children can enjoy creative recreation.

Project 1: Improve the tot lot at Massachusetts and Rachel by providing a better fence between it and the expressway.

Project 2: Install spring horses in all tot lots.

Goal 1

Objective 2: Provide outdoor recreation for teenagers and adults.

Project 1: Build a deep water pool behind the backstop at Taft Field (Stock and Henshaw). Acquire additional property where necessary.

Goal 2 PROVIDE ACCESSIBLE INDOOR RECREATION FOR ALL AGE GROUPS

Goal 2

Objective 1: Develop a centrally located structure as a multi-purpose facility.

Project 1: Provide a multi-use facility at Taft Field. The building should accommodate senior citizens meals and activities and general recreation activities at other times. Develop and equip facilities for arts, crafts, and day care.

Goal 3 IMPROVE CONDITIONS AND ACCESSIBILITY OF OPEN SPACE
IN THE NEIGHBORHOOD.

Project 1: Create a buffer of trees around the south residential district. Plant the area at the northern end of Henshaw (south of Hopple Street). Connect this with a new planted area at the end of Sidney where the concrete covered section is now located. This green area should wrap around the neighborhood along Massachusetts, including the tot lot, south along the expressway.

This buffer zone should be planted with trees selected to reduce noise and air pollution from the roads, and should be connected to street trees which create a buffer to the south on Township and to the west along Colerain.

Project 2: North of Hopple Street plant a buffer zone along the expressway to the CCI property. Plant Henshaw and Sidney with street trees.

Project 3: Vacant lots in the residential areas should be studied for development as mini-parks, installing tables and grills. (See Hsg. Goal 2, Objective 1.)

Project 4: Trees and sitting areas should be supplied in the business district and along Colerain Avenue to enhance and humanize the environment.

Goal 4 SUPPORT, MAINTAIN AND IMPROVE ALL EXISTING RECREATION AND PARK
FACILITIES AND SITES.

Goal 4

Objective 1: Make more efficient use of existing facilities.

Project 1: Improve Taft Field and eliminate a health hazard by filling the ditch in center field. Develop additional land to expand the field to accommodate soccer and football, to replace facilities taken by the expressway construction. Replant trees along the Interstate, when the ditch has been filled.

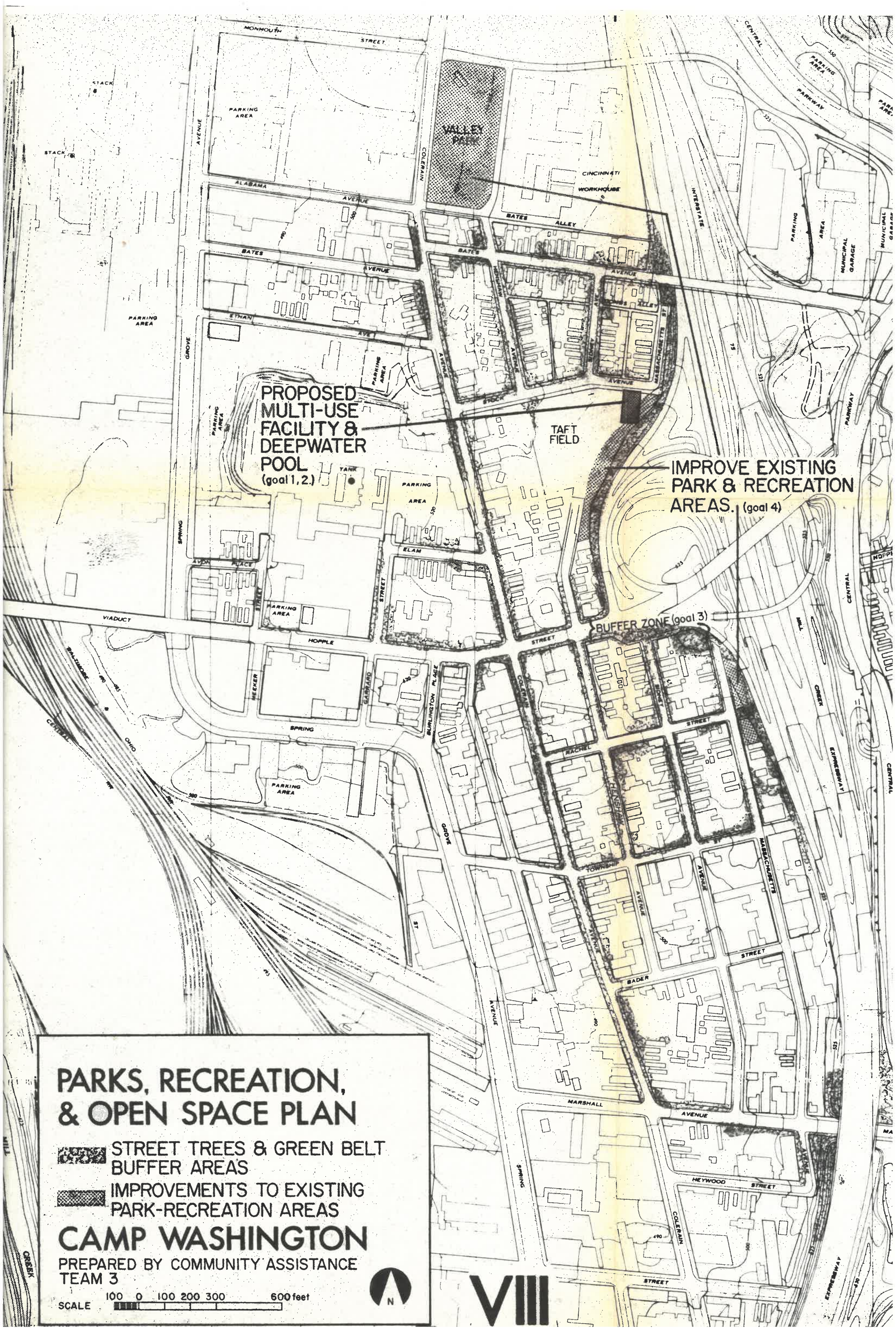
Project 2: Improve Valley Park in front of the workhouse with new lighting and by repairing the walks, play equipment, and picnic tables.

