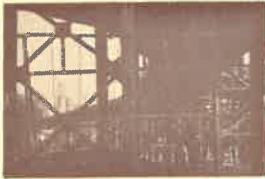


PRICE HILL COMMUNITY PLAN



PREPARED BY
THE PRICE HILL
COMMUNITY
STUDY GROUP
IN CONJUNCTION
WITH THE
DIVISION OF
COMMUNITY
ASSISTANCE
CITY OF
CINCINNATI
JUNE, 1978



June 6, 1978

Ben C. Robinson, Assistant City Manager
Office of the Community Administrator
Room 105, City Hall
801 Plum Street
Cincinnati, Ohio 45202

Dear Mr. Robinson:

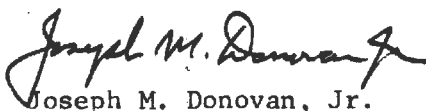
Transmitted herewith is the Price Hill Community Plan. It is the culmination of nearly four years of effort on the part of the entire Price Hill community. During this time many hard decisions had to be made, trade-offs examined, and conflicts resolved. The result is a document which I feel is a reasonable representation of the collective thoughts and aspirations of the people of Price Hill, as well as realistic from the point of view of implementation and the constraints of shrinking resources.

At the same time however, while this planning phase of the process is drawing to a close, the next step is beginning. Implementation will involve the mobilization of both public and private resources and the channelling of those in the direction prescribed by the community plan. This will involve a further commitment on both our parts, along with the groups we represent.

I want to express our gratitude to the Community Assistance Team for their help in preparing this plan. Mention of appreciation should also go to Santa Maria Neighborhood Services, the Community Development Advisory Council, the Department of Public Recreation, City Planning, Public Health, Public Works, and the Office of Research, Evaluation and Budget.

The Price Hill community hopes that this meets with your approval and that of the City Manager, City Planning Commission, and City Council. We are looking forward to a continued relationship with you, your office, and the Administration as a whole as we proceed toward realizing our plan.

Sincerely,



Joseph M. Donovan, Jr.
Chairman

JD/MLC/rc

PRICE HILL COMMUNITY STUDY GROUP

Addendum to the Price Hill Community Plan; October 19, 1978

After the printing of the Price Hill Community Plan certain errors were discovered. The following are the corrections which this necessitates:

1. On Page 4, #4 should read, "The final district of Lower Price Hill is State Avenue, north of Wilder Avenue and the industrial district. This includes . . ."
2. On Page 12, "g" should read, ". . . the Osage School in this area will be replaced by the Terry Avenue School. At that time, should the land be disposed of by the Board of Education, it should serve. . ."
3. In the Community Work Program (Appendix E), 1.6.1 in the Public Safety section should read, "The District 3 Police Station should be extended. (Also see . . ."

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	COMMUNITY FORM	4
III.	HOUSING	18
IV.	RECREATION & OPEN SPACE	39
V.	TRANSPORTATION	66
VI.	COMMUNITY FACILITIES	79
VII.	PUBLIC SERVICES	83
VIII.	HUMAN SERVICES	96
IX.	ECONOMIC DEVELOPMENT	106
X.	IMPLEMENTATION	109
APPENDIX	A PUBLIC FUNDING PROGRAMS	117
	B FACILITIES	122
	C HUMAN SERVICES-NEED MATRIX	125
	D YOUTH SERVICES	126
	E COMMUNITY WORK PROGRAM	129

LIST OF MAPS

- II-1 CONCEPTUAL PLAN
- II-2 LAND USE PLAN
- II-3 PROPOSED ZONE CHANGES
- II-4 E.Q.H.S. A (Proposed)
- II-5 E.Q.H.S. B (Proposed)
- II-6 POTENTIAL EQD URBAN DESIGN AREAS
- III-1 CURRENT CONDITIONS FUTURE POTENTIALS
- IV-1 DENSITY
- IV-2 SERVICE AREAS
- IV-3 CRITICAL AREAS
- IV-4 CONCEPTUAL DIAGRAM
- IV-5 RECREATION PROPOSALS
- V-1 TRANSPORTATION PROBLEMS
- V-2 BUS ROUTE SERVICE AREAS
- V-3 TRANSPORTATION PROPOSALS
- V-4 BIKEWAY SYSTEM

LIST OF TABLES

- III-1 CURRENT CONDITIONS OF PRICE HILL'S CENSUS TRACTS (Primary Housing Activity)
- III-2 SUMMARY OF INDICATORS OF POTENTIAL PROBLEMS IN STABLE CENSUS TRACTS
- III-3 CURRENT AND POSSIBLE FUTURE AREA STATUS

LIST OF TABLES (cont...)

- III-4 POPULATION PROJECTION: CINCINNATI AND PRICE HILL
- III-5 NUMBER OF DWELLING UNITS PROJECTION: CINCINNATI AND PRICE HILL
- III-6 HOUSEHOLD CHARACTERISTICS/LAND USE
- IV-1 POPULATION TRENDS
- IV-2 POPULATION DENSITY
- IV-3 RESIDENCE & RATES OF DELINQUENCY
- IV-4 JUVENILE DELINQUENCY RATES OF OTHER COMMUNITIES
- IV-5 PERCENT OF HOUSEHOLDS WITH FEMALE HEADS
- IV-6 PUBLIC RECREATION STANDARDS
- IV-7 PLAY FACILITIES
- IV-8 INVENTORY OF PRICE HILL HUMAN SERVICES COMMUNITY FACILITIES

LIST OF FIGURES

- X-1 COMMUNITY DEVELOPMENT FUNDING PROCESS
- X-2 PROPOSED COMMUNITY ORGANIZATION
- X-3 PROBLEM-SOLVING PROCESS

INTRODUCTION |

I. INTRODUCTION

In general, planning is defined as the process of bringing about change, or the programming of the transition from the present state of affairs, to some future situation. The planning process that has gone on in Price Hill has similarly been one that has been characterized by change. Such changes have taken place both on the part of the City, as well as the community.

- After much work by many Price Hill groups, a planning process involving community residents and City staff started on June 19, 1974 at Price Hill United Methodist Church. But, what started out intending to focus on just East Price Hill resulted in a plan for the entire Price Hill community.
- The Community Planning Team (from the City Planning Commission), supplemented with staff from the Office of Management Services and Department of Urban Development, has become one of four Community Assistance Teams (CAT's), part of the City Manager's Office, serving not only Price Hill, but the entire Western Quadrant.
- The Western Hills Viaduct had closed temporarily.

But additionally, the community itself has changed. What started out to be three separate Price Hills is now working together as a single coordinated unit. Also, some physical changes have taken place.

- The vacant lot at Eighth and Depot is now a park.
- Senior Chateau on the Hill has been approved by HUD and is nearly under construction.
- Glenway Woods, which hadn't even been thought of in 1974, is now over 40 acres large.
- Dunham Hospital is gone, and a large recreation complex is in its place.

The Price Hill Community Study Group can't take credit for all of these accomplishments. It has however, provided a forum for channelling the efforts of the entire community in a common direction. In this way, a mutual agenda has been formulated which has taken the many diverse problems and concerns of Price Hill residents into account. The Study Group has furthermore provided a mechanism for establishing some priorities which permits the orderly pursuit of solutions. This has resulted in this plan and the Community Work Program. As such, this environment facilitates problem solving and creates an atmosphere which is viewed favorably by the City because of its logic and clarity.

A. Summary

The Price Hill Community Plan contains nine components. The highlights are as follows:

1. Price Hill is made up of three interdependent sectors that can work together in a better way for community improvements.
2. Price Hill should be a mixture of residential, commercial, public and semi-public, industrial, recreational and vacant land uses, which are clustered in districts.
3. The zoning of Price Hill should be determined by a synthesis of existing land use patterns, current trends in community land economics and the goals and objectives of community residents.
4. Environmental Quality Districts should be established on the hillsides and in the Neighborhood Business Districts where appropriate.
5. Price Hill is rich in history and this is reflected in its development and architecture. The preservation of this asset can do much in stimulating revitalization in areas of disinvestment.
6. Areas where the housing exhibits a future potential for growth, stability or rehabilitation, necessitate individual treatment by both the private and public sectors in order to adequately take advantage of these potentials.
7. Housing for special clients should reflect Price Hill's share of the city-wide distribution of housing subsidies for elderly and family households.
8. Mt. Hope Avenue, the Grand Point, Morrow Place, Denver Avenue, the Fairbanks hilltop and the Osage School site offer unique opportunities for new residential development in Price Hill which blends with the existing character of the neighborhood and its natural environment.
9. The hillsides of Price Hill represent the major ordering element of the recreation and open space system. As such they must be preserved in their natural state, for passive recreation; with active recreational sites penetrating into the neighborhood from the hillsides.

10. No new thoroughfares need be constructed in Price Hill, but an intensive program of undertaking deferred maintenance of existing streets must be initiated. Any new construction should be restricted to improvements in the present network; and to correct problems identified in the Price Hill Transportation Plan.
11. The Queen City corridor will act as the major spine of any mass transit facilities in Western Cincinnati and Price Hill. Alternative transit systems must be examined in order to find the ones most appropriate for Price Hill.
12. Community facilities should be located in the public investment focus areas identified in the Image section of the Price Hill Community Plan.
13. The Human Services Plan is designed to form a consumer responsive system that will support other elements of the plan.
14. The Neighborhood Business Districts should be planned for revitalization.
15. An industrial council should be created in the Lower Price Hill industrial area to collectively improve the complex.
16. The organizations of Price Hill must rally together to assure the proper implementation of the community plan.

COMMUNITY FORM ||

II. COMMUNITY FORM

A. Introduction

The overall concept which governs the development of the Price Hill Community Plan revolves around the distinct physical, social and historical nature of the neighborhood itself. That is, while a singular planning document will be the end product, it must be independently responsive to the three individual elements making up the Price Hill community. This goes back to the historical development, geographic characteristics and socio-economic distinction of Price Hill which have acted to differentiate Lower Price Hill, East Price Hill, and West Price Hill from one another.

This planning concept recognizes these delineations and inter-relationships, but has resulted in a somewhat different conceptual thrust for each of these components. This is reconciled by the way in which the land uses and systems components complement one another, so as not to abruptly break, but flow together into a functional whole.

B. Lower Price Hill

The predominant element of the conceptual plan for Lower Price Hill revolves around the strong sense of corridors which dominate the area and their interface with the breath-taking hillsides. That is, West Eighth Street divides the community in an east-west direction; while State Avenue is a separator running north and south. These generally help delineate the four discernible districts found in Lower Price Hill.

1. The primary residential district in the area is that south of West Eighth Street, between the hillside and Burns Street. This residential area focuses on Oyler School and playground in that it is the center of much of Lower Price Hill's activity. Other important points are St. Michael Church and Santa Maria Neighborhood House. They also generate many of the social activities of Lower Price Hill. Finally, many of the major retail stores serving Lower Price Hill are located in this district, along State Avenue.
2. The other major, viable residential district of Lower Price Hill is the area in the vicinity of Glenway, Wilder, and State. This area is a very compact, high density living situation, with some deteriorated buildings in its midst, but nothing on the scale of those further north on State Avenue. There are also some retail establishments along State and Glenway Avenues.

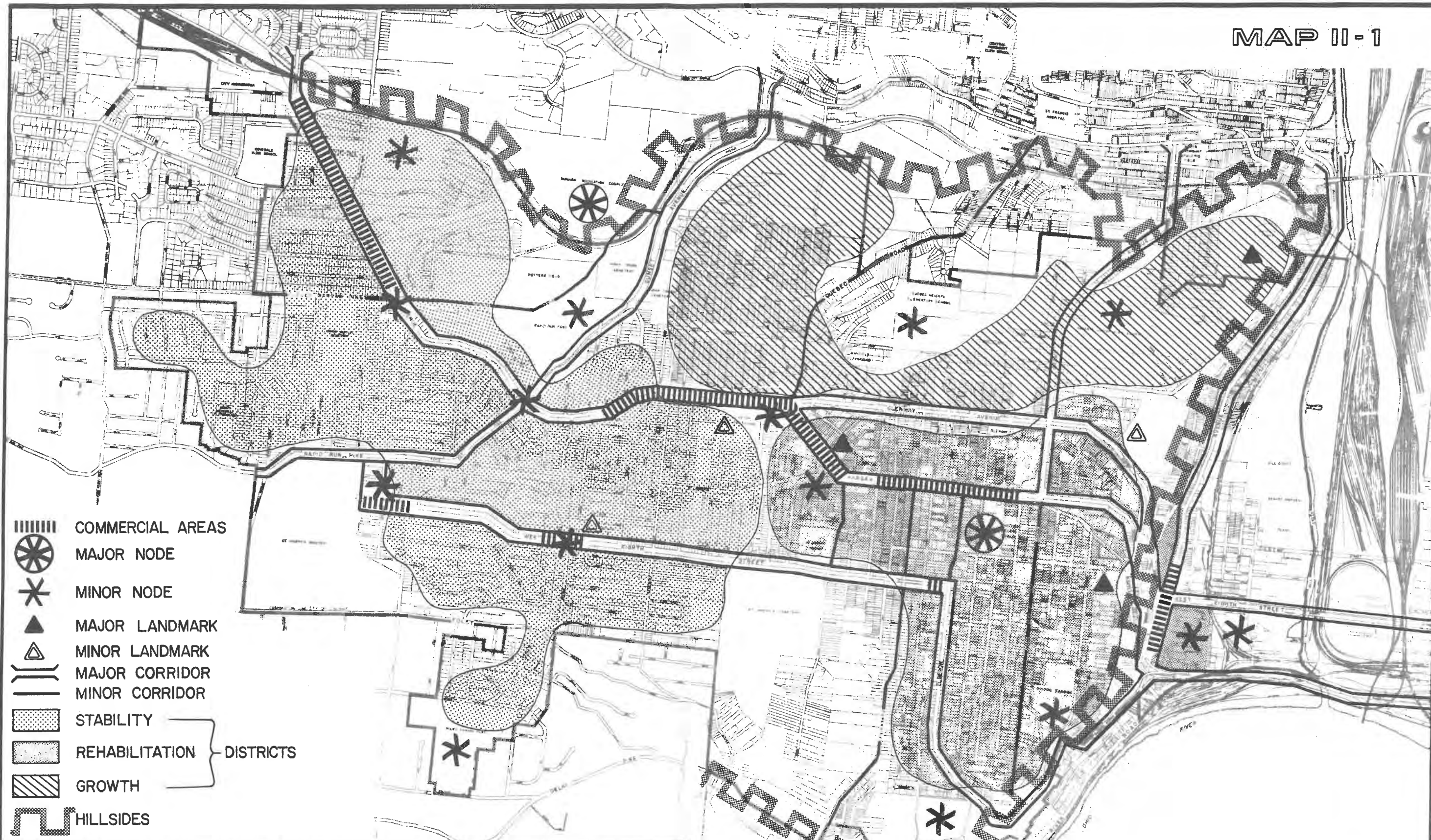
3. Probably the largest and most dominant district in Lower Price Hill is the industrial area east of State Avenue and Burns Street. This area has been industrial for years and will probably continue to be for years to come.
4. The final district of Lower Price Hill is State Avenue north of Wilder Avenue; and the industrial district. This includes the vast hillside area above State Avenue and the present hillside streets such as Bowman and Denver. This district continues north of Lehman Road to the community boundary. As of late, there has been a concentration of building demolition in this area, resulting in much of the land remaining vacant and becoming overgrown.












These districts are generally defined by changes in topography, as well as the corridor system in the community. Because of the prominence of these corridors, all plans must in some way revolve around West Eighth Street and State Avenue functioning as strong vehicular corridors. In many ways also, the corridors act as a gateway to all of Price Hill. In addition, River Road acts as another high volume, high speed corridor on the periphery of the community. The continued definition and improvement of these districts will be the primary objective of the plan for Lower Price Hill.

Future development in Lower Price Hill will generally continue the existing dominant land usages. The major residential districts possess the potential for supporting further rehabilitation and infill activities. New residential construction, at a low to medium density should be emphasized, in a spotted fashion, on the hillside areas, integrating itself with the open space similarly proposed.

The line should be held on any further industrial encroachment in Lower Price Hill. Emphasis should be placed on the most efficient and effective utilization of this land. Expansion and retention of the existing manufacturing concerns is to be encouraged. Should an industrialist relocate (hopefully within the City) this can be viewed as an opportunity for the remaining businesses to expand onto this land in a planned and orderly pattern.

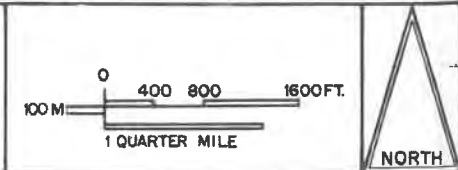
Finally, retailing and social services activities should be re-oriented so as to accentuate the pedestrian scale and environment that exists on State Avenue; particularly that south of West Eighth Street. Retailing activities are presently concentrated in this area, as well as the portions of West Eighth Street, in close proximity to State Avenue. Similarly, many existing social services reside in this same area. The Health Department recently remodeled a storefront into a new clinic; the Lower Price Hill Day Care Center



-  COMMERCIAL AREAS
 -  MAJOR NODE
 -  MINOR NODE
 -  MAJOR LANDMARK
 -  MINOR LANDMARK
 -  MAJOR CORRIDOR
 -  MINOR CORRIDOR
 -  STABILITY
 -  REHABILITATION
 -  GROWTH
 -  HILLSIDES
- } DISTRICTS

CONCEPTUAL PLAN

PRICE HILL
 COMMUNITY STUDY GROUP
 COMMUNITY ASSISTANCE TEAM 3
 DIVISION OF COMMUNITY ASSISTANCE
 CITY OF CINCINNATI



operates at 686 State Avenue; and West C is re-establishing their operations in this area. Similar social and recreational developments are to be encouraged in the future. Such encouragement could take the form of capital subsidy (like site acquisition) for agencies like the Eighth and State Boys' Club should they decide to place new facilities in the area.

C. East Price Hill

The central element of the East Price Hill concept feeds off of the Price Hill Greenbelt which has traditionally been the main ordering component of Price Hill development. The natural hillsides which surround East Price Hill on three sides represent Price Hill's most unique physical asset. It is expected that the control and preservation of this natural setting will establish the trend for long-term community improvement and vitality. As presently conceived, this green space could extend from the new Paul Woods Nature Preserve being developed by the Hamilton County Park District south of the community; through Mt. Echo Park to the east; along the eastern hillside to Bald Knob; and then west along the Lick Run Valley (with an offshoot toward Glenway Avenue, including the original Glenway Woods Nature Preserve), terminating at the Dunham Recreation Complex. Such a hillside system possesses the potential for bicycle paths and pedestrian hiking trails; as well as scattered active and passive recreation nodes; and connecting certain open space "magnets" such as Dunham, Mt. Echo, and Paul Woods.

To complement the hillside system, there are certain other open space areas which penetrate into the heart of the community. One of these park areas, Dempsey Park, has the potential for serving as the main focal point of the community. These potentials include its location near the geographic center of the neighborhood and the activities which presently take place in the vicinity, such as: the existing recreation center, Whittier School, the police station and the public library. This existing situation will have to be capitalized upon, as well as expanded, so that Dempsey Park will become the primary focus of East Price Hill.

With Dempsey Park as a primary node, and St. Lawrence Corner as another, the neighborhood business district can be utilized as a spine around which the community revolves. Warsaw Avenue, can therefore serve as the center and can support the most intense land uses of the community. The further one gets away from this spine, the less the land use intensity should become. The major exception to this will be the Eastern Hill Front where economic forces have driven up land costs. This factor will make it susceptible to more intense development, but will not mandate it.

The bulk of the remaining land usage will be residential in nature, generally varying in density relative to its proximity to Warsaw Avenue and the East Hill front.

Elberon Avenue and West Eighth Street also represent a major corridor system in East Price Hill. This too will cause a variation in the land use pattern described.

D. West Price Hill

West Price Hill has a very consistent land use pattern throughout. The main deviations from this is along the major roadways, i.e. Glenway, West Eighth Street and Rapid Run Pike. There also exists a difference in the residential density between the eastern and western extremes of West Price Hill. This is caused by: a) a somewhat smaller lot size in the east; b) a greater abundance of two-family homes on these smaller lots; and c) the ease with which these older, larger and substantial homes can be converted from one to two or more family structures.

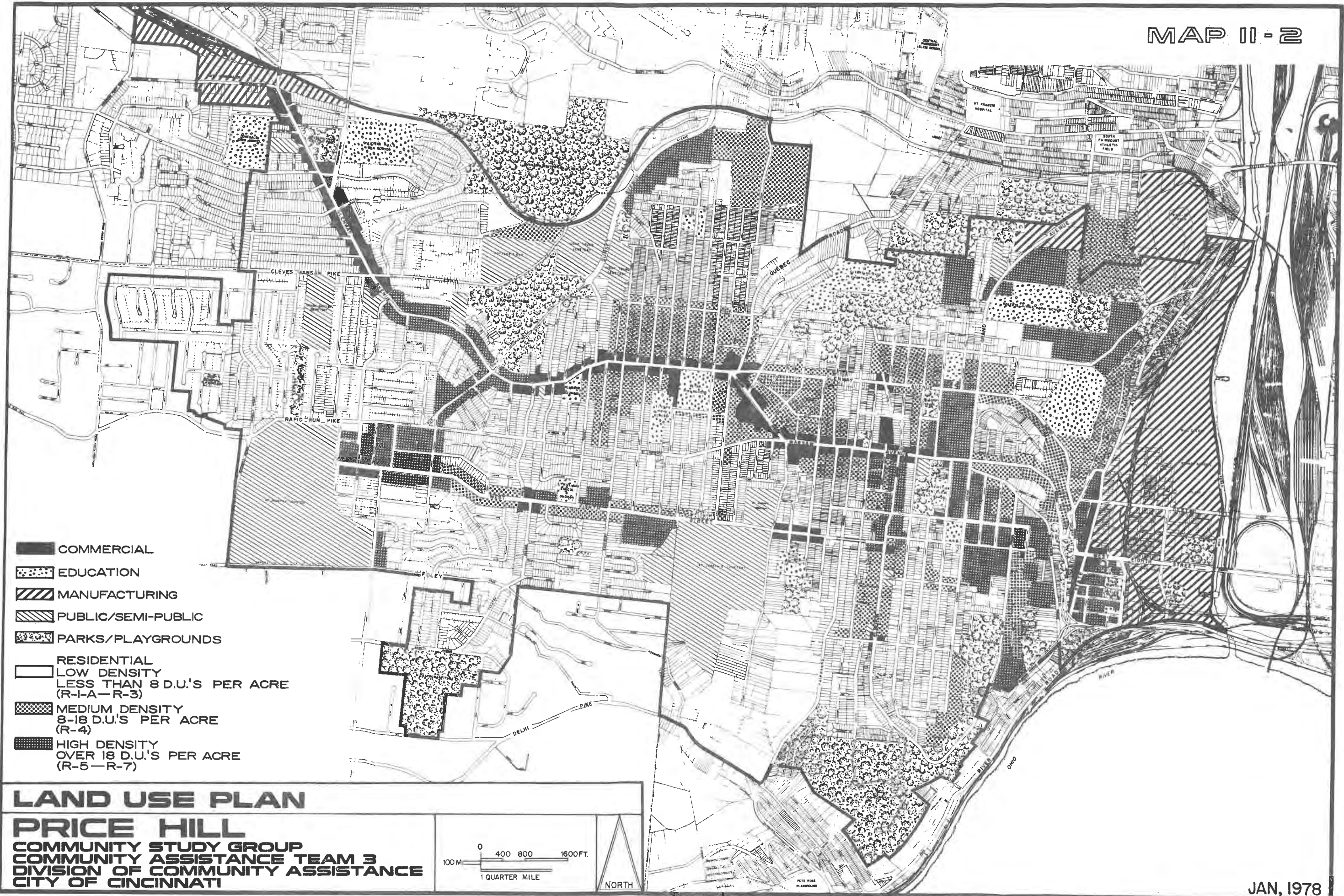
The thrust of planning in West Price Hill is to maintain, preserve and strengthen this pattern. This will be achieved by putting an emphasis on sustaining the present level of service and investment in the area. To supplement this, increases will be advocated in the area of maintenance and remedial activities by the public sector, and maintenance, rehabilitation, and limited investment in problem spots by the private sector.

The image to be projected will be that of a number of homogeneous districts of similar land use intensities and residential styles, separated by hillsides, open space and corridors. These districts will evoke a concept of relating to a common purpose, be it either use of a park, proximity to a business district or access to a major corridor. Such a clustering of dwelling units is similar to that found in newer suburban subdivision areas on the fringe of Cincinnati and much of Hamilton County. That is, sizable private yard areas, supplemented by readily accessible public open space areas and rapid transportation potential to jobs and the Central Business District by either private means or public transit.

E. Land Use Plan

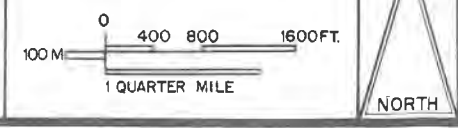
A conceptual plan delineates the broad or general direction that the community residents wish their neighborhood to go. It is an ideal and because of its simplicity may never be reached. The Land Use Plan is much more specific in that it illustrates specific changes which the community must undertake in order to start to realize this conceptualized ideal; however, it is still considered feasible only in a long-range time frame. It also starts to outline certain policies which, when adhered to, will lead private sector development in the direction indicated by the Conceptual Plan.

The Land Use Plan is valuable in that it delineates the desired course of community development. The uses of land affect people by influencing the value of their real property; the visual quality and continuity of their environment; the location of their



- COMMERCIAL
- ▤ EDUCATION
- ▨ MANUFACTURING
- ▧ PUBLIC/SEMI-PUBLIC
- ▩ PARKS/PLAYGROUNDS
- RESIDENTIAL
 - LOW DENSITY
LESS THAN 8 D.U.'S PER ACRE
(R-1-A—R-3)
 - ▣ MEDIUM DENSITY
8-18 D.U.'S PER ACRE
(R-4)
 - ▤ HIGH DENSITY
OVER 18 D.U.'S PER ACRE
(R-5—R-7)

LAND USE PLAN
PRICE HILL
 COMMUNITY STUDY GROUP
 COMMUNITY ASSISTANCE TEAM 3
 DIVISION OF COMMUNITY ASSISTANCE
 CITY OF CINCINNATI



jobs, shopping facilities and recreation areas; and the general peace, well being and quality of life. The Land Use Plan provides a physical and geographic framework for the decision-making process in Price Hill.

1. Role

The Price Hill Land Use Plan takes its form as a synthesis of existing development; current and anticipated economic market forces; and the goals and objectives of Price Hill residents. As such, it will play a role in:

- a. The City's Coordinated City Plan - The City Planning Commission utilizes community plans as an input into the overall master plan of the City.
- b. Community development decisions - The Land Use Plan provides a comprehensive and rational basis for positions which the community will advocate or oppose. Furthermore, should the community acquire its own development potential in the form of a community based, non-profit development corporation (for example), the Land Use Plan should be a primary guide for its development decisions.
- c. Zone changes - The zoning code provides a tool for the implementation of the community's land use plan. Any potential change of zoning should be weighed on its contribution to the community land use plan.
- d. Private investment decisions - While the community land use plan has no force of law, it speaks clearly as to direction which the community wishes private investment to take.

2. Goals

The Price Hill Land Use Plan hopes to respond to and achieve the following goals:

- a. Reinforce the land use pattern which existing development has precipitated.
 - (1) Provide for greater continuity in land use intensities and architecture.
 - (2) Encourage land utilization which will strengthen residents' sense of territoriality for greater portions of the community.

- b. Encourage further definition of strong and homogeneous land use districts within the community.
 - (1) Appropriate quantities and qualities of land must be allocated to the various land uses in order to allow for adequate levels of support to be lent to one another.
- c. Promote a positive interface between land use districts which complement, not conflict with one another.
- d. Encourage the utilization of redevelopment resources in areas to achieve maximum impact.
- e. Improve the quality of life by promoting the maximum amount of light, air and open space feasible.

F. Zoning

Zoning is one of the major tools that a community can utilize for implementing their community plan. While it is a legal instrument which regulates the use of private land, it should be done only in a way which will effectuate long-range planning goals. Zoning must also reflect the existing pattern of land use. In this way, zoning can facilitate the most orderly and economic transition possible between present conditions and the future.

Zoning offers the residents of a neighborhood the opportunity to influence the allocation of private resources within their community. It assists in directing resources into the areas in which they are expected to do the most in achieving community, as well as City goals. But, in addition to protecting the community from a misallocation of resources, it provides all property owners a degree of certainty as to the future direction of the neighborhood.

1. Zoning Goals

In considering future zone changes, the following goals should be strived for, and they should serve as the basis by which any zone change is evaluated.

- a. Petitioners must be able to demonstrate that a zone change contributes to the general welfare of the community, as well as the liabilities of the present zoning district.
 - (1) Changes must conform to the spirit of the community's conceptual and land use plans.
 - (2) The proposal shouldn't cause an undue amount of area to be zoned for land use transition.

- (3) Any zone change should promote transition to new uses, only with minimal disruption to community stability.
 - (4) Spot zones should be prohibited because of their adverse affect upon community continuity.
 - (5) The general welfare is enhanced by special efforts being taken to protect all environmental quality districts of the community, particularly hillsides, business districts and areas of high public investment.
 - (6) The general welfare of a community is best defined by an established and representative citizen's group.
- b. Zone changes should contribute to the physical, social and economic quality of life in a community.
 - c. The zoning of an area should generally reflect the existing development or reasonably anticipated development.
 - (1) Zoning should encourage the establishment and maintenance of land use districts.
 - (2) Zoning should help guide the allocation of community and individual resources.
 - (3) Past development can be an indicator of land economics in considering a zone change.
 - d. While traffic flow is a factor to be considered in a zoning petition, it cannot be the sole rationale.
 - (1) Land in the vicinity of major corridors is generally more conducive to multi-family residential and more intense land uses than other areas.
 - (2) Multi-family residential and more intense land usages are generally to be discouraged in areas where:
 - 1) there are dead end streets; or 2) the primary site access is through a low density area.
 - e. Aesthetics may be a factor in the consideration of a zone change, however should not be the determining criteria.
 - (1) The protection of beauty should be sheltered "under the wing" of the law.

(2) Non-aesthetic consideration help to uphold the contention of aesthetics contributing to the general welfare.

- f. Land similarly situated should receive similar treatment.
- g. Zoning should afford all property owners equal protection under the law.

2. Zoning Plan

The attached map (II-3) illustrates zone changes which, when implemented, will start toward the achievement of these goals. More specifically the rationale for each of these is as follows:

- a. Ferguson Road: R-5 to R-3; this change is designed to make the zoning reflect the existing development. Also, by making such a change it will help to assure the retention and maintenance of the development at its present density. Furthermore, the residential streets (Shirley and Ferguson Place) are narrow and nearing the congestion point. This is further complicated by the large amount of on-street parking.
- b. Rapid Run: R-5 to R-3; the development in this area is presently single and two families in excellent condition. This development should be encouraged to continue as is; and draw a limit on and give form to the areas of multi-family development.
- c. West Eighth Street (West): R-5 to R-4; presently, the bulk of this land is used for single and two-family residences, with limited intrusions by multi-family structures. The bulk of the apartment development which has taken place in the vicinity of West Eighth Street is outside this and the next zone change area. However, the flexibility of the R-4 zoning does allow some changes in land use to happen; either conversion of the large brick homes into two or more units, retaining the existing architectural character, or redevelopment of the land into multi-family buildings, but at a lower density than that permitted under the R-5 zoning. The R-4 will serve as less of an inducement to such a change. The traffic conditions on West Eighth is somewhat conducive to a minimal increase in the number of dwelling units.

- d. West Eighth Street (East): R-5 to R-4; this area exhibits many of the characteristics of the previous area. The one and two family structures are sound and there is minimal intrusion by multi-family structures. Most higher density development has taken place in the areas that have been excluded from the proposed change. Market forces have demonstrated the feasibility of higher density development in the blocks of West Eighth Street near (and on the same side of the street as) St. William Church and School and Pinecrest.
- e. Wells Avenue: R-3 to R-4; this area lies in a valley which has experienced minimal development, except for a few old frame homes. The isolation and accessibility to Glenway, Warsaw and the business district makes it conducive for a low density, multi-family development. It is also presently contiguous to a R-4 zone. It differs from Fairbanks and Woodlawn in that there is less continuity in the present development pattern; the development is older; less well maintained; and more economically feasible for changes in land usage.
- f. Fairbanks (North): R-4 to R-3; the land use in this area is all single and two-family dwellings, except for one parcels with a non-conforming commercial land use; and one three-family structure. These structures are generally well maintained and most are located on the dead-end sections of Fairbanks Avenue and Lehman Road.
- g. Osage: R-4 to R-4(T); the Osage School on this area will be replaced by the Terry Avenue School. At that time, should the land be disposed of by the Board of Education? It could serve as a senior citizens' high rise. To facilitate such a use, it should be rezoned R-4(T) so as to pick up the density permissible under the business zoning on Warsaw Avenue. However, such rezoning requests should wait until a final decision has been reached on the disposition or reuse of the site.
- h. Fairbanks (South): R-4 to R-3; the present land uses in this area are single-family residences, park and vacant. Most of the land is on the hillside, much of which is over 20% slope. It is in the Hillside Environmental Quality (EQ-HS) District proposed for the Delhi Valley (see next section). The area is also discussed in the Housing section of this plan, where it is proposed that the flat portions of the site be developed in a planned unit development-type style, permissible under the EQ-HS zoning.

- i.* Purcell & Phillips: R-4 to R-4A; this area is made up primarily of large vacant parcels with some topographical change problems. For this reason, single or two-family dwellings may not be economically feasible. But, because of the low-density nature of the surroundings, density should be kept to a minimum. In addition to these vacant parcels, there exists some single-family homes, a multi-family structure and a church.
- j. Dempsey: R-4 to R-3; the primary land use in this area is single and two-family dwellings. Of the nearly 120 properties, only three would become non-conforming (one three-family structure and two four-family building) with the new, more restrictive zoning. The existing structures are generally sound and those that are not offer excellent rehabilitation potential as single and two-family structures.
- k. Utah: R-5 to R-3; these single-family homes are situated on a small plateau on the northern hillside, off Grand Avenue. Access is quite limited because of the severe slopes (over 20%) that completely surround the site. The more restrictive R-3 zoning will help to encourage preservation of this unique environment. It also is within the proposed Lick Run Valley EQ-HS District (see next section).
- l. Hillside (North): R-5, R-6 and B-4 to R-4; the density on the hillside needs to be more restrictive than is permitted by the present zoning. This is to protect the hillside areas from large, massive structures, preserve the views as much as possible, and retain the low density environment as much as possible. The R-4 zoning will allow greater flexibility for single and two-family structures, as well as multi-family buildings, within these hillside constraints. Furthermore, the street network in the vicinity of the hillside was never intended to handle traffic at an intensity greater than that permitted under an R-4 density. Since the density of development is determined by the underlying zones in an Environmental Quality District, this is the only way of controlling the density of development on this hillside. Similarly, the valleys that contain Warsaw and Glenway Avenues should be protected from heavy development activities because of the unique combination of hillside stability and transportation problems perpetrated in those locations.

