

College Hill  
Existing Conditions Study  
and Community Plan



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THE  
COLLEGE HILL  
EXISTING CONDITIONS STUDY  
AND  
COMMUNITY PLAN

PREPARED BY THE  
COLLEGE HILL FORUM  
LONG RANGE PLANNING COMMITTEE

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## PREFACE

Community planning involving community participation in the development of community plans is not new to Cincinnati. The City Planning Commission has for some time involved citizens in the planning of their own communities, thus increasing the quality of such planning. In March, 1971, City Council appropriated \$50,000 for one planning team to enable the Planning Commission to continue community planning in the communities of the city. Previous community planning had been conducted in the West End and Walnut Hills, and the new funding meant planning now could proceed in additional communities. The two communities this team began planning with were Evanston and the East End.

Since that time, the Community Planning Division of the City Planning Commission has expanded to three teams, with a fourth team to be added in 1976. In addition, the Advance Planning Division of the City Planning Commission has done several community plans.

With the addition of the fourth team, the city will be divided into four quadrants, one team to each quadrant. Concurrently, each team will be expanded to include increased participation from other city agencies and departments. The role of the new teams then will evolve from purely a planning role, to a liaison role between communities and city government.

Despite these changes the purpose of community planning has not basically changed. It is still to involve citizens in the planning of their own communities, thus increasing the quality of the planning.

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## I INTRODUCTION

### A. HISTORY OF THE COLLEGE HILL COMMUNITY PLANNING PROGRAM

College Hill was selected for the Community Planning Program after the City Planning Commission received a one-year \$50,000 Federal grant in September 1972 from the Department of Housing and Urban Development for the purpose of conducting a study of the College Hill business district. This study, staffed by the Neighborhood Business District (NBD) Division of the Planning Commission, included surveys of the merchants in the district as well as an extensive survey of consumers in the College Hill area. The end product of this would be a plan to upgrade the College Hill business district.

The Planning Commission decided that at the same time a community plan should be developed with the College Hill Forum so that the planning in College Hill would be "comprehensive." The College Hill Long Range Planning Committee of the College Hill Forum was formed and first met in January, 1973. Over the next year the Committee met on the average of twice a month, determined community boundaries, analyzed data, and set goals and objectives for the various subject areas.

During the discussions of the goals the Long Range Planning Committee involved other committees and organizations in the community which are concerned with the various subject areas. For example, when the business district goals were formulated, these were sent to the College Hill Business Association (CHBA) which reviewed them.

On June 25, 1974, the Committee reported on their proposed goal and objective statements for the first five subject areas to the full College Hill Forum. These subject areas were:

- Population
- Housing
- Zoning
- Transportation
- Recreation

The Committee then proceeded to study the remaining subject areas and reported on these goals and objectives at the March 25 College Hill Forum meeting. These subject areas included:

- Education
- Crime and security
- Health
- Public facilities and services
- Neighborhood Business District

The Long Range Planning Committee then reconsidered their goals in the light of feedback from these presentations and revised them accordingly. The staff next wrote a draft document which was presented to the full College Hill Forum on January 27, 1976 and given full approval.

## B. PLANNING BACKGROUND

### Previous Planning in College Hill

There have been three previous planning efforts in College Hill. In 1969, the College Hill Forum produced a comprehensive long range plan document; in 1973 the Cincinnati Public Recreation Commission contracted Clyde E. Williams & Associates to prepare a recreation plan; and from 1970 through 1974, the City Planning Commission conducted a planning program for the College Hill Business District. These are discussed in greater detail below. In addition to planning efforts specific to College Hill, three city-wide hillside planning efforts have taken place in the last decade which have serious ramifications in College Hill. These are also discussed below.

In October, 1969, the College Hill Forum produced A Long Range Plan for the Community of College Hill-Mt. Airy with staff assistance from the City Planning Commission. This document is in a preliminary draft form, and is essentially a community profile. A copy of this document is available in the Planning and Management Support System (PAMSS) library in City Hall.\* The document number is 34-0916-0174.

In October, 1973, the Public Recreation Commission and Clyde E. Williams & Associates published the College Hill-Mt. Airy Study Area: Comprehensive Park and Recreation Study. This is a complete recreation plan for College Hill and Mt. Airy. In the portions concerning College Hill, the consultant worked closely with the College Hill Recreation Advisory Committee, which held a series of public meetings on the subject. The emphasis in this plan is on recreation rather than parks. This plan served as a basis and as back-up material for the recreation element of this, The College Hill Comprehensive Community Plan. The PAMSS document number of this recreation plan is 34-0369-0277.

In 1970, the City Planning Commission began a Neighborhood Business District study in College Hill. This included surveys of both consumers and businessmen, market analyses, population projections, socio-economic analyses, field inventories, financial programming, and organizational development activities. Below are listed the documents produced from this study along with their PAMSS document numbers and authors.

PAMSS NO.	TITLE	AUTHOR
34-0331-0175	Market Area 7: College Hill - Problems, Issues & Recommendations	City Planning Commission
34-0331-0289	Small Area Population - Household Projection Technique and Projected Population Composition. College Hill Business District Market Area	City Planning Commission

\* For a brief description of the PAMSS system, see Appendix I-1.



34-0331-0385	College Hill Neighborhood Business District Study - Working Paper No. 1: Consumer Response to the College Hill NBD	R. V. Smith, Director of Institute for Metropolitan Studies
34-0331-0386	College Hill Neighborhood Business District - Working Paper No. 1-A - Economic and Social Characteristics of College Hill Compared with Other Cincinnati Neighborhoods	Addison T. Cutler, Research Fellow, Institute for Metropolitan Studies, Professor of Economics, Univ. of Cincinnati.
34-0331-0387	College Hill Neighborhood Business District - Working Paper No. 1-B - Mobility and Migration Patterns in the College Hill Community	David P. Varady, PhD., A.I.P. Asst. Professor, Graduate Dept of Community Planning, Univ. of Cincinnati
34-0331-0388	College Hill Neighborhood Business District Study, Working Paper 1-C: Neighborhood Satisfaction Among College Hill Residents	Samuel B. Sherrill, PhD., Prog. Dir., Institute for Metropolitan Studies; Asst. Professor of Urban Affairs, Univ. of Cincinnati
34-0331-0416	College Hill Neighborhood Business District Study: Working Paper No. 1-D - Market Analysis	Jerome B. Kernan, Institute for Metropolitan Studies, Univ. of Cincinnati
34-0331-0389	College Hill Business District-Field Inventory and Related Analyses	City Planning Commission
34-0331-0390	College Hill Business District-Financial Programming and Related Activities - Paper No. 3	City Planning Commission
34-0331-0391	Decision and Program Development Process - Organization Development in the College Hill Neighborhood Business District Program: Open Systems Appreciation and Planning with the College Hill Business Association - Working Paper No. 4	City Planning Commission
34-0921-0392	College Hill Neighborhood Business District Study - Business Establishments Survey - Study Number: 725 - Straight Runs	Institute for Metropolitan Studies

In 1968, the City Planning Commission published A Hillside Study which examined Cincinnati's hillsides as assets and liabilities, with an eye toward preserving the hillsides, and enhancing their present character. By planning for both preservation and development, their assets could be maximized and their liabilities minimized. The report studies the hillsides in detail and delineates 25 future hillside study areas. It describes their character and develops a plan, and policies to carry out that plan. The plan calls for a limit to dwelling unit densities on future development of hillsides, an open space rim on hillsides along the expressways, control of the size of structures on hillsides, an excavation and fill control ordinance, and the setting aside of specific hillside areas for specific uses. The PAMSS number for this document is 99-0312-0042.

In October, 1971, Richard A. Gardiner and Associates, under contract from the City Planning Commission, published The Cincinnati Hillsides: Recommended Design Process and Action Program. This document sets out a long range plan for the hillsides, an implementation program, recommended actions and various projects, strategies, and tools for protection of the hillsides. Its PAMSS document number is 99-0312-0527.

In 1974, The Cincinnati Institute, again under contract by the City Planning Commission, prepared five reports and a map on the Cincinnati hillsides, plus a summary document. More documents in this series are in preparation and will be available in the near future. Following is a list of the six documents already published (and the title of the map) along with their PAMSS document numbers. The two documents without document numbers are located in the PAMSS "Cincinnati Institute" reference file, and the map has no document number.

PAMSS NO.	TITLE	AUTHOR
Reference File	<u>The Effect of Aesthetic Considerations on The Validity of Zoning Ordinances: The Status of Aesthetic Land Use Controls in Ohio</u>	Robert E. Manley Timothy A. Fischer
99-0312-0524	<u>Environmental Quality Protection Regulations for the City of Cincinnati; A Preliminary Strategy Report</u>	Robert E. Manley
Reference File	<u>Hillside Studies and Legislation Across The United States</u>	J. S. Chewing
99-0312-0524	<u>The Visual Importance of Cincinnati's Hillsides</u>	Hayden B. May Samuel V. Noe, Jr.
99-0312-0526	<u>Outline of A System of Environmental Protection Zoning Ordinances for The City of Cincinnati</u>	

99-0312-0526 Landslide-prone Bedrock Hillsides  
within The City of Cincinnati -  
a map

James E. Hough  
Robert W. Fleming

99-9312-0627 Summaries: Hillsides Reports 1-6

The Cincinnati Institute

Presently the City Planning Commission and The Cincinnati Institute are continuing their efforts to develop legislation to protect the hillsides from unsafe and environmentally unsound development. It is projected that a Hillsides Environmental Quality District ordinance will be passed into law by the end of 1975.

#### Organizational and Agency Involvement

The principle organization in College Hill is the College Hill Forum. It is the "community council" for College Hill and as such is "officially" recognized by the city as the voice of the community.

It was founded in 1967 to promote the community and "to provide a means by which College Hill citizens may act effectively on matters affecting the welfare of either the local or larger community."<sup>1</sup> Toward this end, it has set up committees in each area of interest (Housing, Long Range Planning, Human Relations, Education, etc.) to investigate facts and develop plans and programs. From the committees' work, the Forum conducts programs and takes positions on local and city-wide issues. It has fought zone changes, developed a recreation plan, prepared a five-year education plan, and now has completed a long range, comprehensive plan for the future of the community. This document is a product of the Forum's Long Range Planning Committee, and has been approved by the Forum itself.

There are two other agencies and two organizations working in College Hill with which the planning effort of the College Hill Forum's Long Range Planning Committee was coordinated. The two agencies are the Coalition of Neighborhoods and the Community Youth Service Bureau, while the two College Hill organizations are the College Hill Business Association and Christ's Community in College Hill.

The Coalition of Neighborhoods is composed of five of Cincinnati's outer rim communities (College Hill, Bond Hill, North Avondale, Kennedy Heights, and Paddock Hills). The Board is composed of representatives of all five communities and maintains a staff of six persons. All five communities are pluralistic, in transition, and are confronting certain common economic and social problems.\* The purpose of the Coalition is to marshal the combined resources and experience of the five communities and provide staff assistance to help solve problems they are confronting.

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<sup>1</sup> Quoted from the College Hill Forum Constitution

\* The goals and objectives of the Coalition are listed in Appendix I-2.

The Coalition staff has provided considerable support to the various organizations and agencies in College Hill, especially to the Forum and its various committees. This support has been in the form of technical assistance and organizational development skills. The staff was quite helpful to the Long Range Planning Committee as it went through the process of developing the community plan.

The Community Youth Service Bureau is a program of the Citizens' Committee on Youth, which, in turn, is the official tax-supported city agency concerned with the youth and their problems. The Bureau was initiated in 1973 as a new resource for youth, the police, the courts, the schools, and other agencies and citizens interested in exploring alternative methods of dealing with youth problems. The Bureau is funded by grants from the Federal Law Enforcement Assistance Administration (LEAA) and by the city, state, and private donations.\*

The College Hill Area Unit opened in October, 1973, and is funded for at least three years. Services offered to College Hill youth include individual and group counseling, referrals to specialized services, and development of other programs and activities as needed.

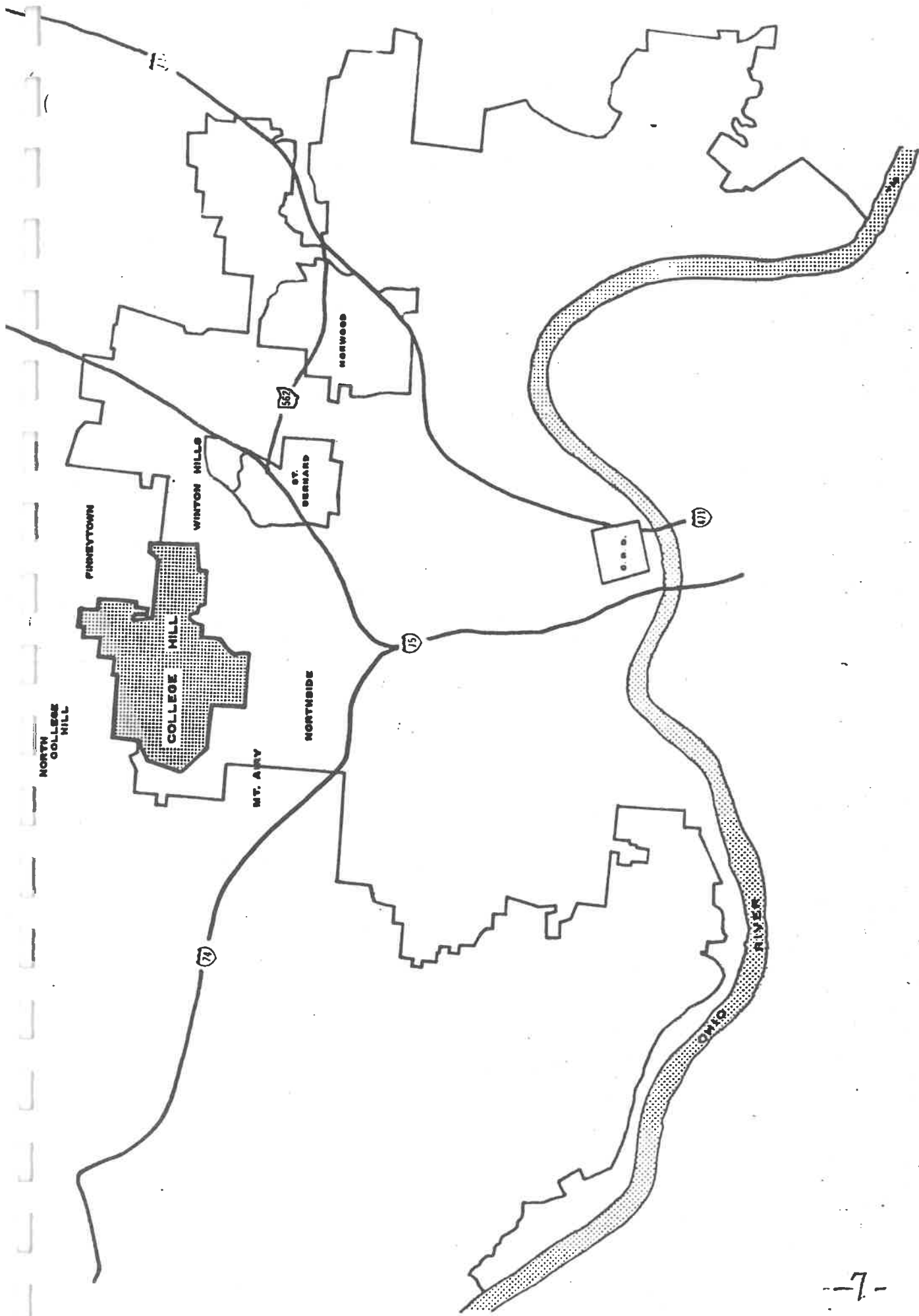
The College Hill Business Association (CHBA) is the organization composed of the businessmen and businesswomen of College Hill. They work together within this organization to improve the College Hill business district. The CHBA conducts annual promotional activities, such as College Hill days in September, the Christmas Parade, and the WCET Action Auction; owns and maintains a parking lot which can be used by all the merchants; participates in planning for the future of the business district; and lobbies at City Hall for funding of planned projects.

Christ's Community in College Hill is a group of Christian individuals and churches which have banded together as a Christian ministry to the College Hill community. It strives to support the activities of other College Hill organizations and activities such as working with the Forum on lobbying efforts and organizational reforms and with the Business Association on their promotions and organizational development. A particular thrust of their mission has been to work on the race and race relations problems in College Hill. They have hired a staff of two persons who work with volunteers to coordinate the activities of the organization.

### C. LOCATION AND CHARACTER

College Hill is a hilltop residential community located on the northern edge of the city, west of the Mill Creek. It is bounded on the north by the city of North College Hill and Springfield Township (Finneytown School District), on the east by Winton Hills, on the south by Winton Place and Northside, and on the west by Mt. Airy. For College Hill's location in the Cincinnati area, see Map I-1, on the following page, and the boundaries of the community as determined by the Long Range Planning Committee are shown on the topographic map on page 9.

\* Paraphrased from the pamphlet "We Handle Problems," published by the Community Youth Service Bureau.



*IT-1*

COMMUNITY  
PLANNING  
SERVICES  
CINCINNATI, OHIO  
OCTOBER, 1974

1 MILE 0 1 MILE 2 MILES 3 MILES 4 MILES



COLLEGE HILL VICINITY I

College Hill is essentially a single-family residential area, with single-family homes scattered throughout the community, but concentrated in the northeastern and western sections of the community. Multi-family housing is also scattered, but tends to be more concentrated along the Hamilton Avenue and North Bend Road corridors, along the hillsides, and in the triangle between Hamilton and Belmont Avenues.

The older sections of College Hill, west of Argus Road-McEvoy Park and south of Hollywood Avenue contain well-built old homes on tree-lined streets. Many of the streets in this area dead end at the hillsides, offering views toward the east, south, and west. This area often resembles a small town in appearance. Northeast of Argus and Hollywood lie newer subdivisions built in the 1950's and 1960's.

The principle business district lies along Hamilton Avenue, which passes north and south through the center of the community. There are minor business concentrations near North Bend and Winton, and Daly and Galbraith.

Parks, recreation facilities, and schools are scattered throughout community. There are some agricultural uses in the eastern part and directly to the southeast of the community, but no industrial, wholesale, or warehousing concerns.

The main intersection in College Hill is at North Bend and Hamilton where the main north-south and east-west arteries are. Another north-south artery, Winton Road, passes through the eastern edge of the community. Three scenic roads meander down the hillsides from College Hill to the valleys south of the community. These are Gray Road, Kirby Road, and Glenview Avenue.

#### D. GEOGRAPHIC CHARACTERISTICS

##### General Topography

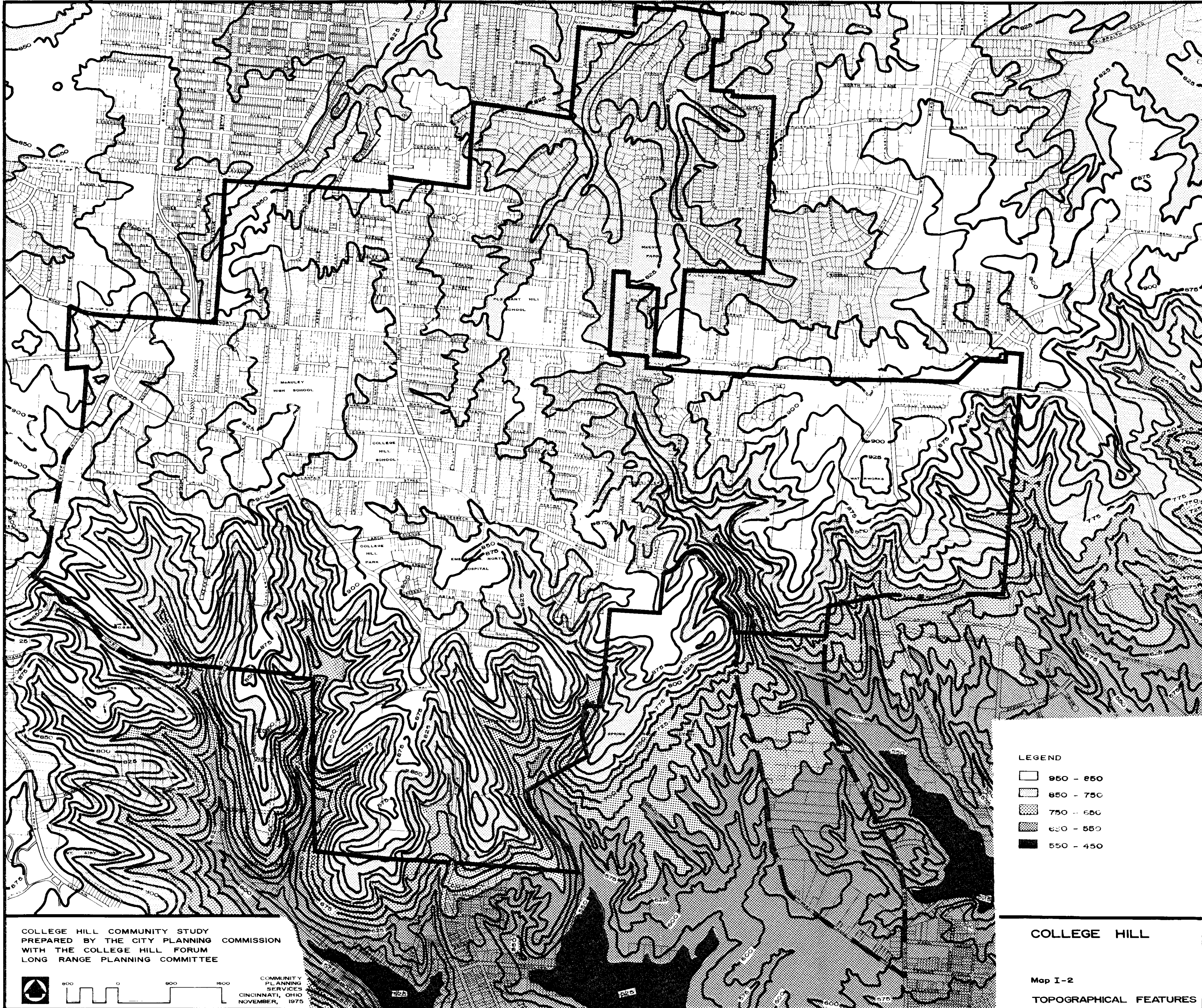
College Hill sits on a hilltop overlooking the Mill Creek with the terrain falling away in all directions except to the southwest. (See Map I-2 on page 9.) The steepest slopes fall away to the south and east while on the north and northwest the drop is more gradual. The difference in elevation, along Hamilton Avenue, between the corner of Belmont, atop the hill, and Ashtree Drive, south of the community, is 250 feet in about three-quarters of a mile. North Bend Road runs along a high ridge as it crosses Kirby Road and passes out of College Hill and into Mt. Airy.

The highest points in College Hill are between 925 and 950 feet above sea level. These are located along the previously-mentioned stretch of North Bend Road, at the Water Works reservoir on Winton Road, and near the intersection of Glenview and Belmont. The lowest points within the community are below 650 feet, along Gray Road and in the southern part of LaBoiteaux Woods.

##### Watersheds

There are seven major watersheds draining College Hill to the south and southeast. These, as they move downhill, have cut deep ravines into the





**LEGEND**



[White box]	950 - 850
[Light stippled box]	850 - 750
[Medium stippled box]	750 - 650
[Dark stippled box]	650 - 550
[Solid black box]	550 - 450

**COLLEGE HILL**

Map I-2

TOPOGRAPHICAL FEATURES

COLLEGE HILL COMMUNITY STUDY  
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hillsides and are separated by high ridges. Going from west to east, these watersheds are located as follows:

- 1) Passing down the valley along Kirby Road.
- 2) Running directly south from the back of Aiken High School, meeting the aforementioned valley along Kirby Road about one-half mile above Ashtree Drive.
- 3) Dropping along the west side of Hamilton Avenue from Windemere Way.
- 4) Dropping from LaBoiteaux Woods southeast along the western edge of Spring Grove Cemetery.
- 5) Running in a long, deep valley from Argus Road near North Bend, in a southeasterly direction east of Gray Road, across Winton Road south of Campbell Jr. High School, and into Winton Place (through this valley passes Kings Run Creek).
- 6) Begins east of Winton Road south of the Water Works reservoir, intersecting the previous valley just south of Campbell Jr. High School.
- 7) Drains southeasterly from the eastern extremity of the community from Center Hill Road area.

The watersheds to the north and west drop gradually, leaving no well-defined ravines.

#### Landslide-Prone Hillsides

With the increase recently in Cincinnati in incidents of landslides, and with the pressure from developers to build on the hillside areas, the safety and stability of College Hill's hillsides become an important item in this documenting of the existing conditions in College Hill. Poor development of hillside areas can lead to erosion, flooding, and landslides, which can be very costly to the city and the public and dangerous to residents. In order to prevent such development, those factors which render a hillside area dangerous for development must be isolated. Then areas which possess the critical factors can be defined and ordinances written to protect them.

Study of geological and topographical factors contributing to instability and the defining of areas possessing those factors is in progress, as is the preparation of ordinances to protect those areas, once defined. This section will briefly summarize the present thinking in this study of the hillsides.

The 1969 A Hillside Study defines "Hillside Study Areas" for all of Cincinnati. Their criteria involves areas with a slope of over 25%. The hillside areas thus defined in College Hill are shown on Map I-3, on page 12.

There are, according to the present state of the arts, four factors which contribute to hillside instability in Cincinnati.\* These are slope, the

\* The scientific material presented in this section was distilled from material contained in two separate documents. One was the Hillside Development Study: Identification of Critical Environmental Impact Areas by the Hamilton County Regional Planning Commission. The other was A Study of Hillside District Boundary Criteria, a draft document prepared for The Cincinnati Institute by Hayden B. May and Samuel V. Noe, Jr. We are grateful for the use of this material.



presence of Fairmount loam soil, the presence of the Kope bedrock formation, and the removal of existing vegetative cover. The following paragraphs will briefly discuss each of these factors and analyze their importance in defining unstable hillside areas.

To state the obvious, slope is the most important factor contributing to hillside instability. The greater the slope, the greater the chance of landslides. Hayden May and Samuel Noe, working with The Cincinnati Institute, have mapped the areas city-wide which have slopes of 10-20% (averaging between 10 and 20 feet of elevation gain in a 100-foot horizontal distance) and slopes of over 20% (an average elevation gain of over 20 feet in a 100-foot horizontal distance). Their mapping will be discussed in more detail later in this section.

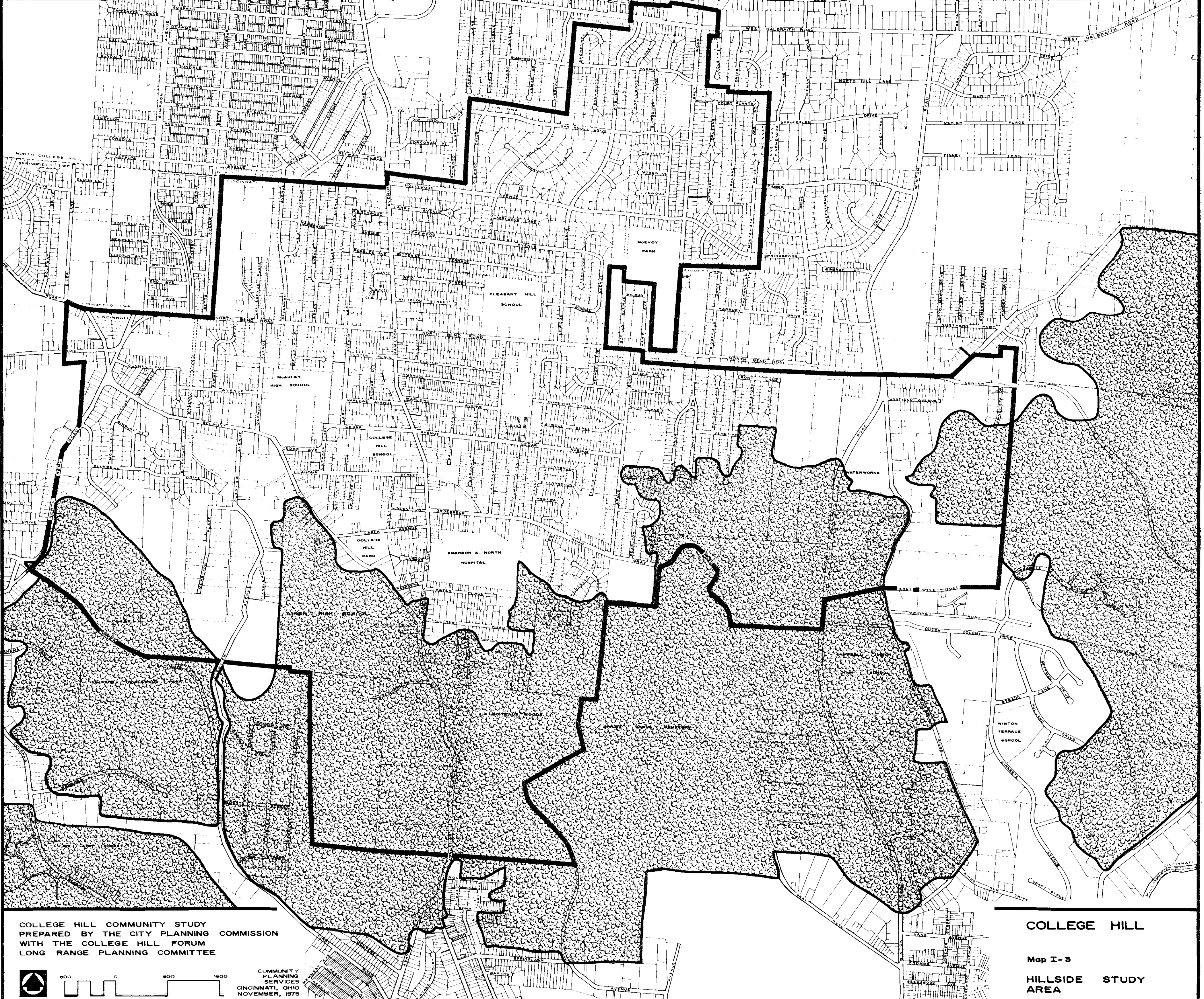
The second factor contributing to hillside instability is the presence of Fairmount silty clay loam soil. This soil is always found in steeply sloping areas and is very susceptible to erosion and slippage when the vegetation is removed, as it is when development occurs. It would be even more susceptible when the development cuts into the hillside. May and Noe have prepared a map of areas city-wide which have Fairmount soil on slopes of over 10°. This map also will be discussed later in this section.

The third factor to be considered in hillside instability is the presence of the Kope bedrock formation. Kope is roughly 80% shale and 20% limestone. When it is cut into it becomes very soft, with very little tolerance to pressure. It has a high degree of instability, and therefore has a high potential for slippage and landslides. The Kope formation has also been mapped city-wide by May and Noe and will be discussed later.

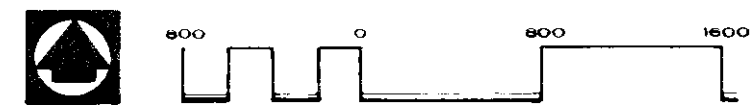
The fourth factor, when considering hillside stability, is the presence of vegetative cover. The function of vegetation on a hillside is much more complex than any of the foregoing factors. First, the vegetative cover slows down the rate at which rain water enters the soil. This helps prevent over-saturation of the soil, contributing a stabilizing effect to the hillside. Second, the root systems of the vegetation help hold the soil material together, also acting as a stabilizing factor on a hillside. As long as this vegetative cover remains, a hillside will retain its own stability (except, of course, in cases of abnormally heavy rainfall). It has already reached its own state of equilibrium. When this vegetative cover is removed, the soil can become quickly over-saturated, making it more prone to slippage, and the root system is disturbed through removal and death of roots, leaving the hillside highly susceptible to slippage.

These four factors (slope, Fairmount soil, Kope bedrock, and vegetation) can exist in all types of combinations. Slope is clearly the most important of the four factors in determining hillside stability, since its presence is necessary to have a hillside at all. Each of the other three factors are fairly equal in importance, but when more than one factor appear in one area, the criticality increases for that area in proportion to the number of critical factors overlapping. Where one factor exists alone, the criticality, or susceptibility to landslides is relatively low, while in those areas where all four factors overlap, the criticality is severe, and the susceptibility to landslides very high.





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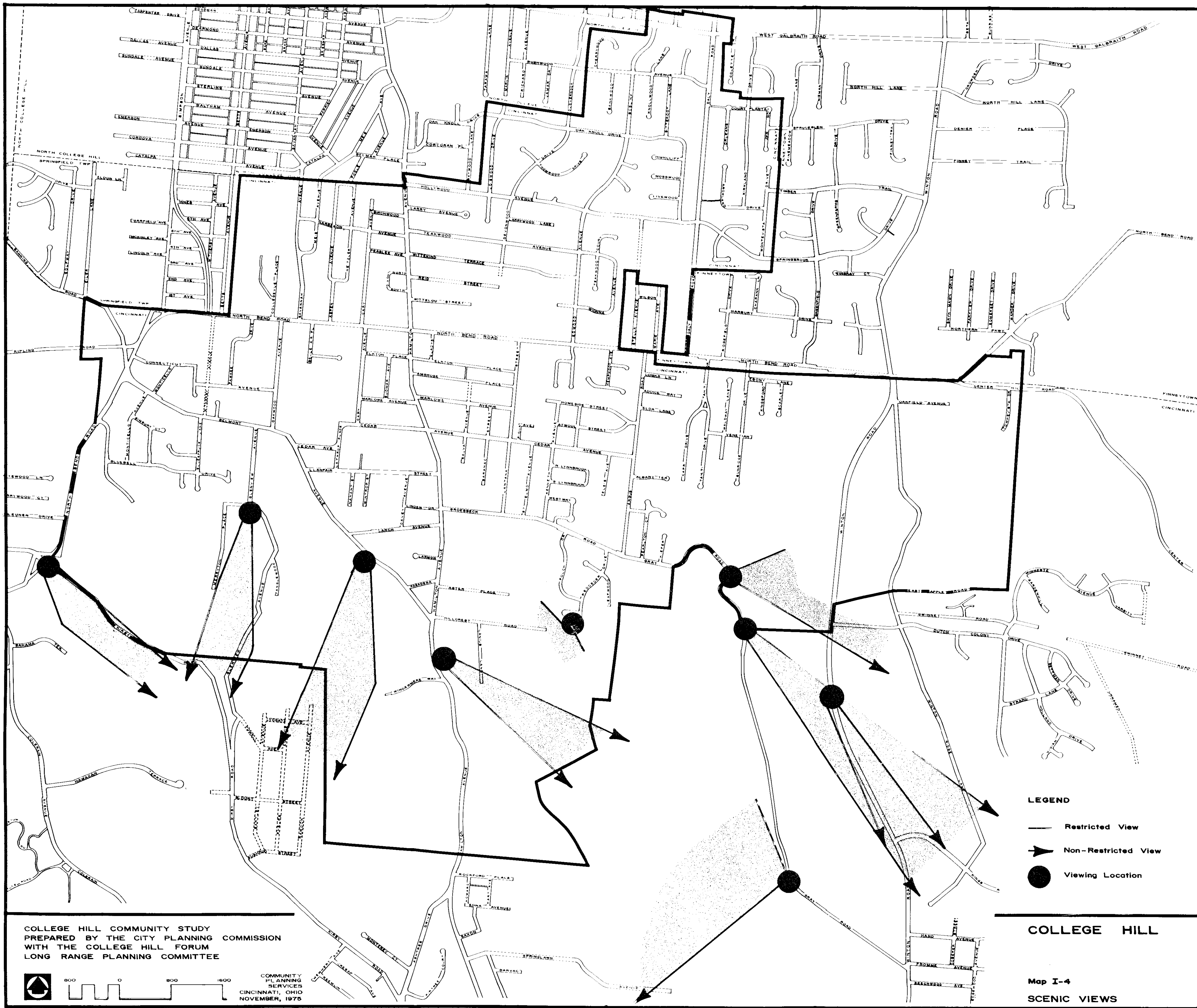


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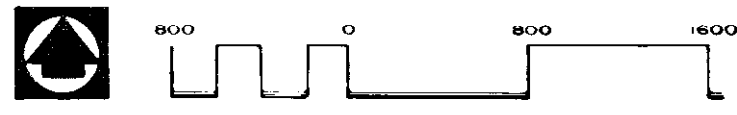
COLLEGE HILL

Map I-3  
 HILLSIDE STUDY  
 AREA





COLLEGE HILL COMMUNITY STUDY  
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- LEGEND**
- Restricted View
  - Non-Restricted View
  - Viewing Location

**COLLEGE HILL**

**Map I-4**  
**SCENIC VIEWS**

The Community Planning staff has mapped these four hillside instability factors to show how they overlap. The most critical hillsides (the most landslide-prone) have the most factors overlapping, and the criticality decreases until the areas with none of the factors are not landslide-prone at all. This map has not been published in this document due to the limitations of the data itself, which is discussed below. This map is, however, available in the City Planning Commission office for anyone wishing to see it.

The data on 20% slopes, Kope formation on slopes over 10% and Fairmount loam soil on slopes over 10% are from May and Noe's 1974 study and are blown-up from the original 2,000' scale and transferred to the 400' scale College Hill base map. When blowing up mapped data in this way, much detail is implied which does not necessarily exist. All three of these categories of data (slope, soil, and Kope) were originally mapped and are available only at very large scales (2,000'/inch in the case of slope and Kope, and 5,000'/inch in the case of Fairmount soil) and must be used with caution when blown up to 400'/inch scale.

Another limitation is that the soil and rock testing was done at sparse locations. From these tests the remaining locations were projected and mapped at the larger scales.

Much is needed in all three categories in the way of remapping and further research. Further soil and rock testing should be conducted and mapped at a more workable scale, preferably 200'/inch. Such further study and mapping would be necessary if these criteria are to be used to establish firm hillside boundaries for the purpose of developing hillside protection legislation.

### Scenic Views

College Hill's position on a hilltop, with transportation corridors leading south and east down into the Mill Creek Valley, is perfect for offering some good scenic views. Map I-4, on page 13, shows some of the better views from public roads in the College Hill area. These vary in nature from broad panoramic vistas (such as those from Gray Road) to brief glimpses up and down small ravines (such as those at the end of Hillcrest Avenue). The views up and down the Kirby Road Valley are particularly pretty.

Some of the roads leading down from the hilltop are very nice. Gray Road winds through a woods, then emerges from it, giving a broad view of the east, south, and southwest. Kirby Road winds down through a wooded valley, along a ravine, while Glenview drops off the hilltop along the side of the valley to intersect with Kirby Road.

### E. HISTORY OF COLLEGE HILL

On a ridge between the deep valley of the Mill Creek and the rolling hills to the west, College Hill sensibly remains a place of wooded terrain, around 900 feet above sea level. As might be expected, College Hill derived its namesake from one of the two colleges established there in the middle

of the 19th century. But this was only one of the many influences which brought community living to the west edge of the Mill Creek Valley. During the 1850's and 1860's, an exodus of prominent city dwellers to the vast, green areas was instrumental in the development of College Hill. Equally important was the coming of numerous rail and streetcar lines which brought working-class people to the community after the Civil War.

But College Hill history starts long before any of the preceding events took place. There must have been an early trail that eased its way through the area, following the route of what is now Hamilton Avenue. We know this from an early account that told of a company of soldiers that left from Fort Washington in what is now downtown Cincinnati on a northern expedition during the early part of 1792. One member of the troop was a young ensign who later would become the 9th President of the United States - William Henry Harrison. The soldiers camped on the site later to become Farmer's College and now is Aiken High School.

The earliest known settler in the area was Aaron Waggoner who built a log cabin in 1797 at the present intersection of North Bend and Argus Roads. About the same time, the village was platted under the name Pleasant Hill by William Cary and Jabez Tunis. The plat was originally owned by Nehemiah Tunis, who sold a portion of the plat to his nephew, Jabez, but retained part until he died in 1827, when Jabez inherited it. In 1813, Jabez Tunis sold 491 acres to William Cary at \$7 an acre. William Cary became the most important of the settlers and the entire development of early College Hill took place within his land purchase.

Cary built his own log cabin in the fall of 1813, and moved his family into it the following spring. Three years later, Cary finished a brick home for his family. The new home was considered one of the most elegant in the area. Portions of the remaining land were sold to members of his family and other early settlers.

Most of the new pioneers were farmers, but there was also some industry. In fact, William Cary fired the bricks himself for the new family home. David Thomas built a log shop for a chair and furniture factory - buying the land from Cary for six split-bottom chairs. The factory failed and Cary never did get his chairs. Solomon Howard also bought land from Cary, for about \$10 an acre, and in 1820 built the first frame dwelling in the community. The frame house, built on the site of what is now the College Hill Presbyterian Church, was later moved across Hamilton Avenue and then to North Bend Road. It still stands today at 2025 North Bend Road.

