

MT AUBURN
COMM - 6/92
MT AUBURN COMMUNITY PLAN



Mt. Auburn Plan

JUNE 1992

CINCINNATI PLANNING DEPARTMENT

***MOUNT AUBURN
COMMUNITY PLAN***

***PREPARED BY
CINCINNATI
CITY PLANNING DEPARTMENT***

JUNE 1992

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EXECUTIVE SUMMARY

Mt. Auburn has been changing since 1819. It was one of Cincinnati's first suburbs - annexed by the City in 1848. After the turn of the century, Mt. Auburn's development slowed. Neighborhood businesses were located on the north along Wm. Howard Taft Road and along Auburn Avenue. Large estates were subdivided and the residential density increased. Despite many changes in demographics within the community, Mt. Auburn is once again on the upswing.

One of six Uptown communities, Mt. Auburn experiences many of the common problems and opportunities of the Uptown district.

While Mt. Auburn's demographic profile has changed significantly, most of the changes are consistent with city-wide trends. First and foremost the Mt. Auburn Plan strives to retain and enhance its current residential setting.

Within the boundaries of Mt. Auburn, the building characteristics vary from vacant, deteriorated structures to elaborately renovated homes and offices. The majority of the vacancies are found in the southwest hillside area (Southwest Quadrant) while renovation activity is scattered throughout the neighborhood.

Recreation and open space are found throughout the community. However by providing connections and pathways to other Uptown facilities, recreation opportunities for Mt. Auburn residents would be enhanced.

Traffic and circulation is a two-fold problem. Enhancing traffic flow is liable to increase through-traffic volumes. Providing more on-street parking, on the other hand, will also increase traffic congestion. Creative methods, such as shared parking for day and night time uses and a proposed permit program, are presented in the Plan.

Many of the structures within Mt. Auburn are potentially eligible for historic designation. The Plan recommends the Community Council determine a policy for historic preservation within the Mt. Auburn community.

Establishing "clusters" of similar uses can enhance the land use pattern of Mt. Auburn. Businesses should be located at important "nodes" within the community. Growth for existing institutions should concentrate on an "up not out" philosophy.

Zone changes may be necessary for the successful implementation of the Plan. Eleven areas have been identified for further studies. Zoning within these areas does not adequately reinforce the existing land use.

The final chapters in the Plan consist of policies, recommendations, and strategies for implementation. A livability strategy for Mt. Auburn is presented.



INTRODUCTION

PLANNING PROCESS

The intent of this plan is to identify future land uses, strategies and recommendations to serve as a guide to control and direct Mt. Auburn's growth and development. The success of this plan depends upon developers, the city and the Mt. Auburn Community working together to support development which enables implementation of the plan.

The planning process has involved identifying community needs, translating needs into goals and developing recommendations to address these goals. During 1986-88 the City Planning Department staff conducted a series of community meetings whose participants included the Mt. Auburn Community Council, neighborhood institutions, property and business owners, and residents. At these meetings neighborhood conditions and issues were discussed and problems were identified. During these meetings goals and objectives were established, which subsequently were translated into land use concepts by the City Planning Department staff.

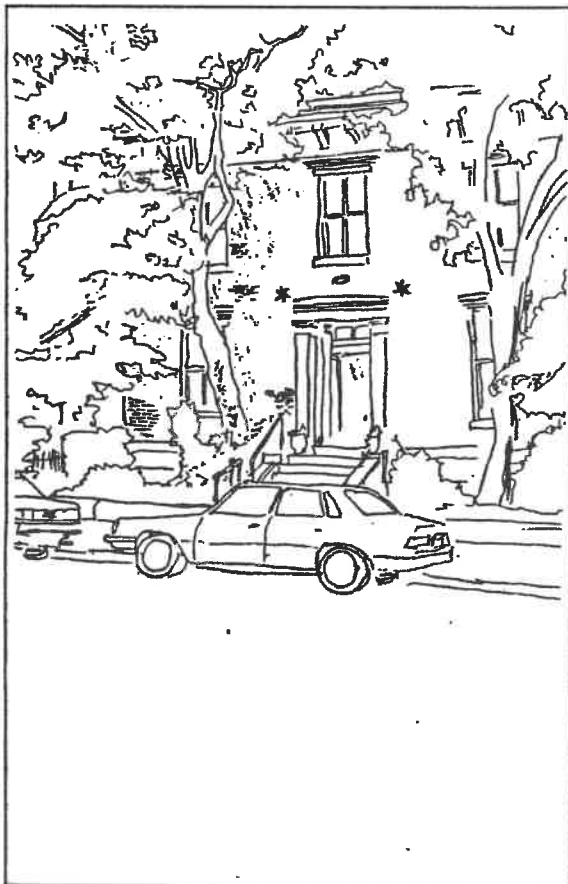
A number of documents were reviewed which aided in the preparation of this plan. The *Mt. Auburn Plan* (1974) and *Mt. Auburn Urban Design Plan* (1976) served as a starting point for identifying previous priorities of the community. The *Uptown Comprehensive Development Plan* (1990) provided a statement of policies and district-wide land use recommendations. Finally, the *Coordinated City Plan* (1980) provided general information regarding goals and objectives and land use recommendations for the city as a whole.

MT. AUBURN HERITAGE

The first residence in Mt. Auburn for which records exist was constructed by James Keys in 1819 — the same year Cincinnati was chartered as a city. Soon other Cincinnatians followed suit, and before long the city's first suburb had been established. For a number of years the area was known as Keys Hill. At about the same time this development was taking place, the southern slopes of Keys Hill were being settled and had become known as Prospect Hill. Investors on the hillsides were more speculative than those on the top of the hill, building more modest homes on small, narrow lots. By 1837 the entire area had been renamed Mt. Auburn.

In 1838, the Mad River Road was relocated to the Mt. Auburn hilltop and renamed Auburn Road, later becoming Auburn Avenue. This marked the beginning of Mt. Auburn's suburban success. Between 1838 and 1870 affluent Cincinnatians began to build large homes and estates along this major transportation route. The city annexed Mt. Auburn in 1848 and in the late 1880's, institutions such as Christ Hospital began to relocate from the basin area below. Despite the institutional presence, Mt. Auburn maintained a residential distinction.

This house on Auburn Avenue dates from 1830 and is representative of the Greek Revival style.



From 1867 until 1887, new modes of transportation enhanced hilltop development opportunities. The area flourished and commercial establishments located along the transit routes. As land values rose and Cincinnati's northern suburbs were being laid out, wealthy residents moved from Mt. Auburn and their former estates were subdivided. Although Mt. Auburn continued to thrive as a residential community, it had developed variety in both its land uses and its residents.

After the turn of the century, the development pace slowed considerably. Between 1900 and 1950, many old estates were further subdivided for middle-class homeowners. Christ Hospital, a neighborhood presence since 1893, constructed a new ten-story facility in 1930. Large old homes were converted into rooming houses and new apartment buildings shouldered up next to them along Auburn Avenue. As middle-class residents moved onto the hilltop from the hillsides, lower-income residents from the basin took their place. The once grand housing stock within Mt. Auburn had begun to seriously deteriorate.

Between 1955 and 1980 major changes within the city had an impact on Mt. Auburn. An influx of additional residents, displaced by urban renewal and highway construction projects, changed the demographic make-up of the community. Within the area, pockets of extreme poverty sprang up. Houses were vacated and left to decay.

Mt. Auburn is, however, on the upswing. Redevelopment activity is taking place on the southern slopes in the Prospect Hill and Sycamore Hill areas. The hilltop area, which has remained relatively stable, indicates a high level of homeowner maintenance. The continued presence of institutions such as Christ Hospital has had little physical impact on the residential areas.

UPTOWN OVERVIEW

In addition to its individual community identity, Mt. Auburn is one of six neighborhoods comprising the district known as Uptown. With a land area of approximately seven square miles surrounding the University of Cincinnati and the Environmental Protection Agency, the district also includes ten major medical facilities, the Cincinnati Zoo, two other institutions of higher learning, and numerous small and medium-sized businesses.

The Uptown Task Force, created in 1981, provides a forum enabling Uptown neighborhoods, institutions and businesses to cooperatively address common problems and opportunities. The member neighborhoods of Uptown, i.e. Avondale, Clifton, Corryville, CUF (Clifton Heights-University Heights-Fairview), Mt. Auburn and Walnut Hills recognize that they share a common interest with the University/medical complex. The institutions are aware that their success stem in part from their location within the neighborhoods.

Further, Uptown's strategic location makes the district highly accessible from all points within the tri-state region. Approximately 60,000 daily vehicle trips and 3 million annual transit trips are generated by Uptowners, either residents or those coming into the area to work or take advantage of one of the institutional or commercial services. The complex transportation issues confronting Uptown are another factor that can only be managed by comprehensive planning.

The *Uptown Comprehensive Development Plan* has been formulated to respond to the issues of today and tomorrow and reinforce Uptown not only as a center of regional, educational, and economic significance, but also as an outstanding environment in which to live. The twelve major objectives of the Plan are:

- 1) Retain and enhance the residential setting.
- 2) Foster economic growth.
- 3) Consolidate business districts.
- 4) Accommodate institutional growth.
- 5) Develop parkways and boulevards.
- 6) Conserve hillsides and expand and link parks.
- 7) Create a network of pedestrian paths.
- 8) Maintain and enhance Uptown's diversity.
- 9) Ease traffic congestion and reduce "hot spots."
- 10) Form partnerships between institutions and communities.
- 11) Make the Plan a reality through an Uptown organization that can act as advocate, organizer, promoter and developer.
- 12) Commit each of Uptown's major constituencies' energy and resources to carrying out the Plan.

Each of the Uptown neighborhoods can apply the District Plan to frame a Comprehensive Community Plan. Through this process, consistency in planning within Uptown can be achieved.

DEMOGRAPHIC PROFILE

The Mt. Auburn community demographic profile has significantly changed since the 1960's (See Appendix). Most of the changes are consistent with city-wide trends. The following are highlights from Mt. Auburn's demographic profile from 1960 to 1980:

Decreased Population - From 1960 until 1985, Mt. Auburn lost 47% of its population. During the same time the city lost 27%.

Changed Racial Composition - In 1960 Mt. Auburn's population was predominantly white, (83%), whereas in 1980, the population was predominantly African-American, (72%). The city-wide African-American population increased 21% to almost 34% during the same time period.

Increased Poverty Level - In 1980 almost 36% of the Mt. Auburn residents were below poverty level compared to the city's 19%.

Increased Unemployment Rate - In 1960, Mt. Auburn's unemployment rate was 9.68% and in 1980 it was 19.87%. Mt. Auburn's unemployment rate is twice the city-wide rate.

Low Median Housing Value - In 1980 Mt. Auburn's median housing value was \$25,567 compared to the city average of \$40,800.

Transient Population - The 1980 census showed that over 62% of the population resided in their dwelling units less than five years compared to 55% for the city.

ISSUE ANALYSIS

Mt. Auburn is a neighborhood of both problems and opportunities. Many of the physical and economic problems today are essentially unchanged or in fact have increased from the early 1970's when the previous community development plan was put together. Major social and economic problems include poverty, unemployment, lack of mobility, and the impacts of regional activities on the neighborhood. Major physical problems include concentrations of vacant buildings and lots and deteriorating housing which contribute to a negative image and account for low investment levels.

Neighborhood assets and opportunities are evident as well. These include the community determination and commitment to improve the physical and social conditions, Mt. Auburn's hillside setting and views, its large stock of good quality housing and residential character, its many historic properties and major institutional anchors, and its proximity to downtown and the University of Cincinnati/hospital/shopping area. Given the above assets and the availability of vacant land, there is also significant redevelopment potential.

Some of the current findings, such as the extraordinarily high unemployment rates, are based on 1980 data. Although new data will not be available until 1992, it appears that more recent trends have shown increases in investment and owner occupancy and decreases in overcrowding and unemployment. It also appears that the period of massive demolitions seen in the 1970's is over. While the reduction in demolition enhances neighborhood stabilization, the continued severe deterioration of Mt. Auburn's

south and west hillside areas is threatening the stabilization of the neighborhood.

The following are major issues to be addressed by the Mt. Auburn Community Plan:

- Suppressing deterioration of buildings on Sycamore and Mulberry Streets hillsides and slowing the decrease of population in these areas.
- Stabilizing declining areas through rehabilitation and new construction.
- Retaining current residents and attracting new residents.
- Encouraging the private sector, including institutions and corporations, to participate in private/public revitalization ventures. The ventures should include providing and caring for such amenities as parks and walkways and providing for affordable housing.
- Enhancing the community's image by promoting its assets and concentrating improvements and cleanup on the most visible blighted areas.
- Promoting job training and job creation in Mt. Auburn and throughout Uptown.

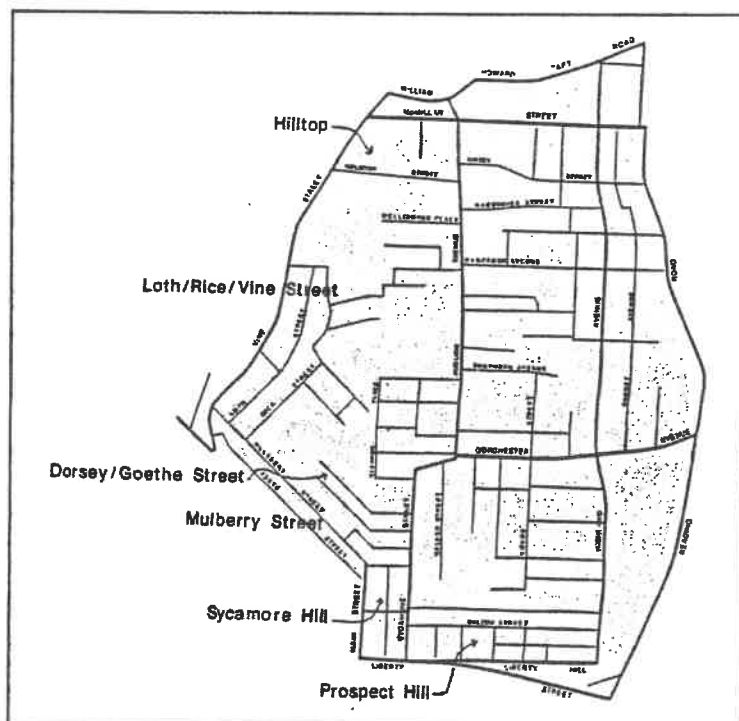
EXISTING CONDITIONS, ANALYSIS AND GOALS AND OBJECTIVES

HOUSING OPPORTUNITIES

BUILDING CONDITIONS

The Mt. Auburn community has been divided into six sub-areas for the purpose of this section. These sub-areas are separated to illustrate the differences in their characteristics such as the condition of the buildings, rate of vacancy, and value of property transfers. The six sub-areas are: Sycamore Hill, Mulberry Street, Loth/Rice/Vine Streets, Dorsey/Goethe Streets, Prospect Hill, and Hilltop (Figure 1).

Figure 1 Mt. Auburn sub-areas.



The first four sub-areas are also known as the southwest quadrant for Mt. Auburn.

The building characteristics within the sub-areas (Map 1) vary from street to street. On the southern slope, Prospect Hill has a concentration of rehab activity and caters to upper income levels. Predictably, the housing stock appears well-maintained as viewed from the street. Despite the dramatic city view, the area around Mulberry Street, Dorsey/Goethe Streets and Sycamore Hill has the highest number of vacant lots. Many of the buildings are deteriorated especially on Dorsey and Goethe Streets. A moderate amount of rehab activity has occurred, mostly

on Mulberry Street. This area exhibits characteristics which indicate it is in transition.

On the west side of Mt. Auburn, the Loth/Rice/Vine Streets area is characterized by well-maintained housing, although not of the same caliber as Prospect Hill. There are, however, some isolated buildings in poor condition located on the south end of Rice Street near Mulberry Street.

The Hilltop is perhaps the most stable of the sub-areas. The housing stock is in good condition and reflects pride in ownership. Buildings on Maplewood Avenue and sections along Highland Avenue especially indicate a stable, well-maintained neighborhood.

VACANT AREAS

Institutional expansion has had an effect on the amount of demolition in the community. Christ Hospital and other institutions on Auburn Avenue have acquired residential properties for facility expansion projects. Demolition also occurred for site preparation for actual developments rather than landbanking. Mt. Auburn has lost more buildings through benign neglect on the western slopes, i.e. Mulberry Street, Dorsey Street, Goethe Street and the Loth/Rice/Vine Streets area (Map 2). No new structures replaced these demolitions and vacant, overgrown lots now overlook the city below.

ANALYSIS: BUILDING CONDITIONS

Despite the steep hillsides, small and irregular lot sizes, and properties in poor conditions, Mt. Auburn is close to downtown and the hospitals, provides dramatic hillside views, and has many development sites available.

The Mt. Auburn community has the potential to improve the housing stock that now exists. By encouraging selected demolitions, rehabilitation and infill development, the existing housing will be retained and simultaneously upgrade the appearance of the community. Avoiding displacement of current residents can aid in stabilizing the transient nature of Mt. Auburn.