*This recommendation assumes the incorporation of a R-4A-type zone into the Cincinnati Zoning Code in the near future.

- m. Sterrett: R-5 to R-3; the existing land usage along this dead-end street is all single and two-family residences. The building condition survey shows that while these are frame structures, the buildings are generally sound and offer a good opportunity for rehabilitation. This area is also in the EQ-HS #1 District.
- n. Maryland-Morrow: R-4 to R-3; this is an area that was rezoned by City Council to R-4 in 1974. Since that time, the environment has taken on a character similar to that of Maryland Avenue in that it tends to be supportive of rehabilitation, with a number of buildings along Morrow Place and Maryland Avenue undergoing rehab by families, into one or two-unit structures. The owner occupancy rate in the area has increased somewhat and there is no improvement of the traffic situation seen in the foreseeable future. This area epitomizes the environmental factors that precipitated the Hillside Environmental Quality zoning. Finally, the Maryland-Morrow area now share many of the characteristics that lead to the rezoning of the rest of Maryland Avenue to R-3 and at the same time this became R-4. All new construction that has taken place in the area since 1974 has conformed to the proposed R-3 zoning.
- o. Hillside (South): R-V to R-4; this zone change is intended to retain, to the extent feasible, the existing level of development in this area. The flexibility of the R-4 zoning will encourage the rehabilitation of the existing structures, but at the same time not prohibit development at a somewhat higher density. This will also act as an area of transition between the fairly low density zoning (R-3) on the hillside (Maryland Avenue) and the higher densities at the top of the hill.
- p. Lehman & State: M-2 to B-4; this change will permit the present business along the west side of State Avenue (and south of Lehman Road) to continue to conform to the zoning and at the same time make the zoning more restrictive. This is intended to prohibit industrial encroachments into this area. Any industrial expansion should take place east of State Avenue, or north of Lehman Road.
- q. Elberon: R-V to R-3; the rezoning of this park land, owned by the Board of Park Commissioners, has minimal community impact, but adds continuity to the zone district patterns along the hillside.

- r. Grand Point: R-V to R-4; because of the confusion created by the R-V in the EQ-HS #1 District, it should be eliminated. In so doing, specific view protections are sacrificed for general development guidelines. The reduction in density will hopefully compensate for this.
- s. State (North): M-2 to B-4; this area (east of State, from Saratoga to just south of the railroad tressel) is presently zoned M-2 (Intermediate Manufacturing District), with a mixture of residential and commercial land uses. The proposed B-4 would create no non-conforming uses and allow the present mixture to continue. It would also allow light manufacturing uses (mostly M-1 types) and other "Non-objectionable uses." It may however at the same time restrict potential reuse of deteriorated area (and perhaps the speed of redevelopment); and perpetuate the discontinuity of land uses found there.

3. Environmental Quality Districts

There are two categories of Environmental Quality Districts which would be appropriate for application in Price Hill.

a. Hillside (EQ-HS)

The first Hillside Environmental Quality District in the City was established on the East Price Hill Front. In order to be eligible for designation as an EQ-HS, the area must contain four of the following six characteristics:¹

- (1) Slopes of 20% or greater;
- (2) Existence of KOPE geologic formations;
- (3) Prominent hillsides which are readily viewable from a public thoroughfare;
- (4) Hillsides which provide views of a major stream or valley;
- (5) Hillsides functioning as community separator or community boundaries as identified in a community plan accepted and approved by the City Planning Commission;
- (6) Hillsides which support a substantial natural wooded cover.

Utilizing this criteria, two other areas would appear to be appropriate for designation. They are:

- (1) The south wall of the Lick Run Valley; and
- (2) The Delhi Valley and Mt. Echo hillside.

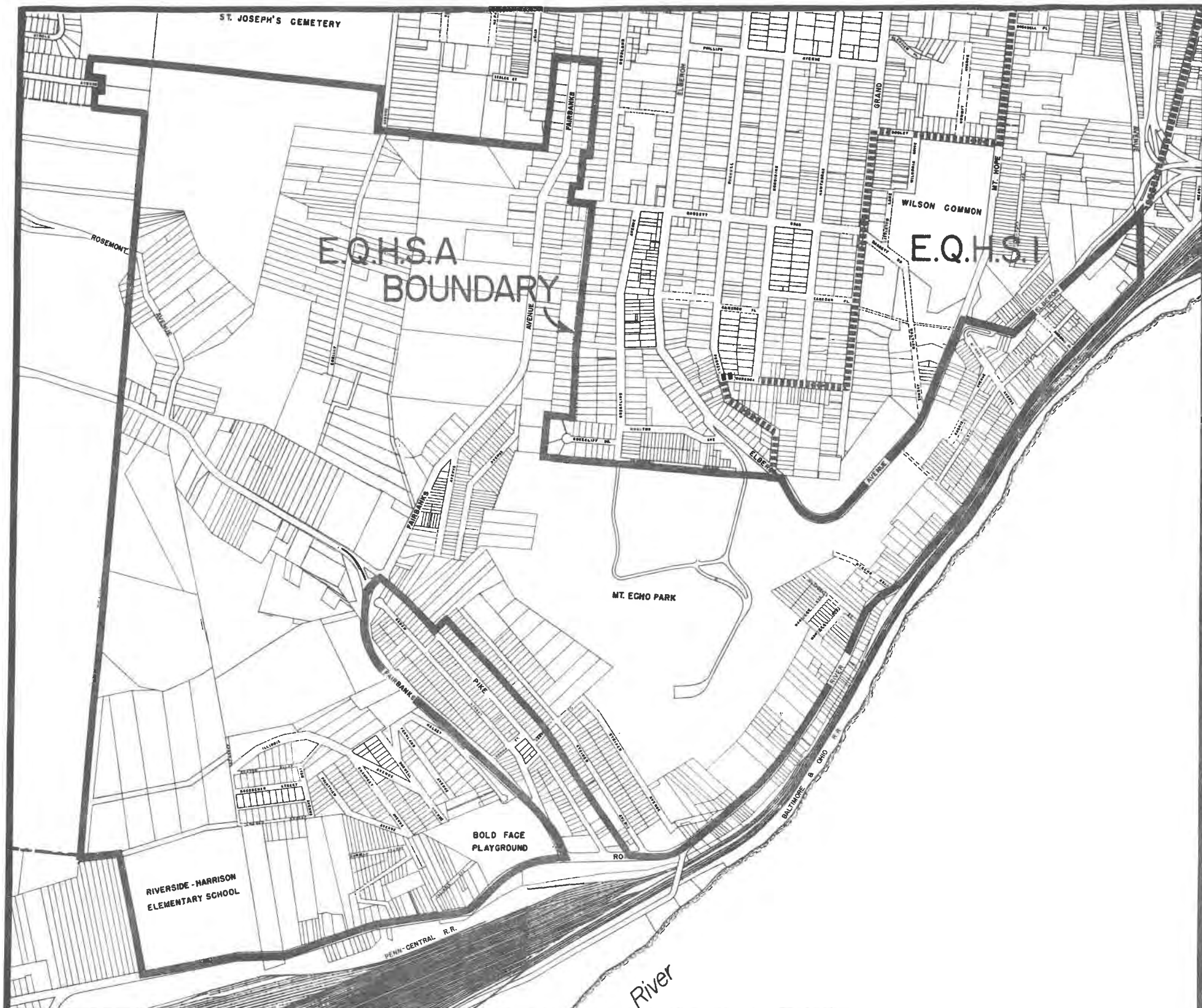
See Maps II-4 and II-5 for the specifically proposed districts.

b. Urban Design (EQ-UD)

Any business district in Price Hill that has an urban design study which has been adopted by City Council could be designated as an EQ-UD.

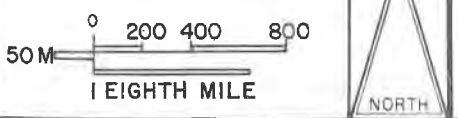
¹

Zoning Code of the City of Cincinnati, Section 3403.2(b)

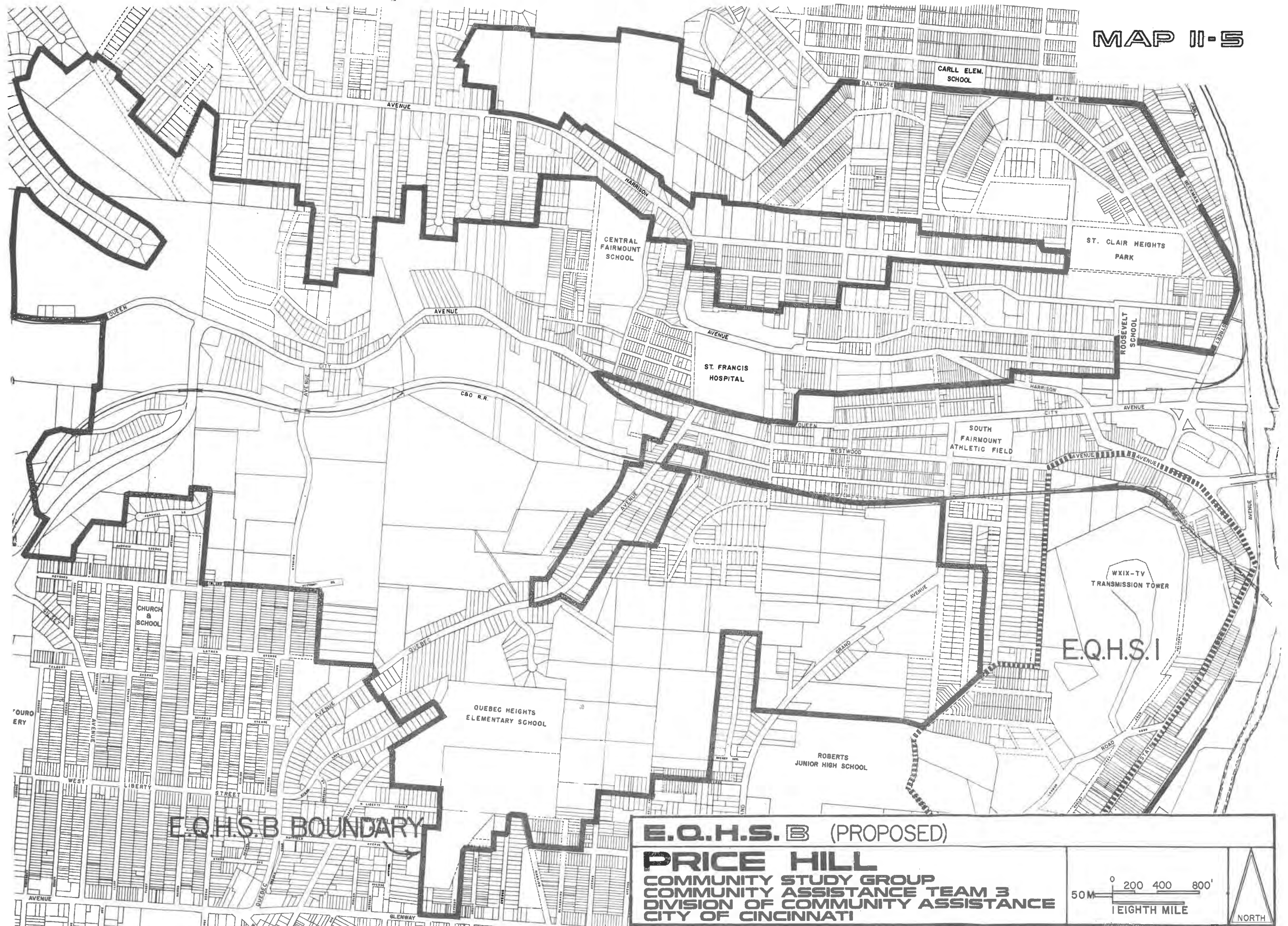


E.Q.H.S.A. (PROPOSED)

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 CITY OF CINCINNATI

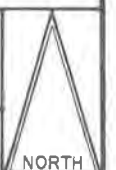


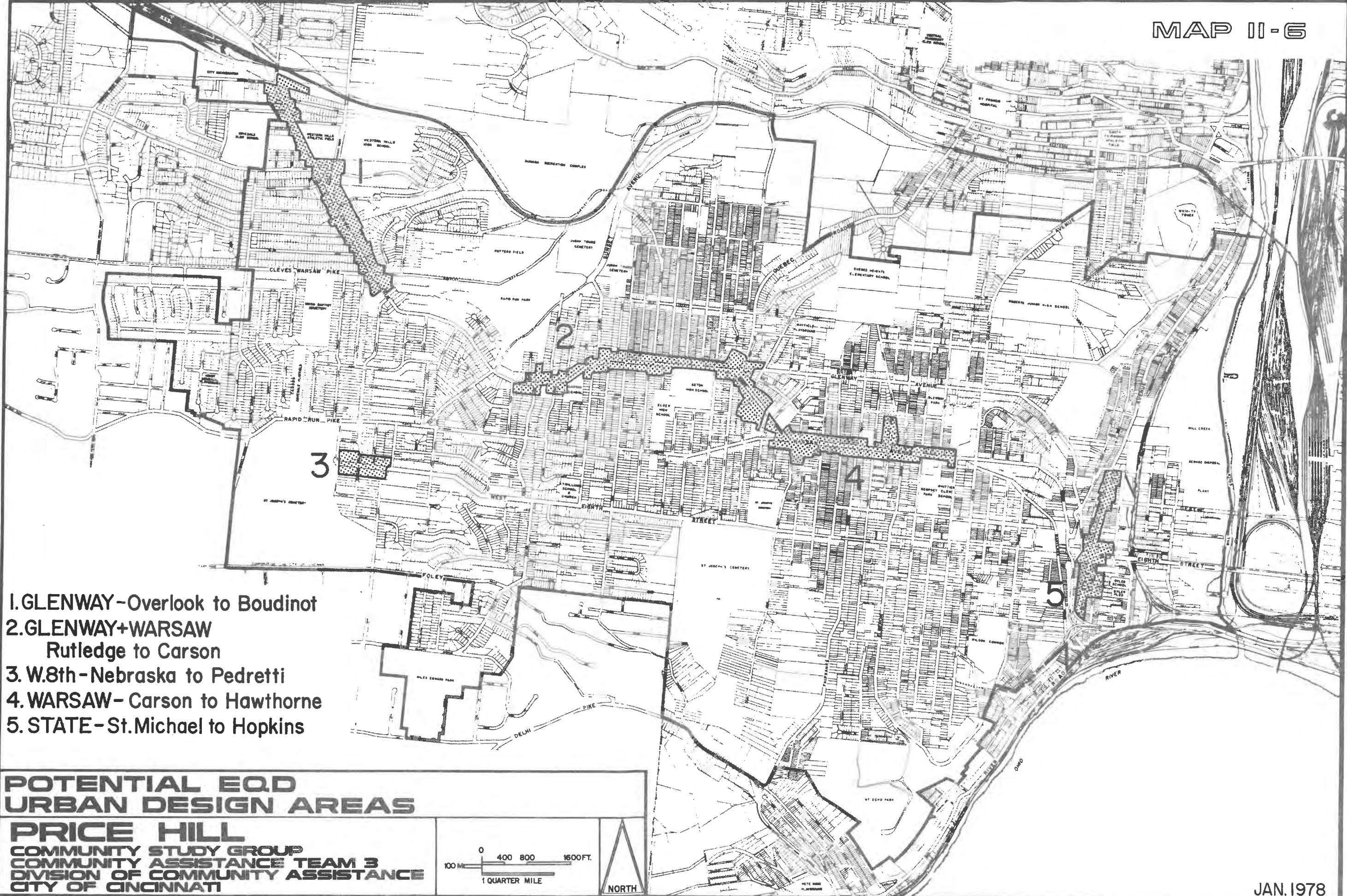
MAP II-4



E.Q.H.S. B (PROPOSED)

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 DIVISION OF COMMUNITY ASSISTANCE
 CITY OF CINCINNATI





- 1. GLENWAY-Overlook to Boudinot
- 2. GLENWAY+WARSAW
Rutledge to Carson
- 3. W.8th-Nebraska to Pedretti
- 4. WARSAW-Carson to Hawthorne
- 5. STATE-St. Michael to Hopkins

**POTENTIAL EQD
URBAN DESIGN AREAS**

**PRICE HILL
COMMUNITY STUDY GROUP
COMMUNITY ASSISTANCE TEAM 3
DIVISION OF COMMUNITY ASSISTANCE
CITY OF CINCINNATI**



The characteristics which must be exhibited are:²

- (1) A concentration of retail and service oriented commercial establishments serving as a principal business activity center for a socio-geographic community; and
- (2) The adoption by City Council of an Urban Design Plan for the district.

Urban design plans are intended to coordinate all public and private investments in an area to the mutual aesthetic and economic benefit of all property owners. The priority areas for urban design plans in Price Hill are as follows:

- (1) Warsaw Avenue;
 - (2) Glenway Avenue, west of Warsaw and Quebec;
 - (3) Glenway Avenue, west of Prout's corner;
 - (4) Eighth & State;
 - (5) West Eighth Street, in West Price Hill
- This is illustrated in Map II-6.

c. High Public Investment (EQ-PI)

At this time, no areas of Price Hill would qualify for EQ-PI designation.

G. Historic Preservation

As of yet there has been no complete inventory of historical sites in Price Hill. However, the Miami Purchase Association (MPA) has been active in identifying and documenting the historical and architecturally significant places in Price Hill. Preliminary windshield survey data shows that the greatest concentration of such buildings are in East Price Hill, south of Warsaw Avenue and bounded by the hill front and Elberon Avenue. Various other sites are scattered throughout the remainder of East Price Hill and in West and Lower Price Hill. Coordination with MPA should continue in order to further clarify how conservation can contribute to definition of neighborhood character and for continued updating on local, state and federal historic preservation legislation.

H. Recommendations

1. Public investment in Lower Price Hill should be concentrated in the vicinity of Eighth and State, particularly in the business district on State Avenue, south of West Eighth Street for retail

²Zoning Code of the City of Cincinnati, Section 3403.4(b)

and social service concerns. Additionally, hillside acquisition will help to provide a public amenity to hopefully help stimulate low density residential development on the hillside.

2. Public investment in East Price Hill should be concentrated in the vicinity of the Warsaw Avenue "spine" as described in the Conceptual Plan, as well as the "Greenbelt" area.
3. In West Price Hill, public investment should emphasize maintenance, preservation and strengthening of the existing development pattern.
4. Neighborhood Improvement Program (NIP) funding should be concentrated in the area of Lower Price Hill, north of Wilder Avenue; and in East Price Hill, target areas should be designated in the areas of greatest land use intensity. That is, the areas between: Glenway and Warsaw; Warsaw and West Eighth; and Elberon and the East Price Hill Front.
5. Future changes in land use should be made in order to conform to the spirit of the conceptual and land use plans.
6. All future zone changes should be weighed in light of the community zoning goals which have been articulated.
7. The zone changes proposed in the Price Hill Community Plan should be introduced to the City Planning Commission by the end of 1978.
8. The proposed Hillside Environmental Quality Districts should be discussed with surrounding communities and introduced to the City Planning Commission by the end of 1978.
9. An urban design plan for the Warsaw-St. Lawrence Neighborhood Business District should be completed by mid-1978 and an Urban Design Environmental Quality District for that area should be submitted to the City Planning Commission by late 1978.
10. Urban Design plans should be initiated in the other business districts of Price Hill in the priority order as described in this plan.
11. Efforts should be made to place various sites in Price Hill on the National Register of Historic Places. This will have to take place with close coordination with the Miami Purchase Association. Top priority should be given to the area bounded by: the East Price Hill Front; Warsaw Avenue; and Elberon Avenue.

HOUSING



III. HOUSING

A. Introduction

The housing stock of Price Hill represents the collective investment of many people. Changes in some parts of the community, however, have provided an unsettling influence in the way that people and financial institutions treat their investment in Price Hill and apparently have resulted in spotty disinvestment and deterioration. These changes and the diversity it has brought have been presented in the Price Hill Existing Conditions Study. The future can be expected to bring continued change and a community housing plan can assist the neighborhood in influencing what direction this change takes.

The Price Hill housing plan consists of an analysis and projection of population trends and the resultant housing needs; and incorporates those with community housing goals. This has generated program recommendations and guidelines for the treatment or development of housing throughout the various portions of Price Hill for both the long-range and the short-term future. The overriding priority is to conserve and improve the vast stock of existing housing in Price Hill by encouraging reinvestment and quality in new construction.

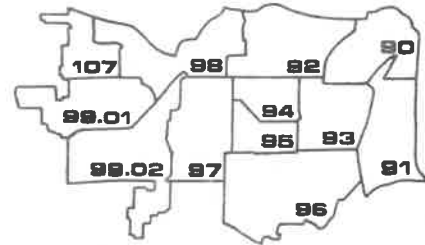
B. Existing Conditions and Future Potentials

The following housing indicators have been selected to analyze the Price Hill neighborhood, census tract by census tract: Owner Occupancy, Income Trends, Occupancy Rates, Unit Composition, Vacant Problem Buildings, and General Building Conditions. A comprehensive display of that data can be found in the Price Hill Existing Conditions Study. Based on these indicators, a summary of recent growth in Price Hill identifies past performance in the census tracts and indicates potential resources for improving this performance.

Table III - 1

CURRENT CONDITIONS OF PRICE HILL'S CENSUS TRACTS
(Primary Housing Activity)

<u>GROWTH AREAS</u> (New Construction)	<u>STABLE AREAS</u> (Remodeling and Rehabilitation)	<u>AREA WITH DROPPING INDICATORS</u> (Rehabilitation)
92	90	91
93	94	
98	95	
	96	
	97	
	99	
	107	



An analysis of future indicators of housing development may alter the previous designations of current conditions derived from past housing unit growth. For example, census tracts currently classified as stable may represent potential growth areas or potential areas for rehabilitation based on future indicators.

1. Areas with Most Potential for Growth through New Construction -

Substantial mutli-family construction in recent years, income stability, and a solid rate of occupancy in tract 93 indicates high future growth potential.

With respect to the other current growth tracts (92 and 98), further analysis indicates that as of 1973 these tracts exhibited higher rates of both unemployed heads of households (12%) and persons receiving welfare (15%), than any other census tract in Price Hill, with the exception of tract 91. In addition, census tract 93 experienced a marginal increase in income growth over the decade of the 1960's. It appears that while tract 93 has experienced a substantial level of new construction since 1960, it also exhibits distinct indicators of future decline. In addition to the indicators discussed above, the area has shown a substantial decline in owner occupancy and currently is the site of a significant number of vacant problem buildings.

In addition to indicators such as new construction, occupancy levels and income stability, the availability of vacant developable land sites is a primary constraint on future growth in housing units. Relatively substantial amount of vacant land is located in tracts 90, 92, 96, and 98.

Hillside areas in tract 91 also have vacant land areas which could be developed with difficulty. The configuration of vacant land areas indicates that the tracts with high growth potential (tracts 90, 92, and 98) are gifted with sufficient developable land to accommodate the predicted growth. Also indicated by this illustration is that declining locations, such as tracts 91 and 96, have a natural asset (location, architecture, hillside, etc.) capable of mitigating the decline in the area if the natural setting is preserved and property is developed responsibly.

2. Areas with the Best Potential for Stability through Remodeling and Limited Rehabilitation -

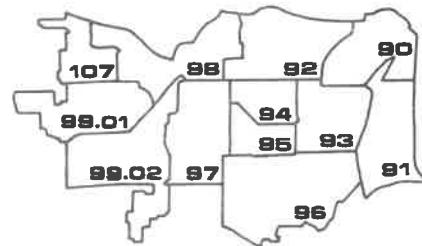
Although forecasts are seldom without error, there is a high probability that the appropriate combination of indicators can provide an accurate picture of future potentials. A detailed analysis of recent trends in owner occupancy, income changes, vacancy rates, unit composition, vacant problem buildings, and general building conditions indicates that a certain number of currently "stable census tracts" have high probabilities for non-stable conditions in future years.

As indicated in Table III - 2, census tracts 99 and 107 have the greatest probability of remaining under the stable area classification in future years because of the strength and consistency of the indicators. In contrast, tracts 94, 95, and 97 show the greatest potential for decline as indicated by the general building deterioration and other considerations found in each. Tract 96 also exhibits some potential for change from its single family character by a relatively high level of vacant problem buildings and substantial growth in multi-family units.

Table III - 2

SUMMARY OF INDICATORS OF POTENTIAL PROBLEMS IN STABLE CENSUS TRACTS

Census Tracts	Owner Occupancy	Income Trends	Occupancy Rates	Unit Composition	Vacant Problem Building	General Building Conditions
90	*			*		
94		*	*			*
95		*		*		*
96						*
97			*		*	*
99					*	
107		*				



EXPLANATION:

Census tract 90 experienced a consistent decline in owner occupancy rate above the city-wide drop.

Tracts 94, 95, and 99 attained relative income increases, less than 2/3 of city-wide increase.

Tracts 94 and 97 declined in occupancy by more than 1.5% over the period 1960-1970 and declined further from 1972-1974.

Less than 30% of units are single family structures in census tracts 90 and 95.

Vacant problem buildings in excess of 10 structures exist in 96 and 97.

Tracts 94, 95, 96, and 97 showed evidence of general deterioration.

3. Future Rehabilitation Areas

A brief analysis of vacant problem building volumes (July, 1975), occupancy rate, owner occupancy level in 1970, and demolition rates* indicate that census tract 91 will continue to decline in housing unit volumes in coming years unless market factors change. Although not as severe in their decline; tracts 94, 95, 96, and 97 have high potential as future areas of decline in housing unit numbers and condition. This indicates areas where rehabilitation efforts should be concentrated.

4. Conclusion

Future potentials of specific census tracts vary in comparison to existing conditions with respect to growth, stability and decline. This is illustrated in Map III - 1.

Table III - 3

CURRENT AND POSSIBLE FUTURE AREA STATUS

New Construction	<u>Current</u>		New Construction	<u>Future</u>	
	Stable	Rehabilitation		Stable	Rehabilitation
92	90	91	90	99	91
93	94		92	107	93
98	95		98		94
	96				95
	97				96
	99				97
	107				

The above classifications of census tracts represent a basis for program and treatment recommendations.

*See Price Hill Existing Conditions Study

C. Population Projection

1. Introduction

The basic purpose of a population projection is to estimate the number of community residents that will occupy a community in future years. The basic purpose of a plan is then to accommodate or support that projected number of people.

This section predicts the maximum population of Price Hill for the year 2000 based on the amount of vacant land available for residential development. The projected population is based on application of straight line projections of population statistics from past years and recent field surveys of vacant land. Straight line projections assume that present trends of growth and change will continue at the same levels in the future.

2. City-wide Context

In the context of city-wide trends, Price Hill represents a stable neighborhood within the framework of a city which is losing population. Price Hill is primarily an area of growth potential, whereas the city as a whole is in a population decline. East Price Hill has the greatest expected population increase for this decade with emphasis shifting to West Price Hill in the next decade, 1980-1990. Lower Price Hill is expected to undergo decreases in population and number of dwelling units, stabilizing around the year 2000, given current trends and maintenance of the status quo, should strong and continuous community development efforts by the neighborhood take place, the projected trend for Lower Price Hill would be reversed.

Table III - 4

POPULATION PROJECTION: CINCINNATI AND PRICE HILL

	<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>2000</u>
Cincinnati	452,524	-4.9	430,187	0.8	433,633	-4.3	414,951
W. Price Hill	23,840	-1.6	23,460	6.6	25,004		
E. Price Hill	22,113	-1.3	22,400	3.3	23,140		
L. Price Hill	3,187	-30.7	2,210	-35.3	1,430		
Price Hill TOTAL	49,140	-2.2	48,070	3.1	49,574		

3. Straight Line Projection

In order to determine the availability and capacity of vacant land in Price Hill to accommodate residential growth, the projected changes in number of dwelling units for the years 1980, 1990, and 2000 were figured based on past years. The amount of land required to accommodate these additional units, based

on average residential densities, was subtracted from the total amount of vacant land until capacity was reached. The capacity number of dwelling units was multiplied by an average number of persons per household* to obtain a projected capacity population, given the amount of vacant land in Price Hill. Community initiatives aimed at addressing these trends could have mitigating effects.

Table III - 5

NUMBER OF DWELLING UNITS PROJECTION: CINCINNATI AND PRICE HILL

	<u>1970</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>
Cincinnati	172,935	3.60	179,168	0.66	180,351
W. Price Hill	7,790	9.11	8,500	5.06	8,930
E. Price Hill	7,620	11.55	8,500	4.71	8,900
L. Price Hill	1,106	-24.59	834	-34.05	550
Price Hill TOTAL	16,516	7.98	17,834	3.06	18,380

4. Conclusion

The preceding population forecast indicates that Price Hill has substantial potential for growth. The strict implementation of the Price Hill Community Plan and development of major parcels of buildable vacant land could bring substantial population increases to Price Hill. The increases described also assume stabilization of a majority of Price Hill. In contrast, certain sections of Price Hill will lose housing units and population in coming years.

The projections presented above are specifically structured to reflect past and current population trends. As such, the above projections represent a statement of potential growth assuming, implementation of the community plan in addition to current trends. However, the forecast for the year 2000 should not be interpreted as a statement of natural changes. The population statistic for the year 2000 specifically reflects the potential effects introduced by the Price Hill Community Plan in that it helps maintain a viable quality of life in the neighborhood.

D. Goals

The purpose of the following description is to establish a set of community housing goals and reflect such goals in community-wide concepts which form a general basis for specific housing recommendations.

*Projected figure based on recent trends in household size

1. Establish a pattern of community growth in total housing units.
2. Conserve the housing stock of Price Hill to stabilize and enhance the community by increasing the value of the current housing investment. The cornerstone of such an effort must be the resources and action of the private sector. Public monies and programs should be utilized to stimulate such an involvement.
3. Identify and engage private resources to encourage creative redevelopment and reuse of buildings in Price Hill to retain the quality inherent in the majority of the community and achieve an upgrading of deteriorated structures to provide an opportunity for growth.
4. Encourage private and public programs and projects which reinforce the historical cohesiveness and context of a neighborhood, resulting in increased housing opportunities for people of all socio-economic groups.
5. Market Price Hill's assets of view properties and moderately priced houses with interesting architectural features to achieve the official city goal of "Improve the City's ability to retain and attract middle and upper income families."
6. Minimize community levels of housing vacancy and maintain a high level of housing conditions by rehabilitation of all existing structures and demolition of structures not capable of rehab.
7. Maintain or increase existing levels of owner occupied one and two-family structures by emphasizing the use of programs for acquisition, new construction, or rehabilitation of owner occupied buildings.
8. Establish strong and community conscious management of all large multi-family rehabilitation projects.
9. Develop sufficient numbers of elderly housing units to meet the community's demand for elderly units.
10. Establish a community-wide mix of income types with specific emphasis on discouraging impaction. This includes environmentally sound development of upper income view properties, as well as maintenance and rehabilitation of existing structures.

11. Promote a strong and viable image of Price Hill, emphasizing development which will strengthen each imageability component, i.e., paths, districts, landmarks, nodes, and edges.
12. Establish a community system of residential areas which emphasize the coexistence of major open space sites (such as the Price Hill greenbelt) and high quality residential design and development.
13. Establish an overall system of standard housing units to accommodate a mixture of income groups and occupational types.

E. Guidelines & Polices

1. Guidelines

The following guidelines represent basic planning relationships applicable to the arrangement of various land uses. The housing concepts and recommendations must reflect such basic planning relationships wherever possible.

Table III - 6

HOUSEHOLD CHARACTERISTICS/LAND USE

<u>FUNCTIONAL AREAS</u>		<u>HOUSEHOLD SIZES</u>	<u>DENSITY</u>	<u>INCOME</u>	<u>AGE</u>
Transportation	Major thoroughfares w/mass transit	Small housing units	Moderate to high multi-family	Low income allowable	Childless households
	Neighborhood streets	Large housing units	Moderate to low single or two-family	Low income only on scattered sites	Children encouraged
Open Space Recreation	Adjacent to active recreation	Large units encouraged	No constraints	No constraints	No limits
	Adjacent to passive recreation	No constraints	Moderate density	No constraints	No limits
	Limited recreation	Small to moderate units recommended	Low density encouraged	Low income not advised	Childless households
Commercial	Areas in close proximity to commercial districts	No constraints	Moderate to high density	No constraints	No limits
City Facilities	Health centers & other indigent services	No limits	No limits	No limits	Elderly encouraged

2. Policies

The following statements represent policies to be followed by any person or organization engaging in development activities in Price Hill. Specific strategies follow in the Program Distribution.

a. Locations & Configuration

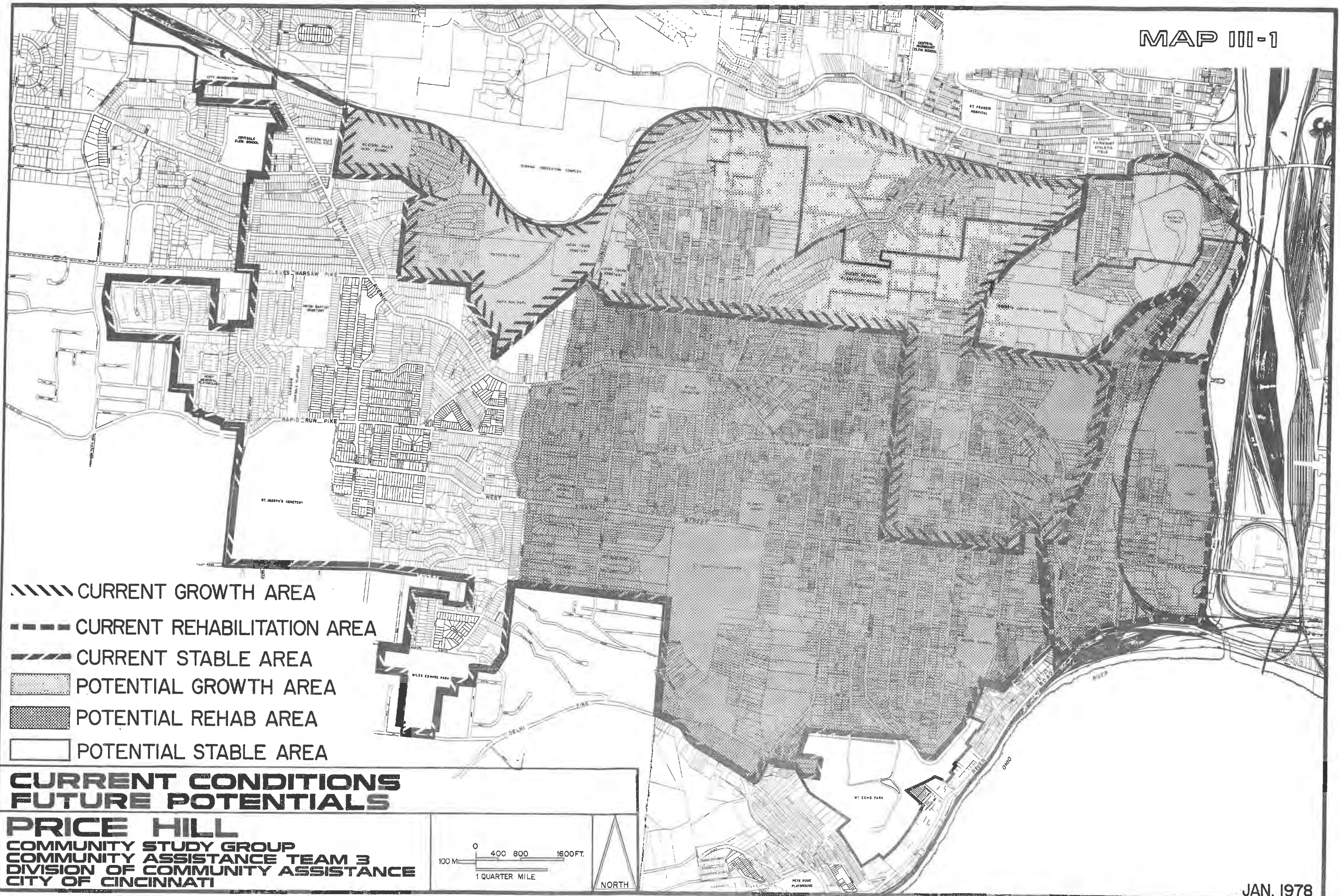
- (1) Major developments which substantially effect community population density should be equated to surrounding land use projections, service roads, and facilities.
- (2) In hillside areas, emphasize the development of structures specifically designed and located to assure maximum visibility from major thoroughfares and other surrounding locations, as well as to insure hill stability.
- (3) Assure the design of structures which conform to the natural environment and maintain visual continuity with existing natural and man-made conditions.
- (4) All development should be of a scale and character in close relation to that of the human being.
- (5) New development should reflect common population trends with emphasis on the development of relatively small family size household.

b. Demolition

- (1) Demolition of structures should be undertaken to accommodate a planned development which conforms to the spirit and content of the community plan. Buildings designated by the community or Miami Purchase to be of architectural or historical significance should be retained.