Project 3: Remove remaining cul de sac at Rachel and Massachusetts, expanding and improving the site.

Goal 4

Objective 2: Evaluate current staff assignments and reassign to better serve all age groups.

Project 1: Assign a staff member to supervise evening activities at the neighborhood center so that the young adults can utilize the facilities.

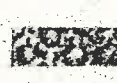
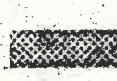


**PROPOSED
MULTI-USE
FACILITY &
DEEPWATER
POOL**
(goal 1, 2.)

**IMPROVE EXISTING
PARK & RECREATION
AREAS.** (goal 4)

BUFFER ZONE (goal 3)

PARKS, RECREATION, & OPEN SPACE PLAN

-  STREET TREES & GREEN BELT BUFFER AREAS
-  IMPROVEMENTS TO EXISTING PARK-RECREATION AREAS

CAMP WASHINGTON

PREPARED BY COMMUNITY ASSISTANCE TEAM 3

SCALE 100 0 100 200 300 600 feet



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SAFETY PLAN

Goal 1: PREVENT CRIME FROM HAPPENING IN CAMP WASHINGTON

Goal 1

Objective 1: Prevent crime by making it harder to accomplish

Project 1: Increase lighting in residential areas, including alleys.

Project 2: Increase lighting in the Neighborhood Business District.

Project 3: Continue support of Operation Identification through the Neighborhood Center.

Project 4: Inform residents and businessmen on how to make their property more secure, i.e., deadbolt locks, protection during vacation.

Project 5: Create a sense of territoriality through establishment of a block watchers program.

Goal 1

Objective 2: Prevent crime through education and counseling of residents particularly the youth.

Project 1: Develop and conduct presentations in schools on dangers of drug abuse, weapons, etc.

Project 2: Hire a youth advocate worker to work continuously with the youth, particularly those that have dropped out of school and/or been in contact with the police.

Project 3: Organize teen groups to work for achievement of their own goals.

Project 4: Provide for a local General Education Development (G.E.D.) program or establish transportation to an existing program.

Project 5: Continue to organize and support knothole baseball teams.

Goal 1

Objective 3: Deal with problems of truancy in court.

Project 1: Take chronic cases of truancy to court.

Project 2: Work with truants through individual and group counseling and encourage children to return to school.

Goal 2 DEAL WITH CRIME AFTER IT HAS OCCURRED.

Goal 2

Objective 1: Develop a supportive attitude in the reporting of crime to the police.