According to the City Planning Department's building conditions survey conducted in February 1987, 93% of the buildings in Mt. Auburn are in sound condition (1,887 of 2,029). The remaining 7% of the buildings (142) are considered to be in fair to poor condition and are concentrated in the Sycamore Hill, Mulberry Street, and Loth/Rice/Vine Streets areas (Figure 2). The three areas collectively contain only 24% of Mt. Auburn's total building stock (485), yet 113 of these buildings are found to be in fair to poor condition (23%).

This can indicate a high number of speculative and absentee owners. The most unfavorable building conditions, those in poor to fair condition, exist on Mulberry Street — a total of 85 buildings. Buildings in this area indicate low property maintenance and require major renovation as well as selected demolition to improve the overall appearance of the neighborhood. The three remaining areas, Dorsey/Goethe Streets, Prospect Hill, and the Hilltop, contain 29 buildings in fair to poor condition.

Figure 2: Building Conditions

BUILDING CONDITIONS - 1987 SURVEY

Sub-Area	Total No. Buildings	Buildings in Fair or Poor	% in Fair or Poor
Sycamore Hill	130	31	24%
Mulberry Street	85	32	38%
Loth/Rice/Vine Streets	270	50	19%
Total for 3 Subareas	485	113	23%
Total	2,014	142	7%

Mt. Auburn has a total of 173 vacant buildings available for redevelopment. These buildings are distributed throughout the entire area. The greatest number of vacant buildings, 46, are located on the Hilltop (Figure 3). Sycamore Hill, however, has a 32% vacancy rate which is an opportunity for building improvements. Another location where redevelopment can occur is the Loth/Rice/Vine Streets area with 46 vacant buildings out of a total of 270 buildings (17%).

A closer look at Mt. Auburn suggests that there are 80 potential development sites which total almost 40 acres of land. Thirty-two small sites exist, each containing 10,000 square feet or less (1/4 acre) of land. There are 40 sites in the middle range of 10,000 to 43,000 square feet (1 acre) of land, and 8 sites larger than 1 acre. Approximately half of the sites available are vacant. A large proportion of the available housing sites are located in the Loth/Rice/Vine Streets area, while the Pueblo/Boal Streets area has only 4 development sites.

During the five years between 1981 and 1986, approximately 18% of Mt. Auburn's buildings were improved. Sycamore Hill accounted for 7% of the renovations over \$10,000, while 14% of the renovations were located in the Loth/Rice/Vine Streets area. Mulberry Street

Figure 3: Vacant Buildings

of the improvements valued over \$10,000. The renovations that occurred during this time period indicate what future opportunities there are to enhance housing in Mt. Auburn.

DISTRIBUTION OF VACANT BUILDINGS - 1987 SURVEY

Sub-Area	Total Buildings	Vacant Buildings	% of Total
Sycamore Hill	130	42	32%
Mulberry Street	85	25	29%
Loth/Rice/Vine Streets	270	46	17%
Dorsey/Goethe Streets	41	4	10%
Prospect Hill	214	10	4.7%
Hilltop	1,274	46	3.6%
Total	2,014	173	8.6%

recorded only two renovations which were under \$10,000 each; however, at the other end of the scale, Prospect Hill reported 40%

VALUE OF PROPERTY TRANSFERS

The property transfers that occurred in Mt. Auburn between 1981 and 1986 reflect the range of money spent on existing buildings for improvements and additions as well as new construction. Figure 4 shows that the highest percentage of property transfers under \$25,000 occurred in three sub-areas (Sycamore Hill, Mulberry Street and Loth/Rice/Vine Streets). From the same group, 62% of the 507 total number of exchanges in the community were transferred. Dorsey Street/Goethe Street, Prospect Hill, and the Hilltop areas had a significantly lower percentage rate of transfers under \$25,000 per transfer where 38% of the transfers occurred.

The Loth/Rice/Vine Streets area covers approximately 14% of Mt. Auburn's land area and accounted for 24% of all transfers in the community. Prospect Hill covers only 6% of Mt. Auburn's land area and accounted for 15% of all property transfers. These statistics are encouraging and show these types of exchanges can bring about new housing, renovations, and a higher quality of living.

GOALS AND OBJECTIVES

GOAL: Encourage quality housing.

OBJECTIVES:

- (a) Upgrade low-income housing through government participation.
- (b) Encourage lending by financial institutions.
- (c) Encourage the city to develop creative financial incentives and public improvements to create housing.
- (d) Use rehabilitation as a primary tool to provide housing.
- (e) Reduce housing densities in hillside areas.
- (f) Reduce housing densities in the southwest quadrant (Mulberry Street area).

GOAL: Retain existing housing stock by encouraging selected demolitions, rehabilitation, and infill housing.

OBJECTIVES:

- (a) Rehabilitate suitable existing vacant buildings.
- (b) Demolish vacant unsound buildings.
- (c) Develop together in the Sycamore Street area parking and housing so that the area can be restored to its former state of quality, occupied residences.
- (d) Market vacant lots as potential sites for infill housing.

GOAL: Increase the owner occupancy ratio.

OBJECTIVES:

- (a) Encourage new residents to move into Mt. Auburn and purchase homes.
- (b) Provide counseling to neighborhood residents to encourage renters to become owners.
- (c) Encourage condominium development of vacant older multi-family housing stock.

- (d) Construct infill housing as market rate units.

GOAL: Provide affordable housing for low-income people.

OBJECTIVES:

- (a) Consider promoting the local housing receivership program in combination with low-interest loan and grant programs.
- (b) Seek funding from housing renovation programs.
- (c) Utilize the neighborhood redevelopment corporation.
- (d) Promote the concept of manufactured housing as infill housing on vacant lots.

GOAL: Attract low, middle and high income residents.

OBJECTIVES:

- (a) Encourage housing in the southwest quadrant for upper, middle and lower income groups.
- (b) Attract middle-income residents without displacement.

GOAL: Avoid significant displacement.

OBJECTIVES:

- (a) Provide relocation opportunities within Mt. Auburn for existing residents.
- (b) Discourage condominium conversion of occupied units.
- (c) Discourage speculation which might result in displacement.

***MAP 1 BUILDING
CHARACTERISTICS***

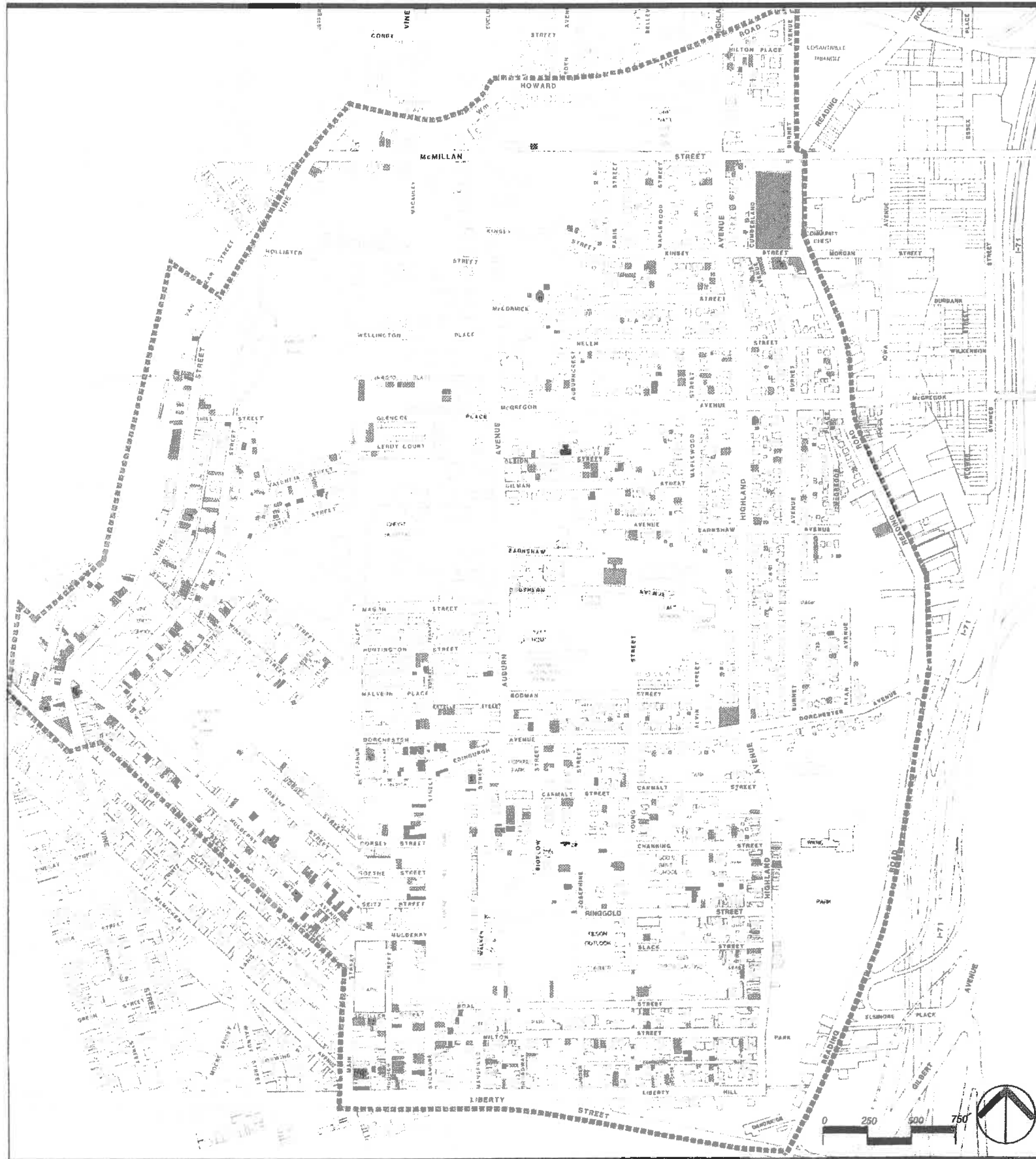
Mt. Auburn Community Plan

Building Conditions

Map 1

Legend

- Study Area Boundary
- Good Condition
- no repair needed
- ▒ Sound Condition
- needs minor repair
- ▓ Fair Condition
- needs major repair
- Poor Condition
- dilapidated

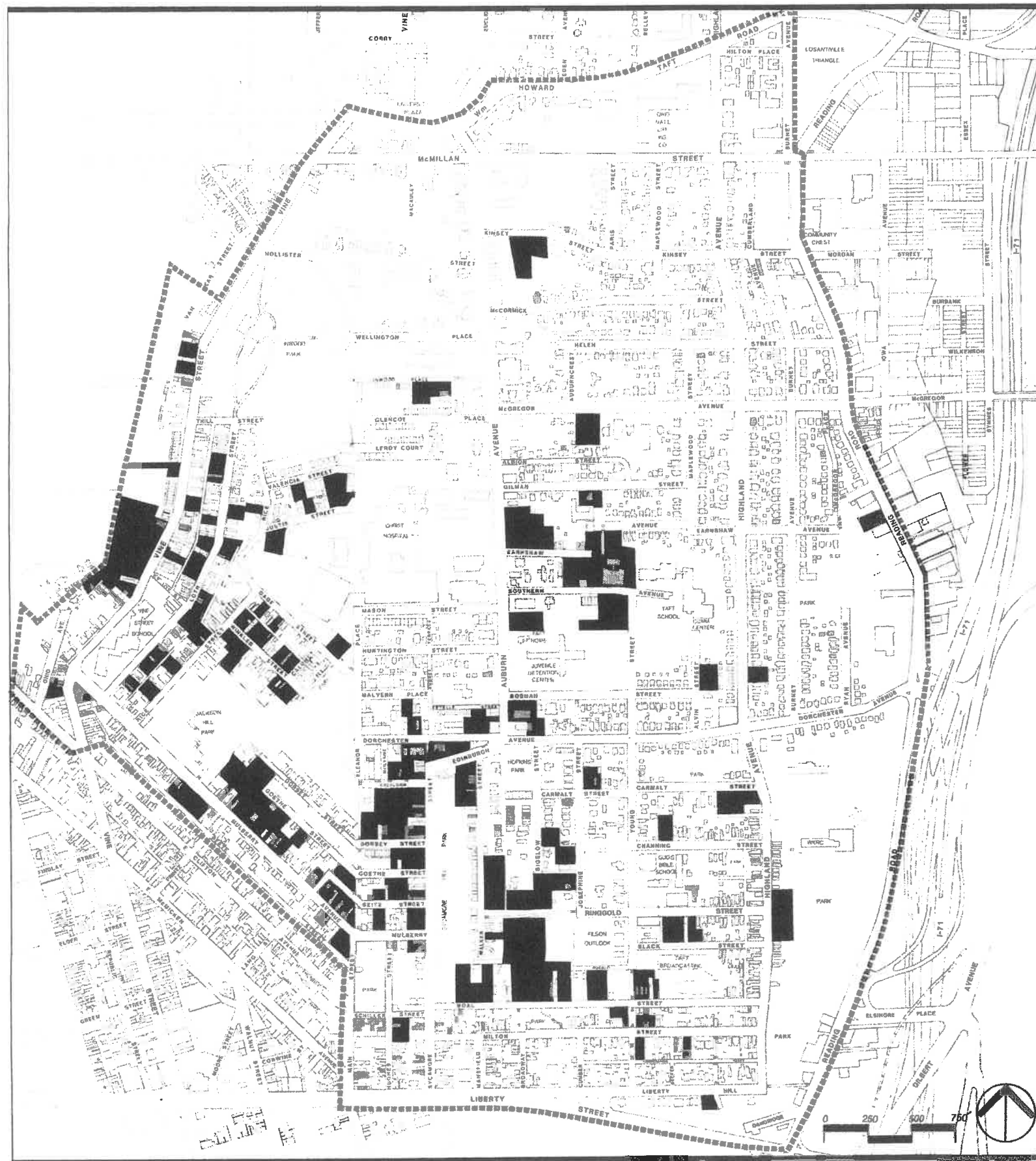


**Mt. Auburn
Plan**

Prepared by

Department of City Planning
Department of Neighborhood Housing and Conservation
for: Uptown Task Force

**MAP 2 VACANT
PROPERTY**



Vacant Property

Map 2

Legend

- Study Area Boundary
- Vacant Land
- Vacant Buildings

Mt. Auburn Plan

Prepared by

Department of City Planning
 Department of Neighborhood Housing and Conservation
 for: Uptown Task Force

RECREATION, PARKS AND OPEN SPACE

EXISTING CONDITIONS

Parks are sited in the community with varying degrees of activity ranging from passive natural settings to athletic facilities, i.e. the wading pools at Inwood Park and Filson Outlook, tennis courts at Losantiville Triangle, and the softball fields at Inwood Park and Filson Outlook (Map 3). Play equipment for young children is found at Filson Outlook, Hopkins Park, Jackson Hill Park, and several smaller parks located on scattered sites throughout the neighborhood. The appearance of all recreation areas is one of heavy use.

In addition to the recreation areas, open space is found throughout the community and offers a break from the built environment. These spaces are found mostly along the hillside steps, in the abandoned incline right-of-way (ROW), and on private property. The latter is usually undevelopable due to topography constraints. The majority of these spaces are overgrown.

Perhaps the most significant natural feature of Mt. Auburn is the hillsides which provide open space. The hillside slopes define the edges of the neighborhood and physically separate Mt. Auburn from the adjacent neighborhoods. The topography segments the neighborhood into parts and provides dramatic views of neighboring hills and the Central Business District below. Undeveloped hillsides are found above Reading Road and above Vine Street on the west side.

ANALYSIS

The recreation areas are dispersed throughout Mt. Auburn and not located with any correlation to population densities. The larger parks—Inwood, Jackson Hill and Hopkins—are on the fringes of the Hilltop. Inwood Park, Losantiville Triangle and Shiller-Hughes playground are servicing adjacent neighborhoods as well as Mt. Auburn. The play areas, such as Glencoe Place, are well-used. The relatively small number of parks located within the boundaries of Mt. Auburn indicates a need for more centrally-located facilities to the population they serve.

Mt. Auburn provides an important link in the Uptown park system. Connections can also be implemented between Mt. Auburn's parks and the Uptown park system using stairstep ROW's and open space for pathways between adjacent neighborhoods. Coupling Mt. Auburn's parks with those nearby in Uptown can enhance the recreational opportunities for Mt. Auburn residents as

well as Uptown residents. Linkages between the existing Mt. Auburn parks can be accomplished through the use of existing stairstep ROW's and open space.

GOALS AND OBJECTIVES

GOAL: Parks, recreation areas, and tot lots should be maintained, usable and attractive.

OBJECTIVES:

- (a) Encourage residents to assist in maintenance of neighborhood park areas.
- (b) Increase public/private maintenance of Jackson Hill Park.

GOAL: Develop more public parks and open space.

OBJECTIVES:

- (a) Develop a playfield at Vine Street School.
- (b) Develop as parks the following small open spaces which are presently used by the community for recreation: the area adjacent to the steps between Rice/Loth Streets and between Goethe/Seitz Streets.

GOAL: Encourage the retention of private open space.

OBJECTIVES:

- (a) Encourage preservation of the hillsides.
- (b) Encourage preservation of view areas.

GOAL: Improve and develop a system of linked recreation and passive park areas, steps, and paths.

