

**North  
Fairmount  
Community Plan**



**Cincinnati City Planning Commission  
November, 1975**



# City of Cincinnati

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## INTRODUCTORY LETTER

This document, known as the North Fairmount Community Plan, represents the efforts and concerns of the residents of the North Fairmount Community for the future development of their neighborhood. The Cincinnati City Planning Commission, the North Fairmount Development Corporation, and the North Fairmount Community Council have cooperated extensively in the preparation of this plan. Their effort has resulted in a unique blending of neighborhood needs and planning techniques in the development of a general revitalization program for the neighborhood.

The deteriorated condition of the housing stock in the North Fairmount Community was the most visible and most serious problem in the community prior to the establishment of the planning effort. The evolution of the community planning process has brought to light several additional problems which directly affect the viability of the neighborhood, of which deteriorated housing conditions are a major symptom. These fundamental problems, which are documented and analyzed in this plan, include the general decline in neighborhood population, the fall in average incomes of the residents, and the inadequacy of existing community facilities, the needs of the neighborhood for transportation, recreation, employment and basic services.

The North Fairmount Development Corporation was established by the North Fairmount Community Council in May of 1972 to deal with the ever-increasing deterioration of the neighborhood's housing stock. By January, 1973, it had become apparent that an in-depth study of the entire problem was essential for the development of a successful revitalization program. The North Fairmount Development Corporation, representing the North Fairmount Community Council, contacted the City Planning Commission and obtained a commitment for a study of neighborhood conditions.

The North Fairmount Community Plan is the end product resulting from this study. It is our hope that this plan will function as a guide for the implementation of the revitalization program for the North Fairmount Community, and that other City departments will cooperate with the community in the implementation of the recommendations of the Community Plan.

Respectfully yours,

Bijan Bahramian, Project Director  
Principal City Planner

NORTH FAIRMOUNT COMMUNITY PLAN

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# **Part I**

**Statement of Goals and Objectives**

## NORTH FAIRMOUNT COMMUNITY PLAN

### PART I. STATEMENT OF GOALS AND OBJECTIVES

The primary goal of the North Fairmount Community is the establishment of a program to revitalize the community by promoting decent housing conditions, the establishment of neighborhood services and businesses, and the development of badly needed neighborhood facilities. The first step in this process is the development of a Comprehensive Community Plan.

The following are goals and objectives for the North Fairmount Community developed by the Cincinnati Planning Commission with the help of the North Fairmount Development Corporation.

#### GOALS:

- . To achieve a stable population in North Fairmount.
- . To maintain North Fairmount as a residential community.
- . To revitalize the neighborhood and redevelop the desirable characteristics that were once present in the community.
- . To stop further deterioration of housing, and encourage residents to maintain and improve their properties.
- . To encourage rehabilitation of housing units within the framework of an overall plan.
- . To provide a safe and efficient vehicular and pedestrian circulation system.
- . To provide adequate open space and recreational opportunity for the neighborhood's population.
- . To make use of available opportunities while providing easy community access to these facilities.
- . To encourage the location of desirable businesses, oriented to local community needs, made easily accessible to the residential areas of the North Fairmount Community.

- . To encourage all types of economic activities which add to the stability of the neighborhood by providing jobs for community residents while insuring that any existing or future development of such economic activity does not conflict with the community's desire for an attractive, well-maintained, and primarily residential community.
- . To reduce the air and noise pollution from automobiles and trucks, and retain and protect the environmental assets of the community, such as trees, bushes and open space.
- . To preserve the hillsides.
- . To provide adequate public safety services and facilities in the community to meet certain human needs.
- . To create adequate facilities and services in the community to meet the needs of the elderly.

OBJECTIVES:

- . By creating a desirable characteristic in the neighborhood, the community is able to achieve a stable population.
- . By enforcing the removal of all blighted structures; developing a plan incorporating sound housing development; and providing for the sustained restoration of the community through an active program of new construction and rehabilitation of deteriorated structures, the neighborhood can maintain itself as a residential community and stop any further deterioration of any housing.
- . The development of a system of traffic regulations and movement that will provide safe, easy access to community facilities and the reduction of negative effects created by the existence of major traffic arteries within the community - with these objectives the community is able to provide for safe and efficient vehicular and pedestrian circulation.
- . By providing active recreation facilities; protecting the available open space; and developing the appropriate open space as parks, the community is able to provide adequate recreational opportunity for the neighborhood's population.

- . By concentrating existing neighborhood businesses at the intersection of Carll Street and Seegar Avenue, and reinforcing this area as a business district rehabilitating the deteriorated structures, the community can encourage the location of desirable businesses into the neighborhood.
- . The reduction of the effects of heavy traffic volumes in the industrial complex area; the renovation of the unsightly buildings comprising the industrial complex; and the encouraging of new desirable types of establishments to locate in the Beekman Street area will add to the economic stability of the neighborhood by providing jobs for the community residents.
- . By maintaining the hillsides so they may act as community separators, retaining tree coverage, and regulating any new development on the hillsides, should help preserve the hillsides.
- . By creating or adopting better safety and protection programs for the neighborhood, the community can have adequate public safety services and facilities.
- . By developing housing for the elderly, an activity and craft center, and a senior citizen health center, adequate services and facilities are provided for the elderly.

## **Part II**

**Description and Background of the  
Planning Process and the Historical  
Development of the Neighborhood**

## NORTH FAIRMOUNT COMMUNITY PLAN

### PART II. DESCRIPTION AND BACKGROUND OF THE PLANNING PROCESS

The development of the North Fairmount Community Plan was begun when the North Fairmount Development Corporation and Housing, Planning and Development Associates, Inc., brought to the attention of the City Planning Commission the fact that the North Fairmount neighborhood was becoming a shamefully deteriorated area. As a result of the actions taken by these two organizations, the Planning Commission made the commitment to aid the community in the development of a program of revitalization. The community plan was conceived as a study of possible land use redevelopment, taking into account existing conditions, neighborhood characteristics, and available redevelopment opportunities.

The North Fairmount Community Council has stated that there has been only one community-related program carried out in North Fairmount in recent years. This program consisted of a concentrated code enforcement effort aimed directly at North Fairmount's most serious problem - deteriorated housing conditions. Since 1969, when the program was begun, there has been little indication of improvement in the overall character of the housing in the neighborhood. Many dwelling units were condemned because of their deteriorated condition; others were simply abandoned because of a lack of willingness to invest in the rehabilitation necessary for minimal compliance, or because of a general lack of funds; a small proportion of the structures were actually brought up to minimal standards. In a community of 16 city blocks, there exist 105 condemned and/or vacant units, plus a great many vacant lots created by the demolition of condemned structures.

The Comprehensive Community Plan is necessary as a first step to a general revitalization program to insure the rational development of practical alternatives which can be implemented and to insure the development of revitalization strategies which will not conflict with the interests of the total community.

## NORTH FAIRMOUNT COMMUNITY PLAN

### PART II. HISTORICAL BACKGROUND OF NEIGHBORHOOD

In the early 1800's, North Fairmount began as a sprinkling of farm houses. It was one of the "suburbs" one moved to from the West End, the first step out of the city.

North Fairmount, with its natural boundaries created by the hillsides, has always been a small community built in the valley and onto the hillsides.

The early settlers of this area were predominantly German, who were known for their individualism and strong tendency to hold to their old world traditions.

