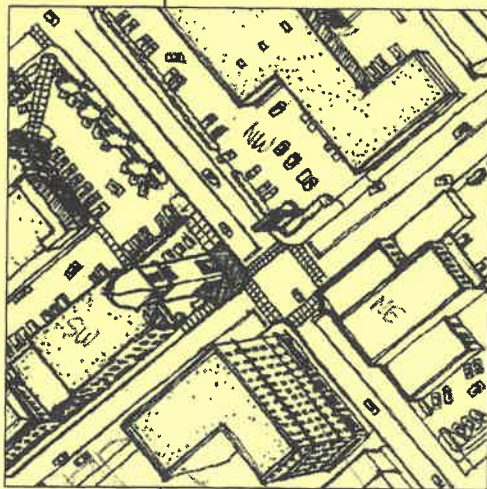
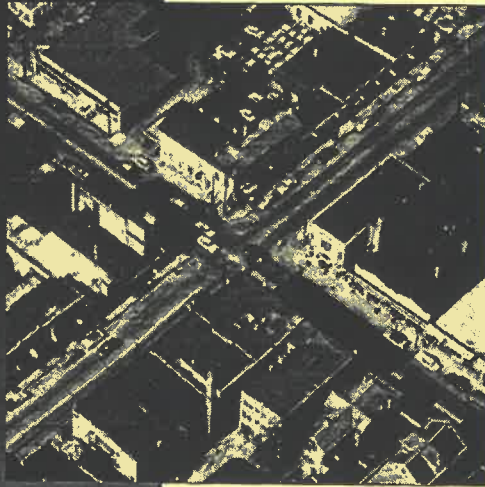


# MADISONVILLE NBD URBAN RENEWAL PLAN



October 2002  
Final Version

Prepared for  
Department of Community Development  
City of Cincinnati

Prepared by  
Department of City Planning  
Office of Architecture and Urban Design  
Department of Transportation & Engineering  
City of Cincinnati

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## EXECUTIVE SUMMARY

The Madisonville NBD has a wide array of uses distributed throughout the district. These uses include retail, non-retail commercial, residential, public and institutional. The business center is characterized by retail and office uses. The NBD comprises approximately 97 businesses and approximately 200 residential units. It faces several challenges as it embarks on a rebirth.

These challenges include: underutilized properties, lack of identified land for business expansion, readily available or limited parking facilities, traffic tie-ups through certain streets, crime and perception of crime, and loitering.

The Urban Renewal Plan for the Madisonville Neighborhood Business District is the result of analyzing existing conditions, engaging business owners and proprietors, and obtaining community input. The study area core encompasses business and residential uses in the east central section of Madisonville. Stewart Avenue, Chandler Street, Plainville Road, and Erie Avenue provide the boundary. The plan was initiated by the Madisonville Community Council to address development issues and challenges critical for fostering economic development as well as protecting residential uses in the area.

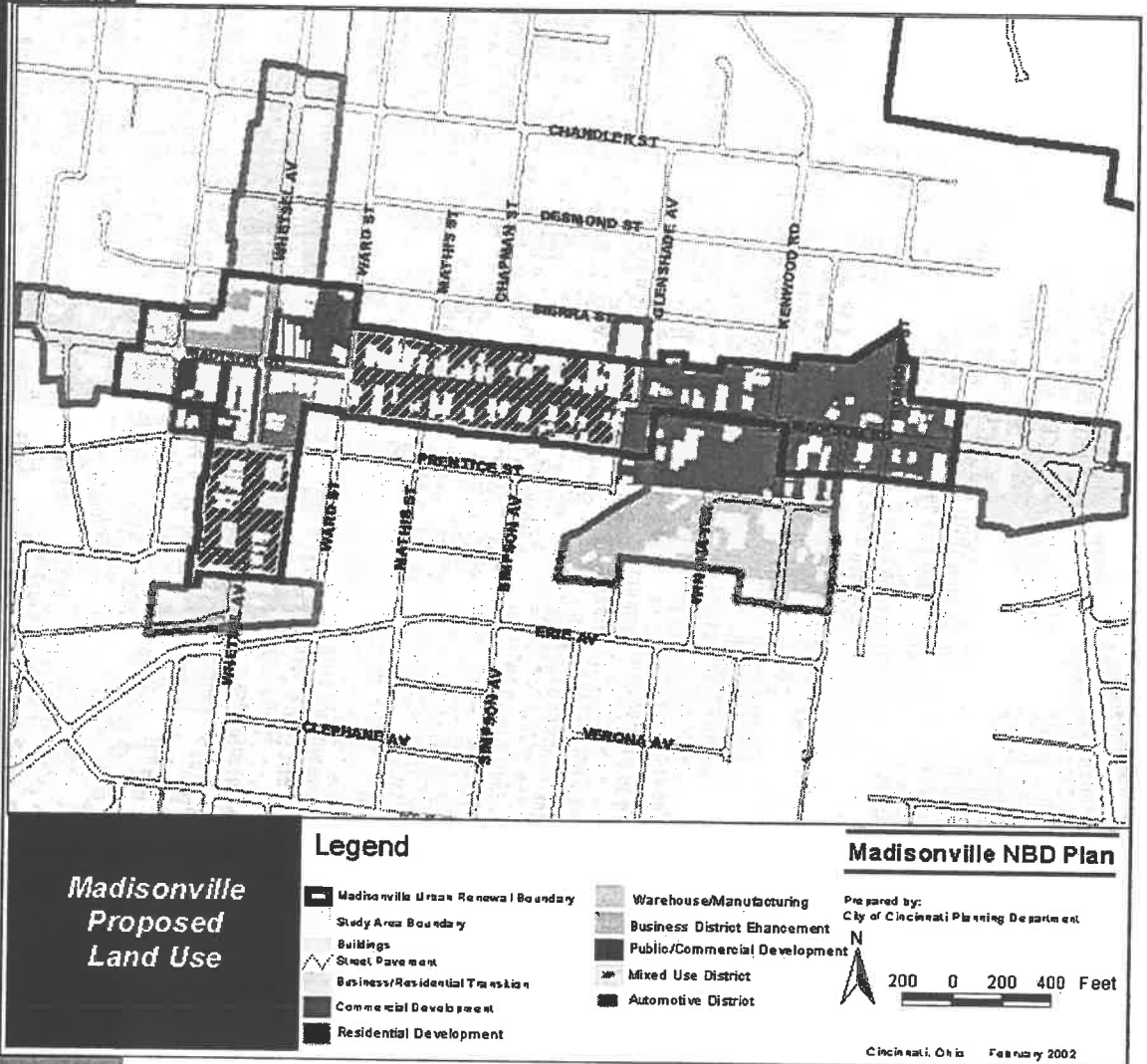
A Task Force of area businesses, residents, property owners, development and nonprofit corporations, and community council representatives guided the entire planning process. A community meeting attended by residents, owners and proprietors determined the needs of the business district and the community at large.

Goals developed by the planning task force include encouraging economic growth, elimination of blight, and reduction of litter, increasing safety and security, improving traffic circulation, and integrating business and residential uses.

These future land use areas are clusters of: business/residential transition, residential development, mixed use, automotive, and warehouse/manufacturing. There are four areas designated as business/residential transition that are earmarked for new residential development rather than business. This is particularly so in the area along Whetsel north of Desmond where relocation of businesses is recommended.

The voluntary relocation of businesses from these areas will enhance the residential areas as well as contract the business district, making it denser with reduced vacancies. See Map 1 below.

**MADISONVILLE NBD  
URBAN RENEWAL  
PLAN**



The Urban Renewal Plan identifies strategies to achieve the goals on page 13 and to create and retain jobs within the City of Cincinnati while integrating new development into the neighborhood fabric. Other strategies include: erecting a community square/gathering place at the southwest corner of Madison and Whetsel, constructing a farmers' market with increased and integrated parking, redeveloping the southeast corner of Madison and Whetsel for office/retail, improving vehicular traffic circulation through the area, encouraging zoning that reduces land use conflicts and reinforcing the development of this commercial/residential business district, and maintaining an aesthetically pleasing appearance of parking lots. Community initiatives include utilizing the Business and Economic Development Committee of the Community Council, assisting business and property owners in reducing vacancies, developing a unified marketing strategy for smaller in-fill properties in the study area, and encouraging a partnership among stakeholders to promote development opportunities.

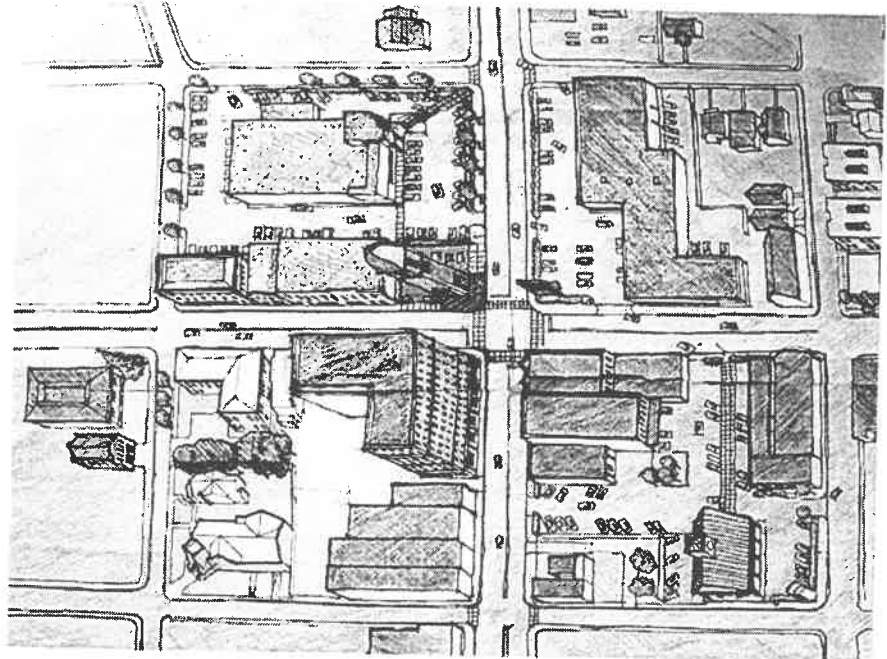
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The implementation of this plan requires the cooperation of the Madisonville community, the City of Cincinnati, and business and property owners.

This Urban Renewal Plan is drafted in compliance with Chapter 725, Urban Renewal, of the Cincinnati Municipal Code. Urban renewal status allows for property acquisition and the expenditure of federal funds when necessary to carry out an urban renewal plan.

**KEY RECOMMENDATIONS AND RENDERINGS**

The key to the plan and the success of the NBD rests with the redevelopments suggested in the plan for all four corners of Madison and Whetsel. The northwest corner will see very minimal changes since it recently was revitalized. The rendering below describes various key projects essential for the rebirth of this district.



## **INTRODUCTION**

### **Purpose**

The Madisonville Community Council requested a neighborhood business district plan through the City's 2001 Neighborhood Business District Improvement Program with the intention of stabilizing and revitalizing the business district. The City Planning Department committed to facilitating the neighborhood planning process in 2001. This plan will serve as a decision making guide for community stakeholders such as the neighborhood council, property and business owners, private investors, and government agencies. The driving force behind the plan is to capitalize on the opportunities and respond to the problems in the district.

An urban renewal plan defines the area that is blighted or deteriorating, states the reasons for defining the areas as blighted or deteriorating, and recommends a certain course of action to redevelop or rehabilitate the area. It also allows the City the opportunity to acquire property and use federal funds to enhance conditions and eliminate blighting influences.

## **PLANNING PROCESS**



*Public Meeting*

The Madisonville NBD planning process was initiated in the summer of 2001 after the Madisonville Community Council request was granted. A planning committee comprised of Madisonville Community Council representatives, business owners, and other community stakeholders was formed to provide valuable assistance to the development of the plan. The process included a series of task force



*Staff presenting at a public meeting*

The planning committee (list of members in the credit section) was charged with monitoring the planning process, being actively involved in meetings, and soliciting volunteers and community input. The planning committee held numerous working meetings and several community public meetings to discuss, formulate and review the plan.

**MADISONVILLE NBD  
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PLAN**

## History of Madisonville and its Business District

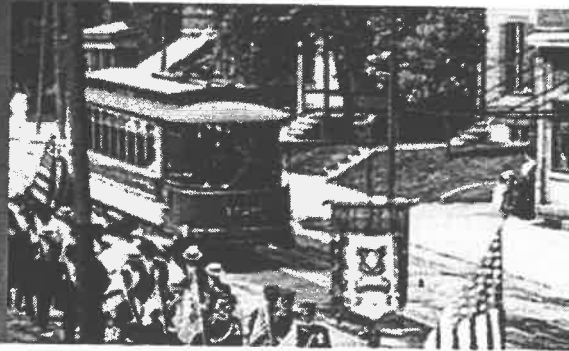
The Madisonville NBD is located in the Madisonville community.



*Madisonville Town Hall in 1905*

Madisonville was originally established in 1890 as Madison, Ohio in honor of James Madison who had recently been inaugurated as the fourth president of the United States. In that year, the territory in the north central portion of Section 16, Columbia Township, was surveyed, platted, and the first lots sold. The surveyors used as their centerline part of an old Indian trail, which traveled along Whetsel Ave.