OBJECTIVES:

- (a) Provide well-lighted paths and steps so that

paths and steps originate and end at open spaces.

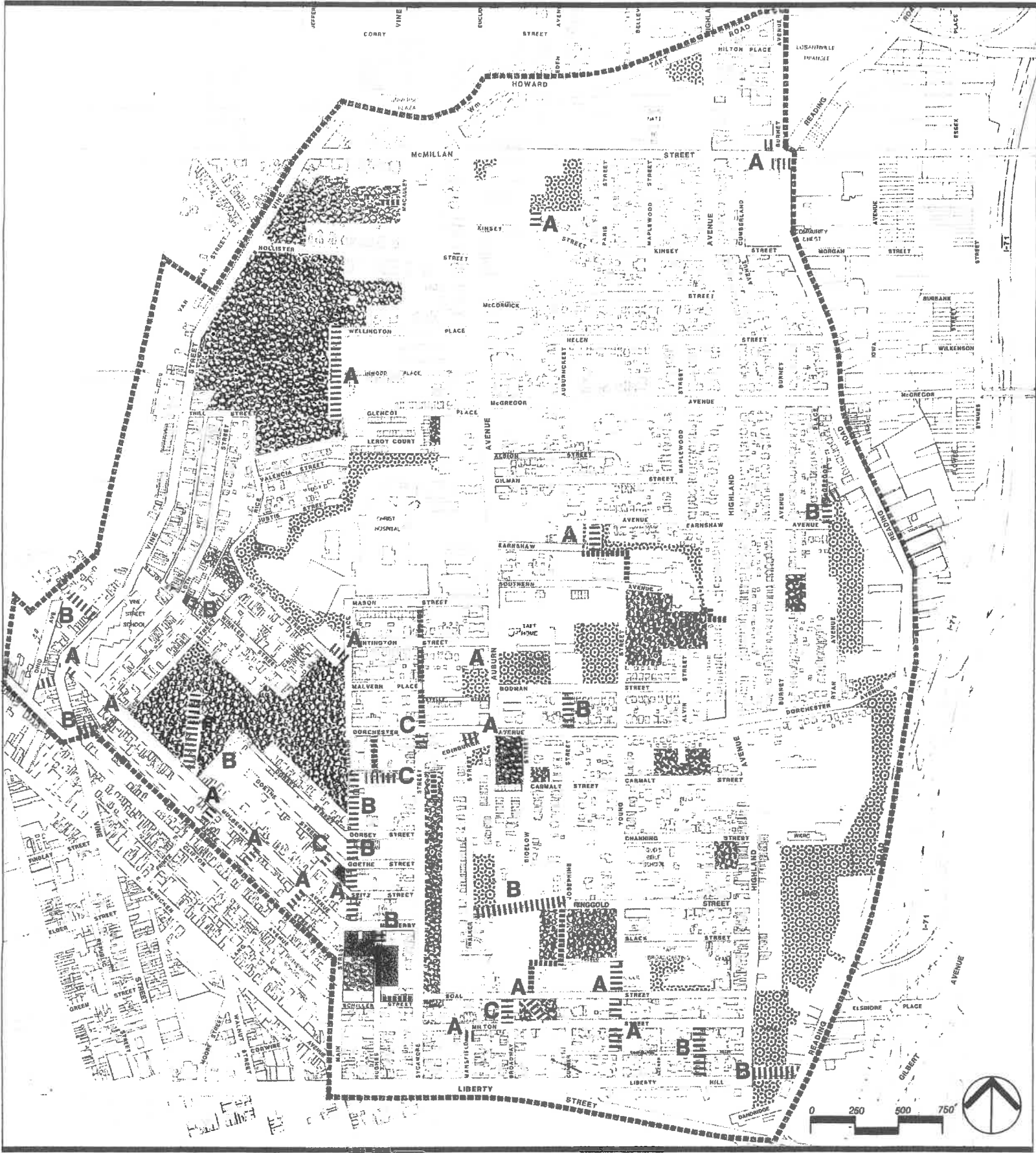
- (b) Consider development of pedestrian paths.
- (c) Address safety concerns to maintain and adequately police paths and steps.

GOAL: Maintain open space areas.

OBJECTIVE:

- (a) Encourage the maintenance of private open space.

***MAP 3 PARKS, OPEN SPACE,
AND WALKWAYS***



Parks/ Open Space/ Walkway

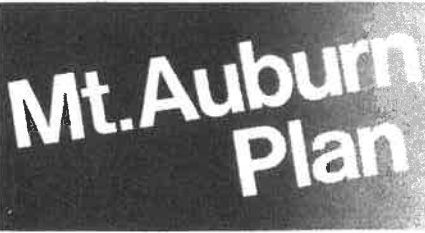
Map 3

Legend

- Existing Steps/Walkways
- Potential Steps/Walkways
- Existing Parks
- Other Existing Open Space
- Potential Parks

Planning Department Survey/ Condition

- A Good Condition -No Repair Needed
- B Sound Condition -Needs Minor Repair
- C Poor Condition -Needs Major Repair



Prepared by
 Department of City Planning
 Department of Neighborhood Housing and Conservation
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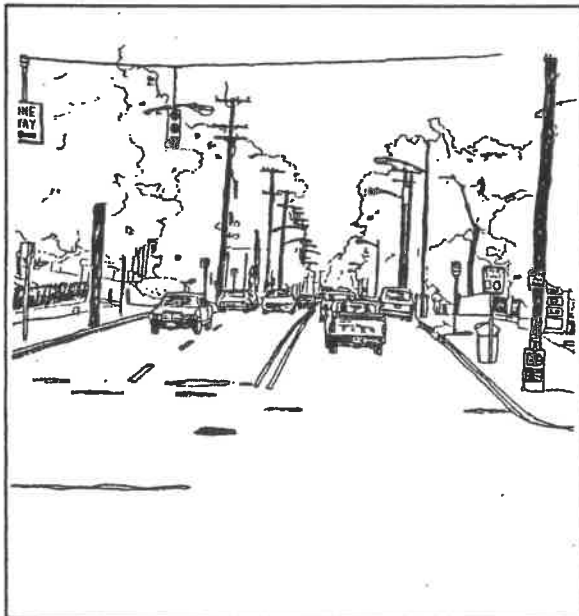
TRAFFIC AND CIRCULATION

ROADWAYS

The Mt. Auburn community is well-served by several major roadways, providing links to Downtown and to the suburbs in the north and to the east. Vine Street and Reading Road are the western and eastern boundaries, respectively, of the community. These are major north/south arterials within the Cincinnati thoroughfare system. In addition, Interstate 71 (I-71) lies parallel to the eastern boundary of Mt. Auburn and can be accessed using McMillan or Liberty Streets (Map 4).

Auburn Avenue is perhaps the most important roadway within the community. Besides being the oldest recognized route for Mt. Auburn, it forms the spine of the neighborhood. The majority of the local residential streets intersect Auburn Avenue and run either east or west down the hillsides away from it. All of the major connector streets - McGregor Avenue, Hollister Street, and Dorchester Street - provide links from Auburn Avenue to such roads as Vine Street, Reading Road, Sycamore Street and Highland Avenue. All of these connectors are important Uptown routes.

Auburn Avenue forms the "spine" of the neighborhood.



Generally, the physical condition of roadways is good throughout the neighborhood (Map 5). Poor conditions are found on Inwood Place, Justis Street, St. Joe Street, Winkler Street, Dorsey Street, Schiller Street, Hughes Street, Estelle Street, Edinburgh Place, Earnshaw, Pueblo and Ryan Avenue. Sycamore Street and portions of Auburn Avenue are in fair condition, as are Hollister Street, Dorchester Avenue from Auburn Avenue to Reading Road, and portions of Highland Avenue.

PARKING

No different from the other Uptown communities, Mt. Auburn has a deficiency of parking spaces. The conversion of single-family homes to multiple dwelling units has resulted in additional vehicles requiring on-street spaces. In some cases, such as the law offices at 2021 Auburn Avenue, the owners allow neighboring residents to use the parking lot

after regular business hours. Converting residences to office uses has also generated the need for additional parking.

Along Hollister Street, many of the conversions provided parking in the rear yards. The conversions along Auburn Avenue to office use did not always have enough room in the rear to provide on-site parking. Instead, users of these facilities must hunt for on-street parking spaces, adding further to the congestion on the roadways. Spillover onto the cross streets is the end result. The spillover is then taking parking spaces away from the residents.

ANALYSIS: ROADWAYS

Heavy volumes of traffic use Vine Street and Reading Road every day because of their importance as major Cincinnati thoroughfares. The entrance ramps to I-71 on the eastern side of Mt. Auburn also make Auburn Avenue and Dorchester Street convenient shortcuts to Downtown. The obvious result is a great deal of traffic congestion, having little to do with Mt. Auburn and yet preventing Mt. Auburn residents from having easy access to and from their homes.

Because of the dense development pattern along Auburn Avenue, road widening is out of the question. Yet, congestion will continue to worsen if some measures are not taken. Creative solutions, should be explored, along Auburn Avenue, to allow for smooth traffic flow.

Promoting the use of Reading Road for interstate traffic could alleviate through-traffic on Auburn Avenue. Improving the intersections at Reading Road/Elsinore Place and at Reading Road/Liberty Street to facilitate easier access onto the interstate could encourage more drivers to use these direct routes.

PARKING

The concept of converting residences for alternative uses is a sound policy. The question of parking for these conversions has never really been addressed for the Mt. Auburn community. Providing the necessary spaces at the rear of these sites is one solution; yet, due to topography constraints, rear parking is not the answer for every project. Combining parking lots between adjacent, parking-intensive uses offers a measure of relief.

Parking within the residential areas could be managed through a permit program whereby residents are allowed a specified number of vehicle sticker permits per dwelling unit. Additional permits may be purchased on a graduated scale. Streets could be signed allowing either sticker parking only or a maximum 1 hour stay for non-sticker vehicles. A pilot permit program is currently being implemented in the Clifton Heights-University Heights-Fairview Heights (CUF) community. Its success will determine if other communities will be able to participate.

Privately owned and managed lots could also provide additional parking within the residential areas. Development of these lots could be encouraged on vacant lots in residential areas that currently exist or on the sites of seriously dilapidated buildings.

GOALS AND OBJECTIVES

GOAL: Avoid increasing present level of traffic congestion within the community and discourage through traffic.

OBJECTIVES:

- (a) Encourage the use of Reading Road for U.C./ hospital complex oriented traffic, rather than Auburn and Highland Avenues.
- (b) Investigate the feasibility of a northbound I-71 exit to Taft Road, Martin Luther King Drive, or Victory Parkway.

GOAL: Improve traffic flow on the full length of Auburn Avenue.

OBJECTIVES:

- (a) Avoid traffic conflicts.
- (b) Improve traffic flow at the intersection of Auburn and McMillan Avenues.
- (c) Reduce through traffic on Auburn Avenue.

GOAL: Control spillover of on-street commercial and institutional parking onto neighborhood residential streets.

OBJECTIVES:

- (a) Provide parking or incentives to develop creative parking solutions to support housing and other services.
- (b) Encourage off-street parking in areas of high density residential development.
- (c) Consider implementing resident sticker programs for on-street parking in residential areas, once approval of this concept is given.

GOAL: Improve traffic conditions to increase safety on side streets.

OBJECTIVES:

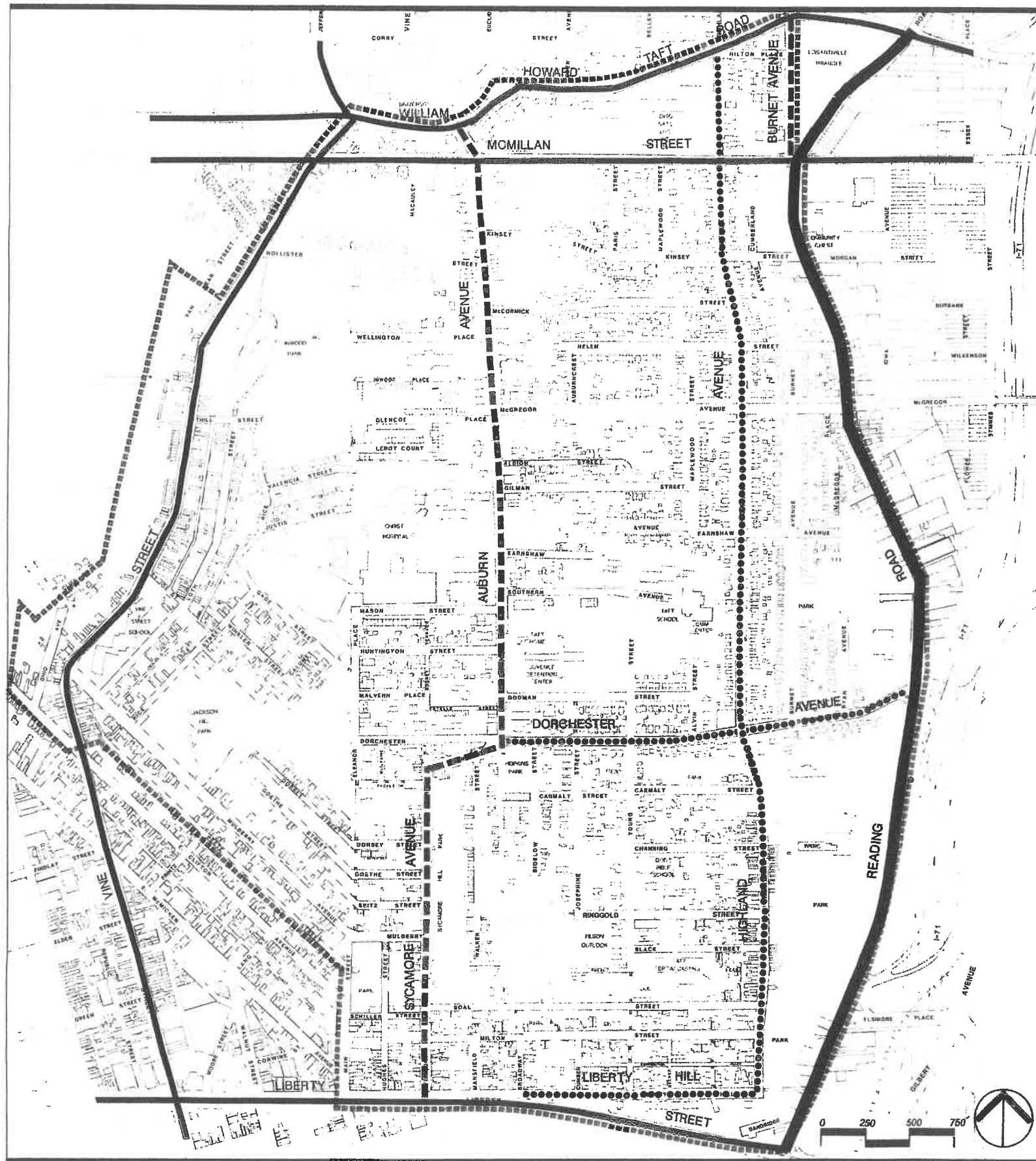
- (a) Traffic on all streets should flow smoothly under any weather conditions.
- (b) Implement public street improvements including street paving, widening, and installation of cul-de-sacs to assist movement on neighborhood streets.

GOAL: Make community streets safe for pedestrians.

OBJECTIVES:

- (a) Make street safety a priority in the vicinity of schools, parks, and pathways.

