

lph resurgency plan



Centered on the philosophy that the success of the school and the success of the neighborhood are inextricably linked, the **Community Learning Center Institute (CLCI)** leads the ongoing engagement in the Greater Cincinnati Region in the development of all schools as community learning centers, with the mission to optimize the conditions for learning and catalyze the revitalization of the neighborhood.

<http://www.clcinstitute.org/>



approved by

Lower Price Hill Community Council - 10.01.2018

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Mural in Lower Price Hill at 718 State Avenue | Fall 2018

a message from lph

Working Towards the Future Together

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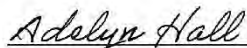
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October 1st, 2018

The following pages represent years of work resulting in numerous conversations with a variety of partners - residents, local leaders, business owners, community organizations and service providers, developers, school staff and administration, parents, students, youth, community experts and City of Cincinnati officials - to result in a unified and galvanized community with a singular vision for the future of the neighborhood of Lower Price Hill. Thanks to the dedication and hard work of so many individuals, the community of Lower Price Hill now has a blueprint for future development, which has already resulted in impressive results from investments the likes of which the neighborhood has not seen in decades. With the approval of the LPH Resurgency Plan, we look forward to working together as community leaders to implement the vision and goals laid out in this document, ensuring a bright, vibrant future for Cincinnati's most unique historical neighborhood.

Sincerely,

Adelyn Hall, LEED AP



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executive summary

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overview

The LPH Resurgency Plan

Since 2015, the community of Lower Price Hill (LPH) has made a deliberate effort to set forth its vision for the future of the neighborhood. While the neighborhood of LPH has been planned several times over the years, no past plan has had the reach, engagement and implementation as this. Planned by the people for the people, while guided by a variety of stakeholders throughout the City of Cincinnati, the LPH Plan is truly a living document that provides as an example the importance of not just planning, but acting.

Starting in 2010, Oyler School began its transformation into Oyler Community Learning Center. With the renovation of the facility, the addition of a high school and several community-driven partnerships co-located inside the school, Oyler quickly became the national community learning center (CLC) model. With an initial investment of over \$23 Million, Oyler CLC continues to serve as the catalyst for LPH's revitalization and reinforces the philosophy that the success of the school and the success of the neighborhood are inextricably linked.

The investments made in LPH do not stop with the addition of Oyler CLC; since its completion, there have been an estimated \$100 Million of investments in the neighborhood, with the LPH Plan serving as the impetus for many of them. Furthermore, there is an estimated \$28 Million of planned future investments to be made in the neighborhood by 2022, again all guided by the LPH Plan.

Completed Projects Since 2010:

8th Street Viaduct
 BLOC Arts Building
 BLOC Screen Print Shop
 BLOC Sports Performance Gym
 BLOC Wood Shop
 Cincinnati Early Learning Center Nature Playscape
 Community & Education Matters Campus
 Community Matter's Washing Well
 Consolidated Metal Products Facility
 Evans Field & Playground
 Habitat for Humanity Home
 Hatmaker Park
 Joe Williams Family Center
 McAndrews Glass Warehouse
 Nehemiah Manufacturing Facility
 Oyler House
 Oyler Community Learning Center
 Sassafrass Community Garden
 Waldvogel Viaduct
 Warsaw Federal Skatepark

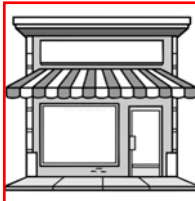
Planned Future Projects:

BLOC Business Incubator
 Habitat for Humanity Homes
 LPH Riverfront Bike Trail & Park
 Meiser's Market Retail
 McAndrews Apartments & Retail
 McAndrews State Avenue Parking Lots
 8th & State Streetscape
 Price Hill Will Homesteading
 OPieO Commissary
 OTRCH Affordable Housing & Retail
 The Model Group Affordable Housing & Retail
 Tri-State Wholesale Building Supplies Facility

The following chapters provide necessary context regarding the neighborhood of LPH, as well as an overview of the community engagement process undertaken for this Plan. This deep-dive process resulted in the 5 key initiative areas seen below. These initiatives provide a clear vision for the future of the neighborhood, as well as lay the foundation for the goals and strategies enumerated in later chapters. Acting as a blueprint for future development, The LPH Resurgency Plan shows a bright, vibrant future for the LPH community.



- + Stability - Stable housing market with various supports for long-time residents.
- + Preservation - Premier historic district with a focus on rehabilitation and infill development.
- + Affordability - Variety of affordable housing options that achieve vibrancy and dignity in the local housing market.



- + Gateway to the West - Premier business district with a focus on local shops and services.
- + Jobs - Employment and training services for local residents.
- + Network - Strong relationships between the business and local community.



- + Clean - Readily available public services that promote cleanliness, education and local support.
- + Green - Accessible greenspace adapted to the urban environment.
- + Infill - Vacant lots converted into community greenspace.



- + Play - Family-friendly recreation and enrichment options available for all ages.
- + Price Landing Park - Premier river-side park.
- + Walkability - Multi-modal access to outdoor recreation areas.



- + Security - Safe neighborhood with a positive reputation throughout the City.
- + Walkability - Multi-modal access throughout the neighborhood.
- + Environment - Clean environment that promotes healthy, residential living.

With these 5 initiatives in mind, suggested future land use changes are detailed to the right of this page. These changes, guided by the community during the planning process, align with the overall vision, goals and strategies of the LPH Resurgency Plan and should be taken into consideration when any new development, zone change or policy is being considered.

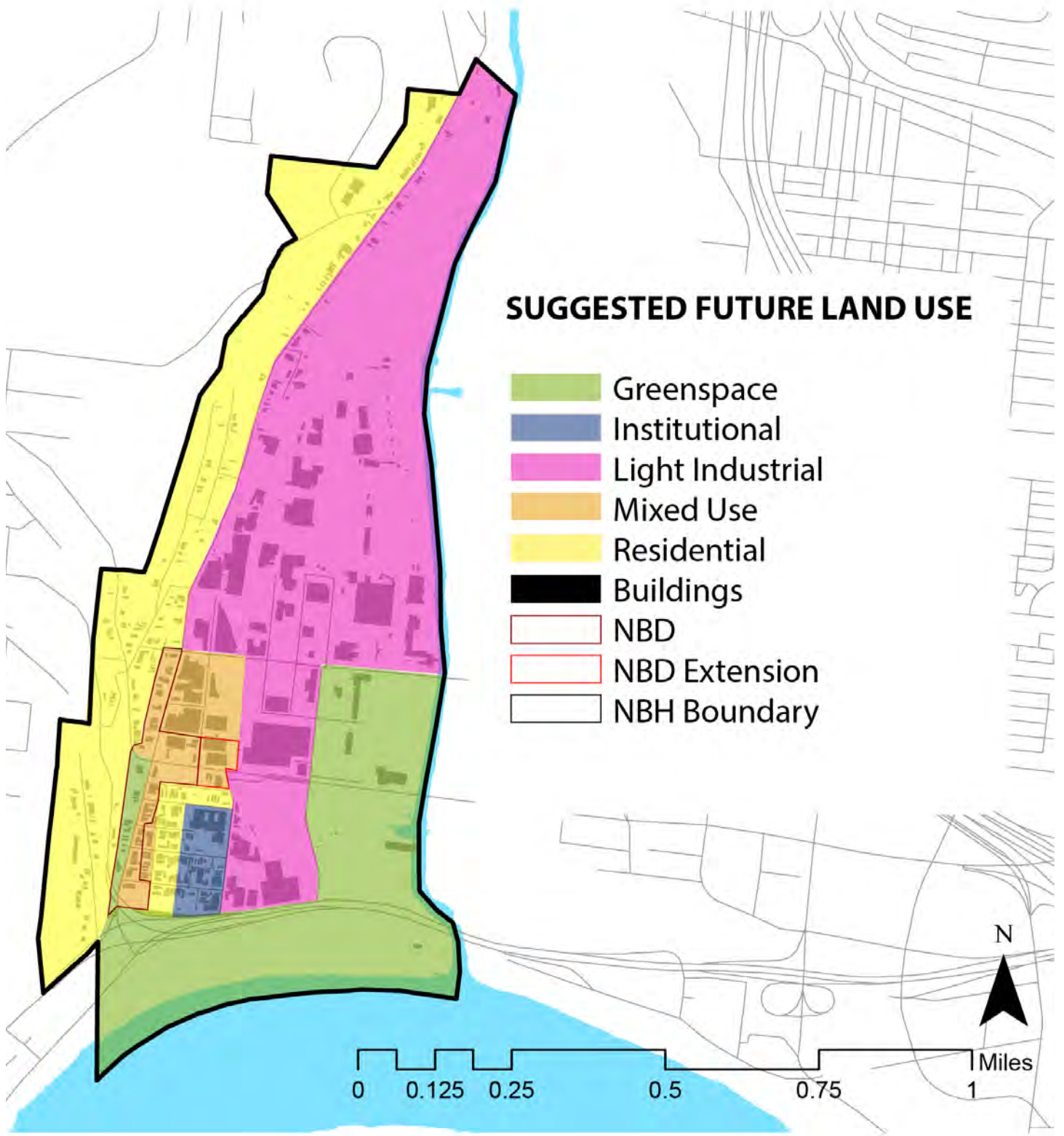
future land use

Guidelines for Future Development

Lower Price Hill is a dense, urban residential neighborhood that contains a nationally registered historic district of predominately Italianate style buildings. It also contains a large industrial corridor located on the east side of the neighborhood boundary. The *Suggested Future Land Use* map seen on the next page is based on feedback provided by the LPH community and should be used when making future investment and zoning decisions. The purpose of these changes is to promote mixed use, pedestrian friendly development, while at the same time encouraging light industry to come back to the edges of the neighborhood. In particular, the *Suggested Future Land Use* map incorporates the following changes:

1. Prioritize pedestrian friendly mixed use development in the neighborhood business district;
2. Extend the neighborhood business district boundary on 8th Street from Depot Street to Burns Street;
3. Prioritize residential development in the neighborhood's historic core, as well as north on State Avenue;
4. Only allow light uses that are deemed environmentally safe in the neighborhood's industrial corridor; and,
5. Direct development to the core of the neighborhood and return the west side of State Avenue from River Road to 8th Street to hillside.

In the past, the LPH community has worked successfully with the City of Cincinnati's Department of City Planning and Department of Buildings and Inspections in regards to necessary zoning changes. For example, River - West worked to rezone the area adjacent to the river from *riverfront manufacturing* to *riverfront recreation* for the future Price Landing Park and the Community Learning Center Institute was successful in incorporating community learning center development into the zoning code. The community looks forward to working with these departments again in the future to change zoning and policies as necessary in order to align with the future land use suggestions in this Plan.



context

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history + past plans

Lower Price Hill's Legacy

Founded in 1807 by Evans Price, Lower Price Hill was originally a burgeoning company town named *Prospect*. By the turn of the century, Prospect was home to thousands of residents, as well as the famous *Price Hill Incline*, whereby a trolley transported passengers and cargo from the base of the neighborhood to the top of what is now known as the Incline District. During Price's time, the community boomed with industry, restaurants and churches, few of which are still active today.

After World War II, Appalachian residents began to settle in the area. During this time, the neighborhood continued to lead in industrial pursuits and was referred to as *8th and State*. Still today, the neighborhood's Appalachian history plays an important role for the community. In the past two decades, the neighborhood has seen an increase in diversity through the addition of African American and Latino residents.

Similar to other Cincinnati neighborhoods, suburban sprawl and economic decline had devastating effects on the neighborhood. While once a neighborhood secured in the middle class, today LPH is one of the poorest neighborhoods in the City of Cincinnati and since the 1980's has seen a severe decline in population, businesses and investment.

While facing decline and disenfranchisement, LPH has always held onto its pride with tenacity. This is clear in past neighborhood plans, dating back as far as 1978. In fact, LPH was one of the first neighborhoods to ever be planned by the City of Cincinnati. Focusing on commercial, residential and industrial expansion, LPH's first plan echoes priorities still in play today. Planned again in 1986 and 2003 with a focus on urban renewal of industrial sites, the neighborhood's decline was laid bare.

It wasn't until 2015 that a plan was again created for the neighborhood, this time a combined effort by Price Hill Will regarding Lower, East and West Price Hill. Focused on the seven themes - housing, arts + culture, community, economic development + business districts, healthy + safe, schools + youth + teens, and transportation - the Price Hill Plan, along with Plan Cincinnati created in 2012, laid the groundwork for the LPH Resurgency Plan.



Lower Price Hill Incline | 19th Century

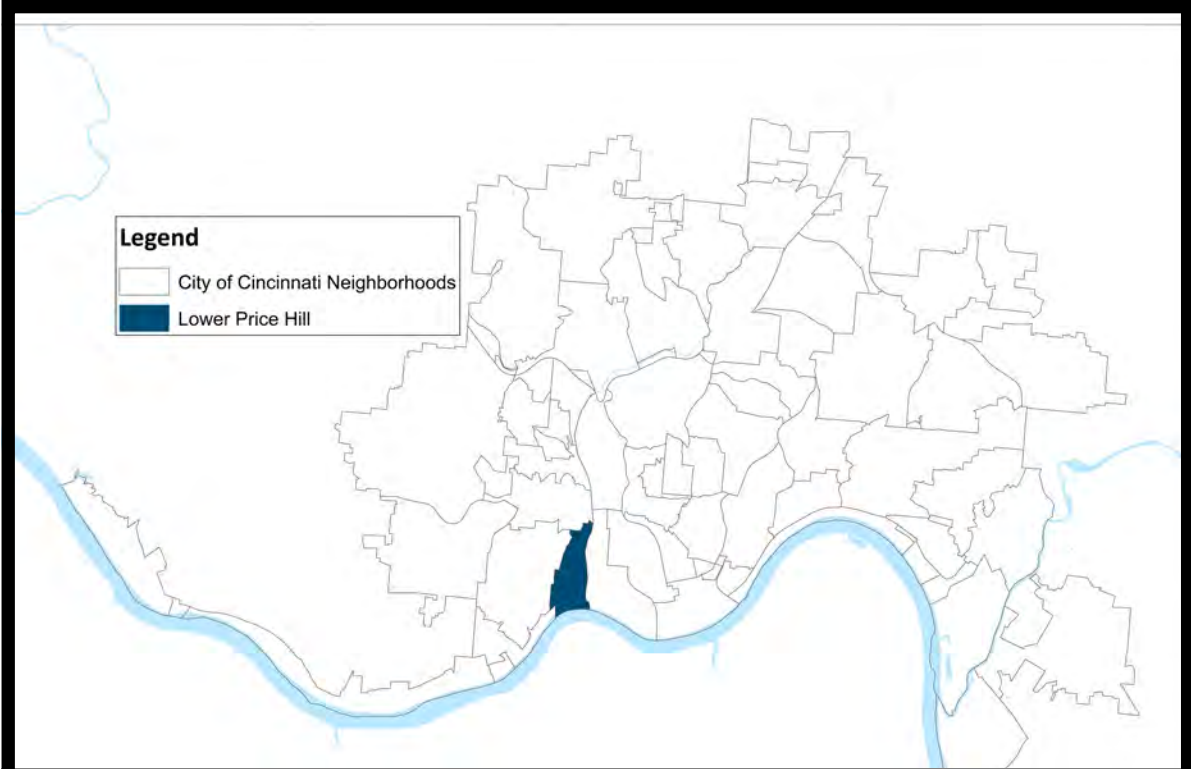
current conditions

Snapshot of the Neighborhood

The neighborhood of LPH is currently working to reverse a decades-long downward trajectory caused by disinvestment and economic decline. While still a unique enclave, this historic neighborhood struggles with severe poverty, population loss and unemployment. Looking to US Census Data, LPH's **population** declined from 2000 to 2010 by an estimated 137 people, totaling just **1,173**. Caucasians made up the majority of the population, with African Americans and Latinos in the minority. During this same time period, **unemployment** increased from 9% to **12%** and, according to the American Community Survey 5 year estimate, has more than doubled today. **Vacancy** rates severely increased in 2010 to an estimated **41%**, likely due to the national housing recession, but have since slowly started to come down. While **poverty** decreased during this time from 56% to **42%**, the rate is still almost double that of the City of Cincinnati's poverty rate during the same time period.

While these numbers are alarming, there are some promising trends. **Homeownership** rates increased from 20% in 2000 to **27%** in 2010 and **property values** also increased, from an estimated \$30,000 in 2000 to **\$65,000** in 2010. Finally, **median household income** increased slightly, from \$13,000 in 2000 to **\$15,000** in 2010. Ultimately, it will be important to follow demographic trends and update this information when data from the United States 2020 Census are released.

Quantitative data, while essential, do not provide the complete picture of the neighborhood and there is much to celebrate. LPH has been working to attract comprehensive development, from affordable housing to recreation and economic development, and from 2010 - today the neighborhood has benefited from millions of dollars of investment and more to come in the future. Development highlights include the transformation of Oyler School to Oyler CLC, which includes a full-service health hub open to students and community alike, an early learning center starting from 6 weeks of age - 5 years, and Oyler House, which serves as an extension of the Oyler Campus. Furthermore, Community Matters has renovated their campus and opened the Washing Well, an affordable laundromat. The Joe Williams Family Center, operated by Santa Maria, was also renovated thanks to Community Matters. BLOC Ministries has renovated several properties focused on youth engagement and business incubation, while the City of Cincinnati has greatly invested in surrounding infrastructure. Most recently, LPH welcomed Nehemiah Manufacturing and McAndrew's Glass to LPH, both offering high quality second chance employment opportunities. The neighborhood looks forward to future affordable housing developments by Habitat for Humanity, Price Hill Will and Over-the-Rhine Community Housing, as well as economic development projects by McAndrew's Glass, The Model Group, Price Hill Will and Tri-State Wholesales Building Supplies.