The corner of Madison and Whetsel became the center of community activity. Businesses of all descriptions began locating along what is now called Madison Rd. and Whetsel Avenue.



*B&O Southwestern Rail Road in 1905*

Madisonville was incorporated as a village in 1875 and by 1911 was annexed to Cincinnati.

By 1898 Madisonville had become an eastern terminus for the "traction line". For more than 50 years Madisonville #69 street cars brought persons to and from Madisonville and the city. The Marietta and Cincinnati Railway, later the B&O Southwestern RR, came through Madisonville after 1866 and before,

during, and shortly after WW 1 established a commuter section on which residents could board the train at either the eastern or western train terminals in Madisonville and take the short trip to the city.



*Madisonville Business District, 1950  
View of Madison and Whetsel*

In the 30's, 40's, 50's, and 60's with the expansion of the business district along Madison Rd. and Whetsel Ave. Madisonville became a commercial center for eastern Cincinnati. Shoppers attracted from the surrounding towns, villages, and unincorporated areas could find just about anything they needed in the complex of available stores and shops.

All this was soon to change as increased use of the automobile and the development of major shopping centers in central locations led to the gradual decline of Madisonville's business district, which could not compete with the new centers. By 1970 most of the businesses had gone from the community

**MADISONVILLE NBD  
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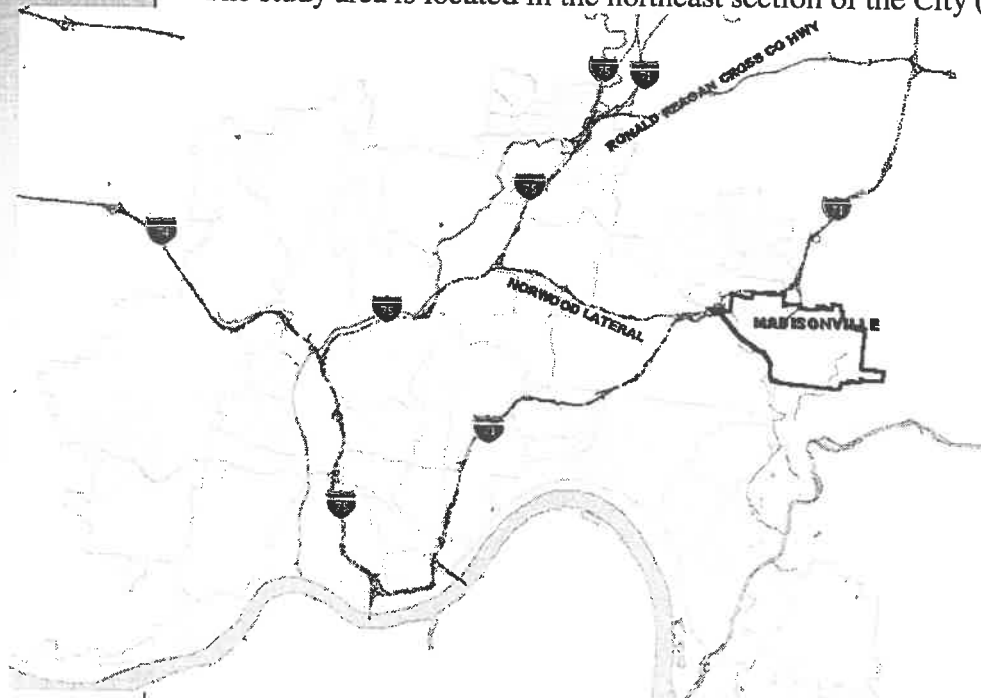
leaving empty boarded up buildings. By the mid 1980s, the last three remaining businesses that had been in Madisonville for over 50 years closed their doors.

A number of initiatives have been undertaken to enhance the district. In 1991 the shopping strip at the northwest corner of Madison and Whetsel was completed as the first commercial buildings constructed in Madisonville in over 30 years and seems to be a successful undertaking. In 1997 the Madisonville Community Urban Redevelopment Corporation completed renovation of the civic center complex which in addition to providing office space for the Madisonville Community Council, houses a police substation, a barber shop, a temporary labor force office, the post office and, recently, a coffee shop.

Madisonville, although changing through the years, still has much to offer. Its residential streets still hold the charm of an earlier day. Its tree-lined streets, the result of an intensive tree planting program by residents and the city, is restoring that aspect of the old Madisonville. Architectural treasures abound as reflected in its old homes, many the products of building before the turn of the century. In addition to the early homes, construction in the first 60 years of the 20th century resulted in at least 15 separate architectural styles that can be observed today in homes lining the streets of Madisonville.

**Geographic Location**

The study area is located in the northeast section of the City (See Map 2).

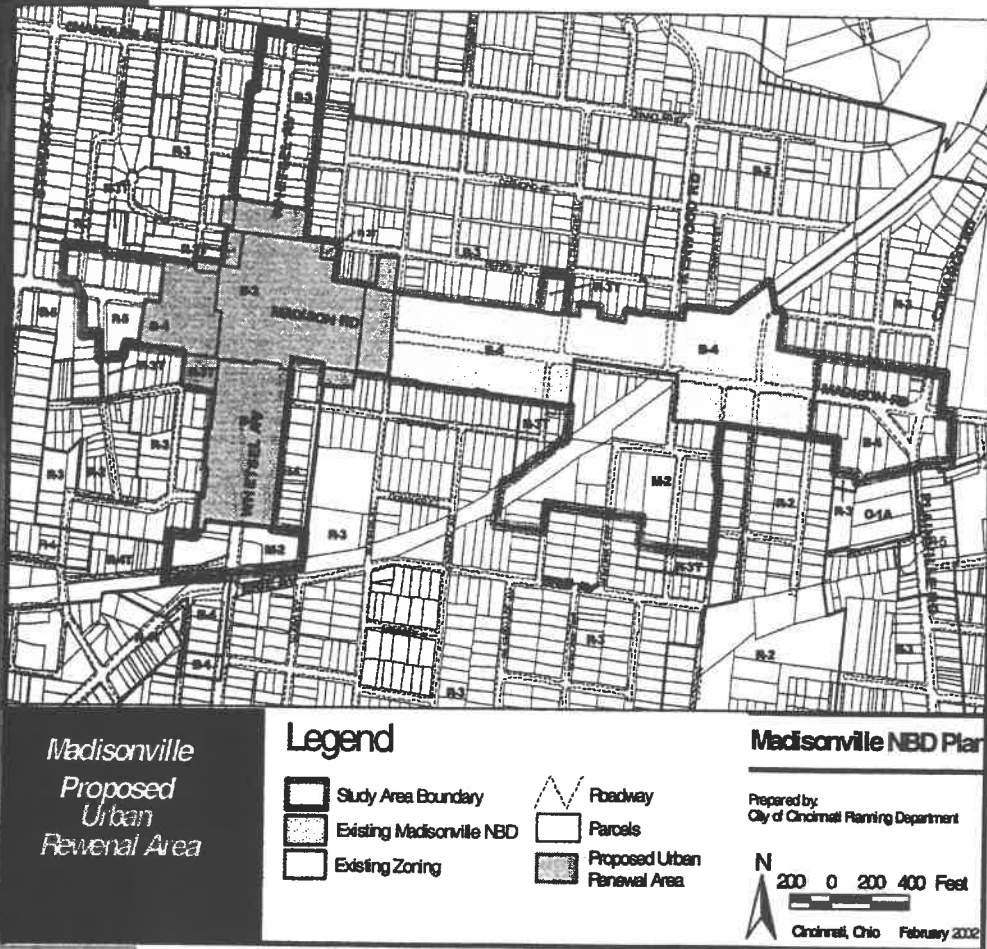


More specifically, the Madisonville NBD Urban Renewal plan is bounded approximately to the north by Desmond Avenue; Mathis Street on the east;



**MADISONVILLE NBD  
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Peabody Avenue on the south; and Ebersole Avenue on the west. Due west of this study area is the Red Bank and I-71 expressways, which are, connected to the area by Madison Road which transverses the renewal area. See Map 3. The Madisonville Neighborhood Business District is



*Madisonville  
Proposed  
Urban  
Renewal Area*

formed at the intersection of two major arterial streets, Whetsel Avenue and Madison Road

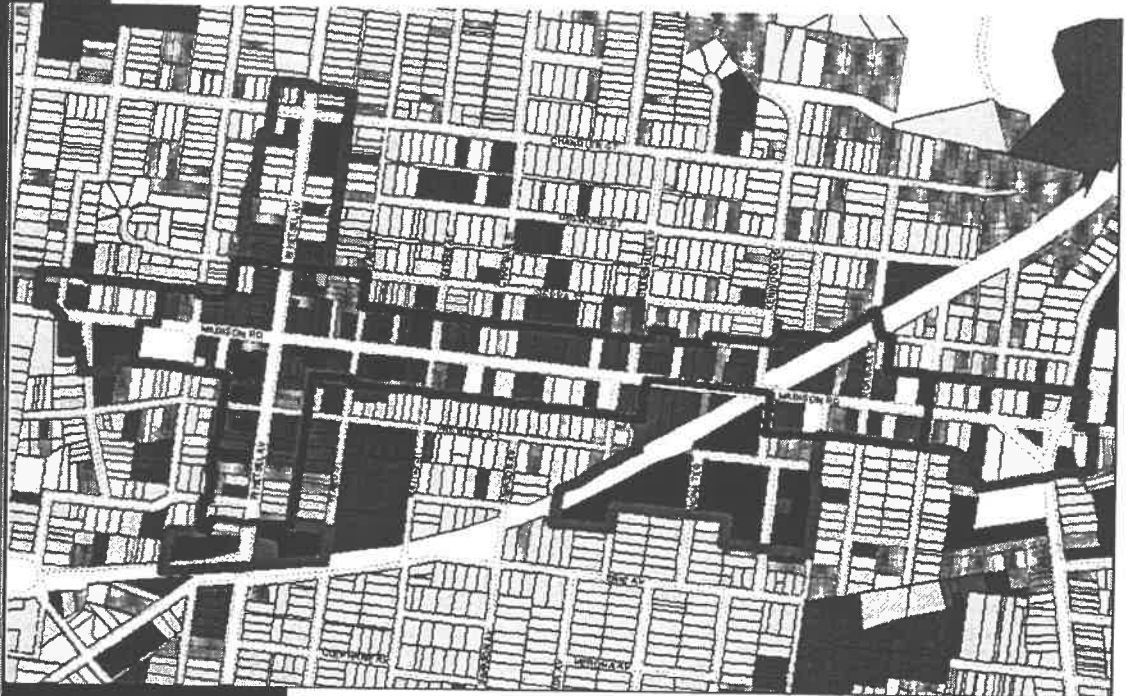
**EXISTING CONDITIONS**

**Land Use and Zoning**

Land use in the Madisonville NBD primarily consists of commercial and mixed uses with a small percentage of manufacturing uses. The residential uses are concentrated in mixed use buildings with commercial use on the ground floor and residents on the second floor. There are 45 multi-family residential units along Whetsel south of Madison Road. The residential uses are an integral part of the rebirth and vitality of the NBD and hence programs/projects to retain, maintain, and upgrade the residential structures are vital for the rebirth of the NBD.

**MADISONVILLE NBD  
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PLAN**

The northern section of the corridor, north of Madison consists largely of industrial, retail and service type businesses (See Map 4). Most of the buildings are one to two stories in height. Parking is available on street and in off-street surface parking lots that are privately owned and operated. A few are shared. There are several clusters of well-maintained commercial and industrial facilities and several vacant sites along Whetsel for redevelopment. There are also a significant number of buildings being underutilized or vacant and several with building code violations.