MAP 4 ROADWAY CLASSIFICATIONS

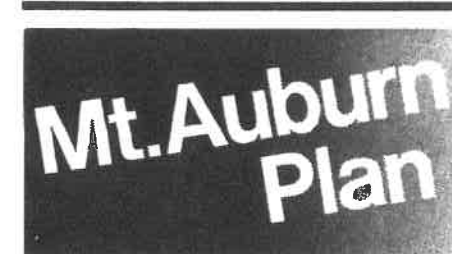


Street Classification

Map 4

Legend

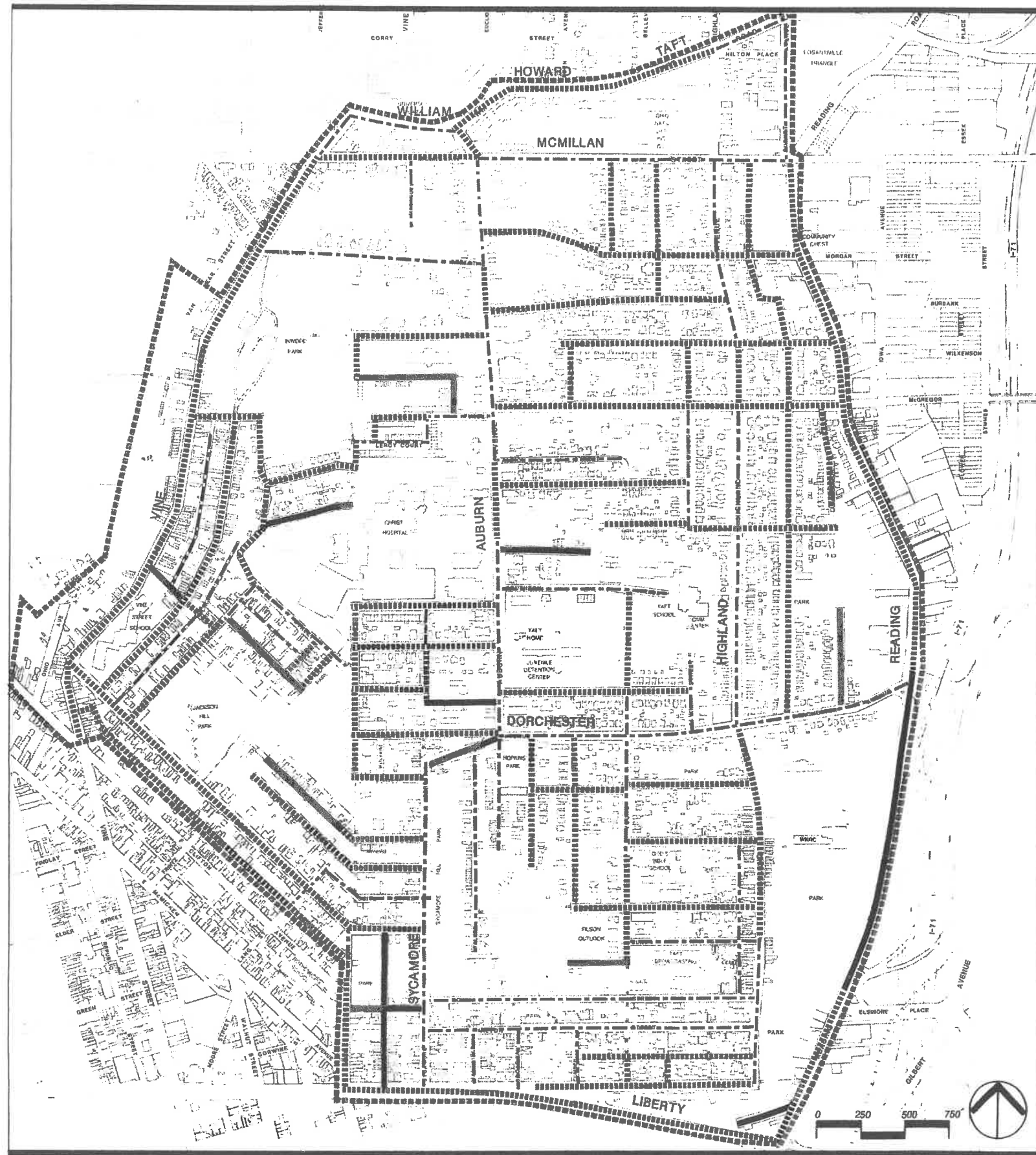
- Study Area Boundary
- Arterial State Highway
- Arterial Through Street
- Thoroughfare
- Collector Streets
- Local Service Streets



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 Department of Neighborhood Housing and Conservation
 for: Uptown Task Force

***MAP 5 ROADWAY
CONDITIONS***



Street Conditions

Map 5

Legend

- Study Area Boundary
- Good
- - - - - Fair
- Poor

**Mt. Auburn
Plan**

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 Department of Neighborhood Housing and Conservation
 for: Uptown Task Force

COMMUNITY IMAGE AND ENVIRONMENT

IMAGE

In recent years Mt. Auburn has been perceived as a deteriorating community with many of the inherent problems attributed to declining neighborhoods. The out-migration of higher incomes from Mt. Auburn, coupled with an overall shrinking population in the Greater Cincinnati area, have indeed left their mark on this once-exclusive suburb. Houses have been deserted and in some cases boarded up. Large homes were converted into boarding houses, thereby increasing the density. Trash-filled lots and littered streets are still problems in some areas, yet many community leaders and residents are working together to bring about solutions to these and other problems.

HISTORIC RESOURCES

Within the Mt. Auburn community are found many styles of architecture indicating development over the past 150 years. The earliest residence dates from 1814 and is representative of Federal style architecture. In 1981 and in 1988, the Prospect Hill Historic District and the Auburn Avenue Historic District, respectively, were given local Historic District status by Council Ordinance. The two districts do not, however, include all of the community's historic resources. Several areas (shown on Map 6) throughout the community have clusters of buildings that may deserve further study to determine their historic and architectural significance. A vast majority of the buildings in the community are over 50 years old and are important in defining the overall character of Mt. Auburn. While most of these buildings may not be eligible for

The Riddle House is a single-family home which was converted to professional offices.



historic designation, they are valuable resources that should be recognized in any development plans. These buildings help to provide the neighborhood with a sense of place and are evidence of the growth and expansion of the community. Their retention and rehabilitation will add continuity to the community as it continues to evolve.

INSTITUTIONS

Mt. Auburn is also home to several notable Cincinnati institutions. Christ Hospital moved

into the community in 1893. Located on the highest point of land in the city, it has become a Cincinnati landmark. The hospital has expanded over the years, increasing its landholdings and, in some instances, expanding into the residential areas adjacent to its grounds. God's Bible School is a religious community located immediately north of the Prospect Hill Historic District. The school is surrounded by a residential enclave inhabited by people associated with the school. A portion of Young Street, between Channing and Ringgold Streets, has been closed. This closing enhances the urban campus feeling of the school and facilitates pedestrian movement between the school and the residential buildings.

The birthplace of President William Howard Taft in Mt. Auburn has also become an institution, albeit a cultural one. Located on Auburn Avenue, it has been designated a National Historic Site and is administered by the National Park Service.

VISUAL CHARACTERISTICS

Many of Mt. Auburn's streets are lined with well-maintained dwellings housing residents of low, middle, and high incomes. These homes reflect the owner's pride and interest in his or her property. There are, however, vacant and deteriorated buildings interspersed throughout Mt. Auburn. There is a concentration of these dilapidated structures on the western slope streets of Mulberry, Goethe, Dorsey and Seitz. The streets which intersect Mulberry - Loth and Rice Streets - also have some buildings in disrepair at their intersections. Along Vine Street, as it descends from McMillan Street, several rows of potentially historic buildings stand. Although there is evidence of some rehab activity, they are likewise in poor condition.

Due to Prospect Hill's dense development, parking spaces are at a premium.



Still, Mt. Auburn has residential streets that compete with other desirable Cincinnati areas. Prospect Hill is the location of upscale housing on Mt. Auburn's southern slope. Here, historic homes have been converted into apartments, condominiums, and single-family homes. Parking is at a premium, and streets such as Milton Street and Boal Street are lined with cars. In most cases, homes in Prospect Hill do not have garages or off-street parking pads. The existing buildings have been so densely developed that most lots do not have room on which to construct a parking area.

MAP 6 HISTORIC RESOURCES

***MAP 7 COMMUNITY IMAGE
AND ENVIRONMENT***

The Hilltop streets and streets on the eastern slope offer affordable housing and views of adjacent hillsides. Residences are well-maintained and many have off-street parking. As these homes are single-family, the density is much less than Prospect Hill and street parking is not as significant of an issue.

ANALYSIS: IMAGE

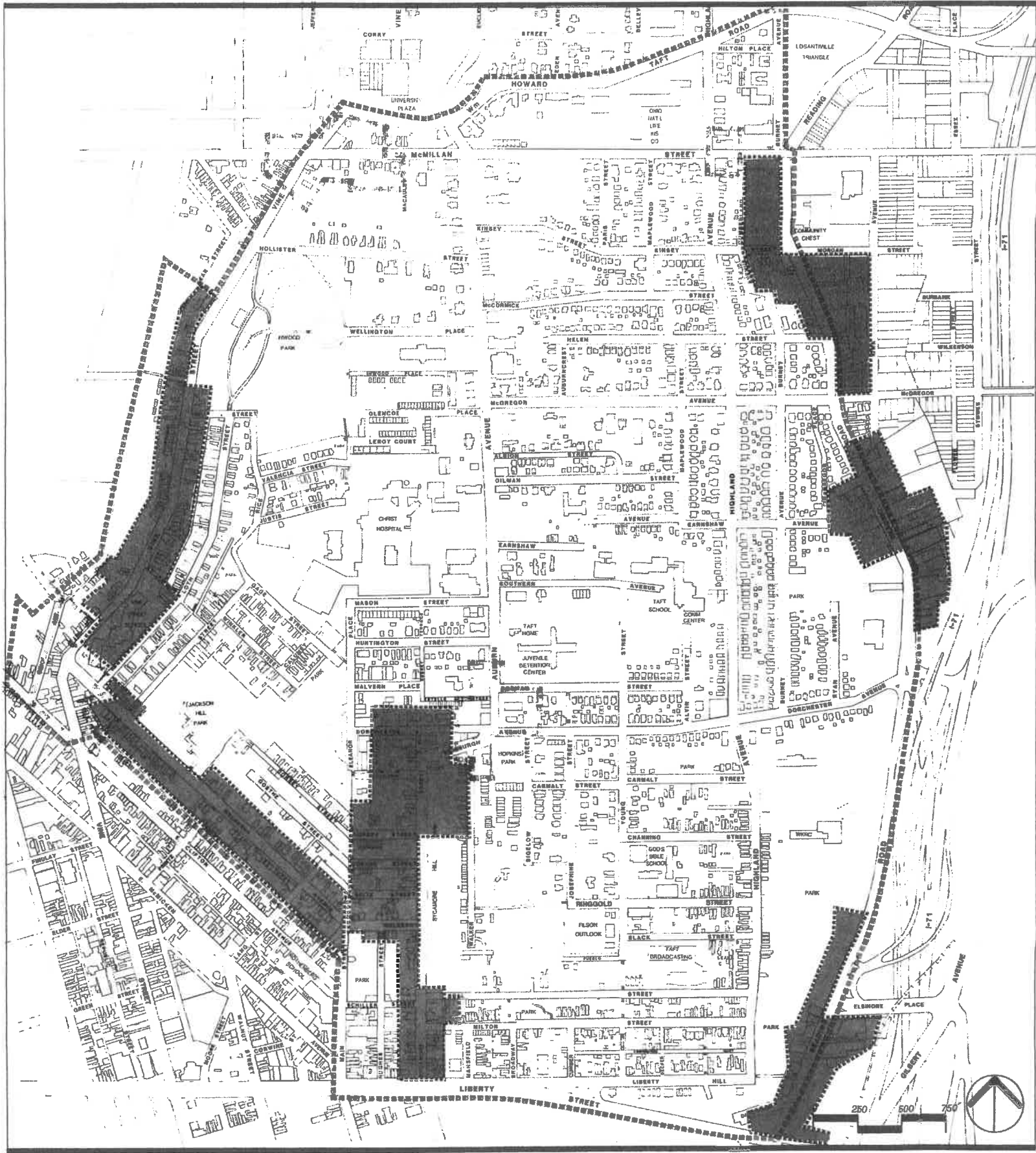
The Hilltop area in Mt. Auburn has many well maintained homes, such as these on Highland Avenue.



The perception of Mt. Auburn is changing. Due in part to the out-migration of previous years, a wealth of vacant buildings is available for use by people in all income groups. Rehabilitation and renovation of vacant units can help to avoid displacement. The most desirable undeveloped properties, those with hillside views, also include the largest concentration of vacant buildings and buildings in poor condition within Mt. Auburn. These are located on the western slope streets of Mulberry, Goethe, Dorsey and Seitz. Improvements, both rehab and new construction, within the high-profile corridors of Sycamore Street and Reading Road would enhance the community image of Mt. Auburn and provide gateways for the neighborhood (Map 7).

Buildings and districts shown on Map 6 were singled out for their potential value as historic resources for a variety of reasons. All of the structures are at least 50 years old; many are older. The structures all retain architectural integrity. Technically that means: 1) the structure is at its original location; 2) it has maintained its original design; and 3) it has retained its original setting, materials, workmanship, feeling and association. The intersection of Sycamore Street, Dorchester Avenue and Auburn Avenue has potential for historic renovation. Construction projects such as the Senior Service Center (construction beginning late 1991) at this highly visible intersection can help in the revitalization of Auburn Avenue.




Nineteen separate potential districts and over two dozen individual properties or clusters which are also potentially eligible as historic resources are depicted on Map 6. It would not be realistic, however, for the Historic Conservation Office to research each one. The Community Council should review the potential historic resources and determine which have the highest priority for possible designation as local historic districts or local historic landmarks. Priority could be based on areas which are most



Community Image and Environment

Map 7

Legend

-  Study Area Boundary
-  Corridors Requiring Improvement
-  Focus Areas Requiring Improvements

Gateways, significant intersections and major circulation paths into and around neighborhoods which help establish Mt. Auburn's image and which need coordinated public and private improvements.



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feasible politically, or could have the greatest impact economically. The Community Council should determine what can be accomplished by historic designation and decide which areas best meet objectives for further study.

The institutions in Mt. Auburn are presently landlocked. Any future expansion outward can further erode adjacent residential streets. A new zoning ordinance, the Institution-Residential (I-R) zone, addresses expansion for Christ Hospital and is discussed in the Land Use and Zoning section.

GOALS AND OBJECTIVES

GOAL: Make Mt. Auburn an attractive and livable community.

OBJECTIVES:

- (a) Upgrade vacant properties to assure adequate public safety and aesthetics.
- (b) Improve infrastructure such as steps, retaining walls, sidewalks, streets, and utilities.
- (c) Improve the neighborhood image of Auburn Avenue by reducing traffic congestion.
- (d) Implement an on-going program to clean up trash.
- (e) Improve the image of non-residential uses on Reading Road, Dorchester Avenue, and McGregor Street.
- (f) Improve high visibility areas such as the corridors of Vine Street, Auburn Avenue, Reading Road, Dorchester Avenue, and Sycamore Hill through clean up, street trees, and street repair.

GOAL: Establish the appropriate balance of residential uses and commercial/institutional uses needed to maintain the neighborhood's character.

OBJECTIVES:

- (a) Encourage only those "region-serving" uses which are compatible with the public peace, safety and nearby residential neighborhood(s).
- (b) Concentrate institutional uses and control institutional expansion.
- (c) Limit institutional expansion in designated residential areas.
- (d) Encourage an appropriate mix of residential, office, and institutional uses in designated areas along Auburn Avenue.
- (e) Determine appropriate boundaries for neighborhood business districts.
- (f) Evaluate the appropriateness of bars and entertainment facilities in close proximity to housing.

GOAL: Provide zoning to insure appropriate type and mix of uses and insure quality development which is compatible with the character of the neighborhood.

OBJECTIVES:

- (a) Use transition zones where conflicting land uses abut.
- (b) Respect the neighborhood scale at the Auburn Avenue/Dorchester Avenue intersection when development occurs.
- (c) Investigate the implementation of an Environmental Quality District (EQD) on the hillside areas.
- (d) Restrict high-rise buildings to the character of

their immediate surroundings.

- (e) Make the character of new development appropriate to the existing character.
- (f) Preserve the residential environment of Mt. Auburn with appropriate zoning.

GOAL: Employ preservation as a functional element within an overall program to improve community environment and benefit the residents of Mt. Auburn.

OBJECTIVES:

- (a) Preserve significant landmark buildings.
- (b) Recognize and protect historic property through prioritizing local designation of eligible resources.
- (c) Maintain the historic character of the neighborhood by encouraging appropriate rehabilitation and compatible new construction.

GOAL: Develop attractions to enhance the community image.

OBJECTIVES:

- (a) Investigate rebuilding an incline or tramway as an attraction.

GOAL: Beautify entrances (gateways) into the Mt. Auburn neighborhoods.

OBJECTIVES:

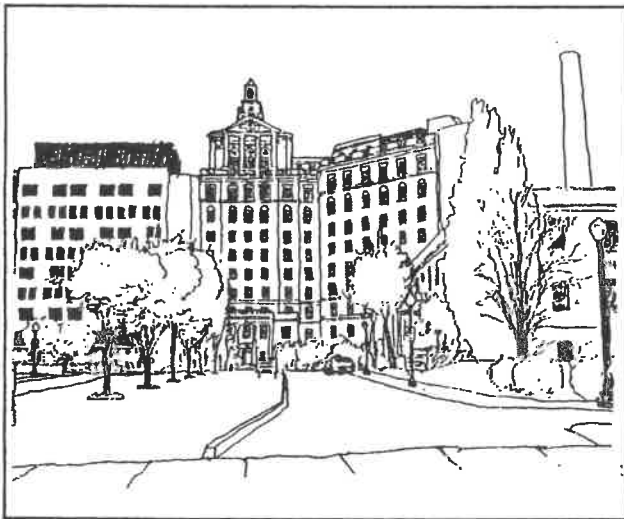
- (a) Encourage public improvements focused on neighborhood gateways.
- (b) Encourage private improvements to buildings and properties at gateways.

COMMERCIAL AND ECONOMIC DEVELOPMENT

COMMERCIAL, OFFICE AND INSTITUTIONAL USES

Mt. Auburn is predominately a residential community with several institutional, office and business clusters. Approximately 100 institutions and commercial uses - office and business - in Mt. Auburn occupy 28% of the community land. Of these establishments approximately 20% appear to be institutional and 80% commercial uses. The condition of structures containing commercial uses is generally good.

Christ Hospital is the major institution in Mt. Auburn.