Lower Price Hill, Cincinnati, Ohio

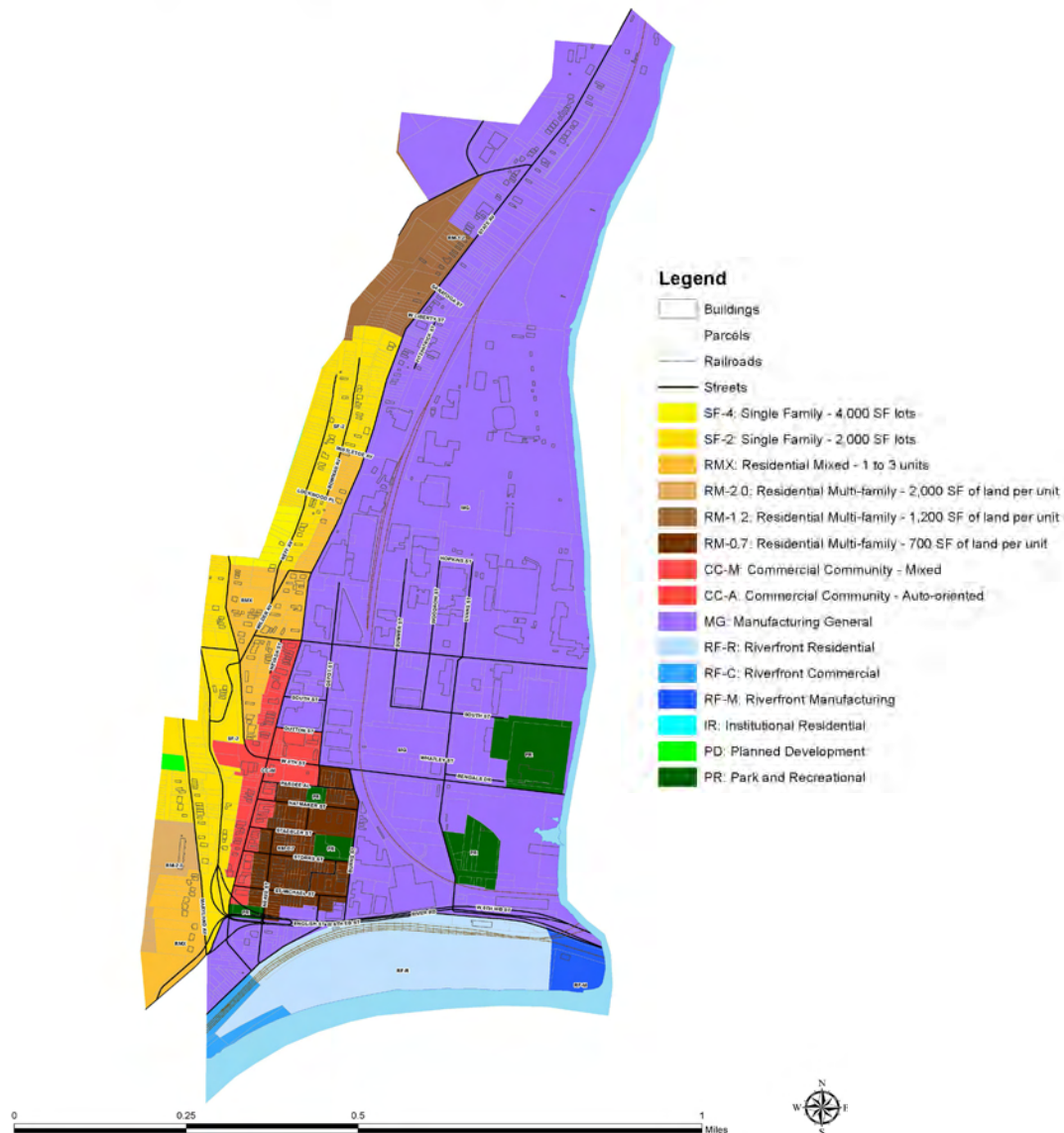


existing zoning

Lay of the Land

Current zoning in LPH favors high intensity industry, dense urban housing and auto-oriented commercial development. The map below shows existing zoning in LPH, with accompany zoning definitions detailed on the following page. Suggestions for future land use aligned to the community's vision are provided in the final chapter of this Plan, *Next Steps*, on page 62.

Existing Zoning: Lower Price Hill



SF-4: Allows for moderately high density single-family housing. The minimum lot size is 4,000 square feet.

SF-2: Allows for high-density, small lot, single-family developments. The minimum lot size is 2,000 square feet.

RMX: Intended to create, maintain and enhance areas of the City that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

RM-2.0: Intended to provide for a medium density mix of residential housing predominantly duplexes and multi-family on lots that have already been platted. The scale of buildings is generally similar to a large single-family home on a small lot. Where land is assembled, the same scale should be maintained. The minimum land area for every dwelling unit is 2,000 square feet.

RM-1.2: Intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. The minimum land area for every dwelling unit is 1,200 square feet.

RM-0.7: Intended to provide for residential multi-family development. The minimum land area for every dwelling unit is 700 square feet.

CC-M: Intended to provide for a mix of the pedestrian and auto-oriented development. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses.

CC-A: Intended for areas that provide for easy automobile access. Large buildings are located on the site with parking in front. Lots associated with shopping centers often contain auto-oriented businesses. Performance standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.

MG: Creates, preserves and enhances areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access. Uses that may inhibit industrial development are prohibited.

RF-R: Optimizes the scenic beauty of the riverfront while mixing residential uses into current public and semi-public land uses and to enhance the stability and revitalization of adjoining neighborhoods.

RF-C: Provides sites for commercial and manufacturing uses that require river access, as well as provides a buffer between the high intensity RF-M riverfront industrial and the more mixed-use RF-R areas. Intended to provide needed services for both areas while protecting adjoining residential neighborhoods, public parks and recreation facilities from the effects of more intense commercial and industrial uses.

RF-M: Provides sites for heavy industrial uses that require river access, maintain the economic vitality of the industrial riverfront and minimize any adverse impacts resulting from such activity on residential, park, recreation and commercial recreation facilities.

IR: Provides appropriate zoning for major institutions and support services that will allow for continuation and expansion without adverse impacts on adjacent residential neighborhoods. IR provides sufficient buffering between institutional properties and adjacent residential neighborhoods, as well as promotes the orderly development of institutional and residential land uses. Finally, IR establishes appropriate standards for reviewing proposals for new development of institutional uses and for expansion of existing institutional uses.

PD: Establishes a procedure for the development of land in order to allow for a more efficient and economic development of property than ordinarily permitted by conventional zoning and subdivision regulations. PD ensures orderly and thorough planning and review procedures that lead to quality design and development, as well as encourages creativity in developments by allowing greater flexibility in access, light, open space and amenities.

PR: Preserves, protects and enhances a system of public parks, parkways, greenspace, recreation areas, natural and scenic areas, and protects sensitive natural resource areas.

community engagement

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LPH Resurgency Plan Kick-Off Meeting | March 2015

inquiry based mapping

Assigning Community Feedback to Geographic Locations

At the first kickoff meeting, participants were introduced to the purpose of the planning process and reviewed the history of the neighborhood. Current demographic trends and other relevant information was shared, such as crime and housing statistics. After reviewing baseline information, residents engaged in an asset based community mapping activity in order to better understand what resources were currently available to the neighborhood. This asset map can be found in the *Appendix* on page 77 of this Plan.

The next series of meetings consisted of an inquiry based mapping activity, the exercise of which can be found in the appendix of this Plan on pages 70-71. Breaking the room into several groups, each with a large map of LPH, the facilitator asked a series of questions with the aim of gathering as much initial feedback as possible from participants in order to begin to formulate the neighborhood's vision, initiatives, goals and priorities.

Starting with strengths and assets, participants identified the very best of LPH by marking the heart of the neighborhood, places frequented, fun places and favorite places. Moving on to areas in need of improvement, participants marked places in the neighborhood people avoided due to safety concerns, as well as places in need of beautification, and closed businesses that are missed by the community. The activity ends with participants providing their own ideas for what would make the ideal neighborhood. After gathering all the maps and digitizing the feedback provided, a singular vision for the future of the neighborhood began to form.

The following pages detail direct feedback given by the community and culminate into the *LPH Land Use Concept Map*, initiatives and goals.

WELL-LIKED PLACES

Well-Liked Places highlights businesses and places in the neighborhood that community members value, frequent often, and regularly engage with. These are the leading organizations in the community that residents prioritize. To get to the core of this subject, three separate questions were asked:

- 1) What do you consider the heart of the neighborhood to be?
- 2) What is your favorite place in LPH? and,
- 3) Where do you go for fun in LPH?

The answers to these questions, not surprisingly, overlapped. From there, safety information was overlaid to understand whether these places of value were being adequately protected and served.





HEART + FAVORITE + FUN PLACES

The heart of the neighborhood was overwhelmingly considered to be Oyler School, with 7 groups out of 10 labeling Oyler as LPH's heart. Shortly following was LPH Community School (identified by 5 groups) and Santa Maria Services (identified by 3 groups). One group each labeled Hatmaker Park, the Lower Price Hill Community Garden and the Price Hill Health Clinic.



SAFE PLACES

Safe places highlighted in the neighborhood generally followed well-liked places, such as Oyler School, LPH Community School, Santa Maria Community Services and several churches.



UNSAFE PLACES

CRIME

The intersection of Storrs Street and Neave Street (known as “The Four Corners”) was overwhelmingly listed as the most unsafe place in the neighborhood. One group also noted feeling unsafe under the 8th street viaduct. The other two major unsafe places listed were Hatmaker Park and the Sprayground – which, troublesomely, were also listed as favorite, fun, or community heart locations. Essentially, while the community values these places and regularly uses them, residents do not feel safe doing so.

TRAFFIC & PEDESTRIAN SAFETY

This highlights where people felt unsafe due to high volume or high speeds of traffic. Several pedestrian crossing points were noted at 8th and State, as those are high-traffic commuter roads. Other traffic problem areas highlighted were around Oyler CLC and the LPH Community School. This is problematic, given students walking to or from school.

THE BUSINESS ENVIRONMENT

These questions sought to make sense of the businesses and services that the people of LPH regularly go to or would like to have, and where these are located, or could be located, in the future.



Nehemiah Manufacturing | June 2018



GO TO BUSINESSES

Participants identified businesses regularly visited, which revealed how much the community values its corner stores and independent businesses. Repeatedly in the mapping exercise process, residents voiced the need for more healthy food options in the area, and they expressed concerns about neighborhood staples (like Henry's or Meiser's) going out of business. Other frequently-visited businesses were service-related, such as the Price Hill Health Clinic, Santa Maria Services, or the Clinic at Oyler. Blochead Pizza (now closed) was the business residents visited most frequently, identified by 8 out of 10 groups.



CLOSED BUSINESSES



Most closed businesses people miss are those that provided entertainment or recreation opportunities to the people of LPH. Paradise Restaurant, a family restaurant that was on the corner of 8th and State, was most often identified, by 5 of 10 groups. Pony Keg was identified by 3 groups, and the Boys and Girls Club and the outdoor pool at Oyler were each marked by 2 groups. Other less-often identified businesses included a shoe store, beauty shop, a dollar store, gas station, and a laundromat.

RESIDENTIAL LIFE

This section sought to capture elements most directly related to quality of life: i.e., what amenities might exist for residents to enrich their lives above and beyond necessary services or safety.



Habitat for Humanity Press Conference | October 2016



PREFERRED HOUSING SITES

While LPH has a much higher proportion of rental properties than owner-occupied homes, a high priority for residents was, first, to increase homeownership rates, and, second, to increase affordable rental opportunities in the neighborhood, ideally focused on infill and rehab developments in the historic district.



PREFERRED RECREATION SITES

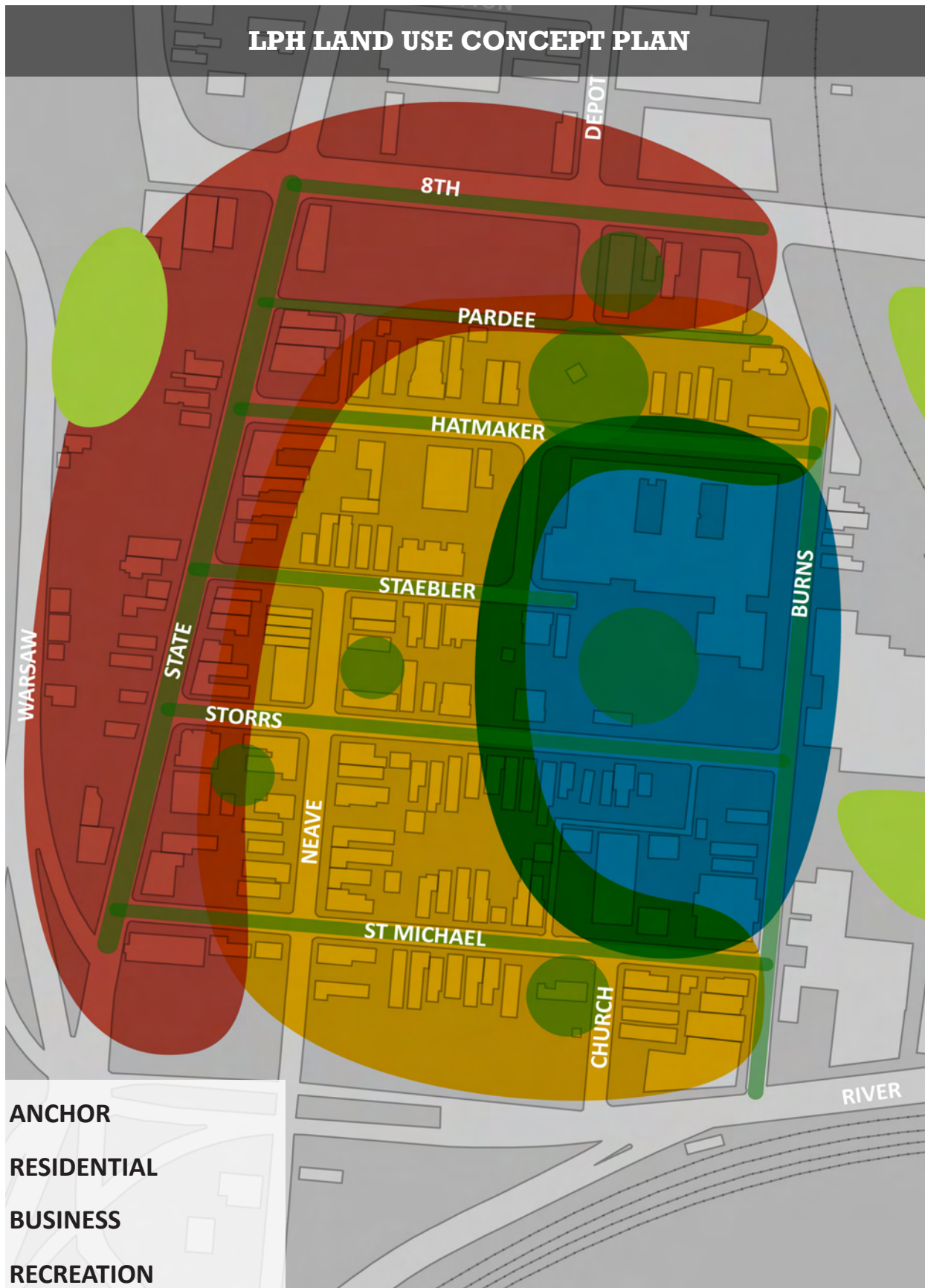
Opportunities for outdoor recreation are two-fold: the residents suggested several smaller park areas within the neighborhood, as well as larger recreation areas at the edges of the neighborhood. In the northwest corner along State, one group suggested a Recreation Center or gym (recently added by BLOC Ministries on State Avenue). In the southeast corner in a warehouse area, one group suggested a skate park (a recent addition at Evans Field through the City of Cincinnati's Neighborhood Enhancement Program). To the northeast, the yellow squares indicate Evans Field, specifically the need for improved facilities (recently renovated by the Red's Community Fund, which added bleachers, fencing and new playground equipment) and a better connection to the sports fields.








PREFERRED BEAUTIFICATION SITES

Residents identified areas most in need of clean-up, greenery, and beautification in terms of vacant lots scattered throughout the neighborhood, as well as along streets. Most of the streets in the neighborhood were highlighted by at least one group, though State was identified the most. The two parks in the neighborhood, Hatmaker and the Sprayground, were also marked as in need of beautification.

LPH LAND USE CONCEPT PLAN



-  ANCHOR
-  RESIDENTIAL
-  BUSINESS
-  RECREATION
-  GREEN CONNECTIVITY

neighborhood vision

Concept + Initiatives + Goals

After digitizing participants' maps, the LPH Land Use Concept Map was formed based off all feedback provided. The anchor consists of the heart of the neighborhood, which includes Oyler Community Learning Center Institute, several parks and gardens, as well as Community and Education Matters. The second ring, residential, is where future infill homeownership and rental expansions should focus. The third ring, business, consists of the recently reinstated neighborhood business district and is where the community hopes local shops and services will be developed. Finally, recreation focuses on the outskirts of the neighborhood, while beautification was identified as a need throughout the neighborhood. Using this concept as a guide, the following five initiatives were identified by participants.