*Madisonville  
Land Use*

**Legend**

- Madisonville NBDA
- Study Area Boundary
- Vacant
- Residential
- Mixed Use
- Public/Semi Public
- Commercial & Office
- Light & Heavy Industrial
- Parks & Recreation
- Public Utilities
- Institutional
- Street Pavement

**Madisonville NBD Plan**

Prepared by:  
City of Cincinnati Planning Department



Cincinnati, Ohio February 2002

The district contains a number of zone districts that permit a variety of land uses (See Map 3). The zone districts of highest percentage of land area are as follows:

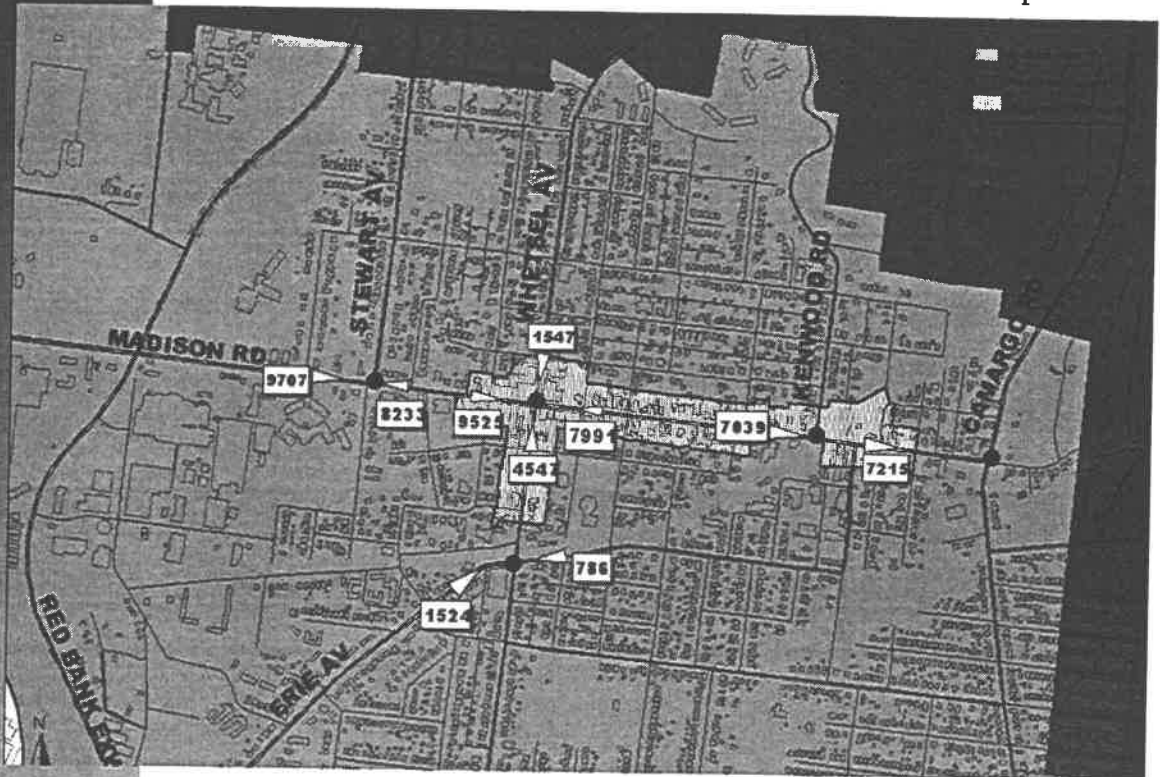
B-4, General Business	44%
M-2, Intermediate Manufacturing	20%
B-3, Retail-Wholesale	15%
B-2, Community Business	10%
R-5, Multi-Family Medium-Density	7%
R-3(T), Two-Family Transitional	4%

## COMMUNITY ISSUES

### *Circulation and Parking*

Principal arterial streets, including Red Bank Expressway, Madison Road, and Camargo Road provide excellent traffic circulation patterns and convenient interstate accessibility. This roadway network also provides good visibility and easy access to points north, south, east and west to downtown, commerce centers and suburban areas.

Traffic counts were taken at five locations: Madison Road at Red Bank Expressway, Madison at Whetsel, Kenwood Road at the railroad right-of-way, Madison at Camargo and Erie Avenue at Whetsel. See Map 5.



Traffic circulation and parking were identified as two of the major problems in the district. Some traffic circulation issues result from back up of automobiles after trucks are stuck under the railroad bridge overpass at Madison and Kenwood. Large commercial vehicles have difficulty passing through the roads near the overpass. There is some evidence of commercial traffic using residential streets in the area as cut-through routes to reach the manufacturing and business portion of the study area. Local residents feel that it is unsafe to have those types of vehicles traveling through their residential zone. They also view this vehicular traffic pattern behavior as a nuisance.

There are two options being considered to mitigate the problem. One is lowering the roadbed at this location and the other is to improve Erie Avenue

east of Whetsel to Settle and Settle to Madison. The latter will facilitate truck traffic around the railroad bridge where trucks get stuck because of low clearance.

Although most businesses have their own parking lots, business proprietors welcome additional parking. Additional off-street parking spaces (shared-parking) will be provided in the vicinity of Madison and Whetsel following the construction of a farmers' market. The farmers' market will be situated in an area bounded by Madison, Whetsel, Sierra, and Ward Avenues.

Landscape screening around the parking areas should also be implemented to improve the aesthetics and image of the area particularly in the Automobile Zone along Madison Road east of Glenshade Avenue.

### ***Business/Property Ownership, Business Climate and Needs***

A review of the most recently updated Hamilton County Auditor's records reveals a variety of property owners within the boundary of the Madisonville NBD Urban Renewal area. A significant number of property owners possess single or small parcels of land occupied by an owner-operated business or being leased out. Appendix C contains a list of businesses and their attributes.

In the fall of 2001, a meeting was convened with owners and proprietors of several businesses in the study area to determine the needs, problems and future plans of local businesses. Attendees articulated that crime, loitering, debris, poor streetscape, quality of labor force and financial assistance contributed to forming their most pressing hardships.

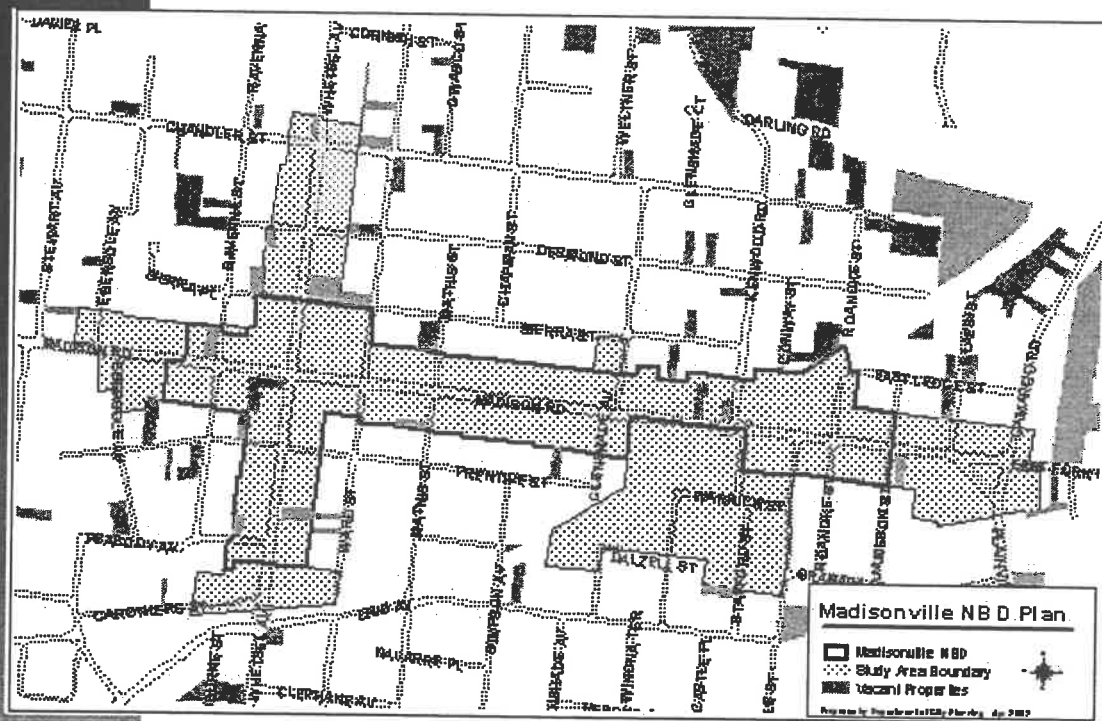
Map 1 shows several potential development sites. All the areas are along Whetsel with the majority located south of Madison Road. New residential construction involving the Senior Center parking lot and the vacant site adjoining it is recommended. Contracting the shopping district by voluntary relocation of businesses north of Desmond along Whetsel will provide more opportunities for new residential structures.

The vacancy rate and underutilized existing commercial space is very high; hence the plan recommends full utilization of available area resources, including maximizing space in large buildings along Madison and Whetsel. Map 6 depicts vacant properties and structures in the study area.

### **Vacant and Underutilized Properties**

## MADISONVILLE NBD URBAN RENEWAL PLAN

The plan identifies four-business/residential transition areas located on the outside edges of the study area. Currently these transition areas contain an average of 35 percent business uses. There is an opportunity to increase the number of residential units and concentrate the business uses in the business district core along Madison Road. These should be studied further to determine the appropriate land uses or zoning, once the new zoning classification is approved. The areas are targeted for low-density residential units.



### *Safety and Crime*

Criminal activities are common in Madisonville. The community battles high incidents of crime as well as the perception of less safety in its neighborhood. The community is working in tandem with the Police Department on a federal “Weed and Seed” program designed to fight crime as well as provide economic stimuli for area economy. Strategies associated with crime in this plan are similar to those in the “Weed and Seed” document.

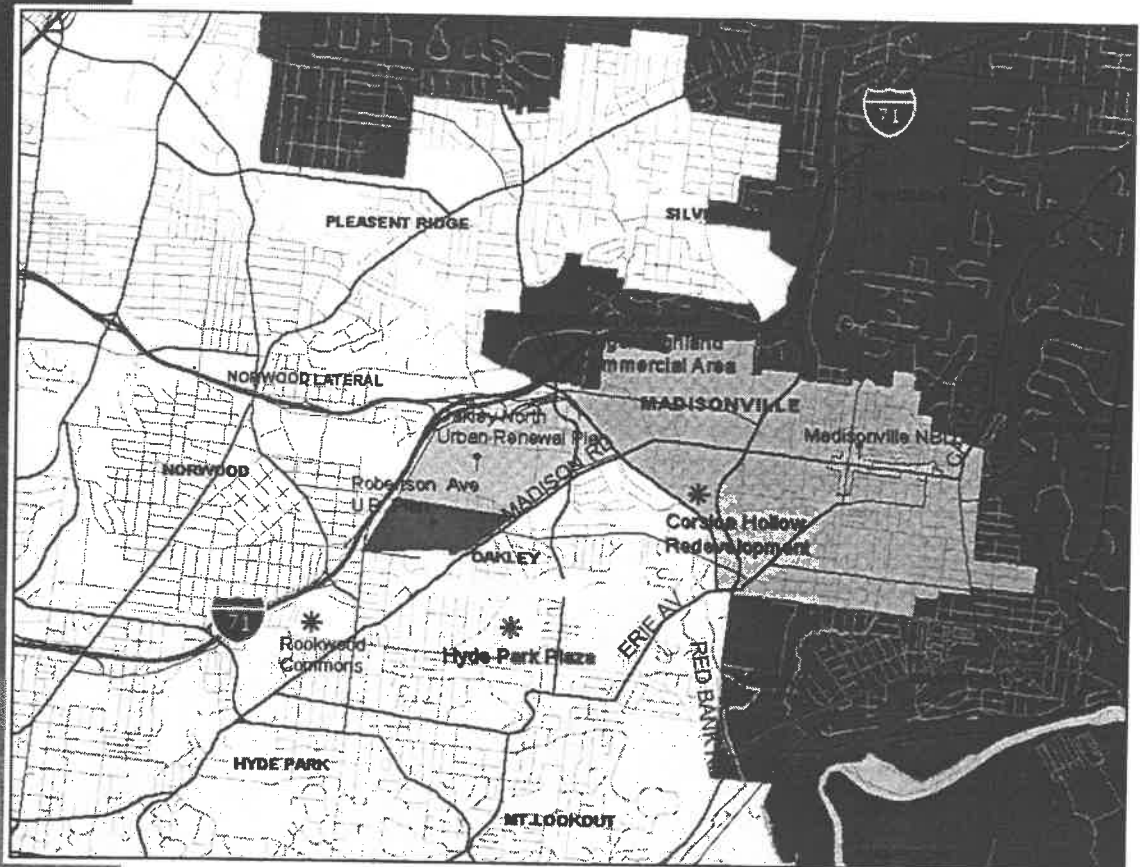
### **Market Area Overview**

The eastern corridor of Cincinnati, which includes the Madisonville Business District, provides a very stable commercial/industrial market area with an extremely low vacancy rate according to a market research study for the area completed in 1995. The Madisonville Business District, however, experiences a high vacancy rate and significant underutilization of available floor space. Major thoroughfares including Madison Road, Red Bank Expressway and Ridge Road provide excellent traffic circulation pattern with convenient interstate accessibility. This roadway network also provides great visibility and easy access to I-71 and downtown. The area is well equipped

## MADISONVILLE NBD URBAN RENEWAL PLAN

with utilities and consists of stable neighborhoods. The corridor is supplied with several clusters of well-maintained commercial and industrial facilities, but apparently very few vacant sites for new development.

### Regional Development



There are six development areas that have significant impact on the Madisonville NBD. The six areas are: the Oakley North Urban Renewal Area, Robertson Avenue Corridor Renewal Area, Corsica Hollow Redevelopment, Hyde Park Plaza, Rookwood Pavilion/Commons, and the Ridge/Highland Area. The challenges for both the Oakley North and the Robertson Urban Renewal Areas are similar to those addressed in this plan. Map 7 shows the location of six centers of commerce or development opportunities

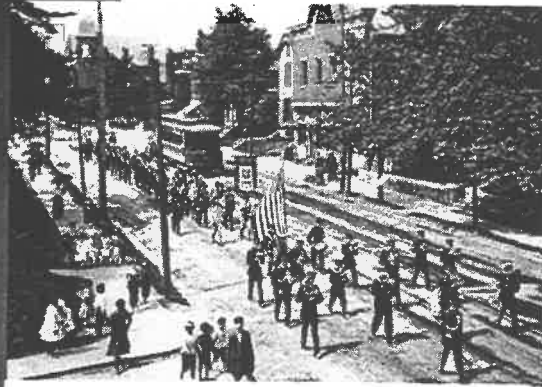
In addition to Rookwood Pavilion, the recently completed Rookwood Commons, Ridge/Highland Commerce Center, and Hyde Park Plaza, are the other surrounding commerce areas, which service the area.