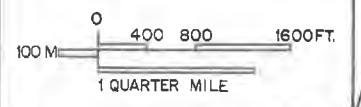
c. Relocation

- (1) Any development project requiring the displacement of existing Price Hill residents should be accompanied by a relocation plan. This policy should be applicable to development by both public and private developers. Relocation provisions accompanying a private development project should show intent to conform to the stipulation of the Uniform Relocation Act.



- ////// CURRENT GROWTH AREA
- CURRENT REHABILITATION AREA
- ////// CURRENT STABLE AREA
- ▨ POTENTIAL GROWTH AREA
- ▩ POTENTIAL REHAB AREA
- POTENTIAL STABLE AREA

CURRENT CONDITIONS
FUTURE POTENTIALS
PRICE HILL
 COMMUNITY STUDY GROUP
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 DIVISION OF COMMUNITY ASSISTANCE
 CITY OF CINCINNATI



d. Subsidized Housing

In accord with the projections of the City's Housing Assistance Plan, the following policies represent a response to the projected need for a total of 1075 additional subsidized housing units for small families and 925 units for large families by the beginning of 1979. As indicated in the above analysis, Price Hill's share of large family units is 130 by 1979.

- (1) Future development of large family units should be confined to census tracts with future growth potential or with future potential for stability; and then only on scattered sites.
- (2) Future development of small family units should be confined to areas of future stability or future growth.
- (3) Development of new high density low income housing projects should be discouraged or prohibited.
- (4) The Section 8 Existing Housing Program shall be utilized to increase the dispersal of new subsidies throughout the community.
- (5) New subsidized elderly housing should be encouraged in the community. Criteria for selection of these sites include:
 - Census tracts with a high proportion of elderly.
 - Location of commercial facilities.
 - Public transit.
 - Medical facilities.
 - Social support.
 - Utilization of sites currently publicly owned (present Osage School site, soon to be vacated).

F. Program Distribution

The following recommendations will reflect community goals in light of the area potentials presented in the initial portion of this housing plan. See Appendix "A" for an explanation of each program.

1. Future Growth Areas Through New Construction

With respect to community goals, most construction in active growth areas is expected to consist of multi-family development. Such activity should encourage consistent occupancy levels and stable income groups, through normal market conditions. However, certain community goals stated previously will not be supported or realized through normal market conditions. As a result, the following programs are recommended:

- a. Maintain or increase existing levels of owner occupied one and two-family dwellings.

Programs: With a growing stock of multi-family structures, emphasis should be given to individual ownership. Emphasis should also be given to the rehabilitation and transfer of single family structures. Assistance in utilization of such programs could be given by a Price Hill Development Corporation.

City	-	Community Development Revolving Loan Fund
Section 213	-	Co-op Ownership
Section 234-c	-	Condominium Ownership
Section 203-b	-	Home Mortgage Insurance
Section 203-d	-	Home Mortgage Insurance for Veterans
Section 235-j	-	Low Income Home Mortgage Insurance

2. Future Stable Areas

In general, stable areas by nature will achieve or realize various community goals, such as: maintenance of owner occupancy, relatively high occupancy, single family housing composition, low incidence of vacant problem buildings and relatively high levels of housing condition. The following programs are recommended to facilitate community goals which will not be realized through normal market conditions in stable areas.

- a. Conserve the housing stock of Price Hill to stabilize and enhance the community by increasing the value of the current housing investment.

Program: Establish a community controlled development corporation/Neighborhood Housing Service to provide a neighborhood based means of achieving housing stability. This corporation would have the following programs available:

- (1) A homesteading program which would have the ability to quickly take over problem buildings or structures given to the community and turn them over to new owners (similar to the City's Urban Homesteading Program).
- (2) An information system on problem landlords and buildings to facilitate public pressure on the owners and managers of deteriorated structures. This system would be particularly necessary in areas of the community where rehabilitation is taking place. It would inhibit speculators from holding deteriorated buildings, without making repairs and assist in marketing the problem buildings, if necessary.
- (3) Initiate contact with financial institutions in Price Hill to promote and attain assurances of the availability of loans throughout the entire Price Hill community. This action will insure that the private loan market functions to its fullest potential to maximize loan opportunities for those people able to afford a market rate loan.
- (4) Encourage private reinvestment in the community by actively marketing the advantages of Price Hill's varied housing opportunities by development of neighborhood guides. The resulting booklets would be distributed to the Chamber of Commerce, real estate agents, banks, savings and loans, and companies who have a large number of employees who are regularly transferred into the city.
- (5) Initiate requests to have those groups of buildings identified by Miami Purchase as being historically or architecturally significant designated as National Historic Districts. Any structures outside those designated should be individually nominated.
- (6) Identify existing buildings suitable for alternative uses and potential development sites which reinforce neighborhood conservation by emphasizing community focal points and image.
- (7) Encourage the conversions of redundant storefronts in mixed use buildings into additional apartments. These units would be particularly well suited to elderly and handicapped because of their ground floor location.

b. Establish a pattern of community growth in total housing units.

Programs: It can be expected that future new construction will consist primarily of multi-family housing.

Section 207	-	Multi-family Mortgage Insurance
Section 221-d4	-	Mortgage Insurance for Rental Projects
Section 213	-	Financing for Cooperative Projects
Section 234-d	-	Financing of Condominium Projects

c. Maintain or increase existing levels of owner occupied one and two-family structures.

Programs: Due to the high quality of housing units in stable areas, programs should emphasize ease of property transfer for conversion of multi-family projects. The necessity for rehabilitation should be minor.

Section 203-b	-	Home Mortgage Insurance
Section 203-k	-	Rehabilitation of One to Four Unit Buildings
Section 235-j	-	Acquisition of individual Units in Multi-family Projects
Section 213	-	Cooperative Ownership
Section 234-c	-	Condominium Ownership
Section 223-f	-	Transfer of Older Multi-family Projects
City	-	Sponsored Home Improvement Loans Winterization and Home Repair Workshops

d. Establish an overall system of standard housing units to accommodate a mixture of income groups and occupational types.

Programs: The long-range development sites will accomplish a portion of the above goal by establishing an upper income housing component. The following programs emphasize the lower income portion of the housing mixture.

Section 235-i	-	Rehabilitation of Single-family Units
Section 221-d2	-	Rehabilitation of One to Four Unit Buildings

3. Future Rehabilitation Areas

These areas exhibit poor building conditions, high numbers of vacant problem buildings, low owner occupancy levels, and declining levels of household income. Program recommendations should emphasize treatment to vacant structures, and general housing stability. Rehabilitation projects funded or insured by FHA/HUD should be reviewed on a case-by-case basis to judge their impact on the surrounding neighborhood and its housing needs. Such projects should be accompanied by a sound management plan and an experienced management concerns. Both the plan and the proposed management firm should be subjected to review by the Price Hill community. They should be concerned with the following:

- Vacant buildings will be given first priority for rehabilitation.
 - Deteriorated buildings which represent the spread of blight into an otherwise sound neighborhood could be included when attempts by the Department of Buildings and Inspections and the community have been ineffective.
 - A group of partially occupied buildings which could be rehabbed in phases to minimize dislocation.
 - Buildings which, according to the Department of Buildings and Inspections require only redecorating, maintenance or repair of the exterior, should not be included in such projects. Such buildings should be remodeled or redecorated utilizing private resources, saving the Section 8 subsidy for buildings in worse condition.
 - Special emphasis should be given to use of these programs to retain historic or otherwise significant structures in the community where they might otherwise be lost through demolition.
- a. Establish a pattern of community growth in total housing units.

Programs: The following programs will emphasize new units for rental occupancy.

- | | | |
|----------------|---|--|
| Section 207 | - | Rental Housing Mortgage Insurance |
| Section 223-f | - | Transfer of Older Multi-family Buildings |
| Section 221-d4 | - | Mortgage Insurance for Rental Units |
| Section 213 | - | Mortgage Insurance for Co-op Projects |

b. Minimize community levels of housing vacancy and maintain a high level of housing condition.

Programs: In light of large numbers of multi-family structures in sections of Rehabilitation Areas, program recommendation should emphasize rehabilitation.

Section 207	-	Rental Housing Mortgage Insurance
Section 221-d4	-	Mortgage Insurance for Low and Moderate Income Projects
Section 213	-	Mortgage Insurance for Co-op Projects
Section 235-j	-	Multi-family Mortgage Insurance

c. Maintain or increase existing levels of owner occupied one and two-family structures.

Programs: Although there appears to be little probability of new construction, the maintenance of existing one and two-family structures demands programs for major rehabilitation.

Section 203-k	-	Loans
Section 235-l	-	Low Income Homeowners
Section 235-j	-	Low Income Homeowners
Section 221-d2	-	Mortgage Insurance - Low Income
City	-	Sponsored Low Cost Rehabilitation Loans

d. Establish strong management of all large multi-family rehabilitation projects.

Programs: Management of existing multi-family structures may be improved through transfer of properties.

Section 207	-	Rental Housing Mortgage Insurance
Section 221-d4	-	Mortgage Insurance - Low and Moderate Income Projects
Section 213	-	Cooperative Housing Projects
Section 235-j	-	Multi-family Mortgage Insurance

Conversion of existing 221-d3 and 236 projects to "Section 8" subsidies may also assist in improved operations.

e. Establish an overall system of mix standard housing units to accommodate a mixture of income groups and occupational types.

Programs: The declining sections of Price Hill exhibit a growing class of low income residents. The following programs emphasize a balancing of middle income residents with the existing low income groups.

Section 203-k	-	Loans for Repair Alteration and Rehabilitation
Section 213	-	Mortgage Insurance for Co-op Units
Section 234	-	Condominium Mortgage Insurance
City	-	Sponsored Low Cost Rehabilitation Loans

G. Special Client Programs

The following discussion involves the distribution of housing subsidies for elderly and family households. The City's Housing Assistance Plan provides the primary criteria for distribution of Section 8 subsidies. In the following discussion, community priorities and conditions will also be utilized to arrive at a satisfactory distribution of housing subsidies.

The Community Development Act of 1974 provided for a new Federal housing rent subsidy program for low and moderate income households under "Section 8". On the basis of annual allocations granted by Congress, a specific number of Section 8 subsidies are offered by HUD area offices for interested developers or owners. Rent subsidies finance a portion of the rent for a low income household and are paid directly to the property owner each month.

Housing Assistance Plan:

The Housing Assistance Plan (HAP) is formulated simultaneously with the application for Community Development funds. The purpose of the HAP is to communicate community priorities for the distribution of subsidized housing units to HUD. Upon acceptance of the Housing Assistance Plan by HUD, the allocation of Section 8 housing units must conform to the census tracts designated in the HAP.

1. Elderly Housing - Subsidized Allocation

According to the Housing Assistance Plan (HAP) for Cincinnati, Price Hill contained 228 or 8.4% of the City's 2710 elderly low income households in 1970. As of 1973, information compiled for Cincinnati's HAP indicated that Price Hill had 11.3% or 4529 of the City's 40,011 retired heads of household. This indicates that over the next few years, production of subsidized elderly units in Price Hill needs to be a minimum of 8.4% of those projected in the City's Housing Assistance Plan.

CITY-WIDE ELDERLY
HOUSING SUBSIDY NEEDS

<u>Projected Need</u> <u>1976 - 1979</u>	<u>City</u>	<u>Price Hill</u>
New Rental	2,100	176
Rehabilitated Rental	1,300	109
Existing Rental	100	8
Rehabilitated Owner Occupied	<u>200</u>	<u>17</u>
TOTAL	3,700	310

The above quota system indicates that by the end of the 1970's, a minimum of 310 subsidized elderly housing units must be created to meet the need projected in the City's Housing Assistance Plan.

2. Elderly Housing - Distribution

The recommended locations for elderly housing should be based on the criteria discussed earlier. That is, location of commercial facilities, public transit, medical facilities and other services necessary to the well being of elderly residents. The Housing Assistance Plan gives highest priority to census tracts 94, 95, 99.02, and 107 for the construction of new subsidized elderly housing units.

3. Family Housing - Subsidized Allocation

The Cincinnati HAP forecasts the following need for subsidized housing units over the period of 1976 - 1979. The HAP also indicates that in 1973, Price Hill had 10.3 % of the City's low income family households.

CITY-WIDE FAMILY
HOUSING SUBSIDY NEEDS

<u>Projected Need</u> <u>1976 - 1979</u>	<u>City</u>	<u>Price Hill</u>
New Rental	-	-
Rehabilitated Rental	700	72
Existing Rental	500	52
Rehabilitated Owner Occupied	<u>300</u>	<u>82</u>
TOTAL	2,000	206

The above allocations are based on the assumption that the Price Hill share of the City's low income elderly and family households will remain relatively constant until the end of the 1970's.

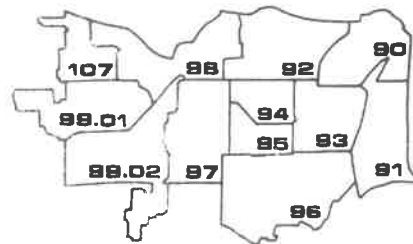
4. Family Housing - Distribution of Subsidies

According to the HAP, no new construction will be required to meet the need for family subsidized housing. As reflected in the Price Hill Housing Concept and Community Goals, use of existing housing stock may accomplish adequate provision for housing Price Hill's low-income residents.

In the HAP, priority is given to all census tracts in Price Hill with the exception of tract 91 - Lower Price Hill. Based on previous analysis of area potentials, Lower Price Hill should be included in the City-wide Housing Assistance Plan (HAP) for eligibility for Section 8 Subsidies.

Rehabilitation subsidies and existing rental subsidies should be concentrated in but no restricted to high growth census tracts where major development of middle income rental units is expected in future years. Subsidies for rehabilitated owner occupied structures should be emphasized in but not restricted to stable areas of high owner occupancy.

<u>Subsidy Types</u>	<u>Unit Numbers</u>	<u>Census Tracts</u>
Rehabilitated Rental	72	90,92,98
Existing Rental	52	(can't be specified)
Rehabilitated Owner Occupancy	82	99.01,99.02,107
	<u>206</u>	



5. Distribution of City Sponsored Low Cost Improvement Loans

The City's 3% Loan Program represents a special type of housing tool and should be applied throughout the community.

H. Development Sites Concept Long Range

The following guidelines are suggested development strategies and approaches to the key locations in the Price Hill Housing Concept for long-range development.

1. Encourage the construction of new, upper income condominium or apartment buildings of landmark quality on the following sites:
 - a. Mt. Hope - this wooded site has 4.8 acres and is located in the southern part of East Price Hill on the eastern hillside. The frontal hillside should be protected from development, but the crest is a good site for a medium rise structure.
 - b. Grand Point - this 2.5 acre site is located at the tip of Grand and Purcell Avenue. Development should take place on the part of the site which will minimize impact to both the existing residences and the hillside.
 - c. Morrow Place - this 4.4 acre site is found on the southern slope of the Warsaw Avenue valley. The site is located in the Environmental Quality Hillside District and contains a flat hilltop and a valley wall. Due to the limited access and the nature of the site, a low density townhouse development would be appropriate.
2. Encourage the construction of new, family-oriented housing which takes advantage of the view to the east would be appropriate for this site. The character of the surrounding area suggests conformity to the older small scale housing and rural quality.
 - a. Denver Avenue - Single and two-family housing which takes advantage of the view to the east would be appropriate for this site. The character of the surrounding area suggests conformity to the older small scale housing and rural quality.

- b. Fairbanks - This large 19.8 acre site consists of a 7.9 acre plateau surrounded on three sides by steep hillside areas. Virtually all of the site is heavily wooded. The most desirable development for the location would be high quality single family houses which complement the setting. A change of zoning to a SPUD would help to ensure minimum disturbance of the natural terrain.
3. Elderly housing should be encouraged on sites near: elderly concentrations, commercial facilities, public transit, medical facilities and social services.
 - a. Osage School site - After the construction of the Terry Avenue School, this 1.7 acre site should be vacated by the Board of Education and developed by a community-based development concern as an elderly high rise. The site strongly reflects most of the characteristics discussed earlier as needed for elderly housing.

I. Conclusion

In doing a community plan, the interrelationship of communities and sub-neighborhood areas must be recognized. Similarly, the interdependency of the various functional systems of the community needs to be reflected in the plan. Nowhere is this more important than in the field of housing. The quality of a residential environment is not only determined by residential density or income mix, but its proximity to recreation, access, and convenient shopping also influence such an assessment.

Crucial to this viable image of a neighborhood is a sufficient mix of private and public investment. Private investment can take the form of new construction, rehabilitation or the undertaking of deferred maintenance. Similarly, public investment becomes apparent through the construction of public facilities in the form of capital improvements; or by means of the provision of visible public services. Activity by both sectors of the economy must be present to evoke a positive image of the neighborhood, not only to the present residents, but from those potential residents which need to be drawn to the neighborhood to reinforce a strong and healthy perception.

RECREATION & OPEN SPACE IV

Cincinnati Public Recreation Study - 1967

This study was financed through the Cincinnati United Appeal and prepared by a committee of the Community Health and Welfare Planning Council. This report included the northern half of East Price Hill and all of Lower Price Hill as a single community. The following recommendations concern this part of the community:

1. The chief need seems to be for improved maintenance. The committee strongly recommends this as a high priority.
2. In view of the large number of children and the character of the population, tot lots should be considered.
3. Oyler School should be developed to serve as a recreation center.

According to this report, Lower Price Hill is deficient in a variety of recreation facilities. The report reads the general quality and quantity of Public Recreation Commission facilities as fair. At that time there were only two tot lots in East and Lower Price Hill combined. National standards warrant 11 tot lots for this size community. While the two communities had an abundance of ball fields (baseball, softball, and football), there were no tennis courts in the area and a small, inadequate recreation center in East Price Hill. Although some of the deficiencies which existed in 1967 were remedied, many remain and warrant further consideration.

For the remainder of Price Hill, facilities were rated as fair, and improvement was given a second priority status. The committee's recommendations were:

1. It would not be possible to justify the top priority of this area for capital investment, however, a priority is in order, especially for maintenance upgrading.
2. The committee recognizes the strong interest in baseball and the paucity of available diamonds. It recommends that PRC develop the Rapid Run diamonds as suggested by residents and explore the possible use of Dunham Hospital grounds.
3. The committee sees no serious concern over the number of tot lots and the standard called for, since this is an area of fine houses and yards.
4. The Western Hills High School should be considered as a possible location for community center activities.
5. The need for recreation services for senior citizens should be studied.

Recreation Facilities Study
East Price Hill Community Study
City Planning Commission - 1968

This study is a preliminary report designed to show residents that there is a need for a coordinated detailed community study. This report looks into the population characteristics of East Price Hill (includes Lower Price Hill) and studies the condition and equipment of present facilities. The report's initial recommendations state that there is a lack of facilities for 0-9 year olds and those 65 years and older, that an overall deficiency of recreational facilities exist and that a detailed study is needed.

"Recreation One" - 1974

"Recreation One" is the first portion of the city-wide recreation study published by the Cincinnati Public Recreation Commission. While this plan provides a basic platform for specific community recreation planning in East and West Price Hill, all references to Lower Price Hill are excluded from the plan completely. In addition, the recommendations concerning East Price Hill in no way accommodate or reflect the needs or concerns of Lower Price Hill residents.

C. Demographic Analysis

In order to determine the need and placement of recreation facilities, one must first determine where the population is located, the composition of that population, and what the population will be like in the future.

Table IV - 1

<u>Date</u>	<u>Population Trends</u>				
	<u>LPH</u>	<u>EPH</u>	<u>WPH</u>	<u>Total</u>	<u>City</u>
1940	5,274	20,777	17,398	43,449	455,610
1950	4,870	22,691	18,324	45,885	503,998
1960	4,136	23,427	23,539	51,102	502,550
1970	3,187	22,125	23,455	48,465	452,524
1980	2,210	22,440	23,460	48,110	430,187

1. Population Density

The differences between the three regions of the community are well represented in the density of the blocks within Price Hill. The following chart represents the present density of the community in regards to residential acres:

Table IV - 2

Population Density

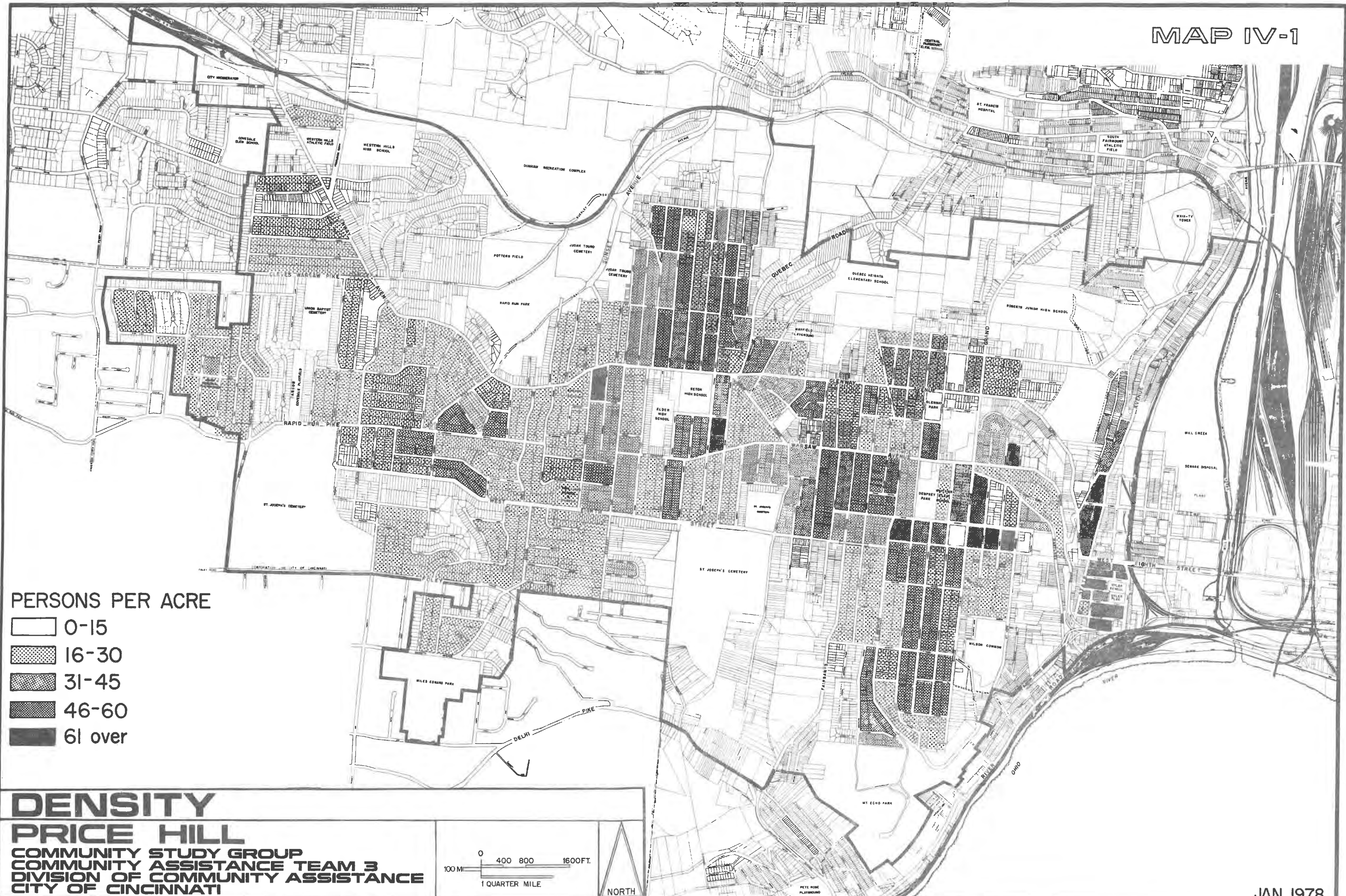
<u>Area</u>	<u>Population</u>	<u>Persons Per Net Residential Acre</u>
Lower Price Hill	2,182	76.19
East Price Hill	20,158	16.80
West Price Hill	23,358	15.63
City	452,524	25.70

The map showing population density by block shows that the major concentrations of people are southeast of the Eighth and State intersection and the area surrounding Dempsey Park. Higher density areas on the hilltop are also found along the ridge lines of the community. (See Map IV - 1)






It is expected that future population concentrations will resemble current conditions. However, it appears that the State Avenue strip north of West Eighth Street will decline, and the northern portions of East Price Hill will increase in population.

2. Age Group Analysis

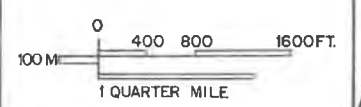
The Lower Price Hill area has a higher than average 5-18 population than the rest of Price Hill or the City. The 0-4 age group is higher than the Price Hill average in Lower Price Hill and in the southern portion of East Price Hill. The elderly population of 65 and over is found in greatest numbers in the western portion of Price Hill, in the more established suburban neighborhoods (census tracts 99.01, 99.02, 107). The largest concentration of population of 19-61 years old are located in census tract 92 along the northern boundary of East Price Hill. This concentration in the north is expected to continue.



PERSONS PER ACRE

	0-15
	16-30
	31-45
	46-60
	61 over

DENSITY
PRICE HILL
 COMMUNITY STUDY GROUP
 COMMUNITY ASSISTANCE TEAM 3
 DIVISION OF COMMUNITY ASSISTANCE
 CITY OF CINCINNATI



3. Juvenile Delinquency

The rates of juvenile delinquency give an indication of a need for recreation programming and facilities within high crime areas.

In contrast to general crime rates, certain sections of Price Hill demonstrate exceptionally high levels of juvenile crime.

Table IV - 3

Residence & Rates of Delinquency

	<u>Offenders</u>	<u>Juveniles</u>	<u>Rates</u>
Lower Price Hill	48	1,513	3.17
East Price Hill	288	7,258	3.97
West Price Hill	123	7,320	1.68
TOTAL	459	16,091	2.85
City	4,749	136,857	3.47

The following table indicates that Price Hill is well above various other communities with respect to juvenile crime rates:

Table IV - 4

Juvenile Delinquency Rates of Other Communities

	<u>Offenders</u>	<u>Juveniles</u>	<u>Rate</u>
Clifton	60	2,334	2.57
College Hill	111	8,313	1.34
Hyde Park-Mt. Lookout	143	7,882	1.81
Madisonville	190	4,502	4.22
Mt. Auburn-Corryville	281	5,566	4.05
Oakley	141	4,576	3.08
Sedamsville-Sayler Park	72	3,260	2.21
Westwood	45	7,217	0.62
Delhi	28	12,070	0.23

SOURCE: Annual Report of the Hamilton Common Pleas Court - Juvenile Division; R. L. Polk Data; and Hamilton County Regional Planning Commission.

4. Female Heads of Household

The existence of high rates of female household heads reflect a need for intensive staff support at existing or new recreation facilities.

Table IV - 5

Percent of Households with Female Heads

<u>Census Tract</u>	<u>1970</u>	<u>1972</u>	<u>1974</u>	<u>1972-74 % Point Change</u>
90	4.73	5.83	5.48	- .35
91	8.73	13.26	16.47	+3.21
92	5.23	4.02	4.97	+ .95
93	6.51	7.05	8.79	+1.76
94	4.03	5.25	5.40	+ .15
95	4.55	4.23	5.95	+1.22
96	5.64	6.08	6.09	+ .09
97	4.41	4.50	4.42	- .08
98	3.23	2.21	3.49	+1.28
99.01	2.75	2.18	2.52	+ .34
99.02	2.21	2.93	2.89	- .04
107	1.47	1.55	0.84	- .71
Price Hill	3.95	4.64	5.44	+ .80
City	6.90	7.43	7.72	+ .29

SOURCE: City Planning Commission and R. L. Polk

The table presented above indicates that census tracts 91, 93, 95, and 98 are experiencing increases in households with female heads, above that of the city-wide average.

D. Existing Facilities Analysis

Price Hill's present recreation facilities consist mainly of playfields, tot lot equipment and open space. The variety of recreational activities are limited even in the area of theaters, bowling alleys, skating rinks, etc. Because of this, there is a large dependence on yard activities and family recreation. This recreation

dependence on open space has caused conflict in Lower Price Hill where the high density and long boundaries have caused a great lack of adequate recreational facilities. Developing open space areas have been concentrated on the hilltop where Mt. Echo Park, Rapid Run Park, Miles Edwards Park and area schools have created neighborhood open space.

The analysis and plan to follow shall review the existing conditions of the present facilities, recommend improvements for those facilities and review the deficiencies of the present system and recommend new facilities and plans to be implemented in order to bring adequate recreational facilities to the Price Hill community.

1. Public Recreation Standards

A set of national standards for recreation facilities has been developed to provide a framework for the limitations of a facility. These standards are general and are adjusted to fit the environment of the Price Hill community.

Table IV - 6

<u>Public Recreation Standards</u>			
<u>Type of Facility</u>	<u>Population Service</u>	<u>Suggested Size</u>	<u>Service Radius</u>
Tot lots	300-800	5,000 sq. ft.	1/8 mile
Playgrounds	3,000-5,000	2.5-6.25 acres	1/4 mile
Playfields	8,000	10 acres	1/2 mile
Indoor Recreation	10,000	1 acre per 10,000 people	

SOURCE: National Recreation and Park Association

When applying these standards to the Lower Price Hill community, the population service will be the determining factor for recreation needs. Due to high density of the area, it is possible that more than one facility may be needed within one service area.

Recreation standards in East and West Price Hill are adjusted by a service radius because the distance between person and park is greater per 100 people than in more dense areas like Lower Price Hill.

All service radii are adjusted to account for such barriers as major roads and geographic barriers.

2. Existing Facilities and Equipment

Tot lots: Olden, Steiner, State & Harrison

Playgrounds: Hendy Memorial, Rapid Run, Dempsey, Roberts, Oyler, Evans, Mt. Echo, Glenway, Mayfield, Quebec Heights.

Playfields: Western Hills Athletic Field, Carson-Covedale, Wilson Commons, Miles Edwards.

a. Tot lots

Olden Tot Lot is located on the north side of Warsaw Avenue between Woodlawn and Fairbanks. It is 1.16 acres and presently serves approximately 320 kids, 77 of which are in the 0-4 age bracket. The lot presently contains a good variety of equipment and is well maintained.

Equipment: 12 swings, 2 slides, 3 spring animals, 4 climbing structures.

Steiner Tot Lot presently serves 120 kids in the 0-4 age bracket and 537 kids in the 0-18 bracket. The location of the lot prohibits it from being a major tot lot facility for the neighborhood bounded by West Eighth, State, and Burns Avenues which is also the densest neighborhood within Price Hill. The lot is 7500 square feet and contains an adequate amount of equipment although it is in need of repair. This facility alone does not adequately serve the block regions within its service radius.

Equipment: 2 slides, 3 spring animals, 2 jungle gyms, 2 benches, 12 swings.

State & Harrison Tot Lot is located just north of the Lower Price Hill boundary. The lot is .32 acres and is presently in good condition. Its location along a busy street and on the fringe of two residential areas cuts down on possible use.

Equipment: 2 swings, 4 spring horses, picnic tables.

b. Playgrounds

Hendy Memorial Playground is 1.47 acres on Jupiter Drive in the center of a suburban neighborhood. It serves approximately 418 kids 18 years and under with 78 of those kids 4 and under. The playground is well maintained and well used by the surrounding neighborhood.

Equipment: 6 basketball, 12 swings, 2 slides, 1 jungle gym, 2 teeter totters.

Rapid Run Playground is a 3.92 acre extension to Rapid Run Park's 49.45 acres. Rapid Run Pike splits the two giving each side good automobile access and parking. While the playground serves around 770 kids 18 years and under from surrounding neighborhoods, the park is oriented toward the entire West and East Price Hill communities. The park's condition is good and appears to be well maintained.

Equipment: 2 basketball, 2 ballfields, 12 swings, 2 slides, 1 jungle gym, 1 shallow pool.

Evans Playground is 2.94 acres of open play area located on Evans Street to the east of the residential area of Lower Price Hill. The area has poor pedestrian access, but good automobile access. The playground area lacks shade but the park as a whole is in good condition.

Equipment: 4 basketball, 2 ballfields, 2 slides, 2 spring horses, 1 tennis court.

Mt. Echo Playground is 2.30 acres of planned recreational activities located within the total 81.98 acres of Mt. Echo Park. The play area serves a total of 731 neighborhood persons, 312 within 0-18 years of age. The park however is oriented toward all of Price Hill and the city and not the surrounding neighborhoods due to the topography. The park is in good condition with newly redone tennis courts.

Equipment: 8 tennis courts, 8 swings, 2 climbing structures, 2 basketball.

Glenway Park is 3.21 acres bounded by Glenway, Considine, Purcell and Brevier Avenues. It serves 172 kids from the ages 0-18 with its largest concentration of people located on the south side of the park. The park is in fair to poor condition with a need for repair work on the present equipment. The park is not crucial to the overall recreation system since a major portion of those using the park are also served by Dempsey Park.

Equipment: 1 playfield, 6 swings, 1 slide, 2 jungle gyms, 4 benches.