SAFETY PLAN

Narrative

The overall goal is to make Camp Washington a safe place to live and work. This is a very difficult goal for Camp Washington. For an 18-month period in 1974-1975, Camp had the highest crime rate in the City with the exception of the Central Business District. This rate has decreased almost 50% since 1975 since the initiation of the L.E.A.A. Crime Prevention and Summer Youth programs. However, there is still a long way to go especially since the L.E.A.A. project has run out of money.

Due to the historically high crime rates, Camp must fight a poor image. Despite success in reducing incidents of crime, outsiders and even some current Camp residents find it hard to forget the violence of past years.

A 1978 survey of 140 Camp residents by the Crime Prevention staff revealed a high concern for vandalism and general delinquency and a lower fear of burglary and robbery. The residents' priorities were in line with police statistics that noted a slight rise in delinquency and a drastic decline in property and violent crimes. In fact, Camp's recent burglary and robbery rates fall in the lower half of Cincinnati communities.

In developing a Safety Plan, the Safety Committee sought to continue the decline of criminal activity through support of defensive programs like Operation Identification Block Watchers, and street lighting petitions.

The offensive strategy chosen by the Committee is centered upon youth. Additionally, the Safety Committee firmly adheres to the notion that Safety is not solely the job of police and firemen. It is the responsibility of every individual in the Community. Residents must feel a sense of "territoriality" and feel responsible for their community.

Certain environmental conditions will either enhance or detract from a neighborhood's sense of territoriality. In Camp Washington, factors contributing to territoriality include the clusters of residences, bounded by clearly defined physical and/or psychological barriers, e.g. I-75, Hopple Street, and the Cincinnati Correctional Institute.

In order to increase the sense of territoriality, housing and circulation strategies must be devised which limit the number of routes used by employees and through traffic, and increase the amount of homeownership in Camp.

The Committee did not limit their work to the prevention or enforcement of crime. They discussed other safety problems such as residential and business waste, and ice on sidewalks. The following goals, objectives, and projects comprise the Safety Plan.

Project 1: Organize participation in Community Radio Watch and Block Watchers.

Goal 3 IMPROVE THE OVERALL SAFETY OF RESIDENTS IN CAMP WASHINGTON

Goal 3

Objective 1: Develop traffic patterns to make Camp streets safe for children and residents (See Circulation)

Project 1: Conduct a campaign for snow and ice removal on the day after a very heavy snowstorm. Establish a list of youth who would be willing to shovel snow or sprinkle salt (for pay or volunteer). Perhaps provide salt or sand in particularly bad spots.

Goal 4 CLEAN UP CAMP WASHINGTON TO IMPROVE THE HEALTH AND WELFARE OF RESIDENTS AND WORKERS (SEE HOUSING.)

Goal 4

Objective 1: Improve police/community relations

Project 1: Continue to have Police at regular community meetings to discuss specific problems and areas in Camp.

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HUMAN SERVICE AND SOCIAL DEVELOPMENT PLAN

Narrative

The Camp Washington Community Council wanted to initiate comprehensive planning in order to improve the quality of life in the neighborhood. Two important factors led into the Human Service and Social Development section of the plan: there has been very little new money for social services and many members of the Task Force had said that the social problems must be solved if physical improvements to the neighborhood were going to be successful. The key to such an improvement would be the ability to work together to maximize the results from their own resources and that of the agencies already present. The committee realized that direct agency assistance can deal with only a small percentage of the problems present at any one time. Professional assistance would be best used where it achieves the most; taking care of crisis situations and helping the neighborhood devise self-help solutions to attack the broad, chronic, social problems present in Camp.

The Existing Conditions Study clearly pointed out that Camp is a community of great need. Since 1940 the population has been getting smaller, poorer and less well educated. The Study also pointed out, however, that it is a community of great resources. The residents of the neighborhood live within Cincinnati's largest concentration of industrial jobs. Also, as documented on the "Human Service-Needs Matrix", many of the services requested by residents are already targeted for the area. Many of the problems such as lack of education and self confidence, can be remedied with existing programs through the Plan. The committee hoped to bring the programs and the needs together through agency involvement in the neighborhood, education and neighborhood self-help.

Since Camp Washington Community Board Inc. coordinates service delivery through the Neighborhood Center, they were the natural group to oversee that planning element. The Board in turn formed a committee made up of social service providers. They had the responsibility of doing a needs assessment and mapping out a means to address the problems which they identified. The Community Council had already completed needs assessments for both their Law Enforcement Assistance Agency (LEAA) project and the Mott funded project SNAP. In addition, the Committee worked with the Housing Committee to develop and administer a door to door survey. As a final step, the Community Support Worker interviewed all agency persons working in the neighborhood. This resulted in a master list of problems.