A few of Mt. Auburn's institutional and commercial uses serve as landmarks due to their location on prominent hillsides, i.e., Christ Hospital, Taft Great American Broadcasting headquarters and the Riddle House. One major institutional cluster is the Christ Hospital complex on Auburn Avenue. The complex consists of a hospital and several smaller scale medical buildings. Other institutional uses found around the Southern Avenue area include a juvenile center, school, recreational center and playfield. Appropriate institutional uses enhance the viability of the community.

Business clusters are located at various intersections—Auburn/Dorchester Avenues, Liberty/Sycamore Streets, Highland Avenue/Ringgold Street, Highland Avenue/McMillan Street and Vine/McMillan Streets - throughout Mt. Auburn. The clusters consist of business uses intermingled with vacant buildings and residential uses. Most of the business structures appear to be in poor condition and in need of rehabilitation. See Map 8 for locations of clusters.

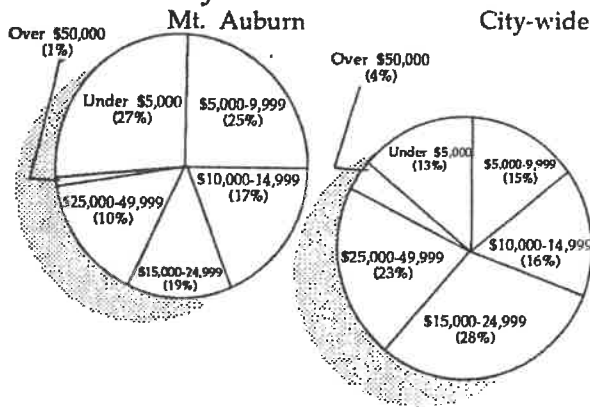
The office uses are located primarily on Hollister and Wellington Streets, McMillan Street, Taft Road, and along Auburn Avenue. The Hollister Street, Wellington Place, and Auburn Avenue areas contain office facilities housed in historic buildings once used for

housing. Business uses are mixed in with office buildings in the Taft Road and McMillan Street area. Offices are also intermingled with industrial uses along Reading Road and residential uses along the Vine and Mulberry Streets intersection.

INCOME AND EMPLOYMENT

In 1980 Mt. Auburn's economic condition was far below that of the city as a whole. Almost 30% of Mt. Auburn families had yearly incomes below the poverty level compared to 19% city-wide. In 1980, 27% of Mt. Auburn families yearly income was less than \$5,000 and 25% earned between \$5,000 and \$9,999 compared to the city's 13% and 15%, respectively. Only 11% of Mt. Auburn's families earned over \$25,000 in 1980 compared to the city's 27%.

1980 Family Income



Mt. Auburn's unemployment rate of 20% in 1980 was more than twice the city's rate and double the 1970 rate. There was a significant loss of machine operator, fabricator and laborer jobs, which employed half the neighborhood's labor force in 1960. On the other hand, there was an increase in

the work force employed in managerial and professional occupations and in technical, sales and administrative support jobs in 1980. See Appendix B for detailed data.

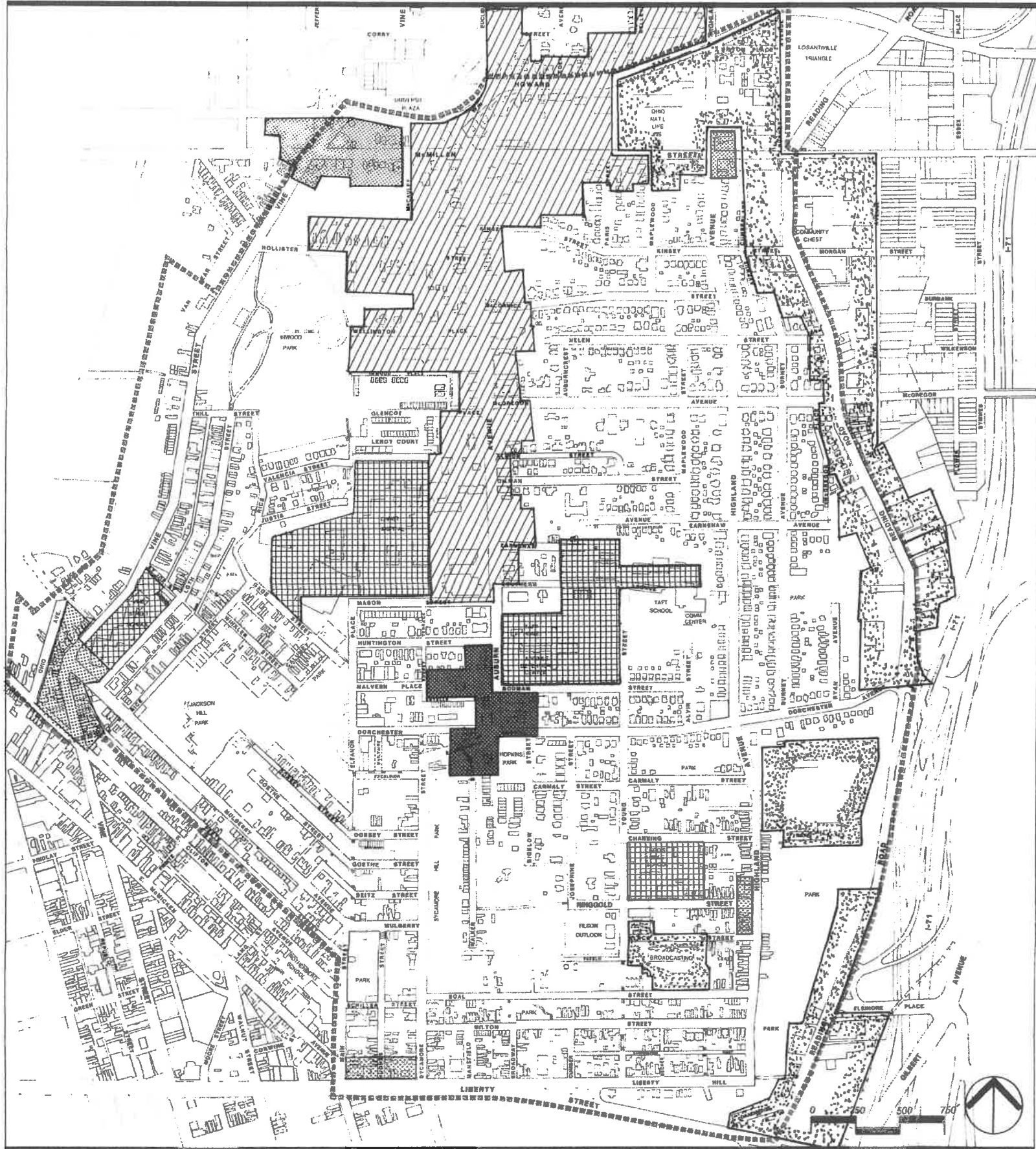
ANALYSIS

Institutional, business and office establishments provide a variety of services to the Mt. Auburn community as well as to the city. The establishment of land use "clusters," rather than individual uses dispersed throughout Mt. Auburn, can serve as anchors to attract new business.

Mt. Auburn's economic health is to a great degree influenced by the institutions located within the community. Christ Hospital, in particular, can be a source of jobs for residents, with opportunities running the gamut from unskilled laborers to highly skilled technicians to medical and management professionals.

It is commonly accepted in today's economy that institutional expansion and growth is crucial if an institution is to remain viable. Christ Hospital, Mt. Auburn's most visible institutional landmark,







***MAP 8 COMMERCIAL
DEVELOPMENT***



Commercial Uses

Map 8

Legend

-  Study Area Boundary
-  Medical Office Corridor
-  Professional Offices
-  Business Clusters
-  Major Business - Focus Area
-  Institutional Clusters

There will continue to be several small, scattered site businesses in residential areas, however the focus of commercial activities will be concentrated in the above areas.



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The Reading Road corridor has many industrial buildings which can be converted for technology.



is restricted from further outward expansion because it is surrounded by residential uses. With the adoption of the Institutional-Residential (I-R) zone as part of the City of Cincinnati Zoning Code, no further expansion beyond the hospital's current boundaries can be achieved without going through the zone change process. The Uptown Plan encourages continued growth and expansion within an institution's existing boundaries—a policy informally described as "growing up, not out."

Attention should be focused on preserving, improving and facilitating business development close to the existing business clusters. The most viable cluster appears to be the Vine/McMillan Streets area. This cluster includes several nightclubs, restaurants, convenience stores, a credit union and a bank. The business cluster around the intersection of Dorchester Street and Auburn Avenue has the potential of becoming the neighborhood's major business district. This area is in the middle of Mt. Auburn and along two of Mt. Auburn's major thoroughfares. The Vine/Mulberry Streets intersection has the potential of becoming a mixed use office and retail area and an entrance way into Mt. Auburn and to the office corridor along McMillan Street. The McMillan Street/Highland Avenue and Liberty/Sycamore Streets intersections, located along the transits, have the potential of being focal areas for business uses. Enhancing the existing strong business clusters can stimulate new businesses in Mt. Auburn.

Auburn Avenue and Reading Road are recognized as office corridors. Conversion of residential facilities on Auburn Avenue and the manufacturing uses on Reading Road to office use should be encouraged. On the west side of Reading Road, the Uptown Plan promotes medical technology and other low intensity technical uses in the manufacturing buildings.

Office corridors can have a tendency to appear unsafe, especially after dark. Encouraging the use of office parking lots by adjacent residents during non-work hours is one way to reduce this perception.

To reduce Mt. Auburn's unemployment rate, emphasis should be placed on commercial developments that provide temporary and permanent employment opportunities for Mt. Auburn residents.

GOALS AND OBJECTIVES

GOAL: Limit retail business development to centralized locations near transit and residences.

OBJECTIVES:

- (a) Locate business activity in vacant storefronts where business use previously existed, whenever possible.
- (b) Couple proposed or existing retail establishments with other pedestrian oriented land uses to help attract a maximum number of resident consumers.
- (c) Relocate marginal businesses to centralized locations.
- (d) Make the Auburn Avenue and Dorchester Avenue intersection the major neighborhood business focus and a secondary focus at McMillan Street/Highland Avenue, Sycamore Hill/Liberty Street, and Vine/McMillan Streets intersections.

GOAL: Encourage appropriate retail and selected services.

OBJECTIVES:

- (a) Seek businesses that can meet neighborhood needs and can be financially supported by the neighborhood.
- (b) Seek businesses that are compatible with the residential environment, public peace and safety.

GOAL: Encourage mixed-use development where appropriate.

OBJECTIVES:

- (a) Encourage "Mom and Pop" stores with housing attached or on upper floors within identified business clusters.
- (b) Encourage the use of office-serving parking lots by residents of adjacent buildings during non-work hours.
- (c) Maintain the residential/office corridor at Vine and Mulberry Streets.

GOAL: Limit office development to selected locations.

OBJECTIVES:

- (a) Support office conversion of residential structures in office districts.
- (b) Support office use at the Vine/Mulberry Streets intersection.

GOAL: Target unemployment to be no greater than the city's rate.

OBJECTIVES:

- (a) Employ community people.
- (b) Make employment opportunities in the Reading Road/Dorchester Avenue area available to neighborhood residents.
- (c) Facilitate summer jobs for neighborhood residents.
- (d) Encourage commercial development that generates jobs for community residents.

GOAL: Identify priority business and office development sites.

OBJECTIVE:

- (a) Determine what type of uses are appropriate for priority development sites.

GOAL: Make social services appropriate for the neighborhood and sufficiently coordinated.

OBJECTIVE:

- (a) Locate one stop shopping service in the neighborhood.

LAND USE AND ZONING

A land use plan provides a reference for guiding and managing the desired course of community development. It identifies the proposed distribution of land uses in an area. The intent of the Mt. Auburn land use plan is to establish the appropriate balance of residential, commercial and industrial uses to maintain and enhance the neighborhood character. Zoning determines which uses are allowed in various locations and generally determines developmental and density constraints. It is the legal instrument a city can use for controlling development as recommended in its land use plan. The Mt Auburn Community Development Plan update does not institute zone changes but suggests areas that should be considered for change based on its land use plan.

LAND USE

Mt. Auburn is one of six neighborhoods in the Uptown area. It is within proximity of the Central Business District, the University of Cincinnati and a host of hospitals and other businesses. The community is defined by the following boundaries:

- William Howard Taft Road to the north.
- Reading Road to the east.
- Liberty and Peete Streets to the south.
- Vine Street to the west.

Mt. Auburn contains a mixture of land uses: high-density residential uses primarily in the southwest; low-to-medium density residential uses in the northeast; commercial and institutional uses in scattered clusters; manufacturing and commercial uses along the eastern border; and education and semi-public uses around Southern and

Highland Avenues and on Auburn Avenue north of Mason Street. (See Map 9).

ZONING

Mt. Auburn contains several zones (Map 10): R-4, Multi-Family Low Density, to R-7, Multi-Family High-Density Residential Districts; B-1, Neighborhood Business District, to B-4, General Business District; O-1A and O-1, Suburban Office Districts; M-2 Intermediate Manufacturing District; and the IR, Institutional-Residential District. The IR zone, adopted June 1990, prohibits expansion of institutional uses beyond the boundaries of the district without the zone change process.

The Mt. Auburn Community contains three overlay districts which apply additional development controls: Historic, Environmental Quality Hillside (EQ-HS) and Neighborhood Housing Retention (NHR). The Prospect Hill Historic District designation protects historic resources south of Boal Street, east of Sycamore Street, and west of Highland Avenue. (See Community Image and Environment Section). Development guidelines along with public hearings on all development, control the Environmental Quality Hillside District. The EQ-HS district is north of the Prospect Hill Historic District on the western border of Mt. Auburn. All demolition in the Neighborhood Housing Retention District, west of Ohio Avenue on the western border of Mt. Auburn, is subject to NHR regulations.

ANALYSIS

The institutional and commercial clusters are an important attribute to the Mt. Auburn community. They offer a variety of services at general locations. Appropriate growth within the clusters should be encouraged while encroachment into the residential areas should be discouraged.

The commercial clusters that consist primarily of office uses are intermingled with residential uses. This mix of land uses allows for an appearance of activity after business hours in areas that would otherwise appear empty. Office uses intermingled with residential uses not only enhance safety but provide an opportunity for shared parking.

The institutions are surrounded by residential uses. The linkages between the residential and institutional uses should be strengthened to minimize any adverse effects. Measures such as buffering and off street parking will minimize the variation in land uses.

Eleven areas in Mt. Auburn do not reflect the land use pattern and have been identified for possible rezoning. The relationship of current zoning to land use and the goals of the 1974 Community Plan were the basis for this analysis. The eleven areas are classified in six categories based on similarities. (See Map 11).

A. Residential Zones Permitting Higher Density than Current Use. Potential Rezoning to Medium or Low Density.

1. Highland Avenue between Boal and Carmalt Streets--R-6, Multi-Family, High-Density District.

Land use is a mixture of single and two-family residential structures.

2. Hilltop Residential Area--R-5, Multi-Family, Medium-Density District.

The land in the vicinity of Auburn Avenue between Dorchester and McMillan Streets consists primarily of single and two family residential structures. Rezoning portions of the area to reflect the existing low density residential use will reinforce the current use.

B. Residential Area Zoned For Business Use. Potential Rezoning To High Density Residential.

3. Vine/Thill Streets—B-1, Neighborhood Business District.

Predominantly residential use, surrounded by high-density residential zones. There are two active businesses.

4. Sycamore/Liberty/Main Streets--B-4, General Business District.

Predominantly residential in use. The commercial uses could be confined to the Liberty Street and Main Street frontages, with the remainder of the area zoned for residential use.

C. Residential and Commercial Areas Consisting of Several Zones. Potential Rezoning to Simplify Boundaries and Protect Neighborhood Character.

5. Auburn/Dorchester Avenues—B-1, Neighborhood Business District, and B-2, Community Business District, and B-4, General Business District.