Dempsey Park is 6.98 acres between Warsaw and Price Avenues and Hawthorne and Purcell Avenues. It has a service radius that serves the densest part of East Price Hill and an area with a severe crime rate problem. It also serves Whittier Elementary School and has direct access to Lower and West Price Hill via Warsaw Avenue. The park itself is in good condition with some drainage problems and a shortage of tot lot equipment during school hours.

Equipment: 2 playfields, 15 swings, 2 slides, 2 jungle gym, 1 deep water pool, 3 benches, 1 chin bar.

Roberts Junior High School is located at the north end of Price Hill on the east side of Grand Avenue. It presently serves around 113 children between the ages 0-18, 32 of those being 4 and under. The majority of use from this play facility is between 8:00 and 2:00 at which time approximately 1100 children are at the school. There is no play equipment offered.

Equipment: 2 ballfields.

Oyler Playground serves 885 neighborhood kids in the 0-18 age bracket and Oyler School located at the north end of the lot. The lot is only 1.22 acres and is entirely a hard surfaced area. The condition of the playground as a play facility is poor.

Equipment: 2 basketball areas, 1 backstop, 1 deep water pool.

Quebec Heights Elementary School is located on the north side of Price Hill at the end of Ross Avenue. It primarily serves the 900 kids attending the school between 9:00 and 3:00. The play area is limited to a large hard surfaced area and playfields. The playground is oriented toward the school and nearby Mayfield Playground provides a play area for local residents.

Equipment: 2 basketball areas, 2 ballfields.

Mayfield Playground is a 1.87 acre lot between West Liberty and Mayfield Avenues. It serves approximately 284 kids 18 years and younger, 66 of whom are 4 and under. It is a well maintained lot that receives heavy use.

Equipment: 1 ballfield, 12 swings, 1 slide, 1 jungle gym.

c. Playfields

Western Hills Athletic Field is 21.57 acres of school oriented sports facilities. Facilities do not relate to surrounding neighborhood but rather the entire school district area.

Equipment: 2 ballfields, 6 tennis courts, 1 deep water pool, 1 football field.

Carson-Covedale Playfield is a 6.41 acre strip of land on the north side of Rapid Run Pike across from St. Joseph's Cemetery. It is between two residential streets which has created some noise problems making it necessary to control open hours of the park. The park itself is maintained well and extensively used.

Equipment: 2 basketball areas, 2 ballfield, 1 soccer field.

Wilson Commons is located west of Mt. Hope Avenue and south of Bodley Avenue. It is 14.19 acres and serves approximately 490 kids, about 100 of which are ages 0-4. The neighborhood west of the Commons has over 1/3 of its population as teenagers, with an above average crime rate. The condition of Wilson Commons is fair and in need of further maintenance.

Equipment: 1 ballfield, 6 swings, 1 water fountain, 1 jungle gym.

Miles Edwards Park is on the south side of Samoth Avenue and contains 37.53 acres. The park is both neighborhood and community oriented and contains a large wooded preserve.

Equipment: 6 swings, 1 shelter, picnic tables.

d. Private Facilities

A tot lot has been developed by local residents of Woodside Homes behind Western Hills High School. The facility contains an adequate amount of equipment for the younger children of the neighborhood.

A tot lot is located on Westmont Drive, off Wyoming Avenue and is related to the apartment complex on that street. The facilities are run down but usable.

A softball field is at Our Lady of Grace School on Conside Avenue. It is in good condition and relates directly to the school.

Basketball courts are located in the back of St. Lawrence School and are easily accessible to the surrounding neighborhood.

Phillip Swim Club at 5245 Glenway Avenue offers swimming to private members.

e. Indoor Recreation

Price Hill's only public recreation center is located across from Dempsey Park in a former firehouse. This structure contains only a partial gymnasium and several meeting rooms and does not provide the adequate facilities for an indoor recreation center. This facility should therefore be considered outdated and in need of replacement.

Oyler School and Roberts Junior High School have been operating recreational programs until the Recreation Commission cancelled the program at Roberts.

Dunham Recreation Complex offers a wide variety of arts and crafts classes and activities to the residents of the entire Western Hills area. The facility is extensively used both for publicly and privately sponsored activities.

Finally, recreation programs are conducted at Pinecrest for its elderly residents by the Metropolitan Housing Authority and the Recreation Commission.

f. Open Space*

The Price Hill community contains over 150 acres of land used for recreation purposes, making up 4.2% of the total land mass. In addition, there is over 600 acres of vacant land making up 16.7% of the total land mass. Much of the vacant land however is hillsides and undevelopable providing Price Hill with a natural greenbelt around the community.

*Price Hill Existing Conditions Study

There are seven major parks in Price Hill. Of these, four (Miles Edwards, Rapid Run, Mt. Echo and Wilson Commons) can be classified as neighborhood or district parks by the National Park, Recreation, and Open Space Standards (20 to 100 acres each). These parks total approximately 182.82 acres or about 3.64 acres per thousand population which is well above the nationally recommended standards of 2.5 acres per thousand. However, in contrast, this is below the city-wide average of 8.65 acres per thousand residents. For the remaining Park Board lands (Glenway Park, Mayfield Playground, and Oldenview Park) each less than 5 acres, no standards are applicable. These three parks have a combined area of 5.36 acres.

The Cincinnati Park Board has begun to purchase for preservation some of the view property located on the hillsides in Price Hill. The most recent purchase came in October of 1974 as part of the Basin Hillside Open Space Acquisition Plan. This included the purchase of hillside areas which linked Wilson Commons with Mt. Echo Park and the extension of Mt. Echo's western boundaries to Fairbanks Avenue.

Another open space project is Glenway Woods. This is a 14.3 acre site purchased by the Price Hill Community Council with a loan from The Nature Conservancy. The ownership will be transferred to the Cincinnati Park Board, which will in turn use this acreage as the local match for federal Bureau of Outdoor Recreation funds for further acquisition. Simultaneously, the Cincinnati Board of Education has seen fit to donate an additional 8.65 acres of surplus land at Quebec Heights Elementary School to the Park Board as further enhancement to this project.

3. Service Areas of Existing Facilities

The following chart displays the approximate number of people within a specified group that are presently being served by a recreation facility.

Each facility's service area contains the census blocks within it and the numbers served by it:

TABLE IV-7

Play Facility	0-4	0-18	62+	Total Population	Tract	Block Numbers Within Service Radius Blocks
Hendy Memorial	78	418	85	1,055	99.01	301-306
*Western Hills	66	337	294	1,235	107	101-105,202,206,301
Carson-Covedale	120	611	193	1,872	99.01	203-206,301
Rapid Run Play	202	771	446	2,291	99.01	102-106,201
					99.02	102-106,201
					97	
*Quebec Heights	143	514	178	1,987	92	101,110
					94	301-306
Olden Tot Lot	77	320	120	668	94	103,104, part of 102,105
					95	102,107,201
Dempsey Park	286	1,124	357	2,883	93	401-407,301-306
					95	101,104,105
					96	403,404
*Roberts Jr. High	32	113	47	366	93	502,503,509
*Oyler Playground	213	885	211	1,933	91	202-208,301-306,401-411, 501-503
Steiner	123	537	132	1,163	91	403-411
Lower Price Hill	213	885	211	1,933	91	202-208,301-306,401-411, 501-503
Mt. Echo	85	312	247	731	96	302-303 (Regionally Oriented)
State & Harrison					90	100,101,103
Miles Edwards	38	248	82	479	99.02	406,407,501-504
Mt. Echo Park	(See Mt. Echo Playground)					
Glenway	96	172	146	983	93	501,505,506,405-408
Wilson Commons	151	744	147	1,692	96	202,203,204,501,502,506
Mayfield	66	284	116	722	94	301-306
Oldenview	(Scenic Overlook)					
*School Oriented						

E. Critical Areas

Critical areas are those areas within a community that are highly populated and not adequately being served by present facilities. Critical areas within Price Hill are those blocks containing 25 children ages 0-4 and blocks with over 75 children 0-18 within an area that does not contain the proper recreational facilities. Those blocks with over 20% adults, 62 years or older are also considered critical.

The determined critical areas are then adjusted to conform with the characteristics of that area's population, economic standards, housing, crime rates and resources available.

1. Lower Price Hill

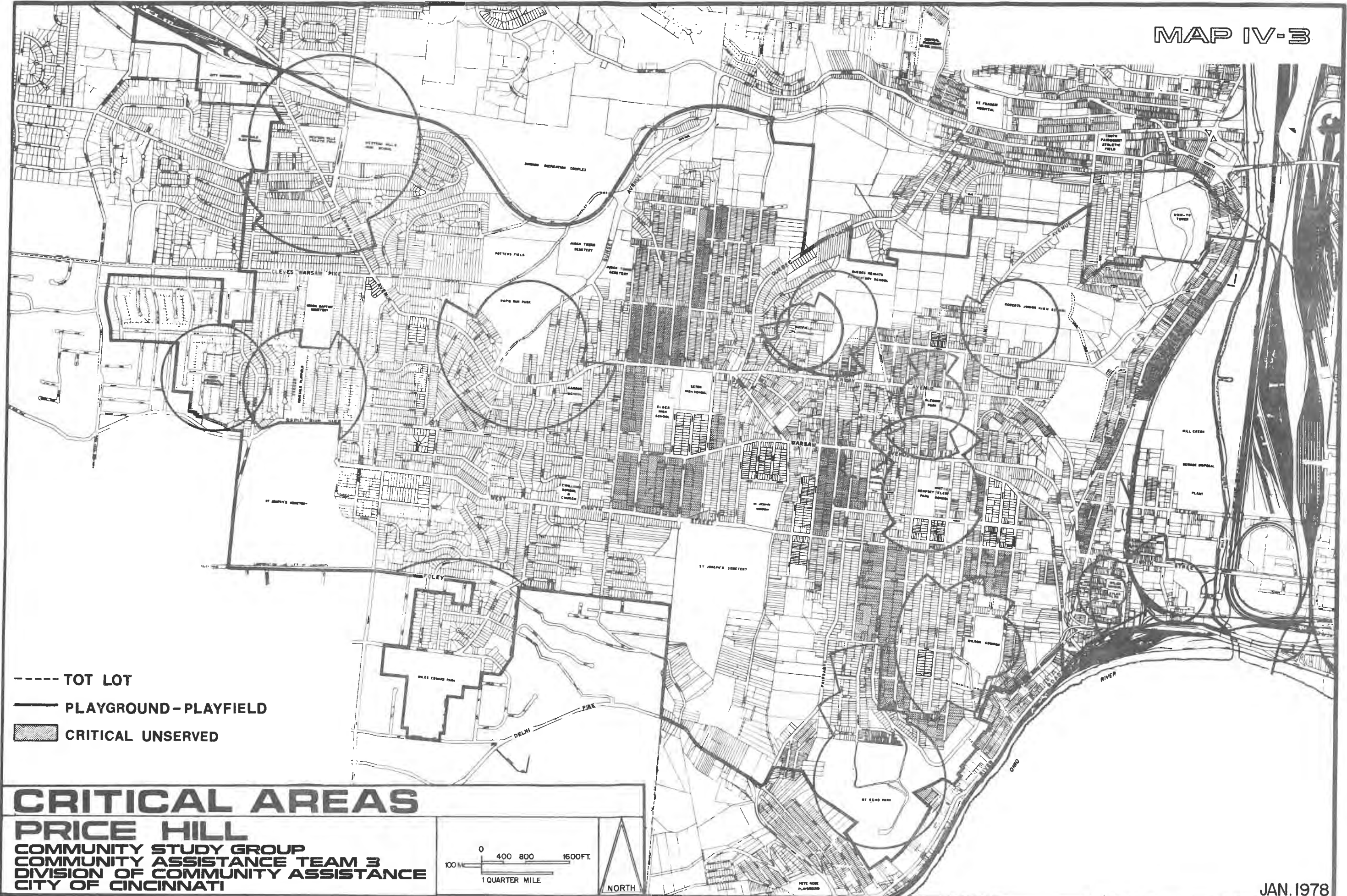
The area bounded by West Eighth Street, State Avenue and Burns Street is a critical area due to its high 0-18 concentration, high population and housing density, above average crime rate, high female head of household rate and present inadequate facilities. Although this area is found within the service areas of several facilities, those facilities contain deficiencies in equipment and size that do not meet the needs of the entire area. For example, the service population for tot lots is 300 to 800 people per lot. This block area contains only one tot lot facility serving over 1,350 people.

The State Avenue corridor running north of West Eighth Street is critical due to its high 0-18 age concentration, above average to high density, high female head of household, above average crime rate and the lack of any facilities covering this area.

2. East Price Hill

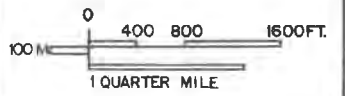
The area between Warsaw Avenue and West Eighth Street and east of Elberon Avenue is critical due to an exceedingly high crime rate, second highest female head of household rate within Price Hill and a reasonably dense population. Although this area is within the Dempsey Park service area, it does not provide the type of supervised activities needed.

The blocks south of Warsaw Avenue and north of West Eighth Street between Osage School and McPherson Avenue are critical due to its high 0-18 population, above average density and moderately high crime problem. There are presently no facilities covering this area.



- TOT LOT
- PLAYGROUND-PLAYFIELD
- ▨ CRITICAL UNSERVED

CRITICAL AREAS
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The blocks west of Wilson Commons to Elberon have a high 5-18 population and are on the fringe of Wilson Commons' service area. Accompanying the high teenage population is an above average crime rate. Expansion of facilities at Wilson Commons to include teenage activities should be adequate.

3. West Price Hill

The area north of Glenway Avenue across from Seton and Elder High Schools is critical due to the lack of facilities, above average crime statistics, moderately high density and a large 0-18 population.

The area south of Seton and Elder High Schools is critical due to the high 0-18 population and lack of facilities. The high schools also attract a large youth population without offering facilities to accommodate them.

Due to the yard space and income levels of West Price Hill, those areas designated as critical due to population have been adjusted because of residents' mobility and ability to get to area facilities.

F. Goals - Concept Plan

1. Goals and Strategies

GOAL 1. Expand the amount of land utilized for recreational activities.

- (a) Acquisition of property on the southwest corner of Eighth and Depot, southwest corner of Storrs and Burns, 600 block of State Avenue and the end of Flower Avenue.
- (b) Utilization of city owned land for recreation and open space (e.g. Barrier Dam area).
- (c) Protection of wooded areas for use as nature areas and open space.

GOAL 2. Placing emphasis on development of recreational facilities to serve the female population of Price Hill.

- (a) Arts and crafts center in Lower Price Hill.
- (b) Organize arts and crafts activities at Dempsey Park.
- (c) Organize women's athletic teams.

- GOAL 3. Improve the design and function of existing recreational facilities.
- (a) Establish direct access into Oyler School gymnasium.
 - (b) Cover Oyler Playground swimming pool.
 - (c) Open fence on South side of Oyler Playground.
- GOAL 4. Assure adequate staff and equipment for existing programs and facilities.
- (a) Coordinate supervised activities with Oyler, Roberts, Quebec Heights and Western Hills High.
 - (b) Tennis courts, baseball, etc.
 - (c) Elicit the involvement and support of private businesses and manufacturing establishments in Price Hill.
- GOAL 5. Improve the distribution and location of recreational facilities in Price Hill.
- (a) Recommendations based on age group studies.
 - (b) Recommendations based on density studies.
 - (c) Recommendations based on existing facilities.
 - (d) Recommendations based on need indicators.
 - (e) Recommendations based on other studies.
- GOAL 6. Develop facilities for elderly citizens.
- (a) Strip parks with benches, horseshoes, shuffle boards, etc.
 - (b) Develop seating areas in high density areas.
 - (c) Indoor locations for light activities.
 - (d) Arts and crafts centers (possibly combine with GOAL 2, strategy (a) and (b)).
 - (e) Eighth & Depot park area.

- GOAL 7. Develop sufficient indoor recreation to serve the needs of Price Hill.
- (a) Develop a multi-purpose community recreation center in Dempsey Park.
 - (b) Encourage recreation oriented businesses to come into Price Hill (i.e. bowling alleys, roller rinks, theatres).
 - (c) Continue development of Dunham Recreation Complex.
 - (d) Maximize use of lighted school programs.
- GOAL 8. Put greater emphasis on the development of passive parks (sitting, programs, picnicking, leisurely activities) as a functional part of the community environment.
- (a) Acquisition of open space for this purpose.
 - (b) Expansion of Glenway Woods Nature Preserve.
- GOAL 9. Improve pedestrian circulation through the development of a functional system of open space areas.
- (a) Development of bikeways and bike rights-of-way.
 - (b) Walking paths.
- GOAL 10. Make major outdoor and indoor recreation facilities accessible to all Price Hill residents.
- (a) Develop free or low cost metro service with Price Hill community utilizing present system.
 - (b) Bikeways and walkways.
- GOAL 11. Put an emphasis on improving/expanding the type of facilities on existing sites.
- (a) Redesign of sites.
 - (b) Increase equipment.
 - (c) Improve maintenance.

2. Conceptual Plan

The conceptual image of Price Hill is based on two central activity points (Dempsey Recreation Center, Dunham Recreation Complex) which provide the community with indoor facilities that will centralize Price Hill recreational activities. The activity points offer a complete spectrum of recreational activities giving it the ability to draw people from the surrounding neighborhoods and establishing itself as a center of activity. Relating to the facility are the surrounding parks and playgrounds. These outdoor facilities are neighborhood facilities and relate to the immediate residents with the exception of some of the larger parks. Their main purpose is to insure an adequate degree of open space in neighborhoods and to supplement the recreation center with sufficient field space that cannot be provided due to location. Also plugging into the recreation centers are the surrounding schools. What have been referred to as education-recreation complexes, i.e. the doubling of functions of schools as both educational and recreational facilities, relate to the activity centers as sub-centers. These education-recreation centers or sub-centers facilitate maximum use of existing structures and allow for the expansion of services in a manner that is inexpensive.

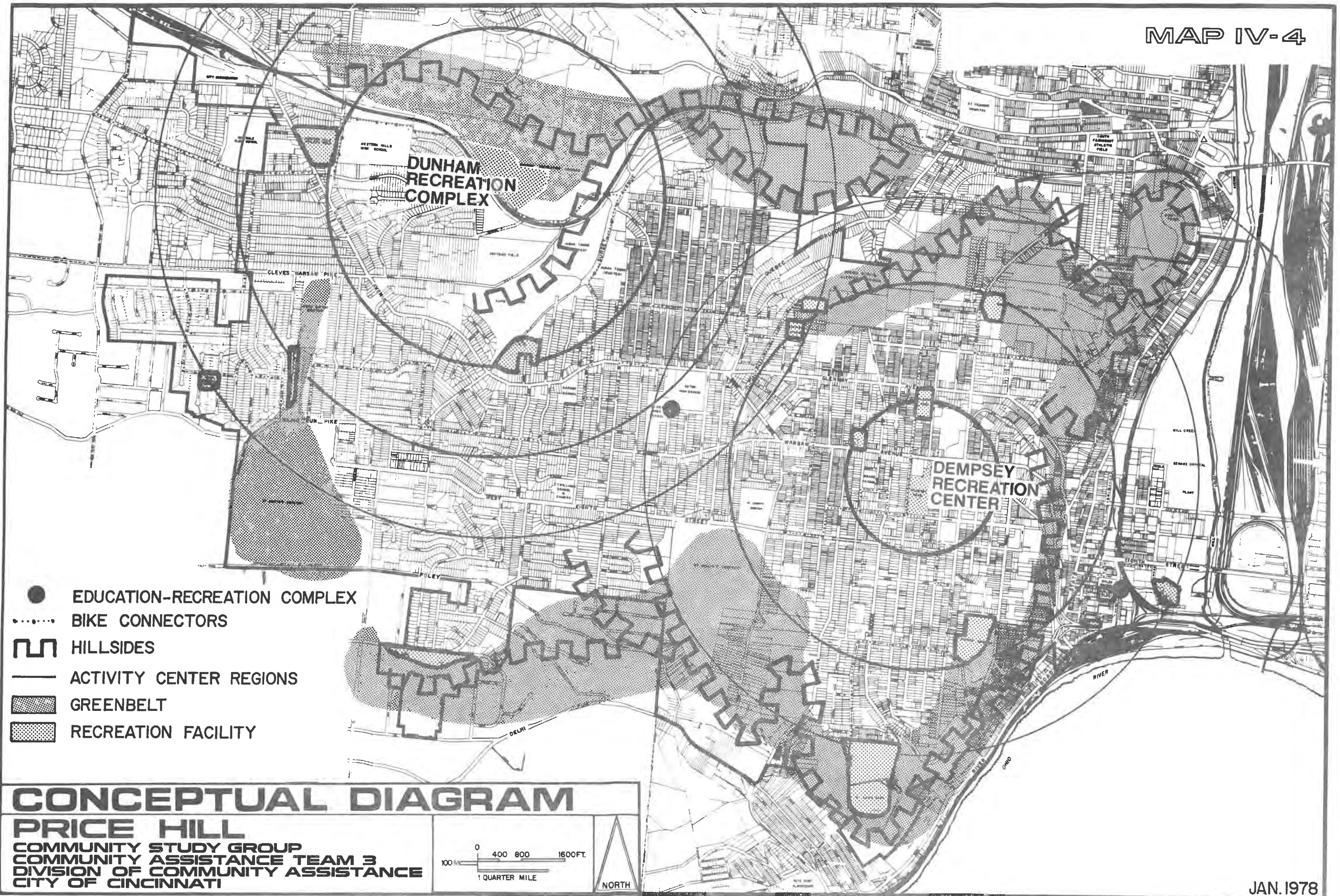
Within this system of activity centers, playgrounds, open space and education-recreation complexes is a set of connectors providing access from one facility to another. Bikeways and walkways connect the various parks while the major roads provide transit connectors from one community region to the other.

Surrounding the Price Hill community is the natural terrain and vegetation that encloses the system. The hillsides provide a natural greenbelt that encloses East and West Price Hill while the Mill Creek basin sets the boundaries for Lower Price Hill. Within the community, the attempt is made to acquire existing wooded areas and open space for future recreation needs.

3. Central Activity Centers

a. Dempsey Park Community Center

It is recommended that a community center be built in Dempsey Park to serve as an activity center for East Price Hill. The Center should include meeting and activity rooms that will provide full service indoor recreation. The Center along with the surrounding park will have the ability to attract residents to it.



- EDUCATION-RECREATION COMPLEX
- BIKE CONNECTORS
- 〰 HILLSIDES
- ACTIVITY CENTER REGIONS
- ▨ GREENBELT
- ▩ RECREATION FACILITY

CONCEPTUAL DIAGRAM
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0 400 800 1600 FT.
 100 1 QUARTER MILE

NORTH

Location of the center at Dempsey Park was made because it would be:

- (1) Located within an area of high juvenile crime.
- (2) In an area with moderately high female head of household rates.
- (3) Located within blocks with the highest 0-18 year olds per block.
- (4) Increase in the percentage of youth in the 5-19 age bracket.
- (5) High population density.
- (6) Located along major bus and car routes (Warsaw Avenue).
- (7) Presently there are no full size public indoor facilities for Price Hill residents.
- (8) Possible to combine recreation programs with Whittier School.
- (9) Centrally located to East Price Hill's parks and playgrounds.

b. Dunham Recreation Complex

The Dunham Complex is presently under construction at the former Dunham Hospital grounds located on the northern border of West Price Hill. The complex, although regional in nature, can serve as an activity center to West Price Hill. There is good access to the facility and it is located in good proximity to local residents. The complex will have the ability to draw people due to its facility offerings.

The complex has planned the following:

- (1) A creative and Performing Arts building.*
- (2) A five story multi-purpose recreation building.*
- (3) Gymnasium-natorium complex building.
- (4) 9 hole par 3 golf course.**
- (5) 5 baseball fields.**

*Under renovation or construction

**Completed

- (6) Football field.**
- (7) Soccer field.**
- (8) Hike or bike trail.**
- (9) Tennis courts.
- (10) Picnic areas.
- (11) Nature trail.

c. Lower Price Hill Community Center

It is recommended that a community center be built in Lower Price Hill. It should include meeting and activity rooms that will provide full service indoor recreation. Justification for this is:

- (1) Located in an area of high juvenile crime.
- (2) In an area of high female heads of household rates.
- (3) Located within blocks of high 0-18 years population.
- (4) Increasing percentage of youth 5-19 age bracket.
- (5) High population density.
- (6) Located near major car and bus routes.
- (7) No existing facilities.
- (8) Possibility of combining recreation activities with Oyler School.

4. Recreation Possibilities

a. Bikeways

The purpose of establishing a bikeway is to provide bike riders with an easier, safer and more interesting route to travel. It is:

(1) easier since the route attempts to find suitable topography, areas with less traffic and some guide in getting from one point to another; (2) safer due to the development of a definite bike rights-of-way; (3) more interesting because the route incorporates within it points of interest to the leisure rider such as Mt. Echo Park.

**Completed

b. Adventure Playgrounds

An adventure playground is a playground designed and built by local kids out of recycled materials such as wood, old tires, cement pipes, etc. The purpose of an adventure playground is to give kids the opportunity to create the kind of play environment they want while at the same time teaching them how to use tools, how to build, and create a sense of responsibility and ownership for the facility. The result is a learning by doing experience, a play area that constantly changes to fit the wishes of the kids, a low-cost facility, a push for creativity and innovativeness, and a play area that allows a child to play as he or she defines it; whether that means sawing a piece of wood or swinging on a tire swing. What is needed to build and operate an adventure playground is a well defined play area (preferably fenced in), a collection of scavenged materials for building, tools to build with, and a play leader that helps the kids build and keep the place safe.

c. Seating Nodes

Seating nodes in areas of high density provide a gathering space where open space for park areas are not available. These seating nodes can be used for passive activities and should be located in an area with a high population of elderly people.

G. Recommendations

The following recommendations are meant to address the needs discussed above. These are illustrated on Map IV-5:

1. Existing Facilities

- a. The expansion of existing recreation facilities should be within the parameters established by the Recreation One Plan.
- b. Lighted School Programs should be established, liked and retained in the school in the area, particularly those schools toward the fringe of the neighborhood.
- c. Attempts should be made to less tightly scheduled neighborhood facilities for league play to facilitate increased use by community residents.

- d. As was stated in the Cincinnati Public Recreation Study in 1967, there is need for improved maintenance of existing facilities in Lower and East Price Hill.

2. New Facilities

a. Tot lots should be established:

(1) Hatmaker -

South of the Eighth and Depot senior citizens' park to establish a link with Oyler School.

(2) Wilder -

Near Wilder and State, possibly a 2,200 sq. ft. parcel which runs between Nevada and State.

(3) State -

Various locations along the green area acquired along State Avenue, but not fronting on State.

(4) Saratoga -

East of State Avenue, north of Saratoga.

(5) Cameron -

Undeveloped Cameron Avenue, right-of-way, west of Purcell Avenue is well located for tot lot development. The site consists of approximately 3,000 sq. ft. and is located in a "critical unserved area."

(6) Terry Avenue School -

In conjunction with the construction of the Terry Avenue School, the Recreation Commission should take measures to insure the supplementing of school related facilities with those which would be complementing and emphasizing after school use. While this is not within a critically unserved area, it is within proximity to three.

(7) Beech -

The ravine at the southern terminus of Beech Avenue would serve a critical unserved area, and at the same time provide some visual relief to the drivers along W. Eighth Street. This site is well over an acre of steeply sloping land, which should be utilized in its present topography in the site design of this recreation area.

(8) Gilsey -

The west side of Gilsey Avenue, between Glenway and West Liberty Street has potential as a tot lot site. It is approximately 1/2 acre in size. The land is relatively flat and has the possibility of access being developed through to Dewey Avenue. This is centrally located within a critical unserved area.

b. Playgrounds

(1) State Avenue -

A portion of the State Avenue green area should be allocated as active recreation nodes. This would consist of small, simple areas of paving with basketball goals or play apparatus, for example.

(2) Seton-Elder -

Outdoor recreation facilities at Seton and Elder High Schools should be improved and made available to area youths during non-school times. The availability of these facilities should meet the high level of recreation need in the area, in that it is within a critical unserved area.

c. Playfield

(1) Flower -

This site consists of approximately 1.2 acres of land at the eastern terminus of Flower Avenue. This site presents potential for development as parkland with some active recreation facilities, preferably.

(2) River Road -

Surplus land from the River Road widening project should be utilized as a park to serve as a congregation point for the people of both Lower Price Hill and river community of Sedamsville.

d. Senior Citizen Parks

(1) Eighth and Depot -

The land at the southwest corner of Eighth and Depot should be acquired and developed as a senior citizen park.

e. Indoor

(1) Dempsey Park Community Center -

A full neighborhood center should be developed in Dempsey Park as recommended in the Recreation One Plan and as described earlier in the plan.

(2) Dunham Recreation Complex -

Development at Dunham should continue as planned.

(3) Lower Price Hill Community Center -

A full neighborhood center should be developed near Eighth and State at a site yet to be determined.

f. Open Space

The open space system of Price Hill should emphasize the hillsides and the role that those hillsides have played in the history and the development of the community.

(1) State Avenue -

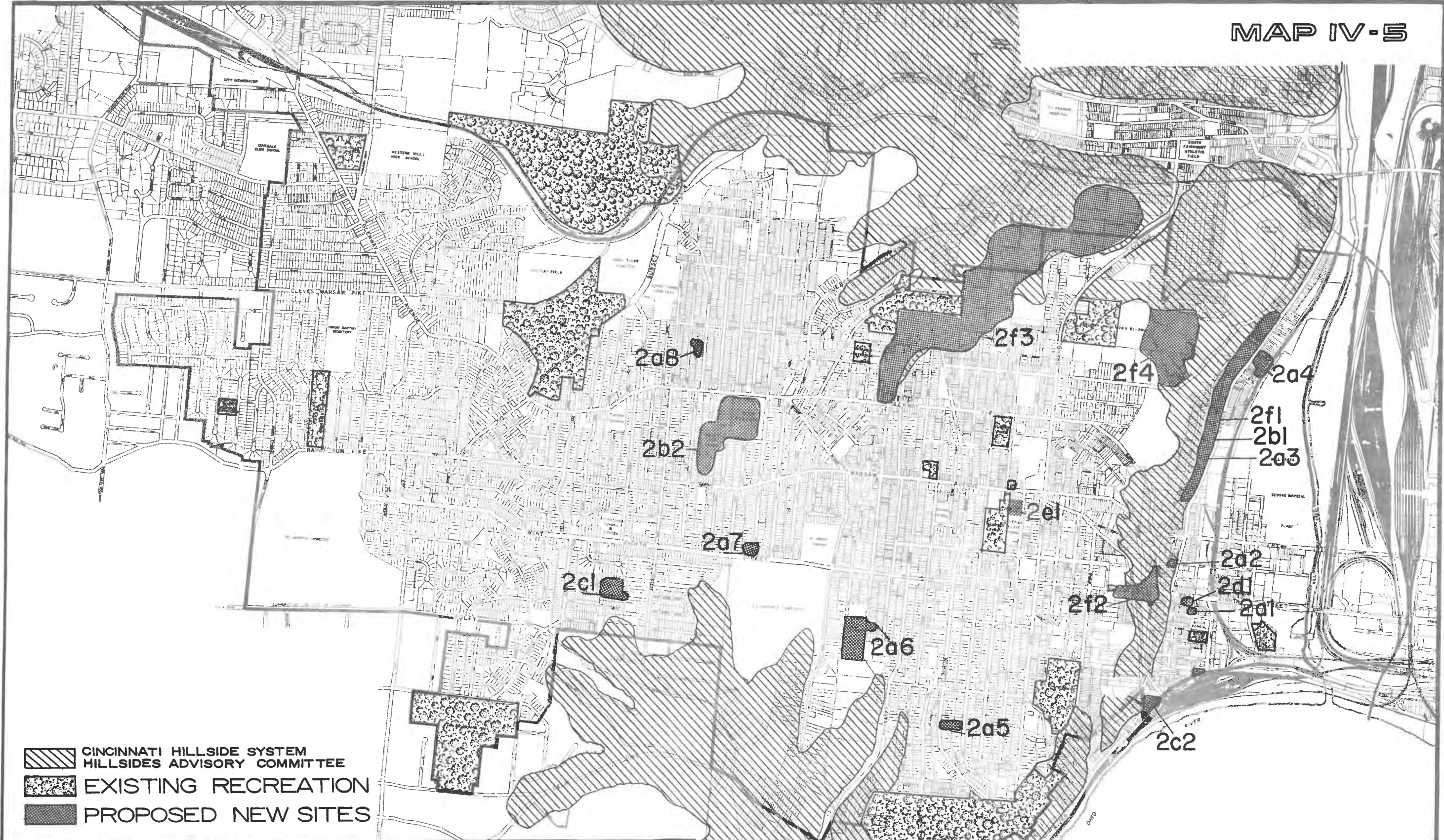
Land should be acquired on the west side of State Avenue as it becomes available, or vacant, north of Wilder for open space. A design plan should be developed for this park land to integrate open space, setting areas, and play areas.

(2) Incline -

The land at the western terminus of West Eighth Street, in Lower Price Hill, and the site of the old incline, should be acquired and developed as a gateway park to serve as an entry way to Price Hill.

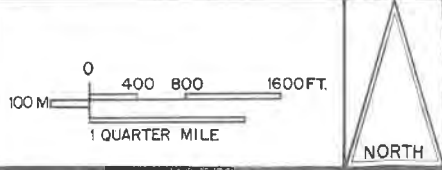
(3) Glenway Woods -

What is now planned to be a 30 acre, hillside nature preserve should be expanded to include the entire 150 acre ravine. Also, Nature Awareness Center program should be an integral part of this development.



RECREATION PROPOSALS

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(4) Orange Avenue Valley -

The green valley east of Roberts Junior High School should be preserved, with the Orange Avenue right-of-way as the core.

(5) Citywide -

The previously mentioned open space projects are the top priorities of the community as far as hillside acquisition is concerned. Any further park land development should: (1) emphasize the preservation of the hillsides and relate to the city-wide hillside plans; (2) contribute to the overall city-wide park system and Park Board acquisition and development plans. Furthermore, Hillside Environmental Quality District can play a minor role in complementing the city-wide hillside and open space system.

(6) Street Trees -

A street tree program should be instituted to include Price Hill. Of particular concern should be the areas of East and Lower Price Hill that have received designation as Neighborhood Improvement Program (NIP) target areas. Senseless destruction and mutilation of street trees by public and private agencies must cease.

g. Bikeways

See Transportation.

TRANSPORTATION V

V. TRANSPORTATION

The intent of the Price Hill transportation plan is to provide a convenient and efficient, multi-modal transportation system for the community. This involves the coordination of not only private street vehicles, but also mass transit, pedestrian walks and bikeways. In recent years, the need for recognizing these interdependencies has been made even more acute by the rapid rise in energy costs and the realization that the reserves of fossil fuels are not unlimited. For these reasons, the emphasis of a forward looking community plan must be toward limiting the underutilization of the private automobiles; and seeking alternatives to the car as the resident's primary mode of transportation.