## OVERALL PLAN

### Vision, Goals, Objectives and Strategies

The Madisonville NBD Urban Renewal Plan is a result of extensive existing condition analysis, marketing analysis, identification of goals and objectives, development of solutions to the issues, and identification of implementation strategies. The goals address economic growth in the area, including job creation and retention; demolishing or rehabbing blighted structures; enhancing traffic circulation that respects both residential and business uses; and integrating manufacturing, business, and residential uses in the district.

### VISION



*Madisonville parade, 1905  
Looking North from the Railroad Bridge*

A rebirth of the Madisonville Neighborhood Business District with thriving businesses in an environment that is clean, safe and pleasing. The revived district will serve as a magnet for residents, shoppers and visitors.

The picture on the left symbolizes the energy anticipated for a new Madisonville.

### 1. OVERALL GOAL

**To restore the economic vitality of the neighborhood business district through providing expansion opportunities for existing and new businesses, residential, and public spaces in the Madisonville Neighborhood Business District.**

### 2. DEVELOPMENT GROWTH

**Goal:** To promote development opportunities within the business corridor.

**Objectives:**

- Encourage existing business growth.
- Support public investments and incentives in the core of the NBD in order to contract the district and help increase occupancy and

fully utilize properties in the business core, the focal point of which is at Madison Road and Whetsel Avenue.

- Attract new businesses to the NBD particularly the core area in the vicinity of Whetsel and Madison Road that includes new development and rehabilitation.
- Create an NBD anchor(s) at Madison Road and Whetsel Avenue.
- Foster new development and sustain unique stores and eateries within the study area.
- Develop additional off-street parking for the area.

**Strategies:**

- Empower local development entities such as private developers, Madisonville Community Urban Redevelopment Corporation (MCURC), local church groups and other organizations and non-profits to renovate or upgrade existing vacant and underutilized properties throughout the neighborhood business district.
- Redevelop the NBD Focal Point at Whetsel and Madison as follows:
  - (a) A new development on the southwest corner of Madison and Whetsel anchored by a community square/gathering place and gateway should incorporate a new grocery/food/drug store.
  - (b) Encourage redevelopment at this southeast corner of Whetsel and Madison and along Madison to Ward to include office/retail (commercial) on first floor and residential on second floor on the current property at the south east corner. A Communication Tower on property should be retained as part of the development or relocated to a suitable location.
  - (c) Endorse renovation of the old 5/3 Bank building on the northeast corner of Madison and Whetsel and increase the intensity of use(s) of the space thereafter.
  - (d) Initiate landscaping improvements at Madison Center on the northwest corner of Madison and Whetsel.
- Rehabilitate the New Life Temple building, the former Grand Slam Restaurant and the Odd Fellows Building on Whetsel between Madison and Prentice Street for mixed use (residential/commercial).
- Support adaptive reuse of the vacant shoe store at the corner of Ward and Madison or other vacant building in the business district for commercial, institutional and non-profit uses.



**MADISONVILLE NBD  
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- Renovate the sporting goods and the CY Communication buildings on Whetsel south of Prentice Street for mixed-use development with retail and residents on first floor and upper floor(s) respectively.
- Sell and promote the construction of a farmers' market at the southeast corner of Whetsel and Sierra, or other commercial type development such as offices with integrated parking which complements parking for other businesses. The design for the market place should consider year round uses in addition to not erecting a wall closing up the community from Sierra and Ward. To accommodate the new development, three buildings including the building at the corner should be demolished.
- Support continuation of redevelopment at 5020 Whetsel and Sierra Avenues which includes office, commercial and or retail. The Madisonville Redevelopment Corporation (MCURC) is the developer of this vacant building known as the Spectrum.
- Provide a sit down restaurant at a visible location in the Madisonville NBD.
- Endorse redevelopment of a vacant lot zone R-3 next to the former Senior Center Parking Lot at the northwest corner of Whetzel and Sierra for housing or agency use.  
  
property should be incorporated for residential use.
- Redevelop the Senior Center at 5021 Whetsel Avenue for commercial or other agency use.
- Encourage the expansion of Missy's Corner-copia at 5001 Kenwood Road utilizing the adjacent vacant parcel. Enhance its role in the area in a manner that complements the proposed farmers' market in the NBD core.
- Acknowledge the existence of an automotive zone at the east end of the NBD. Encourage the automobile sector to spruce up the area by integrating landscaping and screening of their businesses and removing inoperable vehicles from the property fronting Madison Road.
- Support new auto oriented businesses in the automotive zone focus area such as automotive parts and auto detailing shops.
- Encourage creative and efficient utilization of space and facilities including sharing of parking and underutilized spaces.

## **2. DESIGN AND INFRASTRUCTURE**

**Goal:** Provide the necessary infrastructure framework to encourage development, growth, security, and accessibility while maintaining neighborhood scale.

### **Objectives:**

- Establish a unique, identifiable image for the business district based upon its historic character and associations.
- Convey a safe, positive image of the business corridor.
- Maintain and improve the cleanliness of the district.
- Encourage additional landscaping, particularly of parking areas, to maintain an aesthetically attractive business corridor.
- Increase the visual attractiveness of the business corridor through coordinated street improvements and traffic operations.
- Enhance the business corridor by improving traffic circulation, upgrading structures, and making land uses more compatible.

### **Strategies:**

- Establish a Community Focal Point or gathering place with a distinguishing feature such as a Bell Tower on the vacant lot at the southwest corner of Madison Road and Whetsel Avenue.
- Erect gateways and identifiers at four locations namely: Red Bank and Madison; Whetsel and Madison; Kenwood and Madison; and Whetsel and Erie. The identifiers at the latter two locations include directional signage on the railroad bridges.
- Secure agreement on street cleaning or sweeps and area clean up on a more frequent basis and regularly implement the established cleaning schedule. Whetsel and Madison as well as Kenwood and Madison (especially under the Railroad Bridge) need special attention.
- Develop programs to curtail loitering, particularly at these locations: at the Senior Center (Sierra and Whetsel); at Chandler and Whetsel; and Bramble and Whetsel Avenues.
- Support the implementation of Transportation and Engineering's Street Improvement/Rehabilitation Plan and other transportation related projects for the study area.

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- Encourage the property owners in the district to adopt a *Comprehensive Facade Program* which includes painting, fencing, landscaping.
- Review the new Zoning Code upon its completion for appropriateness or sufficiency of guidelines to replace the current Environmental Quality District.
- Enhance the district by creating a consistent streetscape to create a unified appearance.

**3. LAND USE AND ZONING**

**Goal:** Land uses and zoning should reinforce the development goals of the business corridor.

**Objectives:**

- Encourage land uses that are sensitive to both businesses and residents.
- Encourage growth that provides services and development patterns sensitive to the community needs and make-up.
- Condense the business area and focus business expansion and development to the Neighborhood Business District core.
- Discourage incompatible land uses and eliminate non-conforming uses throughout the NBD.

**Strategies:**

- Explore reduction of B-3, business zone north of Sierra along Whetsel. Ending business district at Desmond instead of



Chandler will encourage more utilization of the business core for businesses as well as protecting the surrounding residences (contracting/condensing the business district).

- Relocate as many businesses as possible to other suitable locations within the area. Systematically return the area north of Desmond along Whetsel to residential,

hence providing an opportunity to construct new housing (see Map 8).

- Support relocation of the automotive business along Whetsel south of Desmond to accommodate new residential development. Address environmental concerns at the site of the auto shop. The property can then be remedied and a concrete parking lot erected for new residential development or shared parking with the Allegheny West Conference of Seventh Day Adventist Church at 5100 Whetsel Avenue across from Desmond Street.

#### **4. SAFETY AND SECURITY**

**Goal:** Assure that the business corridor is a safe place to work, shop, and travel, and that it does not negatively impact residential areas.

**Objectives:**

- Develop a partnership including all stakeholders of the community (residents business owners agencies) to address security issues.
- Identify and initiate needed traffic and infrastructure projects that improve pedestrian and vehicular traffic circulation throughout the business district.

**Strategies:**

- Discourage loitering within the business district by increasing police presence and enhanced patrolling.
- Increase lighting at recommended locations such as at the Senior Center and the Bramble Federal Savings Loan at Whetsel and Bramble where lights are consistently being broken.
- Upgrade street lighting and pedestrian lighting within the business district particularly along the following: Whetsel from Bramble past Chandler to the corporation line; Kenwood from Sierra to Madison (light up area); Bramble and Whetsel in the vicinity of Bramble Federal Savings and Loan across from Euro Auto; and Cornuelle Park on Desmond. Existing light fixtures at troublesome location throughout the business district should be replaced with bulletproof light fixtures.
- Install additional security cameras at Whetsel and Bramble and at Whetsel and Chandler to deter drug activity.

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- Post signs pertaining to no loitering, drug free zone, and crime stoppers throughout the study area to discourage crime.
- Install crosswalk (zebra painted) at Whetsel and Chandler where a two-way stop sign exist and similar markings at certain heavy pedestrian crossings at non-signalized locations within the study area.
- Investigate a four way stop sign at Whetsel and Chandler.
- Install a fence at Nabi Electric, at the corner of Madison and Mathis to eliminate cut through traffic.
- Address speeding concerns along Madison from Red Bank to Camargo and along Chandler, and recommend remedies if conditions justify.
- Petition Traffic Operations/Engineering to address dangerous traffic spots at Whetsel and Madison and at Chandler and Ward where numerous accidents occur. Installation of a left turn signal at Whetsel and Madison should be considered.
- Establish stop signs on Ward at Sierra and Desmond and at appropriate locations on Ward from Dahlgren to Madison.
- Increase police enforcement of traffic laws and regulations for the area.
- Re-stripe westbound Madison Road up to Mathis where confusion arises as to whether it is one lane or two lanes.
- Construct a Metro Hub at the corner of Madison and Kenwood.
- Support Transportation and Engineering proposal to re-route trucks away from the Railroad Bridge at Madison and Kenwood where traffic tie-ups result from trucks being unable to clear the bridge. Preliminary plans include improving and widening (with curbs and sidewalks) Erie Avenue from Whetsel to Settle to provide a detour around the low railroad bridge and Settle Avenue, Erie to Madison Rd.
- Identify pay phones to be removed or relocated in the City right-of-way and in other areas in the NBD. These candidate pay phones are associated with crime and are a nuisance, and interfere with business operation in the district.

## **5. MARKETING/PROMOTIONS**

**Goal:** Promote the business corridor as a viable environment in which to do business while promoting effective and efficient management of the business.

**Objectives:**

- Foster a partnership with stakeholders, including the Business and Economic Development Committee, residents, Madisonville Community Urban Redevelopment Corporation, and the Madisonville Community Council.
- Foster a partnership with existing businesses to promote business retention and development opportunities, and to develop a marketing strategy for Madisonville.
- Market area to potential businesses.
- Identify areas within the boundary to focus retail and wholesale businesses.
- Maintain and improve the cleanliness of the district.

**Strategies:**

- Charge the Madisonville Community Council's Business and Economic Development Committee with overseeing key facets of the NBD including implementation. Such a group should have strong ties with area businesses, MCURC, the Community Council, and the City.
- Promote and sell Madisonville whenever opportunity arises locally and abroad.
- Develop and maintain an inventory/list of available properties (vacant and underutilized) for marketing purposes and plan implementations.
- Enhance and maintain the community web site with an NBD page and a link to the City's website.
- Sponsor events to showcase the business district and foster good ties with the rest of community and other relevant clientele.

### **IMPLEMENTATION**

Collaboration greatly enhances strategy success rates. City staff strongly

recommends that the Madisonville Community Council establishes and monitors an Implementation Committee comprised of residents, business representatives, and appropriate partnering agencies to advance the strategies set forth in this plan. This committee should work with City departments, private investors, property owners and residents to identify and seek funding opportunities and recruit volunteers to implement the plan recommendations.

No City funding availability is implied in these recommendations. Certain types of improvement projects require private property-owner participation through assessments, modification of utility services, or legislation adoption. Each strategy must secure funding, coordinate with appropriate agencies, and integrate with the surrounding community. Additionally, it may be required that entities be identified to provide operating and maintenance functions for public improvements projects.

Land improvement projects require preliminary and detailed cost estimates based on accurate field surveys, subsurface investigation, property owner participation, finalized scope, and design, acquisition, demolition or relocation costs. Costs pending final scope of the project may also depend on private and other contributions, including in-kind; and available funding from the City.