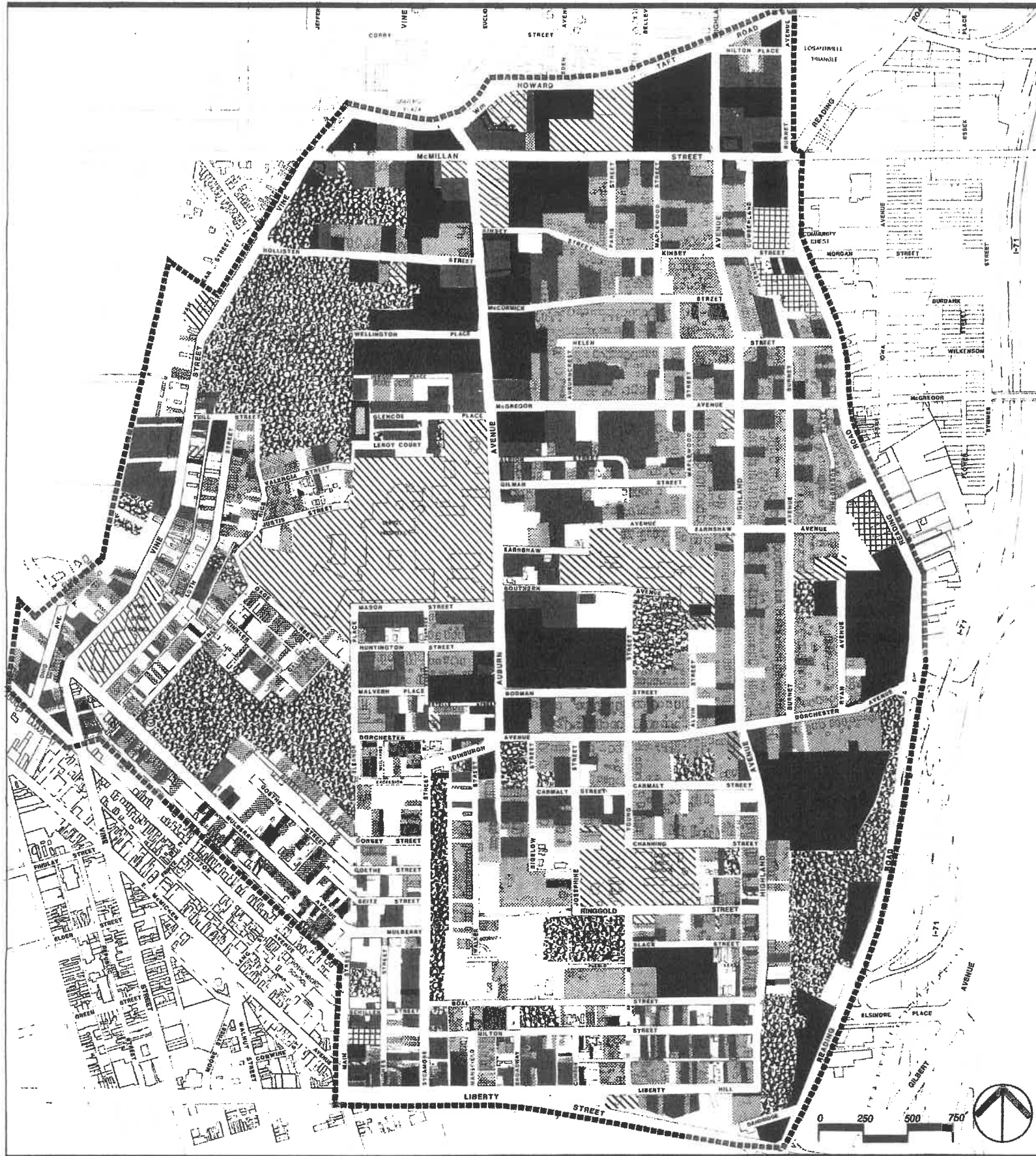
Land use consists of one church, the Mt. Auburn Health Center, Hopkins Park, several vacant businesses, and residential uses. The complexity of the four abutting zones does not offer protection to the existing neighborhood character. This area has the potential of becoming the primary neighborhood business district due to its location.

6. Vine/Mulberry Streets—B-3, Retail-Wholesale Business District, and B-4, General Business District.

Predominantly mixed-use residential and business uses. Three active businesses, one church, one shelter house and Vine Street School in the B-3 district and two active businesses in the B-4 district.

7. Highland Avenue and Ringgold Street—B-1, Neighborhood Business District, and B-2, Community Business District.









MAP 9 EXISTING LAND USE



Existing Land Use

Map 9

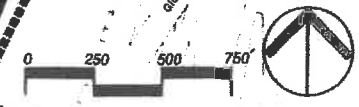
Legend

-  Study Area Boundary
-  Parks
-  Institutions
-  Commercial
-  Residential, Low Density
-  Residential, High Density
-  Manufacturing/Wholesale/Storage
-  Vacant

Mt. Auburn Plan

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Department of City Planning
 Department of Neighborhood Housing and Conservation
 for: Uptown Task Force









MAP 10 EXISTING ZONING

Zoning

Map 10

Legend

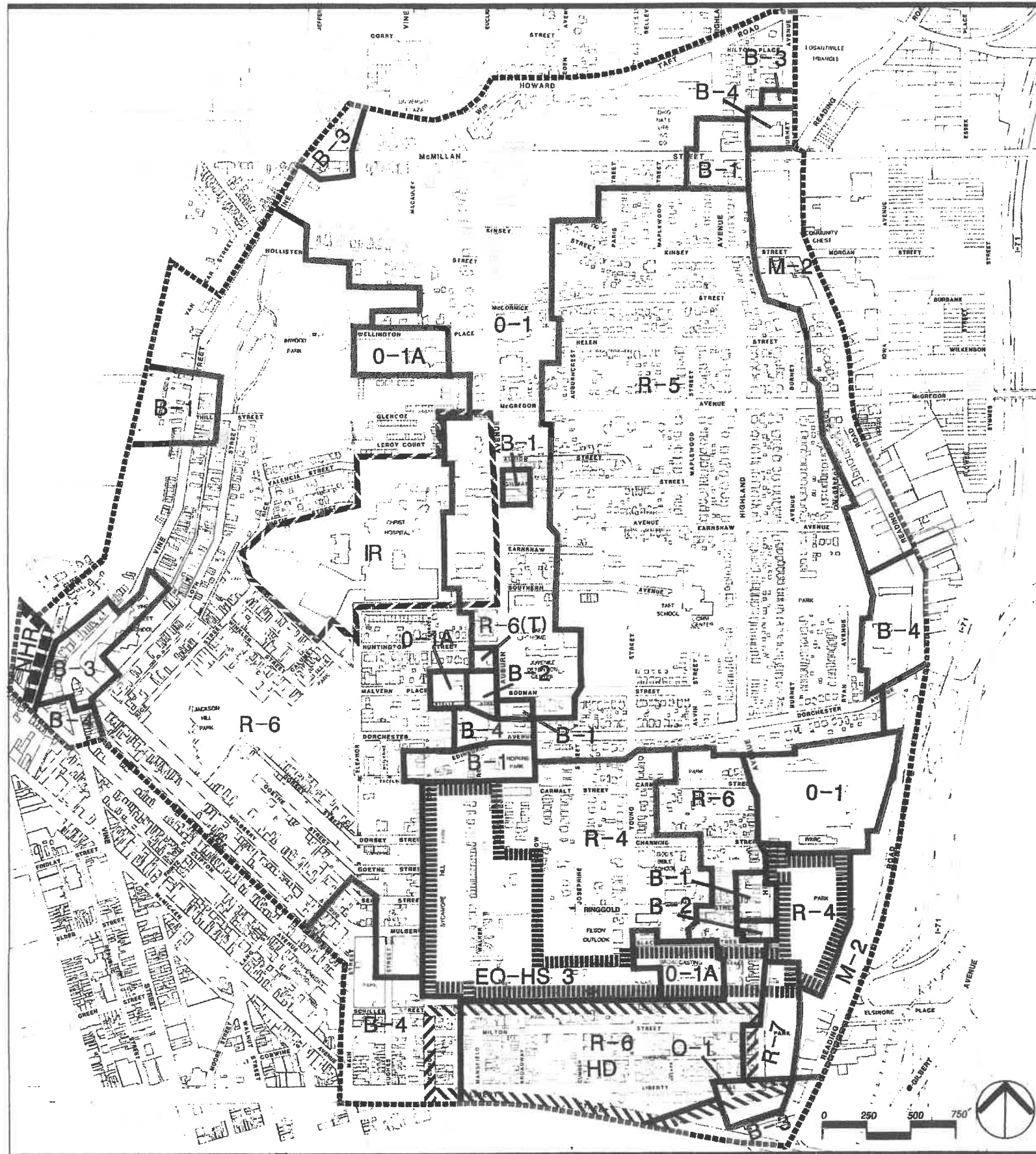
-  Study Area Boundary
-  Zoning Boundaries
-  Environmental Quality Hillside District
-  Neighborhood Housing Retention District
-  Historic District
-  Institutional District

See appendix for a description of zoning codes.

Mt. Auburn Plan

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MAP 11
ZONING ISSUES

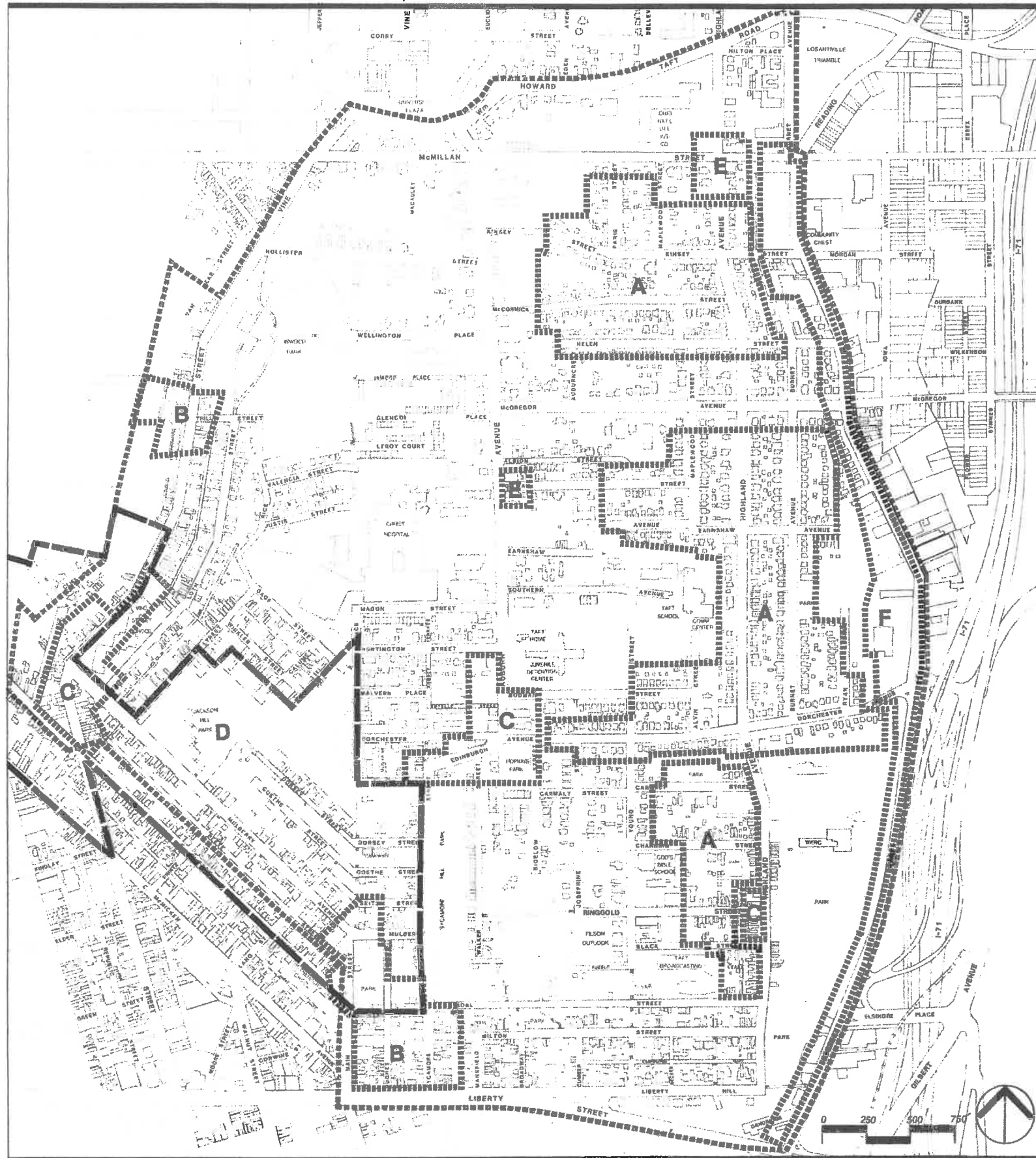
Zoning Issues

Map 11

Legend

Study Area Boundary

- A** Residential zoned for higher density than current use. Potential rezoning to low or medium density.
- B** Residential area zoned for business use. Potential rezoning to high density residential.
- C** Residential and commercial areas consisting of several zones. Potential rezoning to simplify boundaries, protect neighborhood character.
- D** Hillside area w/out developmental controls. Potential Environmental Quality (EQ) hillside district.
- E** Office and residential areas zoned for business use. Potential rezoning to office use.
- F** Potential office corridor zoned for business and manufacturing uses.



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Small business area including four businesses, a church and several residential uses. The existing B-2 zone at the northwest corner of Highland Avenue and Slack Street was not rezoned B-1 in 1978 with the remainder of the area to prevent a bar from becoming a nonconforming use. The bar is no longer in existence. The two different business zones could be simplified to protect the neighborhood business character.

D. Hillside Area with No Development Controls. Potential Environmental Quality Hillside District (EQ-HS).

8. Southwest Quadrant Hillside Area—R-6, Multi-Family, High Density District.

This hillside area that includes property along Mulberry Street, the west side of Sycamore Street and Jackson Hill Park consists primarily of open space and residential uses. There are no regulations that control development to protect the hillsides and views.

E. Office And Residential Areas Zoned for Business Use. Potential Rezoning to Office Use.

9. Auburn Avenue and Gilman Street—B-1, Neighborhood Business District.

Land use consists of medical and design offices, the Mt. Auburn Senior Center and residential uses surrounded by office and medium density residential districts. The current land use does not warrant a business zone.

10. Highland Avenue and McMillan Street—B-1, Neighborhood Business District.

This area, containing business and residential uses east of Highland Avenue and residential and office use west of Highland Avenue, is surrounded by office uses. The 1974 Plan recommended a zone change on the west side of Highland Avenue from business to office.

F. Potential Office Corridor Zoned for Business and Manufacturing Uses.

11. Reading Road Corridor--B-3, Retail Wholesale Business District; B-4, General Business District; and M-2, Intermediate Manufacturing District.

Land Use consists of several office and residential uses and a few industrial uses. The Uptown Plan recommends that this area become an office corridor. Rezoning this area for office use is more sensitive to the abutting residential zones.

POLICIES AND RECOMMENDATIONS

HOUSING

POLICIES

For maximum visible impact, concentrate housing programs in several defined areas and pair them with related public improvements.

1. Plan publicly assisted housing revitalization where it can effectively encourage private redevelopment.
2. Enable current residents to remain in the neighborhood. Seek to retain the 1980 base of low income units (approximately 1,000).
3. Promote housing through a public/private partnership, encouraging community-based development.

RECOMMENDATIONS

Target Areas/Strategies (see Map 12)

The following suggested housing target areas are grouped by similarity of need. The selection has been guided by the above policies and the goals and objectives behind those policies. The first two areas of need should receive the highest priority.

1. Concentrated Rehabilitation and Blight Elimination. These are the areas which contain the greatest concentration of vacant buildings, vacant lots and buildings in poor condition. Currently, they are highly visible deterrents to revitalization.
 - Loth/Rice/Vine Streets (high priority)
 - Mulberry Street - south side (high priority)
 - Schiller/Hughes Streets

2. Major New Housing Development paired with Rehabilitation. These are the areas which contain primarily vacant land but also include many vacant buildings. The areas below are the greatest deterrents to neighborhood revitalization.
 - Sycamore Hill - Mulberry Street to Malvern Place (high priority)
 - Mulberry Street - north side (high priority)
 - Boal Street/Pueblo Street

3. Rehabilitation Assistance. These are areas which contain signs of blight. There are some vacant lots and there is some housing deterioration. The basic need is for stabilization to avoid significant population decline or land use change.
 - Carmalt and Channing Streets/Highland Avenue
 - Carmalt/Josephine/Bigelow Streets
 - Huntington Place

4. Other Housing Opportunities and Needs. There are a number of additional sites which offer opportunities for new construction or rehabilitation. Some contain significant individual sites of spot blight which should be eliminated.

RECREATION, PARKS AND OPEN SPACE

POLICIES

1. The private sector should be encouraged to care for existing and new open space amenities.

2. Private developers should be encouraged to provide new parks and walkways as part of their development.
3. Development of small, isolated parks and tot lots should not be encouraged or funded by the public. New parks should be tied to the step and walkway system.
4. Hillside conservation should be sought through a variety of means including acquisition, land or easement donation, and Environmental Quality zoning.
5. Walkways and stairs within parks should be designed to promote use and safety.
6. Parks, walkways, landscaping and other pedestrian streetscape improvements should be constructed by the city where they can act as incentives for private revitalization.

RECOMMENDATIONS (SEE MAP 13)

The following are target areas with descriptions of potential improvements for each. The improvements are grouped together where they are directly interrelated.

1. Vine/Loth/Rice Streets

As part of the chain-of-parks which would link Inwood and Jackson Hill parks to Bellevue and other Uptown parks to the west, develop a hillside conservation area between Cliff Street and Vine Street. This could be established by using undeveloped public ROW, existing park land, and a combination of acquisition, easements, and land donation.

Create a walkway system by connecting existing stairs and parks with new ones. Pieces of this system include the following:

- Convert St. Joe Street to a walkway.
- Convert steep vacant lot adjacent to Vine Street steps into park.

- Create a small park on the steep vacant lot at the foot of the Loth Street and Rice Street steps where St. Joe Street intersects Loth Street.
- Repair the Jackson Hill Park steps at Mulberry Street after the Mulberry Street area has been revitalized and repopulated
- Create a stairway linking abutting parks at Loth/Rice Streets.

Add significant landscaping to the Vine Street School site and throughout the Loth/Rice Streets area.

Consider establishing the EQ-HS District anticipated in the Zoning Code.