The hillsides were spotted with vineyards, and houses built onto these hillsides and in the valley were mostly one and two family frame structures. As the Mill Creek Valley became industrialized, North Fairmount was a convenient place to live in order to be close to one's place of employment.

A brewery was established here in 1825 and Cincinnati's first Insane Asylum was built in North Fairmount in 1853.

In 1886, Sacred Heart Roman Catholic Church established St. Leo parish, and in 1888, Linn Street Presbyterian Church felt a need to establish a mission out in North Fairmount, which became the North Fairmount Presbyterian Kirche (church).

About 1915, Street Car Route 23, the "North Fairmount Line" was established, taking its passengers up Beekman Street and Baltimore Avenue with the turn-around at Baltimore and Carl Street.

In the past, North Fairmount was populated primarily by blue collar workers and people who maintain their own grocery stores and other small businesses.

This has continued to some extent, but there has been a definite change in the racial composition of the population.

North Fairmount, due to its topography, could not grow in the way that other communities did, but remained within the natural boundaries of the valley.

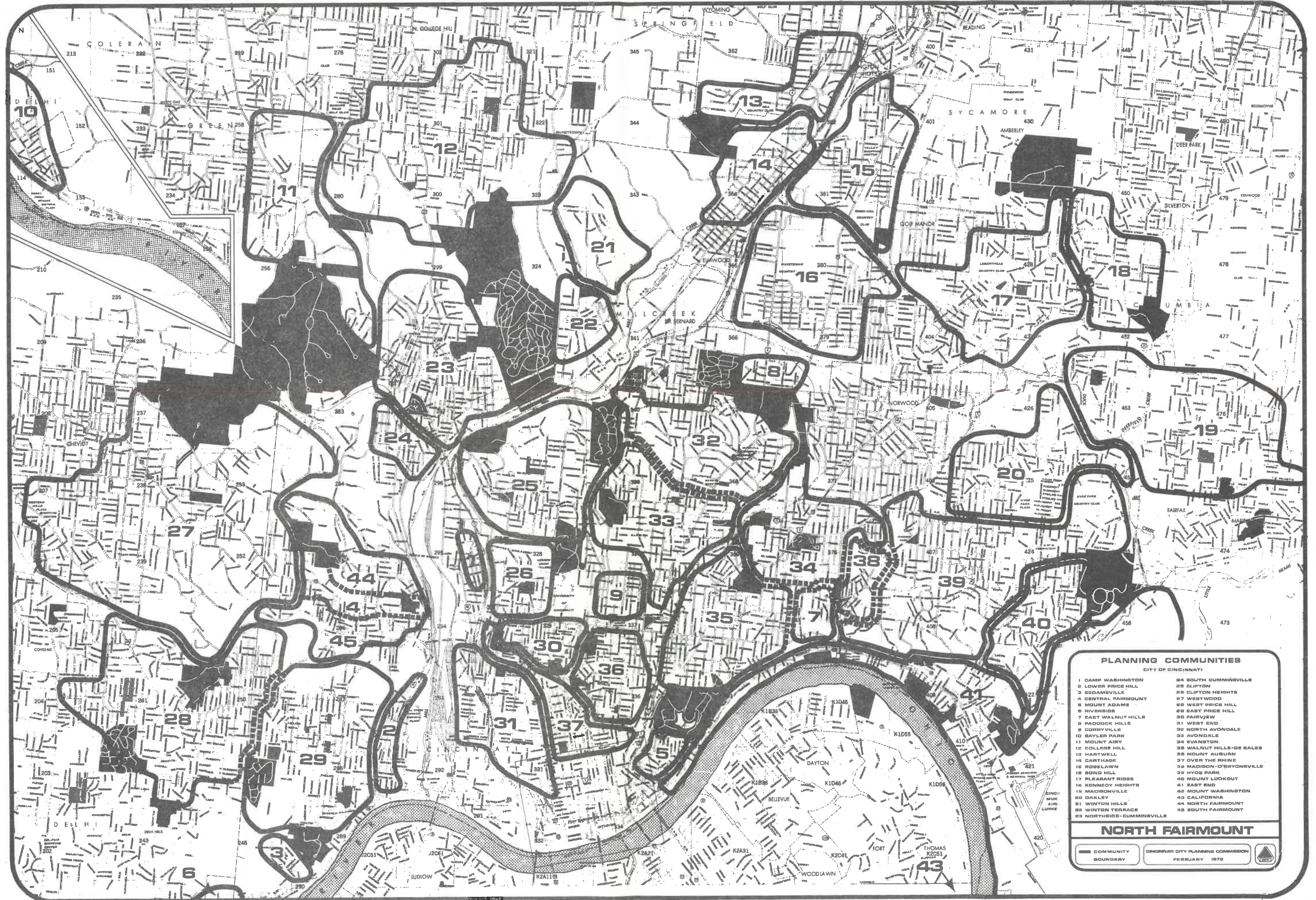


Drastic changes started to take place in the North Fairmount area in the early 1960's with the shifting of population, i.e., urban renewal forcing many families from the West End to find new homes. North Fairmount, again, became a community for some to try to start anew, and this started the cycle. Whites moved out hastily, because of their own peculiar reasons, which created many problems, such as vacant, abandoned and sub-standard housing. In other instances, original owners either moved out, leaving properties in the hands of brokers, or already lived outside the North Fairmount Community and rented out living structures, so when the Concentrated Code Enforcement program was put into effect, it failed to bring the absentee landlord's properties up to code and the houses were declared vacant and/or condemned, leaving the community with more and more housing problems.

Not only did many of the original North Fairmount residents leave, only caring about how quickly they could dispose of their property and how well they could fare financially in doing so, but the community was also abandoned by many businesses. Small proprietorships in the community were unable or unwilling to remain in the neighborhood as conditions deteriorated.

As a result of this substantial change, and seeing a need for more specific involvement in the area of housing and overall rehabilitation of North Fairmount, the Housing Committee proposed in May, 1972, that the North Fairmount Community Council endorse the forming of the non-profit, North Fairmount Development Corporation, with the Housing Committee becoming the initial Board of Trustees.

In January 1973, after the North Fairmount Development Corporation failed to develop 25 townhouses, communications were established with the City Planning Commission of the City of Cincinnati and a promise of cooperation was received for an in-depth study of the North Fairmount Community.