HOUSING

A great place to call home.

LOCAL SHOPS + SERVICES

A vibrant place to call home.

CLEAN + GREEN

A beautiful place to call home.

RECREATION

A fun place to call home.

SAFETY

A secure place to call home.

The following pages review each initiative in more detail, as well as enumerate goals identified by the community. Implementation strategies are reviewed in the following chapter.



HOUSING INITIATIVE

A GREAT PLACE TO CALL HOME

Housing is identified as the highest priority of the LPH neighborhood with four main goals rising to the surface:

- Goal 1. Decrease downward residential mobility and transiency;
- Goal 2. Preserve historic neighborhood assets;
- Goal 3. Increase quality affordable homeownership opportunities;
- Goal 2. Increase quality affordable rental opportunities.

Residents express a desire for fewer transient residents and more homeownership supports, such as education and financial assistance, in the neighborhood. Furthermore, LPH residents seek to preserve historic assets by improving the condition of properties. Finally, LPH prioritizes mixed income, mixed generations, mixed use, and mixed owner and renter developments to achieve vibrancy, stability and dignity in the local housing market.

The above initiative and goals align with Plan Cincinnati's following themes:

LIVE

Create a more livable community.

Provide a full spectrum of housing options, and improve housing quality and affordability.

SUSTAIN

Preserve our natural and built environment.

COLLABORATE

Work in synergy with the Cincinnati community.

Speak in a unified voice with other entities to reach regional goals.

LOCAL SHOPS + SERVICES INITIATIVE

A VIBRANT PLACE TO CALL HOME

With the LPH neighborhood business district being the gateway to the community, as well as the thoroughfare that connects the west side and downtown, it is crucial to the redevelopment of the neighborhood and thus has been identified as the second priority with the following goals:

- Goal 1. Increase the number and variety of local businesses and services in the neighborhood;
- Goal 2. Provide job training and supportive services for neighborhood youth and residents;
- Goal 3. Increase the number of jobs available, prioritizing employment for neighborhood residents; and,
- Goal 4. Create a functioning neighborhood business alliance.

The above initiative and goals align with Plan Cincinnati's following themes:

COMPETE

Foster a climate conducive to growth, investment, stability, and opportunity.

CONNECT

Develop an efficient multi-modal transportation system that supports neighborhood vitality.

LIVE

Create a more livable community.

Provide a full spectrum of housing options, and improve housing quality and affordability.

SUSTAIN

Preserve our natural and built environment.

COLLABORATE

Work in synergy with the Cincinnati community.

Speak in a unified voice with other entities to reach regional goals.



8th Street + State Avenue Rendering | 2016



Hatmaker Park Rendering | 2016

CLEAN + GREEN INITIATIVE

A BEAUTIFUL PLACE TO CALL HOME

The third priority identified by the neighborhood is to create a Lower Price Hill that is clean, green and beautiful. Resident feedback highlights the basic need for clean-up and repair throughout the neighborhood, as well as improvements to parks, lighting, vacant lots and buildings. The ideal Lower Price Hill is lush with trees, gardens, and safe outdoor spaces for the community to gather. With this in mind, the following goals have been set:

- Goal 1. Increase the green canopy in the neighborhood;
- Goal 2. Maintain and expand local parks and community gardens;
- Goal 3. Decrease the number of vacant lots and buildings;
- Goal 4. Eliminate blight, litter and illegal dumping; and,
- Goal 5: Decrease crime around public assets.

The above initiative and goals align with Plan Cincinnati's following themes:

LIVE

Create a more livable community.

Provide a full spectrum of housing options, and improve housing quality and affordability.

SUSTAIN

Preserve our natural and built environment.

COLLABORATE

Work in synergy with the Cincinnati community.

Speak in a unified voice with other entities to reach regional goals.

RECREATION INITIATIVE

A FUN PLACE TO CALL HOME

The fourth priority identifies providing residents of LPH fun recreational activities within the neighborhood, by building on existing services, hosting more enrichment activities throughout the neighborhood and creating safe passage to various outdoor assets.

- Goal 1. Maintain and expand community recreation areas;
- Goal 2. Complete Price Landing Park; and,
- Goal 3. Provide safe multi-modal access throughout the neighborhood, particularly to local park and recreation areas.

The above initiative and goals align with Plan Cincinnati's following themes:

LIVE

Create a more livable community.

Provide a full spectrum of housing options, and improve housing quality and affordability.

SUSTAIN

Preserve our natural and built environment.

COLLABORATE

Work in synergy with the Cincinnati community.

Speak in a unified voice with other entities to reach regional goals.





SAFETY INITIATIVE

A SECURE PLACE TO CALL HOME

Last, but certainly not least, the fifth priority of the neighborhood is to improve safety by achieving the following three goals:

1. Reduce crime;
2. Improve traffic and pedestrian safety, particularly in the neighborhood business district and around community assets; and,
3. Eliminate environmental dangers.

Areas of criminal activity have been identified throughout the neighborhood, while environmental dangers include traffic, air quality issues and the proximity to high intensity industry.

The above initiative and goals align with Plan Cincinnati's following themes:

COMPETE

Foster a climate conducive to growth, investment, stability, and opportunity.

CONNECT

Develop an efficient multi-modal transportation system that supports neighborhood vitality.

LIVE

Create a more livable community.

Provide a full spectrum of housing options, and improve housing quality and affordability.

SUSTAIN

Preserve our natural and built environment.

COLLABORATE

Work in synergy with the Cincinnati community.

Speak in a unified voice with other entities to reach regional goals.

implementation strategy

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vision to reality

To plan is human, to implement, divine.

After gathering residents, business owners, youth and various LPH leaders and stakeholders to the table to provide feedback and flesh out common themes and goals, it was proposed by the LPH Community Council and the LPH Plan Steering Committee that these be translated into a cohesive implementation strategy to utilize for future development. Bringing the five initiatives identified by the community during the engagement process together - housing, local shops and services, clean and beautiful, recreation and safety - this chapter incorporates strategies that act as a blueprint in order to achieve the vision and goals set forth by the LPH community.



Neighborhood Clean Up | October 2016

housing

A Great Place to Call Home

Addressing various housing challenges and opportunities in the neighborhood, strategies for residential development advocate for the following broken up into two phases:

Phase I:

1. Identify suitable partners to provide various homeownership, rental and utility supports;
2. Research design standards suitable for a historic district;
3. Create design standards for future developers that match the urban historic character of the neighborhood;
4. Research neighborhood development best practices in order to define affordability and desirable mixed income balance;
5. Conduct a parking study to evaluate street parking in the historic district;
6. Identify suitable affordable single family housing development partners;
7. Identify, acquire and renovate vacant properties to provide affordable single family homeownership opportunities in the neighborhood's historic district;
8. Identify and acquire vacant lots for historically compatible new build single family homeownership opportunities in the neighborhood's historic district;
9. Identify suitable affordable multifamily housing development partners; and,
10. Identify, acquire and renovate vacant properties to provide affordable multifamily rental opportunities in the neighborhood's historic district.

Phase II:

1. Identify, acquire and renovate vacant properties to provide affordable single family homeownership opportunities north of 8th Street on State Avenue;
2. Identify and acquire vacant lots for new build single family homeownership opportunities north of 8th Street on State Avenue; and,
3. Identify, acquire and renovate vacant properties to provide affordable multifamily rental opportunities north of 8th Street on State Avenue.



Oyler House Renovation on Hatmaker Street | February 2018





local shops + services

A Vibrant Place to Call Home

Focusing on LPH's neighborhood business district, 8th Street strategies focuses on gateway improvements to serve local residents, as well as attracting commuters who are passing through to the Incline District or downtown. State Avenue strategies focus on gateway improvements to serve local residents. The community also hopes to harness business talent in the neighborhood, such as long term owners' like Kroger Manufacturing, Consolidated Metal Company and KB Partners, as well as new businesses moving into the neighborhood, such as Nehemiah Manufacturing, McAndrews Glass, OPieO and Tri-State Whole Sale Building Supplies. To that end, the following strategies have been formulated:

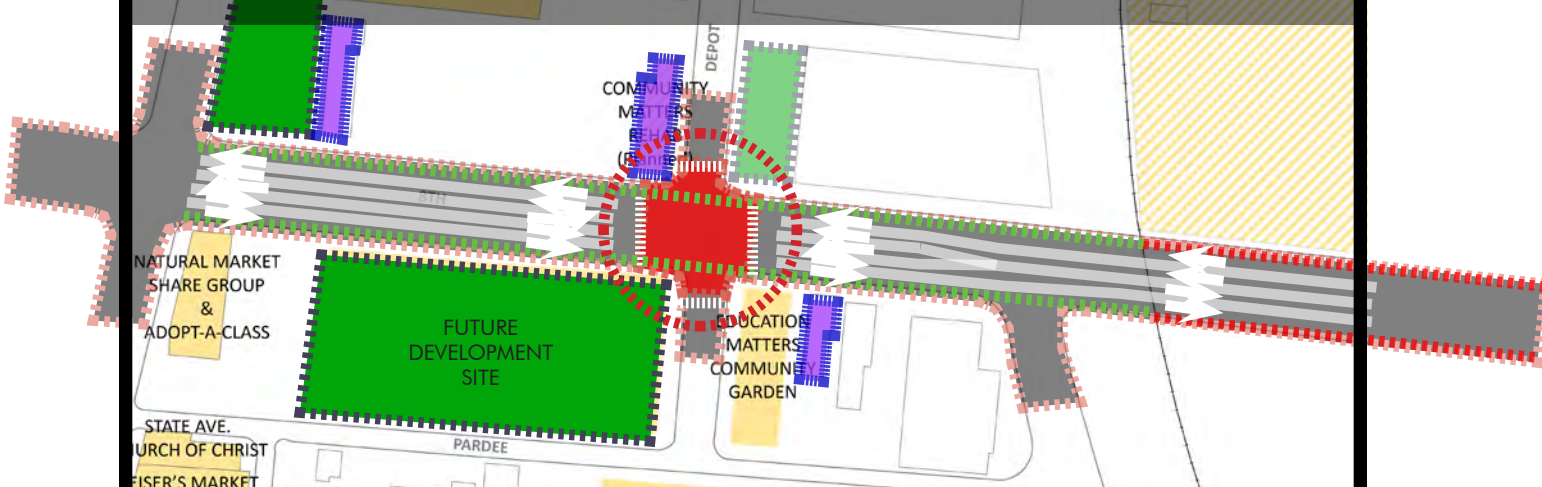
1. Conduct a parking study to evaluate street and lot parking in the neighborhood business district;
2. Identify appropriate partners to create neighborhood branding and identity;
3. Restore storefronts to provide for vitality and transparency. Housing units lost on the first floor to retail space must be relocated in the neighborhood's historic district;
4. Promote commercial development of the business corridor through the development of vacant lots and the rehabilitation of vacant buildings;
5. Raze blighted and vacant buildings on the west side of State Street and return land to hillside;
6. Identify qualified end uses to fill retail and commercial spaces with services aligned to the community's wants and needs that prioritize jobs for neighborhood residents;
7. Identify suitable partners to provide various job training supports; and,
8. Identify leadership and formulate code of regulations for the Lower Price Hill Neighborhood Alliance of Businesses.

Residents also expressed concern regarding walkability and pedestrian safety as it relates to the business district, which is further addressed on page 53 under the theme *Safety*.

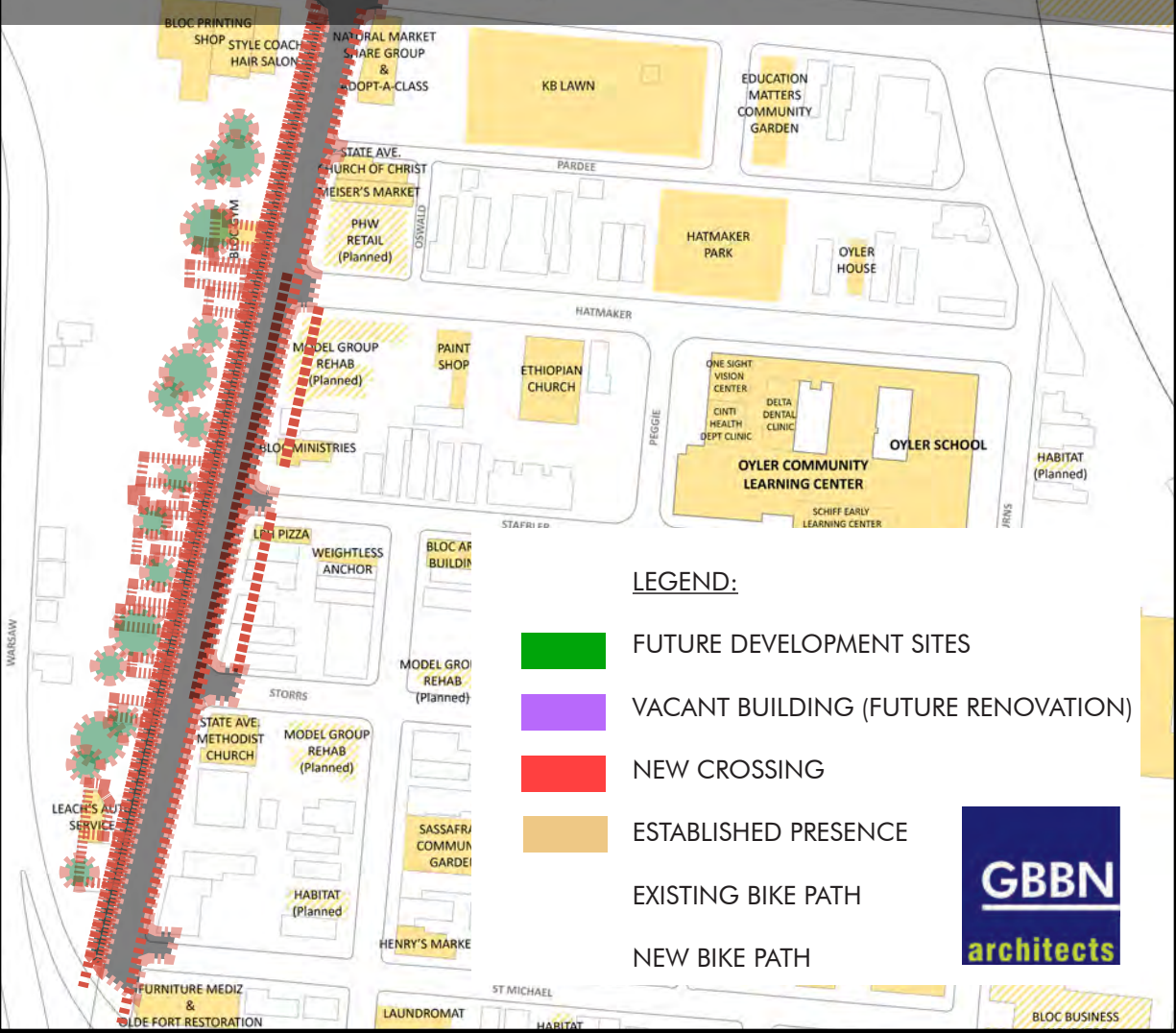
MEISER'S MARKET RENDING BY SCHICKEL



8TH STREET COMMERCIAL RETAIL CORRIDOR



STATE AVENUE NBH RETAIL CORRIDOR





STATE AVENUE CONCEPT

This rendering shows a revitalized State Avenue after strategic demolition and a return to hillside on the west side of the street, as well as the addition of retail, bike lanes and sidewalk bump-outs. It is the belief of residents and community experts alike that the key to LPH's future success lies in the creation of a welcoming, functioning, and attractive gateway.



clean + green

A Beautiful Place to Call Home

Building from the goals pertaining to clean + green set by the LPH community -

1. Increase the green canopy in the neighborhood;
2. Maintain and expand local parks and community gardens;
3. Decrease the number of vacant lots and buildings;
4. Eliminate blight, litter and illegal dumping; and,
5. Decrease crime around public assets -

the following strategies have been formulated:

1. Complete the green roof at Oyler CLC;
2. Add trees and lighting to the streetscape in the neighborhood's historic and business districts;
3. Return the west side of State Avenue to hillside;
4. Identify suitable partners to maintain and expand parks and community gardens;
5. Join the City of Cincinnati Park Board's flower pot program;
6. Identify suitable partners to revitalize vacant lots and buildings; and,
7. Educate residents and local businesses to report blight, litter and illegal dumping using the Fix-it-Cincy App;
8. Add more trash and recycling receptacles in the neighborhood's historic and business districts; and,
9. Research Crime Prevention through Environmental Design (CPTED) best practices and implement as appropriate.



recreation

A Fun Place to Call Home

Building from the goals pertaining to recreation set by the LPH community, the following strategies have been formulated:

1. Expand parking at Evans Field;
2. Partner with local community organizations to enhance outdoor enrichment;
3. Identify suitable partners to maintain and/or enhance local community recreation and sports fields;
4. Activate area below Waldvogel by turning it into a green space where the community can gather;
5. Complete planning, fundraising and development for Price Landing Park;
6. Add a pedestrian barrier on River Road to ensure safe pedestrian access to the future bike trail and Price Landing Park;
7. Evaluate traffic lights at the intersection of River Road and State Avenue for and implement measures as necessary to ensure safe pedestrian crossing;
8. Create a pedestrian bridge or tunnel over the railway to connect to the future bike trail and Price Landing Park;
9. Create a trail connection from Evans Street to Evans Field, then to the future bike trail and Price Landing Park;
10. Extend existing bike lanes on Gest Street and 8th Street Viaduct to State Avenue;
11. Add bike lanes on Aaron Raines Street, Burns Street, Evans Street and State Avenue;
12. Add a red bike station;
13. Straighten Aaron Raines Street adjacent to the 8th Street Viaduct and extend a walking path to connect to Evans Field;
14. Extend the Mill Creek Trail North; and,
15. Connect the Ohio River Trail West to the Mill Creek Trail.