The problems tended to break into three inter-related groups: Neighborhood Needs (the most general). Family Needs, and Youth Needs (the most specific visible problem in Camp). The focus seemed to be on youth because they tend to demonstrate their problems out on the street in full view of the neighborhood and the police. Also, the committee believed that early intervention was the best way to break the cycle of social problems.

The list of problems led to the formation of general goals which outlined the desired results. The goals led to objectives and helped the committee focus on the framework for solutions through specific projects.

Implementation

Each year Camp Washington Community Council with staff assistance from the Neighborhood Center should coordinate projects for implementation. Some projects will require a committee to fully study and develop the details for funding and implementation. Other projects can be implemented by simply changing procedures.

The plan should be updated at least yearly. This could be done by a committee made up of the following persons:

1. Representatives from the Community Council.
2. Director of the Neighborhood Center
3. Casework representatives from Cincinnati Union Bethel
4. Representatives from Washington School.
5. Representatives from the Recreation Center.
6. Representatives from other agencies active in the neighborhood.

Hopefully, the groups working together can identify gaps in services and encourage appropriate agencies to establish satellites, outreach workers or at least systematic referrals.

YOUTH NEEDS

Goal 1 INCREASE RATE OF EMPLOYMENT OF CAMP WASHINGTON TEENS.

Goal 1

Objective 1: Explore job opportunities

Project 1: Post job opportunities on a board at the Neighborhood Center.

Project 2: Expose Camp youth to job opportunities by organizing tours of plants and transportation orientation.

Project 3: Locate available services for teen job placement and draw them into Camp Washington. Encourage the Youth Employment Entitlement Training Program (YEEP) to revise their employment procedures.

Project 4: Educate youth on how to apply for jobs through classes at school and informally through teen groups and the Neighborhood Center.

Project 5: Take advantage of Occupational Work Experience (OWE) and vocational school programs.

Goal 2 REDUCE ADOLESCENT PREGNANCY

Goal 2

Objective 1: Provide sex education

Project 1: Information on intimacy, venereal disease, contraceptives, family planning, human sexuality, and human relationships should be made available.

Project 2: Increase awareness of alternatives to early pregnancy, including career planning, education on the use of contraceptives and exposure to alternate lifestyles through contacts with Planned Parenthood, career planning counselors, successful women in the community (childless by choice) and discussions of rural Appalachian culture and problems in City (youthful) childbirth and parenting in an urban environment).

Goal 3 DECREASE DRUG AND ALCOHOL ABUSE AMONG YOUTH

Goal 3

Objective 1: Get drug pushers off street. (See Crime Prevention)

Goal 3

Objective 2: Promote education and counseling on drug-alcohol abuse.

Project 1: Educate youth through assemblies at school on how the family having a member with an alcoholic or drug abuse problem is affected.

Project 2: Educate youth through teen groups on how drugs and alcohol affect personality and how to cope with peer pressure to abuse drugs.

Project 3: Create neighborhood structures emphasizing peer group counseling.

Goal 4 DEVELOP INNOVATIVE MEANS OF FOSTERING POSITIVE SOCIAL VALUES IN THE YOUTH WITHIN THEIR OWN CULTURAL CONTEXT

Goal 4

Objective 1: Assist the youth to identify their own strengths and weaknesses to develop their own program of skills training and life planning.

Project 1: Provide a space for the use by the teenagers which they are responsible to maintain. Assist with teenage groups acquisition of resources.

Project 2: Help the teenagers develop their own programs by initiating contacts with non-conventional professionals or counselors.

Goal 4

Objective 2: Identify strategies for working with individuals who have had problems with the law.

Project 1: Utilize a street worker to work with youthful offenders to work through their crisis.

Project 2: Insure that as many youths as possible are brought into the community activities so that they feel a part of the neighborhood and responsible for its well being.

FAMILY NEEDS

Goal 1 PROVIDE SERVICES THAT WILL ENABLE PARENTS TO IMPROVE CHILD-REARING SKILLS.

Goal 1

Objective 1: Organize a non-threatening forum for parents to gather.

Project 1: Assist interested parents in organizing activities which help people share information, develop new skills (crafts, cooking, etc.) and deal with specifics such as child rearing skills, behavior problems, racial prejudice, etc.