Other industries included a factory started in 1819, making pearl ash, run by a Mr. Powell. At the same factory, they made maple syrup and molasses. Albert Arnold had a tannery in 1828 and a shop for making shoes. History tells us of the treadle looms of Mr. John Strong and William Cary's saw and grist mills. We also are told of Captain Brown's whiskey stills located on Rankin's farm.

Freeman Grant Cary, son of William Cary, was the first to really develop what is known today as College Hill. Upon graduation in 1832 from Miami University at Oxford, young Cary started a school called Pleasant Hill Academy in his home on Hamilton Avenue. This was the first boys' college

west of the Alleghenies. Success brought expansion and the following year, Cary built a two-story brick addition on the site of today's Grace Episcopal Church at Hamilton and Belmont. After ten years, realizing it to be financially impossible for one man to operate the school, Freeman Cary approached the patrons with a stock option plan. The patrons decided to incorporate and sell stock in a more ambitious education program. The efforts of young Cary and the patrons resulted in a charter, granted in 1846, to operate The Farmers' College of Hamilton County. The name was derived from the numerous farmers among the stockholders and the many students who were from farm families. Thus in 1846, it became Farmers' College, the first agricultural school west of the Allegheny Mountain range.

Farmers' College, born in the age of idealism, brought Cary's ideas in experimental farming to reality and also nurtured cooperative training on a newly-acquired 100-acre farm. This same sort of cooperative program was later developed at the University of Cincinnati.

This college was a private venture and the war spelled its doom. The boys left in a body for Civil War service - half to the North, the remainder to the South. In 1885, Farmers' College became Belmont College but this also failed. Then in 1890, Ohio Military Academy was established and flourished under Col. A. M. Henshaw for 45 years. The original, main building still stands today on Belmont Avenue near Aiken High School.

A second college found its place on the hill in 1852, when the Reverend John Covert bought some land and established the Ohio Female College. At the college, numerous young women pursued "the matronly degree of Mistress of the Arts." After numerous fires and several owners, J. C. C. Hollenshade sold the buildings and the grounds for a sanitarium. The site that once housed the Ohio Female College is now the home of Emerson North Hospital, and some of the original buildings still stand.

So College Hill, once forest, then farmland, became a community of institutions and a sizable population grew up around them. The two institutions introduced many Cincinnatians to the beauty and appeal of College Hill as a place to live. But it was the growing urge of affluent city dwellers to move from the basin area to more open surroundings that changed College Hill from a pioneer settlement into a charming village. Spacious homes graced the tree-lined streets, bordered with graveled sidewalks. The beauty of College Hill, incorporated in 1866, was further enhanced by the extensive land purchases from the Farmers' College as well as botanical gardens which were preserved for many years.

A transportation link became necessary with the exodus of city dwellers to College Hill. Prior to the early 1850's, the five mile trip from Cincinnati was a slow, difficult journey. Commuters had to depend on either the canal boats or stagecoaches. Families were first attracted to the village in 1851 with development of the Cincinnati, Hamilton and Dayton Railroad. A more noticeable increase in population occurred ten years later when tracks for horsedrawn cars were laid from Cincinnati to Cumminsville along Spring Grove Avenue.

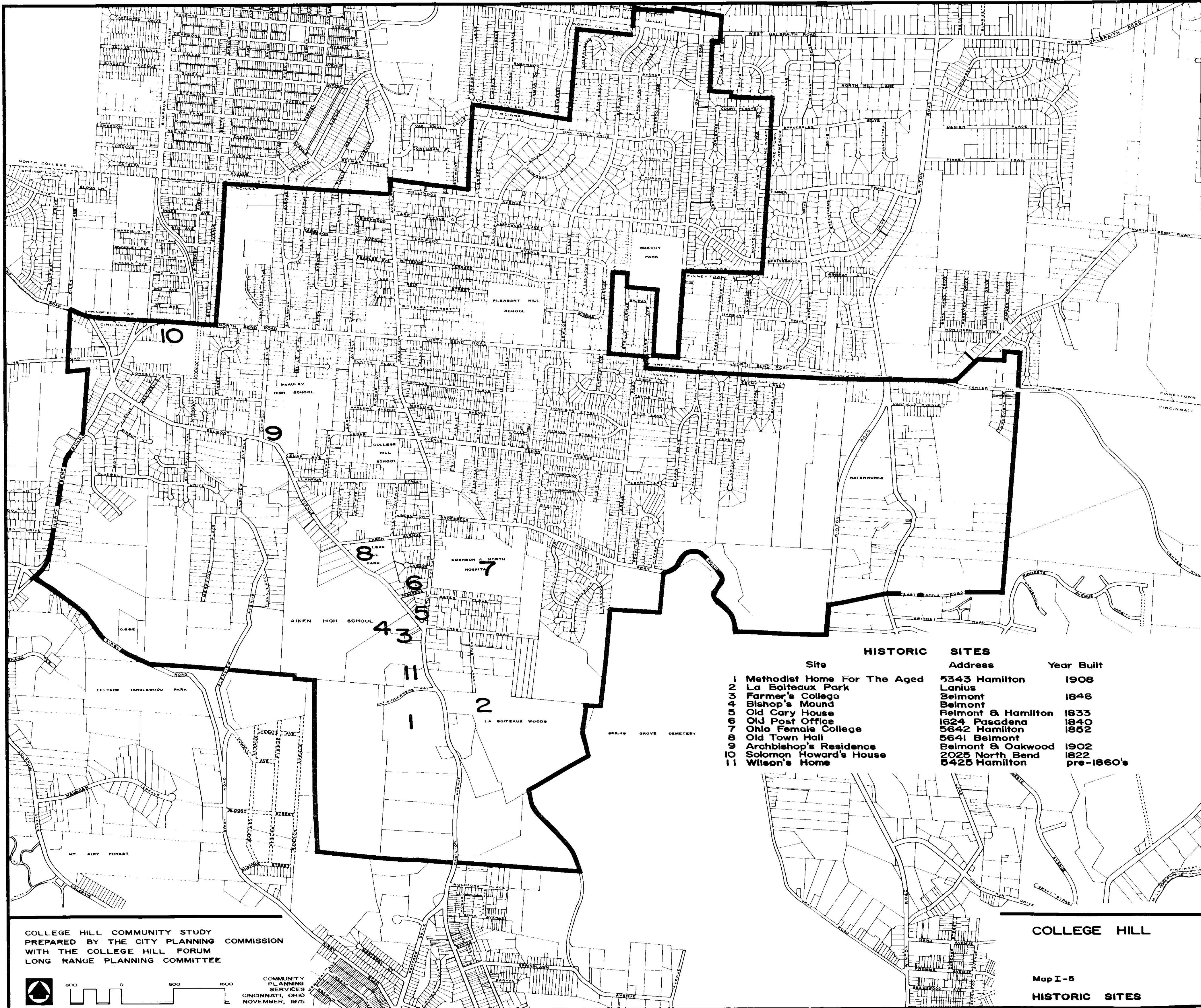
John Davey and Robert Simpson expanded the railroad system in 1875, with the development of the College Hill Railroad. Departing from the southern boundary of Spring Grove Cemetery, it connected with the old Cincinnati, Hamilton and Dayton Railroad. (This is now part of the Baltimore & Ohio Railroad.) Proceeding along the route of an old trail called St. Clair's Trace, the railroad's final link was Mt. Pleasant (Mt. Healthy). With the coming of the electric streetcar, the railroad was abandoned and converted to a streetcar line by the Southern Ohio Traction Company.

The electric streetcars were the first profitable transportation link with Cincinnati. Starting in 1892, the streetcars brought thousands of working class people to live in College Hill. Like their forerunners fifty years earlier, these people took great pride in the new community, but built simple homes on smaller lots. Over the years, many of the spacious homes were torn down to make way for apartment complexes and subdivision homes. Streets, sewers, schools, sidewalks, and general civic improvements sprouted with village stature. Annexation was piecemeal, in 1911, 1915, and 1923.

Besides the places or buildings previously mentioned, College Hill is rich in historic places of interest: (See Map I-5 on the following page.)

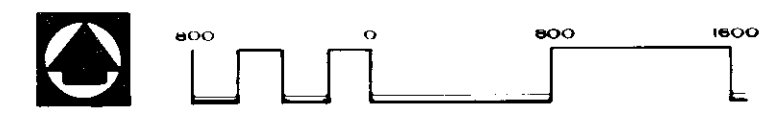
- The Methodist Home for The Aged (1908), a towering buff brick building commanding a grand view of the Mill Creek Valley.
- The old post office building (1840), 1624 Pasadena Avenue, which has been given preliminary approval for inclusion in the National Register of Historic Places.
- The old Town Hall, Belmont and Larch, now standing in Heitzler Field and being used as a recreation center.
- LaBoiteaux Woods, a 45-acre tract of virgin woodland, near Hamilton and Windemere, a gift from C. L. LaBoiteaux, Mary H. LaBoiteaux, Thomas E. Drake, and Constance Drake.
- Bishop's Mound, on the old Ohio Military Academy grounds, the grave of Dr. and Mrs. Robert Bishop, first president of Miami University and a teacher at Farmers' College. This unusual form of grave came from Bishop's request that his remains be interred on the school grounds and covered with alternate layers of earth and sand, an old Scotch burial custom.
- The Archbishop's residence (1902), a monumental white granite 26-room mansion built for Peter G. Thompson, founder of the Champion Paper Company, it is reputed to have cost \$1,000,000 to construct.





HISTORIC SITES		
Site	Address	Year Built
1	Methodist Home For The Aged	5343 Hamilton 1908
2	La Boiteaux Park	Lanias
3	Farmer's College	Belmont 1846
4	Bishop's Mound	Belmont
5	Old Cary House	Belmont & Hamilton 1833
6	Old Post Office	1624 Pasadena 1840
7	Ohio Female College	5642 Hamilton 1862
8	Old Town Hall	5641 Belmont
9	Archbishop's Residence	Belmont & Oakwood 1902
10	Solomon Howard's House	2025 North Bend 1822
11	Wilson's Home	5425 Hamilton pre-1860's

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COLLEGE HILL

Map I-5  
 HISTORIC SITES



## II POPULATION CHARACTERISTICS

### A. PAST TRENDS AND PROJECTIONS

The population of statistical College Hill has increased steadily in the period from 1950 and 1970, and is projected to increase even further by 1980. Some of this increase comes from the annexation of Tract 111 in 1950, but most from the new development which has taken place in College Hill. The largest increases took place in Tracts 81 and 84, where much new construction has taken place. The smallest increase took place in Tract 82 which is the older area of College Hill. These figures include persons living in retirement homes.

Some confusion is caused in the table because of the splitting of the old Census Tract 82 into 82.01 and 82.02 for the 1970 Census (see Census Tract map in Appendix II-1). The 1950-1970 percent change that is shown (21.1%) is for Census Tracts 82.01 and 82.02 combined.

TABLE II-1

STATISTICAL COLLEGE HILL POPULATION  
(1950, 1960, 1965, 1970, 1980)  
AND PERCENT CHANGE

Census Tracts	81	82.01	82.02 82	84	111	Total	City
1950*	1,316		7,930	1,246	-----	10,492	503,998
1960*	2,253		8,939	2,154	1,852	15,198	502,550
% Change	+71.2		+12.7	+72.9		+44.9	-.3
1965**	3,231		9,550	3,394	3,457	19,632	503,647
% Change	+43.4		+6.8	+57.6	+86.7	+29.2	+2
1970*	3,539	4,908	4,664	5,223	3,256	21,590	452,524
% Change	+8.7		+2	+35.0	-5.8	+19.0	-10.2
1980***	3,755	5,258	4,930	5,270	3,454	22,637	434,000
% Change	+5.8	+7.1	+5.7	+9	+6.1	+4.8	-4.1
1950-1970							
% Change	+168.9		+21.1	+319.2	+75.8	+195.8	-10.2

\* U.S. Census data

\*\* City Planning Commission - Ohio, Kentucky, Indiana Regional Planning Estimates, 1965

\*\*\* City Planning Commission Projections

## B. RACIAL COMPOSITION

In 1970, College Hill had 11.2% black residents. This is a lower percentage than the city as a whole, and lower than Winton Hills, Northside, and West College Hill.

Within the community, the distribution of blacks among the five Census Tracts is very uneven with over 73% of the blacks located in Tracts 81 and 82.02. One Tract (111) had no blacks at all.

TABLE II-2  
RACE DISTRIBUTION IN COLLEGE HILL (1970)

	Black		White		Other		Total	
	#	%	#	%	#	%	#	%
West College Hill	798	95.5	37	4.4	1	.1	836	100.0
Winton Hills	5,496	52.7	4,909	47.0	31	.3	10,436	100.0
City	125,070	27.6	325,394	71.9	2,060	.5	452,524	100.0
Northside	1,867	12.5	13,036	87.1	65	.4	14,968	100.0
College Hill	2,184	11.2	17,200	88.2	188	.6	19,502	100.0
81	394	27.1	1,040	71.7	17	1.2	1,451	100.0
82.01	1,206	24.6	3,692	75.2	10	.2	4,908	100.0
82.02	297	6.4	4,358	93.4	9	.2	4,664	100.0
84	287	5.5	4,865	93.1	71	1.4	5,223	100.0
111	-	-	3,245	99.7	11	.3	3,256	100.0
Finneytown	148	2.0	7,421	97.8	19	.2	7,588	100.0
North College Hill	46	.4	12,291	99.4	26	.2	12,363	100.0
Westwood	72	.2	28,589	99.3	133	.5	28,803	100.0
Mt. Airy	8	.1	5,161	99.6	14	.3	5,183	100.0

Source: 1970 U.S. Census data

In the 30-year period between 1940 and 1970, the black population of College Hill increased 8.3%, which is lower than the Winton Hills, Northside, and city increases, and higher than the Westwood and Mt. Airy increases. College Hill seems to strike a balance between rapid racial change, such as was experienced in Winton Hills, and no racial change such as can be seen in Mt. Airy and Westwood. The increase was, however, concentrated in the period from 1960 to 1970.

Within College Hill, Tract 81 had the largest increase (25.5) during the entire 30-year period, while Tract 111 had none. In Tract 81, the percentage of black population dropped between 1940 and 1950 and between 1950 and 1960, then soared 27.1% during the sixties. In 82.01, the largest part of the increase also came during the sixties.

TABLE II-3

## CHANGE IN BLACK POPULATION IN COLLEGE HILL (1940-1970)

Community	% Black 1940	% Black 1950	% Change 1940-1950	% Black 1960	% Change 1950-1960	% Black 1970	% Change 1960-1970	% Change 1940-1970
Winton Hills	1.5	.1	-1.4	2.4	+2.3	52.7	+50.3	+51.2
Northside	1.6	1.7	+.1	2.8	+1.1	12.5	+9.7	+10.9
College Hill	2.9	1.7	-1.2	2.0	+.3	11.2	+9.2	+8.3
81	1.7	.4	-1.3	.1	-.3	27.2	+27.1	+25.5
82.01	3.2	1.9	-1.3	3.3	+1.4	24.6	+12.4	+9.2
82.02	3.2	1.9	-1.3	3.3	+1.4	24.6	+12.4	+9.2
84	2.5	2.0	-.5	0	-2.0	5.5	+5.5	+3.0
111	**	**		0		0		
City	12.2	15.6	+3.4	21.6	+6.0	27.6	+6.0	+15.4
Finneytown	**	**	**	.2	**	2.0	+1.8	**
North College Hill	**	**	**	*	**	.4	+.4	**
Mt. Airy	.2	.3	+.1	*	-.3	.1	+.1	-.1
Westwood	*	1.1	+1.1	.5	-.6	.2	-.3	+.2

\* Indicates less than .05%, figured as zero for purposes of calculating % change

\*\* Indicates no data available

Source: U. S. Census Reports

### C. HOUSEHOLD SIZE

College Hill has a larger number of persons per household than the city and ranks as shown in the table with the nearby communities. The larger numbers show that a given community tends to have larger families. College Hill tends to be more of a family community than Northside or Westwood, but less so than Winton Hills or Mt. Airy. (See Table II-4.)

Within College Hill, Tract 111 has the largest number of persons per household, while Tracts 81 and 82.02 have the smallest.

Table II-5 shows the changes that have taken place in family size since 1970 according to the data of the R. L. Polk and Company. College Hill has maintained its same position relative to the rest of the city and the nearby communities. The average family size has stayed the same in College Hill since 1970, although it dropped in the 1971-1972 year, by virtue of the households moving in having a smaller average size than the households moving out.

Within College Hill, only Tract 81 increased its family size since 1970, although all tracts dropped between 1971 and 1972. By average sizes moving in and out, 1971-1972, Tracts 84 and 111 are dropping the fastest.

TABLE II-4

## PERSONS PER HOUSEHOLD IN COLLEGE HILL (1970)

Finneytown	3.53
Winton Hills	3.40
North College Hill	3.21
West College Hill	3.19
Mt. Airy	3.11
College Hill	2.87
81	2.54
82.01	3.02
82.02	2.53
84	2.86
111	3.42
Northside	2.85
City	2.72
Westwood	2.56

---

Source: 1970 U.S. Census data

TABLE II-5

## CHANGE IN HOUSEHOLD SIZE IN COLLEGE HILL (1971-1972)

	Moving In	Moving Out	Current Average Size	Change From 1970 Census
Winton Hills	3.50	3.58	3.53	+ .13
Mt. Airy	2.37	2.75	3.06	- .05
College Hill	2.52	2.75	2.87	-
81	2.48	2.56	2.96	+ .42
82.01	2.71	2.77	2.98	- .04
82.02	2.44	2.50	2.48	- .05
84	2.48	2.89	2.84	- .02
111	2.77	3.17	3.33	- .09
Northside	2.74	2.62	2.83	- .02
City	2.51	2.68	2.77	+ .05
Westwood	2.13	2.36	2.53	- .03

---

Source: R. L. Polk and Company

D. RESIDENTIAL DENSITY

College Hill had the lowest residential density of all of the communities with which it is compared, and a lower density than the city. Within College Hill, Tracts 81 and 84 have the lowest densities and Tracts 82 and 111 have the highest (see Map II-1 on page 27).

TABLE II-6

NET RESIDENTIAL DENSITY IN COLLEGE HILL (1970)

	Persons Per Residential Acre
Northside	32.01
City	25.71
Winton Hills	25.14
Mt. Airy	19.53
Westwood	18.50
College Hill	13.32
81	9.86
82	19.13
84	9.76
111	14.39

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Source: Calculated from U.S. Census data and  
City Planning Commission Land Use data

E. AGE DISTRIBUTION

Table II-7 shows that College Hill has a low percentage of young people (0-18) and a high percentage of adults (19-up) when compared with the city as a whole. When compared with the neighboring communities, it has a lower percentage of young people than every community but Westwood. It has a higher percentage of the 19-64 year age group than the city, Northside, and Winton Hills, and lower than Westwood and Mt. Airy. Concerning the elderly, only Westwood ranks higher. This data is also shown.

Within College Hill, preschoolers seem to be concentrated in Tract 84, and school age children in Tract 111, and to a lesser extent in 82.01. The elderly tend to be concentrated in Tract 82.02, and there is a particularly low percentage in Tract 111. From this we can conclude that Tract 81 tends to be a middle age community, 82.02 an elderly community, 84 a community of young families, and 111 a community of more established families with older children. Tract 82.01 follows fairly closely the community and city norms and is hard to classify, though it has a fairly high percentage of school age children.

TABLE II-7

AGE DISTRIBUTION IN COLLEGE HILL (1970)

	Under 5		5 - 18		19 - 64		65 - up			
	#	%	#	%	#	%	#	%		
Westwood	2,177	7.5	5,152	17.9	16,667	57.9	4,798	16.7	28,794	100.0
Mt. Airy	609	11.8	1,282	24.7	2,857	55.1	435	8.4	5,183	100.0
College Hill	1,524	7.8	4,526	23.2	10,636	54.5	2,816	14.5	19,602	100.0
81	76	5.2	289	19.9	906	62.5	180	12.5	1,451	100.0
82.01	355	7.2	1,262	25.7	2,589	52.8	702	14.3	4,908	100.0
82.02	308	6.6	988	21.2	2,369	50.8	999	21.4	4,664	100.0
84	552	10.6	1,004	19.2	2,966	56.8	701	13.4	5,223	100.0
111	233	7.1	983	30.2	1,806	55.5	234	7.2	3,256	100.0
City		8.5		24.4		54.1		13.0		100.0
Northside	1,252	8.4	3,881	25.9	7,869	52.6	1,965	14.1	14,967	100.0
Finneytown	510	6.7	2,461	32.4	3,896	51.4	721	9.5	7,588	100.0
North College Hill	907	7.4	3,728	30.1	6,311	51.0	1,517	11.5	12,363	100.0
West College Hill	57	6.8	250	29.9	413	49.4	116	13.9	836	100.0
Winton Hills	1,428	13.7	3,796	36.4	4,501	43.1	711	6.8	10,436	100.0

Source: Calculated from 1970 U.S. Census data

FIGURE II-1

AGE DISTRIBUTION  
1970

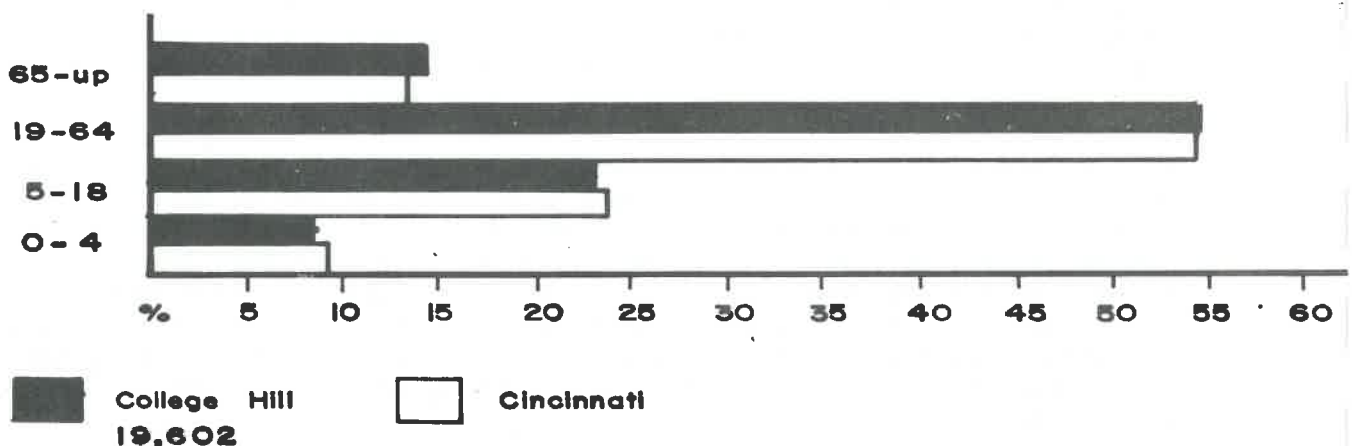


Table II-8 shows the changes that took place within age groups between 1960 and 1970. In College Hill in those ten years the percentage of preschoolers and middle age adults dropped, while the percentage of school age children and elderly increased. This would indicate that the population has become older with little influx of new families with young children.

Within the community, Tract 81 has aged even more than the norm, while Tract 84 has had an opposite trend from the norm, becoming younger. Tracts 83 and 111 have followed the norm fairly closely.

TABLE II-8  
CHANGE IN AGE DISTRIBUTION IN COLLEGE HILL (1960-1970)

		Tract 81	Tract 82	Tract 84	Tract 111	Total
0 - 4	1960	11.2	9.7	8.1	10.7	9.8
	1970	5.2	6.9	10.6	7.1	7.8
	% Change	-6.0	-2.8	+2.5	-3.6	-2.0
5 - 18	1960	20.3	20.9	19.3	27.0	21.3
	1970	19.9	23.5	19.2	30.2	23.2
	% Change	-.4	+2.6	+.1	+3.2	+1.9
19 - 64	1960	58.0	55.6	49.1	57.3	53.3
	1970	62.5	51.8	56.8	55.5	54.5
	% Change	+4.5	-3.8	+1.8	-1.8	-.8
65 - over	1960	10.5	13.8	23.5	5.0	13.6
	1970	12.4	17.8	13.4	7.2	14.5
	% Change	+1.9	+4.0	-10.1	+2.2	+.9
College Hill Total		100.0	100.0	100.0	100.0	0

Source: Calculated from 1960 and 1970 U.S. Census data

#### F. HOUSEHOLD HEADS

The percentage of husband/wife headed families in College Hill is higher than the city average and higher than for all of the nearby communities except Mt. Airy, Finneytown, and North College Hill. This would indicate that College Hill tends to be a two-parent community (see Table II-9).

Within College Hill, Tracts 84 and 111 have a considerably higher percentage of two-parent families than the community norm; while Tract 82.02 has a considerably lower percentage, indicating more one-parent families than in the community as a whole.

TABLE II-9

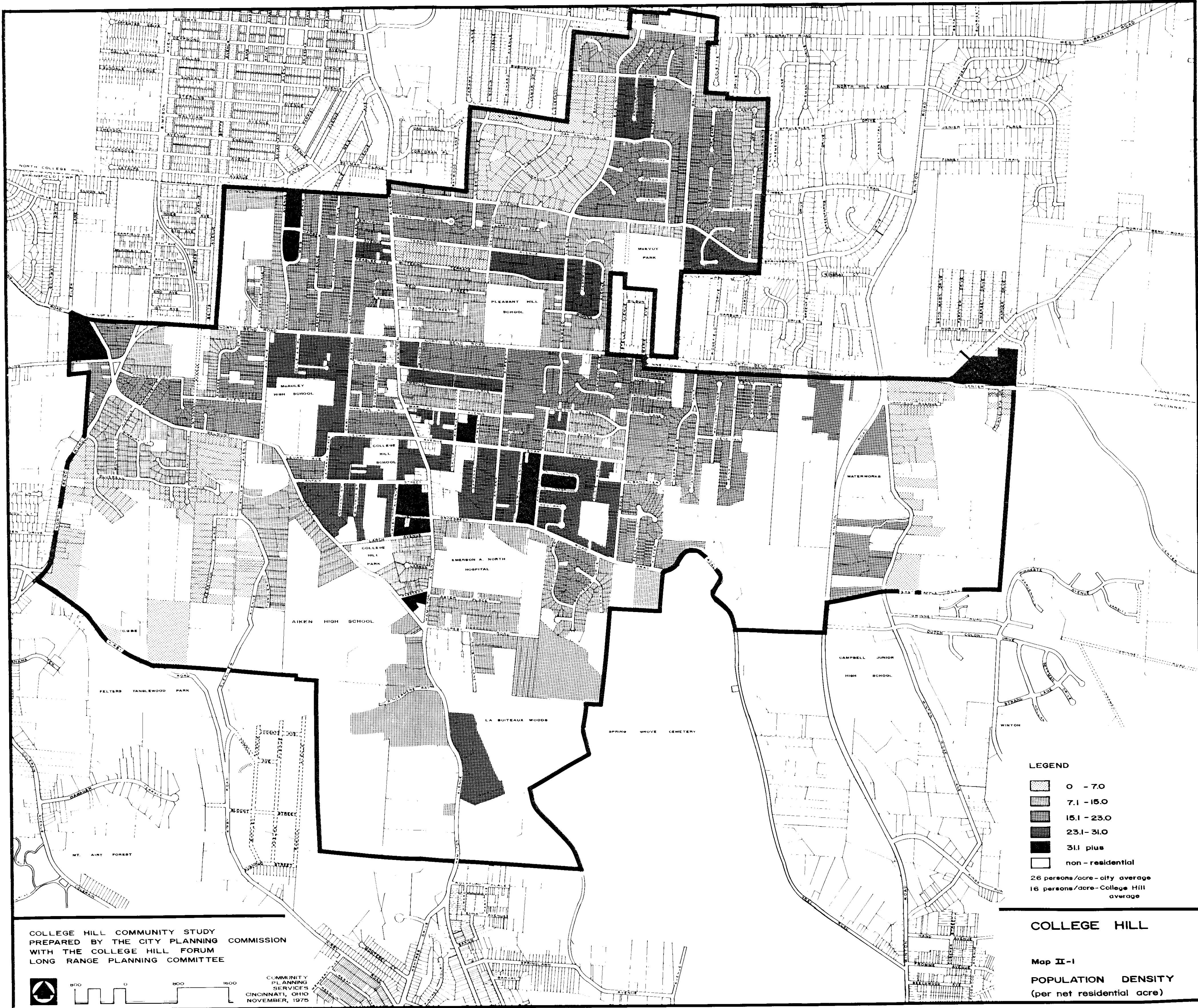
## HOUSEHOLD HEADS IN COLLEGE HILL (1970)

	Husband/Wife Families		Other Male Head		Female Head		Total	
	#	%	#	%	#	%	#	%
Finneytown	1,709	91.0	34	1.8	135	7.2	1,878	100.0
North College Hill	2,952	90.4	66	2.0	249	7.6	3,267	100.0
Mt. Airy	1,285	89.4	22	1.5	130	9.1	1,437	100.0
College Hill	4,462	87.5	92	1.8	546	10.7	5,100	100.0
81	307	88.7	8	2.3	31	9.0	346	100.0
82.01	1,127	86.3	21	1.6	158	21.1	1,306	100.0
82.02	985	81.8	26	2.2	193	16.0	1,204	100.0
84	1,227	89.5	26	1.9	188	8.6	1,371	100.0
111	816	93.5	11	1.2	46	5.3	873	100.0
Westwood	7,107	86.9	204	2.5	868	10.6	8,174	100.0
Northside	3,012	79.1	140	3.7	655	17.2	3,807	100.0
City	-	78.5	-	3.3	-	18.2	-	100.0
West College Hill	152	76.0	7	3.5	41	20.5	200	100.0
Winton Hills	1,480	61.5	60	2.5	868	36.0	2,408	100.0

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Source: Calculated from U. S. Census data





**LEGEND**

- 0 - 7.0
- 7.1 - 15.0
- 15.1 - 23.0
- 23.1 - 31.0
- 31.1 plus
- non-residential

26 persons/acre - city average  
 16 persons/acre - College Hill average

**COLLEGE HILL**

Map II-1  
**POPULATION DENSITY**  
 (per net residential acre)

COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE

COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

### III SOCIO-ECONOMIC CHARACTERISTICS

#### A. MEAN FAMILY INCOME

In 1970, College Hill had a higher mean (average) family income than the city as a whole and higher than all of the nearby communities with which it is compared, except Finneytown. It held the same position in 1960. Although the mean income increased 38.3% between 1960 and 1970, it fell 15.2% behind the city's (53.5). In that decade, however, only Northside did not drop more than College Hill relative to the city as a whole.

Within College Hill Tract 111 had the smallest decrease in income (-6.5%), relative to the city as a whole, and Tract 81 had the highest (-26.4). The other two tracts fell in between.

TABLE III-1  
MEAN FAMILY INCOME IN COLLEGE HILL, (1960-1970)

	1960	1970	% Increase	Adjusted % Increase*
Finneytown	10,413	15,398	47.9	*
College Hill	9,421	13,030	38.3	- 15.2
81	9,608	12,213	27.1	- 26.4
82	8,980	11,753	30.9	- 22.6
84	9,659	13,420	38.9	- 14.6
111	11,125	16,350	47.0	- 6.5
Westwood	9,092	12,573	38.3	- 15.2
Mt. Airy	9,095	12,036	32.3	- 21.2
North College Hill	7,969	11,446	43.6	*
City	6,799	10,435	53.5	----
West College Hill	**	6,749	**	*
Northside	6,045	9,875	63.4	+ 9.9
Winton Hills	5,034	6,861	36.3	- 17.2

\* The city's percent rise in wages is subtracted from each community and tract's rise, in order to counterbalance inflation. This procedure is not useful in the areas outside the city.

\*\* Data not available

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Source: 1960 and 1970 U.S. Census data

## B. INCOME DISTRIBUTION

In 1970 College Hill had a higher percentage of families earning more than \$10,000 per year than the city as a whole. (These data are shown on Table III-2, and graphed on Figure III-1). 61.5% of the families in College Hill earned more than \$10,000, while city-wide only 41.7% did.

Within College Hill, Tract 111 had the highest percentage of families earning over \$10,000 (74.8%), while Tract 82.02 had the lowest (46.5%).

TABLE III-2  
INCOME DISTRIBUTION IN COLLEGE HILL, (1970)

Income Category	Percent of Families by Census Tract					Total College Hill	City
	81	82.01	82.02	84	111		
Less than \$ 3,000	4.7	2.1	6.3	3.6	2.1	3.7	12.1
\$ 3,000 - \$ 5,999	11.9	10.1	14.2	9.7	6.6	10.5	17.3
\$ 6,000 - \$ 7,999	13.1	12.2	15.2	10.3	6.1	11.4	14.0
\$ 8,000 - \$ 9,999	5.6	12.6	17.8	12.5	10.4	12.9	14.9
\$10,000 - \$11,999	16.0	13.2	11.4	15.8	12.9	13.6	11.9
\$12,000 - \$14,999	23.7	17.8	16.5	19.0	17.2	18.1	12.3
\$15,000 - \$24,999	21.4	27.9	16.7	22.4	32.6	24.1	13.1
\$25,000 - \$49,999	1.8	2.8	1.9	6.0	9.7	4.6	3.5
\$50,000 - up	1.8	1.3	-	.7	2.4	1.1	.9
	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$10,000 - up	64.7	63.0	46.5	63.9	74.8	61.5	41.7

Source: 1970 U.S. Census data

Table III-3 shows the change in income distribution in College Hill between 1960 and 1970, the nearby communities, and the city in 1960 and 1970, and the changes that occurred in each increment during that decade. For the most part, the communities lost families making less than \$10,000 per year and gained families making more than \$10,000. This is true for College Hill and each of the four tracts within College Hill. The percentage of families making more than \$10,000 increased by 28.8 percentage points, which is higher than the city's increase, and higher than the increase for the nearby communities, except for Finneytown, North College Hill, and Mt. Airy.

Within College Hill, Tracts 84 and 111 had the biggest increase in the percentage of families earning over \$10,000, while Tract 82 had the smallest increase. Tract 111 had a phenomenal increase in the percentage of families earning \$15,000 to \$24,999 (22.3), and also had the highest increase of the four tracts in the percentage of families earning over \$25,000.

FIGURE III-1  
INCOME DISTRIBUTION, 1970

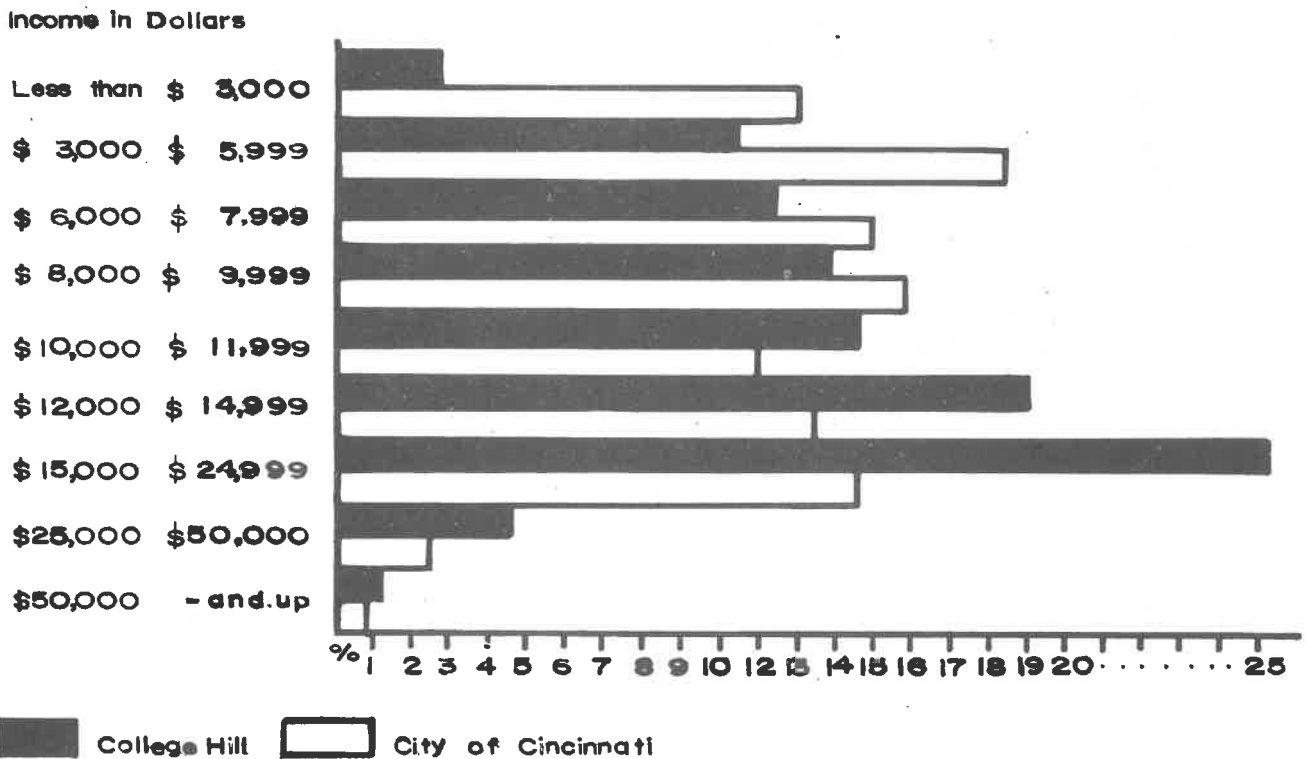


TABLE III-3  
CHANGE IN INCOME DISTRIBUTION IN COLLEGE HILL, (1960-1970)

	Less than \$3,000 % Change	Between \$3,000- 5,999 % Change	Between \$6,000- 9,999 % Change	Between \$10,000- 14,999 % Change	Between \$15,000- 24,999 % Change	Over \$25,000 % Change	Over \$10,000 % Change
Finneytown	+ .2	- 7.6	- 28.2	+ 6.1	+ 22.6	+ 6.9	+ 35.6
North College Hill	- 1.7	- 14.1	- 18.9	+ 20.7	+ 12.6	+ 1.4	+ 34.7
Mt. Airy	- 1.6	- 12.6	- 15.2	+ 15.3	+ 11.1	+ 3.0	+ 29.4
College Hill	- 5.8	- 9.0	- 14.0	+ 11.5	+ 15.1	+ 2.2	+ 28.8
81	- 1.1	- 6.3	- 20.1	+ 10.8	+ 15.7	+ 1.0	+ 27.3
82	- 7.6	- 9.1	- 8.4	+ 11.8	+ 12.8	+ .5	+ 25.1
84	- 2.9	- 11.7	- 15.3	+ 13.2	+ 13.8	+ 2.9	+ 29.9
111	- 4.2	- 3.7	- 26.4	+ 9.6	+ 22.3	+ 3.4	+ 35.3
Westwood	- 3.9	- 12.9	- 11.6	+ 13.1	+ 12.7	+ 2.6	+ 28.4
City	- 7.5	- 16.9	- 1.5	+ 13.9	+ 9.4	+ 2.6	+ 25.9
Northside	- 5.0	- 19.6	- 1.0	+ 16.3	+ 5.6	+ 3.7	+ 25.6
Winton Hills	-14.5	- 5.3	+ 7.4	+ 7.8	+ 4.5	+ .1	+ 12.4

Source: 1960 and 1970 U.S. Census data



### C. FAMILIES BELOW THE POVERTY LEVEL

Table III-4 shows that College Hill had a lower percentage of families below the poverty level than the city and all of the nearby communities except Westwood and Finneytown. Only 3.3% of College Hill's families are below the poverty level.

Within College Hill, Tract 81 has the lowest percentage (1.5), and Tract 82.02 has the highest (4.8).

TABLE III-4

#### FAMILIES\* IN COLLEGE HILL BELOW THE POVERTY LEVEL\*\*, (1970)

	# Families	# Families Below The Poverty Level	% Below The Poverty Level
Winton Hills	2,420	725	30.0
West College Hill	179	43	24.0
City	109,383	13,978	12.8
Northside	3,844	429	11.2
North College Hill	3,211	133	4.1
Mt. Airy	1,464	51	3.5
College Hill	5,132	171	3.3
81	337	5	1.5
82.01	1,308	35	2.7
82.02	1,216	58	4.8
84	1,378	53	3.8
111	893	20	2.2
Westwood	8,115	224	2.8
Finneytown	1,892	53	2.8

\* A family is defined as a household with the head of the household having one or more relatives living with him.

\*\* Poverty level is based on a sliding scale, taking into account such factors as family size, age and sex of the family head, and the number of children. For a family of four, the poverty line falls at \$3,743.

Source: 1970 U.S. Census data

### D. WELFARE RECIPIENTS

According to Table III-5, 2.8 percent of the adults and 7.3 percent of the children in College Hill were receiving public assistance from the Hamilton County Welfare Department as of February 1975. This is quite a bit less than the city average (10.7% and 24.0%, respectively), and less than in Winton Place or Northside, but more than Westwood and Mt. Airy.

Within College Hill, Tract 81 has the highest percentage of welfare recipients (12.8%), and Tract 111 the lowest (.7). Tract 81 shows a particularly high percentage of children receiving assistance over one-quarter.