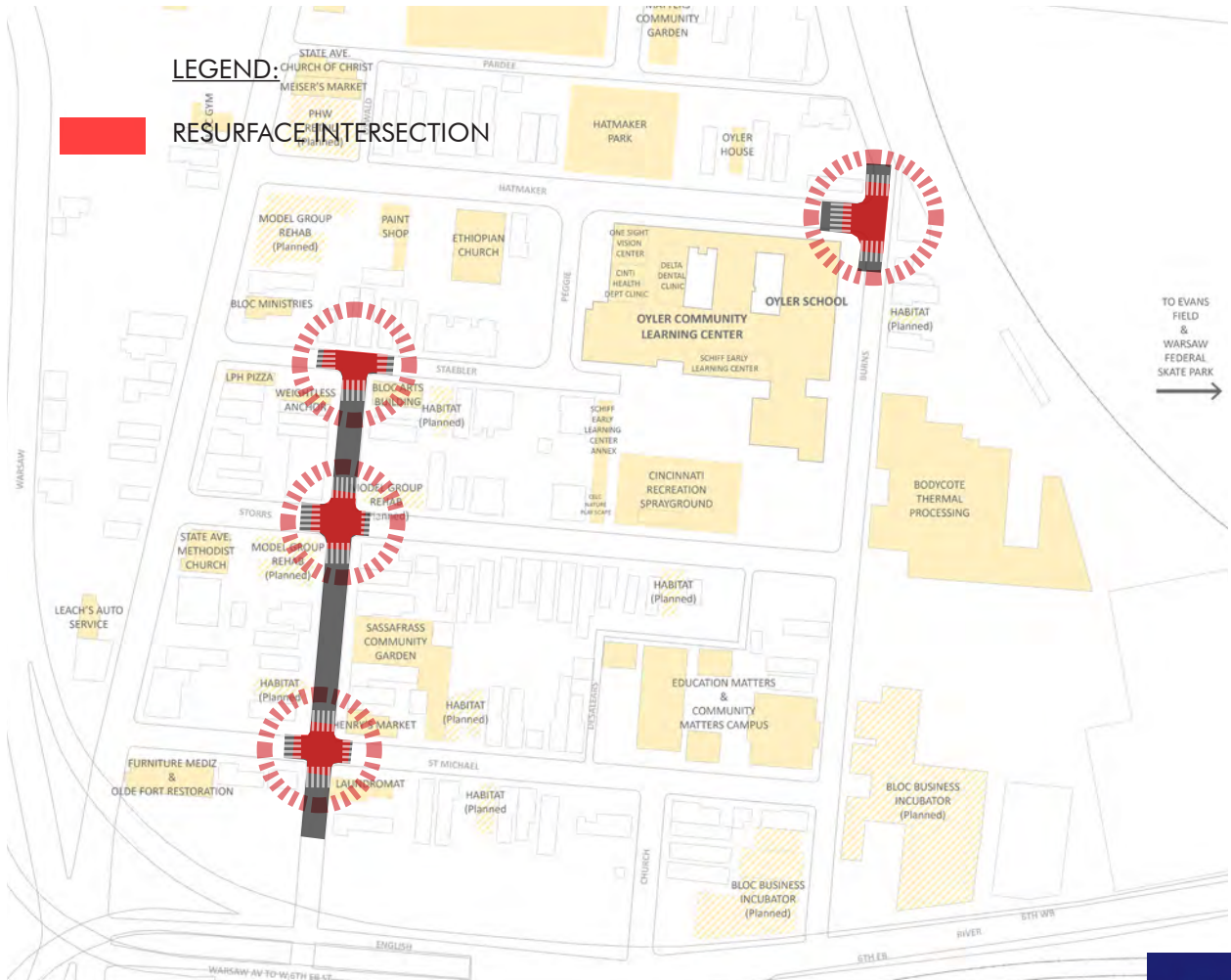
safety

A Secure Place to Call Home.

Moving to safety, strategies suggest creating a pedestrian friendly urban core, as well as focusing on crime hot spots and environmental dangers. Ideas include:

1. Identify neighborhood crime hot spots;
2. Research Crime Prevention through Environmental Design (CPTED) best practices and implement as appropriate;
3. Identify partners to work to reduce crime, particularly around neighborhood hot spots;
4. Introduce new sidewalk paving where necessary to ensure accessibility by all ages and abilities;
5. Introduce new crosswalks at strategic locations;
6. Explore speed-reducing strategies for 8th Street between State Avenue and Burns Street;
7. Create safe street crossing at the intersection of 8th Street and Depot Street;
8. Reduce traffic speed by widening sidewalks at strategic intersections;
9. Research pedestrian safety measures and implement as necessary around Oyler School to ensure student safety;
10. Install stop signs and bump outs at strategic locations;
11. Relocate bus stops on 8th Street to ensure buses do not block line of sight at crosswalk on Depot Street;
12. Increase bus services on River Road and State Avenue;
13. Edit land use map to reflect a desire for less intense industry, more pedestrian and mixed use friendly recommendations and change zoning as appropriate to reflect changes;
14. Eliminate unsanctioned land fills in the neighborhood; and,
15. Work with Metropolitan Sewer District to reduce noxious elements.

For a prioritized list of goals, strategies, potential partners and estimated timelines by initiative, see the following subchapter, *Action Plan*, starting on page 57.



LEGEND:
 RESURFACE INTERSECTION

INTERSECTION IMPROVEMENTS





NEAVE AND STORRS STREET CONCEPT

This rendering shows a revitalized Storrs and Neave intersection, which is an area of great importance. It was identified as a crime-hot-spot in the neighborhood during the community planning exercise. Improvements in this rendering combine all five themes covered in this chapter: housing, local shops + services, clean + beautiful, recreation and safety.



action plan

Housing: A Great Place to Call Home

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Decrease Downward Residential Mobility and Transiency	Identify suitable partners to provide various homeownership, rental and utility supports.	Beech Acres; Community Learning Center Institute; Community Matters; Habitat for Humanity, Housing Opportunities Made Equal; Oylar Community Learning Center; People Working Cooperatively; Preservation of Affordable Housing; Santa Maria Community Services; The Healing Center;	Short Term (1 - 3 Years)
Pre serve Historic Neighborhood Assets	Research design standards suitable for a historic district.	Cincinnati Preservation Association; City of Cincinnati City Council; City of Cincinnati Department of Buildings and Inspections; City of Cincinnati Department of City Planning; City of Cincinnati and Hamilton County Taskforce; City of Cincinnati Urban Conservator; Community Learning Center Institute; Community Matters; Habitat for Humanity; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Over-the-Rhine Community Housing; Price Hill Development Committee; Price Hill Historical Society; Price Hill Will; Quality Housing Taskforce; The Model Group; The Port;	Short Term (1 - 3 Years)
	Create design standards for future developers that match the urban historic character of the neighborhood.	Cincinnati Preservation Association; City of Cincinnati City Council; City of Cincinnati Department of Buildings and Inspections; City of Cincinnati Department of City Planning; City of Cincinnati and Hamilton County Taskforce; City of Cincinnati Urban Conservator; Community Learning Center Institute; Community Matters; Habitat for Humanity; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Over-the-Rhine Community Housing; Price Hill Development Committee; Price Hill Historical Society; Price Hill Will; Quality Housing Taskforce; The Model Group; The Port;	Short Term (1 - 3 Years)

action plan

Housing Continued...

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Increase Quality Affordable Homeownership Opportunities	Research neighborhood development best practices in order to define affordability and desirable mixed income balance.	City of Cincinnati and Hamilton County Housing Taskforce; City of Cincinnati City Council; City of Cincinnati Department of City Planning; City of Cincinnati Department of Community and Economic Development; Community Learning Center Institute; Community Matters; Habitat for Humanity; Housing and Urban Development; Housing Opportunities Made Equal; Legal Aid Society; Local Initiatives Support Corporation; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Peasee Center; Preservation of Affordable Housing; Price Hill Will; Santa Maria Community Services; The Model Group; The Port; University of Cincinnati School of Planning; Working in Neighborhoods;	Short Term (1 - 3 Years)
	Conduct a parking study to evaluate street parking in the historic district.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Community and Economic Development; City of Cincinnati Department of Transportation and Engineering; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee;	Short Term (1 - 3 Years)
	Identify suitable affordable single family housing development partners.	Community Learning Center Institute; Community Matters; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee, Price Hill Will;	Short Term (1 - 3 Years)
	Identify, acquire and renovate vacant properties to provide affordable single family homeownership opportunities in the neighborhood's historic district.	Habitat for Humanity; Price Hill Will; The Port;	Mid Term (3 - 5 Years)
	Identify and acquire vacant lots for historically compatible new build single family homeownership opportunities in the neighborhood's historic district.	Habitat for Humanity; Price Hill Will; The Port;	Mid Term (3 - 5 Years)
	Identify, acquire and renovate vacant properties to provide affordable single family homeownership opportunities north of 8th Street on State Avenue.	Habitat for Humanity; Price Hill Will; The Port;	Long Term (5 - 10 Year)
	Identify and acquire vacant lots for new build single family homeownership opportunities north of 8th Street on State Avenue.	Habitat for Humanity; Price Hill Will; The Port;	Long Term (5 - 10 Year)
Increase Quality Affordable Rental Opportunities	Identify suitable affordable multifamily housing development partners.	Community Learning Center Institute; Community Matters; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee, Price Hill Will;	Short Term (1 - 3 Years)
	Identify, acquire and renovate vacant properties to provide affordable multi family rental opportunities in the neighborhood's historic district.	Over-the-Rhine Community Housing; The Model Group; The Port;	Mid Term (3 - 5 Years)
	Identify, acquire and renovate vacant properties to provide affordable multi family rental opportunities north of 8th Street on State Avenue.	McAndrews Glass; Nehemiah Manufacturing	Long Term (5 - 10 Year)

action plan

Local Shops + Services : A Vibrant Place to Call Home

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Increase the number and variety of local businesses and services in the neighborhood.	Conduct a parking study to evaluate street and lot parking in the neighborhood business district.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Community and Economic Development; City of Cincinnati Department of Transportation and Engineering; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee;	Short Term (1 - 3 Years)
	Identify appropriate partners to create neighborhood branding and identity.	City of Cincinnati Department of Community and Economic Development; Cincinnati Neighborhood Business Districts United; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Nehemiah Manufacturing; Oylar Community Learning Center; Price Hill Will;	Short Term (1 - 3 Years)
	Restore storefronts to provide for vitality and transparency. Housing units lost on the first floor to retail space must be relocated in the neighborhood's historic district.	Cincinnati Neighborhood Business Districts United; City of Cincinnati Department of Community and Economic Development; Community Learning Center Institute; Community Matters; Lower Price Hill Neighborhood Alliance of Businesses; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Over-the-Rhine Community Housing; Price Hill Will; The Model Group; The Port;	Mid Term (3 - 5 Years)
	Promote commercial development of the business corridor through the development of vacant lots and the rehabilitation of vacant buildings.	Cincinnati Neighborhood Business Districts United; City of Cincinnati Department of Community and Economic Development; Community Learning Center Institute; Community Matters; Lower Price Hill Neighborhood Alliance of Businesses; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; KB Partners; Over-the-Rhine Community Housing; Price Hill Will; The Model Group; The Port;	Mid Term (3 - 5 Years)
	Raze blighted and vacant buildings on the west side of State Street and return land to hillside.	City of Cincinnati Department of Buildings and Inspections; City of Cincinnati Department of Transportation and Engineering; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Ohio Housing Finance Agency; The Port;	Long Term (5 - 10 Year)
Increase job training for neighborhood youth and residents.	Identify suitable partners to provide various job training supports.	Beacon of Hope; Beech Acres; BLOC Ministries; Cincinnati Public Schools; City of Cincinnati Department of Community and Economic Development; City of Cincinnati Police Department; Community Learning Center Institute; Community Matters; Lower Price Hill Alliance of Businesses; Lower Price Hill Community Council; Mill Creek Alliance; Oylar Community Learning Center; Price Hill Will; Santa Maria Community Services; The Healing Center;	Short Term (1 - 3 Years)
Increase the number of jobs available, prioritizing neighborhood residents.	Identify qualified end uses to fill retail and commercial spaces with services aligned to the community's wants and needs that prioritize jobs for neighborhood residents.	Cincinnati Neighborhood Business Districts United; City of Cincinnati Department of Community and Economic Development; Community Learning Center Institute; Community Matters; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will; Over-the-Rhine Community Housing; The Model Group; The Port;	Mid Term (3 - 5 Years)
Create a functioning neighborhood business alliance.	Identify leadership and formulate code of regulations for the Lower Price Hill Neighborhood Alliance of Businesses	Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Neighborhood Alliance of Businesses; McAndrews Glass; Nehemiah Manufacturing; Price Hill Will;	Short Term (1 - 3 Years)

action plan

Clean + Green: A Beautiful Place to Call Home

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Increase the tree canopy in the neighborhood.	Complete the green roof at Oylar CLC.	Cincinnati Public Schools; Community Learning Center Institute; Green Umbrella; Habitat for Humanity; Mill Creek Alliance; Oylar Community Learning Center; Powernet;	Short Term (1 - 3 Years)
	Add trees and lighting to the streetscape in the neighborhood's historic and business districts.	Community Learning Center Institute; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Price Hill Will;	Mid Term (3 - 5 Years)
	Return the west side of State Avenue to hillside.	City of Cincinnati Department of Buildings and Inspections; City of Cincinnati Department of Transportation and Engineering; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Ohio Housing Finance Agency; The Port;	Long Term (5 - 10 Year)
Maintain and expand local parks and community gardens.	Identify suitable partners to maintain and expand parks and community gardens.	City of Cincinnati Parks Board; City of Cincinnati Recreation Commission; Community Learning Center Institute; Community Matters; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Mill Creek Alliance; Oylar Community Learning Center; Preservation of Affordable Housing; Price Hill Will; River-West; The Port;	Short Term (1 - 3 Years)
	Join the City of Cincinnati Park Board's Flower Pot Program.	City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Neighborhood Alliance of Businesses;	Short Term (1 - 3 Years)
Decrease the number of vacant lots and buildings.	Identify suitable partners to revitalize vacant lots and buildings.	City of Cincinnati Department of Community and Economic Development; Community Learning Center Institute; Community Matters; Lower Price Hill Neighborhood Alliance of Businesses; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Price Hill Will; The Port;	Mid Term (3 - 5 Years)
Eliminate blight, litter and illegal dumping.	Educate residents and local businesses to report blight, litter and illegal dumping using the Fix-it-Cincy App.	Community Learning Center Institute; Community Matters; City of Cincinnati Department of Public Services; City of Cincinnati Police Department; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Oylar Community Learning Center Institute; Santa Maria Community Services	Short Term (1 - 3 Years)
	Add more trash and recycling receptacles in the neighborhood's historic and business districts.	City of Cincinnati Department of Public Services; Lower Price Hill Community Council; Lower Price Hill Neighborhood Alliance of Businesses;	Short Term (1 - 3 Years)
Decrease crime around public assets.	Research Crime Prevention through Environmental Design (CPTED) best practices and implement as appropriate.	City of Cincinnati Department of Buildings and Inspections; City of Cincinnati Department of City Planning; City of Cincinnati Police Department; Community Learning Center Institute; Community Matters; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will; University of Cincinnati School of Planning;	Mid Term (3 - 5 Years)

action plan

Recreation: A Fun Place to Call Home

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Maintain and expand community recreation areas.	Expand parking at Evans Field.	City of Cincinnati Department of Community and Economic Development; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Recreation Commission; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Oylar Community Learning Center; Tri-State Wholesale Building Supplies; River-West;	Short Term (1 - 3 Years)
	Partner with local community organizations to enhance outdoor enrichment.	Community Learning Center Institute; Community Matters; Green Umbrella; Habitat for Humanity; Keep Cincinnati Beautiful; Leave No Child Inside; Mill Creek Alliance; Oylar Community Learning Center Institute;	Short Term (1 - 3 Years)
	Identify suitable partners to maintain and/or enhance local community recreation and sports fields.	Cincinnati Public Schools; City of Cincinnati Recreation Commission; Lower Price Hill Community Council; Lower Price Hill Neighborhood Alliance of Businesses; Oylar Community Learning Center;	Short Term (1 - 3 Years)
	Activate space below Waldvogel by turning it into a green space where the community can gather.	City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Long Term (5 - 10 Year)
Complete Price Landing Park.	Complete planning, fundraising and development for Price Landing Park.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; River - West;	Long Term (5 - 10 Year)
	Add a pedestrian barrier on River Road to ensure safe pedestrian access to the future bike trail and Price Landing Park.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; River - West;	Long Term (5 - 10 Year)
	Evaluate traffic lights at the intersection of River Road and State Avenue for safe pedestrian crossing to future Price Landing Park.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; River - West;	Long Term (5 - 10 Year)
	Create a pedestrian bridge or tunnel over the railway to connect to the future bike trail and Price Landing Park.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; River - West;	Long Term (5 - 10 Year)
	Create a trail connection from Evans Street to Evans Field, then to the future bike trail and Price Landing Park.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Parks Board; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; River - West;	Long Term (5 - 10 Year)

action plan

Recreation Continued...