2. Sycamore Hillside

Improve and expand the walkway system linking the lower and upper hillside with the rest of the neighborhood through the following means:

- Convert Schiller Street east of Hughes Street to a walkway.
- Convert vacant lot adjacent to Main Street steps at Goethe Street into a "view" park.
- Develop a small park along the steps and ROW of Excelsior Street.
- Convert Audrey Terrace to a walkway and connect it to Dorchester Avenue with a new stairway.
- Create a walkway at the top of Sycamore Hill Park.

3. Filson Outlook Area

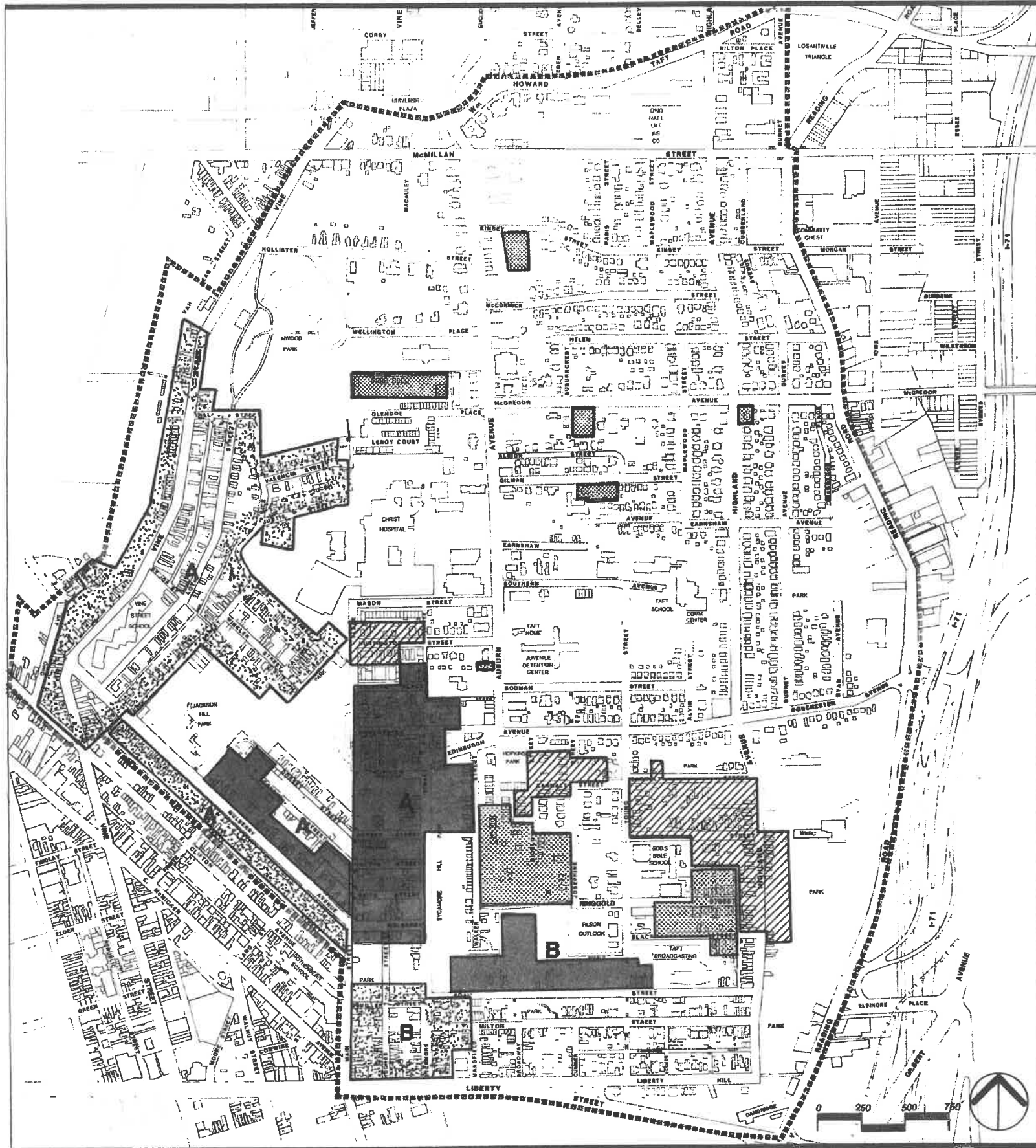
Construct a stairway in the Drake Street ROW connecting Prospect Hill to the hilltop after the Boal Street hillside has been redeveloped.

Retain the park property on the west side of Filson Outlook as public open space.

4. North of Dorchester Avenue

Construct a new stairway linking Taft School and Recreation Center with Highland Avenue and the residential streets to the east.






**MAP 12 HOUSING
TARGET AREAS**



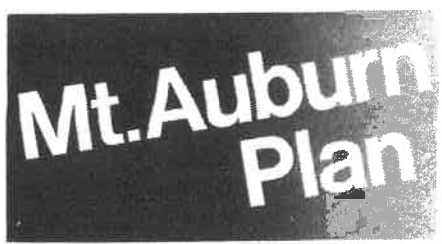
Housing Target Areas

Map 12

Legend

-  Study Area Boundary
-  Concentrated Rehabilitation and Blight Elimination
 - A) Highest Priority
 - B) Significant Need
-  Major New Housing Redevelopment Paired w/ Rehabilitation
 - A) Highest Priority
 - B) Significant Need
-  Rehabilitation Assistance
 - includes new infill housing
-  Other Housing Needs/ Opportunities
 - includes rehab, elimination of spot blight, new housing potential

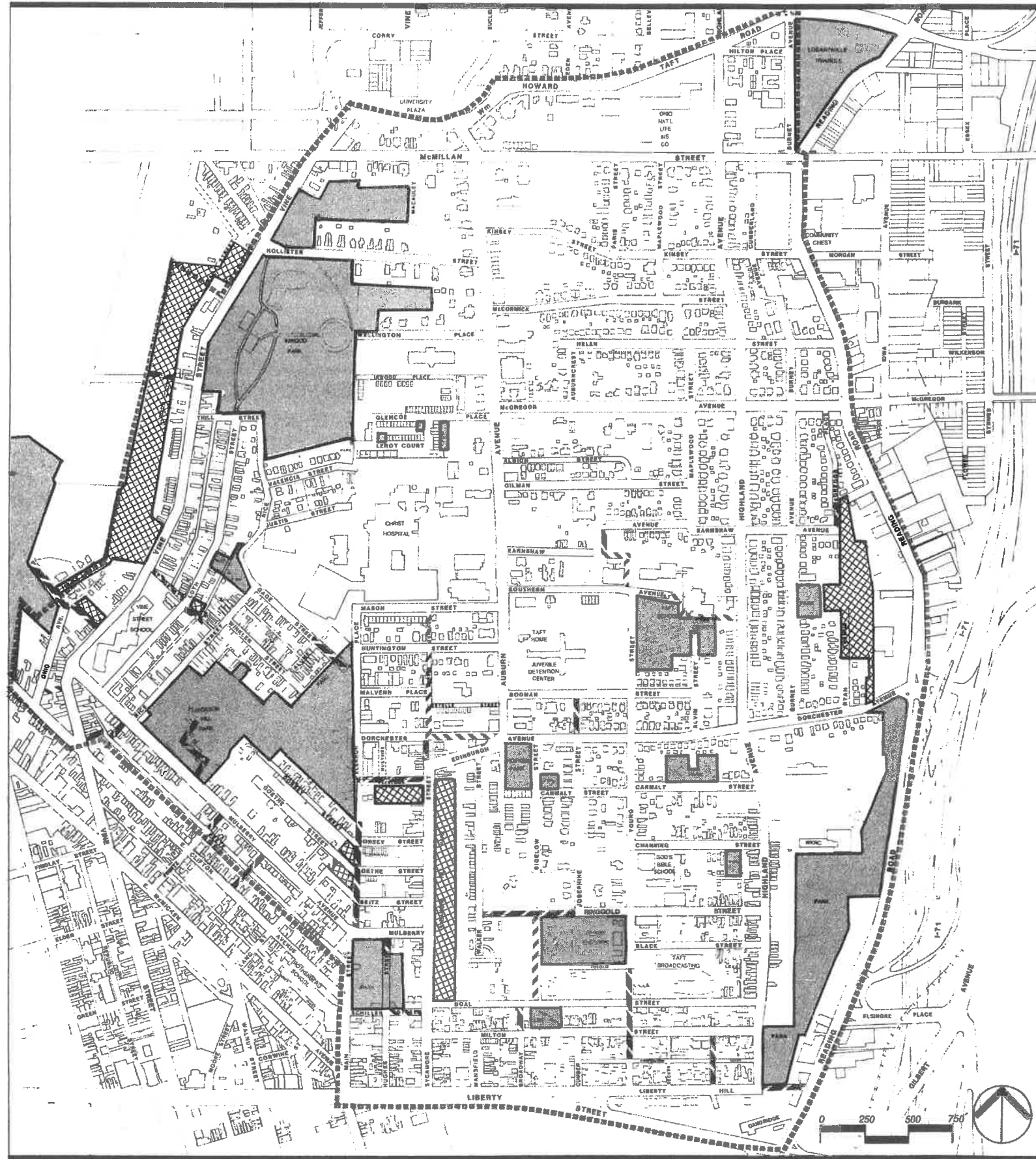
The focus of the housing program is to rebuild and repopulate the neighborhood's south and west hillsides through rehabilitation and major new construction, while enabling current residents to remain in Mt. Auburn.



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**MAP 13 RECREATION PARKS
AND OPEN SPACE**



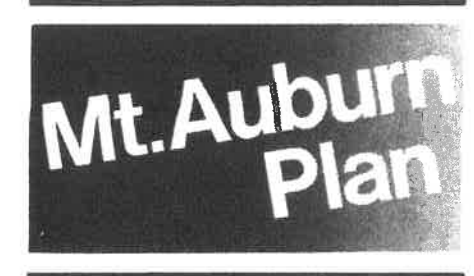
Recreation/ Parks/ Open Space

Map 13

Legend

- Study Area Boundary
- Existing Park
- Proposed Park/
Conservation Area
- Existing Steps/Walkway
- Proposed Steps/Walkway

New parks/conservation areas are linked to the step/walkway system proposed. Most of this "system" is in place. Open space improvements proposed in the vicinity of Vine street are part of the Uptown chain-of-parks, connecting hillsides which will link Bellevue and other parks in C.U.F. to Inwood and Jackson Hill parks.



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Improve the stairway linking Taft School with Earnshaw Avenue.

Develop a hillside conservation area between Ryan Street and the rear of Reading Road properties on undeveloped ROW and steep hillsides. Link this area to the Burnet Avenue playground by expanding the playground to the east.

TRAFFIC AND CIRCULATION

POLICIES

1. Strategies to avoid congestion and improve traffic flow should focus on improvements which require minimal roadway widening.
2. Shared parking facilities, such as medical office-day time and residential-night time parking, should be encouraged.
3. Parking lots should be landscaped and buffered from surrounding uses without compromising safety.
4. Small scale new parking lots should be privately developed on vacant sites to serve surrounding residents.
5. New neighborhood housing for Mt. Auburn employees should be encouraged as should the provision of jobs for neighborhood residents to reduce demands on circulation and parking.
6. Public improvements such as cul-de-sacs and walkways should be put into place as neighborhood revitalization takes place.
7. The private sector should participate in the construction and maintenance of public improvements.

RECOMMENDATIONS: (SEE MAP 14)

The following are target areas with descriptions of potential improvements for each.

1. Reading Road

Consider roadway widening/intersection modification at Liberty Street to allow left turn from southbound Reading Road on to I-471.

Consider intersection modifications at Elsinore Place to facilitate left turn from southbound Reading Road on to I-71 northbound.

2. Malvern Place/Dorchester Avenue

As part of major new residential development on and immediately above Sycamore Hill, consider altering the street pattern in this area. Potential improvements include the following:

- Construct a Cul-de-sac at the east end of Malvern Place.
- Convert Estelle Street into a one-way westbound street.
- Convert Dorchester Avenue into a pedestrian street from the Sycamore steps east to Auburn Avenue.
- Convert Audrey Terrace to a walkway (see "Recreation, Parks, Open Space").

3. Hillside Streets

Build cul-de-sacs or turnarounds where feasible on the following hillside dead-end streets: Goethe, Pueblo, Earnshaw, Justis, Inwood Place, Ryan Avenue, Bigelow Street, and Walker Street.

Consider St. Joe Street as a one-way westbound street. By redirecting traffic in this area near the Vine Street School, traffic can be better controlled and pedestrian safety improved.

4. Liberty Hill/Liberty Street

Consider intersection redesign. Funding as a budgeted item for this project would be required.

COMMUNITY IMAGE AND ENVIRONMENT

POLICIES

1. Encourage the community to care for and maintain itself through the involvement of residents and property owners and area business and institutions.
2. Concentrate improvements and clean-up on the most visible, blighted areas.
3. Enhance Mt. Auburn's image by promoting the positive attributes of the neighborhood's physical features including its historic buildings, hillside setting, prominent institutions, and convenient location.

RECOMMENDATIONS:

The following are the target areas for the environmental improvements grouped by type of area and listing type of improvements needed:

1. Gateways: Rehabilitate buildings, landscape parking lots, make streetscape improvements, improve sign design and clean up lots.
 - Vine Street/Mulberry Street
 - Vine Street/McMillan Street
 - McMillan Street/Highland Avenue
 - Sycamore Street/Liberty Street
2. Corridors: Rehabilitate buildings, encourage new development, landscape parking lots, make streetscape improvements, clean up lots, promote consistent design treatment.
 - Vine Street
 - Reading Road
 - Sycamore Street
 - Mulberry Street

COMMERCIAL AND ECONOMIC DEVELOPMENT

POLICIES

1. Public actions to assist commercial development should be focused only on target areas.
2. New scattered site office or business uses should be discouraged.
3. Office conversion of residential structures in office districts is appropriate.
4. The use of office-serving parking lots by adjacent residents during non-work hours should be encouraged.
5. Promote job creation within Uptown.
6. Encourage major institutions and businesses located in the neighborhood to provide needed social services.
7. Promote job training for neighborhood residents.
8. Promote transit links to outlying jobs.

RECOMMENDATIONS

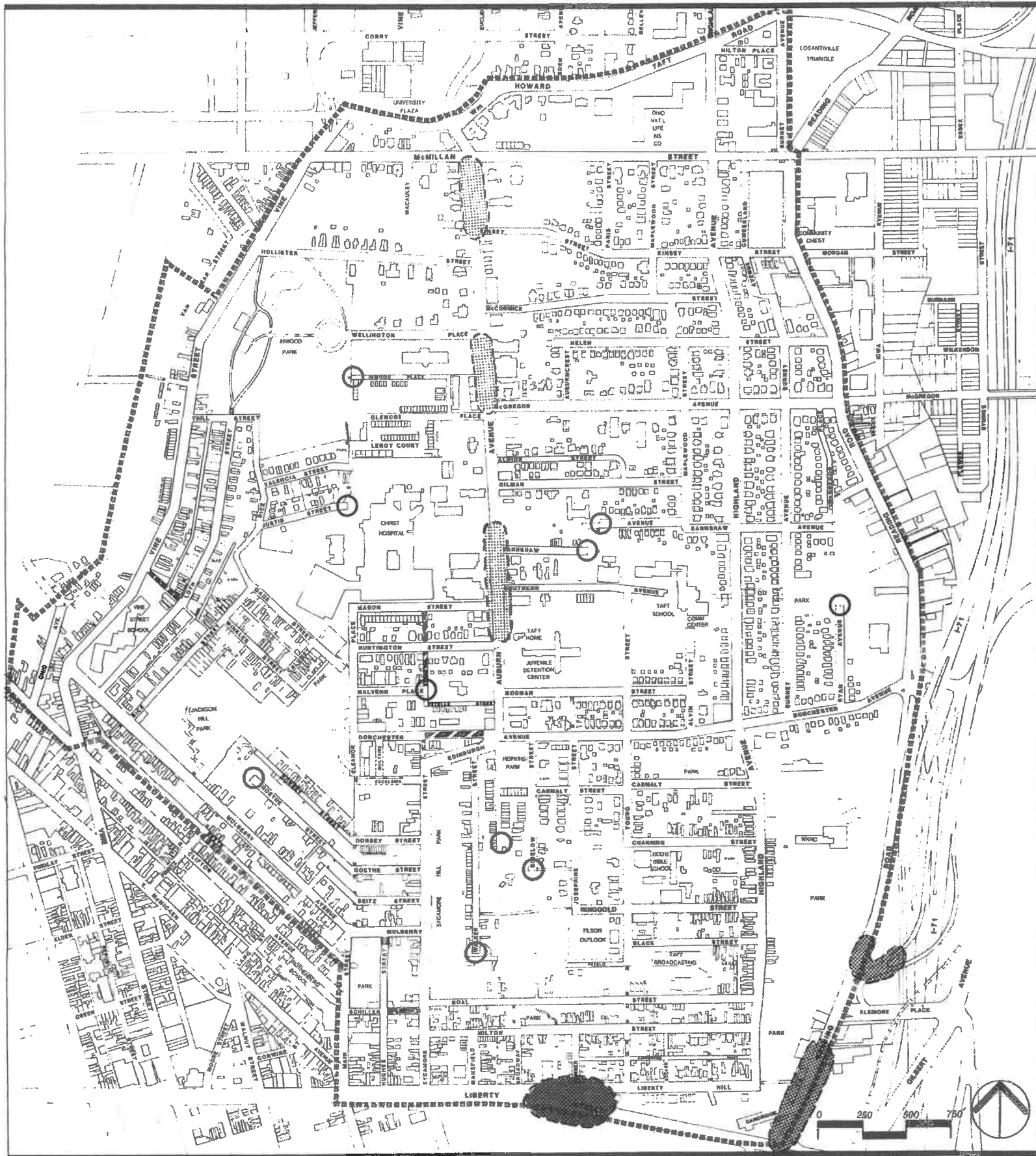
1. Develop a small neighborhood business district in the Auburn Avenue/Dorchester Avenue area.