TABLE III-5

WELFARE RECIPIENTS IN COLLEGE HILL (FEBRUARY 1975)

	A d u l t s			C h i l d r e n			T o t a l		
	Total	# Aided	% Aided	Total	# Aided	% Aided	Popu- lation	# Aided	% Aided
Winton Place	1,989	183	9.2	1,174	215	18.3	3,163	398	12.6
City	303,270	32,289	10.7	148,662	35,734	24.0	451,932	68,023	15.1
Northside	9,834	946	9.6	5,133	1,280	24.9	14,967	2,226	14.9
College Hill	13,452	380	2.8	6,050	440	7.3	19,502	820	4.2
81	1,086	83	7.6	365	102	28.0	1,451	185	12.8
82	6,659	221	3.3	2,913	259	8.9	9,572	480	5.0
84	3,667	63	1.7	1,556	70	4.5	5,223	133	2.6
111	2,040	13	.6	1,216	9	.7	3,256	22	.7
Westwood	21,465	434	2.0	7,329	300	4.1	28,794	734	2.6
Mt. Airy	3,292	58	1.8	1,891	52	2.8	5,183	110	2.1

Source: Hamilton County Welfare Department

Table III-6 shows that about half of the welfare cases\* in College Hill are Aid To Dependent Children (ADC), which includes Aid to Dependent Children with Unemployed Parents (ADCU). The other half is divided fairly evenly

TABLE III-6

TYPES OF WELFARE CASES IN COLLEGE HILL (FEBRUARY 1975)

Tract	Medicaid		Aid to Dependent Children		General Relief		Total
	#	%	#	%	#	%	
81	16	19.7	43	53.1	22	27.2	81
82	58	25.7	108	47.8	60	26.5	226
84	23	35.4	31	47.7	11	16.9	65
111	3	21.4	7	50.0	4	28.6	14
Total	100	25.9	189	49.0	97	25.1	386

Source: Hamilton County Welfare Department

\* In this table the numbers refer to cases, not individuals as in Table III-5.

between Medicaid cases and general relief cases. Within the community, Tract 84 has an exceptionally high percentage of Medicaid cases, while Tract 81 has a fairly low percentage. Concerning ADC, Tract 81 has a particularly high percentage, while Tracts 82 and 84 have a percentage below the College Hill norm. The percentage of general relief cases are considerably below the norm in Tract 84, and above in the other three tracts, with Tract 111 having the highest percentage.

Between 1971 and 1975, the number of welfare recipients in College Hill increased from 1.7% to 4.2%, an increase of 2.5% (see Table III-7, below). This is less increase than occurred in the city as a whole and in Winton Place and Northside but more than occurred in Westwood and Mt. Airy. Most of this increase occurred among children 4-7. The increase among adults was only 1.5%.

Within College Hill, the largest increase took place in Tract 81 (7.8%) and the smallest in Tract 111 (.4%). In each tract, the increase in child recipients was greater than the increase in adult recipients.

TABLE III-7

CHANGE IN WELFARE RECIPIENTS IN COLLEGE HILL (1971-1975)

	A d u l t s			C h i l d r e n			T o t a l		
	%	%	% Change	%	%	% Change	%	%	% Change
	Aided April 1971	Aided Feb. 1975		Aided April 1971	Aided Feb. 1975		Aided April 1971	Aided Feb. 1975	
Winton Place	4.2	9.2	+ 5.0	8.1	18.3	+ 10.2	5.7	12.6	+ 6.9
Northside	5.1	9.6	+ 4.5	14.9	24.9	+ 10.0	8.5	15.1	+ 6.6
City	7.6	10.7	+ 3.1	20.3	24.0	+ 3.7	11.8	14.9	+ 3.1
College Hill	1.3	2.8	+ 1.5	2.6	7.3	+ 4.7	1.7	4.2	+ 2.5
81	2.2	7.6	+ 5.4	13.2	28.0	+ 14.8	5.0	12.8	+ 7.8
82	1.3	3.3	+ 2.0	3.1	8.9	+ 5.8	1.9	5.0	+ 3.1
84	1.3	1.7	+ .4	1.0	4.5	+ 3.5	1.2	2.6	+ 1.4
111	.5	.6	+ .1	0	.7	+ .7	.3	.7	+ .4
Westwood	1.1	2.0	+ .9	1.2	4.1	+ 2.9	1.1	2.6	+ 1.5
Mt. Airy	.4	1.8	+ 1.4	.4	2.8	+ 2.4	.4	2.1	+ 1.7

Source: Hamilton County Welfare Department

E. EDUCATIONAL ATTAINMENT

Table III-8 shows that College Hill has a higher percentage of high school graduates (60.6 and 17.2 respectively) than the city as a whole and higher than all of the nearby communities with which it is compared, except Mt. Airy and Finneytown.

Within College Hill, Tract 84 has the highest percentage of high school and college graduates, with Tract 111 running a close second. Tract 82.02 has the lowest percentage in both categories.

TABLE III-8

YEARS OF SCHOOL COMPLETED BY PERSONS OVER 25  
IN STATISTICAL COLLEGE HILL (1970)

	None	Elementary			High School		College	
		1-4	5-7	8	1-3	4	1-3	4
Finneytown	.2	99.8	99.0	93.7	83.5	69.6	36.2	21.6
Mt. Airy	.5	99.5	98.7	92.7	82.2	66.9	32.1	17.9
College Hill	.4	99.6	97.8	90.9	78.5	60.6	30.3	17.2
81	.8	99.2	98.0	90.0	74.1	57.8	26.2	16.7
82.01	.9	99.1	95.5	86.4	75.0	56.9	26.0	13.9
82.02	.5	99.5	97.9	88.9	71.8	50.1	21.8	10.4
84	.2	99.8	99.4	95.4	84.9	71.0	41.5	25.1
111	0	100.0	98.0	93.9	86.3	67.8	34.9	20.8
Westwood	.8	99.2	97.7	91.1	75.9	56.1	25.8	14.9
North College Hill	.4	99.6	97.7	88.6	72.3	48.3	14.1	6.2
City	1.4	98.6	94.1	82.3	66.6	43.7	19.6	11.4
Winton Place	.7	99.3	97.0	82.5	57.2	33.9	6.1	3.1
Northside	1.7	98.3	93.6	77.4	56.6	30.2	10.4	5.7
West College Hill	1.6	98.4	84.7	65.0	38.9	16.3	4.3	1.0

Source: 1970 U.S. Census data

TABLE III-9

YEARS OF SCHOOL COMPLETED BY PERSONS OVER 25  
IN STATISTICAL COLLEGE HILL (1960)

	None	Elementary			High School		College	
		1-4	5-7	8	1-3	4	1-3	4
Finneytown	-	100.0	98.9	90.8	74.3	57.7	30.8	17.6
College Hill	.2	99.8	99.8	89.2	72.7	54.1	29.5	16.9
81	0	100.0	97.3	89.6	72.2	49.1	22.3	11.7
82	.2	99.8	97.5	88.6	70.9	53.8	30.2	17.3
84	0	100.0	98.8	90.5	75.3	55.3	30.3	17.4
111	.5	99.5	97.2	90.1	79.6	61.3	34.9	21.3
Westwood	.4	99.6	97.2	88.2	69.2	49.1	24.3	12.9
Mt. Airy	0	100.0	98.1	88.6	72.4	46.2	20.0	11.4
North College Hill	.2	99.8	97.6	87.1	67.7	43.6	15.0	6.7
City	1.3	98.7	91.8	76.0	54.9	33.6	15.5	8.3
Northside	.4	99.6	94.1	73.9	43.8	21.4	5.8	2.4
Winton Place	0	100.0	96.7	78.1	47.8	24.9	6.6	2.2

Source: 1960 U.S. Census data



According to Table III-9, in 1960, College Hill had a higher percentage of high school and college graduates than the city and all of the nearby communities with which it is compared, except Finneytown. Since 1960, the percentage of college graduates increased only slightly, allowing Mt. Airy to pass College Hill. The percentage of high school graduates in College Hill increased more dramatically during the sixties.

Within College Hill in 1960, Tract 111 had the highest percentage of high school and college graduates, while Tract 81 had the lowest. Between 1960 and 1970, Tracts 81 and 84 increased considerably, while Tract 82 dropped drastically, and Tract 111 dropped slightly.

#### F. UNEMPLOYMENT

In 1970, College Hill's unemployment rate was lower than the city, Northside, Winton Place, and West College Hill, but higher than North College Hill, Westwood, Mt. Airy, and Finneytown. The rate for males in College Hill was the same as Westwood and only slightly higher than Mt. Airy, but was considerably higher for females. In 1960, the unemployment rate was lower than Mt. Airy's, but was still higher than Westwood's. College Hill's increase during the decade of the 60's was higher than for any of the nearby communities or for the city as a whole. This increase was mostly due to an increase in female unemployment.

TABLE III-10

#### UNEMPLOYMENT IN COLLEGE HILL (1960-1970)\*

	% Unemployed Males			% Unemployed Females			Total % Unemployed		
	1960	1970	Change	1960	1970	Change	1960	1970	Change
North College Hill	2.6	1.4	- 1.2	2.0	2.4	+ .4	2.4	1.8	- .6
Westwood	1.8	2.3	+ .5	1.8	3.0	+ 1.2	1.8	2.6	+ .8
Mt. Airy	1.3	2.4	+ 1.1	3.9	3.4	- .5	2.0	2.7	+ .7
Finneytown	3.2	2.3	- .9	3.2	3.7	+ .5	3.2	2.8	- .4
College Hill	2.1	2.4	+ .3	1.6	3.8	+ 2.2	1.9	3.0	+ 1.1
81	3.9	0	- 3.9	2.7	2.4	- .3	3.6	1.2	- 2.4
82.01	2.0	3.2	+ .9	1.0	4.4	+ 2.2	1.6	3.7	+ 1.3
82.02		2.1			1.9			2.0	
84	1.5	2.4	+ .9	1.2	4.4	+ 3.2	1.4	3.2	+ 1.8
111	.8	2.0	+ 2.2	4.8	6.4	+ 1.6	1.8	4.1	+ 2.3
Winton Place	1.3	3.0	- 1.7	4.5	6.1	+ 1.6	2.3	4.0	- 1.7
City	6.2	4.1	- 2.1	5.7	5.6	- .1	6.0	4.8	- 1.2
Northside	4.1	4.7	+ .6	6.8	6.2	- .6	5.0	5.4	+ .4
West College Hill	**	6.7	**	**	10.1	**	8.0		**

\* Employed persons include those persons 16 and over who had a job (full or part time) in the reference week during the taking of the Census in 1970. Unemployed persons include those who didn't have a job during that week, but were seeking work.

\*\* Data not available.

Source: 1960 and 1970 U.S. Census data

Within College Hill, Tracts 111 and 82.01 had the highest unemployment rate in 1970, while Tract 81 had the lowest. The high rate for Tract 111 was accounted for mostly by the high rate among women. In Tract 81, there were no unemployed men. In 1960, the positions were considerably different, with Tract 81 having the highest rate, and the other three very close to each other. In Tract 81 the rate among men was the highest, while among women it was second only to Tract 111.

The only tract to have a decrease in the unemployment rate between 1960 and 1970 was Tract 81. The others all increased. In summary, the employment changes in College Hill in that decade show a trend toward more unemployment.

#### G. OCCUPATION

Table III-11 shows that College Hill tends to have a high percentage of those occupation categories toward the left side of the scale and a low percentage of those toward the right side, when compared with the city and some of the surrounding communities. Those categories on the left tend to be of higher income than those on the right, so that this table indicates that College Hill is a fairly affluent, professional, and white-collar community. It has a particularly low percentage of retired residents.

TABLE III-11

OCCUPATIONS OF PERSONS OVER 18 IN  
COLLEGE HILL - EXCLUDING WIVES (1974)

	1	2	3	4	5	6	7	8	9
College Hill	14.8	9.5	12.5	6.0	12.8	9.4	18.2	9.2	7.6
81	10.7	8.5	12.7	6.8	21.7	11.4	12.3	6.1	9.8
82.02	12.0	7.5	10.7	5.9	15.3	8.4	22.1	9.8	8.3
82.02	10.5	6.2	12.2	5.4	9.9	7.4	36.1	6.5	5.8
84	21.8	11.8	13.7	5.4	9.9	12.4	8.4	9.0	7.6
111	15.7	13.7	12.7	6.9	8.8	5.1	13.2	16.8	7.1
Mt. Airy	11.9	10.9	14.3	6.8	11.0	9.2	16.6	12.9	6.4
Westwood	11.8	9.7	13.1	6.2	9.7	8.4	26.8	6.6	7.7
City	8.0	6.6	9.2	5.3	15.0	14.3	25.5	7.8	8.2
Northside	4.2	5.3	8.4	7.3	20.4	13.0	27.9	5.1	8.4
Winton Place	2.8	2.9	8.3	9.2	19.0	13.8	23.2	5.8	15.0

- 1 Professional, Technical
- 2 Managers, Proprietors, Supervisors
- 3 Clerical, Sales
- 4 Skilled, Semi-skilled, Foremen
- 5 Service/Operatives, Unskilled
- 6 No Occupation Indicated
- 7 Retired
- 8 Military, Students
- 9 Occupation Not Classified

Succeeding Tables III-12 and III-13 use the same categories

Source: R. L. Polk and Company

TABLE III-12

CHANGE IN POPULATION OF COLLEGE HILL BY OCCUPATION  
OF THE HOUSEHOLD HEAD (1973-1974)

	%	%	%	%	%	%	%	%	%
	1	2	3	4	5	6	7	8	9
Northside	- .1	- .1	- .3	- .5	- 1.9	- .6	+ 3.1	- .5	+ .9
City	- .4	- .7	- 1.1	- .6	- 1.8	+ 1.3	+ 2.4	- .4	+ 1.3
College Hill	- .3	- 1.2	- .7	- .4	+ .2	+ 2.0	+ .1	- .9	+ 1.2
81	- 4.5	- 1.4	- 1.4	- 1.0	+ 2.0	+ 2.0	+ 1.4	- 1.7	+ 4.6
82.01	- .5	- .4	- 1.9	- .8	+ .4	+ 1.1	+ 1.1	- 1.3	+ 2.3
82.02	- 1.1	- 1.5	- .6	- .3	- 1.0	+ 1.0	+ 4.4	- 2.1	+ 1.2
84	+ 1.3	- 2.3	+ .5	+ .2	+ .5	+ 4.0	- 2.6	- .5	- 1.1
111	+ .1	- 1.2	- .8	- .5	- .4	- .2	+ .6	+ 2.4	-
Westwood	- .8	- .6	- 1.8	- .3	- .4	+ 1.6	+ 2.7	- 2.1	+ 1.7
Winton Place	- .6	- 1.0	- 1.8	+ .2	- 3.2	+ 3.4	- .3	- .4	+ 3.7
Mt. Airy	- .4	- 1.8	- .9	- 1.5	+ 1.1	+ 1.9	+ .6	+ 1.1	- .1

Source: R. L. Polk and Company

Within College Hill, Tract 81 showed the sharpest declines in the higher income classifications and the sharpest decreases in "No Occupation Indicated" and "Occupation Not Classified." Tract 84 showed increases in "Professional/Technical" and "Clerical/Sales," while Tract 111 showed a slight increase in "Professional/Technical."

Within College Hill, Tracts 84 and 111 tend to have the highest percentage of people in the higher income occupations, while Tract 82.02 had the lowest. Tracts 82.01 and 82.02 have by far the highest percentage of retired persons.

Table III-12 shows the percentage change in the population of the various communities between 1972 and 1974 by the occupation of the heads of household. As can be seen in the table, College Hill lost population in the groups toward the left side of the chart and gained in the groups to the right (except for "Military/Students"). The largest increases were among "No Occupation Indicated" and "Occupation Not Classified," while the largest decrease was among "Managers/Proprietors/Supervisors." This would tend to indicate that income in College Hill probably declined in the 1973-1974 period.

#### H. MOBILITY

Table III-13 shows that College Hill had a lower mobility rate than the city and lower than all the other nearby communities except Northside. College Hill's mobility rates were higher than the city's in only the following two occupational categories: "Clerical/Sales" and "No Occupation Indicated," and were significantly lower than the city's in the categories of "Military/Students," "Retired," and "Service/Operatives, Unskilled." In the categories of "Professional/Technical" and "Managers/Proprietors/Supervisors," College Hill's rates were just slightly lower. This indicates a fairly stable population in the upper two income categories.

Within College Hill, the mobility rates are particularly low in Tracts 111, 82.01, and 82.02, and particularly high in Tract 84. In Tract 81, the rate was just slightly higher than the College Hill rate. The mobility rates for "Professional/Technical" and "Managers/Proprietors/Supervisors" in Tract 111 are quite low.

TABLE III-13

MOBILITY RATES\* BY THE OCCUPATION OF THE  
HEAD OF HOUSEHOLD (1973-1974)

	% 1	% 2	% 3	% 4	% 5	% 6	% 7	% 8	% 9
Northside	52.9	26.9	41.1	39.7	40.1	104.8	21.5	168.0	43.3
College Hill	53.4	32.5	49.3	38.7	40.4	97.1	20.6	102.1	45.6
81	98.2	18.8	44.2	28.2	33.7	127.7	23.3	155.6	46.1
82.01	38.0	34.4	31.3	31.4	29.8	66.4	16.4	58.8	21.8
82.02	35.0	29.0	31.8	38.0	39.1	74.8	24.3	100.0	34.6
84	75.7	51.4	80.2	66.9	70.2	114.9	17.5	105.6	72.8
111	19.9	9.3	25.0	13.6	16.5	54.0	17.8	150.0	20.7
Winton Place	90.6	32.4	29.9	25.7	44.0	96.5	19.3	117.7	47.8
City	57.6	36.0	48.1	44.1	47.0	95.8	32.2	141.4	52.2
Mt. Airy	50.0	35.8	48.6	67.9	72.4	122.9	24.5	125.0	54.6
Westwood	60.2	48.1	56.1	54.6	60.3	145.7	25.5	161.7	54.6

\* Mobility rates are calculated by adding the number of households moving in to the number moving out, and dividing by the total number of households.

Source: R. L. Polk and Company

Table III-14 shows the mobility rates for various types of households in College Hill, several nearby communities, and the city as a whole. In all cases the mobility rates for owner-occupied homes was considerably lower than the rates for renter-occupied dwellings. College Hill's mobility rate for owner-occupied homes was lower than the city's and Mt. Airy's, but higher than the rates for Northside, Winton Place, and Westwood. College Hill's rate for renter-occupied units was relatively lower, exceeding the rates of only the city and Northside.

Among households with children, College Hill's rate was the lowest of all those communities in the table, and was over 10% lower than the city's rate. Among households with children and with a female head, College Hill's rate also was the lowest.

Among one-person households, College Hill's mobility rate was higher than Northside and Winton Place but lower than Westwood, Mt. Airy, and the city as a whole. Among large households (five or more persons), College Hill's rate was lower than Northside, Winton Place, and the city as a whole. Westwood and Mt. Airy had very low mobility rates in this category.

Within College Hill, Tract 81 had the lowest mobility rates for owner-occupied dwellings, but the highest for renter-occupied units. Tract 84 had the highest mobility rate for owner-occupied homes.

TABLE III-14  
MOBILITY RATES BY TYPE OF HOUSEHOLD (1973-1974)

	Owner-Occupied	Renter-Occupied	Households w/Children	Households w/Children w/Female Head	One Person Households	Households w/5 Or More Persons	All Households
Northside	18.1	73.8	51.1	70.5	39.5	38.2	43.3
Winton Place	18.3	94.4	60.1	79.5	49.2	43.5	47.8
Westwood	18.7	90.0	52.9	86.4	59.8	21.2	54.6
College Hill	18.9	78.4	42.9	60.5	52.2	26.7	45.6
81	16.0	99.6	30.9	52.5	67.8	14.6	46.1
82.01	18.0	66.7	34.6	52.1	33.8	29.3	31.8
82.02	21.3	45.6	43.5	42.0	31.7	31.7	34.6
84	24.4	93.3	67.0	83.8	83.7	44.4	72.8
111	16.5	82.1	24.2	50.0	30.4	13.5	20.7
Mt. Airy	20.3	91.7	56.7	86.2	63.9	17.2	54.6
City	20.6	77.8	53.3	67.0	57.7	39.6	52.2

Source: R. L. Polk and Company

TABLE III-15  
IN-MIGRATION IN COLLEGE HILL (1970)  
Residence in 1965:

	Same as 1970 %	In Cincinnati %	In The SMSA %	Outside The SMSA %	North And West %	South %	Abroad %	Total %
West College Hill	89.5	5.7	2.2	2.6	1.2	1.4	-	100.0
North College Hill	76.0	9.7	10.5	3.7	2.8	.9	.1	100.0
Finneytown	70.7	14.5	10.5	3.9	2.9	1.0	.4	100.0
College Hill	53.9	23.8	9.8	11.7	9.1	2.6	.8	100.0
81	44.0	35.5	8.8	10.5	7.8	2.7	1.2	100.0
82.01	60.2	23.5	8.6	7.6	4.4	3.2	.1	100.0
82.02	58.4	22.9	9.2	9.2	8.8	.4	.3	100.0
84	36.1	26.3	13.6	22.6	17.9	4.7	1.4	100.0
111	67.1	17.4	7.3	6.9	5.2	1.7	1.3	100.0
Westwood	51.5	28.4	9.8	9.5	6.7	2.8	.8	100.0
City	51.1	30.7	7.5	9.9	7.0	2.9	.8	100.0
Northside	50.1	36.4	6.0	7.0	5.2	1.8	.5	100.0
Winton Place	49.9	26.2	3.5	9.8	4.1	5.7	.8	100.0
Mt. Airy	44.3	31.2	15.4	8.2	7.4	.8	.9	100.0

Source: 1970 U.S. Census data

Among the other four types of households listed in the table, the pattern previously established seem to hold true. Tract 84 has the highest mobility rates in all four categories, and Tract 111 has the lowest in all but the category "Households w/children, w/female head," where Tract 82.02 has the lowest. Tract 81 has relatively low mobility rates in the categories "households w/children" and "Households w/5 or more persons." Tract 82.02 has a relatively low rate among households with children and with a female head.

In the 1970 Census, 53.9% of the residents in College Hill lived in the same house as they did in 1965 (see Table III-15, on the previous page). This is over two percentage points higher than the city average, and higher than any of the nearby communities with which it is compared. Compared with these same communities, College Hill has had the lowest percentage of residents move in the last five years from other areas in Cincinnati, and the highest percentage moving in from outside the SMSA. These data would indicate that College Hill has a very stable population. Within College Hill, Tract 111 has the highest percentage of residents living in the same house as they did in 1965, while Tracts 84 and 81 had the lowest percentage.

## IV HOUSING

### A. RESIDENTIAL MIX

Table IV-1 shows that of the five major Census Tracts in College Hill, Tract 111 has the highest percentage of single-family housing. Tract 82.02 has the lowest, but it has the highest percentage of two-family units, and next to Tract 81, the second highest percentage of multi-family units. Tract 111 has no two-family units and a few multi-family units. In the small portions of four outlying tracts can be found a high percentage of multi-family units, with few single-family and less two-family units. In summary, Tracts 82.01, 84, and 111 tend to be single family, Tract 81 and the outlying tracts, multi-family, and Tract 82.02, mixed.

TABLE IV-1  
RESIDENTIAL MIX IN THE COLLEGE HILL COMMUNITY (1973)

	# 1-Family Units	%	# 2-Family Units	%	# Multi- Family Units	%	Total # Units	%
81	640	47.9	40	3.0	655	49.1	1,335	100.0
82.01	1,223	63.8	182	9.5	511	26.7	1,916	100.0
82.02	677	37.5	274	15.1	856	47.4	1,807	100.0
84	284	65.9	18	4.2	129	29.9	431	100.0
111	926	91.4	0	0	87	8.6	1,013	100.0
Other*	112	21.5	4	.8	404	77.7	520	100.0
Total	3,862	55.0	518	7.4	2,642	37.6	7,022	100.0
City	59,757	34.6	27,751	16.1	85,048	49.3	172,556	100.0

\* Includes small portions of Census Tracts 75, 80, 83, and 222.

Source: City Planning Commission

### B. HOMEOWNER-RENTER AND VACANCY RATES

Table IV-2 shows the change in owner-occupied, renter-occupied, and vacant housing between 1960 and 1970.\* As can be seen, College Hill's decrease in the percentage of owner occupied dwelling units was more than in any of the nearby communities

\* Details for rates in 1960 and 1970 can be found in Appendix IV-1.

and more than the city as a whole, although the increase in renter-occupied units was less than in Westwood or Mt. Airy. College Hill had a drop in vacancy rate, but not as great as Westwood or Mt. Airy.

Within College Hill, Tracts 81 and 84 had the greatest decrease in the percentage of owner-occupied homes, while Tract 111 was the only tract with an increase. The vacancy rate decreased significantly in Tracts 81 and 111 and increased somewhat in 82 and 84. The percentage of renter-occupied units increased in all tracts.

Most of the increase in the percentage of renter-occupied housing came from the development of new rental units, but some came as a result of conversion from owner-occupied. There was an absolute decrease in the number of owner-occupied units in Tract 81 and 82, but a large increase in the number of rental units in all tracts (see Appendix V-1).

TABLE IV-2  
CHANGE IN HOMEOWNER-RENTER AND VACANCY RATES  
IN COLLEGE HILL (1960-1970)

	Owner-Occupied % Change	Renter-Occupied % Change	Vacant % Change
College Hill	- 14.8	+ 15.5	- .7
81	- 28.4	+ 33.9	- 5.5
82	- 9.6	+ 8.9	+ .6
84	- 35.3	+ 34.0	+ 1.3
111	+ 3.9	+ 3.2	- 7.1
Westwood	- 14.6	+ 16.3	- 1.7
Mt. Airy	- 13.9	+ 17.6	- 3.7
Northside	- 6.7	+ 5.1	+ 1.6
Winton Place	- 5.9	+ 4.5	+ 1.4
City	- 2.4	+ .8	+ 1.6

Source: 1970 U. S. Census data

According to Table IV-3, College Hill in 1973-1974 had a considerably higher homeownership rate than the city as a whole and higher than all of the surrounding communities except Winton Place. Tracts 111 and 82.01 had the highest rates of homeownership, while Tracts 84 and 82.02 had the lowest.

### C. VACANCY RATES

Table IV-4 shows that the vacancy rate for all units in College Hill is lower than that for the city and for Winton Place and Northside, but higher than for Mt. Airy and Westwood. The higher rates in College Hill were for the larger structures (5-19 units and 20 or more units), while the low rate is among single-family homes.



TABLE IV-3  
HOMEOWNER-RENTER RATES IN COLLEGE HILL (1973-1974)

	% Owner-Occupied Units	% Renter-Occupied Units
Winton Place	56.9	36.1
College Hill	52.4	42.5
81	61.8	34.9
82.01	68.2	27.1
82.02	42.8	51.2
84	27.9	65.8
111	90.1	6.4
Northside	50.0	41.2
Mt. Airy	49.6	46.0
Westwood	47.4	48.0
City	41.2	50.9

Source: R. L. Polk and Company

Among the five Census Tracts comprising College Hill, Tract 81 showed a particularly low vacancy rate among single-family homes and structures with 5-19 units, and a high vacancy rate among structures over 20 units. Tract 82.01 showed

TABLE IV-4  
VACANCY RATES FOR VARIOUS TYPES OF HOUSING UNITS (1973-1974)

	All Units	Single-Family Units	Structures With 2-4 Units	Structures With 5-19 Units	Structures With 20 Or More Units
Mt. Airy	4.4	2.5	4.7	8.6	6.8
Westwood	4.6	3.0	4.1	6.6	7.6
College Hill	5.1	4.0	4.9	8.5	5.3
81	3.3	2.0	4.8	6.1	5.9
82.01	4.7	5.0	3.8	5.8	2.4
82.02	6.0	5.7	6.2	9.5	3.6
84	6.3	4.0	1.0	9.0	6.5
111	3.3	3.3	4.4	0	8.8
Winton Place	7.0	7.5	4.9	9.4	4.4
City	7.9	8.4	5.1	10.4	8.2
Northside	8.8	8.3	3.9	12.0	31.0

Source: R. L. Polk and Company

fairly low vacancy rates across the board except for single-family structures. Tract 82.02 has fairly high vacancy rates, except in structures with 20 or more units. Tract 84 has the highest vacancy rates, especially among the larger structures. It has a very low vacancy rate among structures with 2-4 units. Tract 111 has low rates across the board, except in structures of over 20 units. In structures with 5-19 units, there were no vacancies at all.

TABLE IV-5

AVAILABLE VACANT UNITS, TWO-YEAR VACANCIES, AND  
TURNOVER RATES IN COLLEGE HILL (1973-1974)

	% Vacant and For Sale	% Vacant and For Sale	% 2-Year Vacancies	% Occupied Units w/ Change of Occupants
Mt. Airy	1.4	5.2	1.3	34.3
Westwood	1.9	5.3	1.0	33.5
Winton Place	2.1	5.8	3.6	29.9
City	2.4	6.2	3.5	34.3
Northside	2.4	6.3	4.8	28.3
College Hill	2.5	5.2	1.5	30.6
81	1.7	3.9	.9	32.3
82.01	2.8	3.4	1.8	20.1
82.02	2.6	5.2	2.1	23.5
84	2.4	6.1	1.4	51.5
111	2.9	2.9	.8	12.8

Source: R. L. Polk and Company

Within College Hill, Tract 81 has a lower percentage of available vacancies and 2-year vacancies than the community as a whole, but a higher turnover rate, indicating a tight market. Tract 82.01 has a higher "vacant and for sale" rate than College Hill as a whole, but a lower "vacant and for rent" rate, indicating a tight apartment market. The turnover rate, however, is considerably lower than the College Hill norm. Tract 82.02's available vacancies run fairly close to the community norm, but the 2-year vacancy rate is higher; turnover is lower. Tract 84 has a higher "vacant and for rent" rate and a very high turnover rate. Tract 111 is considerably lower than the community norm in all categories except "vacant and for sale," which is slightly higher (see Table IV-5, above).

D. HOME VALUE AND RENT TRENDS

College Hill has a higher average home value than the city as a whole, and higher than all the nearby communities with which it is compared, except Mt. Airy. The increase between 1960 and 1970 was also higher than the city and the nearby communities including Mt. Airy.

TABLE IV-6

## HOME VALUE AND RENT TRENDS IN COLLEGE HILL (1960-1970)

	Mean Value		% Change	Mean Rent		% Change
	1960	1970		1960	1970	
Mt. Airy	23,756	26,188	+ 10.2	116	116	0
College Hill	20,053	23,189	+ 15.6	100	121	+ 21.0
81	19,444	18,618	- 4.2	104	114	+ 9.6
82.01		20,698			112	
82.02	18,674	17,791	+ 4.7	99	106	+ 9.1
84	22,720	28,172	+ 24.0	105	142	+ 35.2
111	23,838	28,079	+ 17.8	87	120	+ 37.9
Westwood	18,993	21,760	+ 14.6	97	115	+ 17.5
City	16,778	19,009	+ 13.3	71	89	+ 25.4
Northside	11,982	12,610	+ 5.2	70	90	+ 28.6
Winton Place	11,828	13,476	+ 13.9	89	95	+ 6.7

Source: 1960 and 1970 U. S. Census Data

Within College Hill, the homes in Tracts 84 and 111 had the highest value in 1970 and the greatest increase since 1960. Tract 81 showed a 4.2% decrease in home value since 1960. Tract 82 had a small increase.

Mean rent in College Hill in 1970 was higher than in the city and all the nearby communities, but the increase between 1960 and 1970 fell below the increase in the city and in Northside.

Within College Hill, Tracts 84 and 111 had the largest increases in mean rent, while Tracts 81 and 82 had the smallest increases.

TABLE IV-7

## OVERCROWDING IN COLLEGE HILL (1960-1970)

	# Units	1960 Overcrowded Units		# Units	1970 Overcrowded Units		% Change
		#	%		#	%	
City	161,827	25,255	15.6	159,838	15,289	9.6	- 6.0
Northside	5,601	807	14.4	5,443	631	11.6	- 2.8
Winton Place	981	130	13.3	1,023	120	11.7	- 1.6
College Hill	4,718	257	5.4	6,539	263	4.0	- 1.4
81	647	65	10.0	508	27	5.3	- 4.7
82.01				1,610	91	5.7	
82.02	2,961	138	4.7	1,782	62	3.5	- .2
84	575	36	6.3	1,686	53	3.1	- 3.2
111	535	18	3.4	953	30	3.1	- .3
Mt. Airy	884	53	6.0	1,665	84	5.0	- 1.0
Westwood	7,625	321	4.2	11,059	388	3.5	- .7

Source: 1960 and 1970 U.S. Census

### E. OVERCROWDING

College Hill had a low percentage of overcrowded units in both 1960 and 1970. In 1970, only Westwood of the nearby communities was lower, and the percentage of overcrowded units in the city was twice the College Hill rate. The drop in overcrowded units was slight, due to an already low rate. Only Westwood and Mt. Airy had lower rates (see Table IV-7 on page 45).

Within College Hill in 1970, Tract 84 and 111 had the lowest overcrowding rates, and Tracts 81 and 82.01 had the highest. The sharpest drops from 1960 were in Tracts 81 and 84, with only slight drops in Tracts 82 and 111.

### F. BUILDING CONDITION

In the summer of 1974, the City Planning Commission staff and volunteers from the College Hill Forum conducted a windshield building condition survey. The results showed very few substandard units, most of which were south of North Bend Road and east of Hamilton Avenue. The number of such units was too low to justify mapping them for publication.

### G. THE CITY HOUSING ASSISTANCE PLAN

The city has developed a Housing Assistance Plan to help determine the city's future need for subsidized housing. This section shows the city plan for 1976-77 and for 1977-79 and goes on to determine College Hill's portion of subsidized units.

#### 1976-1977

The city's Housing Assistance Plan calls for the development of the following type and number of subsidized housing units city-wide in 1976 and 1977:

	Elderly	Small* Family	Large* Family
New Rental	600	-	-
Rehabilitated Rental	300	200	100
Existing Rental	50	50	200
Rehabilitated Owner-occupied	50	150	100

College Hill's population is 5.5% of the city total, so by taking 5.5% of the city's goal, the following table shows College Hill's fair share of the city goal:

	Elderly	Small Family	Large Family
New Rental	33	-	-
Rehabilitated Rental	17	11	6
Existing Rental	3	3	11
Rehabilitated Owner-occupied	3	8	6

\* Small family refers to those with three or less minor children, large to those with four or more.

1977-1979

The city's Housing Assistance Plan calls for the development of the following type and number of subsidized housing units city-wide in the two-year period 1977 to 1979:

	Elderly	Small Family	Large Family
New Rental	1,500	-	-
Rehabilitated Rental	1,000	275	125
Existing Rental	50	50	200
Rehabilitated Owner-occupied	150	350	200

Using the same formula described above, College Hill's fair share of this housing is as follows:

	Elderly	Small Family	Large Family
New Rental	81	-	-
Rehabilitated Rental	55	15	7
Existing Rental	3	3	11
Rehabilitated Owner-occupied	8	19	11

## V THE HOUSING AND POPULATION PLAN

### A. INTRODUCTION

This chapter will incorporate the areas of housing and population. The base for the chapter is the "College Hill Population-Housing Goals" statement which was developed by The Forum Long Range Planning Committee and reviewed by the College Hill Forum Board of Directors. In addition to the goals statement, the chapter will be interspersed with statements from "Zone Change Recommendations" which was also developed by the Long Range Planning Committee and reviewed by the Board of Directors, and with comment on the goals, objectives, and recommended implementation actions. Some of the wording and organization of the original goals statements will be altered somewhat so that the format of the plan will conform to the official city-recommended format.

Section C of this chapter details The College Hill Housing Assistance Plan.

The format of this chapter will be as follows:

- I - The goal statement
  - A. The objective
    - 1. Sub-objectives
    - Commentary

### B. GOALS, OBJECTIVES, AND IMPLEMENTATION ACTIONS

Goal I - To preserve the low density residential character of College Hill and reduce the rate of increase in population, by controlling the location, size, and type of residential development.

- This goal represents the desire of the Forum to control future residential development and prevent continued rapid population growth. The goal strives for stability, not stagnation.

- A. The City Planning Commission should act on the following zone changes by July, 1976. (These changes are displayed graphically on Map V-1.)
  - 1. Upgrade the R-5 zone along the north side of North Bend Road west of Hamilton Avenue to R-4.
  - 2. Upgrade the R-5 zone west of Oakwood Avenue and facing North Bend Road to R-4.
  - 3. Upgrade the R-5 zone that includes a single parcel at the corner of Cary Avenue and North Bend Road to R-4.

4. Upgrade the portion of an R-4 zone that includes the Archbishop's residence and properties west of Oakwood to R-3.
  5. Upgrade the R-4 zone on the north side of Kirby starting with the parcel at the corner of Kirby Road and North Bend Road and extending to the R-2 zone encompassing Monterey Court to R-3.
    - This zone change extends beyond the community boundary, but relates to both this goal and that relating to protection of the hillsides (see page 89). Coordination with the Northside Community Council would be necessary in this case.
  6. Upgrade the R-4 zone that lies between Gray Road and Winton Road to R-3.
  7. Upgrade the R-5 zone to the south of Groesbeck Road, along Hamilton Avenue, extending to the O-1 zone at the southern terminus of the community to R-3.
- B. The College Hill Forum should work with private developers on a continuing basis to encourage SPUD\* development on the following parcels:
1. The vacant parcel at the end of Meryton Place.
  2. The property facing the intersection of Kipling Road and North Bend Road and flanked by parcels facing Connecticut Avenue; St. Richard's Church property and facing North Bend Road.
  3. The property at the end of Leafwood Drive.
  4. The vacant property at the south end of Elsie Avenue.
  5. The property in the vicinity of Winton Road and flanked by parcels facing Scarlet Avenue.
  6. The vacant parcel of land south of Savannah Gardens and east of Pillar of Fire.
- C. The College Hill Forum should proceed to develop an objective system for analyzing the impact, positive or negative of proposed housing developments, public or private.

Goal II - To maintain a high quality housing stock in College Hill.

- A. The College Hill Forum should work on a continuous basis with the City of Cincinnati departments of Buildings and

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\*SPUD - A Single-family Planned Unit Development zone. For a brief explanation of it, see Appendix VI-1.



Inspections and Urban Development, and with the College Hill Community Urban Redevelopment Corporation to develop a program to identify, inspect, and rehabilitate problem housing.

- "Problem housing includes abandoned housing, which is especially detrimental to a community and should be minimized in College Hill.

- B. The College Hill Forum, on a continuing basis, should work with private developers to encourage quality building construction and a quality residential environment for all new residential development.
  - 1. All new residential development should be adequately landscaped with trees and shrubs.
  - 2. All multi-family units should have parking lots, which are concealed from the view from the street.
- C. The College Hill Forum should establish a housing support program to educate residents on property maintenance techniques.

Goal III - To develop College Hill as a pluralistic community, encouraging a mix and diversity of family types, occupations, housing types and prices, races, and income groups; and striving to distribute these various groups throughout the community.

- A. The College Hill Forum should proceed to develop a program to educate College Hill residents to the benefits of living in a pluralistic community, and to promote College Hill city-wide and nationally as a desirable pluralistic community in which to live.
- B. The College Hill Forum should work, on a continuing basis, with private developers, the city's Housing Development Officer, and the College Hill Community Urban Redevelopment Corporation to ensure the development of diverse housing types scattered throughout the community, in conformance with the city's Housing Assistance Plan (see Section C of this chapter).
- C. The College Hill Forum will work with Housing Opportunities Made Equal (HOME), the Cincinnati Human Relations Commission, the Housing Working Review Committee, The Coalition of Neighborhoods, and all real estate brokers and lending institutions operating in College Hill to ensure equal housing opportunity in College Hill by combating all forms of housing discrimination based on race, sex, ethnic origin, nationality, and religion.

- This goal supports the city's official policy on open housing which is enunciated in City Council Resolution 228-1974, Article II-4.

1. The College Hill Forum, working with the above groups, should strive to attain a dispersed non-white population in each of its five Census Tracts and in the community and the city as a whole.

- The Forum chooses not to set numerical racial quotas, as it is not enforceable anyway.
- The job of the Forum is to help avoid block-busting, racial steering, and panic white flight, so as to allow the non-white population of College Hill to change naturally.

Goal IV - To establish better communication between College Hill and the city in order to make decisions together about housing.

- A. The College Hill Forum, working with the City of Cincinnati Department of Urban Development Housing Officer, should develop a mechanism to monitor the housing market, evaluate development proposals, and affect housing development decisions.

Goal V - To preserve and reinforce the positive image of College Hill.

- A. The College Hill Forum, on a continuing basis, should work with the College Hill Business Association to improve the business district.
- B. The College Hill Forum, on a continuing basis, should work to preserve the hillsides and the green open space areas.