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Provide safe multi-modal access throughout the neighborhood, particularly to local park and recreation areas.	Extend existing bike lanes on Gest Street and 8th Street Viaduct to State Avenue.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Mid Term (3 - 5 Years)
	Add bike lanes on Aaron Raines Street, Burns Street, Evans Street and State Avenue.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Mid Term (3 - 5 Years)
	Add a red bike station.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will; Red Bike;	Mid Term (3 - 5 Years)
	Straighten Aaron Raines Street adjacent to the 8th Street Viaduct and extend a walking path to connect to Evans Field.	City of Cincinnati Department of City Planning; City of Cincinnati Recreation Commission; City of Cincinnati Department of Transportation and Engineering; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will; Tri-State Wholesale Building Supplies;	Long Term (5 - 10 Year)
	Extend the Mill Creek Trail North.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Mill Creek Alliance; Price Hill Will; River-West;	Long Term (5 - 10 Year)
	Connect the Ohio River Trail West to the Mill Creek Trail.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Transportation and Engineering; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Mill Creek Alliance; Price Hill Will; River-West;	Long Term (5 - 10 Year)

action plan

Safety: A Secure Place to Call Home

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Reduce crime.	Identify neighborhood crime hot spots.	City of Cincinnati Department of Performance and Data Analytics; City of Cincinnati Police Department; Community Learning Center Institute; Community Matters; Lower Price Hill Collaboration to Prevent Violence Committee; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Oyer Community Learning Center; Price Hill Will; Santa Maria Community Services;	Short Term (1 - 3 Years)
	Research Crime Prevention through Environmental Design (CPTED) best practices and implement as appropriate.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Community and Economic Development; City of Cincinnati Police Department; Community Learning Center Institute; Community Matters; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Price Hill Will; University of Cincinnati School of Planning;	Short Term (1 - 3 Years)
	Identify partners to work to reduce crime, particularly around neighborhood hot spots.	City of Cincinnati Police Department; Community Learning Center Institute; Community Matters; Lower Price Hill Collaboration to Prevent Violence Committee; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Oyer Community Learning Center; Price Hill Will; Santa Maria Community Services;	Short Term (1 - 3 Years)
Improve traffic and pedestrian safety.	Introduce new sidewalk paving where necessary to ensure accessibility by all ages and abilities.	City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; City of Cincinnati Office of Aging and Accessibility; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Mid Term (3 - 5 Years)
	Introduce new crosswalks at strategic locations.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Mid Term (3 - 5 Years)
	Explore speed-reducing strategies for 8th Street between State Avenue and Burns Street.	Cincinnati Public Schools; City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Oyer Community Learning Center; Price Hill Will;	Mid Term (3 - 5 Years)
	Create safe street crossing at the intersection of 8th Street and Depot Street.	Cincinnati Public Schools; City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Oyer Community Learning Center; Price Hill Will;	Mid Term (3 - 5 Years)

action plan

Safety Continued...

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Improve traffic and pedestrian safety continued.	Reduce traffic speed by widening sidewalks at strategic intersections.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Mid Term (3 - 5 Years)
	Research pedestrian safety measures and implement as necessary around Oyler School to ensure student safety.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Oyler Community Learning Center; Price Hill Will;	Mid Term (3 - 5 Years)
	Install stop signs and bump outs at strategic locations.	City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Mid Term (3 - 5 Years)
	Relocate bus stops on 8th Street to ensure they do not block line of sight at crosswalk on Depot Street.	Cincinnati Public Schools; City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Metro; Oyler Community Learning Center; Price Hill Will;	Mid Term (3 - 5 Years)
	Increase bus services on River Road and State Avenue.	Cincinnati Public Schools; City of Cincinnati Department of City Planning; City of Cincinnati Department of Public Services; City of Cincinnati Department of Transportation and Engineering; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Oyler Community Learning Center; Price Hill Will;	Mid Term (3 - 5 Years)

action plan

Safety Continued...

Goals	Strategies in Order of Priority	Potential Partners	Timeline
Eliminate environmental dangers.	Edit land use map to reflect a desire for less intense industry, more pedestrian and mixed use friendly recommendations and change zoning as appropriate to reflect changes.	Community Matters; City of Cincinnati Department of Buildings and Inspections; City of Cincinnati Department of City Planning; Community Learning Center Institute; Lower Price Hill Community Council; Lower Price Hill Neighborhood Alliance of Businesses; Oyer Community Learning Center; Price Hill Will; Santa Maria Community Services;	Short Term (1 - 3 Years)
	Eliminate unsanctioned land fills in the neighborhood.	Community Learning Center Institute; Community Matters; City of Cincinnati Department of Buildings and Inspections; Environmental Protection Agency; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Price Hill Will;	Short Term (1 - 3 Years)
	Work with Metropolitan Sewer District to reduce noxious elements.	City of Cincinnati City Council; Environmental Protection Agency; Hamilton County; Lower Price Hill Community Council; Lower Price Hill Development Ad Hoc Committee; Lower Price Hill Neighborhood Alliance of Businesses; Metropolitan Sewer District; Price Hill Will;	Long Term (5 - 10 Year)

conclusion

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wrap-up

Final Thoughts + Next Steps

The LPH Resurgency Plan expresses the vision and goals of the LPH community and provides prioritized strategies that will create a vibrant, healthy and thriving LPH. This Plan has been embraced by residents and stakeholders alike, as several successful projects have already been implemented. From skate parks and murals to housing and commercial development, this Plan works to enhance the neighborhood and raise the quality of life for all residents.

Coordination and communication must be sustained in order for this Plan to continue its success. Implementation teams based off of initiatives will work to keep the momentum for this process moving forward, under the guidance of several neighborhood and City stakeholders. Furthermore, potential partners, funders and developers must continue to be identified as the Plan moves forward.

The neighborhood of Lower Price Hill has a bright future. With a highly engaged body of residents, multiple organizations already doing great work, and interested investors, the community is poised to become not only one of Cincinnati's great neighborhoods to live, but also an example for equitable revitalization nationwide.

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appendix

- Community Planning Exercise...70 •*
- Work Group Feedback Results...72 •*
- LPH Assets and Investments Map...77 •*
- Price Landing Park Site Plan...78 •*
- Price Landing Park Route Map...79 •*
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- LPH Bike Plan...81 •*
- LPH Reforestation Plan...82 •*
- Lower Price Hill Land Use / Development Proposal...83 •*

community planning exercise

Lower Price Hill

community planning exercise

0 2 MIN

Before you begin:






- 1) Introduce yourselves! (Using the name tags and sign-in sheet provided.)
- 2) Assign one person to draw, one to take notes, and one to present at the end.

1 map #1
10 MIN

Strengths & Assets

the very best of Lower Price Hill

With the **GREEN** marker, draw symbols on the map to answer the following questions. It's okay to mark multiple locations.





-  Where do you consider the heart of the neighborhood to be?
-  Where do you feel the safest in LPH?
-  What businesses or services do you use in LPH?
-  Where do you go for fun in LPH?
-  What is your favorite place in LPH?

2 map #1
10 MIN

Weaknesses & Critiques

what could be improved?

With the **RED** marker, draw symbols on the map to answer the following questions. It's okay to mark multiple locations.

-  Where in the neighborhood do you feel unsafe?
-  Where are businesses closed that you wish were still open?
-  What areas are most in need of beautification?
-  Where is traffic too fast / too busy?

community planning exercise

3

map #2
20 MIN

IDEAS

what do you think?!

Using the colors below as a legend, draw on the map to create your vision for Lower Price Hill.



CLEAN & BEAUTIFUL:

Where do you wish there were trees or green space? Consider all possibilities, not just park areas.



HOUSING: Home-Ownership

Where would you create more opportunities for home ownership? Are these all single family homes? Condos?



HOUSING: Rentals

Where would you put more rentals? Where would you put different rentals?



LOCAL SHOPS & BUSINESSES

Where would you put businesses? What businesses would go where?



RECREATION & THINGS TO DO

Where would you put recreation & entertainment? What would that be?



OTHER:

Anything else that you would like to see included as part of Lower Price Hill?



25 MIN

Present

share what your group created

Each group will have 2-3 minutes to present 2-3 of their key ideas to the rest of the meeting attendees. Choose one person who will convey the group's vision for LPH.

Thank you!

work group feedback results

residential

Lower Price Hill Plan
Work Group Tools

VISION STATEMENT

To encourage more accountability for the neighborhood's quality through home ownership and better-screened tenants. The community acknowledges the need for education on home ownership and financial assistance, seeks to preserve historic assets while improving the condition of properties, and prioritizes mixed income, mixed generations, mixed use, and mixed owner / renters.



FEEDBACK HEARD & IDEAS SUGGESTED

- More home ownership and owner-occupied
- Single family homes
- Improve home maintenance
- Attract mixed-income housing
- Mix of generations
- Mixed use
- Mixed incomes
- Mix up rentals and owners
- Eradicate vacancies
- Investment in housing without gentrification
- Great building stock / variety
- Attractive to young professionals
- Respect historic fabric in new construction
- Identify people who own investment property and get them involved in plan
- All housing updated with curb appeal
- More landlord involvement in community and their buildings
- Affordable housing (but not CMHA or Section 8)
- Renter equity
- Rent to own
- Less rental
- Home repair / revitalization
- Better screening for renters, tenants, and sublets
- Mix of housing and stores on 8th
- Artist live-work spaces
- Housing for all families with yards
- Housing for homeless high school students with supervision, job help, homework, college counseling
- Buildings need to be stabilized and saved
- Strategic location is an asset
- Beautiful city views
- Lead abatement in homes
- Condos (12-15 units)
- Offer financial literacy to help people get home loans
- Establish credit history
- Alternative pathways to home ownership
- Help residents apply for loans
- Need 1-3 bedroom apartments for \$300-\$450/month
- Put rentals on outskirts of neighborhood
- Rent too high for what we're getting
- Housing maintenance

work group feedback results

local businesses

Lower Price Hill Plan
Work Group Tools

VISION STATEMENT

To increase the number and variety of local businesses and services in Lower Price Hill while empowering neighborhood residents. The community also recognizes the need for job training and supportive services (such as child care) and the opportunity for successful local businesses to bring the community together.



FEEDBACK HEARD & IDEAS SUGGESTED

- Gift shop with cards
- Somewhere to buy affordable household items
- Fresh market
- Grocery store
- Clothing stores
- More restaurants (chicken)
- Ice cream parlor
- Candy store
- Bakery
- Toy store
- Flower shop
- Waffle House
- New Paradise
- Lower Price Hill Pub (Thomas Public House)
- Coffee shop
- Plant shop
- Bike Delivery Restaurant
- Laundromat
- Community kitchen (cooking together, potluck dinner, encourage families to eat together)
- Butcher shop
- Greasy Spoon
- Diverse restaurants
- Internet cafe
- Beauty parlor
- Bank
- Art and recycle co-op
- More business expansion
- Hair salon
- Bingo
- Farmer's Market
- Destination businesses that serve people passing by
- Office building on River Rd.
- Family restaurant
- Movie theatre
- Community theater
- Charm school
- Library
- Museum
- Aquarium
- Access to computers
- Community library
- Car repair
- Teach trades / basic skills
- Hospital
- Animal shelter
- More connection to local employers
- Job coaches and advisors
- Employment Center
- LPH job staffing / temp service
- Pool hall
- Bowling alley
- Day to day skills (cooking, parenting, house cleaning)
- Information on budgeting, time management, budgeting with food stamps
- Support and resources for child-rearing
- Parenting coaches / parent university
- Benefits helper
- Provide child care (2nd and 3rd shift)

work group feedback results

green & beautiful

Lower Price Hill Plan
Work Group Tools

VISION STATEMENT

To create a Lower Price Hill that is clean, green, and beautiful. Resident feedback highlights the basic need for clean-up and repair throughout the neighborhood, as well as improvements to parks, lighting, vacant lots, and buildings. The ideal Lower Price Hill is lush with trees, gardens, and safe outdoor spaces for the community to gather.



FEEDBACK HEARD & IDEAS SUGGESTED

- Beautification everywhere
- Trees, flowers, grass, pick up litter
- Teach and organize urban gardening – neighborhood garden club
- Urban gardens connected to homes
- Gardens
- Recycling
- Safe parks
- Lighted parks
- Bigger parks with sandbox
- More trees / tree city
- Tree-lined streets
- Bike trails
- Green space
- Greenhouse
- Neighborhood trash cans
- Trash socials – community happy hour for cleaning the streets
- Clean up trash on sidewalks
- All the garbage picked up
- LPH clean-up monthly
- Community clean up days
- Purchase vacant lots
- Fix up vacant buildings
- Improve buildings that are boarded up
- Remove graffiti
- Paint / repair buildings
- Plant flowers
- Repair windows
- Remove boards over doors and windows
- Bad sewer smell gone
- MSD odors
- Toxic air
- Information on healthy eating

work group feedback results

recreation

Lower Price Hill Plan
Work Group Tools

VISION STATEMENT

To provide the residents of Lower Price Hill with fun activities and recreational opportunities within their own neighborhood. Suggestions include physical activities (such as sports fields or a recreation center), outdoor activities (fishing and biking), arts and entertainment (dances, carnivals), and school-based activities (science fair, parent volunteers).



FEEDBACK HEARD & IDEAS SUGGESTED

- Skatepark in Evans Field, SW corner of W. 8th and State, under Waldvogel,
- Remodel Evans Field to provide sports parks, bathrooms, concession stand, bleachers, scoreboard
- More programmed activities at the parks
- Bike rental
- Swimming pool
- Green space by NMSG to be used for community get-togethers, dances, etc.
- Improve Hatmaker Park
- Dances
- Arts community center
- Recreation center for families and kids
- Activities for adults (bingo, basketball tournaments)
- Gym (weights, basketball court)
- Community physical activity day
- Bigger waterpark and pool
- Zipline
- Recreation facility
- Sports fields
- More playground equipment
- Scheduled and supervised after-school activities
- CRC with pool
- Block party
- Community meet & greet
- Boys & Girls Club
- Mom's / Dad's night
- Carnivals
- Talent shows
- Video game club
- Arcade
- Lighted gym program
- Pool parties
- Back on the Block
- Teen Club
- Boys Club open late
- Riverfront park
- Bicycle to LPH
- Community theater
- Revitalization of Evans
- Bring back the pool
- Upgrade the water park
- Science fair
- School musical and plays
- Crafts and activities for kids and adults
- Fishing ponds
- Provide child care
- Pool with lifeguard
- Program for parents to volunteer with incentives

work group feedback results

safety

Lower Price Hill Plan
Work Group Tools

VISION STATEMENT

To reduce crime and eliminate environmental dangers throughout the neighborhood. Areas of criminal activity have been identified throughout the neighborhood, while environmental dangers include traffic and air quality issues. Some solutions may be simple infrastructure improvements (speed bumps, lighting), while others rely more heavily on community involvement (block watchers).