A. Concept

The overriding concept for the transportation system of Price Hill is to have the three sections of the community function interdependently. At the same time however, the proximity of each will cause varied functions to be served. In Lower Price Hill, the street system should help define the various land use districts of the community. West Eighth Street, Glenway Avenue, River Road and State Avenue (north of West Eighth Street) are the major thoroughfares serving Lower Price Hill and help to identify those districts. On the other hand, East Price Hill must help to facilitate the through traffic generated by the entire Western Hills area and that originating from within, while at the same time retaining the residential and neighborhood business environment that presently exists. To achieve this, Glenway Avenue and the West Eighth Street-Elberon Avenue corridor should act as the main east-west thoroughfares in East Price Hill. Warsaw Avenue should serve the Warsaw-St. Lawrence Neighborhood Business District and other locally generated traffic.

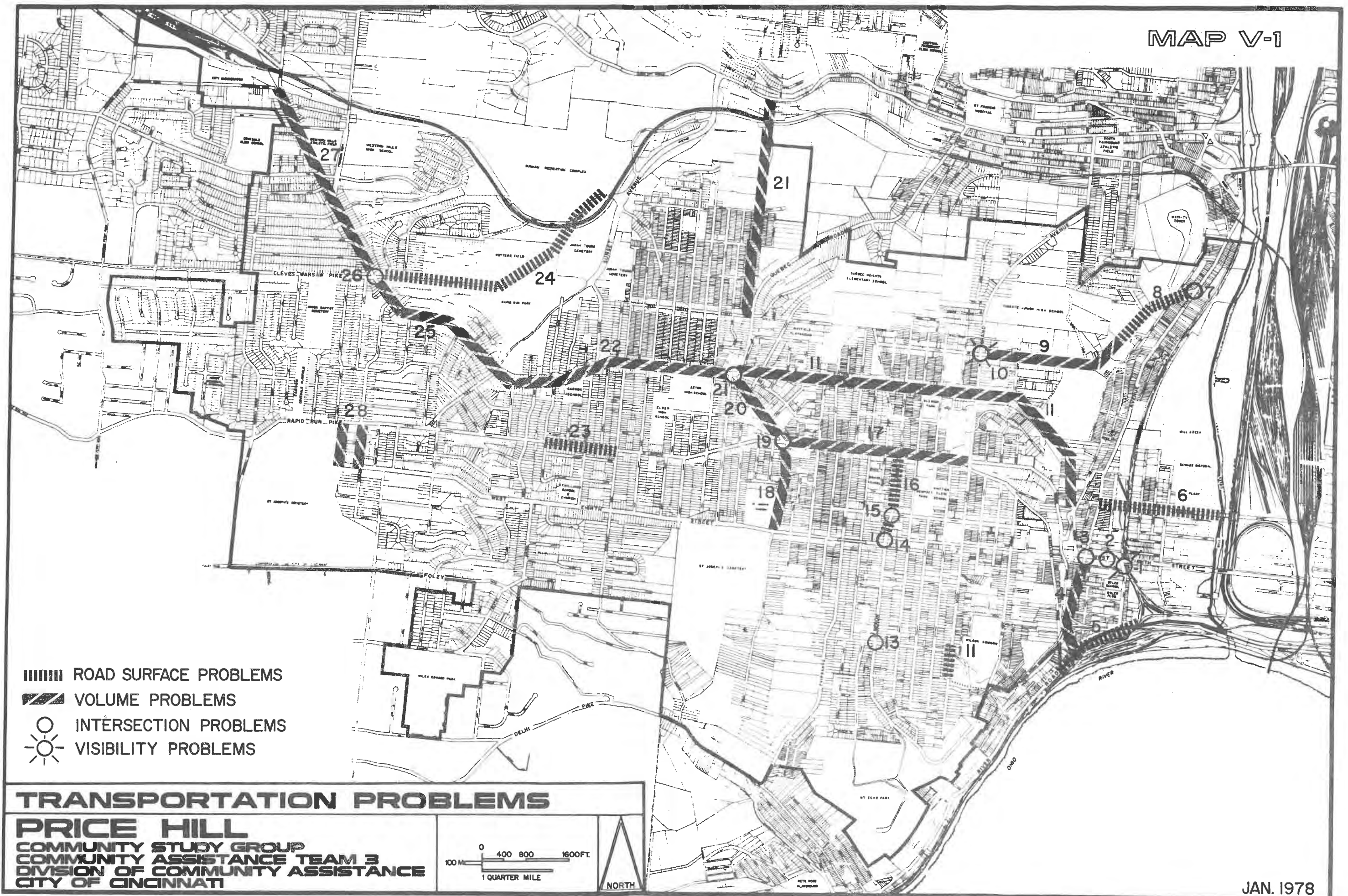
In addition, Grand Avenue, Quebec Road and Fairbanks Avenue should be the primary north-south routes in East Price Hill.

Finally, West Price Hill, which is the lowest density, most suburban-type section of the Price Hill study area, best reflects a structured street hierarchical system. For this reason, Glenway Avenue and West Eighth Street should serve as the primary east-west corridor of West Price Hill, and Rosemont Avenue, Rapid Run-Sunset, Overlook Avenue and Covedale Avenue should act as the major north-south corridors.

B. Streets

A well planned street network, by facilitating the movement of vehicles, can contribute greatly to the efficiency of the overall community transportation system. During the course of planning activities, twenty-eight street related problems were identified. They are: (See Map V-1)

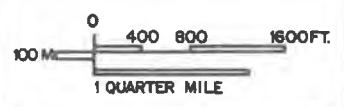
1. On the southside of the Eighth Street Viaduct, at its western terminus, there is a wall that serves no apparent purpose, but does block the view of drivers attempting to make a left turn from Burns Street onto westbound Eighth Street.
2. Since the closing of the Western Hills Viaduct and the initiation of Depot and South Streets as one-way, Eighth and Depot have been a bottleneck, particularly when large trucks attempt to negotiate the turns. Also, pedestrian crossing of W. Eighth Street is severely impaired.
3. Eighth and State is one of the busiest intersections in Price Hill, particularly since the closing of the Western Hills Viaduct. This has resulted in extremely bad conflicts between automobile and pedestrian traffic. This is further complicated by the proximity to the business district, Oyler School and the Price Hill Clinic; as well as the fact that Eighth and State serves as one of the major bus transfer points for the City in general and the Western Hills area specifically.
4. The area in the vicinity of the new Price Hill Clinic (State Avenue, south of West Eighth Street) will be the focus of any future retail and social service delivery investment. This will necessitate a change in the function of the street to more of a pedestrian way in the future.
5. The widening of River Road has been proposed for years, but to date no progress has been made, except for the acquisition and demolition of properties in the expanded right-of-way. This area includes the dangerous intersection at River Road and State.
6. Gest Street serves as an alternative to the Eighth Street Viaduct as a connection to downtown, and points east. The roadway is deteriorating and has a series of narrow railroad overpasses.
7. The community is concerned about the volume of traffic flowing through the Lehman and State intersection; the angle at which the intersection is made; and crossing the street in the vicinity of the intersection.
8. The roadway quality of Lehman Road, between State Avenue and Summit View Apartments, for the volume of traffic it supports, is cause for concern. More specifically, these concerns include the hillside stability and industrial access to Bald Knob.



- ||||| ROAD SURFACE PROBLEMS
- /// VOLUME PROBLEMS
- INTERSECTION PROBLEMS
- ☼ VISIBILITY PROBLEMS

TRANSPORTATION PROBLEMS

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9. Lehman Road, from Summit View Apartments to Grand Avenue supports a fairly high volume of traffic generated by the apartment complex and the Cincinnati Bible Seminary. In addition to the poor road surface, the lack of curbs, gutters and sidewalks cause alarm.
10. The intersection of Grand Avenue, with Lehman Road has extremely poor visibility and sight distance. It also serves as a crosswalk for school children going to Roberts Junior High School.
11. Glenway Avenue, between Wilder and Quebec, needs to be the main east-west corridor of East Price Hill. This, in conjunction with number 17 (Warsaw Avenue) should work together to delineate major constraints of the transportation plan.
12. The Bassett Road bridge, on Grand Avenue causes the road to narrow, creating a dangerous situation. This is further complicated by the more intense development presently under consideration for the southern terminus area of Grand Avenue.
13. Recent traffic mishaps and the use of the intersection of Elberon Avenue and Bassett Road as a school crossing, have focused attention here. Specific complaints are the visibility of the crosswalk, sight distance, and congestion caused by high traffic volumes and turning movements.
14. The inability of pedestrians to negotiate the intersection of W. Eighth Street and Elberon Avenue needs to be mitigated.
15. Poor visibility at the corner of Price and Elberon Avenues is caused by slight changes in topography and an unusual roadway alignment in the southern leg.
16. The stretch of Elberon Avenue, between Warsaw and W. Eighth Street seems to be quite narrow, with further impairment made by some irregular street alignments.
17. The Warsaw Neighborhood Business District creates a traffic dilemma. It may be advisable to decrease traffic volumes in order to facilitate pedestrian circulation, it could at the same time, have severe impacts on retail sales volumes.
18. Enright Avenue, from Warsaw Avenue to W. Eighth Street is a narrow street which carries a high volume of traffic, particularly since the development of the Kroger's store adjacent to the business district. It is felt that this has overloaded the street.

19. St. Lawrence Corner (Warsaw, Enright, and St. Lawrence) is the main hub of the business district that needs to more adequately integrate vehicular and pedestrian traffic.
20. The intersection of Glenway, Quebec, Warsaw, and Seton Avenues is the busiest and most accident-prone corner in the Price Hill area.
21. Much traffic from the apartment development on Wyoming Avenue filters through the lower density residential area to the south for access, because of the congestion at Queen City and Wyoming Avenues.
22. There exists a high degree of congestion in the business district along Glenway Avenue, between Quebec and Kreis Avenues.
23. The completion of St. Lawrence Avenue, linking Rosemont with Rutledge might provide an additional east-west through street and help to eliminate some of the congestion which exists on Glenway (see #22).
24. The people of West Price Hill have been trying to get Guerley Road, from Tuxworth to Sunset widened for years, particularly since the opening of the Dunham Recreation Complex. The reasons for this are the substantial vehicular volumes and to strengthen the pedestrian and bicycle linkages between a major node of West Price Hill (Prout's Corner) and the recreation area.
25. At the present time, Glenway, between Kreis and Prout's Corner (Guerley and Cleves-Warsaw) flows quite smoothly, but the R-5 zoning may encourage a level of development for which the roadway is not equipped to handle.
26. Prout's Corner (the intersection of Glenway, Cleves-Warsaw and Guerley) is a bad intersection which supports high traffic volumes and many turning movements.
27. Because of the many businesses along Glenway Avenue between Prout's Corner and Crookshank, it shares many of the problems of Glenway from Quebec to Kreis.
28. West Eighth Street is an underutilized thoroughfare because of its weak linkage with Rapid Run Pike and points west.

C. Public Transit

Recommendations for planning an effective transportation system in Price Hill should be based both on what exists now and what has been planned for its future. Transportation systems cannot necessarily be judged on economy, as no public transit system has

proven to be economical in terms of paying for itself. Transit systems can only be evaluated on the basis of cost effectiveness and the willingness of society to subsidize them. The basis for many of the following recommendations are the 1976 Exclusive Guideway Transit Element of the O.K.I. Long-Range Transportation Plan and various studies by the Southwestern Ohio Regional Transit Authority (SORTA).

The most notable differences between recent transportation studies and those of even five years ago is the total de-emphasis on expressways and other new, large-capacity road building projects. In the 1971 Travel Projections and Transportation Plan, O.K.I. proposed the construction of six major expressways in the Cincinnati area. The trend is now toward consideration of mass transit systems which can make use of already existing facilities and which are most likely to be funded by the Urban Mass Transportation Administration (UMTA). For this reason, O.K.I. has terminated all freeway and expressway extension plans, except for those already funded or in progress.

1. Special Problems

In addition to the normal problems associated with providing good transportation service within a city, such as conflicts with automobiles and poor ridership in non-peak hours, Price Hill has a few special problems to consider:

a. Hillsides

The steep slope and narrowness of many of Price Hill's streets make them inaccessible and unable to be serviced by conventional mass transit vehicles. The maximum grade for most of these vehicles is 5 - 6%, and the minimum turning radius for buses and light rail is 50 feet.* This creates an accessibility problem for people in areas such as the East Hill Front.

b. Transit Dependent Groups

People who either do not own vehicles or are unable to drive generally must rely on public transit for reasons of employment, shopping, and medical attention. These people are the elderly, handicapped, poor, and people who do not choose to own automobiles. Many people are unable to walk to a transit stop, or most frequently, locations not served by regular transit routes. In place of expensive specialized service such as a taxicab, a more affordable alternative is desired.

*SOURCE: O.K.I., Long Range Transportation Plan, 1976

c. Areas not presently being served

Using a one-quarter mile walking distance to a bus line as the determinant of a bus line's service area, it was found that four areas of Price Hill (see Map V-2) are not being served at this time. These areas are located south of St. Joseph's Cemetery; north, near Grand Avenue; west of Potter's Field; and in the vicinity of the Rapid Run and Covedale intersection.

2. External System*

Although no expressways run through the Price Hill neighborhoods, the area contains the second largest transportation corridor (next to I-75) in Cincinnati. The major arteries, Glenway and Queen City Avenues, are expected to have double the 1973 volume of autos per day by the year 1990. The current widening of Glenway Avenue between Werk Road and Shirley Place is scheduled to be completed in the third quarter of 1977, and the widening of Queen City from White Street to Sunset Avenue in the fourth quarter of 1979. Using O.K.I. projections for the year 2,000, it is estimated that the Western corridor, parallel to Queen City Avenue from Western Hills Shopping Center across the Western Hills Viaduct to the Central Business District, will have to accommodate an estimated 4,426 vehicles per day above its planned capacity. The projected capacity deficiency of this corridor should be taken up by public transit.

Mass transit is not intended to substitute for auto travel, but to supplement it. Mass transit is likely to continue to account for 5.4% of total transportation needs in the future. The direct benefits of public transit include reduced private transportation costs, reduced travel time, decreased congestion, and reduction of harmful environmental impact. Studies by O.K.I. indicate that only certain modes of transit are feasible for use in Cincinnati, mainly because of costs vs. benefits, and the likelihood of obtaining federal funding.

*SOURCE: O.K.I., Long Range Transportation Plan, 1976

O.K.I., Short Range Transportation Implementation Schedule
1976-80

The existing bus service in Cincinnati operates alongside cars on the roadways with vehicles which can accommodate between 40 and 60 passengers. The July, 1976, cost of operation for Queen City Metro was \$.78 per passenger** (as compared to an estimated \$.43 - .72 for automobiles). Bus service could be upgraded by the extension of routes or by the addition of more vehicles during peak hours.

All three of the following systems involve provision of transit terminals, stations with parking, and circulation feeder systems. Each requires special rights-of-way in order to be effective, preferably at grade as opposed to subway or aerial. The cost acquiring and upgrading the right-of-way is usually the largest expense in a mass transit system.

a. Express Bus System

For an express bus, a special right-of-way could include highway median strips, special bus lanes separated by barriers or direction of flow, or abandoned railroad rights-of-way. All of the O.K.I. proposals for the Western corridor involve reuse of C & O tracks in northern Price Hill which will be abandoned within the next five years. The vehicle used is essentially the same as in existing systems, but the line capacity is increased to 12,000 passengers per hour due by the separation of rights-of-way. Cost of operation is decreased to an estimated \$.31 - .40 per passenger over a six-mile stretch.

b. Light Rail System

A light rail system operates a 150 to 180 passenger car on steel rail tracks at an operating cost of from \$.29 - .44 per passenger. Although it can share right-of-way with automobiles, the cut in efficiency would be a serious drawback. This system's capacity is 15,000 people per hour. Citizens involved in open meetings conducted by O.K.I. concerning the planning of a mass transit system for Cincinnati preferred the light rail alternative for the Western corridor.

c. Light Guideway System

As far as capacity and efficiency go, the light guideway system approximates the light rail. It differs mainly in terms of cost and environmental impact. Rather than using

**SOURCE: Queen City Metro

a rail, the light guideway employs 10 to 40 passenger vehicles which run on pneumatic tires on a separate roadway. The operating cost averages between \$.39 and \$.86 per passenger. The guideway system is the quietest of the transit systems and the most efficient in terms of energy use. Both the light rail and light guideway are electrically powered.

3. Internal System

Although mass transit will address problems of large scale traffic movement through the community, Price Hill's transit problems are more local and specialized than those of the city as a whole, thus requiring a more flexible solution.

Para-transit is a category of public transit in between conventional mass transit and automobiles. The vehicles used are usually smaller and respond on demand rather than operating along a fixed route. Examples of para-transit in Cincinnati include taxicabs, the City funded ACCESS (formerly, federally funded On-Call) service, and the volunteer Easy Riders. Carpooling is another form of para-transit. The advantages of a para-transit system for Price Hill are many: greater maneuverability on steep roads, flexibility of times and destinations, and personalized service.*

Lower Price Hill (census tract 91) has the greatest percentage of transit dependent groups of the three sectors in Price Hill. Transit dependent groups are those people who must rely on public transit because of age, handicap or low income. The indicators studied were welfare recipients, people 65 or older, people with limited mobility, and households having no automobiles.**

One approach to para-transit is dial-a-ride. People either call for a ride ahead of time and a vehicle is dispatched, or vehicles operate on flexible routes (tours) which make scheduled stops, as well as special pick-ups. ACCESS (funded

*SOURCE: Kirby, Bhatt, Kemp, McGillivray, Wohl, Para-Transit: Neglected Options for Urban Mobility (The Urban Institute, Washington D. C., 1975)

SOURCE: U.S. Census of Housing, 1970 and Ross Adams Associates, Information of Transit Deficient Groups

SOURCE: O.K.I., Travel Projections and Recommended Transportation Plan, 1971

**SOURCE: Bill Franklin, Director, On-Call

by the City, Queen City Metro and Title XX), runs small, 20-passenger buses, vans, and ambulettes which deliver transportation to disadvantaged groups to work, hospitals, social services, shopping, and recreation and leisure facilities. Presently, ACCESS does not serve any areas of Price Hill. Easy Riders is a volunteer organization sponsored by Community Chest and the Welfare Department. Both systems provide only free rides for disadvantaged people.

The advantages of dial-a-ride systems are their ability to serve almost anyone needing public transit, and their specialized capabilities. Their disadvantage is cost, which ranges between \$2.50 and \$3.00 per passenger. East Price Hill and Lower Price Hill could benefit from the addition of a dial-a-ride tour in their vicinity. Another suggestion involves reviving privately run jitneys or shared taxi service.

D. Pedestrian

There are three areas in which pedestrians play a significant role in Price Hill. These are: hillside areas; in proximity to the Neighborhood Business Districts (NBD); and near park and recreation areas.

In the hillside areas, the primary pedestrian thoroughfares are the city steps. As stated in the Price Hill Existing Conditions Study, many of these are old and have been allowed to fall into a state of disrepair. In spite of this, they continue to be used by many of the residents of the vicinity.

The neighborhood business districts, because of their resident orientation, act as pedestrian generators. This includes shoppers walking to and from their homes, but is particularly crucial for shoppers going to and from stores within the NBD and who must cross vehicular traffic to do so.

Finally, park and recreation facilities attract pedestrian traffic. The unique problem here however, is the large number of children involved. Special precautions need to be taken for their protection in the placement, design and signage of such pedestrian ways.

E. Bikeways

The system of bike and hiking trails lends itself not only to a community scope, but also to a city-wide and regional context.

1. Regional - The Ohio-Kentucky-Indiana Regional Council of Governments has developed a set of regional bikeway policies to guide the development of a bikeway system in the O.K.I.

region. It emphasizes the potential of the bicycle as a transportation mode to facilitate "short haul" trips within communities. It also recommends certain components and corridors of the entire regional bikeway system. Also, the Army Corps of Engineers propose a bikeway along the Mill Creek as a part of their channelization project.

2. City-wide - The Cincinnati Bikeway Advisory Committee was formed to suggest to the City Planning Commission staff courses of action pertaining to bikeways in the city. They have devised a city-wide bikeway network which consists of commuter corridors, as well as Community Access routes to connect major trip generating points to these major corridors. This is supplemental by proposals made by the Cincinnati Public Recreation Commission for a hillside bikeway to link: the Riverfront biking; Mt. Echo Park; and Dunham Recreation Center.

3. Community Recommendation

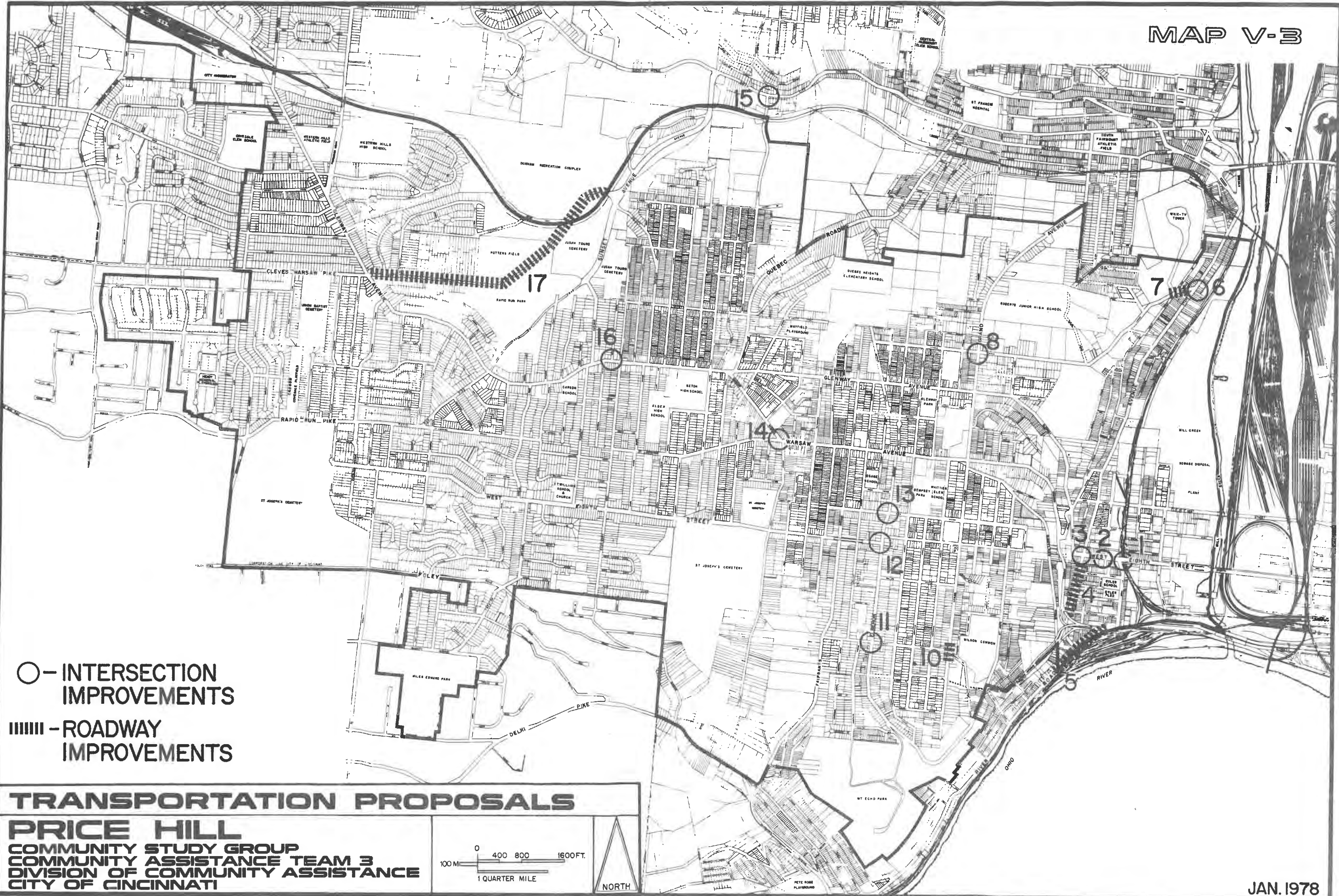
A community bikeway system is proposed which will:

- a. Connect major open space and recreation areas of Price Hill.
- b. Utilize existing thoroughfares with:
 - (1) minimum grade changes;
 - (2) support low traffic volumes; and
 - (3) provide maximum access to the greatest number of residents.
- c. Connect, intersect and parallel the regional and city-wide bikeway systems; and
- d. Conform with all federal, state, regional and city guidelines pertaining to bikeways.

F. Recommendations

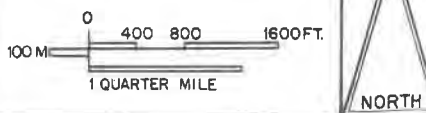
The recommendations of this plan are generally illustrated in Map V-3. Specifically they are:

1. At the intersection of Burns Street and W. Eighth Street, visibility should be improved and warning signs installed alerting drivers on westbound W. Eighth Street as to the hazard created by the poor visibility from Burns Street.



○ - INTERSECTION IMPROVEMENTS
 ||||| - ROADWAY IMPROVEMENTS

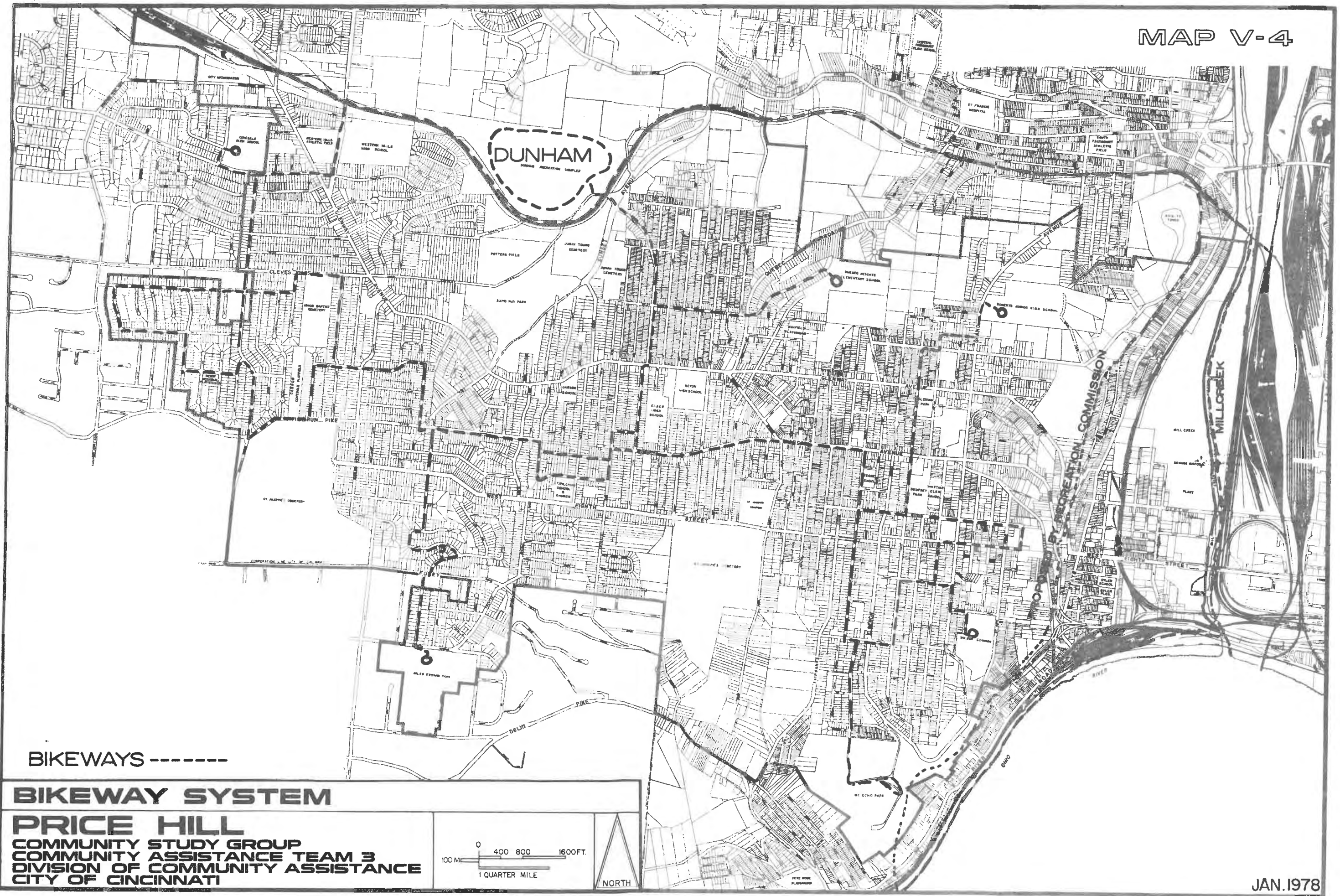
TRANSPORTATION PROPOSALS
PRICE HILL
 COMMUNITY STUDY GROUP
 COMMUNITY ASSISTANCE TEAM 3
 DIVISION OF COMMUNITY ASSISTANCE
 CITY OF CINCINNATI



2. The crosswalk across W. Eighth Street, at Depot Street should be painted and advanced signage added.
3. The intersection of W. Eighth Street and State Avenue should be listed as a high accident location and given detailed study by the Division of Traffic Engineering as recommended on its Request Form No. 7-1004.
4. It should be a matter of policy to facilitate pedestrian traffic along and across State Avenue, south of W. Eighth Street. Also, street trees should be incorporated into the right-of-way, especially if sidewalks are repaired.
5. River Road should be widened in two phases, with Phase I taking place as soon as possible, and the surplus land should be made available to the community as a congregation point.
6. Additional signage should be erected in the vicinity of Lehman and State: to give advanced warning of the crosswalk; the speed limit; and extend the bus stop to provide added sight distance for drivers and pedestrians.
7. To provide access for industrial vehicles to the Knob Hill Industrial Park, Lehman Road should be improved. Careful study must be done after such improvements so as to assess the impact on the intersection with State Avenue and the neighborhood in general.
8. The profile of the intersection at Grand and Lehman should be lowered in order to improve the sight distance and visibility in all directions.
9. It should be a policy that Glenway Avenue serve as the main east-west thoroughfare of Price Hill, while Warsaw Avenue should be geared more toward servicing the Neighborhood Business District and for access to the immediate community.
10. In the short term, additional signage should be placed on Grand Avenue warning motorists of the hazards created by the Bassett Road bridge. Eventually however, the bridge should be demolished and the roadway improved to the standards of the remainder of the street.
11. The traffic situation at the intersection of Elberon Avenue and Bassett Road should be looked at with particular concern for pedestrian (especially school children) safety; including the feasibility of installing a traffic signal.

12. A traffic signal should be installed at the intersection of Eighth and Elberon under the 1977 Neighborhood Improvement Program.
13. Additional signage should be considered for the intersection of Price and Elberon to help mitigate the visibility problems. This may include the installation of a four-way stop.
14. The urban design plan, now under development by the Architecture and Urban Design Section of the Public Works Department, in conjunction with the City Planning Commission, Department of Development and the Community Assistance Team, will indicate improved treatment of Warsaw Avenue, particularly St. Lawrence Corner.
15. The corner rounding at Queen City and Wyoming Avenues, proposed in March of 1975, should be implicated.
16. The traffic signal at Glenway and Sliker Avenues should be removed.
17. Guerley Road, between Tuxworth and Sunset Avenues should be widened and improved, including curbs, walks, and storm sewers.
18. The Queen City Transit Corridor should be implemented as delineated by the O.K.I. Regional Council of Government.
19. City Council and the administration should take moves to create incentives for riding mass transit (or disincentives for driving automobiles undercapacity), especially during rush hours.
20. Queen City Metro should resume the pre-closing bus routes, after the reopening of the Western Hills Viaduct.
21. Schedule buses to Dunham Recreation Complex and Allen House around the schedules of those facilities, at least until the development of the new community center at Dempsey Park.
22. Extend bus service to presently unserved areas south of St. Joseph's Cemetery, near Grand Avenue, and west of Potter's Field.
23. The ACCESS service area should be extended to include Price Hill, particularly the Lower and East Price Hill areas.
24. Alternative intra-community transit systems should be examined.

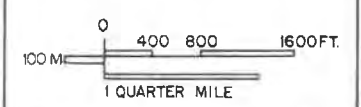
25. Intensive repair of all existing steps should be undertaken in Price Hill, particularly those between East and Lower Price Hill.
26. The Department of Public Works (the Traffic Engineering Division and the Architecture and Urban Design Section) should re-examine the location of crosswalks, and the criteria for locating them, in the vicinity of Neighborhood Business Districts.
27. The Traffic Engineering Division of the Department of Public Works, in conjunction with the Parks and Recreation Departments, should re-examine the location of crosswalks, and the criteria for locating them, near the City's parks and recreation areas.
28. A system of community bikeways should be established as illustrated in Map V-4.



BIKEWAYS -----

BIKEWAY SYSTEM

PRICE HILL
 COMMUNITY STUDY GROUP
 COMMUNITY ASSISTANCE TEAM 3
 DIVISION OF COMMUNITY ASSISTANCE
 CITY OF CINCINNATI



COMMUNITY FACILITIES VI

VI. COMMUNITY FACILITIES

A. Introduction

The most important measure of a community oriented facility's worth is its ability to support (or facilitate) activities or programs. This means that any new community facilities must be formed from the inside out, so as to maximize the interrelationship between the community activities and interior spaces. Only in this way can the most efficiency and economy be achieved.

Price Hill possesses a vast wealth of existing public and semi-public buildings which oftentimes do not receive utilization commensurate with their potentials; particularly in terms of filling the community's recreational and social needs. Attention should be focused on better use of this potential resource, especially in the context of scarce city budgets and shrinking community populations.

In July of 1976, the "Cincinnati Community Facilities Study" was prepared by the Information Systems Center, Inc. for the Department of Urban Development under Cincinnati's first year Community Development Block Grant Program. This report makes an inventory of existing community facilities; surveys community leaders as to the perceived adequacy of these facilities; and delineates a number of guidelines to assist in the decision-making process concerning the location (or withdrawal) of such services. A summary of this inventory is shown in Table VI-1.

The guidelines contained in the report are particularly important in that they can be utilized as a framework for community goals pertaining to human services and community facilities. By tempering these city-wide guidelines with community wants and desires, a set of community goals can be derived.

B. Goals

The following goals are derived from the Cincinnati Community Facilities Study and refined so as to be appropriate for Price Hill in making locational decisions for community human services facilities.

1. The need for facilities should be determined by the programs that it will house.
 - a. Need for the facilities should be demonstrated by the services to be provided within the facility and the absence of a suitable space in existing structures.
 - b. An authentic consumer group which will utilize the services located in the community should be identified.