Redevelop the Bodman Street/Dorchester Avenue site with retail space and supporting parking. Create an urban plaza at the southwest corner of the site as a community focus.

2. Re-establish the entrance into Mt. Auburn on Vine Street in the area of Mulberry Street.
Rehabilitate Vine Street buildings for offices and housing.

Develop vacant lots into landscaped parking lots for adjacent uses.

**MAP 14
TRAFFIC AND
CIRCULATION**



Traffic and Circulation

Map 14

Legend

- Study Area Boundary
- 1. AUBURN AVENUE
 - A) Remove parking on west side of street. Consider adding lane on east side.
 - B) Remove parking on west side to create left turn lane.
 - C) Remove parking on east side. Minimal widening. Add light on Mason Street.
 - 2. READING ROAD
 - A) Facilitate south bound access to North Bound I-71.
 - B) Add lanes to facilitate traffic and allow South bound access to I-471.
 - 3. LIBERTY STREET
 - Study redesign of Liberty Hill Intersection.
 - 4. HILLSIDE STREETS
 - Construct turn arounds where feasible.
 - 5. PEDESTRIAN STREETS
 - As part of redevelopment projects, create pedestrian streets.

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Landscape Vine Street School site, clean up vacant properties, and make streetscape improvements to steps and sidewalks.

3. Encourage retention of small business clusters in the Vine Street/McMillan Street and McMillan Street/Highland Avenue areas.

Support rehabilitation of businesses.

Confine commercial uses to present boundaries of each cluster.

4. Encourage office development along Reading Road.

Support the rehabilitation and conversion of commercial properties to office use.

Landscape the street as development occurs.

5. Establish retail businesses in the Jackson Hill Park area.

6. Consider rezoning Vine/Thill Streets intersection area for high-density residential and encourage the relocation of the two businesses.

7. Consider rezoning Auburn Avenue/Gilman Street intersection to reflect the existing office use.

8. Protect the neighborhood business character.

9. Consider rezoning the western side of Reading Road to support office use.

10. Promote the establishment of businesses that will hire community residents.

LAND USE AND ZONING

POLICIES

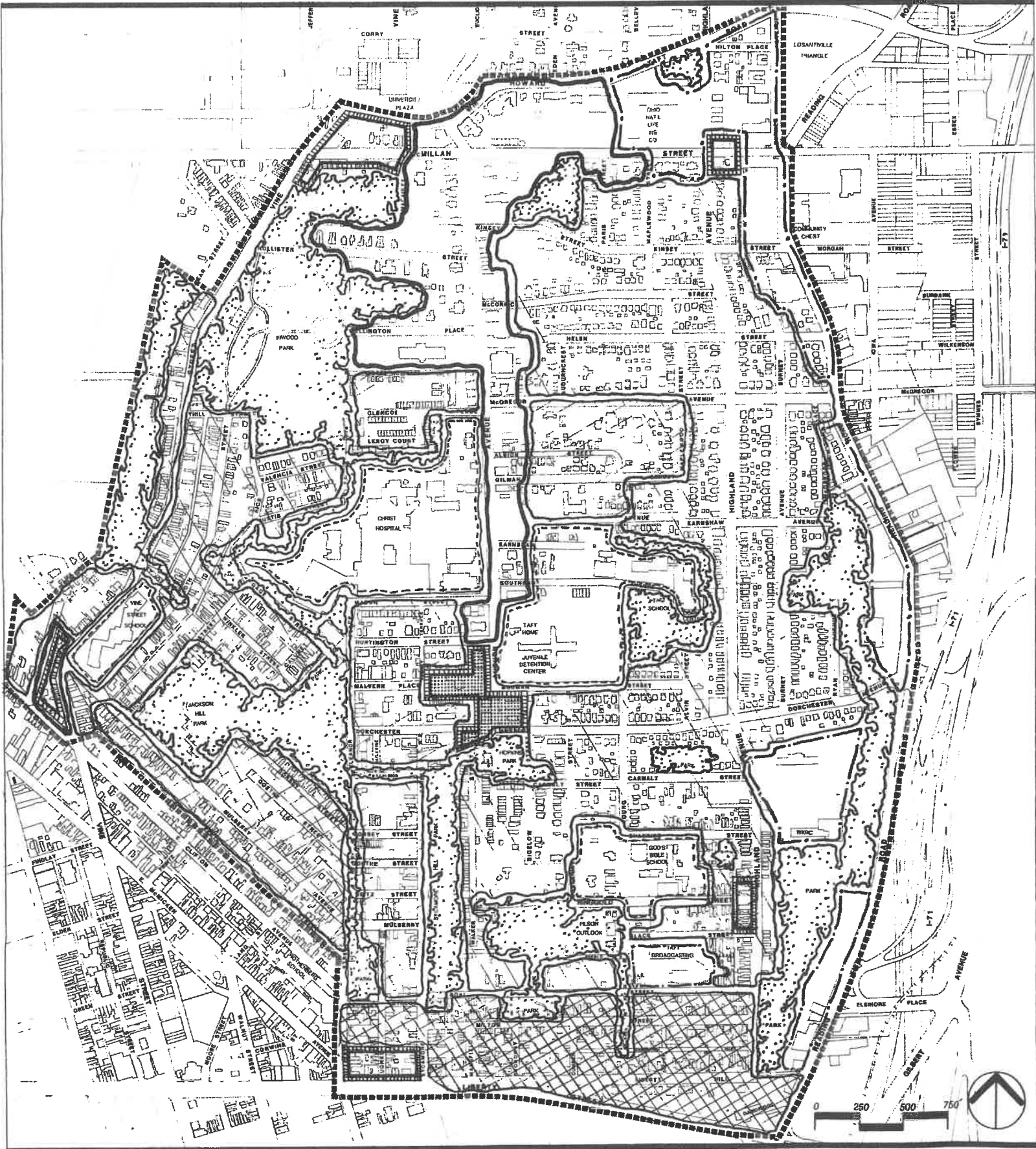
1. Rezone districts to reflect the existing character of the neighborhood and the proposed land use plan.
2. Commercial and institutional uses should not encroach into residential areas.
3. Support residential uses in office areas.
4. Institute design and development controls in selected areas.
5. Enhance the linkage of institutions with their surroundings, minimizing any adverse affects.

RECOMMENDATIONS (SEE MAP 15)

1. Maintain an appropriate mix of office, residential and institution uses on Auburn Avenue.
2. Maintain the character of the existing three low-density hilltop areas where zoning permits higher density.
 - Highland Avenue between Boal and Carmalt Streets.
 - Auburn Avenue between Dorchester Avenue and McMillan Street vicinity.
3. Protect residential character of two areas zoned for business.
 - Vine/Thill Streets
 - Sycamore Hill Street/Liberty Street
4. Protect the residential and commercial areas containing several zones.
 - Auburn/Dorchester Avenues
 - Vine/Mulberry Streets
 - Highland Avenue/Ringgold Street

- Highland Avenue/McMillan Street
- 5. Protect Office and Residential Areas Zoned for Business Use.
 - Auburn Avenue/Gilman Street
- 6. Protect Potential Office Corridor Zoned for Business and Manufacturing Use.
 - Reading Road Corridor
- 7. Encourage a mix of residences and offices in office districts to avoid the empty appearance of the area after 5:00 P.M. and to enable resident use of office parking.
- 8. Protect hillsides from incompatible development.
 - Consider establishing an Environmental Quality District in the southwest quadrant.
- 9. Delineate and enhance institutional clusters.
 - Southern Avenue vicinity - Taft House, Taft School and Recreation Center, Hamilton County Juvenile Facility, Old Taft School Community Center.
 - *Link area to lower Earnshaw site. Develop the Earnshaw site for future housing, parking, recreation, or a mix of these uses.*
 - Young Street, near Ringgold and Channing Streets - God's Bible School, and Filson Outlook.
 - *Develop infill housing on vacant lots.*
 - *Consider future office, open space or housing development on site facing hospital on east side of*
- 10. Establish appropriate office and business areas. See Target Areas/Strategies under Commercial Development.

***MAP 15 LAND
USE
CONCEPT***



Land Use Concept

Map 15

Legend

- Study Area Boundary
- [Pattern] Parks/Open Space
- [Pattern] Institutional Clusters
- [Pattern] Professional Offices
- [Pattern] Medical Office Corridor
- [Pattern] Business Clusters
- [Pattern] Neighborhood Business District, Major Focus Area
- [Pattern] Residential Low/Mod Density
- [Pattern] Residential High Density

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IMPLEMENTATION STRATEGY

There are several strategies that can be applied to implement the recommendations identified in this plan. The strategies range from community organization to development. Following is a list of strategies that can be used toward implementation—A Livability Strategy for Mt. Auburn, Residential Target Areas, Community Partners, Community Reinvestment Areas and City of Cincinnati's Programs.

A LIVABILITY STRATEGY FOR MT. AUBURN

When the Uptown Comprehensive Development Plan was in the process of being written, the members of the Planning Committee made it known that a plan for the *future* was of little value if the community was not a good place in which to live *now*. For that reason a good deal of attention was given to developing what has become known as a "Livability Strategy for Uptown." A similar strategy can be developed for Mt. Auburn.

Three common concerns should be dealt with in this Strategy:

- *Overall Image Enhancement*, including beautification, litter removal and control, vacant lot cleanup, junk car removal, and others.
- *Abandoned and Deteriorated Housing Elimination*, including code enforcement and either removal or rehabilitation of buildings contributing to blight.
- *Crime Prevention and Safety*, with an emphasis on

Community-Oriented Policing (COP) to try to reduce the incidence of crime by increasing the visibility of police.

There are no magic formulas in the Livability Strategy. The emphasis is placed on citizen involvement, organizing, and partnerships between residents, institutions, and businesses.

ORGANIZING FOR LIVABILITY

A key element in the Livability Strategy is the formation of a *Mt. Auburn Livability Council* and a *Mt. Auburn Safety Council*. Strong community support has proven to be essential if any program is to be effective. Not only should the Councils recommend and implement programs for Mt. Auburn, they also should have representation on similar councils for *Uptown* and thereby improve the quality of life for the entire district.

ENHANCING MT. AUBURN'S IMAGE

There are a number of City beautification programs already in operation that can be applied to Mt. Auburn. The Clean Cincinnati program administers many of them. Others are within the authority of the Division of Sanitation, Urban Forestry, and Police. Among them are:

- Litter control and beautification.
- Clean-up competitions.
- Removal of graffiti and painting of building facades.
- Landscaping and planting of trees and flowers.
- Additional trash receptacles and street cleaning.
- Increased enforcement of litter and bottle laws through the presence of additional enforcement personnel.
- Improved maintenance of vacant lots or sale to abutting owner(s) for use as private open space.
- Stepped up junk car removal programs.
- Zoning enforcement to cut down on illegal uses that contribute to neighborhood blight.

ATTACKING BLIGHT THROUGH CODE ENFORCEMENT

Signs of blight are the greatest enemy an older neighborhood has to face. Deteriorated and abandoned houses and stores make an

entire neighborhood look bad and are breeding grounds for vandalism and crime. This is one reason there is such a close connection between run-down looking neighborhoods and high crime rates. It is also a reason for the Livability Council and the Safety Council to work closely with each other. A determined community can fight blight by understanding the law and being vigilant.

One recent legislative measure passed by City Council makes it more difficult for an owner to sell a deteriorated building to someone else to avoid being responsible for fixing it up. Rather, the legislation requires that *anyone* who owned the building for any portion of time after it was cited for violations shares in the responsibility for bringing it up to code.

Different sets of conditions call for different approaches. The Uptown Livability Strategy describes a "Systematic Code Enforcement" program that has been effective in neighborhoods where there are isolated cases of blight. It can help reverse a trend before it gets out of hand and might be appropriate for some areas of Mt. Auburn.

NEW WAYS OF THINKING ABOUT SAFETY

One obvious (and expensive) way to fight crime is to increase the number of "beat" Police assigned to a neighborhood. There is, however, a new way of thinking about safety called *Community Oriented Policing*. The traditional **incident oriented** method waits until a crime has occurred and then responds to a call for help. Community oriented policing seeks to root out the **source** of the problem before an incident occurs.

The Mt. Auburn Safety Council can be the catalyst for introducing community oriented policing to the community. The physical presence of law enforcement officers in business and residential areas can have a remarkably deterring effect on potential wrongdoers. When police personnel take time to talk with residents on their property, get to know young people in the neighborhood, and investigate problems as well as incidents, measurable improvements can be seen in a remarkably short period.

The Safety Council also could take the lead in setting up the Mt. Auburn Blockwatch Program and recruiting people to participate in it. Blockwatch programs, which are in place in several

neighborhoods, are another effective way of involving residents in making their community safer, though they require considerable organizing.

RESIDENTIAL TARGET AREAS

The Residential Target Area Program is a housing revitalization strategy, described in the Uptown Comprehensive Development Plan, which focuses housing programs and community development efforts in various areas. The intent is to bolster existing housing and provide support to current residents while also attracting new residential development. This will have the effect of restoring a sense of stability to those parts of Uptown showing disinvestment.

The Uptown Plan identified eighteen Residential Target Areas throughout the district for treatment, including several in Mt. Auburn. Those located within the Mt. Auburn community correspond to the treatment areas discussed in the Residential chapter of this document. In each case, the specific geographic boundaries would be determined by a process involving community residents, neighborhood development corporations, and public officials. These areas are diverse in many respects: size, character, amount of deterioration, etc.; therefore, each will require a different treatment approach. Basically, some combination of rehabilitation, new construction, and public works improvements will be called for. Since the program is aimed at deteriorated areas suffering from disinvestment and vacancy, significant investment - both public and private - will be necessary.

The following policies should guide the implementation of the Residential Target Program:

- New investment should be sought but displacement should be minimized. The population composition should not change significantly from what currently exists.
- Owner occupancy should be encouraged.
- Affordable housing should be retained and promoted.
- Identity or features should be retained and enhanced. Examples include historic architecture, parks, views, hillsides, and landmarks.

- Opportunities should be sought to create a sense of pedestrian scale and security for an area. This could be done by closing off or vacating streets, creating or extending walkways and parks, and by carefully designing and siting new construction.
- Infrastructure improvements, landscaping, lot clean-up, housing rehabilitation, removal of incompatible uses, off-street parking and site assembly activities should all be coordinated and concentrated in these areas to have a visible impact.
- A primary sponsor, such as an institution, a corporation, or a major developer, could be sought to help fund an area's revitalization.
- The application of such strategies should be a joint effort between the city, community council, residents, and National Development Council (NDC) if one exists.
- Target area initiatives should include an implementation plan and an aggressive marketing strategy.

COMMUNITY PARTNERS

Many of Uptown's residential areas could be noticeably improved through a proposed "Community Partners" program. Under this plan, an institution or business would agree to work with residents of a specific area - most likely one that is adjacent to the partner - to improve the physical surroundings.

Examples of how the program could work include:

- Provision and maintenance of a park - either exclusively for a passive sitting area or in combination with a recreation area.
- Provision of amenities such as landscaping, planters, and street furnishings.
- Initiation of a beautification program in cooperation with

the neighborhood council or block club. The institution or business might provide the supplies, furnishings, and plantings and the labor could be shared by all.

- In partnership with private agencies or Neighborhood Development Corporations, participate in a home improvement program. Contributions can be in the form of volunteer labor, money, or materials.

COMMUNITY REINVESTMENT AREA

The establishment of Community Reinvestment Area(s) in Mt. Auburn can serve as an incentive to promote property improvements in depressed areas. A CRA is an area designated as such by City Council where housing facilities or structures of historical significance, new housing construction and repair of existing facilities or structures have been discouraged. Once designated as a CRA all property improvements may be eligible to receive a tax abatement for five to fifteen years depending on the type of improvements and CRA designation. See appendix for CRA guidelines.

OTHER PROGRAMS OFFERED BY THE CITY OF CINCINNATI

- The Department of Neighborhood Housing and Conservation (NHC) has several programs that offer loans or grants for acquisition, rehabilitation and construction of residential buildings. Some program requirements stipulate eligible structures, such as single-family or multi-family, and differentiate between owner-occupied and rental property. In addition NHC offers technical assistance loans for fixed assets. The loans are provided to encourage growth and expansion of businesses in the City.
- The Employment and Training Division offers a variety of programs that offer employment assistance. Eligibility may be based on gender, age, income and location.