FEEDBACK HEARD & IDEAS SUGGESTED

- No safe areas outside
- Storrs and Neave (Four Corners) -- crowded, lots of criminal activity
- Too many dead zones
- Drug addicts living in woods on west side of State
- School zone of 20mph all around Oyler
- Need safe route for children to new riverfront park
- Add speed bumps to streets to slow traffic
- Improve and patrol Hatmaker Park
- Police living in community
- Neighborhood walks with police and other leaders
- Get rid of crime
- DARE police officer for school
- Block watchers
- Cameras on every other corner
- More parents held responsible for children's actions
- Ensure that children feel safe in their home and playing outside
- District 3 substation
- Safe place for women who are trafficked
- Needle exchange program
- Drug prevention and affordable treatment
- AAA/NA/Al-Anon meetings
- Lead abatement in homes
- MSD odors / toxic air

price landing park site plan

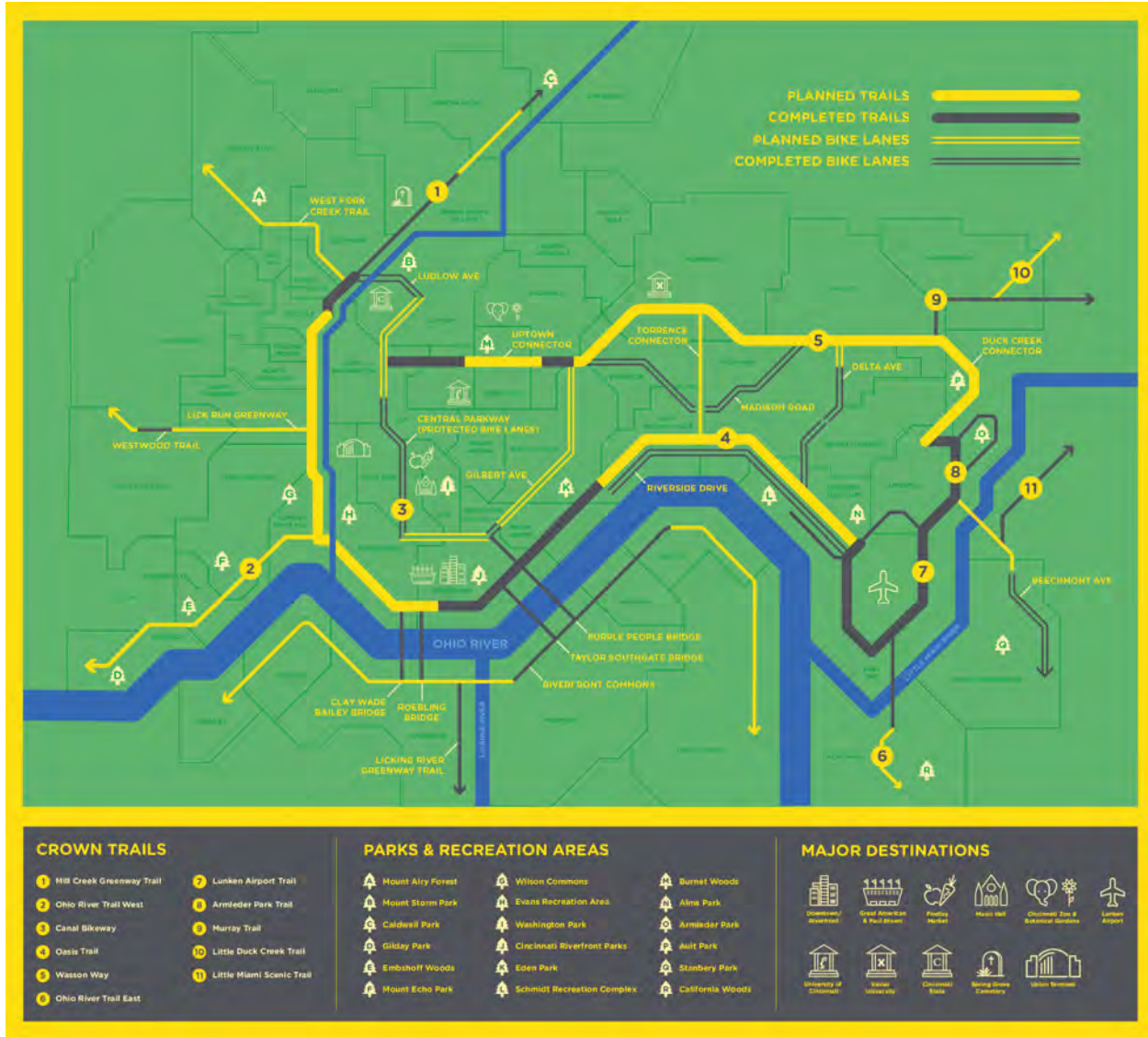
Conceptual Site Plan



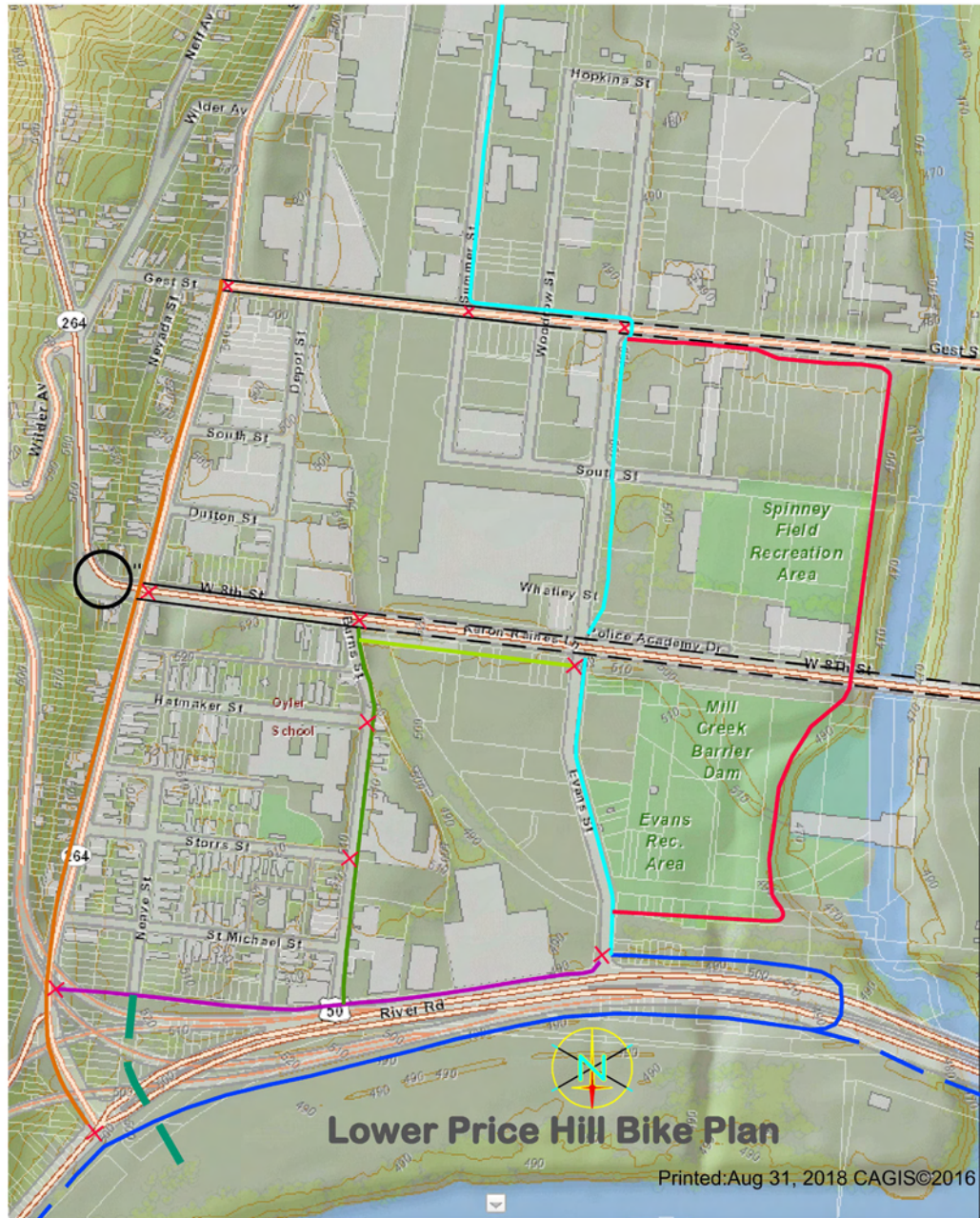
price landing park route map



crown map



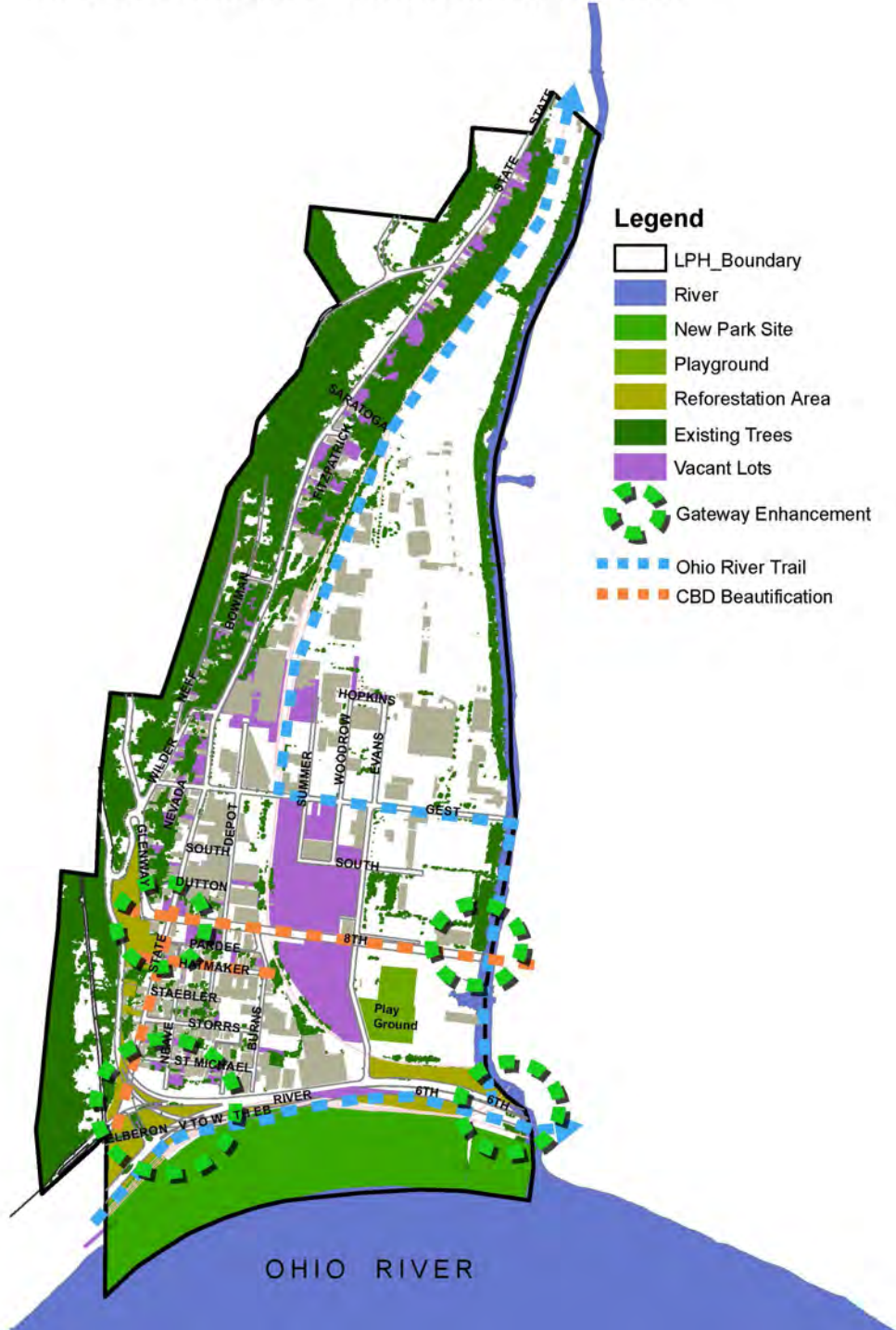
lph bike plan

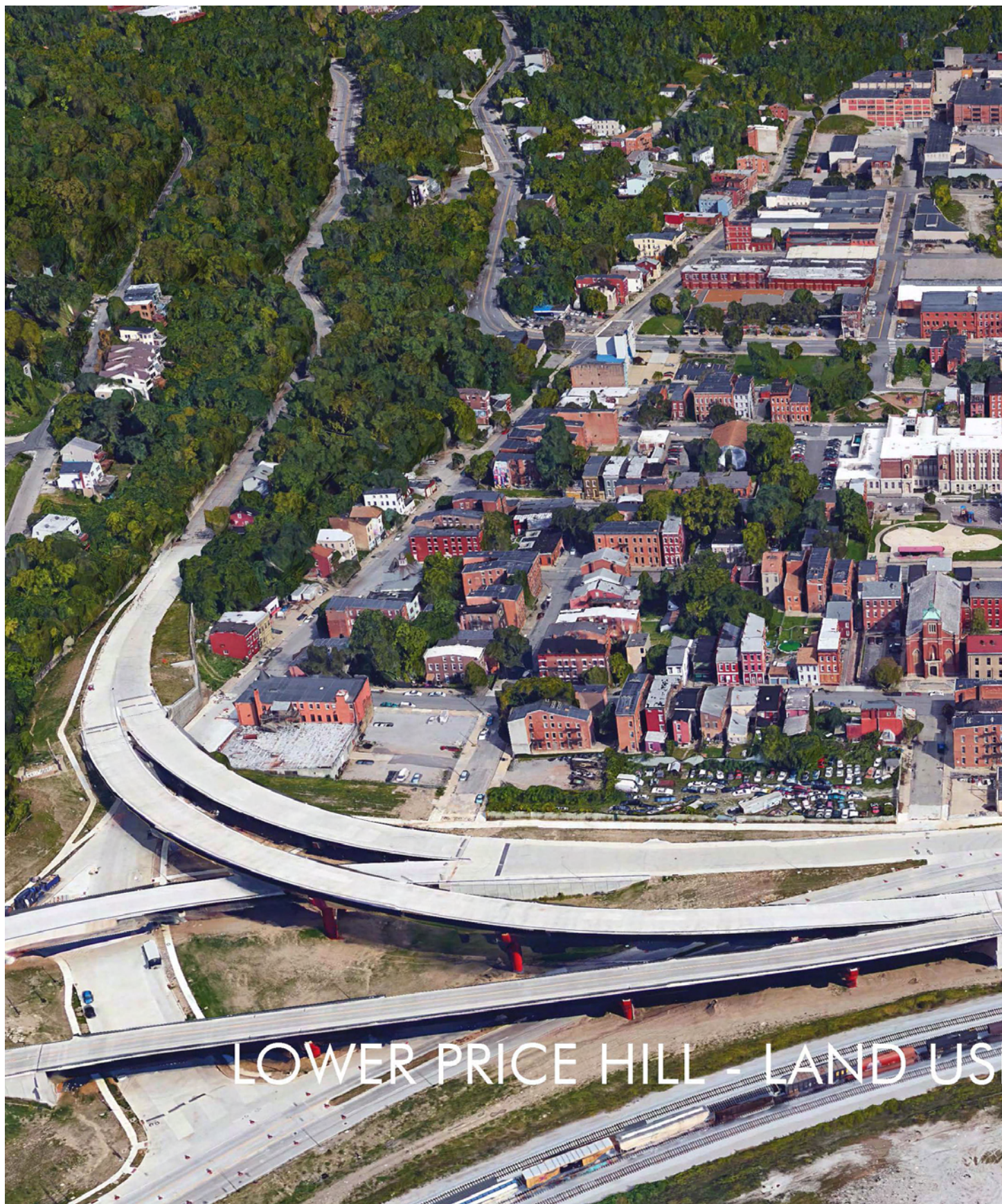


- | | | | |
|--|---------------------------------|--|---------------------------------------|
| | Burns St. - East Side | | Ohio River Trail West - Proposed |
| | Proposed Bike Lanes Extended | | State Avenue - West Side - Shared Use |
| | Existing Bike Lanes | | English Street w/ Barricades |
| | Millcreek Loop Trail - Off Road | | Neave Street Connector |
| | Millcreek Greenway Trail | | Transportation Hub |
| | Aaron Raines Ramp - Shared Use | | Crossing |