**MADISONVILLE NBD URBAN RENEWAL PLAN - DEVELOPMENT GROWTH**

<b>GOAL 1: To promote development opportunities within the business corridor.</b>		
<b>Objectives:</b>	<b>Strategies:</b>	<b>Participating Agencies/Groups:</b>
<b>1. Encourage existing business growth.</b>	Empower local development entities such as private developers, MCURC, local church groups and other organizations and non-profits to renovate or upgrade existing vacant and underutilized properties throughout the neighborhood business district.	❖ Madisonville Community Council (MCC), Community Development Department
<b>2. Support public investments and incentives in the core of the NBD in order to contract the district and help increase occupancy and fully utilize properties in the business core whose focal point is at Madison and Whetsel.</b>	<ul style="list-style-type: none"> <li>• Redevelop the NBD Focal Point at Whetsel and Madison as follows:               <ul style="list-style-type: none"> <li>a) A new development on the southwest corner of Madison and Whetsel anchored by a community square/gathering place and gateway should incorporate a new grocery/food/drug store.</li> <li>b) Encourage redevelopment at this south east corner of Whetsel and Madison and along Madison to Ward to include office/retail (commercial) on first floor and residential on second floor on his current property at the south east corner. A Communication Tower on property should be retained at development or relocated to a suitable location.</li> <li>c) Endorse renovation of old 5/3 Bank building on the northeast corner of Madison and Whetsel and increase the intensity of use(s) of the space thereafter.</li> <li>d) Initiate landscaping improvements to Madison Center on the northwest corner of Madison and Whetsel.</li> </ul> </li> </ul>	❖ Private Developers, MCC, Madisonville Community Urban Redevelopment Corporation (MCURC), City of Cincinnati
<b>3. Create an NBD anchor(s) at Madison and Whetsel.</b>	<ul style="list-style-type: none"> <li>• Rehabilitate the New Life Temple Buildings and former Grand Slam Restaurant and the Odd Fellows Building on Whetsel for mixed use (residential/commercial).</li> <li>• Support adaptive reuse of the vacant former Shoe Store at the corner of Ward and Madison or other vacant building in the area for commercial, institutional and non-profit.</li> <li>• Renovate the Sporting Goods and the CY Communication buildings on Whetsel for mixed use development with retail and residents on first floor</li> </ul>	❖ Private Developers, Property Owners, MCC, Community Development



	<p>and upper floor(s) respectively.</p> <ul style="list-style-type: none"> <li>• Sell and promote the construction of a Farmers' Market at the southeast corner of Whetzel and Sierra or other commercial type development such as offices with inter-grated parking which complement parking for other businesses. The design for the market place should consider year round uses in addition to not erecting a wall closing up the community from Sierra and Ward. To accommodate the new development, three buildings including the building at the said corner should be demolished.</li> </ul>	
<p><b>4. Foster new development of and sustain unique stores and eateries within the study area.</b></p>	<ul style="list-style-type: none"> <li>• Support continuation of Spectrum redevelopment, which includes offices, medical offices, and a reception hall.</li> <li>• Recommend a sit down restaurant at a visible location in the Madisonville NBD.</li> <li>• Endorse redevelopment of a vacant lot zoned R-3 next to the Senior Center Parking Lot at the north west corner of Whetzel and Sierra for housing or office/agency use.</li> <li>• Redevelop the Senior Center for commercial or other agency use.</li> <li>• Encourage the expansion of Missy's Market on Madison utilizing the adjacent vacant parcel and enhance its role in the area including complementing (and not necessarily competing with) the proposed Farmers' Market in the NBD core.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Private Developers, CRC, Community Development, MCURC</li> <li>❖ Cincinnati Recreation Commission (CRC)</li> <li>❖ CRC</li> </ul>
<p><b>5. Develop additional off-street parking for the area.</b></p>	<ul style="list-style-type: none"> <li>• Acknowledge an automotive zone at the east end of the NBD and encourage the automobile sector to spruce up the area by integrating landscaping and screening of their businesses and removal of inoperable vehicles from the property fronting Madison Road.</li> <li>• Support new auto oriented businesses such as automotive parts and auto detailing shops.</li> </ul>	<ul style="list-style-type: none"> <li>❖ MCC, Park Board</li> </ul>

**DESIGN AND INFRASTRUCTURE**

<b>GOAL 2: Provide the necessary infrastructure framework to encourage development growth, security, and accessibility while maintaining neighborhood scale.</b>		
<b>Objectives:</b>	<b>Strategies:</b>	<b>Participating Agencies/Groups:</b>
<b>1. Convey safe, positive image of the business corridor.</b>	<ul style="list-style-type: none"> <li>Establish a Community Focal Point with a Bell Tower on the vacant lot at the southwest corner of Madison and Whetsel which property is a vacant lot.</li> <li>Curtail loitering at several locations within the district particularly at these locations: at the Senior Center (Sierra and Whetsel); at Chandler and Whetsel; and Bramble and Whetsel.</li> </ul>	❖ MCC, Police Department
<b>2. Establish a unique, identifiable image for the business district based upon its historic character and associations.</b>	<ul style="list-style-type: none"> <li>Erect gateways and identifiers at four locations namely: Red Bank and Madison; Whetzel and Madison; Kenwood and Madison; and Whetzel and Erie. The identifiers at the later two locations include directional signage on the railroad bridges.</li> </ul>	❖ Transportation & Engineering
<b>3. Maintain and improve the cleanliness of the district.</b>	<ul style="list-style-type: none"> <li>Forge agreement on street cleaning or sweeps and area cleaning-up on a more frequent basis and regularly implement the established cleaning schedule. Whetsel and Madison as well as Kenwood and Madison especially under the Railroad Bridge need special attention.</li> </ul>	❖ Public Services
<b>4. Encourage additional landscaping, particularly of parking areas, to maintain an aesthetically attractive business corridor.</b>	<ul style="list-style-type: none"> <li>Encourage the community to adopt a Comprehensive Facade Program which includes painting, fencing, landscaping.</li> </ul>	❖ Community Development, Park Board
<b>5. Increase the visual attractiveness of the business corridor through coordinated street improvements and traffic operations.</b>	<ul style="list-style-type: none"> <li>Enhance the district by creating a streetscape after key development projects are implemented that unify the district.</li> </ul>	❖ MCC, Community Development, Transportation & Engineering
<b>6. Enhance the business corridor by improving traffic circulation, upgrading structures, and making land uses</b>	<ul style="list-style-type: none"> <li>Support the implementation of Transportation and Engineering's Street Improvement/Rehabilitation Plan and other transportation related projects for the study area.</li> <li>Review the new Zoning Code upon its</li> </ul>	❖ Transportation & Engineering  ❖ MCC, City Planning

<b>more compatible.</b>	completion for appropriateness or sufficiency of guidelines instead of the current EQ district.	Department
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**LAND USE AND ZONING**

<b>GOAL 3: Land uses and zoning should reinforce the development goals of the business corridor.</b>		
<b>Objectives:</b>	<b>Strategies:</b>	<b>Participating Agencies/Groups:</b>
<b>1. Encourage land uses that are sensitive to both businesses and residents.</b>	<ul style="list-style-type: none"> <li>Address recommended changes in zoning upon completion of the New Zoning Code and the Comprehensive Plan if delays do not negatively impact the district and the community significantly.</li> </ul>	❖ City Planning Department
<b>2. Encourage growth that provides services and development patterns sensitive to the community.</b>	<ul style="list-style-type: none"> <li>Consider B-3, business zone north of Sierra along Whetsel ending at Desmond instead of Chandler in order to encourage more utilization of the business core for businesses as well as protecting the surrounding residences (contracting/condensing the business district).</li> </ul>	❖ City Planning
<b>3. Condense the business area and focus business expansion and development to the Neighborhood Business District core.</b>	<ul style="list-style-type: none"> <li>Relocate as many businesses as possible to other suitable locations within the area in order to systematically return the area to residential and hence an opportunity to construct new housing.</li> </ul>	❖ Community Development, City Planning
<b>4. Discourage incompatible land uses and eliminate non-conforming uses throughout the NBD.</b>	Support relocation of the automotive business along Whetsel south of Desmond to accommodate new residential development after addressing environmental concerns at the site of the auto shop. The property can also be remedied to an extent and a concrete parking lot be erected for new residential development or shared parking with the Allegheny West Conference of Seventh Day Adventist Church across the street.	❖ MCC, Community Development

**SAFETY AND SECURITY**

<b>GOAL 4: Assure that the business corridor is a safe place to work, shop, and does not negatively impact residential areas.</b>		
<b>Objectives:</b>	<b>Strategies:</b>	<b>Participating Agencies/Groups:</b>

<p><b>1. Foster a partnership with stakeholders of the community to address security issues.</b></p>	<ul style="list-style-type: none"> <li>• Discourage loitering within the business district by increasing police presence and enhanced patrolling.</li> </ul>	<ul style="list-style-type: none"> <li>❖ MCC, Police Department</li> </ul>
<p><b>2. Identify traffic projects that improve pedestrian and vehicular traffic circulation.</b></p>	<ul style="list-style-type: none"> <li>• Curtail undesirable behaviors by increasing lighting at recommended locations such as at the Senior Center and the Bramble Federal Savings Loan at Whetsel and Bramble where lights are being shot by criminals.</li> <li>• Upgrade street lighting and pedestrian lighting within the business district particularly along the following: Whetsel from Bramble past Chandler to the corporation line; Kenwood from Sierra to Madison (light up area); Bramble and Whetsel in the vicinity of Bramble Federal Savings and Loan across from Euro Auto; and Cornuelle Park on Desmond.</li> <li>• Support additional security cameras for the neighborhood at Whetsel and Bramble and at Whetsel and Chandler, a location famous for drug activity, to assist businesses and development.</li> <li>• Support replacing existing light fixtures at troublesome location throughout the business district with bullet proof light fixtures.</li> <li>• Increase psychological warfare against criminals by posting signs pertaining to no loitering, drug free zone, and crime stoppers throughout the study area.</li> <li>• Install crosswalk (zebra painted) at Whetzel and Chandler where a two way stop sign exist and similar markings at certain heavy pedestrian crossings at non-signalized locations within the study area.</li> <li>• Investigate a four way stop sign at Bramble, Plainville, Whetzel and Chandler</li> <li>• Install a fence at Nabi Electric to eliminate cut through traffic at the corner of Madison and Mathis.</li> </ul>	<ul style="list-style-type: none"> <li>❖ MCC, Transportation &amp; Engineering</li> <li>❖ Property Owners</li> </ul>

	<ul style="list-style-type: none"> <li>• Address speeding concerns along Madison from Red Bank to Camargo and along Chandler and recommend remedies if conditions justify.</li> <li>• Address dangerous traffic spots at Whetsel and Madison and at Chandler and Ward where numerous wrecks occur. Installation of a left turn signal at Whetsel and Madison should be considered.</li> <li>• Establish stop signs on Ward at Sierra and Desmond and at appropriate locations on Ward from Dahlgren to Madison.</li> <li>• Increase police presence to enforce traffic laws and regulations for the area</li> <li>• Re-stripe westbound Madison up to Mathis where confusion arises whether it is one lane or two lanes.</li> <li>• Construct a Metro's Hub at the corner of Madison and Kenwood.</li> <li>• Support Transportation and Engineering proposal pertaining re-routing trucks away from the Railroad Bridge at Madison where traffic tie-ups are witnessed when a truck cannot go under the bridge. Preliminary plans include improving and widening (with curbs and sidewalks) Erie Avenue from Whetsel to Settle to provide a detour around the low railroad bridge.</li> <li>• Investigate the reduction and/or relocation of pay phones in the City right-of-way and in other areas in the NBD.</li> </ul>	<p>❖ SORTA-Metro</p>
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**MARKETING/PROMOTIONS**

<p><b>GOAL 5: Promote the business corridor as a viable environment in which to do business while promoting effective and efficient management of the business corridor</b></p>		
<p><b>Objectives:</b></p>	<p><b>Strategies:</b></p>	<p><b>Participating</b></p>

		<b>Agencies/Groups:</b>
<b>1. Foster a partnership with stakeholders, including the Business and Economic Development Committee, residents, Madisonville Community Urban Redevelopment Cooperation, and the Madisonville Community Council.</b>	<ul style="list-style-type: none"> <li>Charge the Madisonville Community Council's Business and Economic Development Committee (MCCBEDC) with overseeing key facets of the NBD. Such a group should have strong ties with area businesses, MCURC, the Community Council, and the City.</li> </ul>	❖ MCCBEDC
<b>2. Foster a partnership with existing businesses to promote business retention and development opportunities.</b>	<ul style="list-style-type: none"> <li>Promote and sell Madisonville whenever opportunity arises locally and abroad.</li> </ul>	❖ MCC, MCCBEDC, MCURC, Community Development
<b>3. Market area to potential businesses.</b>	Keep an inventory/list of available properties (vacant properties and underutilized) for marketing and implementing plan.	❖ MCCBEDC, Community Development
<b>4. Continue to develop the Business and Economic Development Committee to promote and implement the goals of this plan.</b>	<ul style="list-style-type: none"> <li>Maintain the community web site with NBD page and a link with the City's website.</li> </ul>	❖ MCC, MCCBEDC, Community Development
<b>5. Identify areas within the boundary to focus retail and wholesale businesses.</b>	<ul style="list-style-type: none"> <li>Sponsor events in the district to showcase the district and foster good ties with the rest of community and other relevant clientele.</li> </ul>	❖ MCC
<b>6. Maintain and improve the cleanliness of the district.</b>	<ul style="list-style-type: none"> <li>Encourage clever and efficient utilization of space and facilities including sharing of parking and underutilized spaces.</li> </ul>	❖ Property Owners & Businesses

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October 24, 2002

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## Madisonville

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# Urban Renewal Eligibility Blight Study