- c. Eligibility criteria for the potential consumers may influence not only the service provided, but also the location and configuration of the community facility.
- 2. Desire for and the desirability of a facility should be considered in locating any community facility.
 - a. Neighborhood groups must reach a consensus on the need for the facility and support the proposed location.
 - b. Opposition, if any, to a location will necessitate resolution solely by the community or by a mediator of the community's choosing.
- 3. Centrality of location to the client population should be sought.
 - a. Locations should maximize the facility's ability to attract walk-in traffic.
 - b. Location should reflect the behavior patterns of its client group.
 - c. The potential location of community facilities should complement and not conflict with surrounding land uses.
- 4. Proximity of community facilities to public transportation should depend upon the degree to which the accessibility of the service to the client group is influenced by mass transit.
- 5. In locating a community facility, the safety of the facility staff and client group relative to the surrounding land uses should be considered, as well as the impact on the safety of the surrounding neighborhood caused by a new community service or facility.
- 6. Visibility of the facility to potential clients is oftentimes an asset in locating most types of community service facilities.
- 7. Short-terms, as well as long-term availability of funds is an essential consideration in planning of a community facility.
- 8. Community facilities must be planned so as to be complementary to all other aspects of the community and reinforce community nodes and image.

C. Community Facilities Survey

In the spring of 1977, a survey was conducted by the Community Assistance Team, in conjunction with Santa Maria Neighborhood

Services and the Price Hill Recreation Center. It canvassed approximately 50 institutions throughout the Price Hill area and assessed the potential of existing facilities to provide space for community programs and services. Items surveyed included availability of office space and general multi-purpose space, floor area, constraints and groups permitted to use each facility and programs presently taking place in each.

This was done in order to assess the potential that existing facilities offer in terms of providing the space for community programs and services. The results of the survey made it possible to compile a list of available facilities in which community services and programs are presently taking place; as well as facilities which are available for future activities. The list is attached as Appendix "B".

The projected community center for Price Hill would meet the demands for increased facilities in the Price Hill area. The land currently under acquisition adjacent to Whittier School will be used as open space until the money for a new center is budgeted. In the meantime, residents should become familiar with the existing resources and utilize them to their capacity.

TABLE VI - 1
 INVENTORY OF PRICE HILL
 HUMAN SERVICES COMMUNITY
 FACILITIES

PROGRAMS FOR:	PROGRAMS FOR:										
	Total Population	Recreation	Elderly	Educationally disadvantaged	Economically disadvantaged	Unemployed	Socially & Economically disadvantaged	Women in Childbearing years	Female Household Heads with children	Youth	Economically disadvantaged youth
Boy's Club of Greater Cincinnati 8th & State									x		x
City Gospel Mission	x				x			x			
Dater Jr. High School		x									
Dunham Recreation Complex		x									
Oyler School		x								x	
Pinecrest			x								
Price Hill Clinic				x							
Price Hill Recreation Center		x									
St. Lawrence Church			x								
Santa Maria LPH	x						x		x		
Santa Maria LPH	x					x	x				
Santa Maria Community Services - State Ave											x
YMCA Gamble-Nippert	x										

SOURCE: Cincinnati Community Facilities Study

PUBLIC SERVICES VII

Certain environmental factors, particularly those pertaining to the physical configuration of the community can be identified as contributing to or detracting from the potential for residents to develop a strong sense of territoriality. A few of these factors are as follows:³

- a. In places where the public facilities and services are supportive of land uses other than that which is dominate in the area, the potential for crime, particularly crimes of opportunity, and the fear of crime is greatly increased. Heavily traveled interior residential streets breakdown the "intimacy" of a neighborhood. Residents can no longer effectively secure their "territory" in that they can no longer differentiate between residents and intruders.
- b. Open parking lots, vacant lots and open block interiors break the continuity of the neighborhood and aids offenders by providing covered opportunities for victimization and numerous routes of egress. Simultaneously, it interrupts the residents' sense of territoriality by injecting gaps or "porosity" into a previously contiguous environment. They become less able to observe, predict and control what happens around their homes.
- c. Certain land uses or types of facilities, in otherwise residential districts, could be "crime or opportunity generators" by attracting either potential offenders or victims or both. A youth drop-in center runs the risk of attracting juvenile offenders. Similarly, a medical arts building generates much activity from patients attending appointments, who could serve as potential victims. Singularly, each could increase the crime rate. But if by chance, the paths of these two clientele groups should pass, the resulting increase could be dramatic.
- d. When outsiders or unruly youths dominate what had traditionally been a community "focal point" or node, the potential for crime is increased as is the residents' fear of crime. Such a community facility or center derives its significance from the activities which take place around it and becomes a symbolic statement of the community's identity. When these activities change, so does the image which that community projects. This may produce opportunities for watching for potential victims and increase citizens' fears of being victimized.

³Ibid., pp 10-11

- e. The more clearly that communities can be divided into districts by easily understood boundaries, the greater the deterrent to crime. This amplifies the identification that residents have within an area and serves as a clear signal to outsiders when they cross into a territory that belongs to others.
- f. Zones of transition between areas of differing types or intensity will significantly enhance security. These should be clearly delineated by plantings, fences, or changes in pavement texture, direction of movement or building scale.

In short, it is essential for all elements of the urban support systems to "work with the grain of the residential fabric."⁴

2. Defensible Space

In addition to neighborhood security, individual units and multi-family dwellings can be designed with crime prevention in mind. Such consideration is referred to as the concept of "Defensible Space". Defensible space is defined as:

"...a series of physical design characteristics that maximize resident control of behavior--particularly crime--within a residential community. A residential environment designed under defensible space guidelines clearly defines all areas as either public, semi-private, or private. In so doing, it determines who has the right to be in each space and allows residents to be confident in responding to any questionable activity or persons within their complex. The same design concepts improve the ability of police to monitor activities within the community."⁵

This involves the creation of barriers which will limit access and improve neighbor recognition. These barriers will help to define an area as coming under the sphere of influence of a particular group of inhabitants. This includes the use of physical, as well as psychological barriers to discourage intruders. Physical barriers entail the establishment of real obstacles which are relatively difficult to overcome and act through some physical design characteristic to prevent a potential

⁴Ibid., p 11

⁵U.S. Department of HUD, A Design Guide for Improving Residential Security (Washington, D. C.: H. S. Government Printing Office, 1973), p 5

criminal from entering certain spaces. Similarly, a psychological or "symbolic" barriers discourage penetration by differentiating strangers and intruders from residents. These symbolic barriers are created by bringing all activities in certain spaces under more intense surveillance. In this way, an intruder perpetrating a space defined by symbolic barriers becomes conspicuous to both residents and police. Increasing neighbors' recognition of one another plays a key role in such a defense system.

It should be remembered that most improvements in security will involve making tradeoffs. On the one hand, a person may be sacrificing some of his unlimited freedom of movement for somewhat more restricted access to achieve control of entries and thereby keeping potential criminals shut out. Similarly, a resident will be giving up his total anonymity for recognition by neighbors to share with them the safety responsibilities.

3. Hardware⁶

In addition to the general building design characteristics, which help secure groups of units collectively, the hardware equipment on doors and windows act to enhance the safety of individual dwelling units and multi-family buildings. Illegal entry into units is usually through doors or windows which have not been sufficiently secured by proper locks, materials or other deficiencies.

Exterior doors come in two types: flush and panel. A flush door appears as a solid panel running the full height and width of the door. They are usually made of either steel or wood, solid or hollow. Solid steel doors are rare, except for such places as banks and prisons. Those which are hollow should be about 1 3/4 inches thick. Similarly, all wooden exterior doors should be solid core and at least a thickness of 1 3/4 inches. Although flush doors do provide tighter security, panel doors may be desirable for aesthetic reasons. If so, the panels must be a minimum of 1/2 inch thick and anchored securely in 1 3/4" framing. Hollow core or thin wood panel doors are totally unacceptable from a security point of view for exterior use.

Door frames (or jambs) hold doors in position and play a role equal in importance to door material in the security afforded door openings. Wooden frames must be at least 2 inches thick in order to be worthwhile. Hollow steel frames must be filled with a crush resistant material behind the area of the strike to prevent manipulation of the frame in order to free the lock.

⁶Ibid., pp 17-35

Doors which swing in should have either rabbeted frames or an L-Shaped piece of angle-iron mounted to the frame to protect the area of the strike from tampering. Doors opening out need a flat metal plate called a escutcheon plate mounted to the face of the door, around the lock. It is to fit flush with the frame when the door is closed and will also protect the strike. Attachment of all such devices should be made by means of tamper-resistant connectors, such as round-headed carriage bolts or one-way screws.

Hinges should be mounted inside the door wherever possible. However, those placed outside should have pins which are non-removable. This is accomplished either by penning the end or by tapping a machine screw into the middle portion of each pin from the inside. Another means of securing the door with outside hinge pins involve screwing two screws (one near each hinge) halfway into the jamb side of the door and allowing the rest of the screw to protrude into receiving holes drilled into the frame. These screws will then hold the closed door, even with the hinge pins removed.

Locks are the essence of a secure dwelling unit. Primary locks are those which operate in conjunction with latches. There are two major types of primary locks: mortise; and key-in-the-knob. Mortise locks have a latch, which is operated by the knob, in conjunction with a deadbolt. The knob to the exterior can be made inoperative by means of the stop-works. The deadbolt and latch then can only be utilized from the outside by means of a key, but the interior should work by devices other than a key. Both parts of this type of lock must be utilized in order to achieve its maximum potential of being both secure and relatively convenient. The key-in-the-knob lock is both less expensive and less secure than the mortise lock. Since it can be somewhat readily subject to having the latch pushed back, (loading or shimming with, for example, a credit card) it should be supplemented with a deadbolt.

Secondary locks operate independently of the latch and usually operate with a key from the outside and by a turnbolt inside. They come in three types: spring bolt, horizontal deadbolt, and vertical deadbolt. A spring bolt operates the same as the latch part of a mortise lock, while the horizontal deadbolt is similar to the deadbolt of these primary locks. Horizontal deadbolts offer greater protection than latches, but intruders can still pry them loose from the strike with such things as a crowbar. For this reason, the longer the throw, the greater the protection, up to about 1 1/2 inches. The minimum throw recommended is 1 inch.

their time doing office work to help reduce the backlog of cases.

The Osborne Society has excelled in its corrections related activities. It is active nationally in promoting corrections reforms in both juvenile and adult state institutions. Emphasis is placed upon assisting persons in making the transition from or to prison life and support to parolees and juvenile offenders.

Collective action is only effective when it is dealing with a well defined problem and without duplication of effort with that of any other group. Organizations must take precautions to insure that they are attacking a real problem, and not one which is merely perceived as a trouble spot. It is a common problem for citizens' interest to become aroused in a certain area which does not coincide with a significant problem of the area.

Once a significant problem has been identified, priorities must be selected in order to effectively allocate scarce resources. A number of factors should be considered in doing this. First, the actions must interest the participants. Secondly, it must be within the scope of the organization to impact. Finally, the organization must make sure that their actions won't contribute to some other problem. An example of this may be a program which results in increased arrests, but the jail facilities and courts are inadequate to handle the increased load. Alternatives, such as more street lights, may have been more appropriate. All involvement must recognize such interrelationship of factors.

Communications of the intended activities is the best means of recruitment, but no one should be recruited unless they are able to fulfill their duties for a reasonable length of time. High turnover and do-nothing members spell failure for any organization. Full membership of public officials should be discouraged in order to insure their independence, impartiality and objectivity, as well as that of the group. At the same time, however their involvement helps to overcome the cynicism and resistance often precipitated by such layman "interference."

Long-term financial planning by the group is as important as is the initial securing of a funding source, whether that is private or public monies. Dues, while being a source of revenue, will also stimulate a feeling in the participants of having a stake in the group and its purpose. Training similarly develops their sense of commitment.

5. Programs

There presently exist in the City of Cincinnati numerous programs which attempt to involve residents, in an active way, in crime prevention and the overall criminal justice system. Some of these are as follows:

- a. Blockwatchers - to increase citizens' sense of territoriality, residents are coached in the need for watching out for one another, how to observe suspicious situations and what to do if they suspect that something out of the ordinary is in the offing. Blockwatchers are instructed to call the police the moment they see anything unusual on their block. It has added benefit in that it can utilize the ill and shut-ins as neighborhood guards, while the remaining residents go about their daily business.
- b. Community Radio Watch - individuals with citizen band transceivers can report any criminal activity that they may run across to the police via radio broadcast. Mobile radio units are particularly effective in that much more of the City is offered such coverage and it saves the time of gaining access to a telephone. Much success has been derived from this activity in that the police have been alerted to more potentially criminal acts, with a lower rate of erroneous reports.
- c. District 3 Crime Prevention and Community Relations Committee - numerous police districts throughout the City have such citizens' task forces. These serve to keep residents of the district informed as to crime and police activities in their area, and to get them involved in a number of preventative programs.
- d. Operation Identification - all police district stations participate in a program that lends engravers to citizens for the marking of belongings with their social security numbers. Such a precaution may help to deter theft, but more importantly, it assists law enforcement agencies in identifying the proper owners of recovered property. All users of the service also receive a decal to show that they have participated in the program.
- e. Community Youth Services Bureau (CYSB) - both Lower Price Hill and East Price Hill maintains CYBS's. These offices attempt to prevent and reduce juvenile delinquency by serving the needs of youths, age 7 - 18, who have either been referred to the juvenile justice system or that have problems which could possibly lead to such referral. Services offered include direct help to the involved, youth resources development and youth advocacy.

- f. Community Crime Prevention - has requested funding for this project designed to develop a community-based crime prevention program. It will employ a civilian crime prevention specialist, with necessary Police Division support, to design and undertake a crime prevention training program for all members of the local sector team serving the neighborhood. This trained core of officers will then work with the civilian specialist to develop and carry out a comprehensive crime prevention program in each of the communities.
- g. Community Oriented Prevention (COP) - the Camp Washington Community Board Inc. has received funding from LEAA for this community-based project designed to reduce the burglary and robbery rates in their neighborhood. This is to be achieved by three means: (1) gaining a better knowledge of the problems; (2) deter and detect crime by promotion of Operation Identification, Blockwatchers and residents' patrols; and (3) devise a system to gather and disseminate information on crime trends in Camp Washington. It will employ a professionally trained crime prevention specialist, and other office staff, to serve as an information source, mobilize the community in its crime prevention activities and supervise the system of resident patrols.

Finally, in addition to these activities, there are many programs that other cities have implemented to attack the crime problem at the community level. Some of these may be adoptable to Price Hill, while others may have to be changed somewhat to more appropriately reflect the community needs and interests. Regardless, this effort should emphasize addressing the problem of juvenile delinquency. As such, these programs must involve personal contact between participants and youth to counteract the prevalence of group support which have tended to perpetuate deviant youth behaviors.

The following are programs which Price Hill residents may want to consider for applicability to their neighborhood. Many of the existing organizations may be able to help facilitate their implementation.

- h. Price Hill for Youth - there presently exists a coordinated effort between the Big Brothers and Big Sisters of Greater Cincinnati, Inc., the Cincinnati Public Schools and local businessmen called Businessmen for Youth. Businesses are contacted by the project staff to elicit participation in the local Big Brothers program. It encourages the businessmen to tutor their little brothers to hopefully help them

to stay in school and at the same time provide a male image to potentially troublesome young men. A similar arrangement could conceivably be made, either utilizing existing community staff or special staff services, to perform the function of getting Price Hill residents interested in serving as a Big Brother to the Price Hill's youth. This would necessitate coordination and liaison between community organizations and businessmen's groups, the schools, and Big Brothers and Big Sisters of Greater Cincinnati, Inc.

- i. Neighborhood Assistance Officers (NAO) - the Neighborhood Assistance Officers program is a police-aide project of the Dayton (Ohio) Police Department in which volunteers, living within the police district they serve, handle non-enforcement service calls. After 105 hours of police academy training and at the direction of the District Police commander the NAO's can provide assistance in 45 specific service situations, freeing sworn officers to concentrate more intensively on their primary duties of crime prevention, detection and apprehension. The Dayton experience has shown that the NAO program has delivered over \$3 worth of service for every dollar invested.
- j. Family Services Bureau - A family counseling service needs to be provided. It can enhance and facilitate family life by mediating disputes, giving children an appreciation of parental responsibility and providing parent effectiveness training.
- k. Recreation Programming - recreation activities help to provide a diversion for youth, as well as develop an understanding in adults of the problems of being a youth. Two steps can be identified to facilitate this. The first involves the creation of a Recreation Advisory Council to make recreation programs more reflective of residents' needs and desires. This will be facilitated by the construction of a recreation center at Dempsey Park. In addition, a Price Hill Athletic Association, similar to that already in operation in Lower Price Hill, also encourages mutual respect between youth and adults; fulfills the need for competition; and further involves commercial interest in community affairs.
- l. Youth Conservation Corps - the community needs to engage in activities which will find jobs for the young people of Price Hill. This will divert energies in a constructive direction and have the added benefit of supplying these youths with a legitimate income, negating the need for securing an income through deviant means.

HUMAN SERVICES VIII

5. GED Program
6. Health and nutrition center (clinic)

Level 3 (Tracts over 50% poor and a demonstrated need for support services)

Census Tracts 91, 93

1. Financial and material support

E. General Goals

1. Basic services which are required in all neighborhood should be identified and guaranteed. The city would be the provider of these primary services.
2. Supporting human services over and above the basics should be available on a basis of need and be convenient to that population. Since Santa Maria is well established and has a good neighborhood rapport within Price Hill, it should continue to be the advocate/provider/referral agent.
3. Social programs should promote alternatives for those least able to afford them, particularly those which reinforce the family structure and help it function more effectively as the primary human support mechanism.
4. The Price Hill Human Services Committee should assist community based agencies, churches and other groups who initiate viable, self-help projects which demonstrate their ability to mobilize community volunteers, facilities, and other resources to augment their own funding. The committee's support should be twofold:
 - a. Assure that the proposed service fits into the context of the existing service structure.
 - b. Advocate project funding from the City and the United Appeal.
5. All services provided in the area should be accountable to the residents of the community through their community organization.
6. Price Hill Human Services Committee should reduce duplication of services by coordination with the United Appeal, the Cincinnati Health Department, Social Action Commission, the Office of the Community Administrator and the Recreation Department.

F. Specific Program Policies and Strategies

Policy development in Price Hill will be continued by the human services advisory group. Each sub-category of the CCP should be addressed so that program agencies or other groups of persons have specific guidelines for initiating and operating programs in Price Hill and their guidelines can impact city-wide policy.

6100 Manpower Development

Unemployed workers, particularly the hard core out of work, should receive help in a neighborhood based program. Price Hill should continue to have an employment specialists located at the Santa Maria offices in Lower and East Price Hill. Contact should be established and/or maintained between the employment specialists and local businessmen and the Lower Price Hill Industrial Association, when it is formed.

6210 Physical Health

Health care should be available at low cost to persons in Price Hill. Continued improvement should be made in the primary health care delivery at the Price Hill Clinic, especially in improving its accessibility. Physicians and drug stores should be encouraged to locate in Lower and East Price Hill.

6220 Mental Health

Mental health services should be accessible to all people in Price Hill. The services of Mental Health Services- West should be expanded to eliminate the waiting list.

6230 Drug

Drug problems in Price Hill should be dealt with on a preventative level. A drug information program should be funded in conjunction with a drug crisis intervention process. This program would link people in need through information and referrals to counseling services at Santa Maria and/or Mental Health Services- West.

6240 Alcohol

A comprehensive alcohol treatment program should be available in Price Hill. Treatment alternatives for Alcohol Dependent Offenders should be continued but modified to make the program neighborhood based and widened to include referrals from other sources. Services of a detox center should be made available to Price Hill residents on a regular basis.

6310 Law Enforcement & Crime Prevention

Programs should be developed which emphasize crime prevention. The recommendations made in the Public Services component of the plan should be implemented, including improving environmental controls on crime, encouraging high quality hardware through law and education, citizen based crime prevention programs, and the encouragement of activities which are youth organized and siphon off potentially anti-social behavior into constructive activity.

The District III Police Community Relations and Crime Prevention Committee should be encouraged to continue its efforts and investigate the possibility of a LEAA funded crime prevention program.

6320 Judicial Process Adult Corrections & Treatment Alternatives

Price Hill should encourage groups who are working toward reform the judicial process to make justice speedy and fair.

6340 Juvenile Delinquency (See also Law Enforcement & Crime Prevention)

Special emphasis should be given to youth organized activities. Juvenile crime cases should be heard in the community. CCY should be encouraged to maintain the Youth Services Bureaus in Lower and East Price Hill.

6350 Fire Protection & Emergency Services

Services should be continued at their present level. A link should be established between the Fire Department and community groups.

6360 Consumer Protection

Consumer Protection is a municipal function. Individuals should be encouraged to utilize the services of the City's Consumer Protection Office, and their staff should have ongoing contact with agencies in Price Hill to brief them on new laws and ideas.

6400 Education Services

The Board of Education should respond to the needs of the neighborhoods which they serve. Community councils should speak at the Board of Education meeting representing members of the community. Community based education should be supported, especially the GED programs, remedial education, and home economics.

6510 Children Services

Links between existing programs should be improved to aid in delivering children services. More direct cooperative action should be taken between children's Protective Services, the school resource officers and the Santa Maria offices. Day care should be expanded in Price Hill, including both fee paying and Title XX funded programs.

6520 Youth Services

Youth services could lower the rate of truancy and delinquency. All members of the community should lend their support to current youth services programs and to identify new resources. Constructive, skill building activities, such as the wall painting projects should be encouraged. Community maintenance programs could be initiated, including painting the facades in the Warsaw Business District.

6530 Elderly Services

Supportive services should be originated which increase the housing choices for elderly persons, especially those which enable them to keep their own homes. This could include expansion of meals on wheels, home maintenance, improved transportation, drop-in center, day care, and other services.

6540 Handicapped

Efforts should be made to identify handicapped persons and aid them in entering the mainstream. Outreach workers from the Association for the Blind and Bureau of Vocational Rehabilitation should be encouraged to work in Price Hill. A sheltered workshop should be established in Price Hill.

6560 Family Assistance

Services should be encouraged which reinforce the family structure, maintain wholesome family living and help it function more effectively as the primary human support mechanisms. A satellite office of Cincinnati Family Services should be established in West Price Hill.

6570 Personal Rights

All persons should have access to legal assistance. Legal advocacy should be initiated by posting a legal aide outreach worker at the Santa Maria offices.

6610 Recreation Programs

(See the Recreation component of this plan)

G. Conclusion and Implementation

As has been recognized in previous sections of this document, Price Hill is a group of inter-related neighborhoods, each with their own characteristics. The commonly accepted indicators of need were documented in the Price Hill Existing Conditions Study, included the percentage of welfare recipients, average income levels, crime rates, population density, and percentage of youth and retired. Utilizing this data base, analysis shows that the need for social services decreases as one moves westerly in Price Hill. In locating services targeted at the needs of the poor, the Cincinnati Community Facilities Study pointed out that the poor tend to restrict their life space, making it imperative to locate the services near their homes. When considering the services with more diverse client groups, the most important aspect of delivery is establishing channels of communication from them to the choices which are available.

A service located in a centralized facility can be more efficient in terms of equipment and resources. However, the likelihood of such a multi-purpose center being funded in the near future seems remote and oftentimes a multi-service center is not the most efficient means of delivering services to the potentially large client population, such as in Price Hill. Human problems brought to a social agency tend to be of a personal scale character, as are the neighborhood assets which could be utilized to solve them. For example, a person might be willing to offer volunteer cooking or financial management classes for one or two others in his neighborhood. A small satellite family counseling center of one or two staff members could utilize such a commitment and by being closer (both in location and in identity with a particular neighborhood) they would be more capable of unearthing and utilizing such resources in all areas of the community. This type of service is important in Level 1 areas in West Price Hill which are currently not receiving service. Implementation would require a centralized core support staff, a good referral system, and donated space for the satellite offices--all of which are currently available. To efficiently identify needs and resources, and assist in integrating the proposed services into the existing network, it is essential, however, that a Price Hill Services Committee be formed. (See X. IMPLEMENTATION: C. Community.)

ECONOMIC DEVELOPMENT IX

designed to achieve long-range solutions; and specific short-term projects intent on addressing immediate NBD problems.

Such a process is presently underway in the Warsaw-St. Lawrence NBD. It has identified the St. Lawrence Corner area as the primary focal point, and delineated certain improvements which should be undertaken to reinforce this status. Similar design processes should continue for other focal areas with this business area. The Warsaw-St. Lawrence Urban Design Plan, when completed, should be adopted to supplement this cursory review of the Price Hill NBD's.

Upon completion of the Warsaw-St. Lawrence NBD Urban Design Plan, others of the Price Hill NBD's should be approached. The urban design section of this plan discusses the priority areas in Price Hill for urban design planning. Adoption of such an urban design plan by City Council is a characteristic necessary for designation of an Urban Design Environmental Quality zoning district.

B. Industrial Clusters

In January, 1977, the City Planning Commission, the Department of Development and the Division of Community Assistance jointly published the Lower Price Hill Industrial Study. It was the culmination of six months of work by these City agencies, and coordination with the Greater Cincinnati Chamber of Commerce. This collaborative effort could serve as a model for planning and improving the industrial cluster throughout the City.

The Lower Price Hill Industrial Study was based on an attitude survey of 37 businesses in the Lower Price Hill area, employing more than four persons each. These in-person interviews, and subsequent conclusions, covered six (6) areas of concern:

- Business type, origin and ownership
- Physical considerations
- Locational considerations
- City Services
- Relocation
- Planning

The resulting eighteen (18) recommendations cover the following areas:

- Organizational Framework
- Resources
- Information Flow
- Private Investment
- Public Involvement
- Parking
- Police Protection
- Urban Design

The implementation of this plan hinges on the formation of an industrial council.

"The concept of an industrial council as a forum for joint City and private planning and improvement in an industrial complex is a functional proposition, which could be used throughout portions of Cincinnati based on both the configuration of industrial land uses in clusters in Cincinnati and the experience gained by the City in its work with Neighborhood Business Districts.

The need for communication among industrialists, City staff and others is made obvious by the preceding interviews and comments of industrialists. The industrial council represents a logical and operational approach to the physical improvement of established industrial complexes in Cincinnati."*

C. Recommendations

1. Urban design planning for the Warsaw-St. Lawrence Neighborhood Business District should continue and be incorporated into the Price Hill Community Plan and Community Work Program upon completion and adoption.
2. The street improvements, as delineated in Focal Point A of the Warsaw-St. Lawrence Urban Design Plan, should be undertaken and implemented. This includes:
 - a. Plantings and a bus shelter adjacent to the parking lot at the southeast corner of Warsaw and Enright;
 - b. Plantings and lighting between the sidewalk and the St. Lawrence Church parking lot; and
 - c. The planting of five street trees around St. Lawrence Corner.
3. Continue with the development of NBD urban design plans in Price Hill as delineated in the Community Image-Urban Design section of this plan. That is, in order of priority:

*City Planning Commission, Department of Development, and Division of Community Assistance. "Lower Price Hill Industrial Study" (City of Cincinnati, Ohio: January, 1977) p. 11

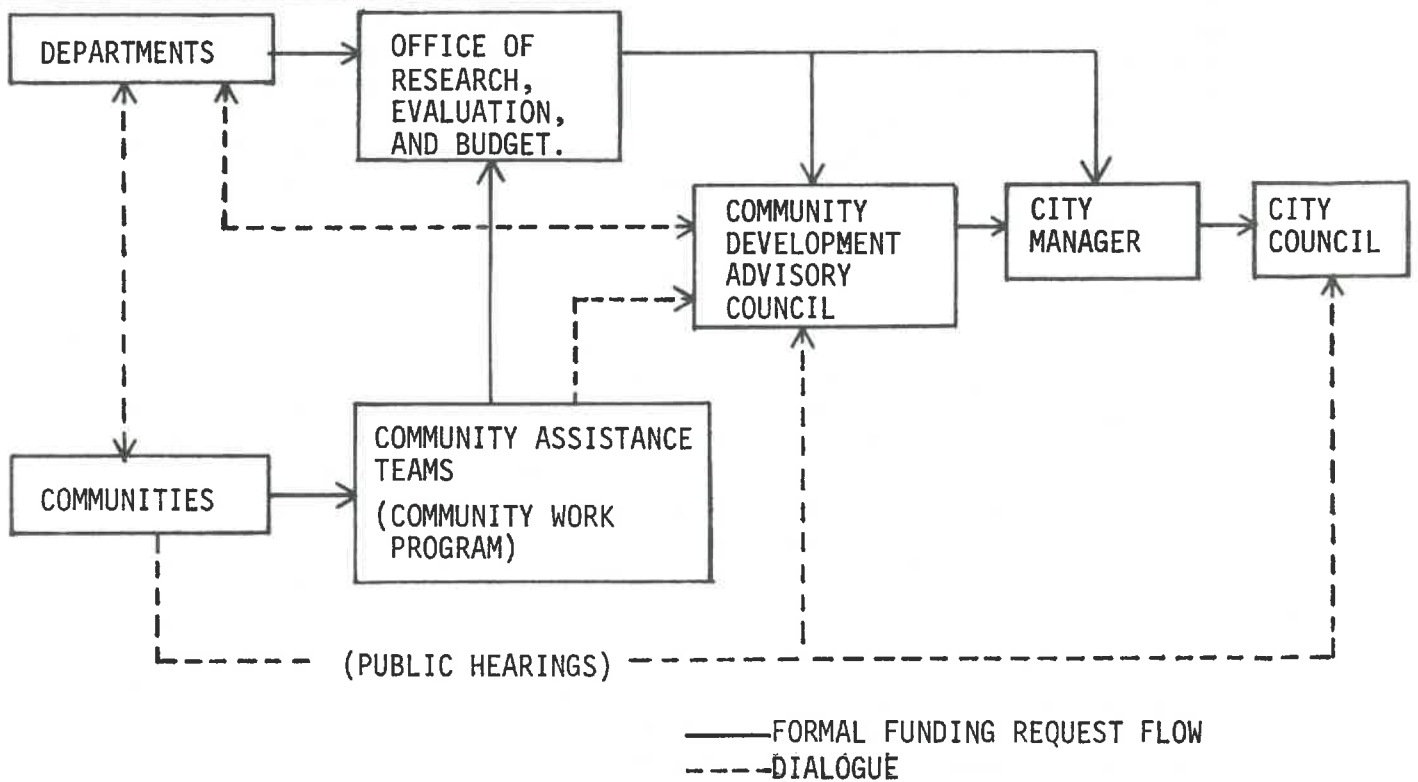
- a. Warsaw-St. Lawrence
 - b. Glenway Avenue, west of Warsaw and Quebec
 - c. Glenway Avenue, west of Prout's Corner
 - d. Eighth & State
 - e. Eighth Street, near Pedretti and Nebraska
 - f. Warsaw Avenue, from Hawthorne to Wells
4. An industrial council should be formed of the industrialists in Lower Price Hill similarly to the organizations that have been found in the City's NBD's and should include those particular interests which will be capable of meeting action objectives.
 5. The Lower Price Hill Industrial Council should be able to mobilize both public and private resources for achieving its objectives.
 6. The Cincinnati Board of Realtors, the Greater Cincinnati Chamber of Commerce and the City's Community Assistance Teams and Development Department all need to play key roles in facilitating communication to and from the Lower Price Hill Industrial Council.
 7. Private involvement and commitment to the Lower Price Hill Industrial area is needed, both individually and collectively.
 8. The City should commit resources to facilitate the institution of industrial assistance teams.
 9. Unused public rights-of-way and land should be opened immediately to help resolve the parking problem of Lower Price Hill.
 10. The Lower Price Hill Industrial Council should become closely involved with the Police Division in curbing rates of vandalism and improving the apprehension of criminals.
 11. Street improvements, improved lighting, limited street furniture, and plantings should be the concern of urban design planning in the Lower Price Hill Industrial Cluster.

IMPLEMENTATION X

Of particular importance to communities is the Community Development Block Grant (CDBG), because of its intense emphasis on citizen participation. This is done by means of the Community Development Advisory Council (CDAC), a twenty-four member committee of citizens, which advises the City Manager on his recommendation to City Council relative to the expenditure of the City's CDBG. Despite the fact that on paper the CDAC is an advisory body, its recommendations have shown outstanding resiliency in impacting the make-up of the final package which goes to H.U.D. This process is illustrated in Figure X-1.

Figure X-1

COMMUNITY DEVELOPMENT FUNDING PROCESS



The CDAC functions on the basis of six subcommittees (Economic Development, Housing, Parks & Recreation, Planning and Community Support, Public Services and Public Works) which offers communities the best opportunity for being heard on the pressing projects from their neighborhoods. Communities must be willing to push projects at this level, as well as with departments, in order to get programs or projects funded through C.D. Additionally, public hearings are held by the full CDAC and City Council (by law) to receive further community input.

Finally, there must be sufficient information flow between the City and the community. This includes initial requests and the more detailed follow-up; complaints; and the continual dialogue of negotiation when an unacceptable response has been received from one of these first two instances. Community participation is an active process on the part of citizens and neighborhood groups. For this reason, they must continue their persistence and never let up.

B. Community Assistance Teams (CAT)

The CAT's serve the general liaison function between the City and communities. Under the Assistant City Manager (the Community Administrator), the Teams have solidified a process for community participation in the City's planning and budgetary functions. But above and beyond this, they have tried to help communities to mobilize non-City funds for the improvement of the quality of life in neighborhoods. The thrust of this effort has been toward assuring that communities can put their "best foot forward" when dealing with the City, developers or other agencies. In these efforts, the products have been community plans, (like this one), Community Work Programs, and short-range implementation (project/program) plans.

C. Community

The neighborhood itself is wholly responsible for the implementation of their community plan. They must rally around the plan and, as a whole, work for its implementation. The civic associations themselves must set a tone or community mood conducive to the pride needed to facilitate implementation. Additionally, they can undertake the implementation of specific programs or projects included in the plan, as well as the development of new programs or projects in keeping with the spirit of the plan.

Social service agencies will often look to the community for some direction in terms of new or improved programs and services that they provide. The community must be prepared for these opportunities by the establishment of a Price Hill Human Services Committee. In this way, the quasi-public entities can implement pertinent parts of the community plan. Such resources cannot be ignored.

Another strategy often used by communities is the active solicitation of developers which might be interested in certain plan recommendations. Such aggressiveness on the part of communities can also at times help to influence developers in a way so that projects might more closely conform with the community plan. Similarly, communities have even gone as far as to assume the development function themselves. By means of establishing a non-profit development corporation, certain low interest financial resources can be tapped. Substantial impact on the community can be had by such plan implementation strategies.

Finally, the newest mechanism devised for communities to initiate the implementation of their plan is through a Neighborhood Housing Service (NHS). An NHS involves the commitment on the part of the community (residents), the private sector (savings and loan associations), and the City government, toward the goal of stimulating re-investment in the housing stock. Such commitment takes the form of four funding areas: development, operations, high-risk revolving loan fund, and public funding. Developmental costs include the training of staff and corporate participants in the NHS entity. The operating budget pays for staff and is usually picked up by the participating savings and loan associations (S & L's). The high-risk revolving loan fund makes loans to residents for home improvements judged by the NHS staff to be of a high-risk nature and that have been turned down for conventional financing. Public funding provides for the upgrading of city facilities and the intensive provision of services in the NHS target area. All such expenditures related to an NHS are geared toward the leveraging of re-investment by the private sector.

D. Organizational Structure

Price Hill has always been an organized community. Much of the effect of those organizations however was, at times, lost because of the number of autonomous groups which exist. It is clear therefore that some means of coordination should be instituted to make this organizational structure more effective.