#### C. THE COLLEGE HILL HOUSING ASSISTANCE PLAN

Section G on page 46 shows the determination of the number and type of subsidized housing units needed for College Hill to have its fair share of the city's subsidized housing needs.

Some further adjustments must be made to this proposed total, since College Hill already has over the city's average percentage of elderly (see Table II-7 on page 24), and since College Hill's percentage of families below the poverty line is far below the city's (see Table III-4 on page 31).

The goal of the College Hill Forum is to work toward the established city goals for subsidized housing (see Goal III - B), and it will work out details of the plan.

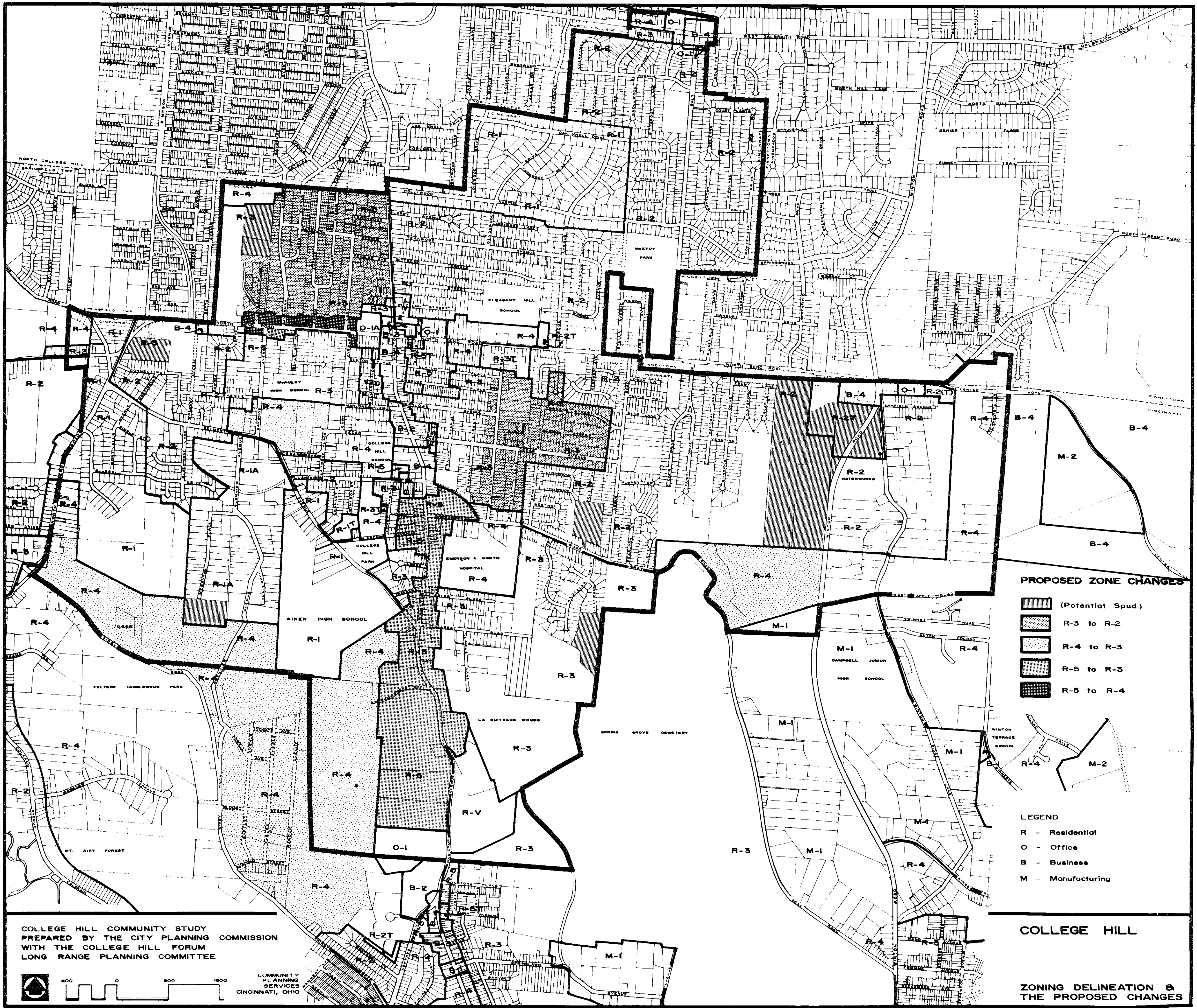
Concerning any future subsidized housing to be located in College Hill, there are two major locational considerations taken into account here. They are:

- Housing for the elderly should be located near the business district or near public transportation routes.
- Subsidized housing for families should be located so as to disperse poverty families throughout the community (see Housing Goal III).

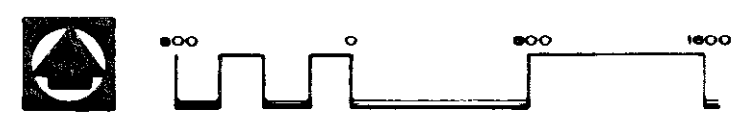
Taking these criteria into account, along with Census data, zoning restrictions, current land use configurations, and the Land Use Plan, the location of the above housing units could be dispersed as follows:

- Units for the elderly could be located along the eastern side of Hamilton Avenue near Ambrose, as discussed in the Business District Urban Design Plan (see Chapter IX - Section C).
- Other units for the elderly could be located in Census Tracts 81, 84, and 111, which have relatively low percentages of elderly.
- Family housing could be located in Census Tracts 81, 82.01, and 111, which have relatively low percentages of families below the poverty level.
- Rental units should be dispersed within these tracts with no more than one unit per block.

After completion of the 1976-1977 plan, and before final planning for the 1977-1979 plan, the College Hill Forum should reevaluate the planning here for possible alterations and greater detail.



COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO

**PROPOSED ZONE CHANGES**

- (Potential Spud)
- R-3 to R-2
- R-4 to R-3
- R-5 to R-3
- R-5 to R-4

- LEGEND**
- R - Residential
  - O - Office
  - B - Business
  - M - Manufacturing

**COLLEGE HILL**

**ZONING DELINEATION & THE PROPOSED CHANGES**

## VI LAND USE AND ZONING

### A. GENERAL LAND USE PATTERNS

As shown in Map IV-1, on page 56, College Hill is predominantly a single-family residential neighborhood. Multi-family uses are found throughout the area, especially along the hillside on the southern and eastern extremities of the community, and scattered around the northwestern areas of the community near the business district. Public and semi-public uses tend to be located along Hamilton and Belmont Avenues. Commercial uses are concentrated along Hamilton Avenue, with several peripheral concentrations at North Bend and Winton and at Galbraith and Daly. Park and recreation uses are scattered throughout the community, and there are no industrial uses.

### B. LAND USE CLASSIFICATIONS

Table VI-1 shows that College Hill has a much higher percentage of its land area devoted to residential land uses than the city as a whole. Most of this is in the form of single-family housing, followed by multi-family and then two-family housing. College Hill has a higher percentage of its land devoted to single-family than the city as a whole, but a lower percentage of agricultural, vacant, and street right-of-way uses than the city as a whole. For the other land use categories, it has less than the city as a whole.

Within College Hill, of the major Census Tracts, 111 and 82.01 have the highest percentage of residential uses, while Tracts 84 and 81 have the lowest. Both of these latter have high percentages of vacant land. All five major tracts in College Hill have high percentages of acreage devoted to single-family usage and most have fairly low percentages of two-family usage.

### C. ZONING PATTERNS

The zoning patterns in College Hill are shown in Map IV-2. While these patterns do not coincide with land use patterns, they do show the possibilities for future development. Much of the zoning in College Hill is single-family residential, R-1A, R-1, and R-2. There are also significant areas of two-family zoning (R-3), and multi-family zoning (R-4, R-5). The multi-family zoning is concentrated along Hamilton Avenue and along the hillsides on the southern fringe of the community. There is one R-V, Residence View, zone along Hamilton Avenue at the site of Hammond North Apartments.

Business and office zoning are located exclusively along the major thoroughfares. There is no industrial zoning in College Hill.

Table VI-2, on page 58, describes briefly the nature of and uses allowed in all the zones in College Hill.

TABLE VI-1

## COLLEGE HILL AND CITY LAND USE - 1973

	Acres										Total	City (1970)
	75	80	81	82.01	82.02	83	84	111	222			
Residential	15.3	40.1	219.5	276.3	203.5	15.5	169.0	231.9	8.2		1,179.3	
Single-Family	5.6	35.3	156.8	233.5	130.2	10.8	156.4	224.7	-		953.3	
Two-Family	-	-	5.4	19.0	34.0	.4	3.9	-	-		62.7	
Multi-Family	9.7	4.8	57.3	23.8	39.3	4.3	8.7	7.2	8.2		163.3	
Commercial	-	1.6	.7	5.0	31.6	-	.4	2.3	-		41.6	
Pub./Semi-Public	-	.8	45.6	22.1	18.2	-	21.3	-	-		108.0	
Education	-	-	-	16.1	17.5	-	59.9	-	-		93.4	
Agriculture	-	-	-	.8	-	-	-	-	-		.8	
Parks & Open Space	-	-	27.5	-	5.6	-	.9	24.5	-		58.5	
Vacant	37.9	80.3	182.1	28.6	10.0	1.2	203.7	9.6	-		553.4	
Street R.O.W.	1.7	6.3	117.2	69.6	64.3	7.3	78.1	71.6	.5		416.6	
Total	54.9	129.1	592.6	418.4	350.7	24.0	533.3	339.9	8.7		2,451.6	

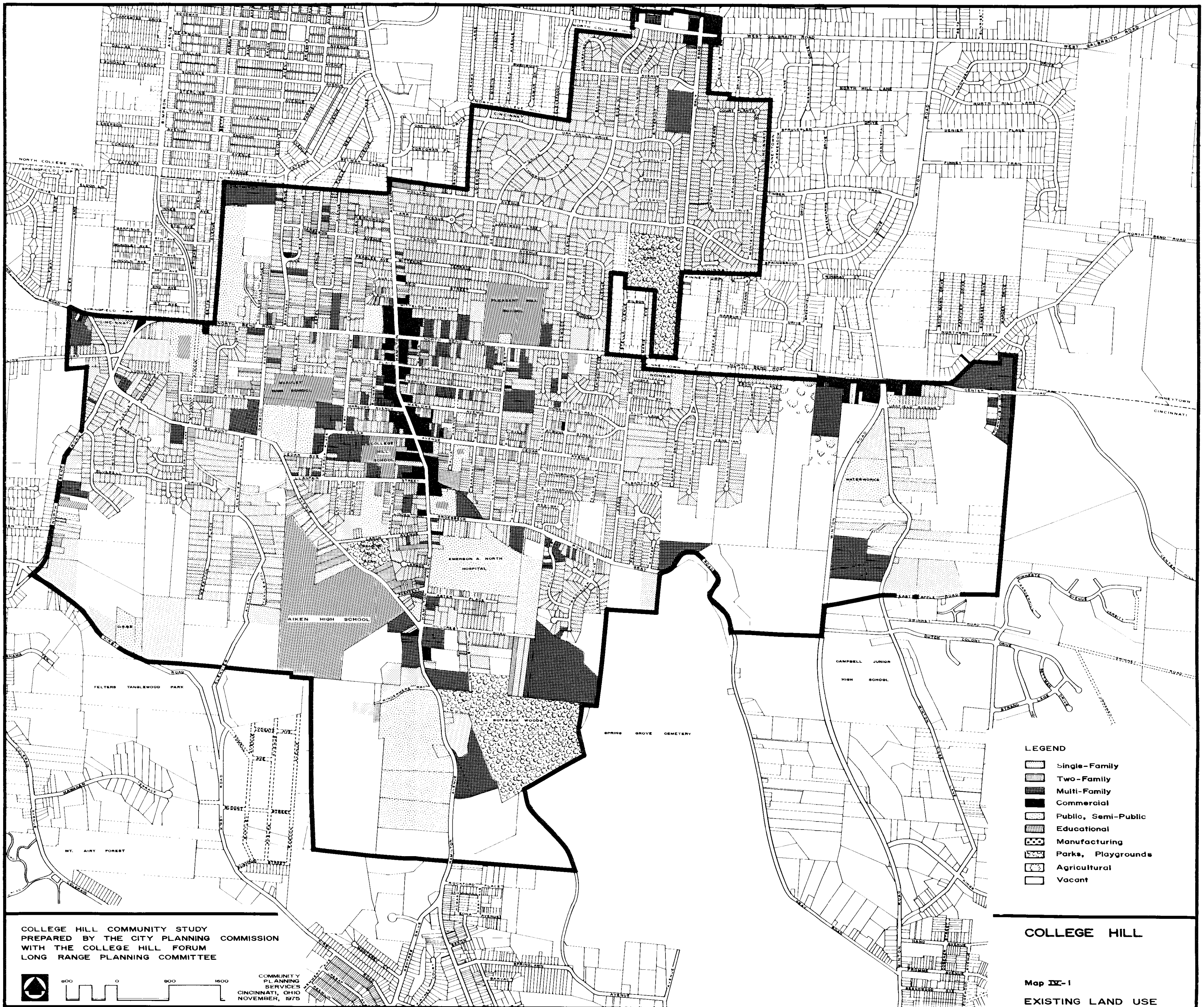
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Residential	27.9	31.0	37.1	66.1	58.1	64.6	31.6	68.2	94.3	48.1	36.4
Single-Family	10.2	27.3	26.5	55.9	37.2	45.0	29.3	66.1	-	38.9	24.5
Two-Family	-	-	.9	4.5	9.7	1.7	.7	-	-	2.6	4.1
Multi-Family	17.7	3.7	9.7	5.7	11.2	17.9	1.6	2.1	94.3	6.6	7.8
Commercial	-	1.2	.1	1.2	9.0	-	.1	.7	-	1.7	8.3
Pub./Semi-Public	-	.6	7.7	5.3	5.2	-	4.0	-	-	4.4	8.3
Education	-	-	-	3.8	5.0	-	11.2	-	-	3.8	-
Agriculture	-	-	-	.2	-	-	-	-	-	-	*
Parks & Open Space	-	-	4.6	-	1.6	-	.2	7.2	-	2.4	9.5
Vacant	69.0	62.3	30.7	6.8	2.8	5.0	38.2	2.8	-	22.6	20.8
Street R.O.W.	3.1	4.9	19.8	16.6	18.3	30.4	14.7	21.1	5.7	17.0	11.5
Railroad	-	-	-	-	-	-	-	-	-	-	2.7

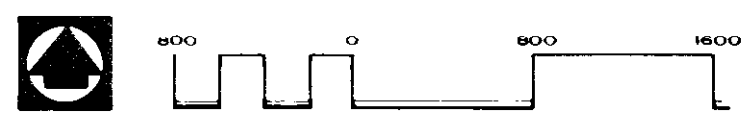
Source: City Planning Commission

\* less than .1 of 1%





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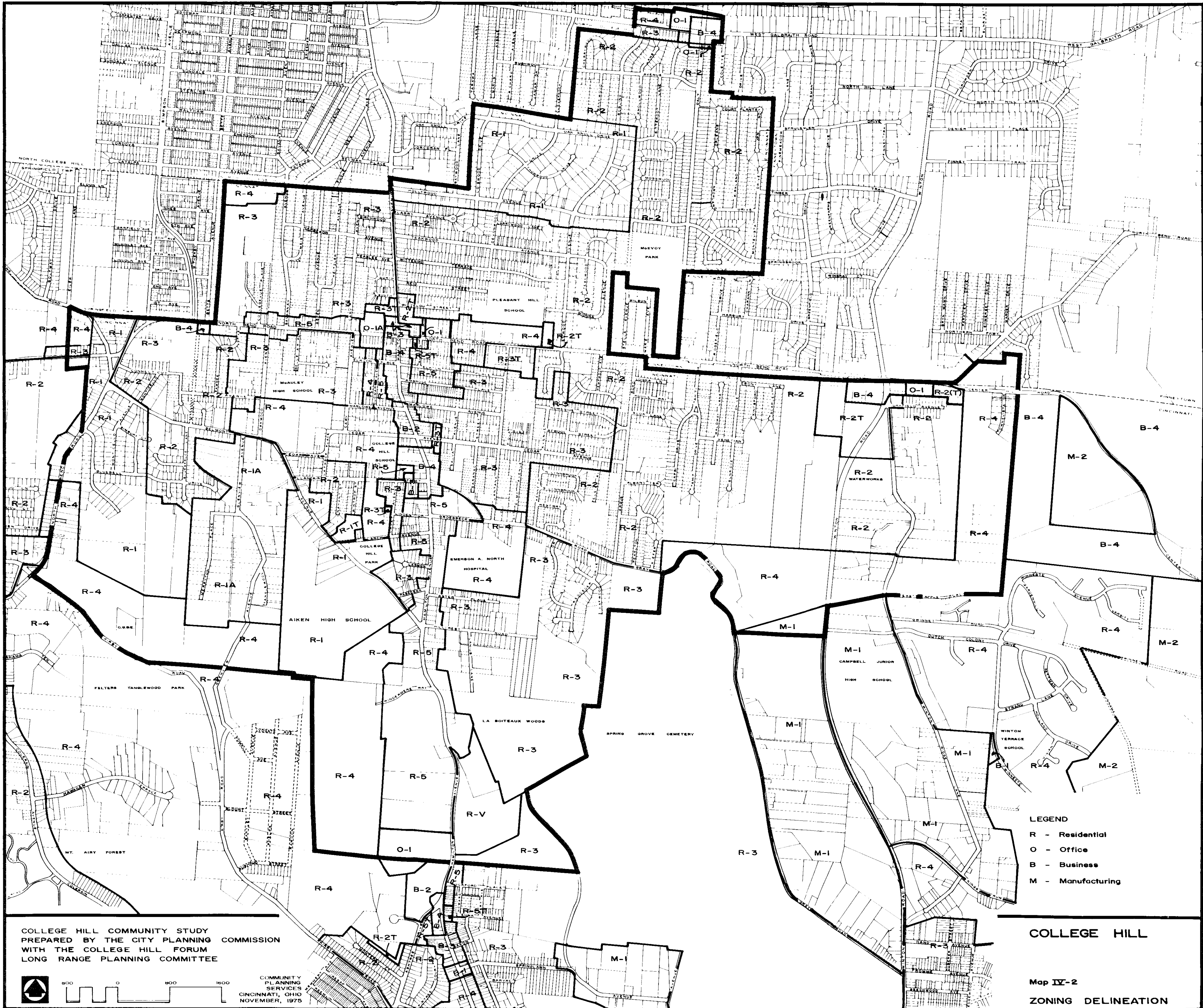
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- LEGEND**
- Single-Family
  - Two-Family
  - Multi-Family
  - Commercial
  - Public, Semi-Public
  - Educational
  - Manufacturing
  - Parks, Playgrounds
  - Agricultural
  - Vacant

**COLLEGE HILL**

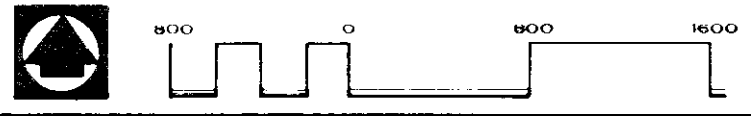
Map IV-1  
 EXISTING LAND USE





LEGEND  
 R - Residential  
 O - Office  
 B - Business  
 M - Manufacturing

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COMMUNITY PLANNING SERVICES  
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 NOVEMBER, 1975

COLLEGE HILL  
 Map IV-2  
 ZONING DELINEATION

51



TABLE VI-2  
ZONES IN COLLEGE HILL

- R-1A - A single-family zone allowing single-family homes on half-acre lots, as well as schools.
- R-1 - A single-family zone, allowing single-family homes on quarter-acre lots.
- R-2 - Also a single-family zone, allowing a density of approximately seven single-family homes per acre. It also allows libraries, museums, and playgrounds.
- R-3 - A two-family zone, allowing those uses previously mentioned, plus duplexes at a density of approximately 11 units per acre. It also allows non-profit swimming clubs, monasteries, and community centers.
- R-4 - A multi-family zone, allowing those uses previously mentioned, plus apartments at a density of approximately 20 units per acre. Also permitted are colleges and day care centers.
- R-5 - A multi-family zone, allowing those uses previously mentioned, plus a density of 30-35 units per acre. It also allows hospitals, nursing homes, lodge halls, union halls, and clubhouses.
- R-V - A residential zone permitting a housing density approximately the same as R-5, with certain view protection provisions for existing buildings.
- R(T) - (Transition) A 'T' zone when attached to one of the 'R' zones permits uses in that zone which would be permitted in the least restrictive adjacent zone. The Commissioner of Buildings may set site development standards to buffer the zone from adjacent residential zoning.
- 0-1A - An office zone allowing those uses previously mentioned plus apartments at a density of 30-35 units per acre, as well as offices, financial institutions, funeral homes, broadcasting and recording studios, art studios and galleries, beauty salons and barber shops, apartment hotels, rooming houses.
- 0-1 - An office zone allowing those uses previously mentioned, plus apartments at a density of 80-100 units per acre.
- B-2 - A business zone permitting those uses previously mentioned, plus tourist homes, retail outlets, restaurants, night clubs, theaters, pool halls, bowling alleys, photograph and motion picture studios, gyms, reducing salons, employment agencies, post and telegraph offices, dry cleaning shops, appliance repair shops, frozen food lockers, ice houses, etc.
- B-3 - A business zone permitting those uses previously mentioned, plus small warehouses, printing establishments, motels, etc.
- B-4 - A business zone permitting those uses previously mentioned, plus drive-in eating establishments, automotive repair and service stations, auto sales, car washes, bus terminals, animal hospitals, outdoor commercial recreation, contractors' yards, food products industries, etc.

#### D. PAST ZONE CHANGES

In Table VI-3, below, is a list of the zone changes which have taken place in College Hill since the revision of the Zoning Code in 1963. These are arranged in chronological order, the second figure in the Ordinance Number representing the year of the ordinance's passage.

TABLE VI-3

PAST ZONE CHANGES IN COLLEGE HILL

Ordinance No.	Location	From	To	Reason
72-66	Llanfair St.	B-4	R-5	Apartment Development
95-66	Hamilton Ave.	R-5	R-2(T), O-1, M-1, B-2, B-4	Ashtree Plan
162-66	Groesbeck Rd.	R-3, R-4	R-5	Apartment Development
199-66	Llanfair St.	R-4	R-5	Apartment Development
345-66	Savannah Ave.	R-3	R-4	Nursing Home
271-67	Meryton- Glenvue	R-1	R-1A	Creation of R-1A Zone
328-67	Daly Rd.		R-2	Annexation to McEvoy Park
515-68	North Bend Rd.	R-5	R-5(T)	To Allow a Beauty Shop
125-69	North Bend Rd.	R-2	R-4, R-2(T)	Apartment Development
351-70	North Bend Rd.	R-2	R-5	Density for Apartments
352-70	North Bend Rd.	R-5	R-3	Upgrading Requested by Residents
329-71	Groesbeck Rd.	R-2	R-2(T)	Apartment Development
462-73	North Bend Rd.	O-1	O-1A	To Buffer Residences
31-74	Davey Ave.	R-4	R-3	Upgrading
32-74	Davey Ave.	R-4	R-3(T)	To Buffer Above
529-74	North Bend- Center Hill	R-2, R-2(T)	R-2(T), R-4	Office Development
177-75	Galbraith-Daly	O-1	B-3	Ice Cream Store

Source: City Planning Commission: Zoning Division

Of these zone changes, five are upgradings\*, 11 are downgradings\*, and one is an annexation (no previous city zone). The fact that there are over twice as many downgradings as upgradings indicates that there is pressure for development in College Hill.

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\* An upgrading is a change toward a less intensive use (Business to Residence), while a downgrading is a change toward a more intensive use (Residence to Business).

## VII THE LAND USE PLAN

### A. INTRODUCTION

The College Hill Land Use Plan is shown on the map on the following page. It is the end result of two and one-half years of meetings with the College Hill Forum Long Range Planning Committee. The Plan map shows the land use configuration recommended by The City Planning Commission Community Planning Team and the College Hill Forum. The following chapters give greater detail on the various subject areas covered by the Plan. It also recommends implementation actions and gives the reasoning behind the Plan.

### B. THE LAND USE PLAN IN CONTEXT

In comparing The Land Use Plan with existing land use (Map IV-1) and the verbal description of the character of College Hill, it can be seen that the Plan reinforces and enhances the existing character of the community. It builds on the amenities the community currently possesses.

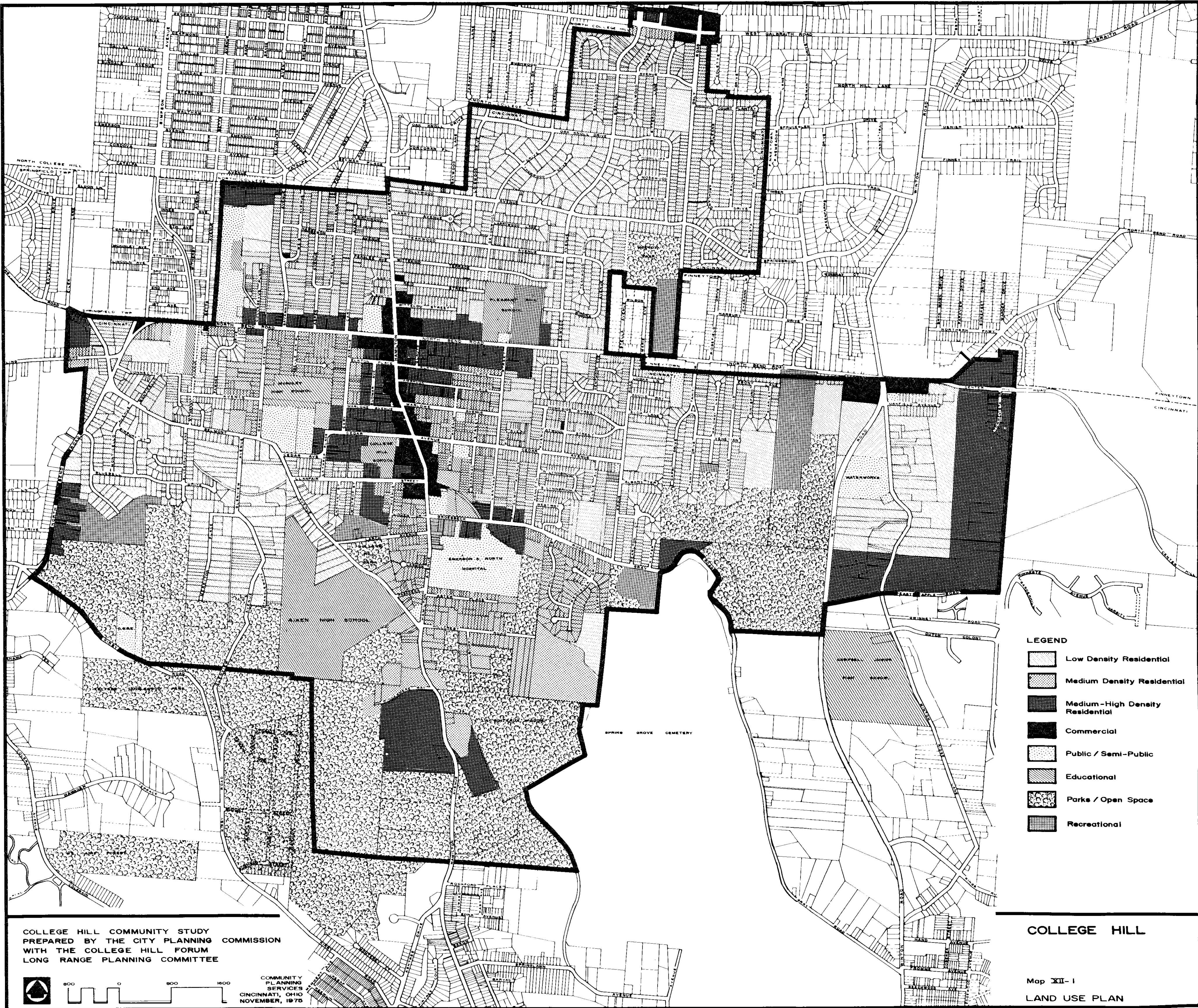
The vast majority of the residential areas are to remain low density, with higher density housing to be clustered around the business district and along the major transportation arteries.









College Hill's strong business districts are to remain basically within their present boundaries, discouraging strip commercial development along the arteries.

The hillsides along the southern edge of the community are to remain open space, for the benefit and enjoyment not only of College Hill residents but of persons residing outside the community who may be able to see them from their own communities or pass through them on their way to work or shop. College Hill's hillsides are a regional asset.

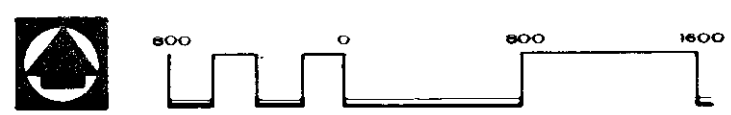
In the area of recreation, where the land allocation is presently inadequate, land is to be added to the current stock.





- LEGEND**
-  Low Density Residential
  -  Medium Density Residential
  -  Medium-High Density Residential
  -  Commercial
  -  Public / Semi-Public
  -  Educational
  -  Parks / Open Space
  -  Recreational

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**COLLEGE HILL**

Map XII-1  
 LAND USE PLAN

## VIII NEIGHBORHOOD BUSINESS DISTRICTS

### A. LOCATION OF BUSINESS ACTIVITY

Of College Hill's total land area, 1.7%, or approximately 42 acres is devoted to commercial land uses, a figure far below the city's average of 8.3%. Tract 82.02 is the one area having the greatest concentration of commercial uses. This tract contains three-fourths of all the commercial acreage in College Hill. Of the remaining Census Tracts which comprise College Hill, only Tract 82.01 with 5.0 acres of commercial uses, approaches the city average.

### B. NEIGHBORHOOD BUSINESS DISTRICTS IN COLLEGE HILL

In 1970, the Cincinnati City Planning Commission began a Neighborhood Business District Study in College Hill. The documents produced from this study are listed in the Introduction section, (pages 2 and 3, Chapter I). Howard Tommelein, the consultant working with the N.B.D. program, stressed the value of these documents in his 1974 Year-End Report.

"Use of this information has been made by various people in a number of cases and particularly on some issues involving new school construction. Zoning changes and justification for improvements to property and businesses in the business district. Probably the single greatest overall value of the survey is that it destroys the myth that College Hill "has gone to the dogs" and, therefore, is a poor place to live, work, shop, or invest. As a planning and development tool, it is important to note that this survey is really a community planning and development tool, not simply an N.B.D. tool."

There is strong indication that further use and analysis of the data may be required. Consequently, provision of some kind must be made for continued availability, interpretation and analysis of the survey data."

For purposes of this document, the Neighborhood Business District (N.B.D.), is defined as:

".... a concentration of at least five (5) establishments used for any one of several activities: retail, selected services, financial - real estate - insurance and professional services."<sup>1</sup>

Four Neighborhood Business Areas known to be used by some College Hill residents are described below, as well as graphically delineated on Map VI-1, page 66:

N.B.D. 14: Located at the intersection of Galbraith and Daly Roads;

N.B.D. 15: Located along Hamilton Avenue between Llanfair Avenue and Wittlou Avenue;

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<sup>1</sup> A Summary of The Neighborhood Business District Study, June, 1971, p. 1-2.



N.B.D. 16: Located at the intersection of North Bend and Winton Roads

Table VIII-1, below, shows the estimated number of establishments, vacancies, and parking spaces per occupied establishment.

TABLE VIII-1  
COLLEGE HILL BUSINESS DISTRICTS (1975)

	Estimated Number of Establishments	Estimated Vacancies #	Estimated % %	Estimated Parking Spaces Per Occupied Establishment Off Street & on Street
N.B.D.				
14 (Gailbraith/Daly)	45	3	6.7	13.6
15 (Hamilton Avenue)	125	9	7.2	10.4
16 (North Bend/Winton)	<u>60</u>	<u>-</u>	<u>-</u>	<u>11.5</u>
Total	230	12	5.2	12.2

Source: 1975 City Planning Commission Field Survey

The College Hill Neighborhood Business Districts (N.B.D.'s) have been undergoing an adjustment, and very likely, a maturing process in the past fifteen years. Both the population and N.B.D.-type establishments have been increasing in number. During the same period of time, the N.B.D.'s have experienced some shift from convenience retail to general retail activities and also, an increase in both service and general retail establishments. The shift to general retail and services is associated with the increase in income that the College Hill area's residents are undergoing.

The four Neighborhood Business Districts are graphically delineated in respect to actual businesses on Maps VI-2, VI-3, VI-4, and VI-5 on the following pages.

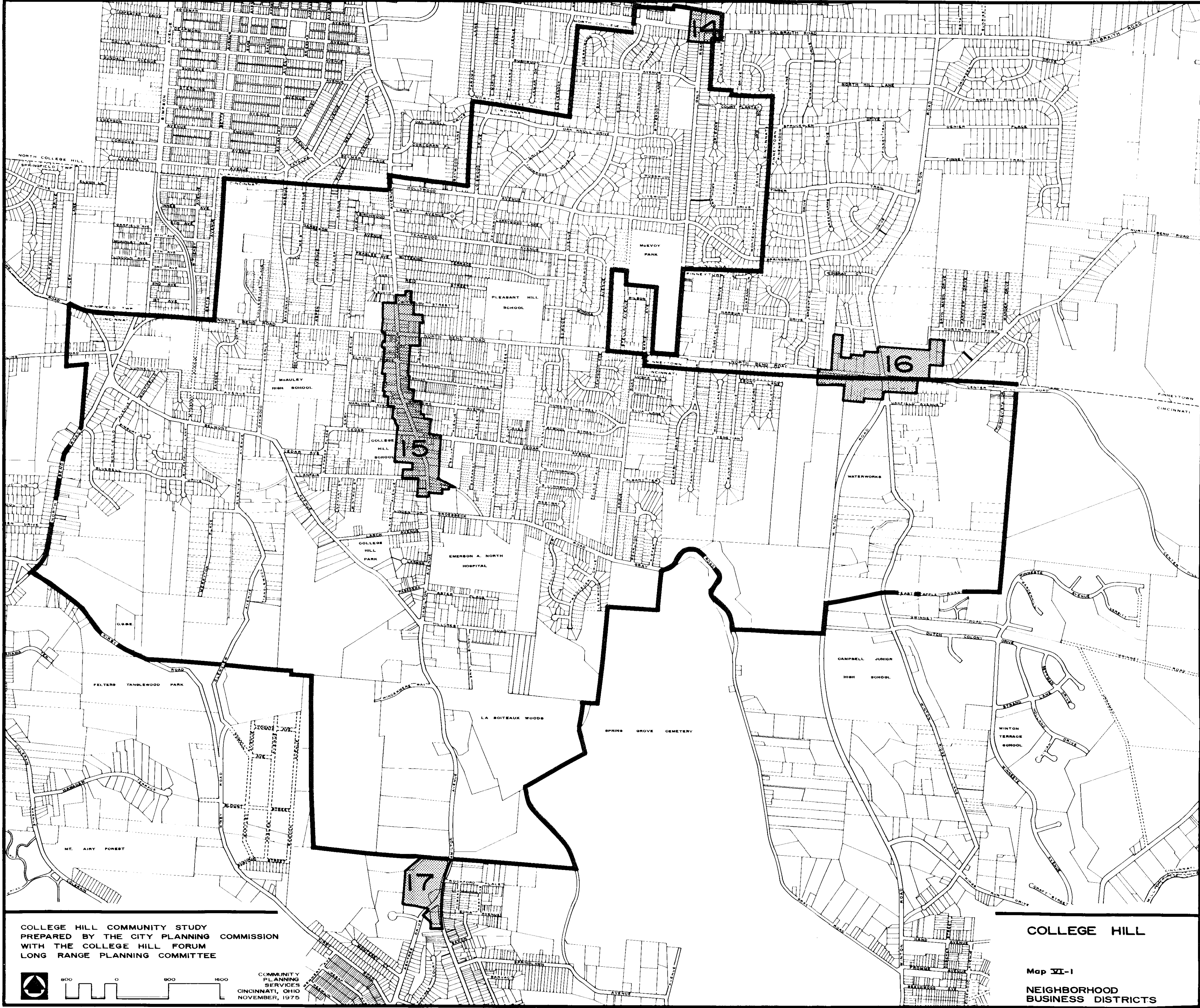
N.B.D. 14, at the intersection of Galbraith and Daly Roads, contains 18.3% (about 42) of College Hill's occupied N.B.D. establishments. It contains above the normal number of financial-real estate-insurance firms and selected service establishments. Two buildings outside of the business district (see Map VI-2) are included in the analysis because of their proximity to the business activity of this area. This business district contains above the normal number of regional business offices and seems to have a majority of professional establishment types in its make-up.

N.B.D. 15, located along Hamilton Avenue, because of its size and the variety of establishment types, is functioning somewhat in the role of a focal N.B.D. in the College Hill area. This factor serves to strengthen its economic

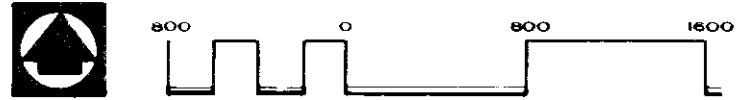


potential for expansion. N.B.D. 15 contains 50% (about 115) of College Hill's occupied N.B.D. establishments. Because of the important role that this N.B.D. serves in the College Hill area, it has been the focus of much effort in recent years. This N.B.D. is the largest in the College Hill area with respect to the number of N.B.D.-type establishments. This district contains region-serving offices and convenience retail and selected services. N.B.D. 15 is the main business district for the College Hill area and has been the focus of the Neighborhood Business District program since the late 1960's and early 1970's. This area also has been the responsibility of Howard Tommelein, consultant to the N.B.D. program. It also has benefitted from an Urban Design Plan prepared by the Department of Urban Development, Environmental Quality District (E.Q.D.) legislation, and passage of an Interim Development Control (I.D.C.) Ordinance by the Cincinnati City Planning Commission and the City Council. These items will be covered in detail in the plan section of this report.

N.B.D. 16 has 26% (about 60) of College Hill's occupied N.B.D. establishments. This N.B.D. contains above the normal number of financial-real estate-insurance firms, the normal number of retail and selected service establishments, and below the normal number of professional services. Median length of time the establishments have been in business at their present location is about seven to eight years and may indicate future instability because a significant number of business owners say that they are considering moving in the next few years. Parking within the business area appears adequate in total, with a parking ratio of nearly twelve spaces per occupied establishment.



COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



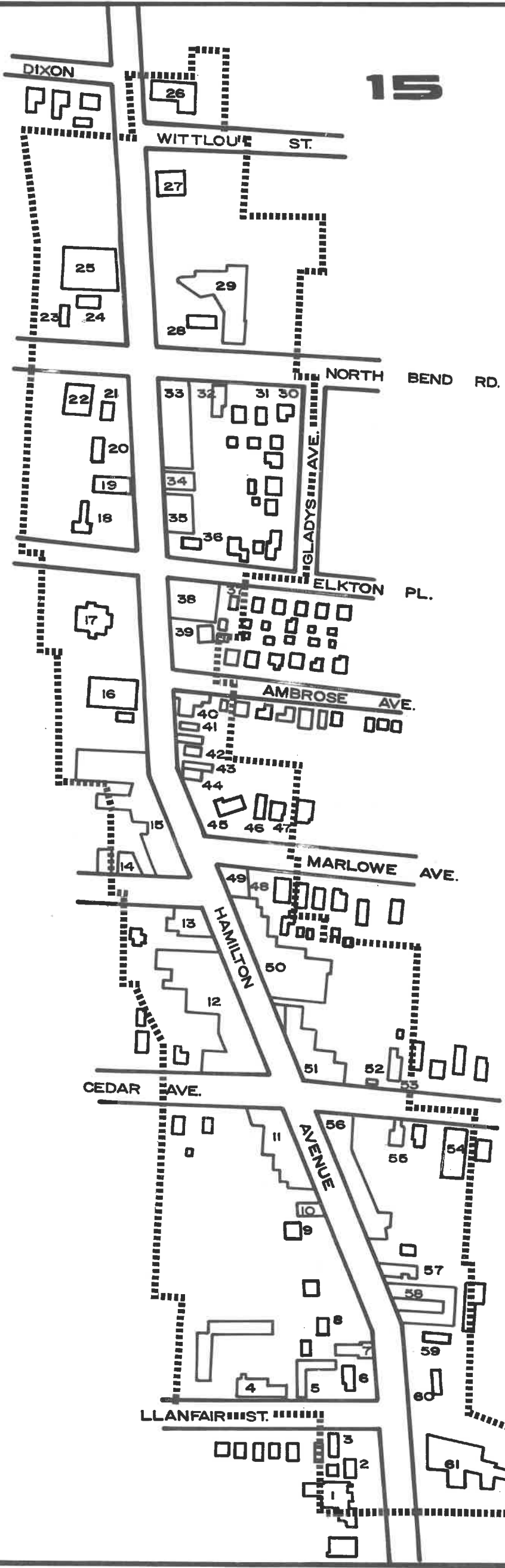
COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

COLLEGE HILL

Map VI-1  
 NEIGHBORHOOD BUSINESS DISTRICTS

62

15



- 1 Teasdale Fenton
- 2 United Dairy Farmers
- 3 Harry's Sohio
- 4 Dot & Joe Beauty Salon
- 5 Rohling Sheet Metal
- 6 College Hill Delicatessen
- 7 Llanfair Body Shop
- 8 Este Service Station
- 9 Vacant
- 10 Augspurger Realty
- 11 Kwiki Car Wash
- 12 University Loan & Savings
- 13 B. J.'s Lounge
- 14 Pasquale's Barber Shop
- 15 Ludwig's Shoes
- 16 Schwartz Jewelers
- 17 Vonder Brink's
- 18 Central Trust Bank
- 19 Deck Meat Market
- 20 Cedar Avenue First Market
- 21 Cla-Ray Beauty Salon
- 22 Brother's Drugs
- 23 Public Finance
- 24 Vacant
- 25 Vienna Inn
- 26 Northern Hills Business Machines
- 27 Oriental Gift Shop
- 28 Vacant
- 29 Doll House
- 30 Doll Bakery
- 31 College Hill Wallpaper & Paint
- 32 Graeter's
- 33 Investors & Loans
- 34 Lilliana
- 35 Harley Notary Public
- 36 National Thespian Society
- 37 College Hill Barber Shop
- 38 John's Recreation Hall
- 39 D. W. Salt
- 40 Betty Lee Salon
- 41 Crest Haven
- 42 Hiale's Sporting Goods
- 43 Karate, Judo & Aikido
- 44 Desh Cleaners
- 45 Steppes Beauty Salon
- 46 Don Seta Enterprises
- 47 Dante House of Wigs
- 48 The Pet Center
- 49 Hodapp Funeral Home
- 50 Ferguson Car Wash
- 51 L. J. Singerman (phys)
- 52 King Kwik
- 53 Mobil Oil
- 54 Office
- 55 One-Hour Dry Cleaning
- 56 Shell Service Station
- 57 Kroger's
- 58 Cecil Allif (D.M.D.)
- 59 Dennis Smith (D.D.S.)
- 60 John Hunter (D.D.S.)
- 61 Louis Kreindler (M.D.)
- Flavio Amongero (M.D.)
- Michael Kreindler (M.D.)
- James Rice (M.D.)
- Richard Wurzelbacher (M.D.)
- Demus Schooley (D.D.S.)
- Robert Levering (D.D.S.)
- Alfred Milner Jr. (physic. therpst.)
- 27 Central Progressive Savings
- 28 Vacant
- 29 Service Station
- 30 Shullers Wigwam
- 30 Mam'sella's Coiffeurs
- 31 N. J. Tapay (phys.)
- 32 K. A. Saba (phys.)
- 32 E. Rowat (phys.)
- 32 H. L. Biehl (phys.)
- 33 College Hill Drug Store
- 34 S. & S. Coin Shop
- 34 Dixon Building
- 34 Vacant
- 34 H. & R. Block
- 34 Roberts Beauty Salon
- 34 Angert's Appliance
- 34 Mardi Gras Tavern
- 34 Park Phillips
- 34 Allgeier's Hall
- 35 Visconti & Lechler Pharmacy
- 36 College Hill Carry Out
- 37 Stigler Supply
- 38 Mergard's Hall
- 39 Taystee Thrift Store
- 40 Eagle Savings & Loan
- 41 Keyboard Workshop
- 42 Wolf Roofers
- 43 Vacant
- 44 Christian Reading Room
- 44 Welemirow Real Estate
- 44 Vacant
- 45 Pearce's Sohio
- 46 Hilton Altenbeck (optom.)
- 47 C. B. Armstrong (phys.)
- 48 H. R. Efkevan (D.M.D.)
- 49 Thrift Savings & Loan
- 50 Hillenbrants Barber Shop
- 50 College Hill Camera
- 50 The Hobby Shop
- 50 Demetrio's Restaurant
- 50 College Hill Hardware & C. E.
- 50 Look and Key
- 50 Brill Appliance
- 50 Berning Realty
- 50 Hollywood Cinema
- 50 Hilltop News
- 50 Geoffrey Gold (D.D.S.)
- 51 Sewing Machine Mart
- 51 Elge Answering Service
- 51 Rudig Attorney-at-Law
- 51 Angelo's Tailoring
- 51 Whitey's Gift Shop
- 51 S. R. O. Shops
- 51 Second Hand Store
- 51 Blank-Willenborg Co
- 51 Ohio Right For Life
- 51 Hardert's Bar & Pony Keg
- 52 Vacant Ice Cream Stand
- 53 Fred Knodle (poditrst)
- 54 U. S. Post Office
- 55 Home Realty & Triton Pool
- 56 Mimeoprinting Co.
- 56 Modern Business Sales
- 56 Kool Mist Corp
- 56 3 Vacancies
- 56 Commercial Service Inc.
- 56 Dumford Dance Studio
- 56 Hornby's Hair Stylists
- 56 Sherwin Williams
- 56 Going Out of Business
- 56 College Hill Food Market
- 56 Bartel & Son Shoe Repair
- 56 Molly's Restaurant
- 56 Academy Service
- 56 Kitchen Cabinets
- 56 Lee's Photo
- 56 Jimmie Van's Beauty Salon
- 56 Francies Fancies
- 57 Vacant
- 57 College Hill Coin & Stamp
- 58 College Hill Dry Cleaners
- 58 D. W. Salt Upholstering
- 59 Happy Stores
- 60 Casey's Hamburger
- 60 Squire Jack's
- 61 Cronins Porsche Audi Sales
- 61 College Hill Community Ministry

CITY PLANNING COMMISSION  
CINCINNATI, OHIO



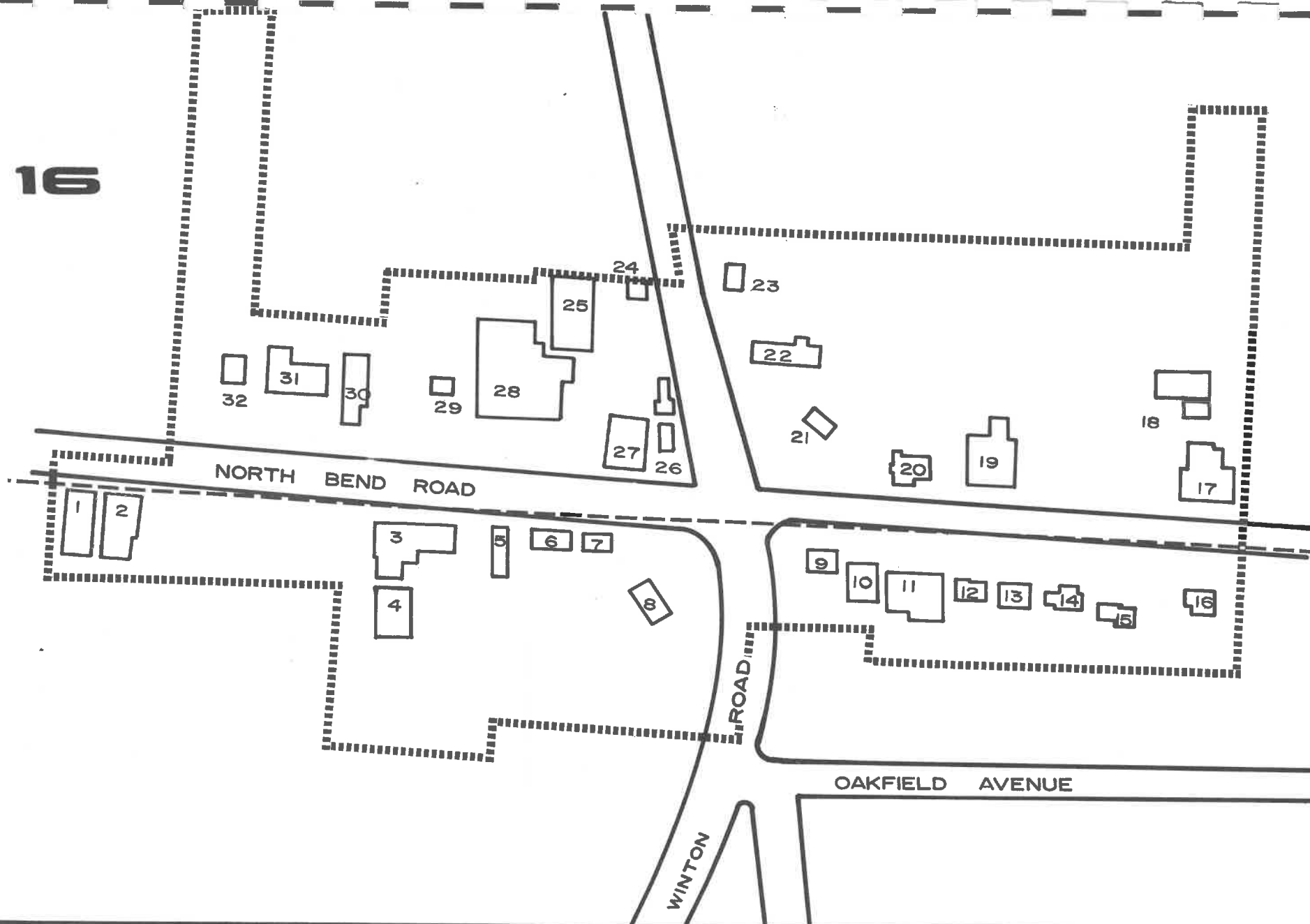
Scale: 1" = 200'

COLLEGE HILL

Map VI-3

N.B.D. 15

16



- 1 Able Insurance Agency  
Jack Siegle D.D.S.  
Cincinnati Master Plumbers Assoc.
- 2 Business Review Inc.  
County Map Service  
Radio Assoc. Co.
- 3 Lomark Drug  
Edie Adams  
Capital Dry Cleaner  
Fashion Sample Shop  
Convenient Foods
- 4 John Sinclair & Assoc.  
Assured Micro Services  
Medtronic Incorporated  
Sexton & Co.  
Pilots Life Insurance  
Westfork Co.  
Investors Divrstd Services

- 5 Foxie Lady Lounge  
Finneytown Inn
- 6 Industry Export Service  
North Bend Printing Co.
- 7 Hitching Post Restaurant
- 8 Shell Service Station
- 9 Texaco Service Station
- 10 Eddies Food Shop  
Finneytown Chili
- 11 C.Q. Advertising Co.  
Heller Audio Visual Co.  
Berning Radio
- 12 Residential
- 13 Singer Heating & Cooling
- 14 V.I.A. Corporation
- 15 Alexander Patterson Assoc.
- 16 Wilson Realty

- 17 Chopper City  
Finks Eng.
- 18 United Sport Center
- 19 Allstate Insurance Co.
- 20 Northside Bank & Trust
- 21 Standard Oil Co.
- 22 Sohio Car Wash
- 23 Hanzel & Gretel
- 24 Finneytown Aquarium
- 25 Finneytown Mower Shop  
Party Lounge  
Rombes Restaurant  
Finneytown Fine Foods
- 26 Bob Sumerel Tire Co.
- 27 Carpet Remnant Center  
Royal Family Billiards
- 28 Correct Auto Parts  
Parillo's Hardware

- 29 Residential
- 30 Tresler Comet Car Wash
- 31 King Kwick  
Highlander Center
- 32 Southwestern Ohio Society Of -  
Family Physicians  
Herbert C. Schapera (phys.)  
Lewis G. Casteel D.D.S.  
John Gilboy D.D.S.  
C. F. Cabiglow (phys)  
Edward Jones & Co.

CITY PLANNING COMMISSION  
CINCINNATI, OHIO



Scale: 1" = 200'

COLLEGE HILL

Map VI- 4

N.B.D. 16



## IX THE COMMERCIAL PLAN

### A. INTRODUCTION

This chapter resulted from sessions held by the College Hill Forum Long Range Planning Committee and the College Hill Business Association in the autumn of 1974. The following goals and objectives were extracted from the document "College Hill Neighborhood Business District (N.B.D.) Goals, Objectives and Implementation Actions," dated March 25, 1975. Following the section on goals and objectives will be a section dealing with the Urban Design Plan prepared by the Department of Urban Development.

Appendix IX-1 is the Long Range Goals of the College Hill Business Association.

The physical parts of this Plan are displayed graphically on Map IX-1 and Map IX-3, on the following pages.

### B. GOALS, OBJECTIVES, AND IMPLEMENTATION ACTIONS

Goal I To improve the aesthetic value of the business district.

- A. The College Hill Forum, working with the Department of Urban Development and the City Planning Commission, should develop a central theme for the business district through the implementation of the Urban Design Plan.
- B. The College Hill Forum, working with the Business Association and the Department of Urban Development, should strive to improve the physical appearance of the business area with respect to the following:

- Store and building fronts
- Vacant buildings and lots
- Signs and windows
- Litter disposal receptacles
- Trash collection methods
- "Sidewalk Furniture" - benches, planters, trees, shrubs
- Street signs
- Parking lots
- Pedestrian walkways and shelters

1. Implementation Action -- The Urban Design Plan prepared by the Department of Urban Development and the Interim Control District (I.D.C.) passed by the City Planning Commission (October, 1975) address these areas and also the development of a mini-mall concept in the business district.

- Goal II To provide comprehensive business services through a complement of business types and to discourage uncomplimentary new businesses.
- A. The College Hill Forum, working with the Business Association and the property owners, should establish a "business resource, development, and promotion center" to maintain inventories of vacant space, anticipated business space needs, and to determine the most complimentary mixture of business types.
- Goal III To assure that businesses and stores in College Hill located away from the main business district (N.B.D. #15) feel that they are part of College Hill and the Community Plan.
- A. College Hill Business Association should address itself to inviting these businesses and any new businesses to membership in the College Hill Business Association.
- Goal IV To encourage active community support of the College Hill businesses and work to keep them economically viable in the community.
- A. The College Hill Forum, in allegiance with the College Hill Business Association, should endorse the patronage of local businesses by the community at large.
- Goal V To conduct an "Affirmative Action" program for the hiring of women, blacks, and other minorities, and be active in the initiation of black-owned businesses and services.
- A. The College Hill Forum and College Hill Business Association should work with the "Business, resource, development and program center" in pursuit of an Affirmative Action program in College Hill.
- Goal VI To improve parking facilities commensurate with community and business district growth and the solving of transportation problems.
- A. The College Hill Forum and the College Hill Business Association, working with the Department of Urban Development and the City Planning Commission, should endorse and support recommendations in the Urban Design Plan.
- Goal VII To incorporate alterations into the business district so that it can be better utilized by elderly persons.
- A. The College Hill Forum and the College Hill Business Association, working with the Department of Urban Development and the City Planning Commission, should pursue the implementation of a long range Urban Design Plan.
- Goal VIII To provide the facilities for the development of a town center concept -- libraries, museums, and other public facilities for use by the College Hill community.



- A. The College Hill Forum, working with the Department of Urban Development and the City Planning Commission, should endorse recommendations in the Urban Design Plan specifically dealing with public facilities.

Goal IX To improve "public relations" in the communicating of ideas with other community organizations, City Hall, and other City agencies.

- A. The College Hill Forum and its Committees should pursue methods of improving communications in respect to the following:
  - 1. Within College Hill
    - a. To create a program for black residents
    - b. To cooperate with community organizations
    - c. To exchange ideas with all community organizations
    - d. To increase involvement with minority groups
    - e. To increase utilization of elementary and secondary school resources
    - f. To support the establishment of a community meeting room.
  - 2. With City Hall Departments
    - a. To improve the liaison function with various City Departments
    - b. To learn more about the organization, the major functions, key people, and plans of the various City Departments.
  - 3. With Cincinnati area universities and colleges
    - a. Further use of the University of Cincinnati resources
    - b. Pursue what other schools have to offer.
  - 4. With Greater Cincinnati Chamber of Commerce
    - a. Pursue a pilot project to determine the Business Association's administrative staff needs.
  - 5. With the Small Business Administration (S.B.A.).

Goal X To cooperate with and encourage the College Hill Business Association to pursue their goals and objectives.

- A. The College Hill Forum, with the College Hill Business Association, should strive to implement the long range plans of the Business Association through the following methods:
  - 1. The College Hill Business Association (CHBA) should create a progressive image through systematic news releases, distribution of an image-building brochure, and planned speaking engagements.
  - 2. The C.H.B.A. should work on more promotion through additional cooperative promotions, more communication

and involvement among the business people, and continued patronage of each other's businesses.

3. The C.H.B.A. should initiate additional advertising in order to make a better impact and further use of cooperative, professional advertising.

## C. URBAN DESIGN PLAN

### Introduction to The Design Plan

In June, 1974, The Department of Urban Development entered into a contract with the City Planning Commission to produce a long range land use plan for the business district. At this time, Urban Development hired a full-time urban designer to work on a 20-year urban design plan for the main business district along Hamilton Avenue. A survey of existing conditions was completed by September, and a presentation of this initial survey was made to the Business Association and the Forum. Work then began on developing a long range conceptual plan for the Neighborhood Business District (N.B.D.) and then deciding on the particular areas in the N.B.D. for development of more detailed shorter range plans.

Also at this time, interested community leaders and legal counsel concluded that a College Hill Community Urban Redevelopment Corporation (C.H.C.U.R.C.) should be formed to provide an organization entity to carry out the planned physical change to the business district and where appropriate, to take advantage of the major features of the Impacted Cities legislation - tax abatement and land banking. The Business Association, Forum, and Christ Community then approved the C.U.R.C. in concept as a redevelopment tool.

The initial presentation of the Urban Design Plan to the Business Association and Forum coincided with these two groups naming three individuals each to work on the concept of a redevelopment corporation.

### Recommendations

Area of project - The main business district along Hamilton Avenue from Llanfair Avenue at the south to Wittlou Avenue at the north.

Recommendations consist of plans for better definition of Hamilton Avenue into three distinctly identifiable districts according to the nature of activity in each district. (See Map IX-1.)

Also included are plans for upgrading the physical characteristics of the streetscape of Hamilton Avenue, the front and rear of shops themselves, and programs for establishing market strategy, staging of development, and methods of financing.

### Goals of The Urban Design Plan

The goal of the Urban Design Plan is to enhance the total quality of the environment in the business district to the benefit of all shoppers and College Hill residents through the following methods:

- Strengthen the imagery of the N.B.D. in accordance with functional needs and citizen desires.
- Insure commercial-retail viability by increasing the area's attraction as a place to shop and enjoy.
- Improve Hamilton Avenue as a "Place for People."
- Capitalize on the unique qualities and potentials of the present environment, i.e., view, landmarks, historical features, and vegetation (hillside and tree coverage).
- Respect the existing fabric of the surrounding environment.

#### Achievement of Goals

The aforementioned goals will be achieved by the creation of a shopping environment that is better organized and more convenient to the shopper and potential shoppers. It recognizes and gives better attention to the importance of pedestrian activities.

The intention of the Urban Design Plan is to reestablish the business area as a focus of community life and activities.

In the early part of 1975, the Urban Design Plan was presented to both the Forum and the Business Association. Also at this time, initial meetings took place on the formation of a College Hill Community Urban Redevelopment Corporation (C.H.C.U.R.C.). This meeting was attended by representatives of the Forum Business Association, Christ Community, and interested residents of College Hill.

The Business Association leadership reached agreement with the Forum and Christ Community leadership to request the Director of City Planning to initiate the process leading to the establishment of an Interim Development Control District (IDC) encompassing the entire business district. The basic purpose of the IDC is to provide special review and approval of construction activities within a specific geographic area to allow adequate time to perform land use studies. The IDC is an overlay zone which means that the controls and restrictions of existing zoning remain in effect. The length of time covered by the IDC Ordinance in any specific geographic area is a maximum of 12 months. A map showing the boundaries of the IDC district is located on page 78. In brief, the Interim Development Control Ordinance stipulates that no structure shall be constructed or building permits, variance permits, etc., be granted in an IDC district, without approval of the City Planning Commission.

Following the communication from the College Hill Forum requesting the possible application of an interim development control zone covering the College Hill Business District, a briefing took place on April 4, 1975 before the City Planning Commission dealing with the status of the College Hill Business District Plan. This status report was presented by the staffs of the City Planning Commission and the Department of Urban Development as well as community/business leaders.

In May of 1975, a public hearing took place in College Hill concerning the proposed IDC District. As part of the public hearing, a presentation was made of the preliminary business district Urban Design Plan, resulting in some alteration to the original plan.

Following the public hearing, the Planning Commission staff recommended to the City Planning Commission approval of a proposed change of zoning to establish Interim Development Control (IDC) District No. 5 in the vicinity of the College Hill business district. It was agreed the IDC request was an appropriate step in utilizing the legislation to protect the considerable public and private investment in the planned revitalization of a community's neighborhood business district.

The Application Review Guidelines for Interim Development Control District No. 5 (IDC No. 5), College Hill Business District, were adopted by the City Planning Commission on June 13, 1975. (See Appendix IX-2 for a copy of these guidelines.)

Also in June of 1975, further detailed planning took place on the best use for the \$90,000 of Community Development monies appropriated for 1975. Staff of the City Planning Commission and the Department of Urban Development, along with a consultant with skills/experience in economics, organization, and planning, were active participants in this process. The decision was made to apply these funds in the block at the southwest corner of Hamilton and Cedar. It was agreed that this block provides the best situation to capitalize on previous planning effort, private investment, public expenditures, and credibility for the emerging College Hill C.U.R.C.

Planning and prioritizing of the 1976 C.D. project requests also took place at this time. The Business Association and the C.U.R.C. ad-hoc organizing group collaborated in making these decisions. These project requests were then incorporated into the College Hill Forum's overall request to the city.

On September 11, 1975, the official organization formation meeting of the College Hill Community Urban Redevelopment Corporation took place. This meeting culminated over a year of organizational meetings assisted by Planning Commission staff and the N.B.D. consultant. Following is the purpose statement, adopted as part of the regulations of the C.U.R.C.:

"The corporation is to operate under Chapter 1728 of the Revised Code of Ohio, and to initiate and conduct projects for the clearance, replanning, development and redevelopment of blighted areas within the suburb of College Hill in Cincinnati, Ohio, as shown on the College Hill Community Study by the Community Planning Services Division of the City of Cincinnati Planning Commission dated May, 1973, as the same may be from time to time modified, and, when so authorized by financial agreement with the City of Cincinnati, Ohio, pursuant to Section 1728.07 of the Revised Code of Ohio, to acquire, plan, develop, construct, alter, maintain or operate one or more projects under such conditions of use, ownership, management and control as are regulated pursuant to Chapter

1728 of the Revised Code of Ohio; and to serve a public purpose, with its operation directed towards providing for and making possible the original acquisition, to the extent agreed to by the governing body of the City of Cincinnati, Ohio, clearance, replanning, development or redevelopment of blighted areas or the acquisition, management and operation of a project or projects; and being subject to regulation by the City of Cincinnati, Ohio, for as long as it remains obligated under a financial agreement as provided in Section 1728.07 of the Revised Code of Ohio. The purpose of the Corporation is to serve as the physical development arm for projects conforming with the long-range community development plans guided (but not controlled) by the College Hill Forum, College Hill Business Association, Christ's Community in College Hill and other College Hill organizations."

Following the formation of the College Hill C.U.R.C., monthly meetings took place where the corporation worked on getting itself organized, defining key functions, adopting a project management system, and identifying key projects.

The business district, or more specifically, the boundaries of the Urban Design Plan, was officially designated as an IDC District by City Council in October, 1975. As a result of this designation, planning was initiated on the concept of an experimental signage contract. Representatives of Urban Development, City Planning, College Hill C.U.R.C., Cincinnati Institute, and College Hill Business Association held several information meetings. Efforts are continuing in the organization of an experimental signage improvement project.

Concerning the specific alterations to the business district as outlined in the Urban Design Plan, meetings were held with the leadership of the C.U.R.C. in order to define projects for submission to the Community Development Revolving Loan Fund (CDRLF). At this writing, one project (the purchase of 1618 Cedar Avenue) has been approved to receive a loan from the revolving loan fund.

The specific graphics and description of the Urban Design Plan are included at the end of this chapter. These graphics were prepared by the Department of Urban Development.

#### D. ZONE CHANGE RECOMMENDATION FOR THE N.B.D.

The following zone change for the N.B.D. was recommended in the Population and Housing section (Chapter V). (See Map V-1.)

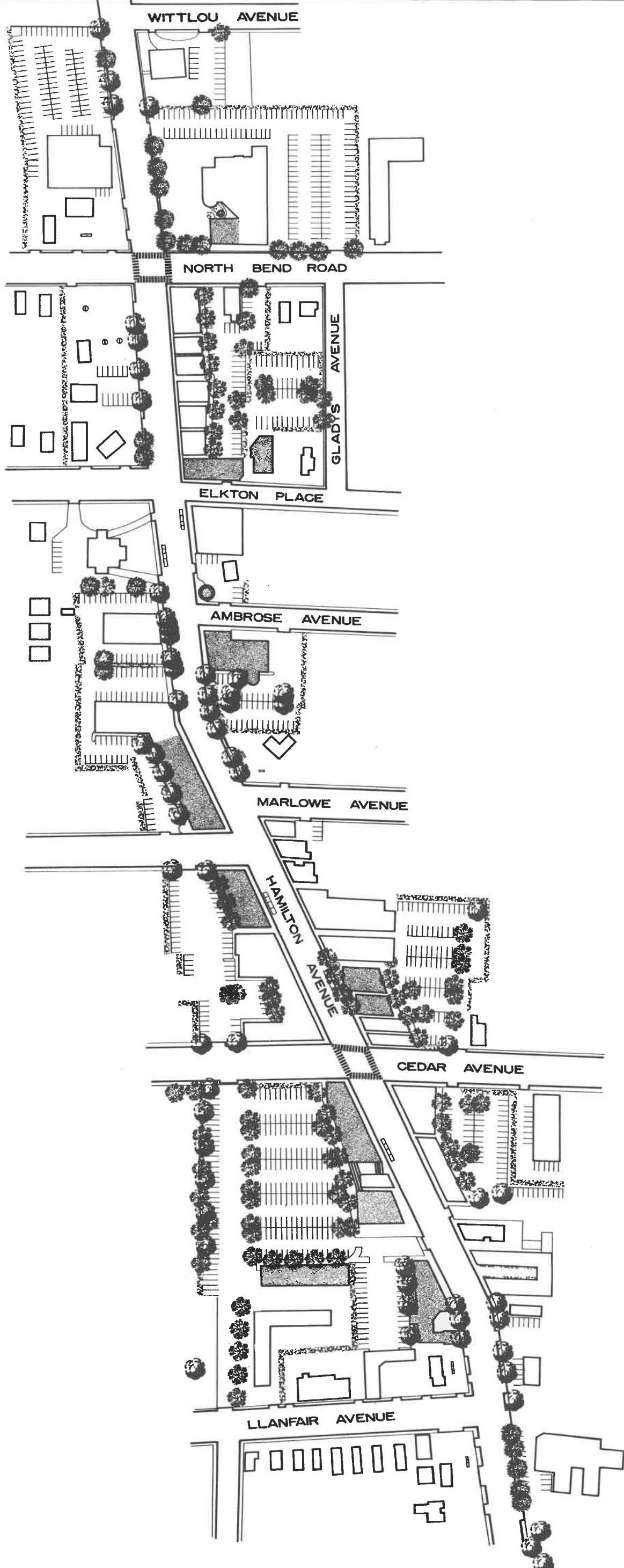
The properties between the business district on the west and Salvia Avenue on the east was outlined as an area to investigate as a downgrade from R-3 to either R-4 or R-5 zone when the business district is analyzed.



Scale: 1" = 150'

**LEGEND**

- New or Remodeled Buildings
- Scrubs
- Trees
- Bus Stops



**CONCEPTUAL THEME  
COLLEGE HILL URBAN DESIGN PLAN  
DEPARTMENT OF URBAN DEVELOPMENT**

COMMUNITY  
PLANNING  
SERVICES  
CINCINNATI, OHIO  
JANUARY, 1976

**COLLEGE HILL**  
Map IX - I  
URBAN DESIGN PLAN





INTERIM DEVELOPMENT CONTROL  
DISTRICT No. 5  
CITY PLANNING COMMISSION

COMMUNITY  
PLANNING  
SERVICES  
CINCINNATI, OHIO  
FEBRUARY, 1976

COLLEGE HILL

Map IX -2  
I.D.C. 5

## X EXISTING RECREATIONAL FACILITIES

### A. INTRODUCTION

In October of 1973, Clyde E. Williams & Associates, Inc. published the Comprehensive Park and Recreation Study, a document which gave the pertinent existing conditions in the College Hill-Mt. Airy study area, analyzed existing recreation facilities and programs, and presented a recreation plan for the study area.

The following characteristics of the area were considered:

1. Natural features of the land which may be of value or a limiting factor to recreation development.
2. Existing recreational facilities.
3. Recreational services.
4. Land use.
5. Demographic information.<sup>1</sup>

Since items #1, 4, and 5 are covered in earlier Chapters (I Introduction and VI Land Use and Zoning), the focus in this chapter will be existing recreational facilities and recreational services. Map VII-1, on page 85, shows the location of the existing recreation facilities serving College Hill.

### B. INVENTORY AND ANALYSIS - PUBLIC RECREATION

#### LaBoiteaux Woods

LaBoiteaux Woods is unique since its jurisdiction lies jointly between the Parks Department and the Cincinnati Recreation Commission. This 54-acre facility functions primarily as a day camp. The area nearby is dominated by wooded slopes and adjoins Spring Grove Cemetery to the south. Facilities included at LaBoiteaux Woods are a general purpose and activity building and a nature preserve. This facility serves all of College Hill.

#### M. Edith Campbell Jr. High School

Campbell Jr. High School is located at the extreme eastern portion of the consultants' (Clyde E. Williams) study area along Winton Road. This facility is primarily used by organized ball teams and residents located east of College Hill. Campbell Jr. High has baseball and softball diamonds, a football field, and a multi-purpose area. This area is under the control of the Board of Education.

<sup>1</sup> Clyde E. Williams & Associates, Inc.; Comprehensive Park and Recreation Study, 1973

### McEvoy Park

This 24-acre site consists predominantly of passive recreation with some active recreation facilities located on the southern portion of the site. Single-family homes surrounding this site make it very compatible with the surrounding land use. The existing basketball goals need the addition of hard surface courts in order to use them to their fullest. This park contains the normal complement of playground equipment (swing sets, slides, jungle bars, etc.). Other facilities at McEvoy Park include a shelter house with picnic tables, a football field, and a softball diamond.

### Crawford Field

Crawford Field is located adjacent to Pleasant Hill School along North Bend Road. This field is used primarily by organized teams, supervised by the Recreation Commission. A variety of playground-related equipment is situated on this site, serving the adjacent school and the community. Crawford Field also has two softball diamonds, two baseball diamonds, and a football field.

Some of the facilities at Crawford Field will be removed so that a community center can be constructed at this site. A new playground, in turn, is proposed east of this site on North Bend Road to replace the facilities which will be removed.

There is also an indoor gym at Pleasant Hill Elementary School.

### College Hill Park

College Hill Park, sometimes referred to as the Heitzler Play Area, is a 5.3-acre site adjacent to Aiken High School. Being situated in a medium density residential area makes this park readily accessible for high use. The old Town Hall building is also located on this site. Facilities at College Hill Park include an apparatus area, a junior pool, baseball diamond and football field, two tennis courts, a shelter, and basketball goals.

### Aiken High School Grounds

Aiken High School Grounds is under the control of the Board of Education, and is located on Belmont Avenue with its recreation facilities situated behind it. The area is surrounded by steep wooded slopes and is in a low area, which limits its expansion and also restricts its access points. The consultant recommended that improvements of this area should include the upgrading of the tennis courts and basketball goals, and a more defined parking area. Besides the tennis courts and basketball goals, this site also includes a track, softball diamond, and a football field.

### Felter's Tanglewood Park

Felter's Tanglewood consists of 38 acres of heavily wooded and steep topography that is under the control of the Cincinnati Park Board. The area is free of any facilities due to severe limitations imposed by the topography and the dense vegetation in the area. Felter's Tanglewood is part of the parks, open space, hillside area skirting the southern boundary of the College Hill community. Due to the susceptibility of the hillsides to erosion and the desirability of parks and open spaces, this area is best left in its natural state.

### Mt. Airy Playground

Mt. Airy Playground is situated adjacent to Mt. Airy School just off of Colerain Avenue, and occupies an area of approximately 2.2 acres. This playground is mentioned since it serves a portion of College Hill, even though it is not physically located within the community boundary. This facility is under the jurisdiction of the Recreation Commission.

The softball and baseball diamonds are used primarily for organized play, while all other facilities are community-oriented. These include tennis courts, a tot lot, basketball goals, and a junior pool.

### Mt. Airy School

This site, under the control of the Board of Education, contains the normal complement of school playground equipment. These include a tot lot and playground and also an indoor center.

### Mt. Airy Forest

A small portion of Mt. Airy Forest exists in the consultants' study area and is located east of Colerain Avenue and adjacent to the Mt. Airy Forest administration building. This area consists of a natural wooded area similar in nature to Felter's Tanglewood Park and is free from any development. Due to its natural character, this area is best left as it is.

## C. INVENTORY - SEMI-PUBLIC RECREATION

The preceding section dealt with publicly provided recreational facilities serving the College Hill area. In terms of recreation activities, there are also several semi-public sites in the College Hill area offering similar activities and services. These facilities are also shown on Map VII-1, on page 85. The sites include the following: St. Clare School, St. Richard School, Little Flower School, St. Vivian School, St. Margaret Mary School, McAuley High School, and College Hill Presbyterian Church.

Table X-1, on the following page, shows an inventory of existing facilities serving the College Hill area. Concerning these existing facilities, the consultant brought out the following facts in regard to joint usage of selected facilities.

Swimming Pools: Where schools have indoor swimming pools, it was found that they are used for instructional purposes year round, thus precluding their use for free recreation swimming.

Ball Diamonds: The Board of Education and Recreation Commission have full-sized ball diamonds under their jurisdiction. These diamonds, however, are almost exclusively used by organized groups, thus limiting their use for everyday play.

Indoor Recreation Facilities: Some of the schools in the consultants' study area are presently providing for some of the indoor recreational needs (gymnasiums-meeting rooms-craft rooms) on a limited basis. The problems that

TABLE X-1

A SUMMARY OF RECREATION FACILITIES

	SOFTBALL	BASEBALL	FOOTBALL & TRACK	BASKETBALL GOALS	TOT LOTS & PLAYGROUNDS	TENNIS COURTS	GYMS	PICNIC AREAS	JUNIOR POOLS	SWIMMING POOLS	SHELTERHOUSES	NATURE PRESERVE	INDOOR CENTERS
LaBoiteaux Woods	1	1	1	1	1						1	1	
Campbell Jr. High	1	1	1	1	1					1		1	
McEvoy Park	2	2	1	1	1			1		1			
Crawford Field		1	1	1	1				1	1			
College Hill Park		1	1	1	1								
Aiken High School	1	1	1	1	1		1	1	1				
Felter's Tanglewood													
College Hill School							1						1
St. Clare School							1						1
Pleasant High School							1						1
College Hill Presbyterian Church													
St. Richard School	2		2	1	1								
St. Vivian School			1	1	1								
St. Margaret Mary School				1	1								1
Little Flower School				1	1								
Mt. Airy Playground	1	1	1	1	1								1
Mt. Airy School				1	1								
<b>Total</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>7</b>	<b>14</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>9</b>

Source: Comprehensive Park and Recreation Study, Clyde E. Williams & Associates, Inc., 1973; Field Survey, City Planning Commission

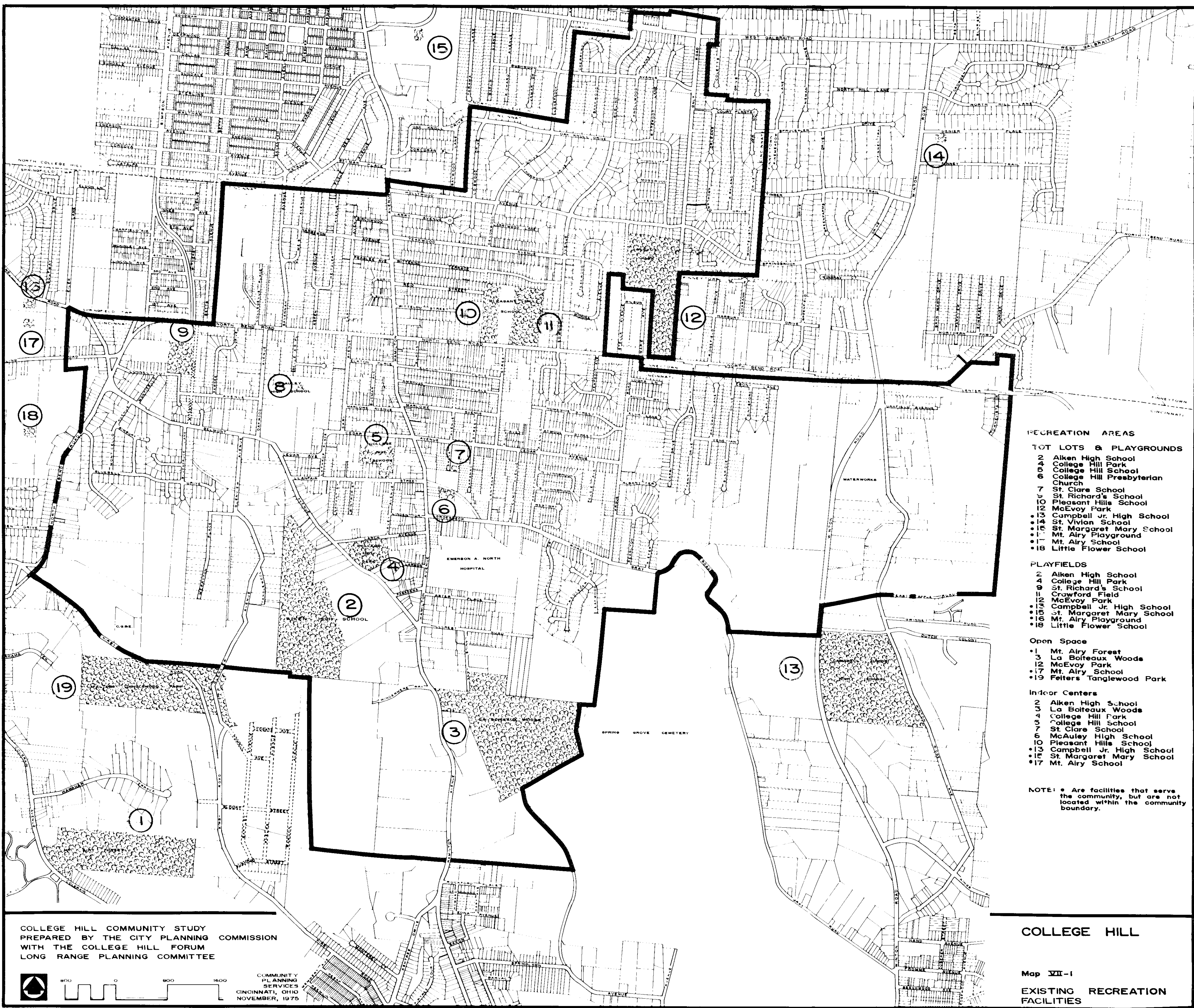
arise here are of different types. One is that when an elementary school is used as a neighborhood center, the facilities are scaled down, thus making their use by adults awkward. Secondly, these facilities are available for use by adults only if it is not being used for school purposes. Lastly, use of these facilities require a rental arrangement and must be supervised by the user.

#### D. VACANT LAND

In College Hill, there are over 550 acres of vacant land. This represents 22.6% of the total land area in the community. Vacant land is important to recreation and open space in that it provides necessary room for the expansion of existing facilities, it offers suitable sites for new activities, and it insures that a portion of the land will remain in a natural state for preservation purposes.

Several vacant land sites have been designated by the consultant for recreational purposes, but these areas will be covered in the Recreation Plan section of this document.





- RECREATION AREAS**
- TOT LOTS & PLAYGROUNDS**
- 2 Aiken High School
  - 4 College Hill Park
  - 5 College Hill School
  - 6 College Hill Presbyterian Church
  - 7 St. Clare School
  - 8 St. Richard's School
  - 10 Pleasant Hills School
  - 12 McEvoy Park
  - 13 Campbell Jr. High School
  - 14 St. Vivian School
  - 15 St. Margaret Mary School
  - 17 Mt. Airy Playground
  - 18 Little Flower School
- PLAYFIELDS**
- 2 Aiken High School
  - 4 College Hill Park
  - 9 St. Richard's School
  - 11 Crawford Field
  - 12 McEvoy Park
  - 13 Campbell Jr. High School
  - 15 St. Margaret Mary School
  - 16 Mt. Airy Playground
  - 18 Little Flower School
- Open Space**
- 1 Mt. Airy Forest
  - 3 La Boiteaux Woods
  - 12 McEvoy Park
  - 17 Mt. Airy School
  - 19 Felters Tanglewood Park
- Indoor Centers**
- 2 Aiken High School
  - 3 La Boiteaux Woods
  - 4 College Hill Park
  - 5 College Hill School
  - 6 St. Clare School
  - 7 McAuley High School
  - 10 Pleasant Hills School
  - 13 Campbell Jr. High School
  - 15 St. Margaret Mary School
  - 17 Mt. Airy School

NOTE: • Are facilities that serve the community, but are not located within the community boundary.

COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



**COLLEGE HILL**

Map VII-1  
**EXISTING RECREATION FACILITIES**

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## XI THE RECREATION AND PARKS PLAN

### I. INTRODUCTION

This chapter concerns recreation and parks in the College Hill area. The base for this chapter is the "Preliminary Draft - College Hill Recreation Goals, Objectives, and Implementation Actions" document, dated March 25, 1975. It was developed by the College Hill Recreation Advisory Committee, then revised by the College Hill Forum Long Range Planning Committee. On March 25, 1975, it was reviewed by the College Hill Forum Board of Directors, then revised again by the City Planning Commission staff in order to fit the format of this document.

The physical parts of this Plan are displayed graphically on Map XIV-1, on page 88.

### II. GOALS, OBJECTIVES, AND IMPLEMENTATION ACTIONS

Goal I To assure that College Hill residents have a voice in the planning and implementation of the recreation program as it affects College Hill.

A. The College Hill recreation program will be coordinated by the College Hill Recreation Advisory Committee (CHRAC) on a continuing basis.

- CHRAC is the recreation committee of the College Hill Forum. Their Bylaws were adopted by the Forum in September, 1975, and they meet regularly as a sponsored activity of the Forum. The Forum provides liaison between the community and Cincinnati City Council, the Cincinnati Public Recreation Commission, the Cincinnati Park Board, the Cincinnati Board of Education, and any other relevant funding or sponsoring agencies. CHRAC, in the past, has been a very effective community organization and has involved approximately 733 participants from over 400 families. Appendix XI-1 explains CHRAC further.

1. CHRAC will solicit and coordinate resident volunteer assistance in supervising and executing its programs on an on-going basis.
2. CHRAC will develop details of individual recreation programs in collaboration with the Public Recreation Commission, publicize recreation activities, and develop funding for programs that exceed Recreation Commission budget allocations, on an on-going basis.

Goal II To design a recreational program for College Hill to improve the quality of life for all area residents through the complete utilization of existing facilities, programs, and activities.

A. CHRAC, working with the Public Recreation Commission, should expand and upgrade the following existing programs and facilities:

1. The deep-water pool program at Aiken High School by September, 1976.
2. The lighted school program at all College Hill area public schools by September, 1976.
3. The tennis facilities and athletic fields at Aiken High School, and make them available for community use by April, 1977.
4. The facilities at McEvoy Park, primarily for recreational athletics, by April, 1977.

Goal III To have supervised programs, facilities, and activities during all seasons of the year that are both active and passive, structured and unstructured, which include physical activities, socialization activities, and cultural enrichment activities.

A. CHRAC, working with CHCURC, and the City of Cincinnati, should have a community recreation center constructed on the present Crawford Field site by July, 1978.

Goal IV To have recreation facilities, activities, and programs in adequate numbers to serve all age groups.

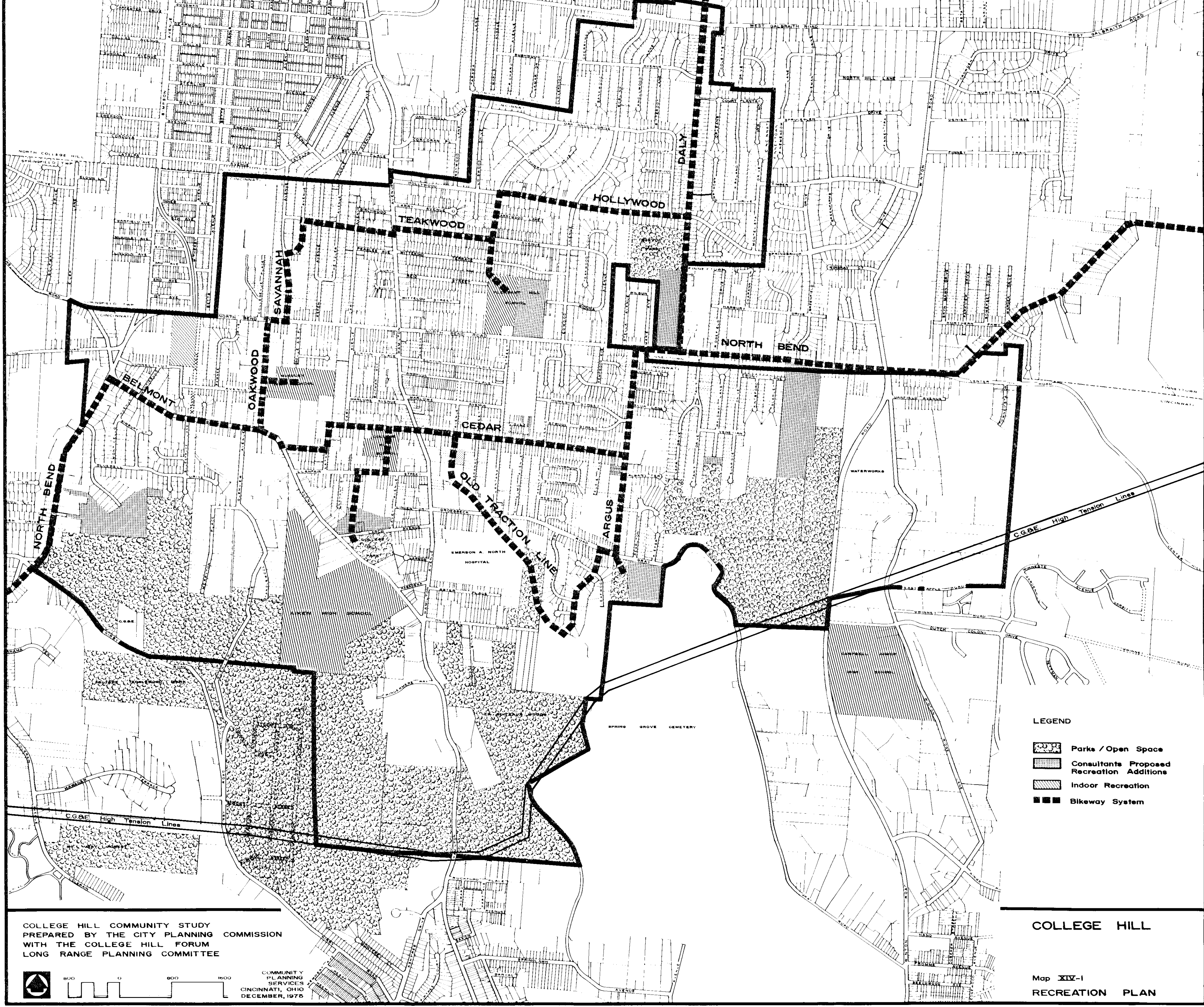
A. CHRAC, working with the Recreation Commission, and the City of Cincinnati Department of Public Works, should develop a system of bicycle trails in College Hill which would, by January, 1978,

1. Link the schools and existing and proposed recreation areas with the hillsides,
2. Link College Hill with Northside via the old Cincinnati Electric Car Company right-of-way,
3. Link College Hill with the Millcreek corridor via Center Hill Road,
4. Include a bicycle right-of-way on any newly-constructed streets in College Hill.

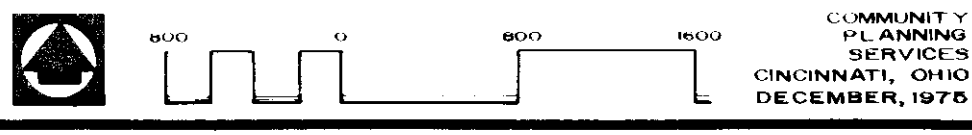
- Map XIV-1 shows the proposed Bikeway System for College Hill.

- The subject of bikeways is also included in the Transportation Plan, Chapter XIII.





COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



- LEGEND**
- Parks / Open Space
  - Consultants Proposed Recreation Additions
  - Indoor Recreation
  - Bikeway System

**COLLEGE HILL**

Map XIV-1  
**RECREATION PLAN**

- B. CHRAC, working with the Senior Citizen's Committee and the Recreation Commission, should expand the program at College Hill Park (Larch and Belmont) to include additional athletic activities for youth, senior citizen recreation, and additional tennis and playground space by July, 1977.
- C. CHRAC, working with the Senior Citizen's Committee and the Public Recreation Commission, should develop a complete senior citizen's recreation program which would include, but not be limited to, shuffleboard, cards, picnics, dancing, classes, and horse shoes, by July, 1978.
- D. CHRAC, working with the Senior Citizen's Committee, should actively promote the inclusion of senior citizen recreation activity space in all future playground and park development.
- E. CHRAC, working with the Senior Citizen's Committee and the City Public Recreation Commission, should develop new physical and athletic programs and facilities for adults and youth, on an on-going basis.
  - Such programs could include knothole baseball, girls' softball, track and field, soccer, tennis and swimming, softball, baseball, football, basketball, and volleyball.

Goal V To have recreation facilities, activities, and programs located in close proximity to the people who will use them.

- A. CHRAC, working with the College Hill Community Urban Redevelopment Corporation (CHCURC), and the City of Cincinnati, should establish the following new recreation facilities:
  - 1. A recreation area south of North Bend Road, bounded on the east by Winton Road and on the west by Capri Drive, to include athletic facilities, playground equipment, picnic areas, and senior citizens recreation facilities by July, 1977.
    - This property is to be purchased by the City of Cincinnati using funds provided through 1975 Community Development Act money. Development of the site should be accomplished through the 1976 City budget.
    - See The Recreation Plan Map, XIV-1, on the preceding page, for the location of this facility.
  - 2. A playground at the southeast corner of Argus and Groesbeck Roads by July, 1977.
    - The College Hill Forum has requested funding from the City of Cincinnati\*, to acquire these properties in 1976. The necessary equipment could be purchased and the facilities developed and landscaped in 1977.

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\* Via the Capital Improvement/CD Process

3. A playground, Tahiti Playground, at the end of Waldway Lane by July, 1978.
4. A playground at the southwest corner of Cedar and Argus by July, 1977.

Goal VI To coordinate recreation programs, facilities, and activities to maintain and preserve green spaces and a proper ecological balance.

- A. The College Hill Forum should work with the City Planning Commission and the Cincinnati Institute to help preserve College Hill's hillsides through:
  1. Development of criteria for an ordinance to designate hillsides which should be protected from development by June, 1976.
  2. Determination of which hillsides in College Hill should be preserved by December, 1976.
  3. Helping the City acquire the appropriate land to be incorporated into a hillside park stretching from Mt. Airy Forest to Winton Road by December, 1977.



## XII TRANSPORTATION

### A. STREET AND HIGHWAY SYSTEM

#### Street Network

College Hill sits astride four major arterial systems. Two of these are radial arteries connecting downtown Cincinnati to the northern suburbs (Hamilton Avenue and Winton Road), and two are major crosstown arterials (North Bend and Galbraith Roads). These arterials are connected with a complete system of additional arteries, collectors, and local streets. This system is graphically portrayed on Map VIII-1, on page 94. and definitions of the various type streets are given below:

**Local Street System** - Provides for direct access to abutting land and for local traffic movement. Land access is a primary function of this system, while traffic movement is secondary.

**Collector System** - Provides for traffic movements between major arterials and local streets, and direct access to abutting properties. The functions of land access and traffic movement are equal in this system.

**Arterial System** - Provides for the through traffic movement between areas and across the city, and direct access to abutting property which is subject to necessary control of entrances, exits, and curb use.

**Expressway System** - Provides for expeditious movement of large volumes of through traffic between areas and across the city, and is not intended to provide land access service.<sup>1</sup>

The street systems have an additional purpose of providing right-of-way for utilities and linear open space.

There are two arterials in addition to those previously mentioned. They are Belmont Avenue, which connects Hamilton Avenue and North Bend Road, and Center Hill Road, which drops from North Bend Road down the hill to Elmwood Place.

There are no expressways presently in College Hill, but one is planned which will pass through the southwestern corner of the community, if built. This is the Colerain Modified Expressway, which could connect I-74 in Northside with the far northwestern suburbs. It would pass up the Kirby Road Valley and through Mt. Airy, and is depicted by the dotted line on the map. No definite route has been picked to date for this expressway.

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<sup>1</sup> Principles and Practices of Urban Planning; editor, Goodman, William I.; International City Managers' Association; Washington; 1968; p. 146-149

There are various streets designated as collector streets in College Hill. These are Groesbeck Road, Argus Road, Daly Road, Kirby Road, Glenview Avenue, Oakwood Avenue, and Kipling Road.

### Traffic Volumes

The current and 1990 projected traffic volumes on College Hill's major streets are illustrated on Maps VIII-2 and VIII-3, respectively. The current volumes were done in 1973, through actual counts. As can be seen on the map, the heaviest volumes are along the major arterials.

The 1990 projections, done by the Ohio-Kentucky-Indiana Regional Planning Authority (OKI), show few great increases in traffic volume in College Hill. The biggest increase would be North Bend-Center Hill, east of Winton Road, where volume is expected to increase from 7,500 to 25,000; Winton, Hamilton and the rest of North Bend will remain roughly the same. Groesbeck Road will approximately double in volume by 1990, and Kirby Road will also undergo an increase.

### Traffic Accidents

Map VIII-4 shows the location of all traffic accidents which took place in 1972 in College Hill. Of the 691 accidents which took place, 281 were at interesections and 410 were mid-block. Only 18 of these involved pedestrians.

The streets with the highest number of traffic accidents were those streets most heavily travelled, Hamilton Avenue (209 accidents) and North Bend Road (192 accidents), with the intersection of the two having more accidents than any other intersection in the community. The area with the second greatest frequency of traffic accidents was in the 5300 block of Hamilton Avenue, where the entrance to Hammond North Apartments enters Hamilton Avenue.

Of the 18 accidents involving pedestrians, eight occurred on Hamilton Avenue, seven of those in the business district.

### B. BUS TRANSPORTATION

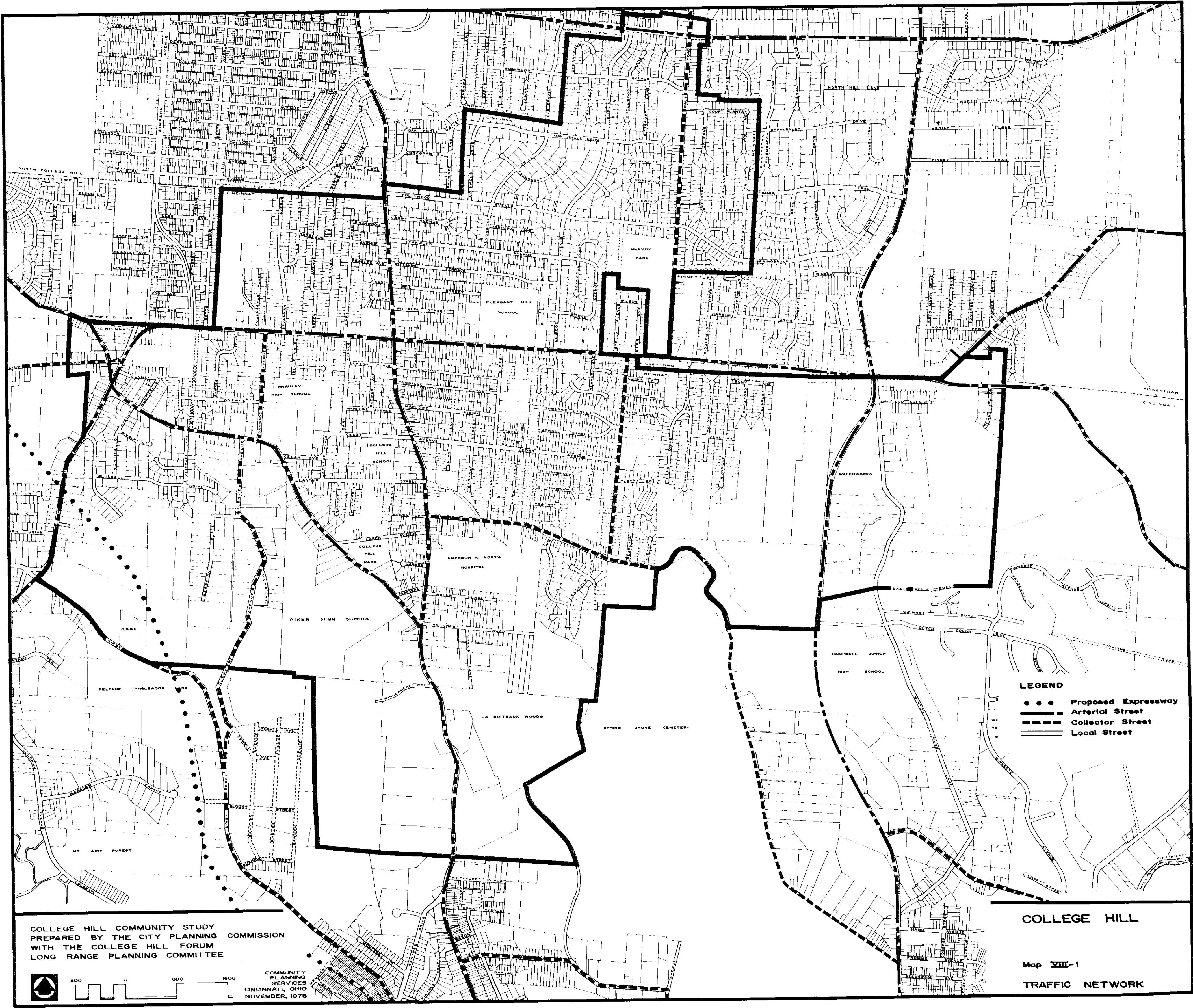
Map VIII-5 shows the Queen City Metro bus routes which pass through College Hill. There are eight routes in College Hill, only one of which terminates in College Hill (61-Clifton, Pullan, Cedar) and one of which terminates in West College Hill (17-College Hill). The rest pass on through to terminate outside the city.

One of those which terminates in College Hill is route 61-Clifton, Pullan, Cedar, which comes up Hamilton Avenue from downtown (via Clifton and Northside), and loops around Cedar, Argus, Groesbeck, and Kenneth, and returns downtown via Hamilton Avenue.

Route 17-College Hill comes up Hamilton from downtown, goes west on Cedar, northwest on Belmont, north on Oakwood, west on North Bend and loops around Witherby, Innes, and Simpson, then returns by the same route. This loop is actually in West College Hill.

C. TRUCK ROUTES

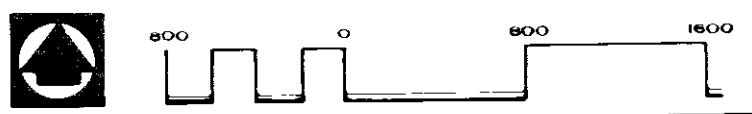
The Traffic Engineering Division of the City of Cincinnati's Department of Public Works has prepared a truck route ordinance (see Map VIII-5) that would limit trucks of certain types to certain streets. Under this ordinance, trucks with three or more axles passing through College Hill would be limited to Hamilton Avenue, Winton Road, North Bend Road, and Galbraith Road (except for access to locations off these routes). At this writing, this proposed ordinance is being held under advisement by City Council, with no projected date for passage.



**LEGEND**

- • • Proposed Expressway
- Arterial Street
- - - - Collector Street
- Local Street

COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



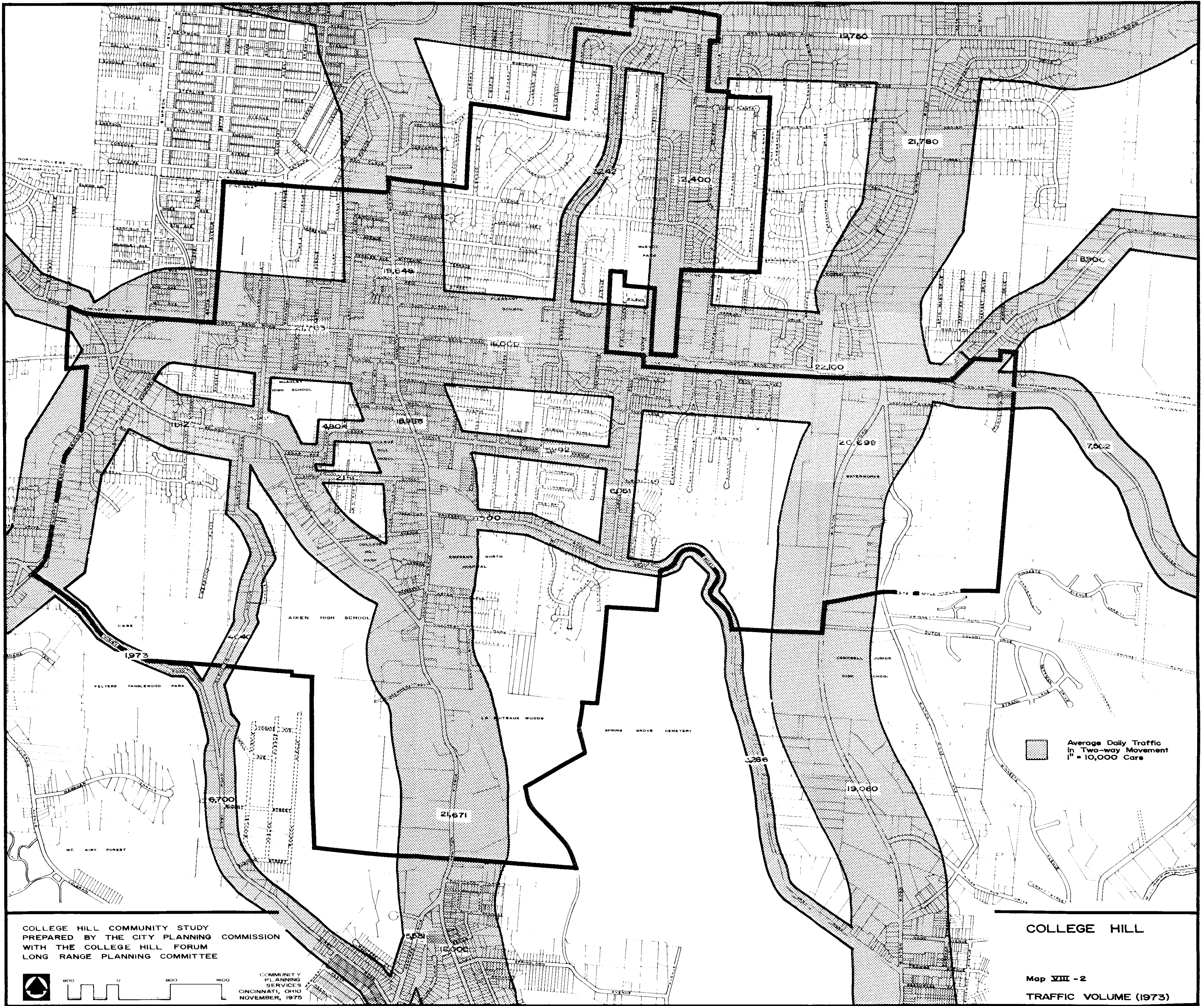
COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

**COLLEGE HILL**

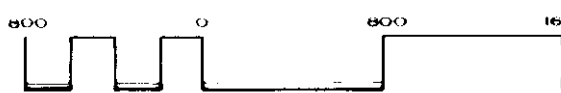
Map VIII-1  
**TRAFFIC NETWORK**

64





COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



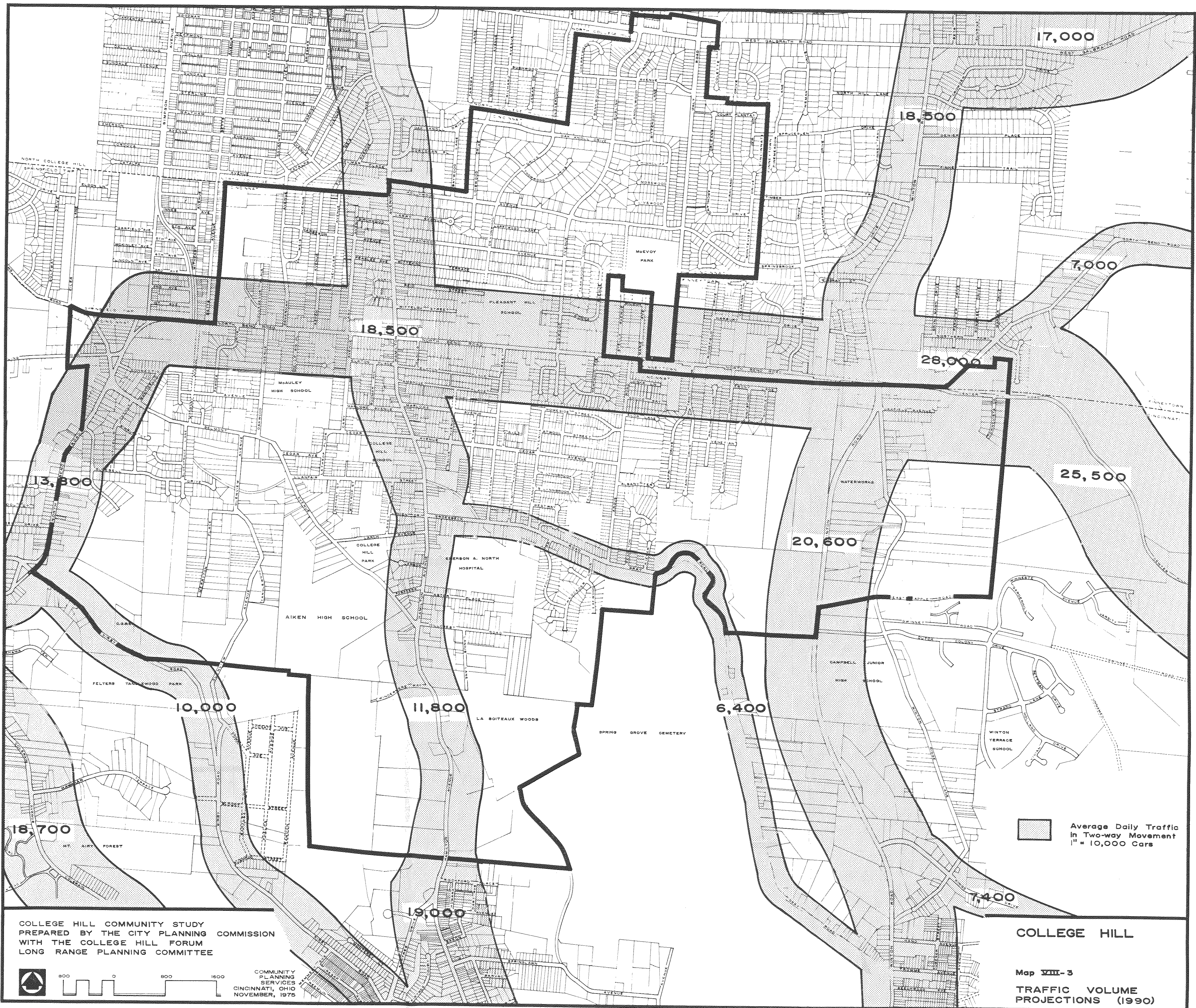
COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

COLLEGE HILL

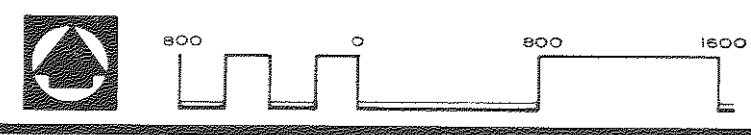
Map VIII - 2

TRAFFIC VOLUME (1973)





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 LONG RANGE PLANNING COMMITTEE



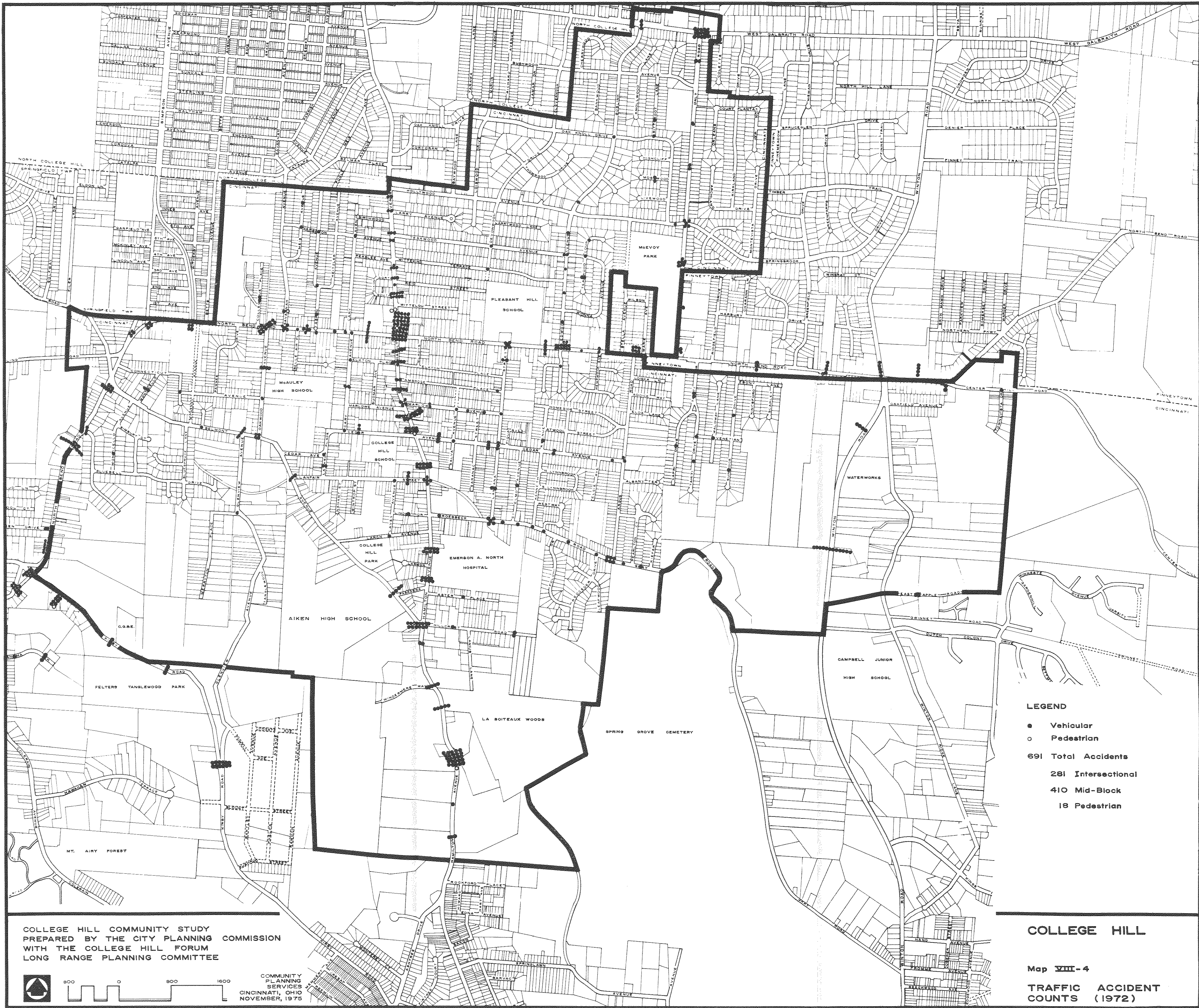
COMMUNITY  
 PLANNING  
 SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

Average Daily Traffic  
 in Two-way Movement  
 1" = 10,000 Cars

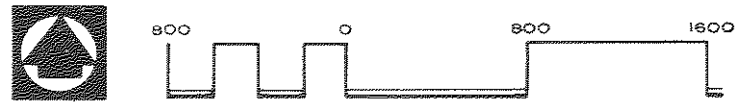
COLLEGE HILL

Map VIII-3  
 TRAFFIC VOLUME  
 PROJECTIONS (1990)





COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



COMMUNITY  
 PLANNING  
 SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

**LEGEND**

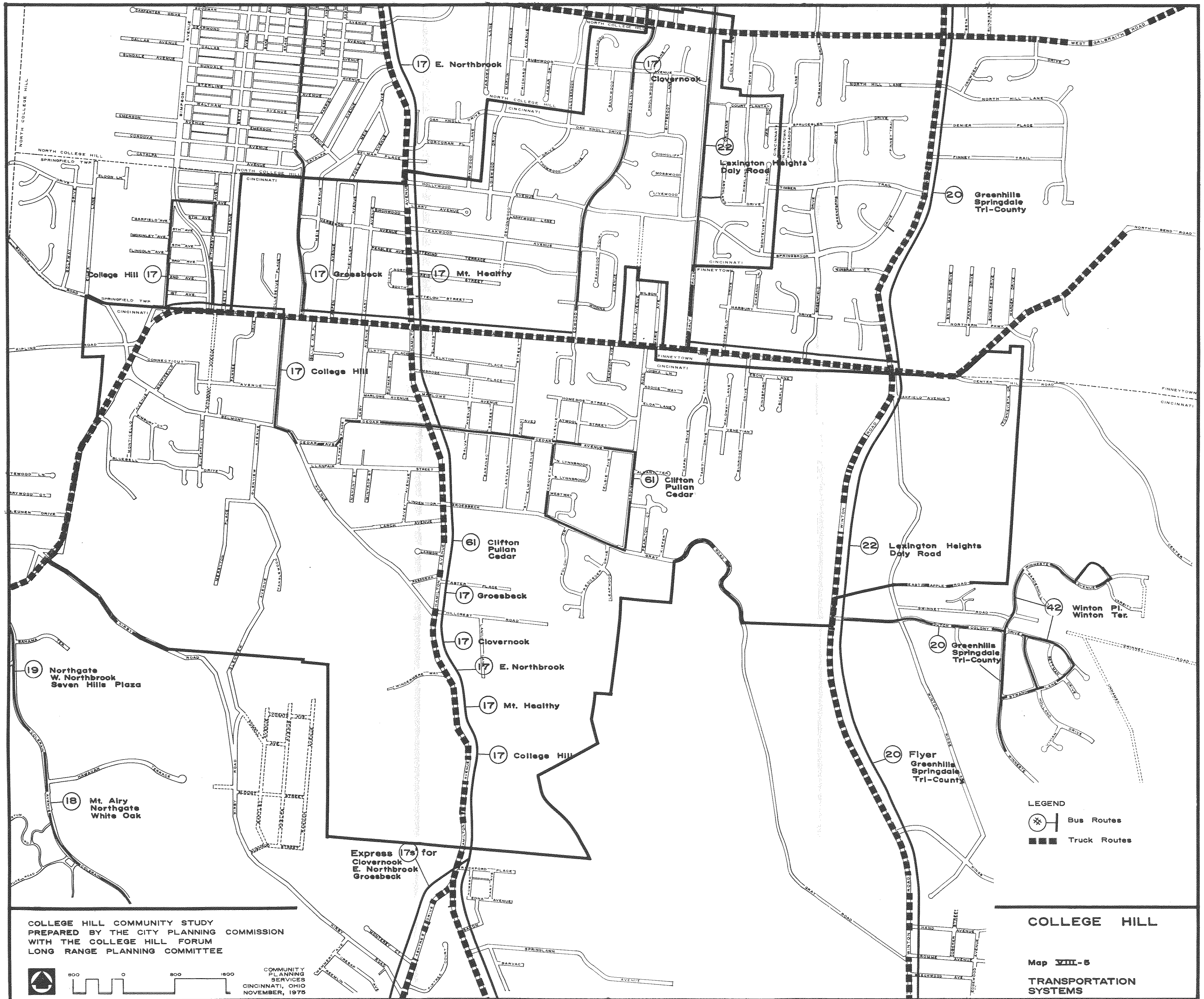
- Vehicular
- Pedestrian

691 Total Accidents  
 281 Intersectional  
 410 Mid-Block  
 18 Pedestrian

**COLLEGE HILL**

Map VIII-4  
**TRAFFIC ACCIDENT  
 COUNTS (1972)**





COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE

800 0 800 1600  
 COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

**COLLEGE HILL**

Map VIII-5  
**TRANSPORTATION SYSTEMS**

### XIII THE TRANSPORTATION PLAN

#### A. INTRODUCTION

The basis for this chapter is the "Preliminary Draft - College Hill Transportation Goals, Objectives, and Implementation Actions." These were developed in brainstorming sessions of the College Hill Long Range Planning Committee, and have been reviewed and approved by the College Hill Forum Board of Directors.

#### B. GOALS, OBJECTIVES, AND IMPLEMENTATION ACTIONS

Goal I To make more public transit available to College Hill residents.

A. The College Hill Forum should work with Cincinnati Metro to develop a shuttle bus system in College Hill that would connect residential areas with the business district, public transit corridors (along Hamilton, Colerain, and Winton), the schools, The Methodist Home, the public library, and Providence Hospital by January, 1977.

1. The Forum Transportation Committee should work with Queen City Metro to study ridership patterns to determine feasibility of such a shuttle/feeder system during 1976.

B. The College Hill Forum should work with Cincinnati Metro to establish a new Crosstown bus line on North Bend Road, with a transfer point near Hamilton Avenue in the business district by January, 1977.

Goal II To improve the pedestrian system in College Hill.

A. The City of Cincinnati should construct new and repair old and broken sidewalks, via the assessment process, on all through residential streets in College Hill, during 1976.

B. The City of Cincinnati should provide pedestrian access to Providence Hospital along Kipling Road by January, 1977.

C. The City of Cincinnati should provide pedestrian access to all College Hill Schools, public and private, by January, 1977.

Goal III To minimize traffic congestion in College Hill.

A. The College Hill Forum, working with the Division of Traffic Engineering, should seek ways of improving traffic flow at North Bend and Center Hill, Hamilton and Cedar, and Hamilton and Belmont by January, 1977.

1. The Forum should work with the Division of Traffic Engineering during 1976 to study and plan for these improvements.

Goal IV To limit truck traffic to a system of truck routes passing through College Hill.

- A. City Council should enact the Truck Route Ordinance proposed by the Division of Traffic Engineering, by January, 1977, with the following change:

1. City Council should remove North Bend Road, from Winton Road to Colerain Avenue, from the truck route system after the completion of the Cross County Highway.

Goal V To complete the system of expressways around College Hill.

- A. The College Hill Forum should support the completion of the Cross County Highway as soon as possible.
- B. The College Hill Forum should conduct further study and debate on the issue of the construction of the Colerain Expressway (as one possible solution to the problem of congestion in College Hill) in the year 1976.

Goal VI To develop a system of bicycle trails in College Hill.

- A. The College Hill Recreation Advisory Committee (CHRAC), working with the Recreation Commission and the City of Cincinnati Department of Public Works, should develop a system of bicycle trails in College Hill which would be completed by January, 1978,
  1. Link the schools and existing and proposed recreation areas with the hillsides,
  2. Link College Hill with Northside via the old Cincinnati Electric Company right-of-way,
  3. Link College Hill with the Millcreek corridor via Center Hill Road,
  4. Include a bicycle right-of-way on any newly-constructed streets in College Hill.
    - Map XIV-1 shows the proposed Bikeway System for College Hill.
    - The subject of bikeways is also included in the Recreation Plan, Chapter XI.

Goal VII To locate a rapid transit stop in the College Hill Business District when a rapid transit system is developed for Greater Cincinnati.



Goal VIII To study the feasibility of a pedestrian mall on Hamilton Avenue in the College Hill Business District.

- A. The College Hill Forum Long Range Planning Committee should conduct a feasibility study in 1976.

## XIV EDUCATION

### A. PUBLIC ELEMENTARY SCHOOLS

#### Capacity and Enrollment

There are two public elementary schools serving College Hill (College Hill and Pleasant Hill). Map IX-2, on the following page, shows the location of these schools and their district boundaries. Table XIV-1, below, shows pertinent data about them.

TABLE XIV-1  
ELEMENTARY SCHOOL DATA ON COLLEGE HILL

School	Age	Capacity	1975-1976 Enrollment	% Capacity	1975-1976 % Black
College Hill	71	870	581	66.8	51.1
Pleasant Hill	9	720	579	80.4	65.9

Source: Various School Board Reports

As can be seen from the table, both elementary schools are below capacity. Both schools have enrollments within the racially balanced range of 29.68%-69.68% black. District-wide, 51.10% of all 68,546 students are black. While Pleasant Hill School is nearly new, College Hill School is fairly old, the original building being 71 years old and the addition, 48 years old.