### Prepared for:

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City of Cincinnati

#### Department of Economic Development

Two Centennial Plaza - Suite 710  
805 Central Avenue  
Cincinnati, Ohio 45202

### Prepared by:

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City of Cincinnati  
Department of Transportation and Engineering  
Division of Transportation Planning and Urban Design

#### Office of Architecture & Urban Design

One Centennial Plaza - Suite 405  
705 Central Avenue  
Cincinnati, Ohio 45202



## Madisonville URP Boundary Description

Situated in the City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

Beginning at a point of origin, said point being the intersection of the north line of the right of way (ROW) of Madison Road and the southwest corner of Hamilton County Auditor's Plat Parcel (HCAPP) (035-02-071) (Book-Page-Parcel). Thence, north along the west line of HCAPP (035-02-071) to the point of Intersection with the north line of HCAPP (035-02-071). Thence, east along the north line of HCAPP (035-02-071) to the point of Intersection with the north line of HCAPP (035-02-147). Thence, east along the north line of HCAPP (035-02-147) to the point of Intersection with the north line of HCAPP (035-02-153). Thence, east along the north line of HCAPP (035-02-153) to the point of Intersection with the east line of HCAPP (035-02-153) / west line of the ROW of Ravenna Street. Thence, east across Ravenna Street to the point of intersection with the centerline of the ROW of Ravenna Street. Thence, north along the centerline of the ROW of Ravenna Street to the point of intersection with the extended north line of HCAPP (035-02-111). Thence, east across Ravenna Street to the point of intersection with the west line of HCAPP (035-02-111) / east line of the ROW of Ravenna Street. Thence, east along the north line of HCAPP (035-02-111) to the point of intersection with the west line of HCAPP (035-02-104). Thence, east along the north line of HCAPP (035-02-104) to the point of intersection with the west line of HCAPP (035-02-132). Thence, north along the west line of HCAPP (035-02-132) to the point of intersection with the north line of HCAPP (035-02-132) / south line of the ROW of Sierra Street. Thence, north across Sierra Street to the point of intersection with the centerline of the ROW of Sierra Street. Thence, west along the centerline of the ROW of Sierra Street to the point of intersection with the extended west line of HCAPP (035-02-097). Thence, north across Sierra Street to the point of intersection with the south line of HCAPP (035-02-097) / north line of the ROW of Sierra Street. Thence, north along the west line of HCAPP (035-02-097) to the point of Intersection with the north line of HCAPP (035-02-097). Thence, east along the north line of HCAPP (035-02-097) to the point of Intersection with the north line of HCAPP (035-02-098). Thence, east along the north line of HCAPP (035-02-098) to the point of Intersection with the west line of HCAPP (035-03-098) / west line of the ROW of Whetsel Avenue. Thence, east across Whetsel Avenue to the point of intersection with the north line of HCAPP (035-03-169) / east line of the ROW of Whetsel Avenue. Thence, east along the north line of HCAPP (035-03-169) to the point of Intersection with the east line of HCAPP (035-03-169). Thence, south along the east line of HCAPP (035-03-169) to the point of Intersection with the east line of HCAPP (035-03-017). Thence, south along the east line of HCAPP (035-03-017) to the point of Intersection with the east line of HCAPP (035-03-019). Thence, south along the east line of HCAPP (035-03-019) to the point of Intersection with south line of HCAPP (035-03-019) / north line of the ROW of Sierra Street. Thence, south across Sierra Street to the point of intersection with the centerline of the ROW of Sierra Street. Thence, east along the centerline of the ROW of Sierra Street to the point of intersection with the centerline of the ROW of Ward Street. Thence, south along centerline of the ROW of Ward Street to the point of intersection with the extended north line of HCAPP (035-03-135). Thence, east across Ward Street to the point of intersection with the west line of HCAPP (035-03-135) / east line of the ROW of Ward Street. Thence, east along the north line of HCAPP (035-03-135) to the point of Intersection with the west line of HCAPP (035-03-136). Thence, east along the north line of HCAPP (035-03-136) to the point of Intersection with the west line of HCAPP (035-03-137). Thence, east along the north line of HCAPP (035-03-137) to the point of Intersection with the west line of HCAPP (035-03-138). Thence, east along the north line of HCAPP (035-03-138) to the point of Intersection with the west line of HCAPP (035-03-212). Thence, east along the north line of HCAPP (035-03-212) to the point of Intersection with the west line of HCAPP (035-03-139). Thence, east along the north line of HCAPP (035-03-139) to the point of Intersection with the west line of HCAPP (035-03-140). Thence, east along the north line of HCAPP (035-03-140) to the point of Intersection with the west line of HCAPP (035-03-141). Thence, east along the north line of HCAPP (035-03-141) to the point of Intersection with the west line of HCAPP (035-03-142). Thence, east along the north line of HCAPP (035-03-142) to the point of Intersection with the west line of HCAPP (035-03-184). Thence, north along the west line of HCAPP (035-03-184) to the point of Intersection with the north line of HCAPP (035-03-184) / south line of the ROW of Sierra Street. Thence, north across Sierra Street to the intersection with the centerline of the ROW of Sierra Street. Thence, east along the centerline of



the ROW of Sierra Street to the point of intersection with the centerline of the ROW of Mathis Street. Thence, south along centerline of the ROW of Mathis Street to the point of intersection with the extended south line of HCAPP (036-03-007). Thence, west along the extended south line of HCAPP (036-03-007) to the point of Intersection with the east line of HCAPP (036-03-007) / west line of the ROW of Mathis Street. Thence, west along the south line of HCAPP (036-03-007) to the point of intersection with the east line of HCAPP (036-03-008). Thence, south along the east line of HCAPP (036-03-008) to the point of intersection with the south line of HCAPP (036-03-008). Thence, west along the south line of HCAPP (036-03-008) to the point of intersection with the west line of HCAPP (036-03-011). Thence, south along the west line of HCAPP (036-03-011) to the point of intersection with the south line of HCAPP (036-03-008). Thence, west along the south line of HCAPP (036-03-008) to the point of intersection with the east line of HCAPP (036-03-008) / east line of the ROW of Ward Street. Thence, east across Ward Street to the point of intersection with the centerline of the ROW of Ward Street. Thence, north along the centerline of the ROW of Ward Street to the point of intersection with the extended south line of HCAPP (036-02-173). Thence, east across Ward Street to the point of intersection with the east line of HCAPP (036-02-173) / west line of the ROW of Ward Street. Thence, west along the south line of HCAPP (036-02-173) to the point of the intersection with the east line of HCAPP (036-02-173). Thence, south along the east line of HCAPP (036-02-138) to the point of Intersection with the east line of HCAPP (036-02-079). Thence, south along the east line of HCAPP (036-02-079) to the point of Intersection with the east line of HCAPP (036-02-080). Thence, south along the east line of HCAPP (036-02-080) to the point of Intersection with the south line of HCAPP (036-02-080) / north line of the ROW of Prentice Street. Thence, south across Prentice Street to the intersection with the north line of HCAPP (036-02-172) / south line of the ROW of Prentice Street. Thence, south along the east line of HCAPP (036-02-172) to the point of Intersection with the east line of HCAPP (036-02-109). Thence, south along the east line of HCAPP (036-02-109) to the point of Intersection with the east line of HCAPP (036-02-111). Thence, south along the east line of HCAPP (036-02-111) to the point of Intersection with the east line of HCAPP (036-02-112). Thence, south along the east line of HCAPP (036-02-112) to the point of Intersection with the east line of HCAPP (036-02-113). Thence, south along the east line of HCAPP (036-02-113) to the point of Intersection with the east line of HCAPP (036-02-114). Thence, south along the east line of HCAPP (036-02-114) to the point of Intersection with the east line of HCAPP (036-02-119). Thence, south along the east line of HCAPP (036-02-119) to the point of Intersection with the east line of HCAPP (036-02-120). Thence, south along the east line of HCAPP (036-02-120) to the point of Intersection with the east line of HCAPP (036-02-121). Thence, south along the east line of HCAPP (036-02-121) to the point of Intersection with the east line of HCAPP (036-02-122). Thence, south along the east line of HCAPP (036-02-122) to the point of Intersection with the east line of HCAPP (036-02-123). Thence, south along the east line of HCAPP (036-02-123) to the point of Intersection with the south line of HCAPP (036-02-123). Thence, west along the south line of HCAPP (036-02-123) to the point of Intersection with the west line of HCAPP (036-02-123) / east line of the ROW of Whetsel Avenue. Thence, west across Whetsel Avenue to the point of intersection with the centerline of the ROW of Whetsel Avenue. Thence, south along the centerline of the ROW of Whetsel Avenue to the point of intersection with the extended south line of HCAPP (036-02-106). Thence, west across Whetsel Avenue to the point of intersection with the east line of HCAPP (036-02-106). Thence, west along the south line of HCAPP (036-02-106) to the point of Intersection with the west line of HCAPP (036-02-106). Thence, west along the south line of HCAPP (036-02-105) to the point of Intersection with the east line of HCAPP (036-02-105). Thence, south along the east line of HCAPP (036-02-105) to the point of Intersection with the south line of HCAPP (036-02-105). Thence, west along the south line of HCAPP (036-02-105) to the point of Intersection with the west line of HCAPP (036-02-105). Thence, north along the west line of HCAPP (036-02-105) to the point of intersection with the north line of HCAPP (036-02-105) / south line of the ROW of Peabody Avenue. Thence, north across Peabody Avenue to the point of intersection with the centerline of the ROW of Peabody Avenue. Thence, east along the centerline of the ROW of Peabody Avenue to the point of intersection with the extended west line of HCAPP (036-02-100). Thence, north across Peabody Avenue to the point of intersection with the south line of HCAPP (036-02-100) / north line of the ROW of Peabody Avenue. Thence, north along the west line of HCAPP (036-02-100) to the point of Intersection with the

south line of HCAPP (036-02-096). Thence, west along the south line of HCAPP (036-02-096) to the point of Intersection with the west line of HCAPP (036-02-096). Thence, north along the west line of HCAPP (036-02-096) to the point of Intersection with the north line of HCAPP (036-02-096). Thence, east along the north line of HCAPP (036-02-096) to the point of Intersection with the west line of HCAPP (036-02-092). Thence, north along the west line of HCAPP (036-02-092) to the point of Intersection with the west line of HCAPP (036-02-091). Thence, north along the west line of HCAPP (036-02-091) to the point of Intersection with the west line of HCAPP (036-02-088). Thence, north along the west line of HCAPP (036-02-088) to the point of Intersection with the north line of HCAPP (036-02-088) / south line of the ROW of Prentice Street. Thence, north across Prentice Street to the point of intersection with the centerline of the ROW of Prentice Street. Thence, west along the centerline of the ROW of Prentice Street to the point of intersection with the centerline of the ROW of Ravenna Street. Thence, north along the centerline of the ROW of Ravenna Street to the point of intersection with the extended south line of HCAPP (036-02-032). Thence, west across Ravenna Street to the point of intersection with the east line of HCAPP (036-02-032) / west line of the ROW of Ravenna Street. Thence, west along the south line of HCAPP (036-02-032) to the point of Intersection with the west line of HCAPP (036-02-032). Thence, north along the west line of HCAPP (036-02-032) to the point of Intersection with the north line of HCAPP (036-02-032) / south line of the ROW of Madison Road. Thence, north across Madison Road to the point of intersection with the centerline of the ROW of Madison Road. Thence, east along the centerline of the ROW of Madison Road to the point of intersection with the extended west line of HCAPP (035-02-071). Thence, returning to the point of origin, north across Madison Road to the north line of the ROW of Madison Road and the southwest corner of HCAPP (035-02-071).