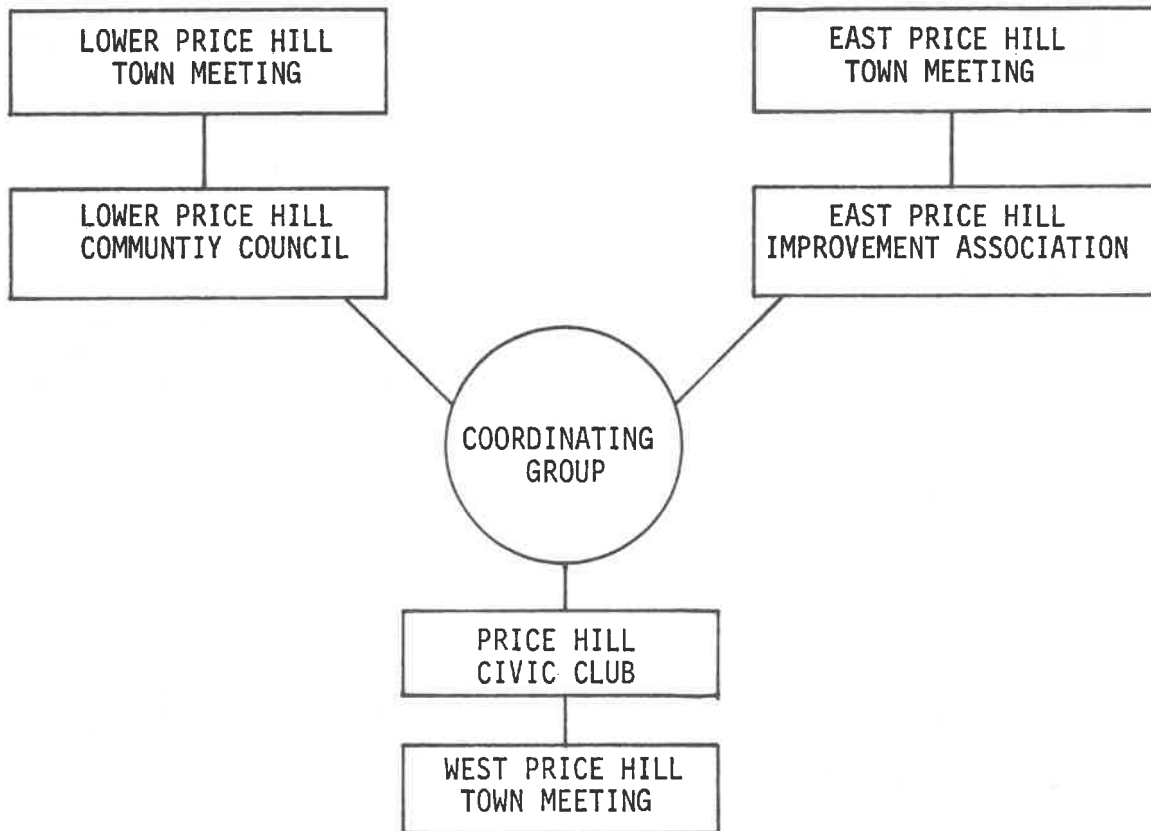
In the years 1974 to 1978, the Price Hill Community Study Group carried on both the planning and coordinating functions of the neighborhood. The main outcome of the Study Group was the Community Plan. Secondary outcomes included many community problems in which the Study Group provided a common forum for a coordinated response. With final adoption and implementation of this Community Plan, the constitutional functions of the Study Group will cease. Four years of experience calls for some of the continuation of the Study Group to provide this function of coordination.

A suggested structure for this function of coordination will be as follows:

All existing civic organizations will remain in their present form. Each major group (Price Hill Civic Club—West Price Hill; East Price Hill Improvement Association—East Price Hill; Lower Price Hill Community Council—Lower Price Hill) will sponsor a town meeting which will meet as needed. These town meetings will be composed of all interested organizations and open to participation by any interested citizen within the area served by the major civic organization. The purpose of these town meetings will be to give wider input to the civic groups on community needs and problems.

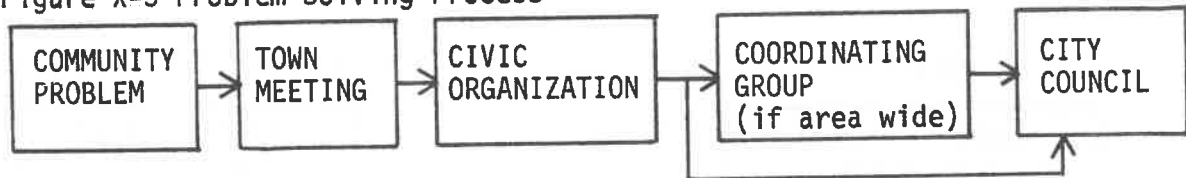
A group of the type of the Study Group will be formed to carry out the coordinating functions now provided by the Study Group. This organization will meet on a quarterly basis.

Figure X-2



The town meetings mentioned above are new organizations and do not necessarily consist of the same membership as do presently existing organizations. The above chart assumes that the Price Hill Community Council will merge with the East Price Hill Improvement Association. The major civic organizations in each area of Price Hill would have the responsibility for dealing with problems in their own area. Community-wide problems will be dealt with by the coordinating organization. Budget requests would be worked out by each civic association and priorities set by the coordinating organization as they have been in prior years.

Figure X-3 Problem Solving Process



E. Adoption

The Price Hill Community Study Group is composed of many groups in Price Hill and will be responsible for the adoption of the Plan, but only after adequate input has been obtained from all organizations, particularly those instrumental in the formation of the Study Group. The following delineates the process to be followed in obtaining this participation and adoption.

1. In early January, a meeting of the presidents of the major Price Hill organizations needs to be held to discuss the future of the Price Hill organizations in general.
2. Also at that time, each should appoint 1-3 members from their organization, in addition to the designated representative to the Study Group, to sit on an Evaluation Committee to review the drafted plan.
3. The Evaluation Committee will meet on the Steering Committee night to review the plan and to prepare their reports back to their organization.

4. The president of the Study Group and a member of the Community Assistance Team will be available to attend February meetings of the organizations for feedback and discussion of the plan. The February meeting of the Study Group will not be needed. Discussion should be led by the Evaluation Committee representative(s) from the group and a vote of the membership will be requested that evening.
5. The March meeting of the Study Group will be held to review the input from the civic organizations.
6. Also during March, three public meetings will be held.
7. Possible amendments to the plan will be considered at the April meeting of the Study Group.
8. Passage of plan at May meeting of the Study Group.

PUBLIC FUNDING PROGRAMS-
APPENDIX A

APPENDIX A PUBLIC FUNDING PROGRAMS

The following program inventory represents currently active programs which represent resources for development of residential projects. Although the essential elements and approaches are reflected in programs throughout the years, the programs themselves change frequently. As a result, programs must be considered only as short-range planning tools.

A. Program Inventory - Development

	<u>New Construction & Acquisition</u>	<u>Rehabilitation</u>
<u>Single Family Homeowners</u>	<p>Emergency Middle Income Housing Act</p> <p>This act was passed in 1975 to provide both short term and long term mortgage financing for construction or acquisition of new housing by <u>middle income occupants</u>.</p>	<p>Section 203-k Loans</p> <p>This program is to finance the alteration, repair or rehabilitation of one to four family structures. This program is available to <u>middle income applicants</u> for <u>buildings 10 years old or more</u>. This program is being used on a limited basis.</p>
	<p>Section 203-b Home Mortgage Insurance</p> <p>This is a long standing program for the acquisition of one to four unit properties by <u>middle income homeowners</u>.</p>	<p>Section 235-i Low Income Homeowners</p> <p>Section 235-i may be used to finance the rehabilitation of single family units for ownership by <u>low-income occupants</u>. This program is actively being used.</p>
	<p>Section 203-b Veterans</p> <p>This is a long standing program for acquisition of existing or new housing by veterans. This program has been actively used in recent years.</p>	<p>City Sponsored Low Cost Rehabilitation Loans</p> <p>This is a program based originally on the 3% loans offered under Section 312 of the Federal Housing Act. Loans are granted to all owner occupants of one to four unit buildings with incomes of less than \$13,500 annually. Applicants must also show the ability to repay loans. This program is primarily for low middle or middle income applicants.</p>
<u>Co-op Units</u>	<p>Section 213 - Mortgage Insurance for Co-op Units</p> <p>Section 213 is for the construction of single family housing units for sale to a member of a non-profit cooperative with five or more units. This program has been inactive in recent years.</p>	

APPENDIX A (continued....)

New Construction & Acquisition

Rehabilitation

Cooperatives

Section 213 - Cooperative Housing Insurance*

This program is available to developers or sponsors for the construction of cooperative projects of five or more units for sale to a non-profit cooperative. This program has been inoperative in recent years.

Condominiums

Section 234-d Mortgage Insurance*

This program is to finance the construction of housing by sponsors or developers intending to sell units as condominium units. This program is receiving active use.

Section 221-d2 Mortgage Insurance-Low Income

This program may be used for the rehabilitation of one to four unit building to be occupied by low income residents. This program is being actively used.

Section 233 - Experimental Homes

This program may be used to insure mortgage loans for rehabilitation of homes utilizing advanced technologies. This program has received moderate use in recent years.

Section 213 Cooperative Housing

This is a mortgage insurance program available to mortgagors for the rehabilitation of projects with five or more units. Insurance is granted on the premises of sale by the mortgagor to a non-profit cooperative. This program is inactive.

Section 241 - Loan Insurance

This section is for insuring improvement or rehabilitation loans for multi-family structures already financed under other HUD insuring programs. This program is active but has received limited use.

*Available for Rehabilitation

APPENDIX A (continued....)

New Construction & Acquisition

Rehabilitation

Section 234-c Home
Mortgage Insurance

This is to finance acquisition of individual units in a condominium project. This program has received active use in recent years.

Section 233 - Multi-Family

This program is for the new construction of multi-family building utilizing innovative technologies. This program is receiving moderate use.

Elderly

Section 231 - Mortgage
Insurance Elderly*

Section 231 provides mortgage insurance for the construction of multi-family structures for rental to elderly tenants. This program is being actively used.

Section 231 - Mortgage
Insurance Elderly

This program may be utilized for the rehabilitation of multi-family building to be rented to elderly occupants. This program is active.

Section 106-b: Direct Loans

This is a program of direct loans to sponsors for 80% of the costs incurred in packaging and assembling projects under Section 202 - elderly housing. Costs such as administrative, legal costs, property option cost, etc. are applicable.

Section 202: Direct Loans*

This program makes 3%, 50 years loans for 100% of development costs to non-profit cooperation and limited profit groups for new and rehabilitated rental housing for elderly and handicapped persons. Applicants must show that they are unable to obtain a loan.

*Applicable for Rehabilitation

APPENDIX A (continued....)

	<u>New Construction & Acquisition</u>	<u>Rehabilitation</u>
	<p>Section 233 - Experimental Homes*</p> <p>This is a program to insure loans for construction of homes utilizing innovative technologies. This program has received only moderate use in recent years.</p>	
<p><u>Multi-Family Construction Rental</u></p>	<p>Section 207 - Rental Housing Mortgage Insurance*</p> <p>This is to finance the construction of rental housing projects of eight or more units. This program is generally applicable to <u>middle income</u> rental projects. This program is being actively used.</p>	<p>Section 207 - Rental Housing Mortgage Insurance</p> <p>This program may be utilized to finance the rehabilitation of rental projects of eight or more units. Section 207 is generally applied to <u>middle income</u> rental projects. This program is being actively used.</p>
	<p>Section 223-f Multi-Family Mortgage Insurance*</p> <p>This program is meant to facilitate the transfer or acquisition of older existing multi-family structures. Section 223-f is applicable to projects built prior to 1976.</p>	<p>Section 221-d4 Mortgage Insurance for low & moderate income projects</p> <p>Section 221-d4 may be utilized for the rehabilitation of multi-family structures with five or more units for rental by <u>low income</u> tenants. This program has received little or no use in recent years.</p>
	<p>Section 221-d4 Mortgage Insurance for Low & Moderate Income Projects*</p> <p>This is applicable to the construction of rental housing projects of five or more units. This program is meant to serve <u>low income</u> tenants. This program has been inactive in recent years.</p>	<p>Section 235-j Multi-Family Mortgage Insurance</p> <p>Section 235-j Multi-family is for the acquisition and rehabilitation by a non-profit sponsor for subsequent resale to low income purchase. This program is applicable to buildings with an approved plan for family unit ownership. This program is being used on a limited basis.</p>
	<p>*Applicable for Rehabilitation</p>	

APPENDIX A (continued....)

The program descriptions presented above, represent those HUD programs most applicable to conditions and structures in Price Hill.

B. Program Inventory - Subsidies

Section 8 - Housing Subsidies

Section 8 is different from the above programs because it is a subsidy which may be applied to existing low income mortgage insurance projects such as 221-d4 or any of the other multi-family development programs discussed above. Distribution of section 8 subsidies is based on the City's Housing Assistance Plan.

C. Community Development Revolving Loan Fund

The CDRLF is a City program which provides financial assistance for neighborhood oriented physical development activities to community-based neighborhood development corporations. Projects funded will generally be considered a high-risk by conventional financial institutions. All Cincinnati neighborhoods are eligible for seed capital, loan capital and loan guarantee collateral usage. Interest rates on loans may range from 0 to 6%, with amortization periods not to exceed 20 years.

FACILITIES-APPENDIX B

APPENDIX B FACILITIES

PRICE HILL FACILITIES AVAILABLE TO THE PUBLIC

FACILITY/ADDRESS	CONTACT PERSON PHONE	REMARKS
Carson Elementary	Kenneth Sharp (251-5080)	Gym and classrooms, community programs.
Dater Junior High 2840 Boudinot Avenue	451-1611	Lighted School Program.
Dunham Recreation Center Guerley Road & Sunset Ave	251-5862	Full recreation center program and facilities including golf course.
Eighth & State Boy's Club - 2312 Glenway Ave	Bob Wallace 471-2142	Multi-purpose space; 100 seats available prior to 3:00 p.m. daily - boys club activities.
Elder High School Vincent & Regina	Tom Otten 921-3744	Building facilities have heavy schedule but are available for some community activity.
Holy Family Church 814 Hawthorne	921-7527	Cafeteria - multi-purpose room available, schedule.
Osage School 940 Woodlawn Avenue	471-0415	Meeting space suitable for 108, paved play area.
Our Lady of Grace Church/School 1216 Considine Ave	Rev. Raymond G. Wiemeyer 921-3024	Church hall available, stating capacity 250-300; charge \$100 - available very sectively, small ballfield.
Oyler School 2112 Hatmaker	471-0990	Auditorium, gymnasium seating 450, Lighted School Program.
Price Hill United Methodist Church 704 Elberon Avenue	Harold Stockman 921-8015	Present facilities very limited until new structure completed.
Price Hill Recreation Center - Warsaw & Considine Avenues	Judy Sandman 251-4123	Recreation Center program, gym.

APPENDIX B (continued....)

FACILITY/ADDRESS	CONTACT PERSON PHONE	REMARKS
Quebec Heights School 1655 Ross	Max Galbreath 921-1750	Multi-purpose space reaching capacity of 350-400; gym can be rented by community groups.
Resurrection Academy 1740 Iliff	Rev. Roger A. Emmert 471-6600	Multi-purpose space seating 200 available on a limited basis as long as group is not associated in any way with practices contrary with the teaching of the Catholic church.
Roberts Jr. High School 1700 Grand Avenue	Ed Spalter 251-6025	Gym available, must make arrangements with principal.
St. Lawrence Church 3680 Warsaw Avenue	921-0328	All facilities are committed to groups at the time of the survey.
St. Michael Catholic Church 2110 St. Michael Street	421-0766	Multi-purpose cafeteria, many programs.
St. William Church 4108 W. 8th Street	Fr. Kennedy 921-0247	Many groups already use the facilities but their 350 seat multi-purpose room is available for occasional use for \$60.00.
Salvation Army 4109 W. 3th Street	Lieutenant Michael Savage 251-1424	Multi-purpose room seating 75-100 people - Thursdays heavily scheduled at this time of survey.
Santa Maria Neighborhood Center - Lower Price Hill 2112 St. Michael	Ted Vittoria 921-4271	A small meeting room. Offers social service, educational and recreational programs in various locations.

APPENDIX B (continued....)

FACILITY/ADDRESS	CONTACT PERSON PHONE	REMARKS
Santa Maria Neighborhood House - East Price Hill	Stephen Lange 471-7460	Meeting room which seats 35-40 people. Many social service and recreational programs.
Seton High School 3901 Glenway Avenue	Sr. Kathryn Ann 471-2600	Auditorium seating 900 avail- able on a limited basis at \$225 plus personnel costs. Classroom space is available for small groups by prior arrangement.
Western Hills High School 2144 Ferguson	James Bruckman 471-9122 Ext. 36	Auditorium seating 1,100 - athletic field with prior permission - Lighted School Program, Adult Education classes, also available for other community activities with prior permission.
Whittier School 945 Hawthorne Avenue	Charles Hees 251-2715	Gym and auditorium.

**HUMAN SERVICES-NEED MATRIX-
APPENDIX C**

APPENDIX C: HUMAN SERVICES-NEED MATRIX

AREAS OF NEED PROVIDERS	Alcohol Treatment	Community Organizing	Day Care	Education	Family Assistance	Law Enforcement & Crime Prevention	Manpower Devel. & Counseling	Mental Health	Physical Health	Recreation Activities	Senior/Handicapped Citizen Assistance	Senior Citizen Nutrition Programs	Specialized Transportation	Youth Counseling
Boy's Club				Tutoring 2312 Glenway Avenue						Individual and Group Recreation 2312 Glenway Avenue 471-2142				Career Guidance 2312 Glenway 471-2142
Christian Family Center					Resource Center Parent's Anonymous 5715 Glenway Avenue 244-5715									Resource Center 5715 Glenway 244-5715
Cincinnati Public Schools			Montessori Center West, Oylar School 2121 Hatmaker 921-4499	Adult Education Western Hills High 2144 Ferguson Road 471-9122				Social Skills Devel. Oylar (Health Dept.) 2121 Hatmaker 471-0990	Oylar Dental Clinic (Health Dept.) 2121 Hatmaker 921-4577	•Lighted School Pro. (Recreation Comm.) 2121 Hatmaker 921-4577 •Winter Swim Western Hills High 2144 Ferguson Road 471-9122		Oylar School Lunch Program 2121 Hatmaker 471-0990		
Cincinnati Restoration								Halfway House and Secretarial Training 508 Elberon Avenue 471-7611						
Council on Aging											Pinecrest Apts. Center 3951 W. 8th Street 921-8922	•Pinecrest Apts. Center Meals Site 3951 W. 8th Street 921-2107 •St. Lawrence Church Meals Site 1025 Carson 921-0328	Coast Elderly Group Transportation 721-1025	
District III Cincinnati Police						Police-Clergy Crisis Intervention Team 3201 Warsaw Avenue 352-3574								
Mental Health West								Psychological Counseling 4960 Glenway Avenue 244-2379						
Planned Parenthood					Family Planning 4406 Glenway Avenue 921-0014									Family Planning 4406 Glenway 921-0014
Price Hill Clinic									Price Hill Clinic & Community Nurses 741 State Avenue 251-4600					
Prospect House	Halfway House for Men 682 Hawthorne 921-1613													
Recreation Commission			Summer Day Care Dunham Rec. Center 4400 Guerley Road 251-5862				Volunteer Employment RSVP 352-4046			•Dunham Recreation Center 4400 Guerley Road 251-5862 •Price Hill Recreation Center				
Salvation Army					Family Counseling 4109 W. 8th St. 251-1424						League of Mercy 4109 W. 8th Street 251-1424			
Santa Maria East Price Hill		Group Organizing Assistance 3208 Warsaw 471-7460		GED Program 3208 Warsaw Ave 471-7460	Counseling 3208 Warsaw Avenue 471-7460		Counseling and Advocacy 3208 Warsaw Ave 471-7460				Outreach 3208 Warsaw Avenue 471-7460	Meals-On-Wheels 3208 Warsaw Avenue 471-7460		Community Youth Services Bureau 3208 Warsaw 471-7460
Santa Maria Lower Price Hill		Group Organizing Assistance 2112 St. Michael 921-4271	Lower Price Hill Day Care 686 State Avenue 921-6407	GED Program 2112 St. Michael 921-4271	Counseling 2112 St. Michael 921-4271		Counseling and Advocacy 2112 St. Michael 921-4271				Outreach 2112 St. Michael 921-4271			Community Youth Services Bureau

YOUTH SERVICES-APPENDIX D

SANTA MARIA COMMUNITY SERVICES

EAST PRICE HILL
3209 WARSAW AVE.
CINCINNATI, OHIO 45205
471-7460

July 28, 1976

INTRODUCTION

When implemented, a Community Development Plan will change the physical aspects of a community and thereby have some impact upon the social atmosphere of a community. However, due to the constant changes of our society and the disparity of needs among various human groups, social programs need to be planned to deal with the social problems that are of concern to a community. Juvenile delinquency is a problem that is of concern to the community of Price Hill and will probably remain so for future years.

Communities have traditionally sought answers to social problems like delinquency outside of the community; however, due to the high costs and low effectiveness of these outside programs, a more recent trend has been to develop community based programs that are prevention-oriented. The following is an assessment of problems that exist in Price Hill which tend to promote delinquency and some possible resources that can be planned and developed to deal with these problems.

National and local studies have shown that delinquency is not limited to minorities, welfare families, problem families, and other groups considered to be troublesome by a community. This fact should be considered when the following programs are considered:

Family Problems

Price Hill families from all economic and social backgrounds occasionally are in the need of family counseling services to resolve problems resulting from interpersonal conflicts. The services which are presently available are either too remote or cannot offer convenient service to Price Hill residents. Family counseling services should be expanded in Price Hill to alleviate this problem. Two possible solutions would be to either expand the services of Mental Health Services- West, an agency funded by the State 648 board, or establishing a branch of the Family Service Bureau (United Appeal agency) in Price Hill.



A UNITED APPEAL AGENCY OPERATING COMMUNITY SERVICES IN LOWER PRICE HILL • EAST PRICE HILL • OVER-THE-RHINE

An Equal Opportunity Employer

APPENDIX D (continued...)

Recreation

There is a lack of year-round recreation facilities in the eastern part of Price Hill. The proposed recreation center in Dempsey Park would satisfy this need. To insure that such a facility and its staff will provide programs that are adequate and interesting, a Recreation Advisory Council should be implemented.

Throughout the year several Price Hill youth are left out of the many intermural team sports which are available in the city. This problem could be resolved by the organization of a Price Hill Athletic Association which would sponsor and promote teams for all Price Hill youth.

Health

Several Price Hill youth obtain little or no dental and medical help while in their school years. The present Price Hill Health Clinic has no specialized programs to deal with the health problems of Price Hill adolescents. The clinic services should be expanded to accommodate for these problems. In addition, there should be a full-time nurse located in each of the schools to deal with the various medical problems of students of Price Hill.

Education

The percentage of Price Hill residents of age 25 and older who have a high school diploma is only 30%. Such a condition needs to be alleviated if residents of Price Hill expect to lead fulfilling lives in the future. Many youth, who are still attending school in Price Hill, are academically behind in their work at school. Such a condition often leads to dropping out of school. A Community School located in Price Hill would be a solution to this problem. Such a school could offer tutoring to students behind in their work, G.E.D. courses for drop-outs, and employment education to those residents who are in need of knowledge on topics such as interviews, resumes, etc.

The size of the Cincinnati Public School system often stymies citizen involvement in the education process, P.T.A.'s of the various schools often do not have adequate voice or persuasion in vocalizing a community's educational needs. A possible solution would be the organization of a Price Hill Education Association which would represent the entire community and provide a stronger voice for Price Hill in the decisions of Cincinnati Board of Education.

Employment

Youth employment is a critical problem in Price Hill for several reasons.

APPENDIX D (continued...)

Adolescents have more leisure time than ever before. Many social and recreational activities that youth engage in require money. The employment world is demanding more work experience and employment programs can provide adolescents with good work experience and habits.

The local business and industry of Price Hill cannot absorb the increasing employment needs of Price Hill youth. Federal employment programs such as a Youth Conservation Corps would be an appropriate measure to fulfill the employment problem.

Youth Service Bureaus

The Presidents' Task Force Report of 1967 on Juvenile Delinquency recommended the establishment of community based Youth Service Bureaus which will assist troubled youth in finding appropriate help and develop resources and programs for youth in the community.

There are presently Youth Service Bureaus located in Lower and East Price Hill. Since their establishment, delinquency problems have decreased in these communities. Youth Service Bureaus should be expanded in Lower and East Price Hill and established in West Price Hill to provide youth services in the community until Price Hill can provide the necessary programs to prevent delinquency.

Residential Home

Often youth returning to Price Hill from the Ohio Youth Commission and youth residing in the community have such poor home life that any treatment programs will be ineffective. A residential treatment program for Price Hill youth would remedy this problem and probably prevent delinquents from growing into adult criminals.

Submitted by:

George Schmelzer

**COMMUNITY WORK PROGRAM
APPENDIX E**

COMMUNITY FORM: COMMUNITY IMAGE

1. PRICE HILL SHOULD EVOKE A STRONG, POSITIVE IMAGE TO ITS RESIDENTS AND THOSE THAT MAY ENTER INTO THE COMMUNITY.

Policy A - The image of Price Hill is one of three distinct parts which are closely interrelated and interdependent so as to work together as a functional whole.

- 1.1 The predominant elements of Lower Price Hill are the corridor which dominate the area and the hillsides which divide the community into districts, each of which should generally receive separate types of treatment.

Policy A - The St. Michael-Oyler School area is the primary residential district and should have the emphasis placed on rehabilitation and in-fill.

Policy B - The residential district bounded by Glenway, Wilder, and State Avenues, while it is a very compact, high density living environment, should be rehabilitated as such, with a few retail establishments along State and Glenway Avenues.

Policy C - A strict delineation of the industrial district should be drawn at State Avenue, West Eighth Street and Burns Street.

Policy D - New residential construction, at a low to medium density should be spotted on the hillside area, north of Wilder, integrating itself with the open spaces similarly proposed.

Policy E - Retailing and social services activities should be reoriented so as to accentuate the pedestrian scale and environment that exists on State Avenue; particularly that south of West Eighth Street. Many social services reside in this same area also. Further developments of a retail and social service nature should be encouraged in this area, including public assistance through favorable policies, and resource allocation.

- 1.1.1 The Neighborhood Improvement Program (NIP) should designate the residential districts, north of Wilder Avenue and along State Avenue.
- 1.1.2 Capital public investment should be focused on the Eighth and State intersection and development of the retail and social service district on State Avenue, south of that intersection.
- 1.1.3 An urban wall project should be undertaken in Lower Price Hill in order to add to the colorful enhancement of the visual environment.

COMMUNITY FORM: COMMUNITY IMAGE (continued ...)

- 1.2 The Price Hill "greenbelt" has been the main ordering element of the East Price Hill conceptual plan.

Policy A - Attempts should be made to guarantee the preservation of this hillside open space system.

Policy B - Dempsey Park is a primary community focal point as is St. Lawrence corner for the Neighborhood Business District. Warsaw Avenue between these two nodes can serve as a spine around which the community can revolve.

Policy C - Land use intensities in East Price Hill should be a function of proximity to: the Price Hill "greenbelt"; the Warsaw Avenue "spine"; and other major corridors of East Price Hill (Glenway, Elberon, and West Eighth Street).

- 1.2.1 The Neighborhood Improvement Program should designate target areas focusing on the areas in East Price Hill of greatest land use intensity. That is, the areas between: Glenway and Warsaw; Warsaw and West Eighth; and Elberon and the East Price Hill hill front.

- 1.3 To maintain the stability of West Price Hill as a low-density, primarily single-family, owner occupied residential environment.

Policy A - Public sector investment should be focused on maintenance and remedial activities.

Policy B - Maintenance, rehabilitation and limited investment in problem spots should be the emphasis of investment by the private sector.

- 1.4 Improve communications among all components of Price Hill.

- 1.4.1 Provide a Community Resource Specialist for Price Hill.

COMMUNITY FORM: LAND USE AND ZONING

1. TO DEVELOP A CONTINUITY OF LAND USAGE IN PRICE HILL THAT WILL RESULT IN HIGH QUALITY OF LIFE.

1.1 To implement the land use plan as delineated in the Price Hill Community Plan.

Policy A - Reinforce the land use pattern which existing development has precipitated and provide for greater land use continuity to strengthen residents' sense of territoriality.

Policy B - Encourage further definition of strong homogeneous land use districts within the community so that appropriate quantities and qualities of land may be allocated to various land uses.

Policy C - Promote a positive interface between land use districts which complement, not conflict with one another.

Policy D - Encourage the utilization of redevelopment resources in areas to achieve maximum impact.

Policy E - Promote the maximum amount of light, air and open space feasible.

1.2 Zoning is to be a synthesis of the existing pattern of land use, current trends of community land economics and the goals and objective of community residents.

Policy A - Petitioners shall demonstrate: how zone change proposals contribute to the general welfare of the community; and the liabilities of present zoning district configuration.

Policy B - Zone changes should contribute to the physical, social, and economic quality of life in the community.

Policy C - Zoning should reflect existing development and reasonably anticipated development.

Policy D - Traffic flow should be a factor to be considered in a zoning petition, but not the sole rationale.

Policy E - Aesthetics may be a factor in the consideration of a zone change, but not the determining factor.

Policy F - Land similarly situated should receive similar treatment by zoning.

Policy G - Zoning should afford all property owners equal protection under the law.

Price Hill
June 1978

LAND USE AND ZONING (continued ...)

Policy H - Zoning should generally conform with the Price Hill land use and zoning plans.

1.2.1 Zone change to R-3 (see map):

- A. In the vicinity of Ferguson Road, including Ferguson and Shirley Place.
- B. The north side of Rapid Run Road, generally between Hermosa and Overlook.
- C. In the vicinity of Fairbanks, Glenway Avenues, and to the north.
- D. In the vicinity of Fairbanks, Delhi and Enright.
- E. South of Dempsey Park to Phillips Avenue.
- F. Utah Avenue
- G. Starrett Avenue.
- H. In the vicinity of Maryland, Morrow and Mt. Hope.
- I. Elberon Avenue between Mt. Hope Avenue and Mt. Echo Park.

1.2.2 Zone change to R-4A (if operative)

- A. Phillips Avenue between Hawthorne and Considine.

1.2.3 Zone change to R-4

- A. West Eighth Street between Kries and Hermosa.
- B. West Eighth Street, between Seton and Pleasure.
- C. The west side of Wells Avenue, between Glenway and Warsaw Avenues.
- D. Glenway and Warsaw Avenues, east of Grand Avenue and much of the East Price Hill Front.
- E. A portion of the East Price Hill Front generally south of Bushnell and north of Elberon.
- F. Grand Point

1.2.4 Zone change to B-4:

- A. In the vicinity of Lehman and State.

LAND USE AND ZONING (continued ...)

- 1.2.5 Zone change to R-4 (T):
 - A. The Osage School site to Warsaw Avenue.

- 1.2.6 The designation of Hillside Environmental Quality Districts (EQ-HS).
 - A. The south wall of the Lick Run Valley.
 - B. The Delhi Valley and Mt. Echo Hillside.

- 1.2.7 The designation of Urban Design Environmental Quality Districts (EQ-UD).
 - A. The Warsaw Avenue Neighborhood Business District.

URBAN DESIGN

1. TO ENHANCE THE BUSINESS ENVIRONMENT OF PRICE HILL'S NEIGHBORHOOD BUSINESS DISTRICTS (NBD'S)

1.1 To coordinate private and public investments in area NBD'S.

1.1.1 Urban design plans should be done for the following Price Hill NBD'S (in order of priority):

- A. Warsaw Avenue.
- B. Glenway Avenue, west of Warsaw and Quebec.
- C. Glenway Avenue, west of Prout's corner.
- D. Eighth and State.
- E. West Eighth Street, near Pedrett: and Nebraska
- F. Warsaw Avenue from Hawthorne Avenue to Wells.

HISTORIC PRESERVATION

1. TO PROTECT AND PRESERVE THE HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT BUILDINGS AND SITES OF PRICE HILL.

- 1.1 To coordinate the inventory and registering activities with the Miami Purchase Association.

- 1.1.1 Inventory and register buildings in Lower Price Hill and in East Price Hill bounded by Warsaw Avenue, the East Price Hill hillfront and Elberon Avenue by December 1977.

PUBLIC AND SEMI-PUBLIC BUILDINGS

1. TO RETAIN THE PRESENT CHARACTER OF PUBLIC STRUCTURES IN PRICE HILL.
(ALSO SEE RECREATION (CCP 2300).

- 1.1 The architectural integrity of the urban design created by the public buildings on Warsaw Avenue, in the vicinity of Considine Avenue (the police station, library and recreation center) should be retained to the extent possible.

Policy A - Any additions made to the police station and the library should be made to the rear of the buildings in order to retain the Neo-classical facades and the architectural character.

- 1.1.1 The District 3 Police Station should be expanded, to retain the architectural integrity of the existing building.
- 1.2 To retain the architectural character of all new buildings or alteration of structures constructed at the Dunham Recreation Complex, they should be done with a similar Art Deco flair.
- 1.3 Provide community meeting space.
 - 1.3.1 Acquire the old temple at the northwest corner of St. Lawrence and Rapid to act as a Price Hill Town Hall.

Price Hill
June 1978

PUBLIC WORKS AND UTILITIES

1. TO INSURE ADEQUATE UTILITIES TO SERVE THE PRICE HILL AREA.

1.1 To correct the problems of over-taxed sewers.

1.1.1 Construct the Price Hill Relief Sewer.

1.1.2 Construct the Mill Creek Interceptor Sewer.

1.2 Insure adequate water supply to the community.

1.2.1 Construct the Sunset Avenue water line.

1.3 Guarantee adequate drainage of the City.

Policy A - Support the Mill Creek Channelization project.

STREETS

1. TO FACILITATE THE MOVEMENT OF AUTOMOBILE AND TRUCK TRAFFIC THROUGH THE STREETS OF PRICE HILL.

- 1.1 The streets in Lower Price Hill should help to define and separate the various land use districts.

Policy A - West Eighth Street, Glenway Avenue, River Road, and State Avenue, north of West Eighth Street, should be the major thoroughfares serving Lower Price Hill.

Policy B - All other streets should serve as local access streets to those properties abutting them.

Policy C - Facilitate pedestrian traffic along and across State Avenue, south of West Eighth Street. Also street trees should be incorporated into the right-of-way if possible, especially if sidewalks are repaired.

- 1.1.1 At the intersection of Burns Street and W. Eighth Street, visibility should be improved and warnings installed alerting drivers on westbound W. Eighth Street as to the hazard created by the poor visibility from Burns Street.
- 1.1.2 The intersection of West Eighth Street and State Avenue should be listed as a high accident location and given detailed study by the Division of Traffic Engineering as recommended on its Request Form No. 7-1004.
- 1.1.3 River Road should be widened in two phases and the surplus land from Phase I should be made available for community use as a congregation point.
- 1.1.4 To provide access for industrial vehicles to Bald Knob, Lehman Road should be improved, at least between State Avenue and the entrance to the Bald Knob industrial area. Traffic light at Lehman and State.
- 1.1.5 The crosswalk across West Eighth Street, at Depot Street should have advanced signage added.
- 1.2 Being in the middle, East Price Hill must help to facilitate the through traffic generated by the Western Hills area, as well as retain the residential and neighborhood business environment that presently exists.