In 1971, the School Board evaluated all of the schools' physical plants, and placed them in five categories. Pleasant Hill was placed in Group I, meaning that it is in satisfactory to good condition, in need of only minor modifications. Where inadequacies exist, they are few in number, and can be corrected through additional maintenance and/or remodeling to adapt to program changes. College Hill School was placed in Group II, meaning that the building is structurally sound. The buildings in this group are rated satisfactory and meet minimum standards. They have certain inadequacies which should be corrected.<sup>1</sup>

The Cincinnati Public School System offers various federal, state, and local programs in its schools. In the two elementary schools serving College Hill, a federally-assisted program for handicapped, disadvantaged, and exemplary students is offered.<sup>2</sup>

<sup>1</sup> Summary Report, Survey of School Facilities Needs, Cincinnati Public Schools; Dec., 1971

<sup>2</sup> Annual Statistical Report-Superintendent of Schools, 1973-1974

### Trends in Average Daily Membership

Table XIV-2, below, shows the average daily membership for the five public schools in the College Hill area for the years 1969-1974. Also included is the figure for the city as a whole.

TABLE XIV-2

#### TRENDS IN AVERAGE DAILY MEMBERSHIP - COLLEGE HILL SCHOOLS

	1969-70	1970-71	1971-72	1972-73	1973-74
College Hill	779	738	698	701	679
Pleasant Hill	842	824	729	704	609
Campbell Jr. High	932	998	1,023	926	861
Schwab Jr. High	1,312	1,305	1,409	1,278	1,274
Aiken Sr. High	<u>1,455</u>	<u>1,527</u>	<u>1,589</u>	<u>1,627</u>	<u>1,615</u>
Total	5,320	5,392	5,448	5,236	5,038
City	83,483	81,847	78,747	75,521	71,397

Source: Annual Statistical Report-Superintendent of Schools, 1973-1974

As can be seen from the table, each public school serving College Hill had a slight decrease in average daily membership, with the exception of Aiken, which experienced an increase of 160 students, nearly 11%. College Hill schools as a whole, had a decrease of just over 5%. Compared with the city as a whole, which shows a decrease in membership of 14%, College Hill had a much smaller decrease.

### Absenteeism

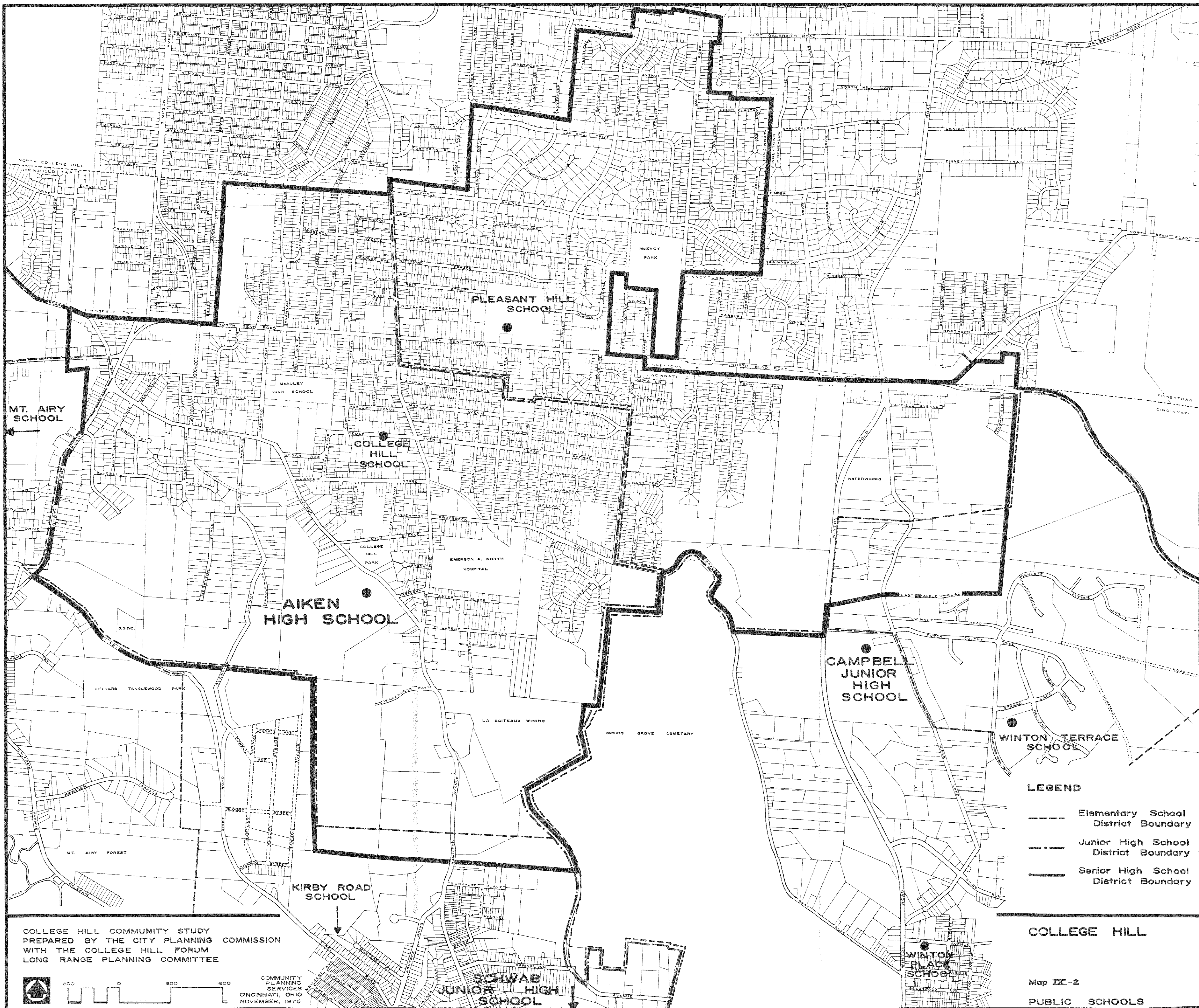
Table XIV-3, on the following page, shows the rate of absent students for the public schools in College Hill and the city as a whole for the years 1969-1974.

The absentee rates for the two elementary schools in College Hill during the 1973-74 school year were substantially lower than the rate for the city as a whole. On the junior high level, Schwab is lower in absentee rate than the city rate, while Campbell is over 4% higher. Aiken Senior High, which serves the College Hill area, has an absentee rate of 15.2% which is significantly lower than the city rate of 18.8%.

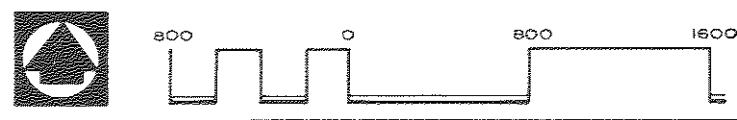
### B. PUBLIC JUNIOR HIGH SCHOOLS

#### Capacity and Enrollment

College Hill is served by two public junior high schools, Schwab and Campbell. Map IX-2 shows the location of all the public schools and their district boundaries. Table XIV-4 shows some pertinent data about them.



COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



COMMUNITY  
 PLANNING  
 SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

- LEGEND**
- Elementary School District Boundary
  - . - . Junior High School District Boundary
  - Senior High School District Boundary

**COLLEGE HILL**

Map IX-2  
**PUBLIC SCHOOLS**

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TABLE XIV-3

## ABSENTEEISM IN COLLEGE HILL SCHOOLS (1969-1970)

	1969-70	1970-71	1971-72	1972-73	1973-74*
College Hill	5.9	5.6	5.9	5.7	7.4
Pleasant Hill	4.5	4.7	4.8	4.7	6.1
Campbell Jr. High	11.6	14.1	18.2	18.5	22.2
Schwab Jr. High	12.0	11.9	12.8	14.9	17.3
Aiken Sr. High	11.3	13.0	13.5	16.6	15.2
Total	9.7	10.7	12.1	13.5	14.8

\* City Absentee Rate by Type of School, 1973-1974: Elementary - 9.6  
 Jr. High - 18.0  
 Sr. High - 18.8

Source: Annual Statistical Report-Superintendent of Schools, 1973-1974

TABLE XIV-4

## JUNIOR HIGH SCHOOL DATA ON COLLEGE HILL

School	Age	Capacity	1975-1976 Enrollment	% Capacity	1975-1976 % Black
Schwab Jr. High	18	850	1,165	137.0	30.4
Campbell Jr. High	6	750	802	107.0	90.0

Source: Various School Board Reports

Both junior high schools serving the College Hill area are new and both are operating above capacity, with Schwab being nearly 40% over. Neither school lies within the racially balanced range of 31.53%-71.53% set by the U. S. Office for Civil Rights (OCR).

Schwab and Campbell were both placed in Group I when the School Board evaluated all the physical plants in 1971. Group I simply means that the building is in satisfactory to good condition, in need of only minor repairs.

The Cincinnati Public School System offers various federal, state, and local programs in its schools. Campbell Junior High offers three federally-assisted programs (Neighborhood Youth Corps, Handicapped, Disadvantaged, and Exemplary and Reimbursable Vocational classes). Campbell also has six state assisted programs or projects (Dental Services, School Health Services, Secondary Remediation and Enrichment, Vocational Matching Funds, Printing and Dissemination, and Summer School Remediation and Make-up).<sup>1</sup>

<sup>1</sup> Annual Statistical Report-Superintendent of Schools, 1973-1974



### C. PUBLIC SENIOR HIGH SCHOOLS

#### Capacity and Enrollment

College Hill lies entirely within the Aiken High School District. Table XIV-5, below, gives some pertinent data on Aiken. Aiken is relatively new and is operating nearly 50% over capacity. Aiken, with a 1975-1976 enrollment of 53.82% black students, is within the range of 31.53%-71.53% for high schools to be considered racially balanced.

TABLE XIV-5  
AIKEN HIGH SCHOOL DATA

Age	Capacity	1975-1976 Enrollment	% Capacity	1975-1976 % Black
12	1,400	2,096	149.7	53.82

Source: Various School Board Reports

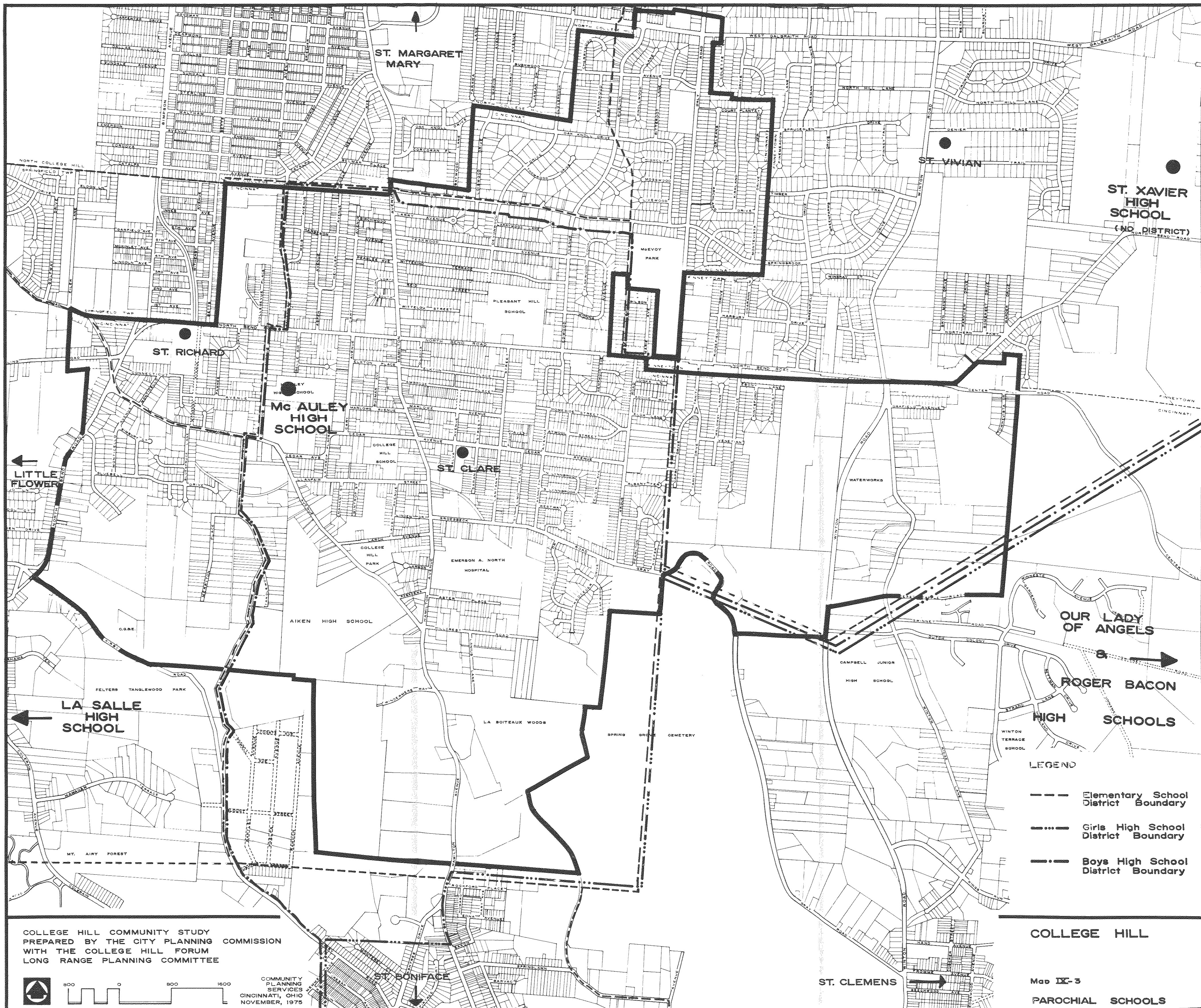
The 1971 School Board Facilities Needs Survey placed Aiken in Group I, meaning that it is in satisfactory to good condition. Concerning programs, Aiken has six federally assisted programs (Neighborhood Youth Corps, Adult Basic Education, Students in Urban Problems, Guidance Assessment, Handicapped, Disadvantaged and Exemplary, and Reimbursable Vocational Classes). Aiken also has seven state assisted programs or projects (Dental Services, Specialized Counseling, School Health Services, Secondary Remediation and Enrichment, Printing and Dissemination, Summer School Remediation and Make-up, and Earn and Learn).

### D. PAROCHIAL SCHOOLS

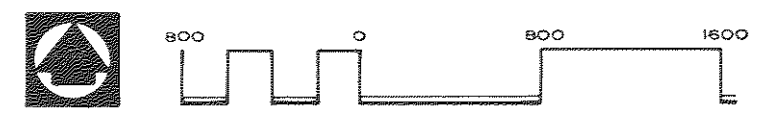
#### Physical Plant and Organization

Five parochial elementary schools serve the College Hill community. Map IX-3, on the following page, shows the location of these schools and their district boundaries. Table XIV-6 on the following page, shows some pertinent data about them.

As can be seen from the table, St. Richard is the only parochial elementary school serving College Hill that utilizes seven classrooms, one class per grade. The other four schools have classrooms ranging in number from 12-29, with St. Vivian and Little Flower showing the most flexibility, depending on enrollment. With the exception of St. Richard and St. Vivian, where the buildings are 19 and 27 years old respectively, the schools are relatively old. Each school, though, has made additions to the existing building: St. Clare in 1961; St. Richard in 1962; St. Vivian in 1955 and 1962; St. Margaret Mary in 1950 and 1968; and Little Flower in 1945 and 1962. The average class size for the five parochial elementary schools serving College Hill compare favorably with the city average of 28.2 for the elementary schools in the public school system.



COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

- LEGEND**
- Elementary School District Boundary
  - ..... Girls High School District Boundary
  - . - . Boys High School District Boundary

**COLLEGE HILL**

Map IX-3  
**PAROCHIAL SCHOOLS**

TABLE XIV-6

## PAROCHIAL SCHOOL DATA ON COLLEGE HILL

School	Age	Classrooms	Grade Organization	Average Class Size
St. Clare	59	12	2-8	23
St. Richard	19	7	2-8	22
St. Vivian	27	25-29	2-8	31
St. Margaret Mary	51	22	2-8	30
Flittle Flower	45	15-20	2-8	33

Source: CPC Field Survey, 1974

Enrollment

The following Table XIV-7, shows enrollment figures for the years 1970-1974.

TABLE XIV-7

## PAROCHIAL ENROLLMENT TRENDS IN COLLEGE HILL (1970-1974)

School Enrollment	1970-1971	1971-1972	1972-1973	1973-1974	1973-1974 % Black
St. Clare	376	334	303	275	16.0
St. Richard	212	173	164	157	7.0
St. Vivian	1,026	880	787	768	1.4
St. Margaret Mary	975	825	714	674	.3
Little Flower	<u>637</u>	<u>576</u>	<u>562</u>	<u>545</u>	-
Total	3,226	2,778	2,533	2,419	

Source: CPC Field Interviews, 1974

In all of the parochial elementary schools serving College Hill, there has been a steady decrease in enrollment since 1970. The low percentage of black students enrolled in the parochial schools can, in part, be attributed to the low percentage of black Catholics city-wide. It should be noted that 14 of the 44 black students enrolled at St. Clare during the 1973-1974 school year were non-Catholic from outside the Archdiocesan boundary. These students paid a higher portion of tuition since they had no home parish support. Also to be noted is that St. Vivian has a large drawing area outside the city limits.

High School Preference

On Table XIV-8, on the following page, the choice of High School preference is shown for the five parochial elementary schools in College Hill.

TABLE XIV-8

## HIGH SCHOOL PREFERENCE BY COLLEGE HILL PAROCHIAL SCHOOLS

High School	St. Clare %	St. Richard %	St. Vivian %	St. Margaret Mary %	Little Flower %
LaSalle					36.1
McAuley	42.0				36.1
Our Lady of Angels			30.1		
Roger Bacon	25.9		33.8		
St. Ursula Academy	1.6		11.3		6.9
Xavier	14.5		11.3		6.9
Catholic (not specified)		86.1		75.7	
Catholic (total)	84.0	86.1	86.5	75.7	86.0
Public High Schools	<u>16.0</u>	<u>13.9</u>	<u>13.5</u>	<u>24.3</u>	<u>14.0</u>
Total	100.0	100.0	100.0	100.0	100.0

Source: CPC Field Interviews, 1974

As can be seen from the table, the majority of parochial graduates have a preference for a Catholic high school. St. Vivian has a significantly higher percentage of students attending St. Ursula and Xavier High Schools, probably indicating a higher than normal income range of its families. St. Clare also shows a significant percentage of male students attending Xavier High School, while Little Flower has about a 7% average showing preference for St. Ursula and Xavier.



## XV THE EDUCATION PLAN

### A. INTRODUCTION

This chapter resulted from brainstorming sessions held by the College Hill Forum Long Range Planning Committee in the autumn of 1974. Included in these meetings were representatives of the Forum Education Committee. The following goals and objectives were distilled and arranged in format from the document "College Hill Education Goals, Objectives and Implementation Actions," dated March 25, 1975.

Section B quotes from a purpose statement developed in these brainstorming sessions, while Section C enumerates the goals and objectives. Goals I through IV are top priority, while Goals V through XIV are middle priority, and Goal XV is the lowest priority.

Appendix XV-1 is a letter to School Superintendent Donald Waldrip from the Forum Education Committee on the Administration's "Five Year Plan for Cincinnati Public Schools."

### B. PURPOSE OF THE SCHOOL SYSTEM

" The unique purpose of the school system, whether it be public or parochial, is to teach young people how to learn. Toward this end, children should be taught the basic tools (skills) and how to apply this information to creative, problem-solving situations.

It is not the unique purpose of the school system to take care of the child's health and nutrition needs. Children cannot be expected to learn to their fullest capacity if faced with hunger, poor eyesight, hearing disabilities, and even emotional stress. With these problems in mind, it was decided that we could pursue the formation of a community-backed program to work with appropriate agencies to alleviate such problems."

### C. GOALS, OBJECTIVES, AND IMPLEMENTATION ACTIONS

Goal I To establish a system of modified merit pay for teachers and administrators

- The purpose of such a system is to reward the skills and achievements of teachers and administrators who are doing an outstanding job. Inadequate teachers and administrators, on the other hand, should be discouraged from continuing in the field of education.

- A. The College Hill Forum, working with the Board of Education, should study possible methods of establishing a system of modified merit pay during 1976, and implement such a plan during the 1977-78 school year.



Goal II To involve students, parents, and community groups in an evaluation of the schools, the teachers, and the quality of education in College Hill's schools.

A. The Education Committee of the College Hill Forum, working with the Board of Education, should initiate the formation of a Goals and Priorities Committee for each College Hill school, which would be composed of parents, teachers, and community groups, by September 1976.

- The school system should really teach the three R's (Reading, wRiting, and aRithmetic), the basic skills, in both quality and quantity. This committee will plan for the achievement of educational excellence in College Hill.

B. The Board of Education should, by September, 1976, establish a grading system which is more detailed and helpful to parents in evaluating their childrens' and the schools' performance than the present O, S, N system.

1. Achievement level testing in reading and math should be conducted at the beginning and end of each year, and the resultant levels recorded on each child's grade card.

Goal III To eliminate sexism in all phases of the school system.

A. The College Hill Forum should work with the Board of Education and each individual school to eliminate separation of sexes on the playgrounds and sexism portrayed in the learning materials by September, 1976.

Goal IV To find alternative forms of financing the school system.

A. The College Hill Forum Education Committee should explore alternative forms of financing and make recommendations to the Board of Education by July, 1976.

- The alternatives studied should include, but not be limited to, new forms of taxation, reallocation of existing resources, and new fund-raising efforts.

Goal V To increase the safety of school students in College Hill.

A. The College Hill Forum Education Committee should work with the Board of Education to increase student safety in the areas of fire safety, traffic safety, and building soundness, immediately.

B. The College Hill Forum should work with the Board of Education and the individual schools to establish crisis classrooms in order to strengthen discipline and alleviate classroom disruptions.

Goal VI To promote racial harmony in the College Hill schools.

A. The College Hill Forum, working with the Cincinnati Human Relations Commission and the Community School Association, should develop action programs to promote racial harmony among the students and create greater understanding on the part of parents, by September, 1976.

- Such programs should include, but not be limited to, cultural awareness, citizenship, and human relations.

Goal VII To create a formal, structured liaison between the Board of Education and the City of Cincinnati.

A. The College Hill Forum should urge both the School Board and the city to create such a relationship as soon as possible.

Goal VIII To provide quality education in a multi-racial, multi-cultural environment.

A. The College Hill Forum and the Board of Education should work to establish quality education in a multi-racial, multi-cultural environment by September, 1976, through

1. Having the black/white teacher ratio in each school reflect student ratio city-wide,
2. Some teacher retraining, as necessary,
3. An annual reappraisal of school district boundaries with the purpose of redrawing some school boundaries to reduce racial isolation and overcrowding.
4. Additional funding for those schools which are fully integrated to upgrade student achievement, foster better human relations, and educate parents, teachers, and administrators as to how best discover and meet each child's educational needs.

- This is especially important, since the racially balanced schools are demonstration schools, which show how the school system ideally should be structured.

Goal IX To maximize the use of school facilities.

A. The College Hill Forum, working with the Board of Education during 1976, should explore alternatives to the traditional nine months in/three months off school year in order to maximize the use of facilities.

- Some examples of possible alternatives would be 45 days in/15 days off, and a three out of four quarter system. Such a system could increase the capacity of the school buildings by one-third.

B. The College Hill Forum, working with the Board of Education and the Recreation Commission, should explore methods of combining facilities for greater efficiency.

- Some recreation and education facilities should be combined, and some left separate, depending on their function. Those which could be combined, should be, saving money for both the city and the School Board. Under such combinations, the School Board would have primary responsibility over some facilities, the Recreation Commission over others.

- One example of this type of multiple use of facilities is the lighted school program, which presently exists in some schools. The need for expanding this program is addressed in The Recreation Plan, Chapter XIV. Multi-use programs could be developed in other fields, e.g. art, music, physical education.

Goal X To make physical education, art, and music a formal, integral part of the curriculum throughout all grades.

A. The College Hill Forum, working with the Board of Education, should move to integrate these programs more fully into the curriculum by autumn, 1976.

1. Teachers should work more together to exchange ideas in these fields.
2. More emphasis should be placed on the intramural sports program.
3. Instrumental music should be offered from kindergarten through the twelfth grades.

Goal XI To encourage various teaching techniques and learning forms to be used in the classrooms.

A. The College Hill Forum, working with the Board of Education, should encourage and support teachers in the use of various teaching techniques and learning forms, according to necessity, on an on-going basis.

1. An ungraded system should be instituted in reading, math, and language arts at the elementary level.
  - This would enable children to learn and progress at their individual level of ability in each subject area.
2. Classroom make-up in social studies, art, physical education, and homeroom should be heterogeneous (as opposed to "tracking," in which classroom make-up is based on high, medium, or low ability groupings within a particular grade).
3. More heterogeneous, out-of-the-classroom programs, such as camping for fifth graders, should be instituted.

- Goal XII To increase cooperation between public and private schools.
- A. The College Hill Forum Education Committee should work with the Board of Education and the individual public and private schools serving College Hill, on an on-going basis,
    - 1. To encourage a cooperative spirit between public and private schools, and
    - 2. To combine cultural events, entertainment, and language courses.
- Goal XIII To act on school problems city-wide.
- A. The College Hill Forum, the Aiken Coalition, and the Coalition of Neighborhoods should work in concert to concern themselves with, and act on, city-wide school problems, on an on-going basis.
- Goal XIV To promote better cooperation and coordination between the Board of Education and the College Hill Business Association (CHBA).
- A. The College Hill Forum and the College Hill Business Association should encourage the Board of Education to consider the business district and consult with the Business Association when actions are contemplated in or near the business district.
  - B. The College Hill Forum should promote the involvement of the business community in the school system on such matters as career discussions and vocational and technical training, on an on-going basis.
- Goal XV To ensure continuation and expansion of the strong academic programs at the junior and senior high schools, with particular attention to Schwab Junior High School.
- Goal XVI The College Hill Forum should promote international, global education, including cross-cultural programs and student exchanges.

## XVI - CRIME AND SECURITY

### A. ROBBERY

Table XVI-1, below, shows robbery\* rates for both individuals and businesses in College Hill and compares them with the same data from Clifton. These statistics were gathered in the first eight months of 1974. Clifton was chosen because of its similarity to College Hill (basically residential with a strong business district) and because it is in Police District 5 where the data was being collected. In this table, the word 'rate' refers to the number of robberies per 1,000 population or per 1,000 businesses.

The table shows that Beat 510 has nearly four times the individual robbery rate of Beat 507. This gives an overall College Hill rate of 2.0 (robberies per 1,000 population), which is the same as for Clifton. Map IX-4 on page 118 shows that these robberies are concentrated along Hamilton Avenue, and east of Hamilton between Cedar, Kenneth, and Groesbeck Roads. On the map the solid figures denote robberies of individuals. Data on the breakdown of aggravated, non-aggravated, and attempted robberies of men and women can be found in Appendix XVI-1.

TABLE XVI-1

COLLEGE HILL ROBBERY RATES (1974)  
(INCLUDES ATTEMPTED ROBBERY)

Area	#	Individual		#	Commercial	
		Population	Rate		# Businesses	Rate
Beat 507	12	11,440	1.0	2	64	31.3
Beat 510	<u>24</u>	<u>6,324</u>	<u>3.8</u>	<u>6</u>	<u>153</u>	<u>39.2</u>
Total	36	17,764	2.0	8	217	36.9
Clifton	22	10,736	2.0	8	144	55.6

Source: City of Cincinnati Division of Police Data as compiled by the City Planning Commission

Concerning commercial robberies, the table shows that Beat 510 again had the highest rate, and that the College Hill rate was lower than Clifton's. The map shows that all business robberies occurred along Hamilton Avenue.

\* Robbery involves stealing from a person using force or the threat of force, while burglary involves the breaking and entering a building.



## B. BURGLARY

Table XV-2, below, shows both residential and commercial burglary rates in College Hill, and compares them with Clifton. These statistics were also gathered in the first eight months of 1974.

As the table shows, there was one more residential burglary in Beat 510 than in Beat 507. Since the population in Beat 507 was nearly twice as large as

TABLE XVI-2  
COLLEGE HILL BURGLARY RATES (1974)

Area	#	Residential Population	Rate	#	Commercial # Businesses	Rate
Beat 507	50	11,440	4.4	9	64	140.6
Beat 510	<u>51</u>	<u>6,324</u>	<u>8.1</u>	<u>19</u>	<u>153</u>	<u>124.2</u>
Total	101	17,764	5.7	28	217	129.0
Clifton	139	10,793	12.9	32	144	222.2

Source: City of Cincinnati Division of Police data compiled by the City Planning Commission

that in 510, the rate in 510 was nearly double that in 507. The combined residential burglary rate for College Hill was 5.7 (burglaries per 1,000 population). This compares with a rate of 12.9 for Clifton. Map IX-5, on page 119, shows the approximate location of these burglaries. As can be seen from the map, there are two major concentrations; one is in the area east of Lantana between North Bend and Hillcrest, the other in the triangle between Hamilton, Belmont, and Llanfair.

Concerning commercial burglaries, as the table shows, there were a greater number of burglaries in Beat 110, but also a greater number of businesses, so that the rate in Beat 107 was actually slightly higher. The commercial burglary rate for College Hill as a whole was 129.0, compared to 222.2 for Clifton. Map IX-6 shows the distribution of these burglaries. They are concentrated along Hamilton Avenue with only a scattering elsewhere.

## C. SEX-RELATED CRIMES

Table XVI-3 shows the number of sex-related crimes in College Hill, Clifton and in District 5 as a whole. College Hill's rate in all categories shown is below District 5's and well below Clifton's. This data was collected during the first eight months of 1974. Due to the low number of sex-related crimes in College Hill (only one rape), these data are not mapped, or the locations pinpointed.

TABLE XVI-3

## SEX-RELATED CRIMES

	All Crimes		Rape*		Aggravated Rape*	
	#	Rate***	#	Rate***	#	Rate***
College Hill	16	9.0	1	.6	-	-
Clifton	12	11.1	5	4.6	2	1.9
District 5	94	10.6	23	2.6	9	1.0

\* Includes attempted rape

\*\* Includes rape and abduction

\*\*\* Per 10,000 population

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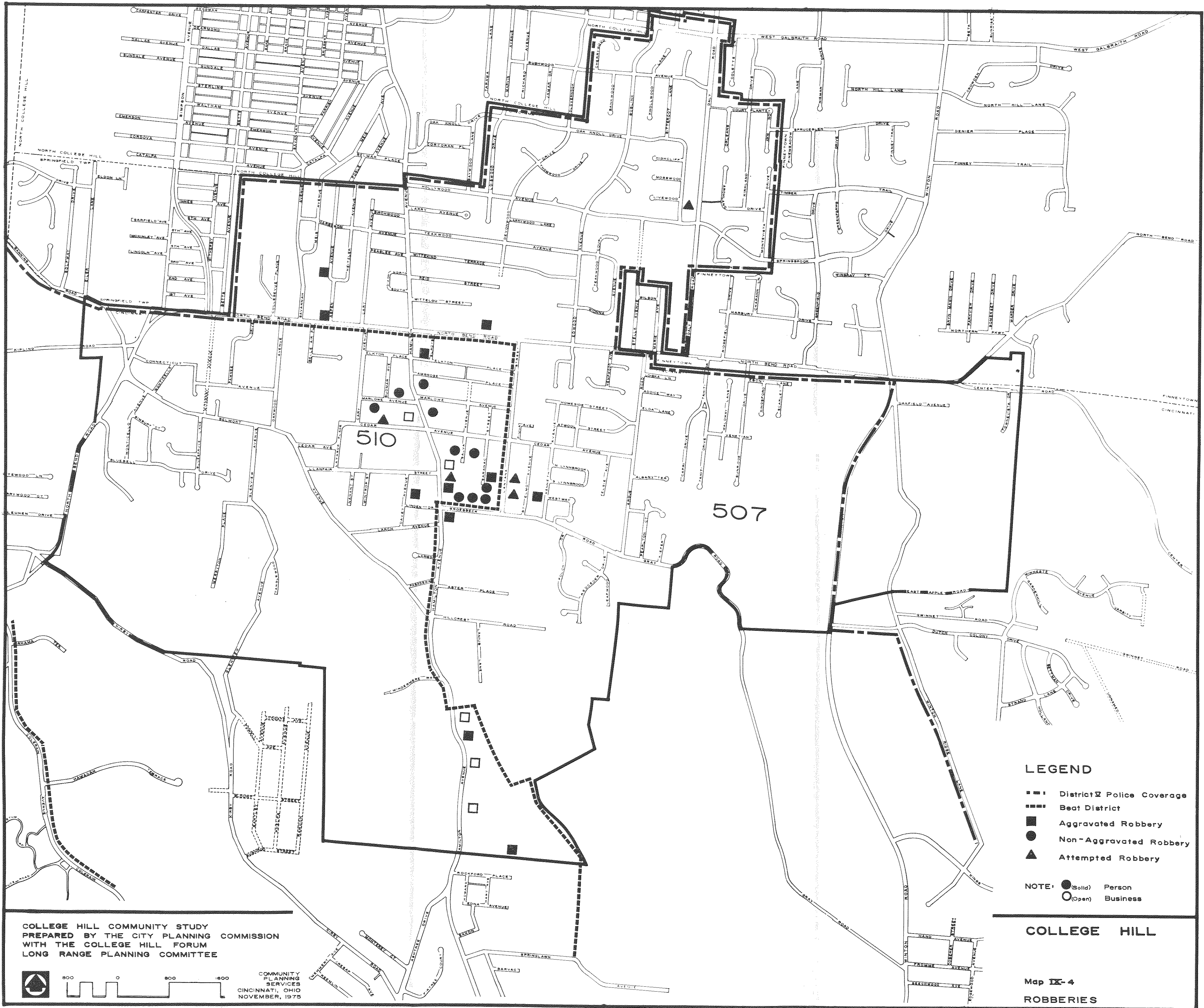
Source: City of Cincinnati Division of Police data as compiled by the City Planning Commission

#### D. FIRE PROTECTION

The City of Cincinnati Fire Division has a fire station on Marlowe Avenue, near the intersection with Cary Avenue. This station houses Engine Co. No. 51, and normally has five fire fighters on duty. Other nearby fire stations with access to College Hill in case of need are located in Carthage (one engine and one ladder company), Winton Place (one engine and one ambulance company), and Northside (one engine and one ladder company).

#### E. CONCLUSION

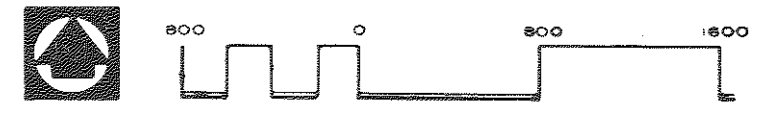
As can be seen from the data presented here, the crime rates in College Hill are relatively low when compared to Clifton and to the rest of the district.



- LEGEND**
- ▬ District Police Coverage
  - ▬▬▬ Beat District
  - Aggravated Robbery
  - Non-Aggravated Robbery
  - ▲ Attempted Robbery

NOTE: ● (Solid) Person  
○ (Open) Business

COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE

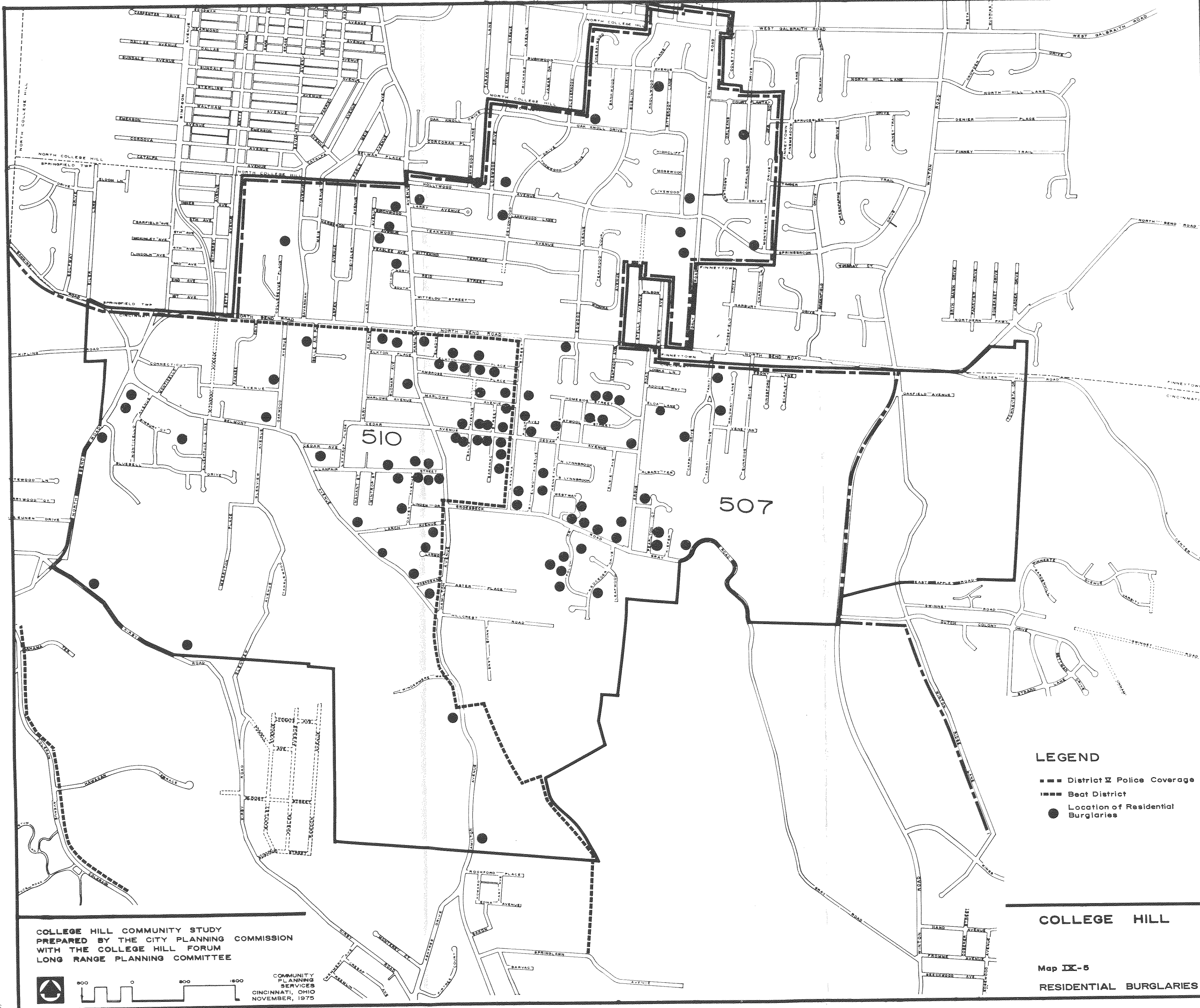


COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1975

**COLLEGE HILL**

Map IX-4  
**ROBBERIES**





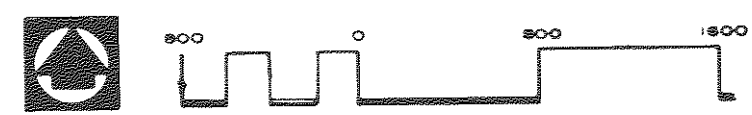
**LEGEND**

- ▬▬▬ District X Police Coverage
- ▬▬▬ Beat District
- Location of Residential Burglaries

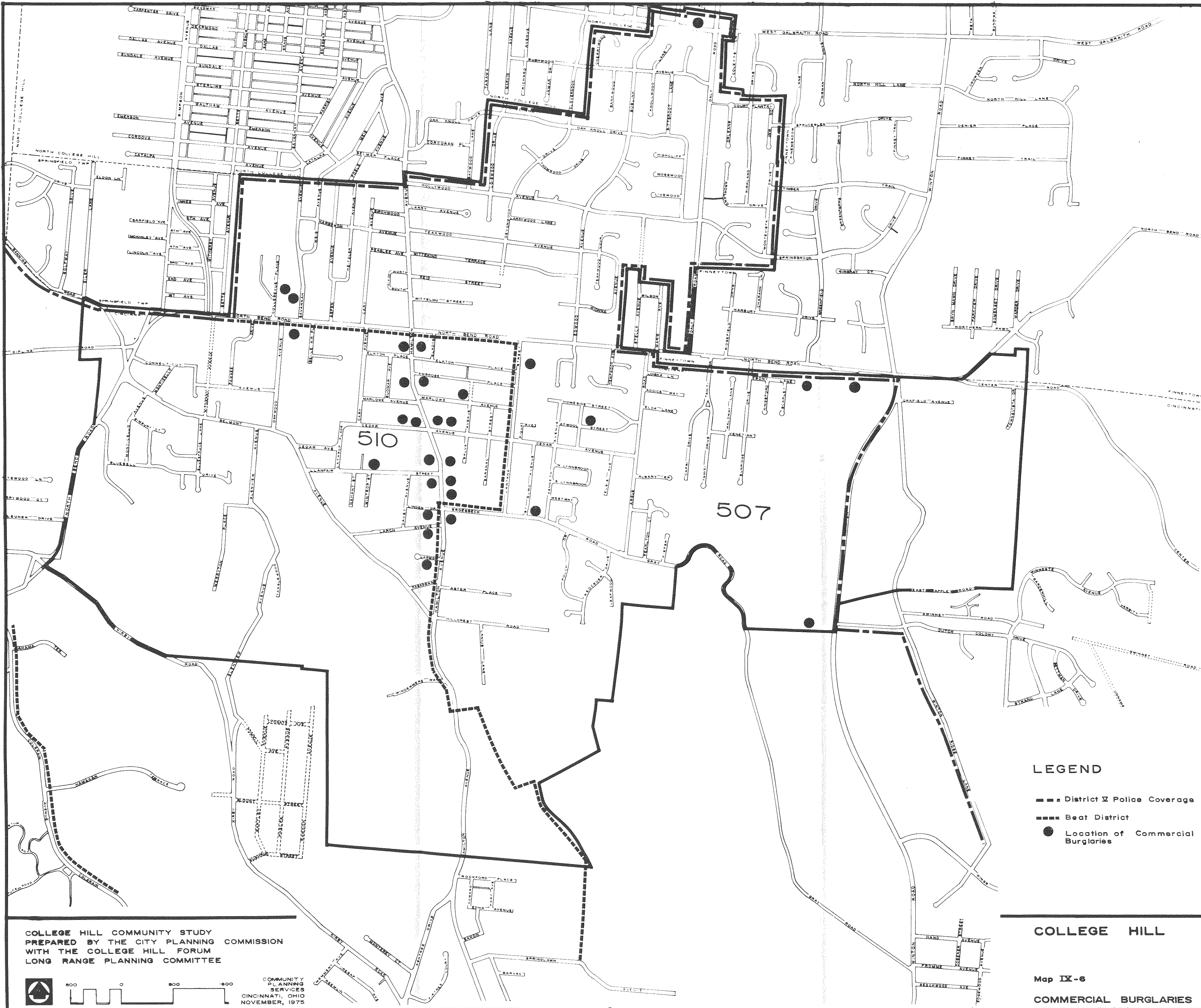
**COLLEGE HILL**

Map IX-5  
RESIDENTIAL BURGLARIES

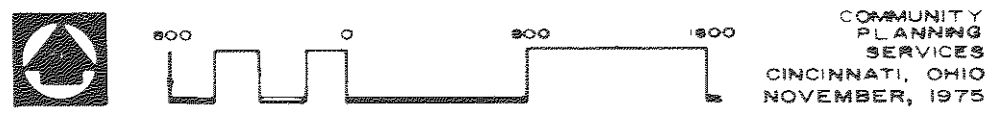
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LONG RANGE PLANNING COMMITTEE



COMMUNITY PLANNING SERVICES  
CINCINNATI, OHIO  
NOVEMBER, 1975



COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



- LEGEND**
- ■ ■ District & Police Coverage
  - ▬▬▬ Beat District
  - Location of Commercial Burglaries

**COLLEGE HILL**

Map IX-6  
**COMMERCIAL BURGLARIES**



## XVII THE CRIME AND SECURITY PLAN

### A. INTRODUCTION

The security and crime-prevention goals for College Hill are designed to improve the security for all area residents through the improvement of police/community relations and the on-going education of the College Hill community concerning crime prevention. The goals will address themselves to home security, better utilization of the police department's time and function, police/community relations, juvenile crime prevention, and rehabilitation.