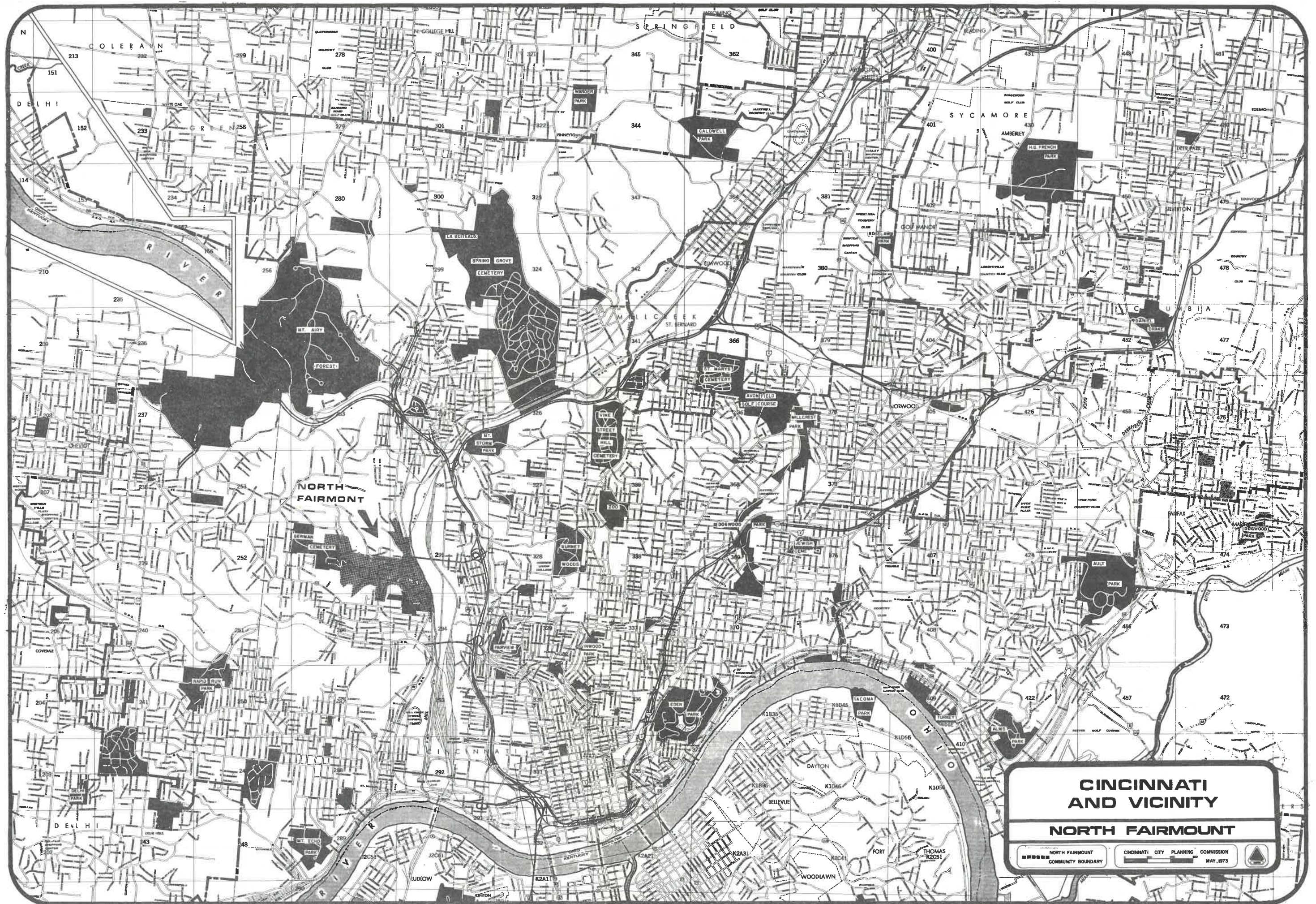


**PLANNING COMMUNITIES**  
CITY OF CINCINNATI

1 CAMP WASHINGTON	24 SOUTH CUMMINSVILLE
2 LOWER PRICE HILL	25 CLIFTON HEIGHTS
3 SEDAMSVILLE	26 WESTWOOD
4 CENTRAL FAIRMOUNT	27 WEST PRICE HILL
5 MOUNT ADAMS	28 EAST PRICE HILL
6 RIVERSIDE	29 WEST END
7 EAST WALNUT HILLS	30 NORTH AVONDALE
8 PADDOCK HILLS	31 AVONDALE
9 CORRYVILLE	32 EVANSTON
10 BAYLER PARK	33 WALNUT HILLS-DE SALES
11 MOUNT AIRY	34 MOUNT AUBURN
12 COLLEGE HILL	35 OVER THE RHINE
13 MT. WEST	36 MADISON-O'BRYANSVILLE
14 CARTHAGE	37 HYDE PARK
15 ROSELAWN	38 MOUNT LOOKOUT
16 BOND HILL	39 EAST END
17 PLEASANT RIDGE	40 MOUNT WASHINGTON
18 KENNEDY HEIGHTS	41 CALIFORNIA
19 MADISONVILLE	42 NORTH FAIRMOUNT
20 OAKLEY	43 SOUTH FAIRMOUNT
21 WINTON HILLS	
22 WINTON TERRACE	
23 NORTHSIDE-CUMMINSVILLE	

**NORTH FAIRMOUNT**

COMMUNITY BOUNDARY      CINCINNATI CITY PLANNING COMMISSION  
FEBRUARY 1972



**CINCINNATI  
AND VICINITY**

**NORTH FAIRMONT**

NORTH FAIRMONT COMMUNITY BOUNDARY
  CINCINNATI CITY PLANNING COMMISSION

MAY, 1973

# COMMUNITY BOUNDARY



**COMMUNITY BOUNDARY**

**NORTH FAIRMOUNT**

North Fairmount Community Boundary  
Cincinnati City Planning Commission  
May 1975

# **Part III**

**Summary of Problems and  
Recommendations**

## NORTH FAIRMOUNT COMMUNITY PLAN

### PART III. SUMMARY OF PROBLEMS AND RECOMMENDATIONS

The following sub-sections of the North Fairmount Community Plan summarize the problem identification process and recommendations developed in Part IV of the North Fairmount Community Plan. This summary discusses the major points developed in detail in Section IV, including specific project and program recommendations. The alternative land use plan concepts (Part IV) were developed as a response to the problems identified here.

#### Population

The population characteristics of North Fairmount have undergone many radical and density changes in the past 20 years, from 1950 to 1970. The non-white population of the community has risen from less than 0.5 percent to over 76 percent. Also, the total population has decreased in the community by 21 percent.

The major effort that would bring back people into the community and help stabilize the population in North Fairmount would entail a general revitalization of the desirable characteristics of the neighborhood, particularly in the areas of housing and community facilities.

#### Housing Conditions

The conditions of the housing stock in North Fairmount is the central problem which faces the community. There is a high percentage of structures in the community that are in poor condition. Many of the 123 vacant units are very badly deteriorated and should be demolished. Also at the present time there are more than 50 vacant parcels available for new construction; however, since 1960, no new construction of dwelling units has taken place, indicating the unwillingness of private developers to invest in the community.

With these problems in mind, the following programs are recommended:

- The demolition of blighted structures throughout the community should be the first step in the establishment of the neighborhood revitalization effort.
- The rehabilitation of deteriorated structures should be undertaken as soon as possible.
- The existing vacant parcels, along with any subsequent vacant parcels arising from the first recommendation should be utilized for redevelopment.

#### Vehicular-Pedestrian Circulation

The North Fairmount Community is faced with unique vehicular-pedestrian circulation problems. The major arteries funnel traffic into the heart of the community and serve as major access routes to industry, commercial activity and the residential streets of the community.

Drag racing has been experienced on several of the community's residential streets. This problem, along with the high traffic volumes discussed above, forms a deterrent to pedestrian circulation and presents potential as well as actual safety hazards to the community residents.

The following improvements are recommended for safer vehicular-pedestrian circulation:

- The development of a continuous pedestrian movement system including crosswalks, paths, and traffic buffer zones that will link residential areas, parks and community facilities.
- That the applicable residential streets be cul-de-saced to discourage through traffic and drag racing.
- To provide adequate capacities for vehicular traffic, streets should be widened and major intersections should be redesigned.

### Open Space and Recreational Opportunities

The problems of open space and recreation encountered in the North Fairmount Community have become increasingly acute with the changing character of the population. More than 46 percent of the population is under 18 years of age. There are only three forms of recreation opportunities in the community: the swimming pool, Denham Street Tot Lot, and the school playgrounds.