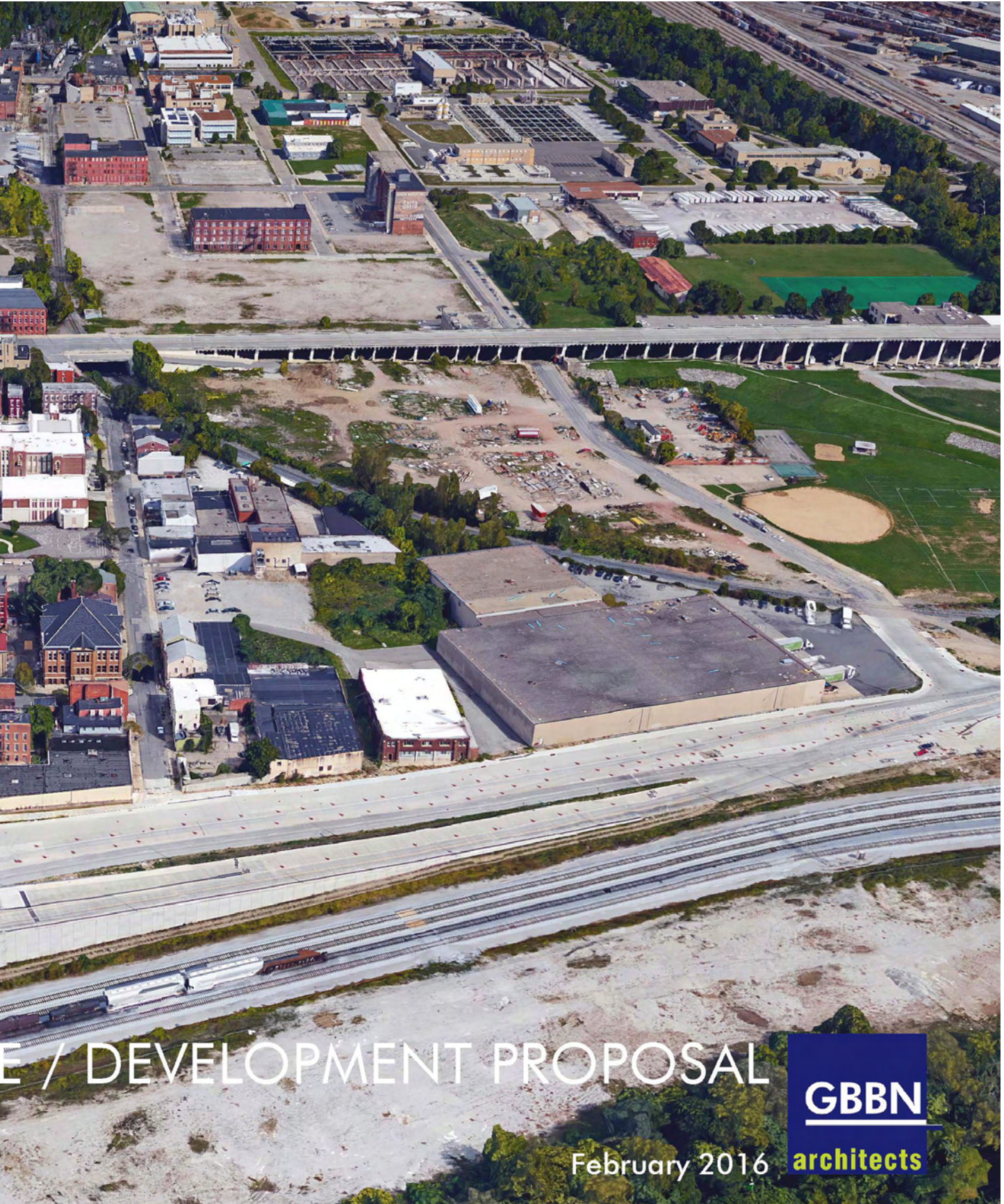
lph reforestation plan

Lower Price Hill Reforestation Plan





LOWER PRICE HILL - LAND US



E / DEVELOPMENT PROPOSAL



February 2016

architects

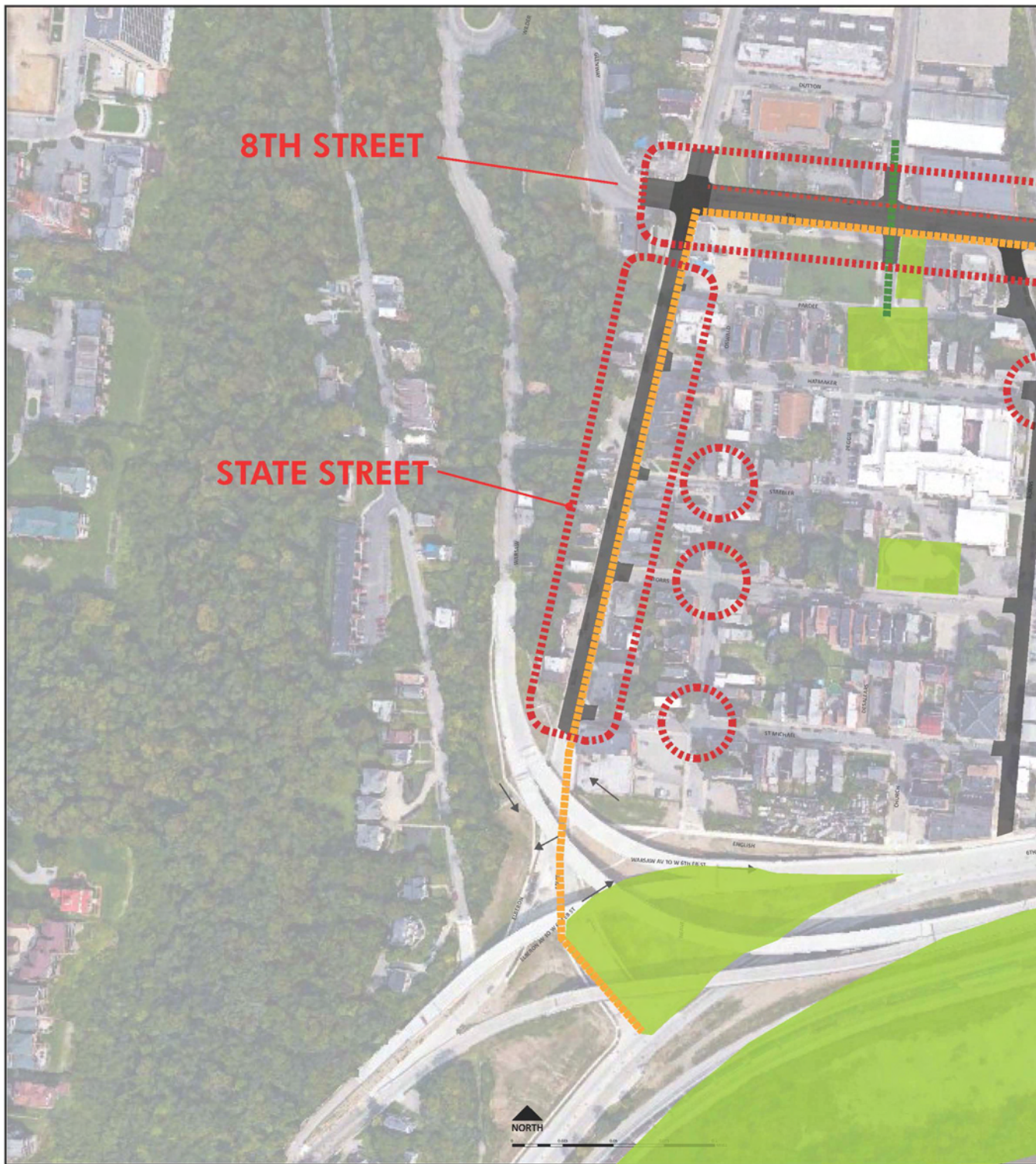


VIEW OF LOWER PRICE HILL

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL

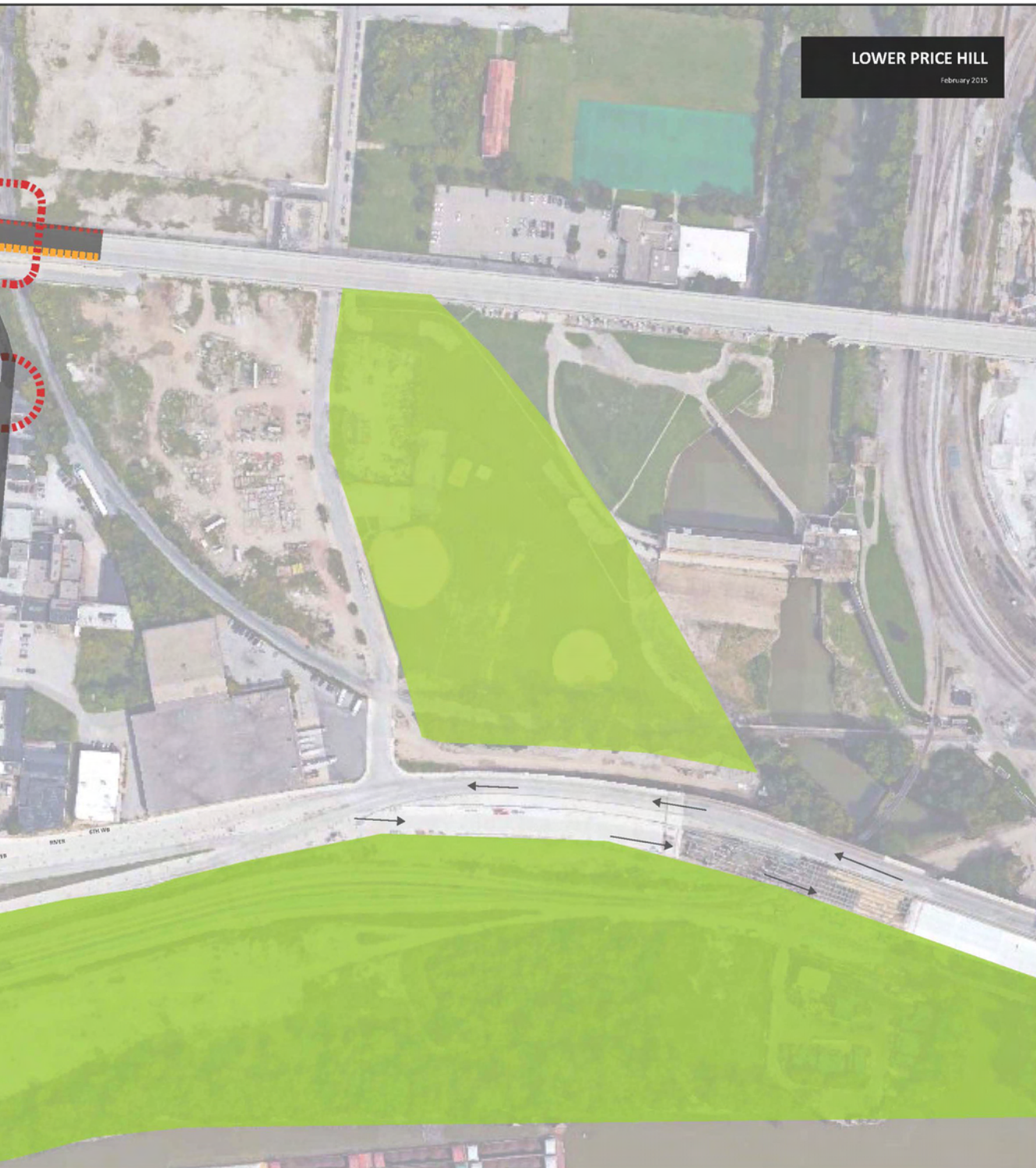
LPH COMMUNITY PLANNING PARTICIPANTS

- BLOC Ministries, Inc.
- Cincinnati Christian University
- Cincinnati Recreation Commission
- City Buildings Department
- City Council Member & Staff
- City Planning Department
- Community & Economic Development Department
- District 3 Police Department
- City Law Department
- Community Learning Center Institute
- Community Matters
- FD Enterprises
- KB Partners, LLC
- Legal Aid Society of Greater Cincinnati
- Local Initiatives Support Corporation
- Lower Price Hill Action Committee
- Lower Price Hill Community Council
- Lower Price Hill Community Residents
- Lower Price Hill Housing Subcommittee
- Ohio River Trail West
- Olde Fort Restoration
- Oylar Community Learning Center
- Port of Greater Cincinnati Development Authority
- Price Hill Will
- Resurgence Group, LLC
- Santa Maria Community Services



OVERVIEW SATELLITE

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL



LOWER PRICE HILL

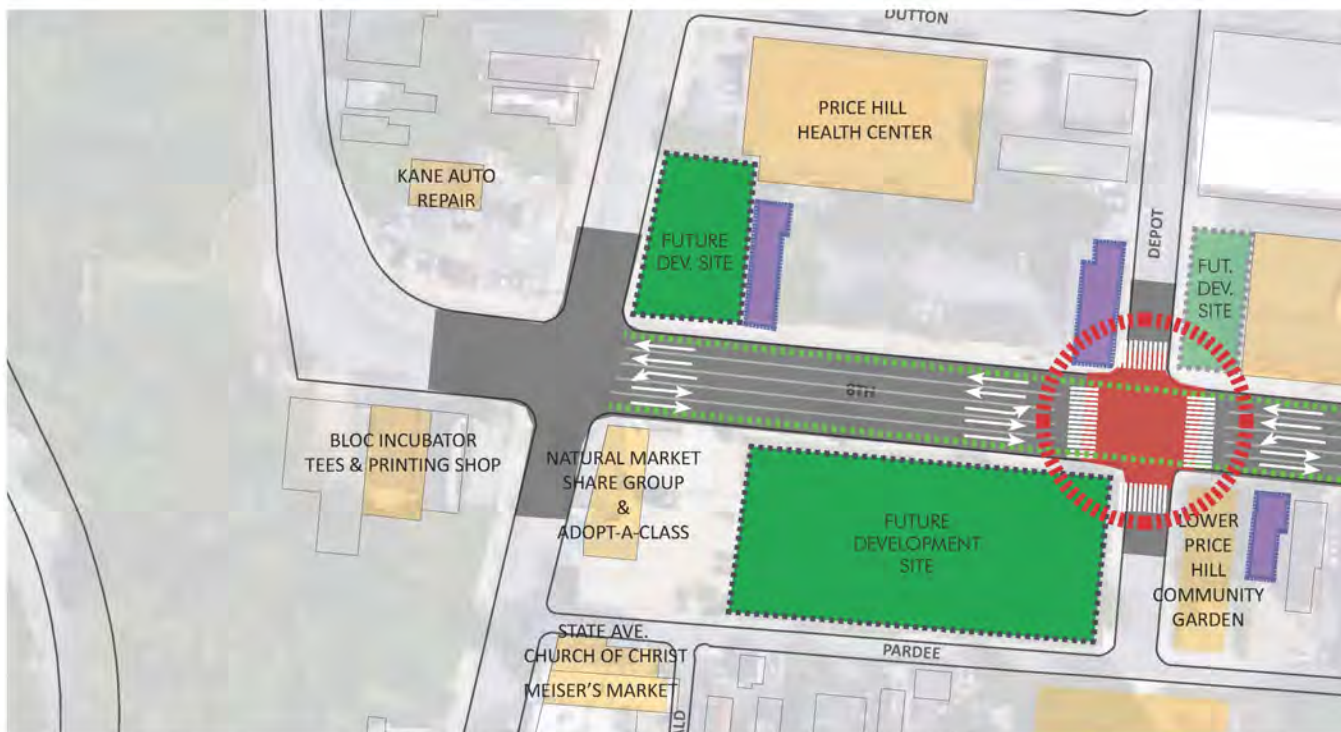
February 2015

8TH STREET STRATEGY

- REDUCE SPEED ON 8TH STREET BETWEEN STATE AND BURNS STREET
- CREATE SAFE STREET CROSSING BY INTRODUCING TRAFFIC LIGHT/CROSSWALKS
- PROMOTE DEVELOPMENT OF BUSINESS CORRIDOR
- FUTURE DEVELOPMENT SITES, VACANT LOTS
- OFFICE USE: HIGHEST AND BEST
- INTRODUCE TREES ON SIDEWALKS
- INTRODUCE/EXTEND BIKE PATH FROM 8TH

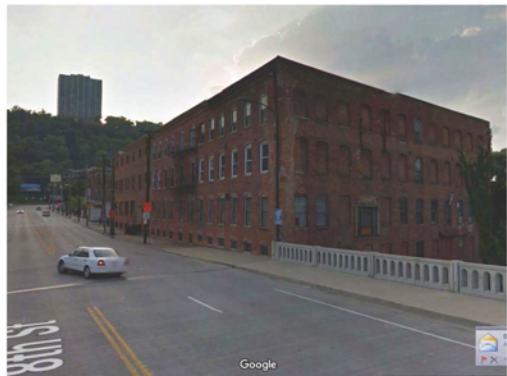
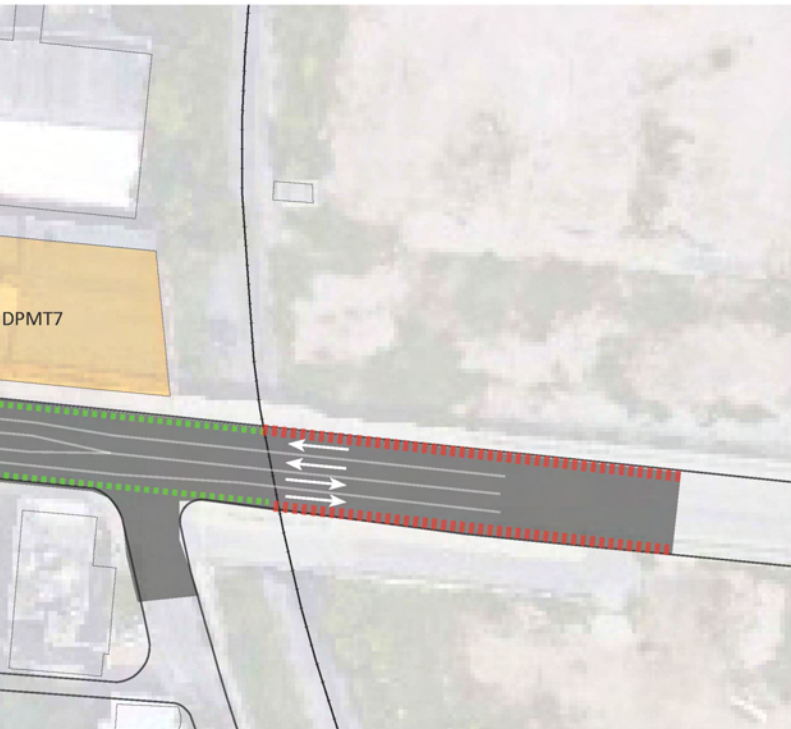
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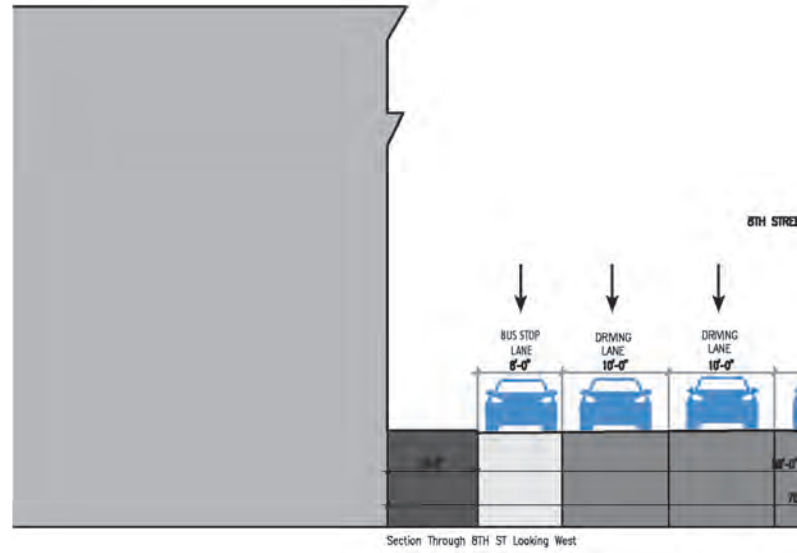
-  FUTURE DEVELOPMENT SITES
-  VACANT BUILDING (FUTURE RENOVATION)
-  NEW CROSSING
-  ESTABLISHED PRESENCE
-  EXISTING BIKE PATH
-  NEW BIKE PATH