STREETS (continued ...)

Policy A - Glenway Avenue and the West Eighth Street - Elberon Avenue corridor should be the main east-west thoroughfares in East Price Hill.

Policy B - Warsaw Avenue should serve the Warsaw-St. Lawrence Neighborhood Business District and other local traffic.

Policy C - Grand Avenue, Quebec Road and Fairbanks Avenue should be the primary north-south routes in East Price Hill.

- 1.2.1 Lehman Road, between Summit View Apartments and Grand Avenue should be repaved and provided with improved drainage.
 - 1.2.2 The profile of the intersection at Lehman Road and Grand Avenue should be lowered in order to improve the sight distance and visibility in general.
 - 1.2.3 Additional signage should be installed on Grand Avenue near the Bassett Road bridge in order to warn motorists of the narrow road hazard caused by the bridge.
 - 1.2.4 Change "stop" sign orientation at Purcell and Bassett.
 - 1.2.5
 - 1.2.6 The intersection of Price and Elberon Avenues should be made a four-way stop. (Included in the 1976 Neighborhood Improvement Program)
 - 1.2.7 Street improvements recommended in the Warsaw-St. Lawrence Neighborhood Business District Urban Design Plan should be endorsed.
- 1.3 West Price Hill is the lowest density, most suburban-type section of the Price Hill study area, and therefore best reflects a street heirarchical system.

Policy A - Glenway Avenue and West Eighth Street should serve as the primary east-west corridors of West Price Hill.

Policy B - Rosemont Avenue, Rapid Run - Sunset, Overlook Avenue and Covedale Avenue should act as the major north-south corridors in West Price Hill.

- 1.3.1 The corner rounding at Queen City and Wyoming Avenues, proposed in March of 1975, should be implemented.

STREETS (continued ...)

- 1.3.2 Improvement and widening of Guerley Road, between Tuxworth and Sunset Avenues, including curbs, walks and storm sewers.

TRANSIT

1. DEVELOP AN EFFECTIVE TRANSPORTATION SYSTEM FOR PRICE HILL UTILIZING PUBLIC TRANSIT AS A MAJOR COMPONENT.

Policy A - Queen City Metro should give special consideration to the areas of Price Hill near hillsides; with many transit dependent groups; and not within 1/4 mile of an existing bus route.

Policy B - Mass transit should not be expected to substitute for automobile travel, but to supplement it.

1.1 Maximize the use of buses for trips between Price Hill and the Central Business District.

- 1.1.1 Implement the Queen City transit corridor developed by the OKI Regional Council of Governments.
- 1.1.2 Create incentives for riding mass transit (or disincentives for driving automobiles under capacity), especially during rush hours.
- 1.1.3 Resume the pre-closing bus routes, after the re-opening of the Western Hills Viaduct.
- 1.1.4 Extend bus service to presently unserved areas: south of St. Joseph's Cemetery; and west of Potter's Field.
- 1.1.5 The ACCESS service area should be extended to include Price Hill, particularly the Lower and East Price Hill areas.
- 1.1.6 Attention should be given to the future increase in frequency of service on Route 32, Elberon Grand, during regular operating hours for better service to Senior Chateau, Ltd.

1.2 Special emphasis should be placed on the development of an internal transit system for intra-Price Hill trips.

- 1.2.1 Schedule buses to Dunham Recreation Complex and Allen House around the schedules of those facilities, at least until the development of a new center at Dempsey Park.
- 1.2.2 Alternative intra-community transit system should be examined.

PEDESTRIAN

1. FACILITATE FOOT TRANSPORTATION THROUGHOUT PRICE HILL.

1.1 To facilitate step repairs in hillside areas.

1.1.1 Intensive repair of all existing steps should be undertaken in Price Hill, particularly those between East and Lower Price Hill.

1.2 Provide for ease of crossing streets, particularly in the Neighborhood Business Districts (NBD'S).

1.2.1 The Department of Public Works (the Traffic Engineering Division and the Architecture and Urban Design Section) should re-examine the location of crosswalks and the criteria for locating them.

1.3 Provide ready foot access to all park and recreation areas.

1.3.1 The Traffic Engineering Division of the Department of Public Works, in conjunction with the Parks and Recreation Departments, should re-examine the location of crosswalks, and the criteria for locating them.

BIKEWAYS

1. TO FULLY UTILIZE THE BICYCLE AS A TRANSPORTATION ALTERNATIVE IN PRICE HILL.

Policy A - The Bicycle has the potential to facilitate short haul trips within communities.

Policy B - A bikeway system should:

- 1) Connect major open space and recreation areas.
- 2) Utilize thoroughfares which:
 - a. minimize grade changes.
 - b. support low traffic volumes; and
 - c. provide maximum access to the greatest number of residents.
- 3) Connect, intersect, and parallels the regional and city wide bikeway systems.
- 4) Conform with all federal, state, regional and city guidelines pertaining to bikeways.

1.1 Provide Price Hill with a community bikeway system.

- 1.1.1 Implement the hillside bikeway proposed by the Cincinnati Recreation Commission connecting the riverfront, Mt. Echo Park, Bald Knob and the Dunham Recreation Complex.
- 1.1.2 The community bikeway systems should connect with the Mill Creek bikeway to be developed by the U.S. Army Corps of Engineers.
- 1.1.3 The Riverfront Bikeway proposed by the Riverfront Advisory Committee should be developed.
- 1.1.4 A class III community bikeway should be developed in Price Hill connecting:

Roberts Jr. High School, Wilson Common, Mt. Echo Park, Miles Edward Park, Covedale Elementary School, Dunham Recreation Complex, and Quebec Heights Elementary School (Glenway Woods).

Price Hill
June 1978

OPEN SPACE, HILLSIDES, AND PARKS

1. TO GUARANTEE AND IMPROVE THE QUALITY OF LIFE THROUGH THE RETENTION OF PRICE HILL'S OPEN SPACE.

Policy A - The open space system of Price Hill should emphasize the hillsides and the role that the hillsides have played in the history and the development of the community.

Policy B - As far as hillside acquisition is concerned, the community's primary concern is for retention of hillside areas in their natural states. Any further park land development should: (1) emphasize the preservation of the hillsides; (2) relate to city-wide hillside plans; (3) contribute to the overall city-wide park system.

- 1.1 To acquire the sites in Price Hill which contribute the most to a City-wide hillside system.

- 1.1.1 Land should be acquired on the west of State Avenue as it becomes available, or vacant, north of Wilder. A design plan should be developed for this park land to integrate open space, sitting areas, and play areas.

- 1.1.2 The land at the western terminus of West Eighth Street, in Lower Price Hill, and the site of the old Price Hill Incline, should be acquired and developed as a gateway park to commemorate the Price Hill Incline, or some other development that would be of significance to the entire community.

- 1.1.3 Glenway Woods, which is now approximately 30 some acres of hillside nature preserve, should be expanded to include the entire 150 acre ravine.

- 1.1.4 The Orange Avenue Valley, a heavily wooded ravine adjacent to Bald Knob, should be acquired as a hillside nature preserve.

- 1.2 The experiencing of the natural environment should be facilitated by nature awareness programing.

Policy A - Open space projects are the top priority of the community as far as hillside acquisition is concerned. Any further park land acquisition should: (1) emphasize the preservation of the hillsides and relate to city-wide hillside plans; and (2) contribute to the overall city-wide park system and Park Board acquisition and development plans. Furthermore, Hillside Environmental Quality Districts can play a minor role in complementing the city-wide hillside and open space system.

Price Hill
June 1978

OPEN SPACE, HILLSIDES, AND PARKS (continued ...)

- 1.2.1 The Glenway Woods Micro Environmental Awareness Center should be funded, whether by means of a grant (such as that applied for from the Ohio Cities Consortium) or from local funding sources.
- 1.2.2 A Street Tree Program should be instituted to include Price Hill; of particular concern should be the areas of Lower and East Price Hill that have received designation as Neighborhood Improvement Program (NIP) target areas. Senseless destruction and mutilation of street trees by public and private agencies must cease.

RECREATION

1. TO EQUATE THE AMOUNT OF RECREATION SPACE AND QUALITY OF RECREATION PROGRAMING IN PRICE HILL, WITH THAT OF THE REST OF THE CITY.

Policy A - Equal opportunity as far as access to recreation facilities and programs should exist in all sections of Price Hill and without regard to the age or sex of the potential participants.

Policy B - Particular consideration should be given to improve recreational opportunities, with competent supervision, in areas with high rates of juvenile delinquency or female heads of household.

- 1.1 Existing facilities should be made to more adequately serve the community of Price Hill.

Policy A - The expansion of existing recreation facilities should be within the parameters established by the Recreation One Plan.

Policy B - Lighted School Program should be established and retained in the schools of Price Hill, particularly those schools toward the fringe of the neighborhood.

Policy C - Attempts should be made to less tightly schedule neighborhood facilities for league play, to facilitate increased use by the community residents.

Policy D - As was stated in the Cincinnati Public Recreation Study in 1967, there is a need for improved maintenance of existing facilities in Lower and East Price Hill.

- 1.2 The Oyler School and playground area is the major focal point of recreation activities in Lower Price Hill.

- 1.2.1 The lighted school program at Oyler School should be continued.

- 1.2.2 Tot lots should be established at the following locations:

- A. On Hatmaker, south of the Eighth and Depot Senior Citizens Park, to establish a link with Oyler School.
- B. Near Wilder and State, possible a 2200 square foot parcel which runs between Nevada and State.
- C. Various locations in the green area to be acquired along State Avenue, but not fronting on State.

Price Hill
June 1978

RECREATION (continued ...)

D. East of State Avenue, north of Saratoga.

- 1.2.3 A portion of the State Avenue green areas should be allocated as active recreation nodes which would consist of small, simple areas of paving with basketball goals or play apparatus.
 - 1.2.4 Surplus land from the River Road widening project should be utilized as a park to serve as a congregation point for the people of both Lower Price Hill and the downriver community of Sedamsville.
 - 1.2.5 A full indoor neighborhood center should be developed in the vicinity of Eighth and State.
 - 1.2.6 The Mill Creek Channelization project should contain recreational opportunities for the people of Lower Price Hill.
- 1.3 The Dempsey Park area should serve as not only the recreational focal point in East Price Hill, but as the major image node of the area.
- 1.3.1 The undeveloped right-of-way for Cameron Avenue, west of Purcell is well located for tot lot development. The site consists of approximately 3000 square feet and is located in a "critical unserved area".
 - 1.3.2 In conjunction with the construction of the Terry Avenue School, the Recreation Commission should take measures to insure the supplementing of the school related facilities with those which will be complimentary, and emphasizing after school use.
 - 1.3.3 A full indoor community center should be developed in Dempsey Park as recommended in the Recreation One Plan.
- 1.4 Dunham Recreation Complex shall serve as the focal point of recreational activities in West Price Hill.
- 1.4.1 Dunham should continue development as planned.
 - 1.4.2 The site at the southern terminus of Beech Avenue, if developed could serve a "critical unserved area", and at the same time provide some visual relief to the drivers along West Eighth Street which should be utilized in its present topography in the site design of this recreation area.

Price Hill
June 1978

RECREATION (continued ...)

- 1.4.3 The outdoor recreation facilities at Seton and Elder High Schools should be improved and made available to area youth during non-school times, to help meet the high level of recreational need in the area.
 - 1.4.4 The 1.2 acre site at the eastern terminus of Flower Avenue presents the potential for development as park land, with some recreation facilities.
 - 1.4.5 The west side of Gilsey Avenue between Glenway and West Liberty has potential as a tot lot. It is approximately 1/2 acre in site and is relatively flat, with the possibility of access being developed through to Dewey Avenue. This is centrally located within a critically unserved area.
- 1.5 Throughout Price Hill, the Public Recreation Commission, the Department of Development and the Office of Research Evaluation and Budget (particularly the Community Development component of REB) should explore opportunities for encouraging (either financially or otherwise) private sector investment in recreation and cultural facilities and programs.
 - 1.5.1
 - 1.5.2 The Eighth and State Boys Club may consider relocating in Lower Price Hill into a newer and larger structure. The public sector should facilitate such private investment.
2. ATTEMPTS SHOULD BE MADE TO MORE ADEQUATELY UTILIZE EXISTING PUBLIC AND SEMI-PUBLIC FACILITIES FOR RECREATION ACTIVITIES AND PROGRAMS.
 - 2.1 Utilizing the Community Facilities portion of the Price Hill Plan, community oriented activities can be scheduled for the free time of existing structures that participated in the Price Hill Community Facilities Survey.

HOUSING

1. CONSERVE AND ENHANCE THE HOUSING STOCK OF THE PRICE HILL COMMUNITY TO PROVIDE A WIDE RANGE OF HOUSING OPPORTUNITIES TO ALL PERSONS.

Policy A - A progressive conservation approach would stabilize and enhance the community by increasing the value of the current housing investment. The cornerstone of such an effort must be the resources and action of the private sector. Public monies and programs should be utilized to stimulate such an involvement.

Policy B - Price Hill should be viewed as an interrelated yet individual component in the City's housing market. The neighborhoods which form the source of major in-migration into the deteriorated areas in Price Hill must be stabilized and improved to slow the unbalancing effect of such movement. Concurrently, deteriorated areas within Price Hill must be improved to create an alternative for those residents who wish to improve their housing opportunities.

Policy C - In developing housing programs, it will be recognized that Price Hill's residential neighborhoods can be viewed as an interconnected system in which changes should be kept at manageable levels whenever possible. The principal components are people, the existing housing stock, investment capital available to owners for renovation and new construction, existing buildings and raw land available for development, and publicly and privately supplied supportive services.

Policy D - Identify existing buildings suitable for alternative uses and potential development sites which reinforce neighborhood conservation by emphasizing community focal points and image.

Policy E - Encourage the development of a systematic method of community analysis by the Cincinnati Planning Commission which could be utilized to develop housing strategy. Such a system should be flexible in its application so that meaningful actions can be planned on a several block action area such as in a historic district or on the neighborhood level, depending on the scope of the problem or the potential for making change.

Policy F - Any expenditure of public funds in housing finance should be analyzed to determine its impact on the private money market. Whenever possible, public funds, especially City loan programs, should be utilized to leverage private loans. This public money serves as a stimulus to private capital and leaves the responsibility of granting loans to the private sector. Major policy decisions should be made at the City government level between the Housing Assistance Office and the representative of the City's financial institutions. A Neighborhood Development Corporation (NDC)/Neighborhood Housing Service (NHS) in Price Hill would be an appropriate mechanism to allow community input to the City to maximize the potentials of public programs and generate a positive relationship with area lending institutions.

HOUSING (continued ...)

Policy G - Insure that an overall system of standard housing units is gradually created to accommodate the mixture of income groups and occupational types to enhance the diversity which is characteristic of the neighborhood and to meet the needs of low and moderate income families.

Policy H - Additional large scale, subsidized low income housing projects shall be specifically discouraged. Development of new units should be limited to elderly housing on identified sites and family size units in one or two family buildings which are dispersed throughout the community. Allocation of elderly units should be based on need as established by census tract level data. Allocation of family size units should be based on dispersal.

- 1.1 Through effective City sponsored programs promote continued reinvestment in Price Hill's housing stock.

Policy A - Price Hill should work with other city neighborhoods to encourage the adoption of programs which stress neighborhood reinvestment.

Policy B - Price Hill should work with other city neighborhoods to increase the efficiency of existing city mechanisms for dealing with housing problems and the ability of such mechanisms to relate to individual neighborhood conditions.

Policy C - Reinvestment shall be encouraged to occur in such a manner that dislocation of existing residents is minimized and an effective relocation program is offered.

- 1.1.1 Continue and expand the current Community Development funded 3% loan program to include all of Price Hill. Investigate alternative means to generate increased resources for rehabilitation grants and loans for low and moderate income homeowners of Price Hill.
- 1.1.2 The Department of Buildings and Inspections should increase their efforts to promote preventative maintenance as a less costly and less disruptive means of achieving quality housing rather than full scale rehabilitation with its typical financing and relocation problems.
- 1.1.3 Price Hill should work with other neighborhoods toward the implementation of a city-wide housing services to facilitate and coordinate implementation of individual neighborhood projects.

Price Hill
June 1978

HOUSING (continued ...)

1.1.4 Pursue legislation targeted at tax relief for those owners renovating their housing units. This action could include forestalled real estate tax increases which result from remodeling.

1.1.5 Lower Price Hill should be included in the City-wide Housing Assistance Plan (HAP) for eligibility for Section 8 subsidies.

1.2 Identify and engage private resources to encourage creative redevelopment and reuse of buildings in Price Hill to retain the quality inherent in the majority of the community and achieve an upgrading of deteriorated structures to provide an opportunity for growth.

Policy A - Encourage private and public programs and projects which reinforce the historical cohesiveness and context of a neighborhood, resulting in increased housing opportunities for people of all socio-economic groups.

Policy B - Market Price Hill's assets of view properties and moderately priced houses with interesting architectural features to achieve the official City goal of "Improve the City's ability to retain and attract middle and upper income families".

Policy C - Projects which require relocation or increase the density of family size units in a building should be discouraged.

Policy D - Rehabilitation projects funded or insured by FHA/ HUD should be reviewed on a case by case basis to judge their impact on the surrounding neighborhood and its housing needs. They should be confined to the following:

1. Vacant buildings will be given first priority.
2. Deteriorated buildings which represent the spread of blight into an otherwise sound neighborhood could be included when attempts by the Department of Buildings and Inspections and the community have been ineffective.
3. A group of partially occupied buildings which could be rehabbed in phases to minimize dislocation.
4. Buildings which, according to the Department of Buildings and Inspections require redecorating, require maintenance, or repair of the exterior, should not be included in such projects. Such buildings should be remodeled or redecorated utilizing private resources. Saving the Section 8 subsidy for buildings in worse condition.

Price Hill
June 1978

HOUSING (continued ...)

Special emphasis should be given to use of these programs to retain historic or otherwise significant structures in the community where they might be otherwise lost through demolition.

Policy E - Encourage the conversions of redundant storefronts in mixed use buildings into additional apartments. These units would be particularly well suited to elderly and handicapped because of their ground floor location.

Policy F - Better quality housing for low income people shall be achieved by these methods:

1. The Section 8 Existing Housing Program shall be utilized to achieve a dispersal of new subsidies throughout the community.
2. Owners of rental units whose unsubsidized rents are affordable by low and moderate income families shall be encouraged to maintain their buildings at a high standard by the Buildings and Inspections Department.
3. Owners and managers of existing subsidized units in the community shall be required to maintain their units to the standards required by law. Neighborhood organizations, particularly Lower Price Hill, should obtain written agreements between the community at large and the managers of rehabbed properties to require monthly meetings with the community and tenants to review cash flow, maintenance and tenant selection.
4. Increase the supply of available housing in Lower Price Hill by encouraging a Section 8 subsidized rehabilitation of vacant buildings.

Policy G - Rehabilitation projects built for occupancy by low and moderate income families should be provided with adequate recreation and laundry facilities. These projects should also have reasonable access to clinics and other services.

- 1.2.1 Encourage private reinvestment in the community by actively marketing the advantages of Price Hill's varied housing opportunities by development of neighborhood guides. The resulting booklets would be distributed to the Chamber of Commerce, real estate agents, banks, savings and loans, and companies who have a large number of employees who are regularly transferred into the City.

Price Hill
June 1978

HOUSING (continued ...)

- 1.2.2 Initiate requests to have those groups of buildings identified by Miami Purchase as being historically or architecturally significant designated as National Historic Districts. Any structures outside those designated should be individually nominated.
- 1.2.3 Initiate an active educational program to demonstrate the favorable economics of renovation and restoration. This would include a booklet and a speakers bureau available to schools and organizations (particularly real estate companies and lending institutions). City-wide implementation of this project could be achieved by expansion of the existing Miami Purchase school program.
- 1.2.4 Develop a community controlled development corporation/Neighborhood Housing Service. This corporation would have the following programs:
 - A. A homesteading program which would have the ability to quickly take over problem buildings or structures given to the community and turn them over to new owners (similar to the City's Urban Homesteading Program).
 - B. An information system on problem landlords and buildings to facilitate public pressure on the owners and managers of deteriorated structures. This system would be particularly necessary in areas of the community where rehabilitation is taking place. It would inhibit speculators from holding deteriorated buildings without making repairs and assist in marketing the problem buildings if necessary.
 - C. Initiate contact with financial institutions in Price Hill to promote and attain assurances of the availability of loans throughout the entire Price Hill community. This action will insure that the private loan market functions to its fullest potential to maximize loan opportunities for those people able to afford a market rate loan.
- 1.2.5 Contract for consultant services to do a Housing Analysis of Lower Price Hill as a part of its developing Housing Strategy.
- 1.2.6 Assist Prospect House, Inc. in its housing rehabilitation and residential center efforts.

HOUSING (continued ...)

1.3 Encourage new construction in selected areas.

Policy A - New construction must be located and designed so that it complements the value of the surrounding neighborhood housing and topographic features. High or medium rise structures which require zoning changes or variances should come under especially close scrutiny.

Policy B - New construction should be located so that it does not overload the existing system of public services and transportation.

Policy C - New subsidized elderly housing should be encouraged in the community. Criteria for selection of these sites include:

- A. Census tracts with a high proportion of elderly
- B. Location of commercial facilities
- C. Public transit
- D. Medical facilities
- E. Social support
- F. Sites currently publicly owned (present Osage School site, soon to be vacated)

1.3.1 Encourage the construction of new, family-oriented one and two family housing as infill throughout the community and on the following development sites:

- A. Denver Avenue - single or two family housing which takes advantage of the view to the east would be appropriate for this site. The character of the surrounding area suggests conformity to the older small scale housing and rural quality.
- B. Fairbanks - this large 19.8 acre site consists of a 7.9 acre plateau surrounded on three sides by steep hillside areas. Virtually all of the site is heavily wooded. The most desirable development for the location would be high quality single family houses which complement the setting. A change of zoning to a SPUD would help to ensure minimum disturbance of the natural terrain.

HOUSING (continued ...)

1.3.2 Encourage the construction of new, upper income condominium or apartment buildings of landmark quality on the following sites:

- A. Mt. Hope - this wooded site has 4.8 acres and is located in the southern part of East Price Hill on the eastern hillside. The frontal hillside should be protected from development, but the crest is a good site for a medium rise structure.
- B. Grand Point - this 2.5 acre site is located at the tip of Grand and Purcell Avenues. Development should take place on the part of the site which will minimize impact to both the existing residences and the hillside.
- C. Morrow Place - this 4.4 acre site is found on the southern slope of the Warsaw Avenue valley. The site is located in the Environmental Quality Hillside District and contains a flat hilltop and a valley wall. Due to the limited access and the nature of the site, a low density development townhouse development would be appropriate.

1.3.3 Support the construction of new elderly housing on sites selected by the Price Hill Study Group.

- A. Old Osage School site.

1.4 Encourage public improvements of high quality which relate well to conservation efforts in a neighborhood and enhance the quality of life for neighborhood residents.

ECONOMIC DEVELOPMENT: COMMERCE

1. TO STRENGTHEN THE BUSINESS ENVIRONMENT OF PRICE HILL'S NEIGHBORHOOD BUSINESS DISTRICTS.

1.1 To create strong visual impact at St. Lawrence corner.

1.1.1 Implement street improvements:

- A. Focus area A, in parking lot adjacent to Kroger's;
- B. Focus area B, between sidewalk and the St. Lawrence Church Parking Lot; and
- C. Focus area C, plant five street trees.

1.2 Urban design is an important component of NBD economic viability.

1.2.1 Develop NBD urban design plans in Price Hill in the following priority order:

- A. Warsaw-St. Lawrence
- B. Glenway Avenue, west of Warsaw and Quebec
- C. Glenway Avenue, west of Prout's Corner
- D. Eighth and State
- E. Eighth Street, near Pedretti and Nebraska
- F. Warsaw Avenue from Hawthorne Avenue to Wells.

ECONOMIC DEVELOPMENT : INDUSTRIAL

1. ASSIST THE SMALL AND MODERATE SIZED INDUSTRIES IN THE INDUSTRIAL CLUSTER OF PRICE HILL TO REMEDY THE MOST PRESSING PROBLEMS AND CONCERNS OF THEIR AREA.

1.1 Improve communications among industrialists.

1.1.1 An industrial council of interested industrialists should be formed to collectively improve the industrial cluster.

1.1.2 The Lower Price Hill Industrial Council (LPHIC) should be incorporated to allow for the use of various funding sources and advantages.

1.1.3 The form of the LPHIC should include particular interests capable of assisting the LPHIC in meeting action objectives.

1.2 The LPHIC should use the various resources that have been developed for use by non-profit community-oriented development corporations.

1.2.1 The LPHIC should utilize the following resources:

- A. Community Development Funds for project overhead.
- B. Community Development Revolving Loan Funds for acquisition and development of properties.
- C. Tax abatement.

1.3 Improve communications between industry and the community within Lower Price Hill.

1.3.1 The Cincinnati Board of Realtors, in conjunction with the Cincinnati Chamber of Commerce should circulate a quarterly publication of available commercial-industrial real estate.

1.3.2 The times and places of meetings of the LPHIC should be circulated to all industrialists and residents.

1.4 The private component of a strategy for improvement of local industrial clusters must focus primarily on the participation of firms in the area.

1.4.1 The owner of industrial properties should renew the basic appearance of all privately owned property.

ECONOMIC DEVELOPMENT INDUSTRIAL (continued . . .)

- 1.4.2 Industrial firms may, as members of a non-profit industrial development corporation, apply for low cost loans for the development of parking lots at low interest rates and long amortization periods through the City's Community Development Revolving Loan Fund.
 - 1.4.3 Industrial firms may utilize loan programs maintained by the City Development Department.
 - 1.4.4 As members of an industrial council, individual firms could begin to communicate with each other to establish long range or even short range plans for expansion or relocation within the industrial complex of Lower Price Hill.
- 1.5 Public assistance to industrialists may be facilitated through the industrial council as a vehicle for bringing public assistance to industries.
- 1.5.1 The City should provide industrial assistance teams of people capable of working with industrialists within the framework of an industrial council.
 - 1.5.2 The Metropolitan Sewer District property and the roadway beneath the Eighth Street Viaduct, near the 800 block of Evans Street should be considered for use as off-street industrial parking.
 - 1.5.3 The activities of patrolmen who currently walk a beat in the Eighth and State business area should be expanded to include portions of the industrial area.
 - 1.5.4 Street improvements, improved lighting, limited street furniture and plantings should be the concern of urban design planning in the Lower Price Hill Industrial Complex.

HEALTH

1. INSURE ADEQUATE PUBLIC HEALTH CARE IN PRICE HILL.

1.1 Insure primary health care for those least able to afford it.

1.1.1 Reinstate the services cut by the Board of Health at the Price Hill Clinic.

PUBLIC SAFETY

1. TO REDUCE THE LEVEL OF CRIME IN PRICE HILL.

Policy A - The reduction of the level of criminal activity must be a concentrated effort on the part of police, working in conjunction with citizens.

Policy B - Community residents must themselves bear the responsibility for the security of their own property.

- 1.1 There must be a sense of "territoriality" developed in all community residents in order to increase this feeling of responsibility beyond their own dwelling unit and property.

Policy A - In places where the public facilities and services are supportive of land uses other than that which is dominant in the area, the potential for crime, particularly crimes of opportunity, and the fear of crime is greatly increased. Heavily traveled interior residential streets breakdown the "intimacy" of a neighborhood. Residents can no longer effectively secure their "territory" in that they can no longer differentiate between residents and intruders.

Policy B - Open parking lots, vacant lots and open block interiors break the continuity of the neighborhood and aid offenders by providing covered opportunities for victimization and numerous routes of egress. Simultaneously, it interrupts the residents' sense of territoriality by injecting gaps or "porosity" into a previously contiguous environment. They become less able to observe, predict and control what happens around their homes.

Policy C - Certain land uses or types of facilities, in otherwise residential districts, could be a "crime or opportunity generator" by attracting either potential offenders or victims or both. A youth drop-in center runs the risk of attracting juvenile offenders. Similarly, a medical arts building generates much activity from patients attending appointments, who could serve as potential victims. Singularly, each could increase the crime rate. But if by chance, the paths of these two clientele groups should pass, the resulting increase could be dramatic.

Policy D - When outsiders or unruly youths dominate what had traditionally been a community "focal point" or node, the potential for crime is increased as is the residents' fear of crime. Such a community facility or center derives its significance from the activities which take place around it and becomes a symbolic statement of the community's identity. When these activities change, so does the image which that community

Price Hill
June 1978

PUBLIC SAFETY (continued ...)

projects. This may produce opportunities for watching for potential victims and increase citizen's fears of being victimized.

Policy E - The more clearly communities can be divided into districts by easily understood boundaries, the greater the deterrent to crime. This amplifies the identification that residents have within an area and serves as a clear signal to outsiders when they cross into a territory that belongs to others.

Policy F - Zones of transition between areas of differing types or intensity will significantly enhance security. These should be clearly delineated by plantings, fences, or changes in pavement texture, direction of movement or building scale.

- 1.2 All individual units and multi-family structures should be designed with consideration given to the development of "Defensible Spaces" in which residents' control over behavior, particularly crime, within a residential community can be maximized.
- 1.3 Minimize the potential for illegal entry by use of sufficiently secure hardware.
- 1.4 Organized efforts for crime prevention can reinforce the participants' sense of community by giving them the feeling of strength in numbers.
- 1.5 Price Hill residents must channel their efforts toward combating crime in their community.
 - 1.5.1 Price Hill for Youth - There presently exists a coordinated effort between the Big Brothers and Big Sisters of Greater Cincinnati, Inc., Cincinnati Public Schools, and local businessmen called Businessmen for Youth. Businesses are contacted by the project staff to elicit participation in the local Big Brothers program. It encourages the businessmen to tutor their little brothers to help them to stay in school and at the same time provide a male image to potentially troublesome young men. A similar arrangement could conceivably be made, either utilizing existing community staff or special staff services to perform the function of getting Price Hill residents interested in serving as Big Brothers to Price Hill's youth. This would necessitate coordination and liaison between community

Price Hill
June 1978

PUBLIC SAFETY (continued ...)

organization and businessmen's groups, the schools, and Big Brothers and Big Sisters of Greater Cincinnati, Inc.

- 1.5.2 Neighborhood Assistance Officers (NAO) - the Neighborhood Assistance Officers Program is a police-aide project of the Dayton (Ohio) Police Department in which volunteers, living within the police district they serve, handle non-enforcement service calls. After 105 hours of police academy training and at the direction of the District Police Commander, the NAO's can provide assistance in 45 specific service situations, freeing sworn officers to concentrate more intensively on their primary duties of crime prevention, detection and apprehension. The Dayton experience has shown that the NAO program has delivered over \$3 worth of service for every dollar invested.
- 1.5.3 Family Services Bureau - a family counseling service needs to be provided. It can enhance and facilitate family life by mediating disputes, giving children an appreciation of parental responsibility and providing parent effectiveness training.
- 1.5.4 Recreation Programming - recreation activities help create diversions for youth, as well as develop an understanding in adults of the problems of being a youth. Two steps can be identified to facilitate this. The first involves the creation of a Recreation Advisory Council to make recreation programs more reflective of residents' needs and desires. This will be facilitated by the construction of a recreation center at Dempsey Park. In addition, a Price Hill Athletic Association, similar to that already in operation in Lower Price Hill, also encourages mutual respect between youth and adults; fulfills the need for competition; and further involves commercial interests in community affairs.
- 1.5.5 Youth Conservation Corps - the community needs to engage in activities which will find jobs for the young people of Price Hill. This will divert energies in a constructive direction and have the added benefit of supplying these youths with a legitimate income, negating the need for securing an income through deviant means. (Also see: Special Client Services: Youth)

PUBLIC SAFETY (continued ...)

1.5.6 Residential Center - Price Hill could make great strides toward reducing juvenile delinquent activities by working toward the establishment of an adolescent half-way house in the community, and then providing volunteer assistance to make it work. The home environment provided by such a facility will help delinquents make the transition back into society. Although there are often adverse impacts upon the surrounding community by such a facility, these should be documented and then compared with the advantages of such an establishment. At the same time, persistent resident involvement could head-off, or at least minimize any such problems.

1.6 Improve the facilities within which the District 3 Police officers must work.

Policy A - Any additions to the District 3 Police Station should be made to the rear of the building in order to retain the Neo-classical facade and the architectural character.

1.6.1 The District 3 Police Station should be extended, and linked with the proposed Price Hill Community Center. (Also see Community Form: Public and Semi-Public Buildings 1.1.1).

YOUTH

1. MOBILIZE COMMUNITY RESOURCES TO PREVENT AND DEAL WITH YOUTH PROBLEMS IN PRICE HILL.

- 1.1 To provide family counseling services oriented toward resolving problems from interpersonal conflicts for the families of Price Hill.
 - 1.1.1 Explore the possibility of expanding the services of Mental Health Services - West.
 - 1.1.2 Establish a branch of the Family Services Bureau in Price Hill.
- 1.2 Rectify the lack of year-round recreation facilities in Price Hill. (Also see: RECREATION (CCP 2300).
 - 1.2.1
 - 1.2.2 Organize a Price Hill Athletic Association.
- 1.3 Orient health care services to the schools of Price Hill.
 - 1.3.1 Provide full-time nurses in each of the schools.
- 1.4 Improve education levels of Price Hill's residents.
 - 1.4.1 Expand the community school concept, provide G.E.D.'s in East Price Hill.
 - 1.4.2 Organize a Price Hill Education Coalition to provide a stronger Price Hill voice in decisions of the Cincinnati Board of Education.
- 1.5 Provide for more youth employment.
 - 1.5.1 Initiate a Youth Conservation Corps in Price Hill.
- 1.6 Prevent juvenile delinquency and assist youth presently in trouble with the law.
 - 1.6.1 Continue funding of the present Youth Service Bureaus in East and Lower Price Hill.
 - 1.6.2 Establish a Youth Services Bureau in West Price Hill.
- 1.7 Provide remedies for youth with poor home lives.

Price Hill
June 1978

YOUTH (continued ...)

1.7.1 Develop a residential treatment program for Price Hill youth.

1.8 Provide coordinated human services throughout Price Hill.

1.8.1 Establish a Price Hill Services Committee.

DAYCARE

1. Insure child care needs are satisfied in Price Hill

1.1 Accurately assess child care needs and provide adequate services.

Policy A - links between existing social service programs should be improved, stressing cooperative action.

1.1.1 Day care should be expanded. Title XX funded care should be available in Lower and East Price Hill. Fee paying day care should be available at several locations throughout Price Hill.

1.1.2 Day care requirements and design standards should be utilized for construction of any new indoor recreation or community facility in Price Hill.