Goal 1

Objective 2: Assist persons involvement in existing organized groups.

Project 1: Provide referrals to city-wide groups such as Parents Anonymous and support Camp Washington Concerned Parents.

Goal 2 PROVIDE GOOD QUALITY SERVICES TO ASSIST FAMILIES WHO NEED COUNSELING.

Goal 2

Objective 1: Bring adults in the community together with social agency providers to broaden understanding of social services available both in and outside Camp Washington.

Project 1: Provide education about agencies and reduce their threat by articles in the neighborhood newspaper, other newsletters, and more visability on the street and in council meetings.

Goal 2

Objective 2: Organize service providing agencies to reduce overlapping services and to identify needed services.

Project 1: The Neighborhood Center director should make available the listing of all formal and informal assistance through the Community Council, Neighborhood Center, and the neighborhood newspaper.

Goal 3 REDUCE THE PREVALENCE OF WELFARE/A.D.C. CYCLE IN THE COMMUNITY.

Goal 3

Objective 1: Get unemployed people into available jobs.

Project 1: Increase knowledge of and motivation for job placement and skill levels necessary to pursue ample employment by providing innovative career counseling which gets information to the people with mobile vans and displays.

Project 2: Offer scholarships of financial assistance for vocational training.

Goal 3

Objective 2: Deal with above mentioned goals to indirectly attack apathy.

Project 1: Encourage older teens and young adults to come together and organize their own programs to deal with their social and economic needs.

Project 2: Sponsor both community festivals and get togethers. (See all projects under Goal 1: Develop Community Identity" in the Community Needs section.)

Project 3: Encourage the Recreation Center to sponsor innovative programs which bring exercise and self-improvement to as many persons as possible.

Goal 4 REDUCE THE ALCOHOL AND OTHER SUBSTANCE ABUSE IN THE NEIGHBORHOOD.

Goal 4

Objective 1: Provide alternative activities to reduce stress and develop personal self-confidence in dealing with mainstream society.

Project 1: Increase awareness of available services by representatives of Alcoholics Anonymous and other groups dealing with alcohol and drug abuse to Community Council meetings and by disseminating information through a neighborhood newspaper.

Project 2: Find a means to teach stress management and coping skills in Camp Washington.

COMMUNITY NEEDS

Goal 1 DEVELOP COMMUNITY IDENTITY

Goal 1

Objective 1: Bring the neighborhood of Camp Washington together to foster a better understanding between the residential areas and to promote cooperation on improving conditions.

Project 1: Revitalize the Neighborhood Center and adequately staff it to perform its intended functions.

Project 2: Continue festivals outdoors around the Neighborhood Center and indoors at the Washington United Church of Christ (WUCC) and the Recreation Center.

Project 3: Initiate regular, informal social and educational gatherings at the Recreation Center, W.U.C.C. and the Neighborhood Center, especially during the winter.

Project 4: Continue alternating community council meetings between Washington United Church of Christ and the Camp Washington Recreation Center on the Workhouse lawn.

Project 5: Insure that at least five people from each area attend the community council meeting each month by assigning that responsibility to an individual from each district.

Goal 2 INSURE PEOPLE HAVE ADEQUATE TRANSPORTATION TO ACHIEVE A QUALITY OF LIFE WHICH THEY FEEL IS COMFORTABLE (SEE CIRCULATION PLAN)

Goal 3 MINIMIZE THE EFFECTS OF POVERTY BY INSURING THAT SERVICES TARGETED FOR CAMP WASHINGTON ARE ACCESSIBLE TO THE RESIDENTS.

Goal 3

Objective 1: Insure the residents of Camp Washington can obtain information on emergency assistance and remedial services according to their need.

Project 1: Provide a mobile clinic van to make health care more accessible.

Project 2: Insure the Recreation Advisory Committee functions to bring activities identified by the Community Council to Camp.

Project 3: The Neighborhood Center Director should make available the listing of all formal and informal assistance through the Community Council, Neighborhood Center, and the neighborhood newspaper.

Project 4: Agency representatives should regularly attend Community Council meetings to give reports and receive feedback.

Goal 3

Objective 2: The Camp Washington Neighborhood Board should improve the livability of the neighborhood by identifying social and commercial services needed by residents and assigning responsibility for their delivery.

Project 1: Coordinate a continual updating of a social services inventory by a monthly meeting between service providers in Camp. These meetings and the resulting sharing of information should also identify gaps in service delivery and help divide duties. They should encourage outside agencies to establish satellite offices or outreach workers in Camp Washington.