The following program is recommended:

- The development of greenery zones in conjunction with hillside preservation, park and recreational facilities, and pedestrian circulation improvements.

### Neighborhood Business Districts

Businesses in North Fairmount have deteriorated in both number and available services as the neighborhood declined in population and average income. The existing market area at Carll and Seegar Streets has literally vanished. With this problem in mind, the recommendation is:

- The existing neighborhood business establishments along Baltimore Avenue should be relocated at the intersection of Carll and Seegar Avenues along with new business establishments and a community center.

### Manufacturing and Warehousing

The North Fairmount Community has been both blessed and burdened by the existing light industry located on Beekman Street. On the positive side, this industry has created skilled and unskilled jobs that have added to the economic stability of the neighborhood, and provides a potential for the location of new residents in North Fairmount. However, the location of this industry on Beekman Street has added to the traffic congestion; trucks making deliveries, employees entering and leaving the plant; and noise and air pollution from trucks and from the plant itself. Besides the traffic congestion, the buildings that house the industry are unsightly and in poor repair, adding further to the blighting effects on the community.



The recommendations toward the solution of the above problem are:

- Adequate parking facilities should be provided for the employees of the industrial complex.
- The rehabilitation of the buildings comprising the industrial complex should be encouraged by the community.
- Vacant parcels in the Beekman/Carll/Pulte/Linden Street area should be reserved for future development of desirable industrial or warehouse establishments.

### Environmental Quality

The North Fairmount Community is constantly affected by air pollution from several sources, particularly the Mill Creek Valley with its auto exhausts from the I-75 Expressway and the fumes from the heavily polluted Mill Creek. Traffic congestion on many of the community's streets causes air and noise pollution in the neighborhood and the light industry in the area contributes to air and noise pollution.

Air and noise pollution problems in this area will be hard to solve completely. A program recommended is:

- The planting of ecological features, such as trees, bushes and shrubs in selected areas of the community to act as barriers of zones to separate the noise and air pollution from the community.

### Hillsides

The community of North Fairmount is located in a valley surrounded on the north, west and south by hills. Forty percent of the community is situated on a hillside. With this much hillside land, the only problem for the community is how to preserve the hillside and not let it be destroyed by mass development or erosion and slippage on the hillsides.

Two actions are recommended:

- To maintain the hillsides, a neighborhood committee should be formed to plant new trees and maintain the trees already standing along the hilltops and hillsides.

- To control the deterioration of the hillsides because of development, the North Fairmount Development Corporation should request the City Planning Commission to recommend an Interim Control District for the hillsides so that proposed developments can be reviewed.

#### Public Safety

The community's safety, as revealed by crime characteristics, is relatively similar to the average of the overall city. However, there are still problems of safety in the community. The records of robbery, aggravated and non-aggravated assaults, and breaking and entering are slightly higher in North Fairmount than the overall City's average.

The actions recommended are:

- Provide more lighting on the residential streets in the neighborhood.
- Develop a program to teach citizens about crime prevention.
- Expand the Com-Sec program into the community, which will create greater security for the residents.

#### Senior Citizens' Facilities

The elderly in North Fairmount are completely forgotten. Most senior citizens are often unable to travel beyond walking distance for many basic facilities such as food, supplies, and entertainment. The problem is that there are no facilities in the community to meet the need of the elderly.

Programs recommended are:

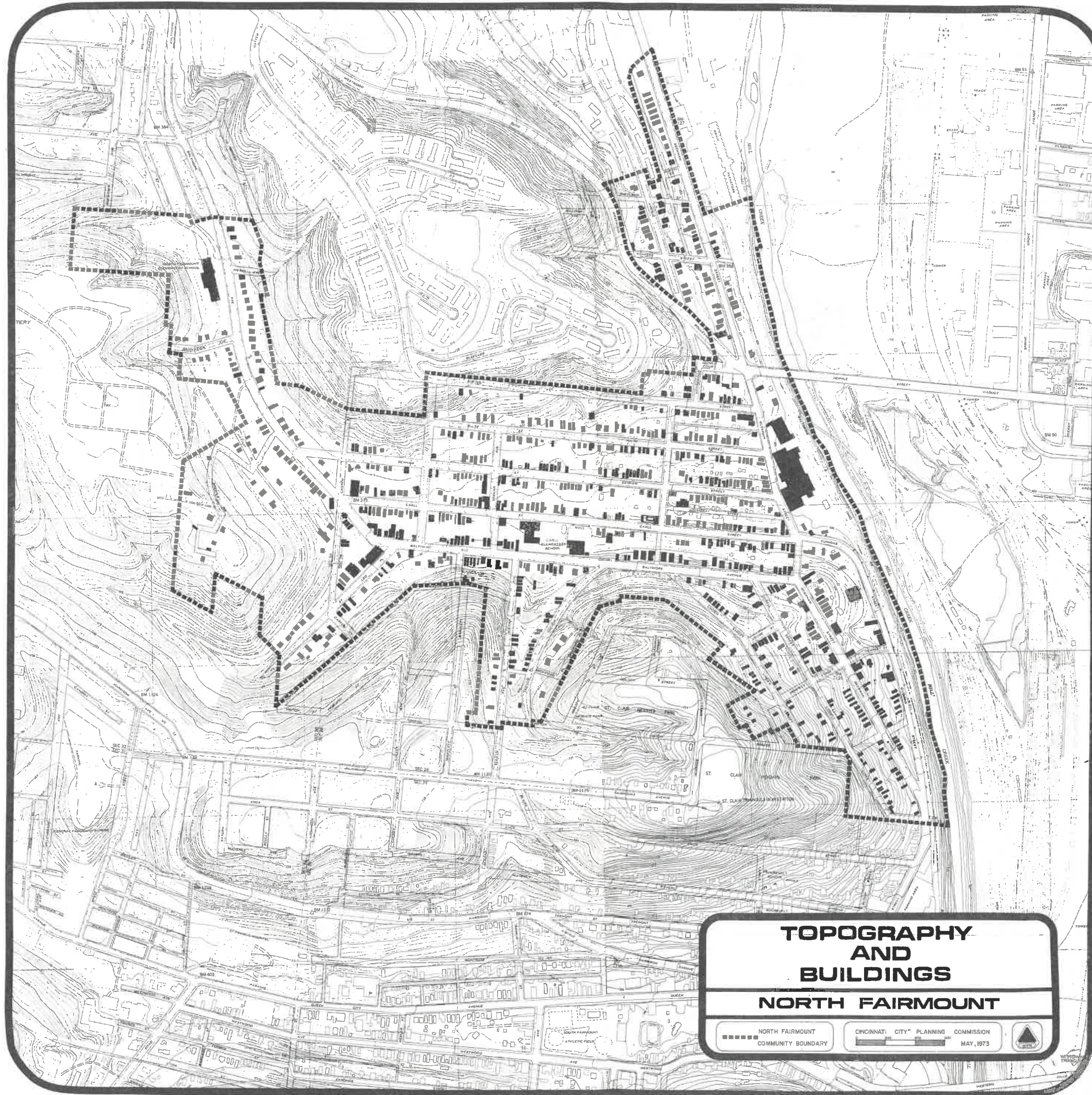
- The development of a craft center with a program of activities suitable for the elderly. These activities would bring the senior citizens together, motivate enjoyment and happiness, and create a feeling of importance in the community.
- The development of a community health service, incorporated with a senior citizen health program. The program would entail a free clinic, monthly check-ups, nursing aid, and physicians on 24-hour call.