This plan is distilled from the document "College Hill Crime and Security Goals, Objectives, and Implementation Actions," which was developed by the College Hill Forum Long Range Planning Committee. The document was developed in several brainstorming sessions which included representation from Police District #5.

### B. GOALS, OBJECTIVES, AND IMPLEMENTATION ACTIONS

- Goal I To restructure the College Hill Forum so that it may act more efficiently and effectively to confront problems of crime and security.
- A. The Chairman of the College Hill Forum should appoint a Crime and Security Committee, as soon as possible, to
    - 1. Develop details of security needs and measures.
    - 2. Continually inform the citizens of College Hill of methods and precautions of crime security as they are developed.
- Goal II To improve the security of residential and commercial structures in order to decrease the opportunity for burglaries and robberies.
- A. The College Hill Forum Crime and Security Committee, working with Police District 5 and the College Hill Business Association, should increase security during 1976, by
    - 1. Promoting "Operation Identification" for all homes and businesses in College Hill.
      - This is the program in which residents and businessmen inscribe their Social Security numbers on valuable, resaleable items, and place an "Operation Identification" sticker on their doors. This has the effect of warning the burglar that any property taken will be more difficult to resell, since it is more easily identifiable.

2. Coordinating a security survey of homes and businesses.

- In this program, District 5 Police survey homes and businesses and inform the owners what security measures can be taken to lessen the opportunity for burglaries and robberies.

3. Initiating a system of "Block Watchers," so that neighbors can keep an eye on each others homes for suspicious behavior.

4. Establishing a "vacation check" by the College Hill Forum.

B. The Cincinnati Police Division should develop and implement a Security Code, which is compatible with the Building Code during 1976.

Goal III To improve the effectiveness and efficiency of the District 5 Police in combating crime.

A. District 5, working with the community organizations in the district, should, on an on-going basis, study police functions, and the time and personnel needed to perform those functions, so that the Police Division can be better utilized to serve the public.

1. Expand the civilian clerical staff in the Police Division, freeing policemen from routine clerical duties.

2. Relieve the Police Division of non-police functions such as meter violations and family counseling.

Goal IV To improve Police/Community Relations in College Hill

A. The College Hill Forum Crime and Security Committee, working with District 5 and the College Hill Business Association, will, on an on-going basis,

1. Endorse the most applicable Service Betterment request regarding police/community relations.

2. Continue to support police/community relations and community education on the work of the Cincinnati Police.

3. Work to expand the Community Sector Program (Com Sec) to include College Hill.

- This improvement will have taken place by the time this document is published.

4. Explore the possibility of locating a mini-branch of District 5 in the business district.

5. Encourage the police to build a better image in College Hill.
6. Educate the residents as to when it is necessary to call the police, and when it is not necessary.
7. Keep continually informed of changes taking place in the corrections systems, e.g. being aware of the Ohio Revised Code.

Goal V To reduce the rate of Juvenile Crime in College Hill.

- A. The College Hill Forum Crime and Security Committee, working with The Youth Service Bureau, the School Boards (public and private), and District 5, will, on an on-going basis, study and implement methods of reducing the number of juveniles committing crimes in College Hill by
  1. Increasing the number of supervised programs, facilities, and activities for youth.
    - For greater detail, see "The Recreation and Parks Plan, Chapter XI."
  2. Supporting the work of the Youth Service Bureau.
  3. Encouraging more personal contact between the police and the youth of College Hill.

Goal VI To rehabilitate the criminal offender.

- A. The College Hill Forum Crime and Security Committee will, on an on-going basis, encourage rehabilitation of criminals by
  1. Initiating an education program to combat the feelings of stereotypes as they apply to offenders.
  2. Encouraging rehabilitation in place of straight penal programs.
  3. Endorsing the method of man-to-man investigation and counseling by the Police Department.

## XVIII OTHER PUBLIC FACILITIES AND SERVICES

### A. YOUTH SERVICES

There is a Youth Service Bureau office located in College Hill. This is discussed in detail in Chapter I, on page 6. The location of the YSB is shown on page 126. It is the round symbol on Cedar Avenue, just west of Hamilton Avenue.

### B. HEALTH CARE AND MEDICAL SERVICES

There is no public clinic or regular hospital within the College Hill community. However, there is a hospital in nearby Mt. Airy, Providence Hospital, on Kipling Road just west of College Hill.

There is also a private psychiatric hospital, Emerson A. North, located on Hamilton Avenue within College Hill. For the location of both of these hospitals see Max IX-1 in this chapter.

College Hill has 20 private physicians' offices, 13 dentists, two optometrists, one physical therapist, and one podiatrist. This is quite adequate health care for private patients. A list of these health professionals can be found in Appendix XVIII-1.

### C. WELFARE SERVICES

There are no welfare services in College Hill, and no social services agencies such as Goodwill Industries or the Salvation Army.

### D. CHURCHES

There are 15 churches in College Hill, as listed in Table XVIII-1, below. The First Baptist Church of West College Hill, although technically outside of College Hill, is included because of its membership in Christ's Community in College Hill.

TABLE XVIII-1

#### COLLEGE HILL CHURCHES

First Baptist Church of West College Hill	6210 Betts Avenue
Grace Episcopal Church	5501 Hamilton Avenue
College Hill Presbyterian Church	5742 Hamilton Avenue
St. Clare Church	1445 Cedar Avenue
College Hill United Methodist Church	1449 Marlowe Avenue
Pillar of Fire	6278 Collegevue Place
St. Richard Church	2021 North Bend Road

Mt. Airy Friend's Church	2393 North Bend Road
College Hill Christian Church	1631 Marlowe Avenue
College Hill Community Baptist Church	6129 Cary Avenue
Bethesda Holy Temple	5730 Lantana Avenue
Muhammad's Temple No. 5	1063 W. North Bend Road
Second Peter Baptist Church of Our Lord and Saviour Jesus Christ	1126 Homeside Avenue
Reformed Bible Church	6425 Hamilton Avenue
St. George Serbian Eastern Orthodox Church	5907 Belmont Avenue

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Source: City Planning Commission

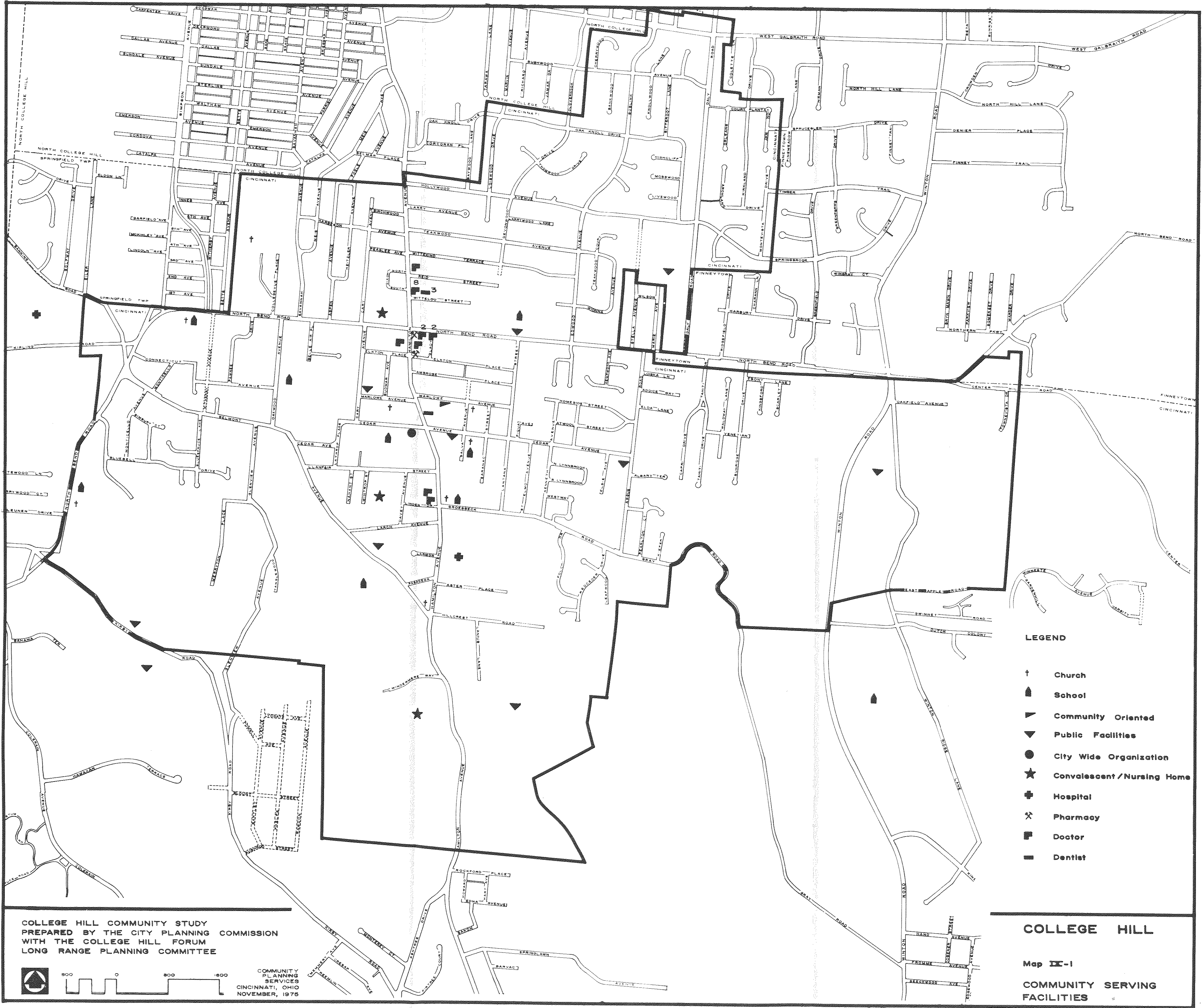
E. POST OFFICE

College Hill has its own branch post office. It is centrally located, at 1531 Cedar Avenue, within the main business district.

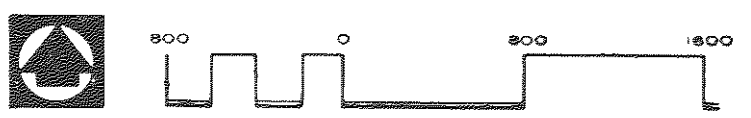
F. LIBRARY

The Northern Hills Public Library, a branch of the Hamilton County Public Library, is located at 1400 North Bend Road. Although this facility is not centrally located, it is adjacent to Pleasant Hill School.





COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



COMMUNITY PLANNING SERVICES  
 CINCINNATI, OHIO  
 NOVEMBER, 1978

- LEGEND**
- † Church
  - 🏠 School
  - ▲ Community Oriented
  - ▼ Public Facilities
  - City Wide Organization
  - ★ Convalescent/Nursing Home
  - ⛔ Hospital
  - ⌘ Pharmacy
  - Doctor
  - ▭ Dentist

**COLLEGE HILL**

Map II-1  
 COMMUNITY SERVING FACILITIES

126

## XIX THE HEALTH CARE PLAN

### A. INTRODUCTION

The Health Goals for College Hill are designed to improve the quality of health and health care for all area residents. The goals will address themselves to the education of the public concerning available facilities and services, and improving those facilities and services. Areas of interest include mental health, drug abuse, the environment, and community health centers.

### B. GOALS, OBJECTIVES, AND IMPLEMENTATION ACTIONS

Goal I To monitor health facilities and services in College Hill.

A. The College Hill Forum Health Committee should inventory medical care personnel and facilities in the College Hill Hill region, on an on-going basis, in order to better understand the existing situation,

- Such an on-going inventory would include doctors, dentists, nursing homes, and public health clinics.

Goal II To improve services to College Hill's elderly population.

A. The College Hill Forum Health Committee, working with the Council on Aging and other health agencies, should try to locate elderly persons living in private residences in College Hill in order to set up a personal aid service.

- This program would be to see to the needs of those elderly persons not presently served, for whatever reasons, by existing senior citizens programs or organizations.

Goal III To reduce pollution in College Hill.

A. The College Hill Forum Health Committee working with the appropriate city agencies, will encourage the enforcement of air and noise pollution standards.

B. The College Hill Forum Health Committee, working in conjunction with the Cincinnati Fire Division, endorses the enforcement of the no smoking ordinance in retail and service establishments.

Goal IV To improve the sewage disposal system in Cincinnati.

A. The College Hill Forum Health Committee, working with the Greater Cincinnati Metropolitan Sewer District (GCMSD),

and in compliance with Environmental Protection Agency standards, endorses and will work in 1976 for the rehabilitation and completion of the Metropolitan Sewer System, especially the rehabilitation of the Kings Run Interceptor in College Hill and Winton Place.

- B. The College Hill Forum Health Committee, working with GCMSD, in 1976, endorses the exploration of alternative forms of sanitation (e.g. the Cavitette system) in areas not practically served by the regular sewage system.

Goal V To have a full complement of medical services in College Hill.

- A. The College Hill Forum Health Committee should work to attract a pediatrician to College Hill in 1976.

Goal VI To combat the drug problem in College Hill.

- A. The College Hill Forum Health Committee will endorse and assist the city-wide programs concerning drug rehabilitation, on an on-going basis.

Goal VII To establish a primary care group practice facility in the College Hill region.

- A. The College Hill Forum Health Committee should work with the Northside Community Council, the Mt. Airy Community Council, and the City Board of Health during 1976 to plan for the establishment of a primary care group practice facility to serve all three communities.
  1. Services offered should include pediatrics, obstetrics, mental health, and geriatrics.
  2. Possible locations for study should include, but not be limited to, London Village shopping center, the College Hill business district, and the Northside business district.
  3. This facility could facilitate the eventual phasing out of the Muhlburg Health Center in Northside.

## APPENDIX I-1

### PAMSS

#### PLANNING AND MANAGEMENT SUPPORT SYSTEM

##### What is PAMSS?\*

PAMSS is a collection of all planning documents on Cincinnati. The PAMSS library contains reports and plans covering the past, present and future of the city. All documents in this system are abstracted and the various elements are catalogued and stored in an easily retrievable form.

PAMSS monitors all planning activity going on within the city at the current time. In addition, PAMSS also provides information giving the current status of all plans. This includes any agency action on the plan, any funding allocated for implementing the plan and any actual physical progress toward completion of the plan.

PAMSS provides a unique service to both the city administration and to the communities. For the City it provides a wealth of easily accessible information which permits the administration to track the progress of plans and projects occurring within the city and to evaluate the use of funds allocated for these projects. It is also possible to evaluate which geographical areas and planning projects need more attention. For the communities, PAMSS presents an opportunity to find out what is currently happening in their community and what City departments and agencies are planning for their future. A resident of any community can come into the PAMSS office, flip to the map and situation board for his community and find out at a glance all planning and implementation activity that is currently going on in his community.

\* This description of the PAMSS program is quoted from the pamphlet, "PAMSS: Planning and Management Support System," published by the City Planning Commission.

APPENDIX I-2

GOALS AND OBJECTIVES OF  
THE COALITION OF NEIGHBORHOODS

Goals

1. To provide resources so that the four neighborhoods maintain their pluralistic nature and character and continue to develop as communities where there is the optimization of high quality living conditions.
2. To establish a condition so that the citizens of these four neighborhoods participate in the decision making processes of the city, and local community affairs.

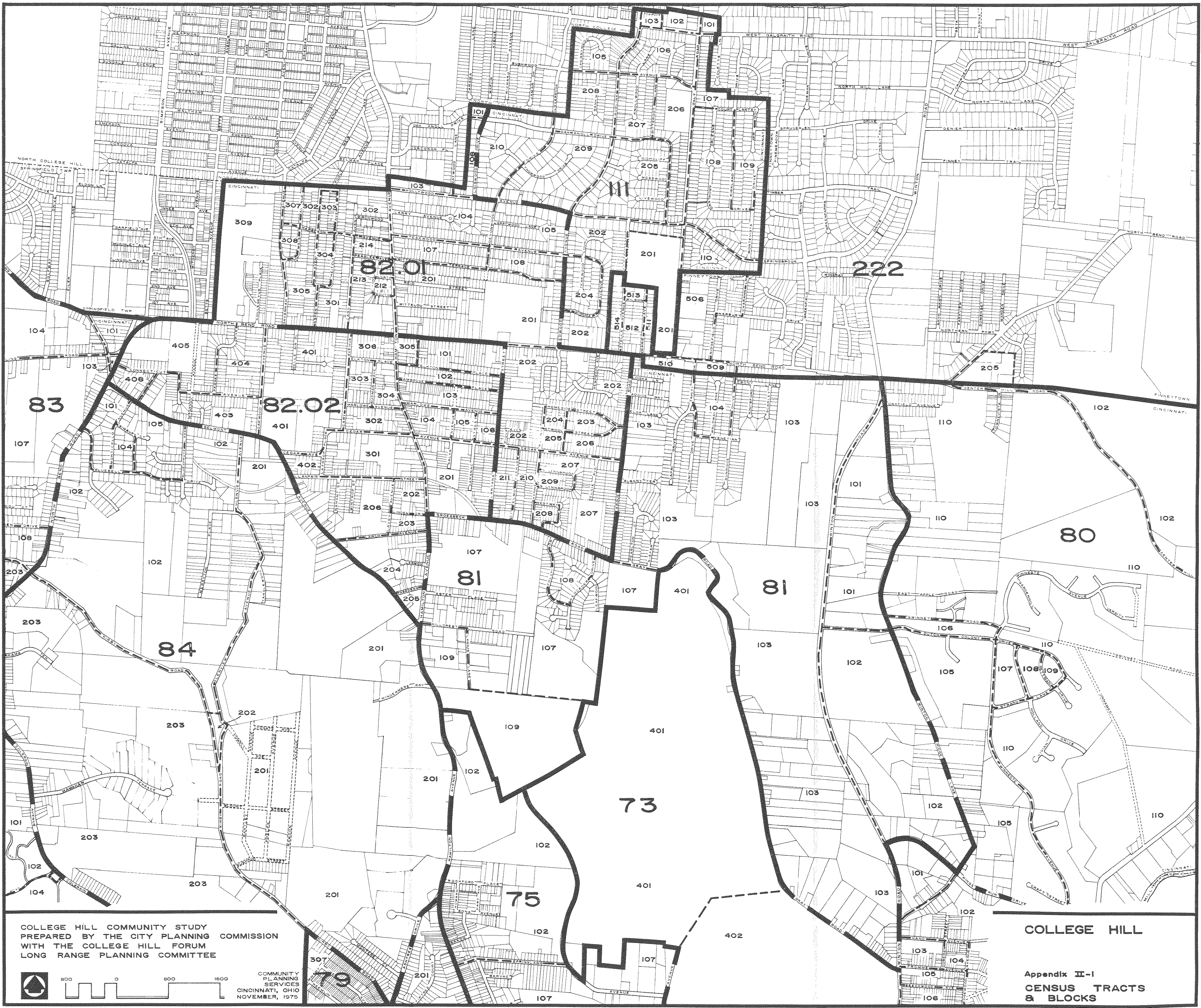
Primary Objectives

1. To develop resources for community development and social interaction in the four neighborhoods.
2. To develop resources for leadership training and education.
3. To develop resources for comprehensive planning including land use development for each neighborhood.
4. To provide resources for collaborative planning between the neighborhoods.
5. To facilitate a process so that the four neighborhoods collaborate in their planning with city agencies (City Planning Commission, Urban Development Department).
6. To develop resources to help increase representativeness and broaden the base of the community councils.
7. To identify resources to facilitate a fund raising process for specialized needs of each neighborhood.

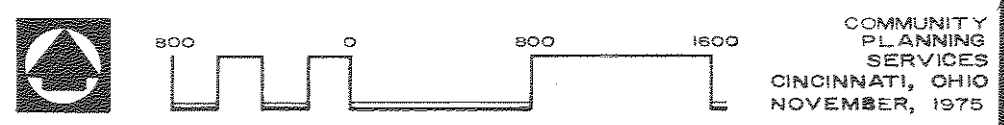
Secondary Objectives

1. To establish a process so that resources are developed for new and rehabilitated housing.
2. To establish a process so that services for youth are provided for the neighborhoods.
3. To establish a process so that neighborhood economic centers (local shopping centers) stabilize and grow.
4. To establish a process to support and improve police-community relations.





COLLEGE HILL COMMUNITY STUDY  
 PREPARED BY THE CITY PLANNING COMMISSION  
 WITH THE COLLEGE HILL FORUM  
 LONG RANGE PLANNING COMMITTEE



COLLEGE HILL

Appendix II-1  
 CENSUS TRACTS  
 & BLOCKS

A-13

APPENDIX IV-1

HOMEOWNER-RENTER AND VACANCY RATES IN COLLEGE HILL (1960)

	Owner-Occupied Dwelling Units		Renter-Occupied Dwelling Units		Vacant Dwelling Units		Total Units
	#	%	#	%	#	%	
College Hill	3,595	71.2	1,213	24.6	204	4.2	4,922
81	505	73.0	142	20.5	45	6.5	692
82	2,036	66.8	925	30.3	89	2.9	3,050
84	434	72.6	141	23.6	23	3.8	598
111	530	91.1	5	.8	47	8.1	582
Mt. Airy	600	63.6	284	30.1	60	6.3	944
Westwood	4,832	60.1	2,793	34.7	422	5.2	8,047
Northside	2,984	51.1	2,617	44.8	236	4.1	5,837
City		38.1		56.2		5.7	
Winton Place	569	55.9	412	40.5	37	3.6	1,018

Source: 1970 U. S. Census data

HOMEOWNER-RENTER AND VACANCY RATES IN COLLEGE HILL (1970)

	Owner-Occupied Dwelling Units		Renter-Occupied Dwelling Units		Vacant Dwelling Units		Total Units
	#	%	#	%	#	%	
College Hill	3,821	56.4	2,718	40.1	234	3.5	6,773
81	229	44.6	279	54.4	5	1.0	513
82.01	1,176	71.5	434	26.4	34	2.1	1,644
82.02	838	44.7	944	50.3	94	5.0	1,876
84	663	37.3	1,023	57.6	91	5.1	1,777
111	915	95.0	38	4.0	10	1.0	963
Mt. Airy	849	49.7	816	47.7	45	2.6	1,710
Westwood	5,214	45.5	5,845	51.0	396	3.5	11,455
Northside	2,471	44.4	2,772	49.9	315	5.7	5,558
City		35.7		57.0		7.3	
Winton Place	538	50.0	485	45.0	54	5.0	1,077

Source: 1970 U. S. Census data

## APPENDIX VI-1

### SPUD SUMMARY

A single-family overlay zone

May overlay R-1A, R-1, R-2, or R-3

Must be on a parcel larger than three acres

Each SPUD district requires a new ordinance with hearings, site plan, etc.

Density requirements are the same as for the zone overlaid

Units may be clustered on the land

Units may be individually owned, a condominium, or rental

Each unit must have its own entrance

## APPENDIX IX-1

### COLLEGE HILL BUSINESS ASSOCIATION PROPOSED LONG RANGE GOALS

#### PRIORITY GROUP A

- I. The College Hill Business Association should establish a committee by March, 1975, to assist members of the College Hill Business Association to operate their businesses more profitably.
- II. The College Hill Business Association should work to improve the physical appearance of the business district.
  - A. The College Hill Business Association, working with the City Planning Commission and the Department of Urban Development, should adopt the Urban Design Plan, now being developed, by March, 1975, which would include an inventory of what improvements should be made to the business district. Such a design plan should:
    1. Develop a mini-mall at the corner of Cedar and Hamilton.
    2. Assist individual business owners to begin improvements within their own stores.
    3. Investigate the value of adding community buildings and activities in the business district.
    4. Develop financing tools with a) The Chamber of Commerce, b) the Small Business Association, c) any other sources of funding.
    5. Encourage landlords to improve their properties in accordance with the Design Plan.
  - B. The College Hill Business Association should set up a Community Urban Redevelopment Corporation (C.U.R.C.) to help implement the Urban Design Plan.
- III. The Committee to assist College Hill Businesses (see Goal I) should work to add to the existing business community - new, first-class, complementary, and minority types of businesses.
- IV. The College Hill Business Association should work to build up the confidence and morale of the business community on an on-going basis by:
  - A. Obtaining some short-range visible signs of physical change (see Goal II).
  - B. Increasing membership in the Business Association among both businessmen and landlords.
  - C. Promoting College Hill.
  - D. Eliminating negative attitudes.
- V. The College Hill Business Association should establish a continual updating of its role in College Hill by March, 1975, including its relationship with the College Hill Forum and Christ Community in College Hill.



- VI. The College Hill Business Association should work to improve security and reduce the fear of crime in the business district.
  - A. It should work with the College Hill Forum to develop a crime prevention plan.
  - B. It should work with District 5 to help solve the security problems of individual businesses.
  - C. It should maintain our good relationship with the Police Division.

PRIORITY GROUP B

- VII. The College Hill Business Association, the City Planning Commission, and the Department of Urban Development should address the Design Plan to the improvement of vehicular and pedestrian traffic movement in the business district.
  - A. Improve parking access and circulation.
    - 1. Better identify parking locations.
    - 2. Improve circulation within existing parking areas and improve the connections between these and the street network.
    - 3. Develop new parking areas as needed.
    - 4. Improve pedestrian access between parking areas and stores.
  - B. Improve convenience for shoppers.
    - 1. Work with the College Hill Forum and Queen City Metro to establish a shuttle bus service connecting various parts of the community with the business district, or with the (Business Resource, Development, and Promotion Center) to establish a private bus line.
    - 2. Investigate the possibility of a collective delivery service.
    - 3. Establish more crosswalks and mark them better.
    - 4. Incorporate alterations into the business district for use by the elderly.
- VIII. The College Hill Business Association should improve its public relations 1) within College Hill, 2) with government organizations, and 3) with Cincinnati area colleges and universities, on an on-going basis.
- IX. The College Hill Business Association should encourage its membership to practice equal employment opportunities, on an on-going basis.
- X. The College Hill Business Association should review Long Range goals annually and develop an annual statement of Short Range goals and a budget.



APPENDIX IX-2

City Planning Commission

APPLICATION REVIEW GUIDELINES FOR

INTERIM DEVELOPMENT CONTROL DISTRICT NO. 5

(IDC NO. 5), COLLEGE HILL BUSINESS DISTRICT

The following guidelines should be utilized to the extent applicable in reviewing major renovation or new construction within the District. It should be noted that, as stated, these are guidelines rather than regulations and the best results will be achieved through a spirit of cooperation between permit applicant and the City of Cincinnati.

ARCHITECTURAL CHARACTER ( GENERAL STATEMENT)

The overall character of the College Hill Business District is that of an early twentieth century mercantile community, that has evolved structurally along its streets as a series of unrelated and related shops and single detached dwellings. The majority of shops are one to two stories, fronting on the street with large amounts of display windows, with the exception of shops that are at grade with apartments and offices above. By and large, the area is homogeneous in building use, types, color, rooflines and materials. With the exception of a few single residences and churches, the basic use is commercial.

A. Building Location and Orientation.

1. Buildings should be sited parallel to existing streets.
2. The design of any building or building renovation should improve and preserve the visual quality of the College Hill Business District (CHBD) and its surrounding spaces established by:
  - a) the existing building heights in the vicinity;
  - b) the (open) appearance of walls throughout each block along its length;

- c) the defining walls and sense of enclosure at each block along its length;
  - d) the intense active open space at each intersection;
  - e) the high quality of landscaping, paving, lighting and other urban amenities that respect the environment.
3. Reinforce CHBD special retail function by continuing the concentration of retail shops and pedestrian oriented business on ground floor, street, and auto storage frontage.
- B. The Buildings and the openings between Buildings should be so located and oriented as to relate well to other buildings as to mass, bulk, and shape.
- C. Building projections and appurtenances should be in scale and harmony with the total composition of the building staff.
- D. Exterior building materials should be in harmony with surrounding buildings in color and texture.
- 1. Developers of new construction and rehabilitators of existing buildings should employ materials compatible to the existing architecture.
- E. Signs should be designed and constructed to accomplish the following objectives:
- 1. Keep large signs flat against buildings, and designed to be in harmony with the architecture of the building.
  - 2. Avoid overhanging signs except small identification signs designed to be in character with the business identified.
  - 3. Keep new signs adequately spaced from other signs for good visibility and consistent in size with other signs of similar businesses.
  - 4. Avoid flashing signs except for theaters and places of entertainment.
  - 5. Be harmonious with the architecture of the buildings on which they are located.
- F. Land and Building Uses should be a combination of several types which are compatible with, and support the use of, other properties in the vicinity, such as retailing, restaurants, entertainment, business services, office, and parking
- G. The Location of Land and Buildings should be planned to take into consideration the following objectives:

1. Maintain retail continuity primarily at the ground level at Hamilton-Cedar intersection.
2. Encourage pedestrian flow on sidewalks on Hamilton, Cedar and North Bend.
3. Encourage pedestrian movement and flow across Hamilton Avenue by crosswalks, striping and pedestrian amenities.
4. Encourage pedestrian rest areas with trees and other plant materials and benches.
5. Accommodate public transportation with shelters and other amenities for riders.
6. Increase the lighting throughout the total area.
7. Create additional parking at rear of each shopping block with easy pedestrian access to retail areas.
8. Encourage at rear of shops service by establishing traffic free service routes.
9. Accommodate service and waste requirements in each parking court.
10. Encourage landscaping in all parking areas.

## APPENDIX XI-1

What is CHRAC?

Who is CHRAC?

CHRAC is, in effect, the recreation committee of the College Hill Forum.

CHRAC has been charged with improving the quality of life for all area residents through the complete utilization of existing recreational facilities, programs, and activities and the development of necessary additional recreation facilities and activities.

CHRAC is made up of primarily College Hill resident volunteers who assist in supervising and executing its programs on an on-going basis.

CHRAC has been in existence for two years and during this time CHRAC has made a great contribution to the youth of College Hill.

CHRAC has coordinated the activities of Knothole during the past two years. CHRAC has assisted in the startup of Say Soccer and a girls and womens softball league in College Hill. To all of these organizations CHRAC has also been able to make a substantial financial contribution each year.

CHRAC has provided a concession stand, free storage for equipment, and a meeting room for all organizations within CHRAC by leasing the colony building at Crawford Field from the Board of Education.

CHRAC is College Hill's voice to the city on immediate and future recreational needs of our community.

CHRAC has been charged with the responsibility to make available all existing recreational facilities to the youth of College Hill and for the long-range planning of future facility needs.

CHRAC is a vital part of your community. Support it in every way possible and College Hill will be the "New Town in Town".

JAMES R. LUTZ  
CHAIRMAN OF CHRAC

APPENDIX XV-1

December 11, 1974

TO: CINCINNATI BOARD OF EDUCATION  
DR. DONALD WALDRIP

FROM: COLLEGE HILL FORUM EDUCATION COMMITTEE

RE: FIVE YEAR PLAN FOR CINCINNATI PUBLIC SCHOOLS

1. Measures must be taken to strengthen discipline and alleviate classroom disruptions at the elementary and junior high levels through the establishment of crisis classrooms.
2. A modified merit pay system should be instituted. Teachers and administrators who are doing an outstanding job should be rewarded with more than a plaque. Inadequate teachers and administrators should be discouraged from continuing in the field of education.
3. An ungraded system should be instituted in reading, math and language arts at the elementary level. This would enable children to learn and progress at their individual level of ability in each subject. (We oppose "tracking" or the re-establishment of high, medium and low ability groups within a particular grade.) We support heterogeneous classes in social studies, art, music, physical education and home room and encourage more heterogeneous programs such as the fifth grade camping experience.
4. True individual reading and math levels should be recorded on each child's grade card. To make this possible, achievement level testing should be done in every grade at the beginning and end of each school year. Grading should be more detailed and forceful than O, S, and N.
5. Physical education, art and music should be an integral part of the curriculum in all grades. Instrumental music should be offered from the fourth grade through the twelfth grades.
6. There should be annual reappraisal of district boundaries with the purpose of reducing racial isolation and overcrowding.
7. A formal, structured liaison should be established between the Board and the city administration.
8. Expand and insure continuation of strong academic programs at the junior and senior high levels in district schools with particular attention to the new combined 7th and 8th grade school at Schwab.
9. In supporting and promoting the aim of quality integrated education, we call for the additional funding for those district schools which are fully integrated since they are your demonstration schools. Such funds would be used to up-grade student achievement, foster better human relations and educate parents, teachers and administrators how best to discover and meet each child's educational needs.



APPENDIX XVI-1

ROBBERY RATES

	Aggravated				Non-Aggravated				Attempted			
	Individual #	Rate	Business #	Rate	Individual #	Rate	Business #	Rate	Individual #	Rate	Business #	Rate
Beat 507	9	.8	2	31.3	-	-	-	-	3	.3	-	-
Beat 510	11	1.7	5	32.7	11	1.7	1	7.5	2	.3	-	-
Total	20	1.1	7	32.3	11	1.1	1	4.6	5	.3	-	-
Clifton	12	1.1	8	55.6	8	1.1	-	-	2	.2	-	-

ROBBERY RATES OF WOMEN

	Aggravated		Non-Aggravated		Attempted		Total	
	#	Rate	#	Rate	#	Rate	#	Rate
Beat 507	4	.3	-	-	1	.1	5	.4
Beat 510	5	.8	9	1.4	-	-	14	2.2
Total	9	.6	9	.5	1	.1	19	1.1
Clifton	6	.6	5	.5	2	.2	13	1.2

ROBBERY RATES OF MEN

	Aggravated		Non-Aggravated		Attempted		Total	
	#	Rate	#	Rate	#	Rate	#	Rate
Beat 507	3	.3	-	-	2	.2	5	.4
Beat 510	1	.2	1	.2	2	.3	4	.6
Total	4	.2	1	.1	4	.2	9	.5
Clifton	6	.6	3	.3	-	-	9	.8

Source: City of Cincinnati Division of Police data as compiled by the City Planning Commission

## APPENDIX XVIII

### MEDICAL PROFESSIONALS IN COLLEGE HILL

#### PHYSICIANS

Flavio Amongero	6240 Hamilton Avenue	281-1252
Robert Anzinger	1669 Cedar Avenue	541-4272
C. B. Armstrong	1548 Marlowe	541-4082
Marvin Aronoff	2247 Banning	681-5342
G. Brecht	1673 Cedar Avenue	541-1827
Oleen Kathryn Kitsmiller	5735 Hamilton Avenue	542-3355
Michael Kreindler	6240 Hamilton Avenue	681-4955
Louis Kreindler	6240 Hamilton Avenue	681-4955
Harold Pescovitz	6240 Hamilton Avenue	281-1252
James Rice	6240 Hamilton Avenue	542-3400
Edward A. Rowat	1559 W. North Bend Road	542-0187
Alexander Saba	1551 W. North Bend Road	541-2766
Leonard Singerman	6105 Hamilton Avenue	681-6677
Daniel Sway	6105 Hamilton Avenue	681-6677
Nicholas Tapay	1551 W. North Bend Road	541-0741
J. C. Wilke	6304 Hamilton Avenue	541-3178
Richard Wurzelbacher	6240 Hamilton Avenue	542-2440
Allen Zobay	1669 Cedar Avenue	541-8000
Herbert C. Schapera	954 North Bend Road	
C. F. Cabiglon	954 North Bend Road	

#### DENTISTS

Cecil Allf	6240 Hamilton Avenue	541-0888
R. H. Efke	1551 Marlowe Avenue	541-2038
Geoffrey Gold	5916 Hamilton Avenue	541-0791
John Hunter	6240 Hamilton Avenue	541-0888
Kenneth Knebel	5737 Hamilton Avenue	541-1975
Robert Levering	6240 Hamilton Avenue	542-2579
Demus Schooley	6240 Hamilton Avenue	542-2220
Dennis Smith	6240 Hamilton Avenue	541-0888
Seymour I. Glick	1172 Galbraith Road	521-0537
John B. Strong Jr.	1172 Galbraith Road	522-8660
Jack R. Siegel	965 North Bend Road	
Lewis G. Casteel	954 North Bend Road	541-1941
John Gilboy	954 North Bend Road	541-1941

#### OPTOMETRISTS

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H. L. Biehl	North Bend & Hamilton	542-0769

#### PHYSICAL THERAPIST

Alfred Milner Jr.	6240 Hamilton Avenue	541-7767
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#### PODIATRIST

Fred Knodle	1538 Cedar Avenue	541-7325
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## PARTICIPANTS

Those listed below had a key role in the development of this plan. They have either participated in the meetings which led to this plan, or helped in the preparation of the document itself.

### College Hill Forum

June Betts  
Guy Boyd  
Herb Brown; Chairman  
Iva Brown; Cochairman, Education Committee  
Bob Daniels  
Jim Davis; Chairman, Housing Committee  
Bob Gruber  
Anne Henneberg; Vice-Chairman  
Don Hunt  
Lee Roy Jones  
Mary Kolbe  
John Ludwig  
Carol Lyon; Chairman, Long Range Planning  
Frank Perry  
Jim Rice  
Reno Runck  
Grace Staples; Cochairman, Education Committee  
Trevor Van Wagenen  
Leo Wilensky

### College Hill Business Association

Glen Berning, President  
Dave Hodapp  
Jack Schnur  
Gerry Sturm

### City Planning Commission Staff

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John Browarsky, Planner  
Dennis Finney, Planner  
Tom Gamel, Technician  
Mary Jenior, Planner  
Ed Lotspeich, Consultant  
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Lt. Mike Parker, District 5 Police  
Frank Taylor, Department of Urban Development  
Sgt. Heydon Thompson, District 5 Police

Board of Education

Bill DuPree; Area Director, Secondary Schools  
Tom Murray; Area Director, Elementary Schools

Youth Service Bureau

John Schuster

College Hill Community Urban Redevelopment Corporation (C.H.C.U.R.C.)

LeRoy Hall, President  
Don Hunt, Secretary, Secretary  
Carroll Hutchinson, Treasurer  
John Ludwig, Vice President

Coalition of Neighborhoods

Paul Buckwalter, Director  
Morris Williams