DISTRIBUTION OF BLIGHTING INFLUENCES AND BLIGHTED UNITS BY BLOCK October 23, 2002

Block	Total Parcels	Blighting Influences – See below																					Blighted Parcels	%	
		1	2	3	4	5	6	7	8	9	10	11	A	B	C	D	E	F	G	H	i	ii			iii
A	18	3	4	13	1	9	5	0	0	0	7	2	1	2	4	2	4	0	1	0	0	0	0	15	83
B	40	20	4	23	9	10	6	0	5	0	12	0	0	2	1	5	13	0	10	0	0	0	0	33	83
C	24	9	3	12	6	8	2	0	4	1	10	0	0	1	2	1	11	0	10	0	0	0	0	23	96
D	26	11	7	12	7	4	6	0	0	0	9	0	0	3	4	1	12	0	7	0	0	0	0	23	88
E	12	9	7	10	3	6	1	0	0	0	10	0	0	0	0	0	2	0	2	0	0	0	0	12	100
F	12	7	2	6	1	3	3	0	0	0	6	1	0	3	0	0	1	0	0	0	0	0	0	9	75
<b>Total</b>	<b>132</b>	<b>59</b>	<b>27</b>	<b>76</b>	<b>27</b>	<b>40</b>	<b>23</b>	<b>0</b>	<b>9</b>	<b>1</b>	<b>54</b>	<b>3</b>	<b>1</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>43</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>115</b>	<b>87</b>
<b>%</b>		<b>45</b>	<b>20</b>	<b>58</b>	<b>20</b>	<b>30</b>	<b>17</b>	<b>0</b>	<b>7</b>	<b>1</b>	<b>41</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>33</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>

Blighting Influences for Structures

(1) Age (2) Obsolescence (3) Dilapidation or Deterioration (4) Abandonment/Excessive Vacancies (5) Faculty Lot Layout / Overcrowding / Inadequate Loading / Parking (6) Deleterious / Incompatible Land Use / Site Conditions (7) Periodic Flooding (8) Inadequate Public Facilities / ROW (9) Diversity of Ownership (10) Illegal Use / Code Violation (11) Other Factors Inhibiting Sound Private Development

Blighting Influences for Vacant Parcels

(A) Diversity of Ownership (B) Illegal Use / Code Violation (C) Faculty Lot Arrangement (D) Inadequate or Deteriorated Public Facilities / ROW (E) Unsafe or Environmentally Hazardous Conditions, Unsuitable or Unstable Soil, or Deleterious Land Use (F) Periodic Flooding (G) Abandonment or Vacancy for five or more years (H) Other Factors

Blighting Influences for Vacant Parcels or Structures

(i) Railyard or Railroad ROW, Abandoned or Unused for three or more years (ii) Gasoline Service Station or Motor Vehicle Service Garage, Abandoned or Unused for three or more years (iii) Junkyard or Solid Waste Disposal or Landfill Site

# MADISONVILLE URBAN RENEWAL ELIGIBILITY BLIGHT STUDY

## STREET CONDITIONS

Per City of Cincinnati, Department of Transportation and Engineering, Division of Engineering, Highways Section on 09/26/2002:

### East – West Streets

	<u>Condition</u>
Sierra Street	Good
Madison Road	Fair
Prentice Street	Good
Peabody Avenue	Fair

### North – South Streets

Ravenna Street	Good
Whetsel Avenue, Erie Ave. to Madison Rd.	Fair
Whetsel Avenue, Madison Rd. north to Corp Line	Excellent
Ward Street	Good
Mathis Street	Fair



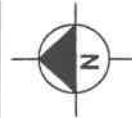
# Madisonville NBD Eligibility Blight Study - Boundary Map

## LEGEND

- Urban Renewal Boundary
- Existing Building Outside of Block (A) Area Boundary
- Existing Building Outside Study Area Boundary
- Parcel Identification Number
- Building Identification Number
- Structure or Parcel Contributing to Blight

## BUILDING CONDITION LEGEND

- Sound
- Minor
- Major
- Critical



Scale: 1"=250'-0"



## CREDITS

The City of Cincinnati wishes to thank the following persons for their participation and efforts during the community forums sessions for this plan.

### **Madisonville NBD Task Force**

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Donna Casey, Gaines UMC  
David Gershuny, Metropolis Mgt  
Sylvan Grisco, Property Owner  
Larry Micheli, Resident  
Sue Micheli, Madisonville Comm. Council  
Ayman Nabi, Business Owner  
Jim Piraino, MCURC  
Ron Salatin, Bank One  
Ron Strayhorn, Mr. Ron Hair Design  
Lillian Croley, Resident  
Tom Katenkamp, New Life Temple  
Ron Salatin, Bank One  
Tom Jefferson, Madisonville Mission Ministries  
James McCreary  
Sylvia McCreary  
Dwayne Dawson, Neighborhood Police Officer  
Kathy Garrison, MCC  
Al Kinney, Business Owner  
Warren Hill, Pastor, Gaines UMC  
David Johnson, Business Owner

### **Dignitaries and City Staff**

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Alicia Reece, *Vice Mayor*  
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Minette Cooper  
John Cranley  
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Pat DeWine  
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**APPENDICES**

- Appendix A: Urban Renewal Requirements**
- Appendix B: Urban Renewal Requirements**

## **Appendix A: Urban Renewal Requirements**

The area within the specified boundaries is hereby designated the "Madisonville NBD Urban Renewal Area" in accordance with Chapter 725 of the Cincinnati Municipal Code ("Chapter 725"). The Urban Renewal Area is depicted on page 7.

Under Chapter 725, it was found that "blighted and deteriorated areas" exist within the City and that the existence of those areas "contributes to the spread of disease and crime..., constitutes an economic and social liability; and impairs ... the sound growth of the community." It was also found that this blight and deterioration could not be controlled by private enterprise alone. To remedy this situation, Chapter 725 authorizes the City to expend funds to eliminate blight and deterioration and, toward this end, to acquire private property.

To expend funds for urban renewal, the City must first prepare an urban renewal plan which defines the area which is blighted or deteriorating, states the reasons for defining the areas as blighted or deteriorating, and recommends a certain course of action to redevelop or rehabilitate the area. When City Council approves the plan, thereby declaring the subject area to be an "Urban Renewal Area," the City administration is formally authorized to carry out the activities recommended in the plan.

Under Chapter 725, an Urban Renewal Area is an area defined in an Urban Renewal Plan approved by City Council pursuant to the chapter, which area constitutes a "blighted area" or "deteriorating area." "Blighted area" is defined in Section 725-1-B of Chapter 725; "deteriorating area" is defined in Section 725-1-D.

The City has analyzed conditions in the Madisonville NBD Urban Renewal Area. Those conditions will be reported in the Blight Study Summary of the final plan document. That report establishes that the Madisonville NBD Urban Renewal Area is a blighted area as defined in Chapter 725. The City of Cincinnati therefore declares through the adoption of this plan by City Council that the Madisonville NBD Urban Renewal Area is a blighted area, and an Urban Renewal Area under Chapter 725.

Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to carry out the redevelopment or rehabilitation of the area in accordance with the plan, and to acquire any property reasonably necessary to carry out the plan.

Further, the City of Cincinnati determines through the adoption of this plan by City Council that:

- a) No relocation of families is contemplated by the Plan. If such relocation were required, there is a feasible method for the temporary relocation of any families displaced from the urban renewal area, and there are or are being provided in the area or in other areas (not less desirable in regard to public utilities and public and commercial facilities) at rents and prices within the financial means of the families displaced from the area decent, safe and sanitary dwellings equal in number to the number available to such displaced families, and reasonably accessible to their places of employment. The City's relocation benefits for residents or businesses are set forth in Cincinnati Municipal Code Chapter 740.
- b) No financial aid is to be provided by the federal government.
- c) The urban renewal plan will afford maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment or rehabilitation of the area by private enterprise.
- d) The urban renewal plan conforms to the master plan for the overall development of the city.

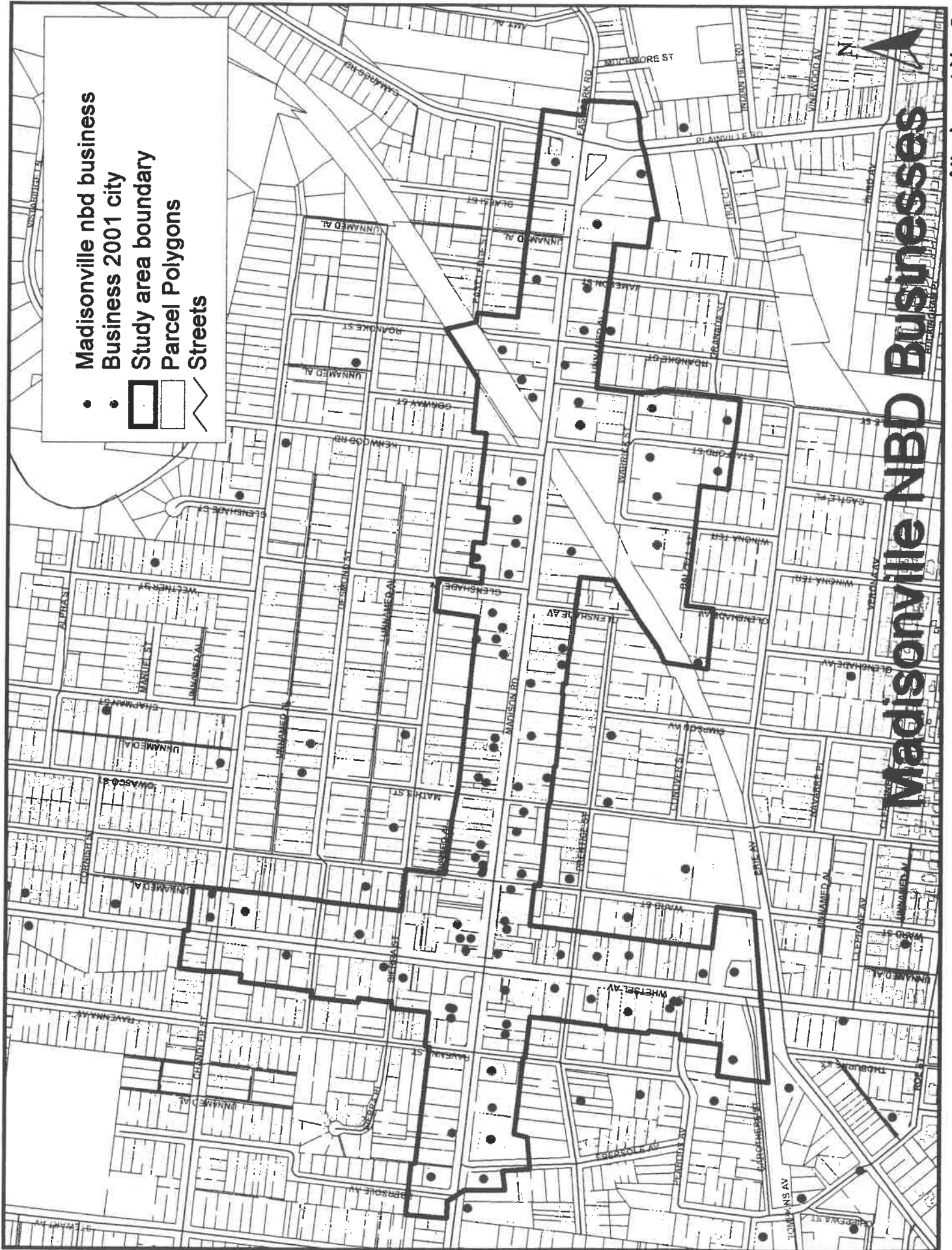
The Madisonville NBD Plan, as set forth in pages 1 to 41 of this document, is adopted as the Madisonville NBD Urban Renewal Plan, excepting only and portions of the Focus Area Plan which clearly have no applicability to the area designated as the Madisonville NBD Urban Renewal Area. The particular goal of the



Urban Renewal Plan, in addition to other goals stated within the Focus Area Plan, is the elimination of conditions of blight and deterioration found within the Urban Renewal Area.

Redevelopment of property in the Urban Renewal Area sold or leased by the City shall be required by disposition contract to be in conformance with the development policies, recommendations, and guidelines of the Urban Renewal Plan.