# TOPOGRAPHY



The topography map shows the comparative elevations of the land in the community. The darker shade indicates lower elevations and the lighter shade indicates higher elevations. The numbers in each elevation represent the number of feet above mean sea level. As stated in the report, North Fairmount is located in a valley, with hills surrounding it on the north, south and west.

# TOPOGRAPHY AND BUILDINGS



This map shows the topographic lines in conjunction with the buildings located in the North Fairmount Community. Note the extent of community development on the lower hillsides. Also apparent from this map is the confining effect of the peripheral hills on the growth and expansion of the community.

# **Part IV**

**Neighborhood Existing Conditions –  
Problem Identification, Alternative Land  
Use Plan Concepts, and  
Recommendations**

## NORTH FAIRMOUNT COMMUNITY PLAN

### PART IV. NEIGHBORHOOD EXISTING CONDITIONS PROBLEM IDENTIFICATION, ALTERNATIVE LAND USE PLAN CONCEPTS, AND RECOMMENDATIONS

The recognition of the problems of the community, the development of sound and rational goals, the development of alternative land use and circulation concepts, and the development of programs and projects designed to deal effectively with the problems of the community, has been the major effort of the neighborhood planning process.

Data, statistical information, graphics and charts have been collected and categorized into specific divisions to illustrate the problems and opportunities the community has faced during the last two decades. The twelve major categories listed below represent the subjects which were analyzed in depth in this section of the report for further problem recognition, community plan formulation and recommendations toward solutions in the neighborhood. On the following pages are discussions of population characteristics, alternative land use plan concepts, the proposed zoning plan, and the remaining categories which make up the structure of the plan.

1. Population Characteristics and Neighborhood Plans
2. Housing Conditions
3. Vehicular-Pedestrian Circulation
4. Open Space and Recreational Opportunities
5. Neighborhood Business District and Economic Characteristics
6. Manufacturing and Warehousing
7. Environmental Quality
8. Hillside
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10. Senior Citizens Facilities

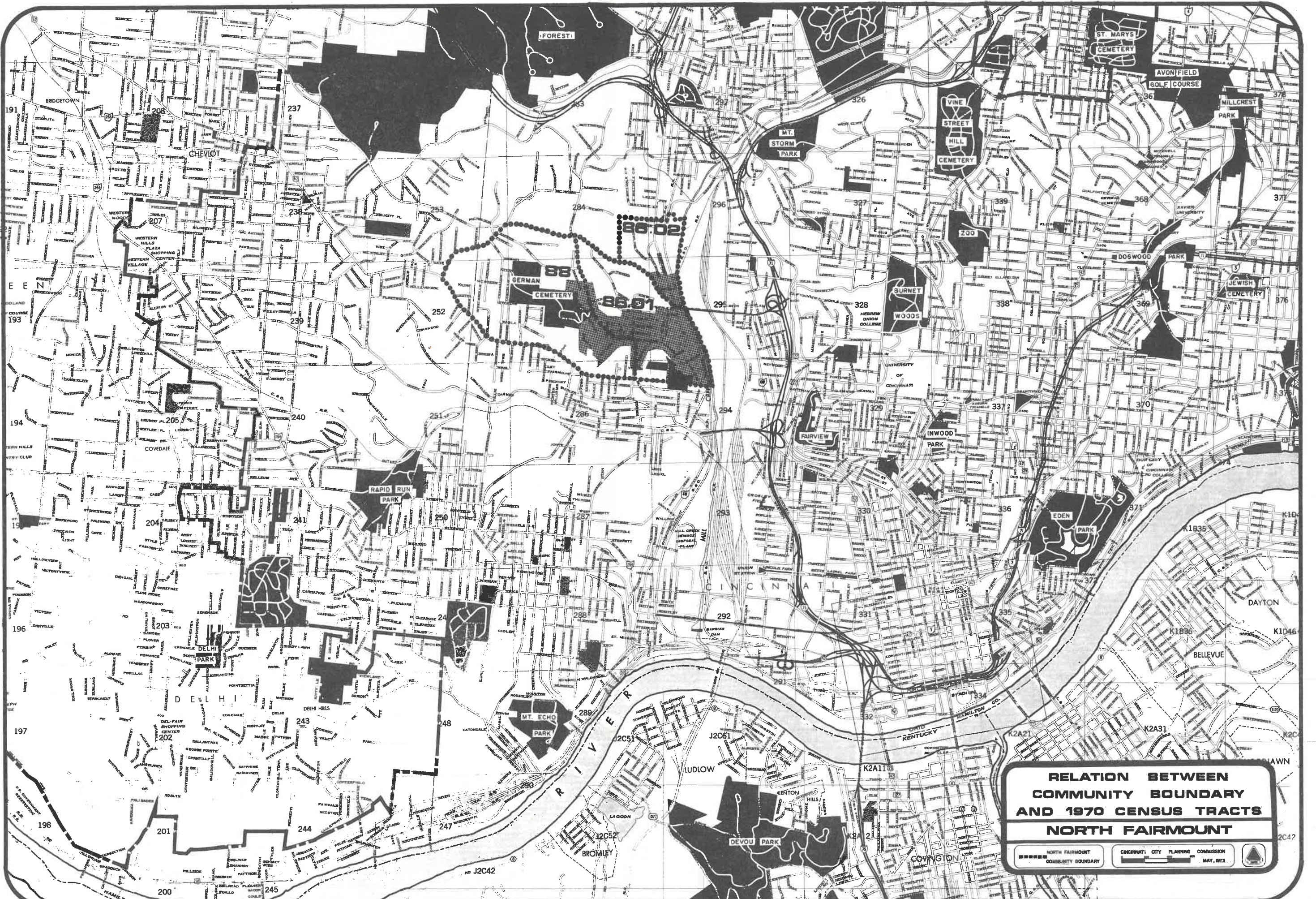
Most of the data and statistics regarding the North Fairmount Community have been produced in chronological order to demonstrate the change in the last two decades within the community. Most of the statistics were obtained from the U.S. Census Bureau.

The information obtained from the U.S. Census Bureau is usually available in census tracts and in smaller geographic areas called blocks. However, some of the

data released from the Census Bureau and other data sources is available only in total tract form and is not broken down to the block level. Comparison and contrast between the neighborhood boundary and the related census tracts embracing this geographic area have been illustrated in the enclosed map.

The basic technique of neighborhood division into tracts and blocks by the U.S. Bureau of Census Information has been superimposed on the community's basic map.

All of the tables enclosed in this report demonstrate the neighborhood's overall character in relation to this particular map. In order to maintain a meaningful level of comparison, the tables should be viewed in conjunction with this map.