8TH STREET | COMMERCIAL RETAIL CORRIDOR

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL





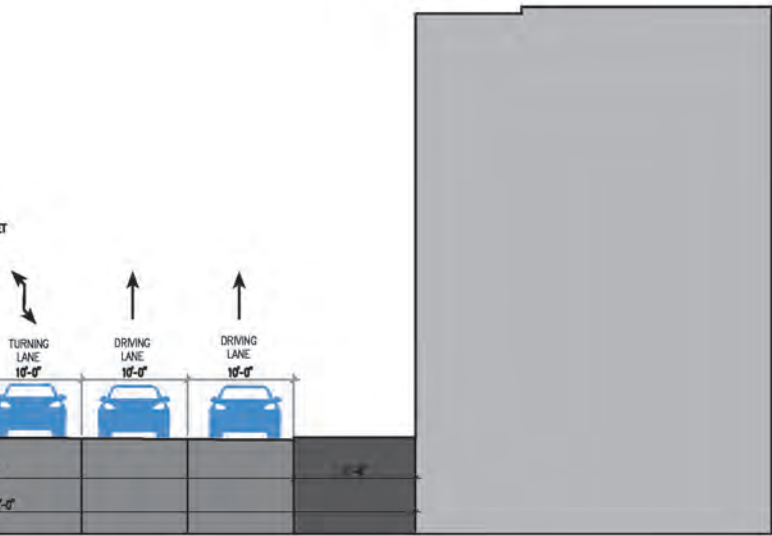
EXIST



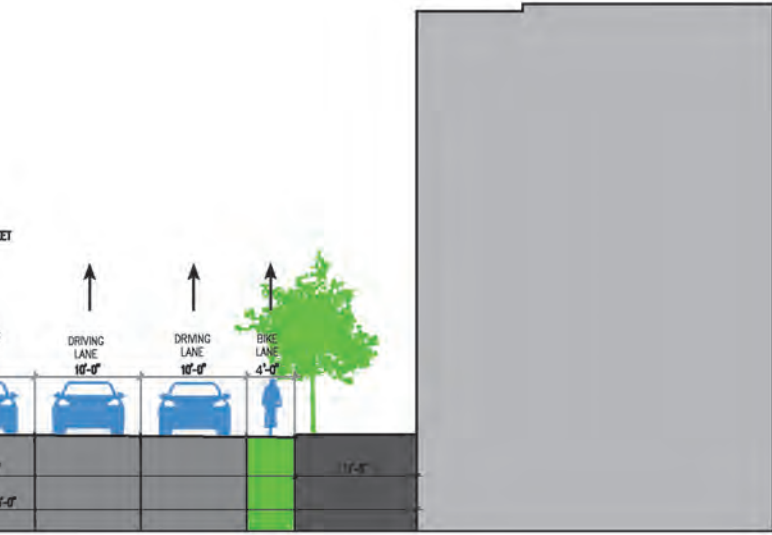
NE

8TH STREET | STREET SECTION

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL



TING



EW



STATE STREET

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL



Legend

-  Vacant
-  Land Bank

Zoning

-  Multi Family
-  Mixed Use
-  Parks and Recreation
-  Single Family
-  Two Family
-  Vacant
-  Buildings



RESIDENTIAL PLAN

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL



RESIDENTIAL COUNT ON STATE

**TOTAL NUMBER OF OCCUPIED
BUILDINGS**

10

**TOTAL NUMBER OF ESTIMATED
OCCUPIED UNITS**

10

**TOTAL NUMBER OF ESTIMATED
OCCUPIED BEDROOMS**

24

RESIDENTIAL OPPORTUNITIES IN CENTER

TOTAL NUMBER OF VACANT BUILDINGS

18

**TOTAL NUMBER OF ESTIMATED
VACANT UNITS**

51

**TOTAL NUMBER OF ESTIMATED
VACANT BEDROOMS**

72

STATE STREET STRATEGY

- REDUCE TRAFFIC SPEED
- WIDEN SIDEWALKS AT INTERSECTIONS
- ADD TREES TO STREETScape
- DEMO EXIST. BUILDINGS ON WEST SIDE OF STATE STREET TO ADD BIKE LANES AND WIDEN SIDE WALK.
- REHAB BUILDINGS TO IMPROVE/PROMOTE COMMERCIAL RETAIL
- NEW GREEN EDGE ON WEST SIDE OF STATE STREET WITH POCKET PARKS

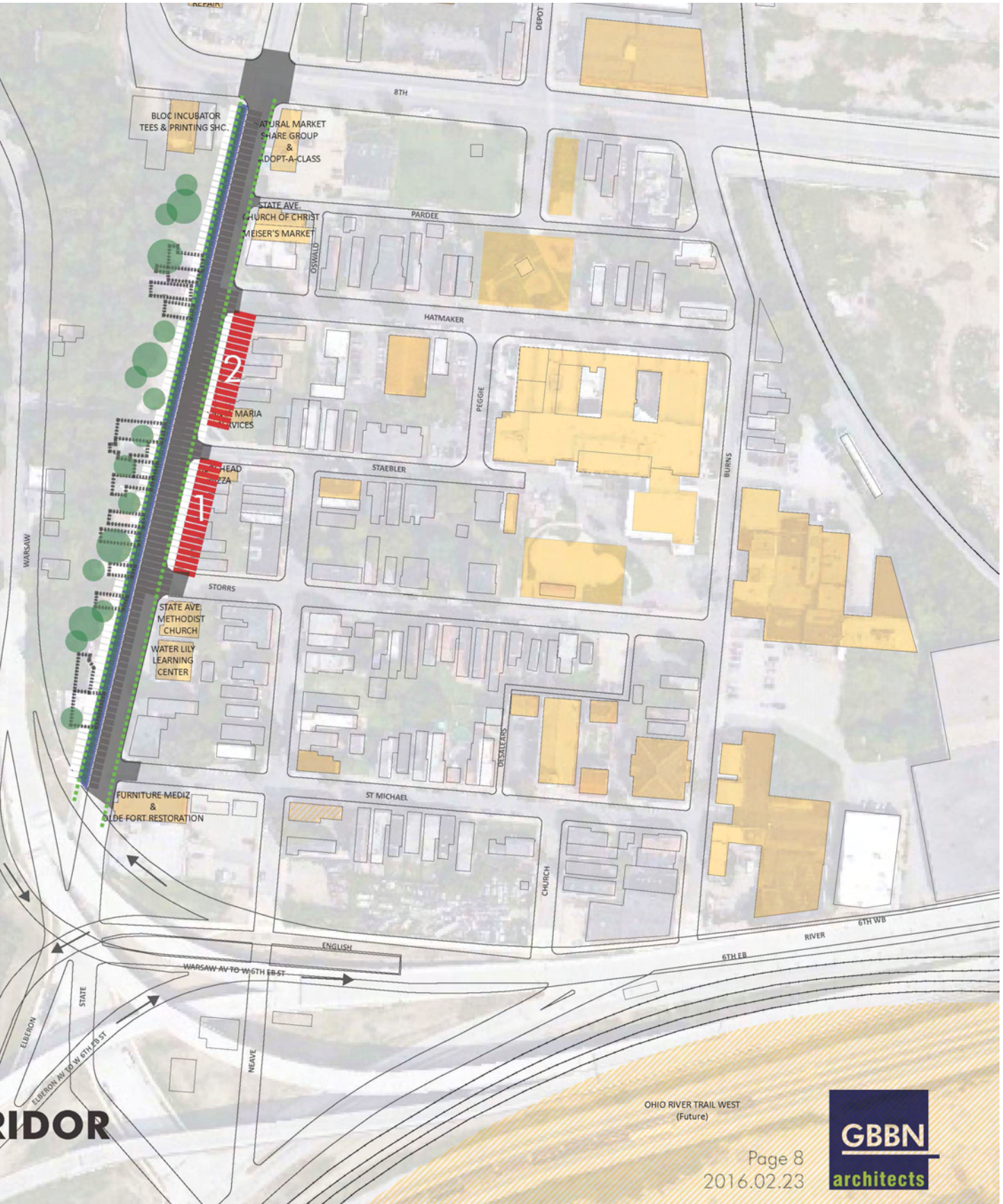
LEGEND:

- NEW BIKE LANE
- 10' WIDENING OF STREET
- ▄ PRIORITY RENOVATION
- ESTABLISHED PRESENCE
- ▬ DEMO
- NEW GREEN EDGE



STATE STREET | NEIGHBORHOOD RETAIL CORRIDOR

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL

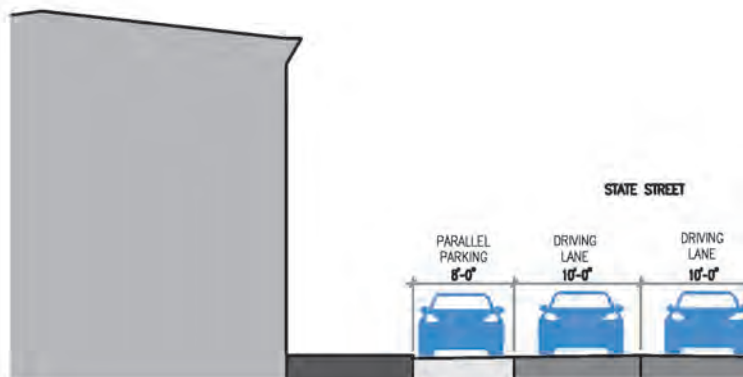


CORRIDOR

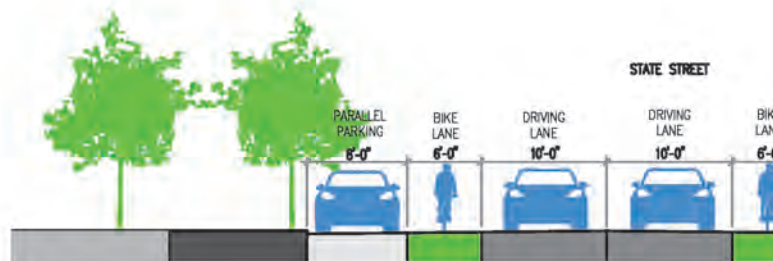
OHIO RIVER TRAIL WEST
(Future)

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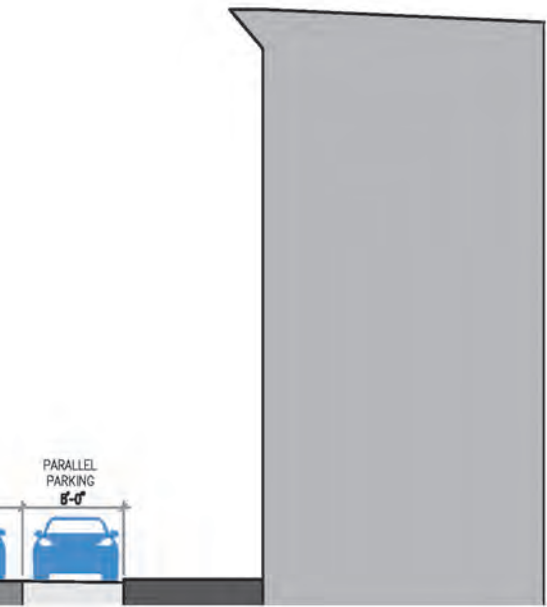
EXIST



NE

STATE STREET | STREET SECTION

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL



TING



EW



NEAVE AND STORRS STREET

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL



KEY INTERNAL SITES

- WIDEN SIDEWALKS AT INTERSECTIONS
- INTRODUCE NEW PAVING AND CROSSWALKS AT INTERSECTIONS TO SLOW DOWN TRAFFIC
- STRATEGIC REHAB AND UPGRADING OF EXISTING BUILDINGS
- OPEN UP STOREFRONTS, PROVIDE TRANSPARANCY
- ADD STREET TREES AND LIGHTING
- RECLAIM VACANT BUILDINGS
- VACANT LOTS: PROVIDE OFF STREET PARKING FOR RESIDENTS, POCKET PARK OR INFILL PROJECT.
- STOP SIGN AT BURNS AND HATMAKER

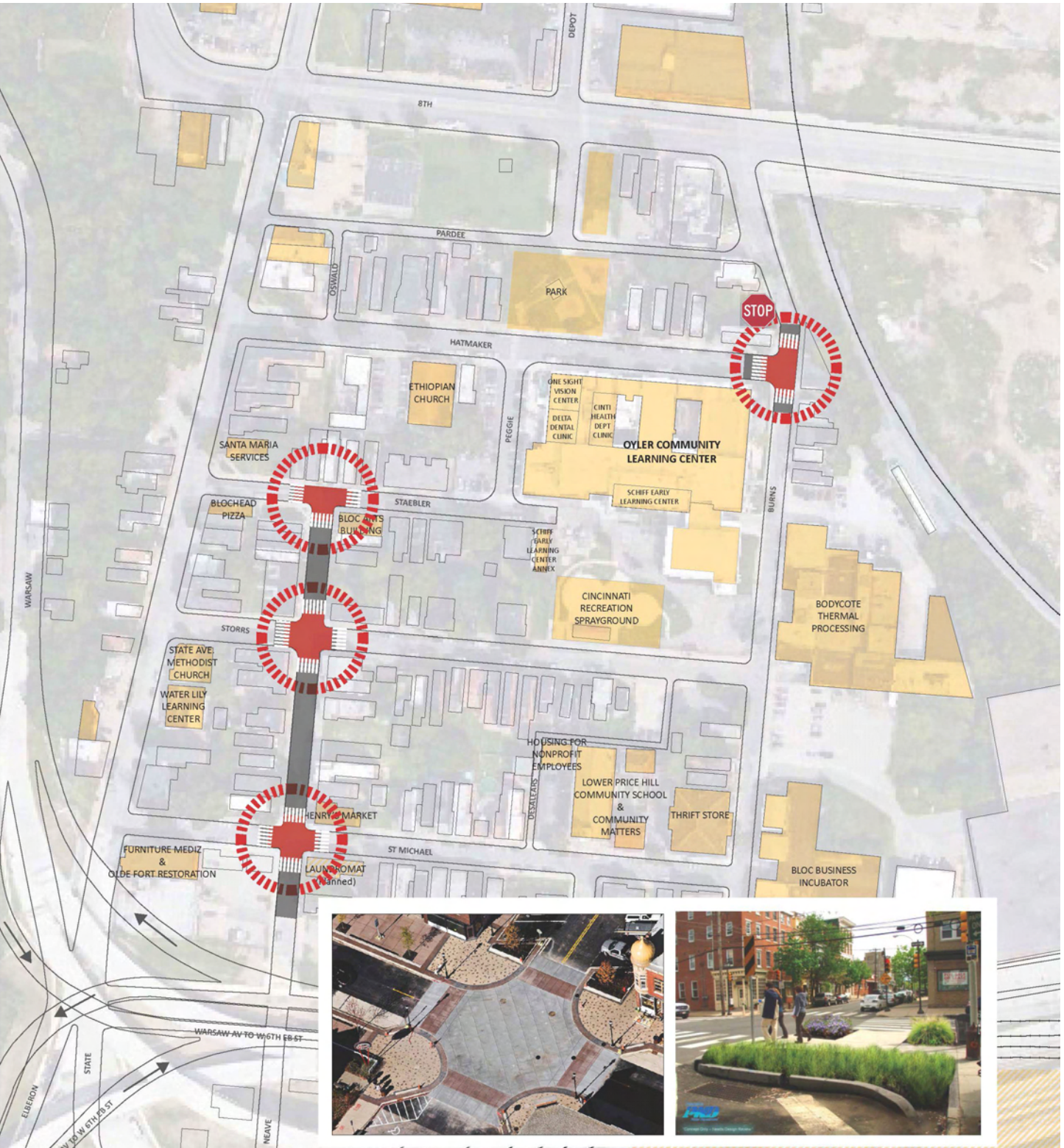
LEGEND:

- RESURFACE INTERSECTION
- ESTABLISHED PRESENCE



NEIGHBORHOOD IMPROVEMENTS | KEY DEVELOPMENTS

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL



LOPMENT SITES

OHIO RIVER TRAIL WEST
(Future)

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2016.02.23



PARK CONNECTOR

- CREATE NORTH CONNECTOR TO PARK: EXTEND WALKING PATH NEXT TO VIADUCT + CREATE CROSSING PATH ON EVANS STREET
- CREATE PEDESTRIAN CROSSWALK AT NORTH END OF BURNS
- CREATE SOUTH CONNECTOR TO PARK: CREATING CROSSING PATH ON EVANS STREET
- ACTIVATE SPACE BELOW RIVERDRIVE VIADUCTS WITH PROGRAM OR INSTALLATION: CREATE SKATE PARK / LIGHT
- EVALUATE TRAFFIC LIGHTS AT INTERSECTION OF RIVER DRIVE AND STATE STREET FOR PEDESTRIAN CROSSING
- CREATE PEDESTRIAN BRIDGE OVER RAILWAY TO CONNECT TO FUTURE RIVER PARK

LEGEND:

- ▬ PEDESTRIAN CONNECTION
- ESTABLISHED PRESENCE



EAST EDGE | PARK CONNECTOR

Lower Price Hill - LAND USE / DEVELOPMENT PROPOSAL