Goal 3

Objective 3: A development corporation should either open or encourage the private sector to provide commercial services.

Project 1: Bring a laundromat to the Camp Neighborhood Business District.

CAMP WASHINGTON NEIGHBORHOOD PLAN

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CAMP WASHINGTON ZONING PLAN

GOAL 1 ENCOURAGE REVITALIZATION ON A COMPREHENSIVE AND RATIONAL BASIS, FOCUSING LAND USE ACTIVITIES SO THAT:

- A. Public improvement and Development Corporation activities can be concentrated.
- B. Property owners will know where they stand.
- C. Reinvestment will be encouraged of residential and business properties in designated areas.
- D. A buffer of business uses will be encouraged between residents and heavy manufacturing.
- E. Bring Zoning Districts into agreement with current land use.

Goal 1

Objective 1: Residential Areas: Clarify boundaries of the two urban villages of Camp Washington.

Project 1: Changing the portion of the existing M-2, M-3 Zones on Colerain south of Alabama to R-5T and extend the the R-5 Zone south to include Taft Field.

Project 2: Attach four parcels south of Hopple, from the B-4 Zone, which are only accessible from Sidney to R-5 Zone.

Goal 1

Objective 2: Business Areas: Provide a zoning framework to focus business activity.

Project 1: Define the boundaries of the business district by extending the B-4 Zone west on Hopple Street to Jessamine, on Colerain north to include Elam Street and south to Straight Street (See Variable Use Area)

Goal 1

Objective 3: Industrial Areas: Acknowledge the territory of the current heavy industrial uses in Camp Washington by leaving those areas M-3 or MP. (Current M-3 area along Colerain should undergo some changes. See Business (Objective 2) and Variable Use (Objective 4).

Goal 1

Objective 4: Variable Use Areas: Create a zoning framework which would allow business, residential and light industrial uses to compete for the land along Colerain Avenue with minimum effect on the R-5 Zones.

Extend R-5T to include the Workhouse property. This would allow M-3 or R-5 uses, but would have the advantage that any reuse or redevelopment of the property would require a public hearing.

Project 2: The southern transitional area (outside the M-P zone) would be mostly rezoned B-4 to acknowledge that the area would probably continue to be mixed use with a base of commercial, office, light industrial, and some residential. The M-P Zone within the transitional area should be left intact until the future of the industry in that area becomes more clear. At that point, the area could be rezoned to reflect the most viable reuse for the area as dictated by the real estate market.

FURTHER EXPLANATION OF NEW B-4 AREA IN THE SOUTHERN AREA OF CAMP WASHINGTON:

Current Conditions: The area is largely zoned M-3, or heavy industry. There are no use restrictions on this type of manufacturing zone, other than no new residential or institutional uses are permitted. Meat packing is a conditional use. Currently, the area proposed for rezoning contains no manufacturing uses other than M-1 uses (light manufacturing).

Proposed Zone: The proposed B-4 District would create no non-conforming uses. It is a mixed zoning classification, allowing light manufacturing, trade schools, and residential uses in addition to General Business classifications, trade schools, and residential uses in addition to General Business classifications, including retail, business and personal services. The permitted manufacturing must be a "Non-Objectional Use." This means that processes and equipment employed and goods sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, radiation, refuse matter or water-carried waste.* M-3 carries no such prohibition. Examples -

<u>B-4 Allows</u>	<u>But Prohibits</u>
1. Machine shops (conditional use)	1. Foundries
2. Warehouses	2. Truck Terminals
3. Manufacturing of food products (including slaughtering if it is for retail on premises)	3. Wholesale meat slaughtering or fish dressing
4. Lumber yards	4. Junk yards or open waste storage