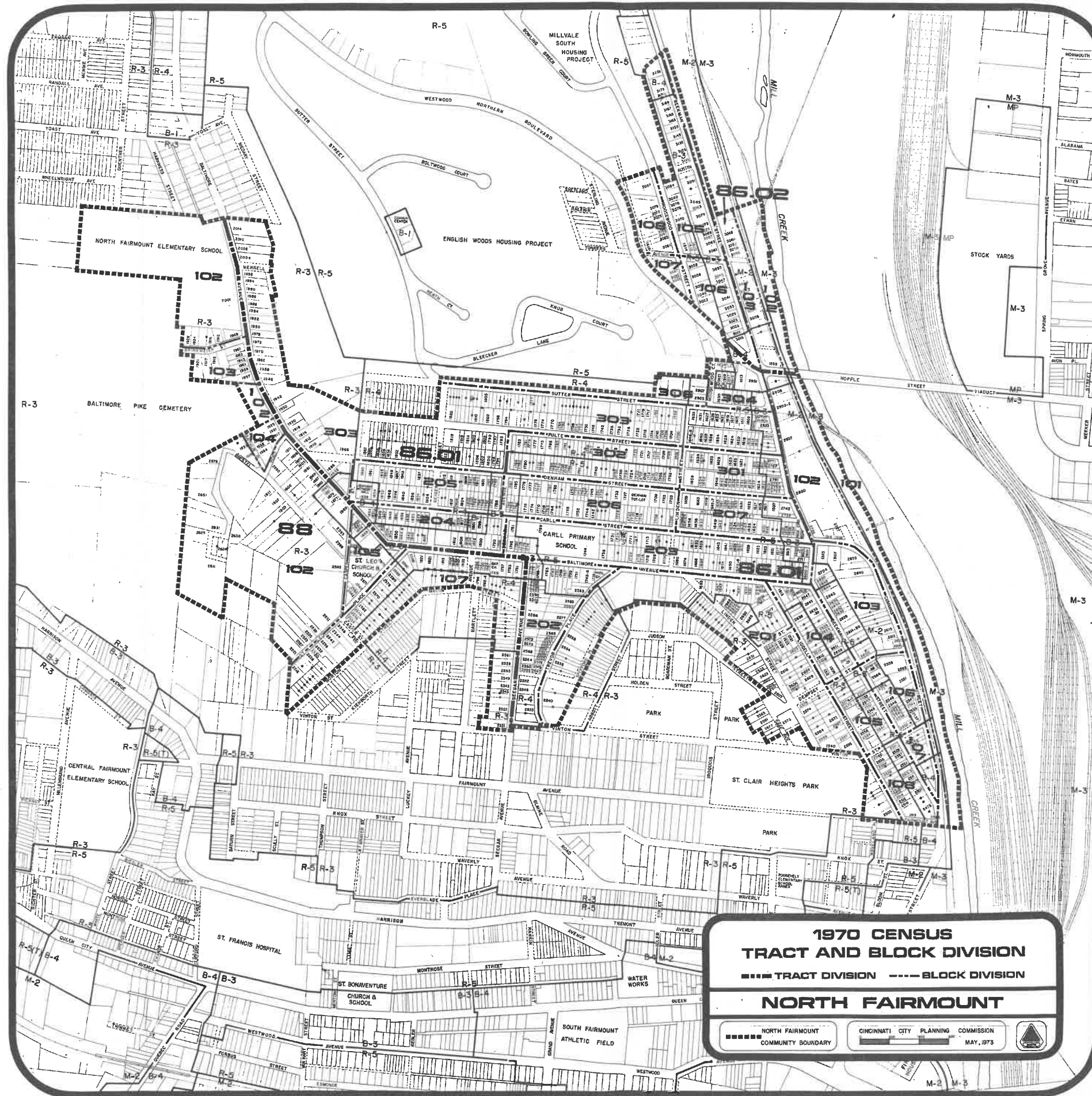


**RELATION BETWEEN  
COMMUNITY BOUNDARY  
AND 1970 CENSUS TRACTS  
NORTH FAIRMOUNT**

■■■■■ NORTH FAIRMOUNT COMMUNITY BOUNDARY  
 CINCINNATI CITY PLANNING COMMISSION  
 MAY, 1972



# 1970 CENSUS TRACT AND BLOCK DIVISION



Shown here are the 1970 Census Tract and block divisions of the North Fairmount Community. North Fairmount is covered by Census Tract Nos. 86, 86.01 and 86.02; these three Census Tracts are divided into 34 numbered blocks; the block divisions are used for more accurate Census Tract study.

## POPULATION CHARACTERISTICS AND NEIGHBORHOOD PLANS

### POPULATION CHARACTERISTICS

In Part II of this report, entitled HISTORICAL BACKGROUND OF THE NEIGHBORHOOD, we have revealed the past and present character of the North Fairmount Community's population. However, in this chapter we have documented the specific cause for the population change and overall character by census tracts and blocks within the neighborhood.

The population characteristics of North Fairmount have undergone many radical changes in composition during the 20 year period from 1950 to 1970. North Fairmount's population began to decrease in the 1950's as a result of the deterioration of the neighborhood.

Tables 1 and 2 on the following pages show the breakdown of population characteristics of North Fairmount over the past 20 years, 1950 to 1970. The tables also show the increase of the non-white residents in the community from 0.5 percent to 76 percent, while the non-white population of the entire city has risen from 16 percent to 28 percent within the same period. This increase of non-white population is also shown by the three maps entitled Black Population 1950, 1960 and 1970.

As stated above, population density began to decrease in the early 1950's. The total population has decreased in the North Fairmount Community by 21 percent, and the density per gross acre has decreased from 23.93 persons/gross acre to 18.8 persons/gross acre. Tables 3-A, 3-B, and the enclosed Density Maps show the breakdown of the population density of the community.

It must also be noted that 46 percent of the total population of North Fairmount is under 18 years of age, compared with 21 percent for the entire city, which indicates a disproportionate number of young families with children in the neighborhood. Elderly persons comprise 11 percent of the total population of the North Fairmount Community, compared with 16 percent for the entire city. Tables 4 and 5 show the break-

down of age distribution in the North Fairmount Community.

Implicit in the statement on goals and objectives developed by the North Fairmount Development Corporation is a concern with the achievement of a stable population in North Fairmount. Specifically, this would entail a general revitalization of the desirable characteristics of the neighborhood, particularly in the areas of housing, community facilities and vehicular/pedestrian circulation. Success in providing decent housing and living conditions would have the potential of drawing more residents into the neighborhood and help to end the movement of population forced to look elsewhere for decent and inexpensive housing.



*The achievement of a stable population is contingent upon the revitalization of the neighborhood.*

#### ALTERNATIVE LAND USE PLAN CONCEPTS

Two alternative land use concepts have been produced by the staff of the City Planning Commission as a direct result of the analysis of data on existing neighborhood conditions on the tract and block level, and as a result of the articulation of the goals and objectives of the North Fairmount Community. The statement on Goals and Objectives, developed by the North Fairmount Development Corporation, is concerned with the achievement of a stable population in the North Fairmount Community. Specifically, this would entail a general revitalization of the desirable characteristics of the neighborhood, particularly in the areas of housing and community facilities, and, to a certain

degree in vehicular/pedestrian circulation. Success in providing decent housing and living conditions would have the potential of drawing more residents into the neighborhood, and help to end the movement of a population forced to look elsewhere for decent and inexpensive housing.



*The desirable characteristics of the neighborhood must be maintained through an improvement in housing conditions.*

These two alternative concepts incorporate the desires of the community for the improvement of neighborhood conditions with concrete design elements to give visual substance and form to the redevelopment program for the North Fairmount Community. These concepts provide a balanced and coordinated framework for the implementation of proposed programs and projects as determined by the North Fairmount Community.

The two alternative plans are based upon the same set of conditions and proposals. These conditions and proposals are as follows:

1. Efforts are directed toward hillside preservation in conjunction with park and environmental controls.
2. Considerable attempt was given to save all housing which is well kept and structurally sound.
3. Random community facilities are grouped to create a community core.