Appendix B: Existing Businesses



COMPANY_NAME	CAGIS_ADDR	PHONE	YR	L_NAME	F_NAME	EMPLOY	SALES_RANG	PRIM_SI	SIC_DESCR1
Fraternal Order of Eagl	4730 WHETSEL AV	513/271-40	84	Smith	Scott	5-9		864101	FRATERNAL ORGANIZATIONS
Settle Builders Supply	4734 WHETSEL AV	513/271-00	84	Hammer	Greg	5-9	\$1 Million - \$	521114	ROOFING MATERIALS
Vartiles	4803 WHETSEL AV	513/272-24	01					999977	NONCLASSIFIED ESTABLISHMENTS
Temple of Hope Church o	4807 WHETSEL AV	513/561-11	84			1-4		866107	CHURCHES
Changing Faces Beauty S	4809 WHETSEL AV	513/271-83	98	Herd	Jonni	1-4	Less than \$500	723106	BEAUTY SALONS
Queen City Bridge Unit	4813 WHETSEL AV	513/272-25	00	Speight	Mildred	1-4		839998	NON-PROFIT ORGANIZATIONS
Agape Fellowship Church	4814 WHETSEL AV	513/272-67	91	Peake	Ron	1-4		866107	CHURCHES
Langenheim & Thomson Co	4817 GLENSHADE A	513/272-00	86	Langenheim	David	1-4	\$500,000 - \$1	152103	GENERAL CONTRACTORS
Stone Center	4820 STAFFORD ST	513/271-56	84	Malcolm	James	10-19	\$1 Million - \$	141101	STONE-NATURAL
Stat Processing Inc	4821 STAFFORD ST	513/561-24	94	Harpsoe	Niels	1-4	Less than \$500	347198	ELECTROPLATING/POLISHING/ANODIZING
Davis & Sons Plumbing I	4825 WHETSEL AV	513/272-32	99	Davis	West	1-4	Less than \$500	171105	PLUMBING CONTRACTORS
Madisonville Library	4830 WHETSEL AV	513/369-60	95	Barkley	Donna	5-9		823106	LIBRARIES-PUBLIC
Kevin M Jones	4839 WINONA TER	513/271-49	98	Jones	Kevin	1-4	\$2.5 Million -	078204	
Naber Landscaping Maint	4839 WINONA TER	513/272-00	96			1-4	\$2.5 Million -	078204	
Masonic Lodge	4905 WHETSEL AV	513/271-65	95			5-9		864101	FRATERNAL ORGANIZATIONS
Berg Brothers Antiques	4923 WHETSEL AV	513/561-50	89	Berg	Ron	1-4	Less than \$500	593202	ANTIQUES-DEALERS
James Dixon	4932 ROANOKE ST	513/271-30	84	Dixon	James	1-4		866106	CLERGY
Missy's Finest Jams & J	5001 KENWOOD RD	513/272-88	01					999977	NONCLASSIFIED ESTABLISHMENTS
Madisonville Senior Cit	5021 WHETSEL AV	513/271-33	84	Pierson	Greg	5-9		832206	SENIOR CITIZENS SERVICE
Bill Benaugh Barber Sho	5110 WHETSEL AV	513/271-00	84	Benaugh	Bill	1-4	Less than \$500	724101	BARBERS
Duncan's Radiator Shop	5113 WHETSEL AV	513/271-28	98	Duncan	James	1-4	Less than \$500	753801	AUTOMOBILE REPAIRING & SERVICE
Cox Cleaners	5227 WHETSEL AV	513/271-44	84	Cox	J W	1-4	Less than \$500	721201	CLEANERS
Huguey's Beauty Shop	5300 WHETSEL AV	513/271-63	84	Kavanaugh	Lucille	1-4	Less than \$500	723106	BEAUTY SALONS
Wholesale Heating Suppl	5629 MADISON RD	513/271-66	00	Scheu	Christo	1-4	\$1 Million - \$	507505	AIR CONDITIONING SUPPLIES & PARTS
Sunny Mart	5700 MADISON RD	513/271-47	94	Belay	Solomon	1-4	Less than \$500	541103	CONVENIENCE STORES
Gaines Methodist Church	5707 MADISON RD	513/271-90	93	Hill	Warren	1-4		866107	CHURCHES
Fifth Third Bank	5717 MADISON RD	513/561-67	88	Green-Burs	Merle	5-9	\$1 Million - \$	602101	BANKS
Key Bank	5727 MADISON RD	513/272-27	88	Bishop	Robin	1-4	\$500,000 - \$1	602101	BANKS
Plunkett's Garage	5728 MADISON RD	513/271-26	91	Plunkett	Buddy	1-4	Less than \$500	753801	AUTOMOBILE REPAIRING & SERVICE
Huck's Automotive Machi	5805 MADISON RD	513/271-36	84	Mahorney	Kevin	1-4	Less than \$500	753802	AUTOMOBILE MACHINE SHOP SERVICE
Madisonville Family Pro	5809 MADISON RD	513/271-31	85	Jackson	Janice	5-9	\$500,000 - \$1	802101	DENTISTS
Aspec Inc	5810 CAROTHERS S	513/561-99	96	Bollmer	Kerry	10-19	\$1 Million - \$	308901	MOLD MAKERS
Deveroes	5810 MADISON RD	513/272-19	96	Brown	Darnell	5-9	\$1 Million - \$	566101	SHOES-RETAIL
Gina's Touch of Class	5810 MADISON RD	513/527-40	90	Parker	Gina	1-4	Less than \$500	723106	BEAUTY SALONS
All About Sounds	5812 MADISON RD	513/272-07	99	Johnson	Ozzie	1-4		999977	NONCLASSIFIED ESTABLISHMENTS
Family Dollar Store	5812 MADISON RD	513/561-61	92	Washum	Deborah	5-9	\$1 Million - \$	531102	DEPARTMENT STORES
Lighthouse Youth Svc In	5812 MADISON RD	513/272-02	97	Todd	Vandell	5-9		832218	SOCIAL SERVICE & WELFARE ORGANIZAT
Ohio Check Cashers Inc	5812 MADISON RD	513/561-18	87	Urwin	Timothy	1-4	Less than \$500	609903	CHECK CASHING SERVICE
Braxton F Cann Medical	5818 MADISON RD	513/271-60	93	Jones	Barbara	20-49		912104	GOVERNMENT OFFICES-CITY, VILLAGE &

Cann WIC Program	5818 MADISON RD	513/271-24	94	Schneider	Cathy	1-4		944104	CITY GOVERNMENT-SOCIAL & HUMAN RES
Mr Ron's Weaving & Hair	5900 MADISON RD	513/561-15	84	Horne	Aror	1-4	Less than \$500	723106	BEAUTY SALONS
Network Paging	5901 MADISON RD	513/272-05	97	Khoury	Wally	1-4	\$1 Million - \$	506505	RADIO PAGING/SIGNALING EQPT SYSTS
Labor Ready Inc	5906 MADISON RD	513/271-39	01	Richardson	Ornan	1-4	Less than \$500	736103	EMPLOYMENT AGENCIES & OPPORTUNITIE
Kinney's Kingdom Cuts	5908 MADISON RD	513/527-42	00	Kinney	Al	1-4	Less than \$500	723106	BEAUTY SALONS
Madisonville Community	5908 MADISON RD	513/561-93	01					999977	NONCLASSIFIED ESTABLISHMENTS
Le'equipment Co Inc	5909 CHANDLER ST	513/527-45	89	Thornton	Lee	1-4	\$1 Million - \$	508726	LAUNDRY EQUIPMENT (WHOLESALE)
Big T's Mini Mart	5910 CHANDLER ST	513/272-25	00	Hickman	Laverne	1-4	Less than \$500	541103	CONVENIENCE STORES
US Post Office	5912 MADISON RD	513/271-04	87	Rockmore	Armita	1-4		431101	POST OFFICES
Red's Place Restaurant	5913 MADISON RD	513/271-60	84	Harshaw	Sheila	1-4	Less than \$500	581208	RESTAURANTS
Madisonville Emergency	5915 MADISON RD	513/271-55	88	Pryor	Rosemar	1-4		832218	SOCIAL SERVICE & WELFARE ORGANIZAT
Christian New Life Temp	5922 PRENTICE ST	513/561-51	84			1-4		866107	CHURCHES
New Life Temple	5922 PRENTICE ST	513/272-14	01					999977	NONCLASSIFIED ESTABLISHMENTS
Byer's Caterg Svc	5923 MADISON RD	513/527-40	01			10-19	Less than \$500	581212	CATERERS
Blue Chip 2000 Commeric	6001 MADISON RD	513/561-29	00	Hopkins	Dan	10-19	\$2.5 Million -	508724	JANITORS SUPPLIES (WHOLESALE)
Barnes Barber & Beauty	6004 MADISON RD	513/561-63	98	Barnes	Rooseve	1-4	\$1 Million - \$	508702	BEAUTY SALONS-EQUIPMENT & SUPLS (W
Staples Tax Svc	6006 MADISON RD	513/541-28	99			1-4	Less than \$500	729101	TAX RETURN PREPARATION & FILING
Errie Realty	6008 MADISON RD	513/271-09	98	Harris	Eurie	5-9	\$500,000 - \$1	663118	REAL ESTATE
Nabi Electric Inc	6015 MADISON RD	513/271-55	97	Nabi	Ayman	5-9	\$500,000 - \$1	173101	ELECTRIC CONTRACTORS
Barnes Barber Shop	6016 MADISON RD	513/271-98	84	Barnes	Horace	5-9	Less than \$500	724101	BARBERS
Spectrum Automotive Svc	6021 MADISON RD	513/272-07	99	White	Kenneth	1-4	Less than \$500	753801	AUTOMOBILE REPAIRING & SERVICE
Chafer Caterer	6102 MADISON RD	513/271-25	84	Dressler	Robert	1-4	Less than \$500	581212	CATERERS
Robert A Dressler Cater	6102 MADISON RD	513/271-90	87	Woods	Kyle	10-19	\$500,000 - \$1	581212	CATERERS
Mildred's Beauty Salon	6104 MADISON RD	513/271-53	90	Faulkner	Mildred	1-4	Less than \$500	723106	BEAUTY SALONS
Hi Tech Graphics	6105 MADISON RD	513/561-22	90	Nickum	Matt	1-4	Less than \$500	275202	PRINTERS
ACF Mortgage	6111 MADISON RD	513/271-02	01	Arnold	Chris	5-9	\$1 Million - \$	616201	REAL ESTATE LOANS
Dial One General Electr	6114 MADISON RD	513/527-44	89	Lindberg	John	20-49	\$10 Million -	506304	SECURITY CONTROL EQUIP & SYSTEMS-W
Burnam's Beauty Shop	6118 MADISON RD	513/271-20	90	Burnam	Marlett	1-4	Less than \$500	723106	BEAUTY SALONS
Lost Art	6119 MADISON RD	513/272-19	92	Henninger	James	1-4	Less than \$500	764109	UPHOLSTERERS
Korean-Madisonville Met	6130 MADISON RD	513/271-14	84	Kim	Chong	5-9		866107	CHURCHES
Dairy Bar	6210 MADISON RD	513/271-07	00	Bass	Barbara	1-4	Less than \$500	581203	ICE CREAM PARLORS
Cincinnati Plumbing	6211 MADISON RD	513/753-98	93	Eldridge	James	1-4	\$500,000 - \$1	171105	PLUMBING CONTRACTORS
Eastern Hills Glass & G	6213 MADISON RD	513/271-42	84	McDaniel	Jay	5-9	\$1 Million - \$	523110	GLASS-AUTO PLATE & WINDOW & ETC
Way We Were	6216 MADISON RD	513/271-26	92	Mc Kenrick	Shirley	1-4	Less than \$500	593204	CONSIGNMENT SHOPS
Anandra Travel	6220 MADISON RD	513/271-56	84	Babb	Beatric	5-9	Less than \$500	472402	TRAVEL AGENCIES & BUREAUS
Charm Beauty Salon	6221 MADISON RD	513/271-96	84	Branch	Ollie	1-4	Less than \$500	723106	BEAUTY SALONS
Dave Orr's Auto Body	6226 MADISON RD	513/561-06	85	Orr	Dave	10-19	\$1 Million - \$	753201	AUTOMOBILE BODY-REPAIRING & PAINTI
C Y Communications	6300 MADISON RD	513/271-29	96	Young	Charlea	1-4	\$2.5 Million -	506505	RADIO PAGING/SIGNALING EQPT SYSTS
Eastern Hills Woodworki	6305 WARRICK ST	513/271-63	93	Batte	Charles	5-9	\$500,000 - \$1	175103	CABINET MAKERS
Auto Reps	6306 MADISON RD	513/561-88	00	Couzins	Jeff	1-4	\$5 Million - \$	501206	AUTOMOBILE-BUYERS

Holtmeier Plumbing Co	6310 MADISON RD	513/271-22	84	Holtmeier	Andy	5-9	\$1 Million - \$	171105	PLUMBING CONTRACTORS
Concord-Renn Co	6315 WARRICK ST	513/271-32	84	Howard	Christi	10-19	\$1 Million - \$	359903	MACHINE SHOPS
Colin Op Laundromat	6320 MADISON RD	513/271-35	91	Gangloff	Howard	1-4	Less than \$500	721501	LAUNDRIES-SELF SERVICE
Just Saab East	6323 MADISON RD	513/527-43	98	Horstmeyer	David	10-19	\$5 Million - \$	551102	AUTOMOBILE DEALERS-NEW CARS
Steve Overbeck Auto Svc	6403 MADISON RD	513/271-15	92	Overbeck	Stephen	5-9	\$1 Million - \$	753801	AUTOMOBILE REPAIRING & SERVICE
Madisonville Drive Thru	6406 MADISON RD	513/272-64	98	Haile	Mengist	1-4	\$500,000 - \$1	592102	AUTOMOBILE REPAIRING & SERVICE
Frank Simpson Co	6407 WARRICK ST	513/271-84	86	Tateman	William	10-19	\$2.5 Million -	362598	LIGUORS-RETAIL
Family Dentistry	6409 MADISON RD	513/561-16	93	Faulk	Shalawn	1-4	Less than \$500	802101	RELAYS & INDUSTRIAL CONTROLS (MFRS)
Rick's Transmission Svc	6410 MADISON RD	513/272-10	84	Miller	Rick	1-4	Less than \$500	753801	DENTISTS
Bonded Oil Co	6415 MADISON RD	513/272-25	84	Williams	Annette	1-4	\$1 Million - \$	554101	AUTOMOBILE REPAIRING & SERVICE
Kings of Collision	6420 MADISON RD	513/272-25	01	Weber	Reginal	1-4	Less than \$500	753201	SERVICE STATIONS-GASOLINE & OIL
Colortime Inc	6501 MADISON RD	513/272-24	01	Cooper	Phyllis	1-4	\$500,000 - \$1	563111	AUTOMOBILE BODY-REPAIRING & PAINTI
Madison Clayworks	6501 MADISON RD	513/321-44	96	Gantzer	Sandra	1-4	Less than \$500	571912	AUTOMOBILE PARTS & SUPPLIES-RETAIL
Penquin Painters	6516 MADISON RD	513/271-54	88	Ross	Robert	50-99	\$5 Million - \$	172101	POTTERY
Ron's Import Shop	6519 MADISON RD	513/271-32	84	Scott	Ron	1-4	Less than \$500	753801	PAINTERS
Cincinnati Motor Car	6611 MADISON RD	513/271-00	85	Brintle	John	1-4	Less than \$500	753801	AUTOMOBILE REPAIRING & SERVICE
Environmetrics Inc	6709 MADISON RD	513/561-90	87	Martin	L Craig	20-49	\$2.5 Million -	871202	AUTOMOBILE REPAIRING & SERVICE
Caporale Studios	6710 MADISON RD	513/561-40	85	Caporale	Michael	1-4	Less than \$500	781205	ARCHITECTS
									MOTION PICTURE PRODUCERS & STUDIOS