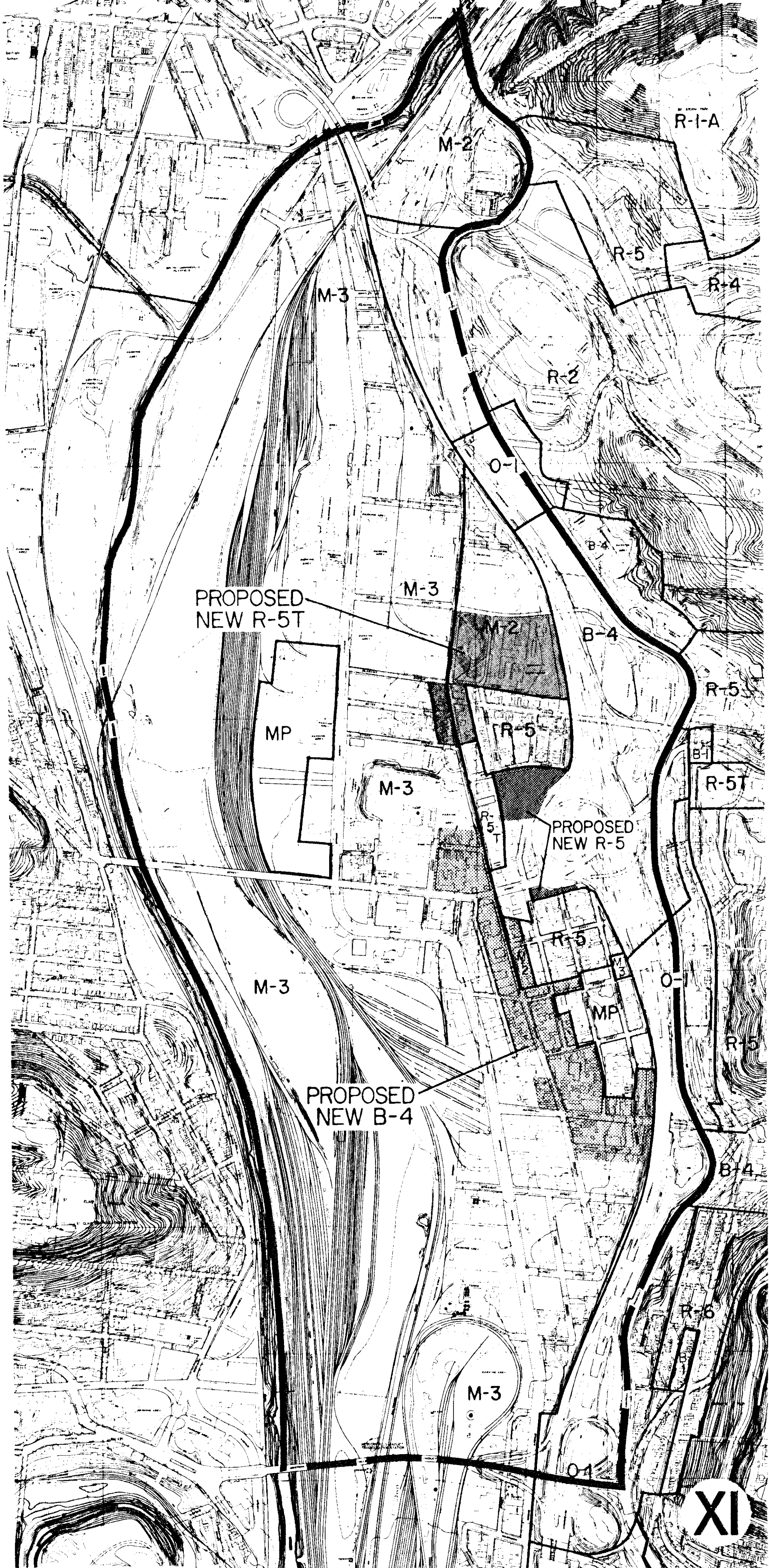
Advantages:

- A. Acknowledge the mixed use character of the area. It allows more flexibility than a M-1 Zone (light manufacturing).
- B. Encourage revitalization of the business functions, including retail, wholesale, office, and hotel uses.
- C. New industrial uses in Colerain Avenue area would be light manufacturing, reserving Spring Grove for heavy industry. Additionally, factories could front their loading docks on Spring Grove and offices on Colerain Avenue.
- D. Allow new residential uses above businesses and acknowledge the presence of the existing homes.

* Zoning Code of the City of Cincinnati Section 2305.6

Disadvantages:

- A. May restrict potential reuse of some deteriorated areas and so perhaps the speed of its redevelopment.
- B. Allow residential uses to utilize scarce potential industrial land, making it harder to assemble large parcels needed to attract new industries and expand existing plants.



**PROPOSED ZONING
CAMP WASHINGTON**

PREPARED BY COMMUNITY ASSISTANCE
TEAM 3

SCALE
200 0 200 400 600 800 1000 feet
1/10 0 1/10 mile



- NEW R-5
- NEW R-5T
- NEW B-4