4. Three streets are proposed to be closed to vehicular traffic for the creation of a continuous pedestrian movement system through the neighborhood; and for the elimination of the safety hazards of combining pedestrian and vehicular movement.
5. Crosswalks and buffer zones are proposed for the safety of pedestrian circulation.
6. Redevelopment is proposed for the area east of the relocated Linden Street.
7. The recreation area should be expanded to the new relocated Linden Street to provide needed recreational facilities. The predominance of youth is located in this area, making the recreational facilities more accessible.
8. The educational facilities remain, with the addition of a craft center. This craft center would serve a dual purpose: a) arts and crafts potential for youth; and b) arts and crafts potential for the elderly.
9. Elderly housing development is suggested on the western side of the community because it was found that the majority of the elderly reside in the western portion of the neighborhood.
10. There is a need in the North Fairmount Community for health service. The recommended location is on the vacant lot at the northeast corner of Baltimore and Geiger. This location will provide easy access for the whole community and will also conveniently serve any new housing development for the elderly.

With these proposals and conditions, the first alternative plan provides both housing and employment opportunities; the second alternative plan provides only residential opportunities.

#### ALTERNATIVE PLAN No. 1

This alternative provides both residential neighborhood development and employment opportunities.

1. Beekman Street would be improved according to the City Engineer's existing plans.

2. Existing industry remains.
3. The existing Neighborhood Business District (NBD) located at the intersection of Baltimore and Carll Street is encouraged and reinforced with new commercial development. Parking is provided where the bus turn loop now exists. This NBD could take advantage of transit business along Baltimore Avenue while serving needs of the western side of the community.
4. The existing market at Carll and Seegar which has literally vanished, is relocated; the area could be used for community services.
5. Major new warehouses and distribution center would be developed in the area bordered by Beekman, Carll, Linden (relocated), and Pulte. This new development would have the advantage of the Beekman Avenue business potential, while the warehouse/distribution development would act as a buffer between the existing heavy industry and major thoroughfare of Beekman Street.
6. A quick, convenient shopping development can be incorporated with the warehouse distribution development. This market would serve the eastern side of the community.
7. Alternative No. 1 concept is as follows:  
Community facilities located in the center with commercial to the east and west sides of the community.

#### ALTERNATIVE PLAN No. 2

This alternative plan provides only residential neighborhood opportunities.

1. Existing industry relocated.
2. Major realignment and widening of Beekman/Cummins Streets (west side motorways corridor - probably less than O-K-I concept). Note: this would happen only if existing industry were to relocate.
3. The existing NBD located at the intersection of Carll Street and Seegar Avenue is encouraged and reinforced with new commercial and parking development. This will complement the new housing

development for the elderly also at this intersection.

4. Existing neighborhood businesses along Baltimore Avenue should be phased out.
5. Major new multi and single family housing development located in the five + acre site bordered by Carll, Linden (relocated), Pulte and Beekman/Cummins.
6. Alternative No. 2 concept is as follows:  
Major neighborhood business district is clustered with the community facilities to create a central core for an all residential community.

#### RECOMMENDED SITES FOR RECREATION

In both alternative plans, the Planning Commission staff suggested that the Recreation Commission concentrate its efforts to locate the recreation sites between Denham and Carll Streets and to expand its existing recreational facilities in this location.

#### PROPOSED ZONING PLAN

The proposed zoning plan for the North Fairmount Community, shown on the following pages, follows four basic rationale:

1. Low density residential uses should be maintained in areas of good housing quality and/or where such uses predominate, and should be isolated as much as possible from major arteries and non-residential uses.
2. Multi-family residential uses should be encouraged in areas which are accessible to community facilities, business, employment, and major arteries or mass transit routes, and should serve to isolate low density areas from non-residential uses.
3. Manufacturing and warehousing activities should be isolated as much as possible from low density residential areas, and should be located near high volume traffic arteries.
4. Businesses should be maintained in centrally located, high density areas, with provisions for

adequate parking facilities.



*Businesses should be maintained in centrally located areas with adequate parking facilities.*

The proposed zoning changes for the North Fairmount Community relate directly to the observed changes in land use patterns in the core areas of the community (see land use maps, 1960 and 1973). The demise of the neighborhood business district on Baltimore Avenue between Seegar Avenue and Casper Street has resulted in a disparity between the potential of that area and the existing zoning. In response to the programs developed in Section III and Section IV of the North Fairmount Community Plan, it is proposed that the area zoned for business (B-3) on Baltimore Avenue should be restricted to the intersection of Carll Street and Seegar Avenue (see zoning plan map); the realignment and downgrading of multi-family zoning from R-5 to R-4 is proposed for Baltimore/Beekman Streets (see proposed alternative land use concepts) and for the area between the proposed pedestrian path (the existing Linden Street) and the proposed relocation of Linden Street (400 feet east of the present location); and the remainder of the community west and south of the proposed R-4 District is proposed for one and two family uses (R-3). The proposed zoning for the Beekman/Cummins Street area is in direct relationship to the programs developed in the Alternative Land Use Plan Concept.



TABLE 1 - POPULATION CHARACTERISTICS  
 U.S. Census Information, 1950-1970, by Tract/Block  
 NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	TOTAL POPULATION			NON-WHITE POPULATION			% NON-WHITE POPULATION		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
86.01	101	0	0	0	0	0	0	0	0	0
	102	12	31	32	10	0	0	83	0	0
	103	100	152	231	52	2	1	52	2	1
	104	118	150	182	77	2	1	65	1	1
	105	75	108	100	50	2	0	67	2	0
	106	61	76	117	35	1	1	57	1	1
	107	34	25	32	32	0	0	94	0	0
	108	94	120	128	28	2	1	30	2	1
	201	236	288	306	160	5	1	68	2	0
	202	208	207	214	98	4	1	47	2	0
	203	379	465	434	303	8	2	80	2	0
	204	179	154	174	134	2	1	75	1	1
	205	165	167	185	127	3	1	77	2	1
	206	213	233	239	162	5	1	76	2	0
	207	161	193	193	126	3	1	78	2	1
	301	169	189	196	134	3	0	79	2	0
	302	299	271	278	278	5	1	93	2	0
303	457	480	584	398	8	3	87	2	0	
304	51	48	68	42	1	0	82	2	0	
306	20	21	28	20	0	0	100	0	0	
86.01	Sub-Total:	3,034	3,378	3,721	2,266	56	16	75	2	0
86.02	102	0	0	0	0	0	0	0	0	0
	103	44	63	93	43	60	0	98	95	0
	105	94	120	135	94	114	1	100	95	1
	106	65	94	82	62	90	0	95	96	0
	107	22	17	14	22	16	0	100	94	0
	108	37	57	50	34	54	0	92	95	0
86.02	Sub-Total:	262	351	374	255	334	1	97	95	0
88	102	140	161	206	115	2	1	82	1	0
	103	35	42	50	29	0	0	82	0	0
	104	19	37	36	16	0	0	82	0	0
	105	24	28	36	13	0	0	56	0	0
	107	120	186	199	98	2	1	66	1	0
88	Sub-Total:	338	454	527	250	4	2	74	1	0
NORTH FAIRMOUNT:		3,631	4,183	4,622	2,771	394	19	76	10	0
CINCINNATI:		452,524	502,550	503,998	127,166	109,685	78,685	28	22	16

TABLE 2 - POPULATION CHARACTERISTICS SUMMARY  
 U.S. Census Information, 1950-1970, by Tract

NORTH FAIRMOUNT COMMUNITY

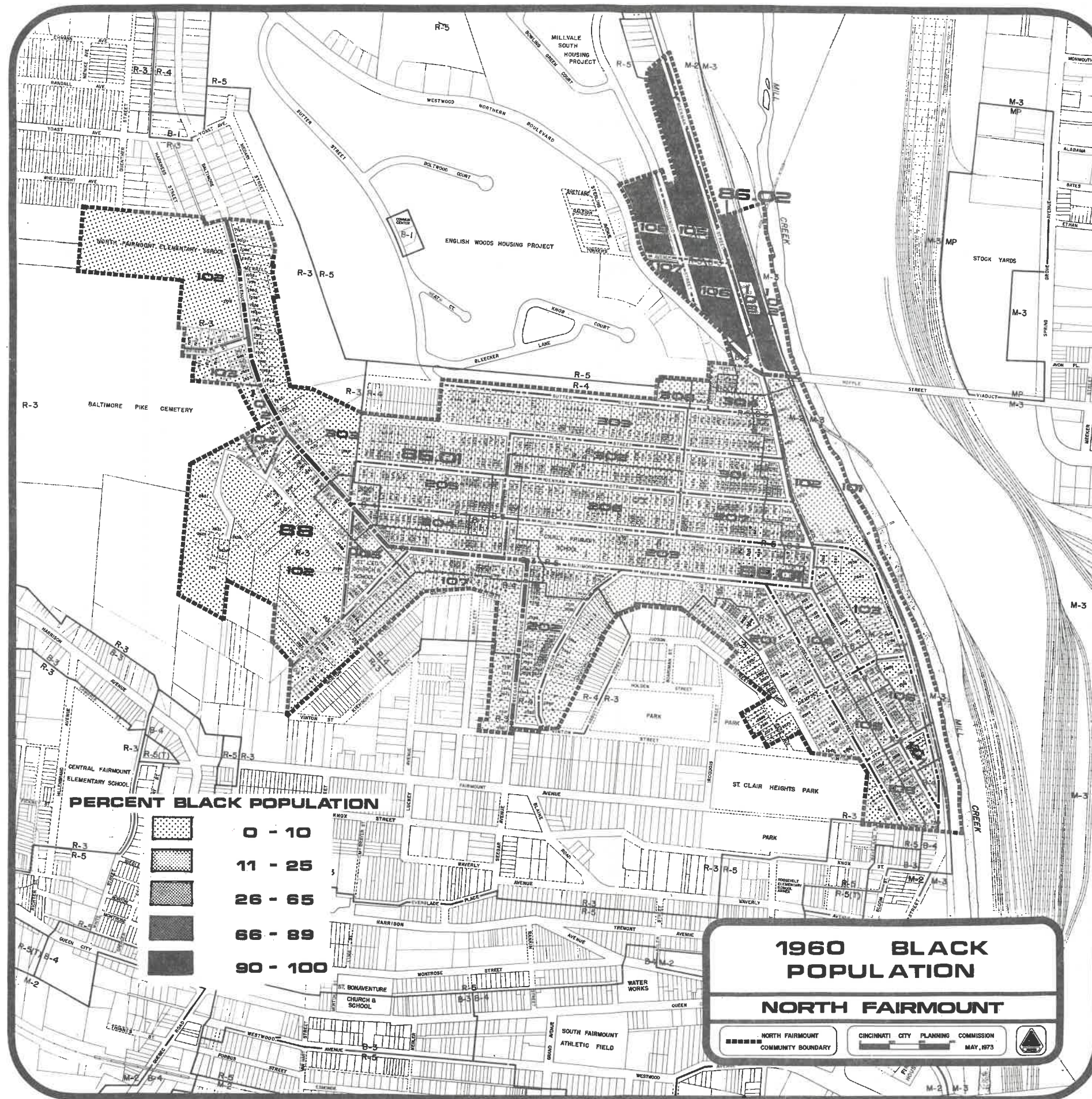
<u>CENSUS TRACT</u>	<u>Total Population</u>		
	1970	1960	1950
86.01	3,031	3,378	3,721
86.02	262	351	374
88	338	454	527
NORTH FAIRMOUNT:	3,631	4,183	4,622
CINCINNATI:	452,524	502,550	503,998

<u>CENSUS TRACT</u>	<u>Non-White Population</u>		
	1970	1960	1950
86.01	2,266	56	16
86.02	255	334	1
88	250	4	2
NORTH FAIRMOUNT:	2,771	394	19
CINCINNATI:	127,166	109,685	78,685

<u>CENSUS TRACT</u>	<u>% Non-White Population</u>		
	1970	1960	1950
86.01	75%	2%	0%
86.02	97%	95%	0%
88	74%	1%	0%
NORTH FAIRMOUNT:	76%	10%	0%
CINCINNATI:	28%	22%	16%



# 1960 BLACK POPULATION



By 1960, the Black population of North Fairmount had grown from less than 1 percent to 9.4 percent. Tables I and II show that out of 4,183 residents, 394 were non-whites. As shown on the map, the concentration of the non-white population occurred in the northern section of the community. This area, located north of the Hopple Street viaduct along Beekman Street and covered by Census Tract 86.02, increased from 0 percent in 1950 to 95 percent in 1960.



TABLE 3-A -POPULATION CHARACTERISTICS (DENSITY)  
1970 U.S. Census Information by Tract/Block

NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	TOTAL POP.	TOTAL D.U.'s	ACREAGE *		POPULATION DENSITY		UNIT DENSITY D.U./ NET ACRE
				NET	GROSS	POP./ NET ACRE	POP./ GROSS ACRE	
86.01	101	0	0	0	12.09	0	0	0
	102	12	4	.44	5.96	27.27	2.01	9.09
	103	100	36	3.82	5.57	26.17	17.95	9.42
	104	118	31	2.12	3.01	55.66	39.20	14.62
	105	75	15	1.15	2.17	65.22	34.56	13.04
	106	61	23	1.56	2.30	39.10	25.52	14.74
	107	34	7	.23	.75	147.83	45.33	30.43
	108	94	23	1.85	2.25	50.81	41.78	13.14
	201	236	58	6.45	16.91	36.59	13.96	8.99
	202	208	45	4.77	5.55	43.61	37.47	9.43
	203	379	96	5.01	9.53	75.65	39.76	19.16
	204	179	48	2.83	3.70	63.25	48.37	16.96
	205	165	39	3.65	5.15	45.21	31.84	10.68
	206	213	54	4.50	5.70	47.33	37.36	12.00
	207	161	47	2.59	3.66	62.16	43.98	18.15
	301	169	42	3.03	3.30	55.78	51.21	13.86
	302	299	57	4.81	5.62	62.16	53.20	11.85
	303	457	101	19.76	28.00	23.13	16.32	5.11
	304	51	15	1.09	1.58	50.46	32.28	13.76
	306	20	6	.78	1.17	25.64	17.09	7.69
86.01	Sub- Total:	3,034	747	70.44	123.97	43.07	24.47	10.60
86.02	102	0	0	0	3.20	0	0	0
	103	44	13	1.28	2.82	34.38	15.60	10.16
	105	94	30	3.56	4.17	26.40	22.54	8.43
	106	65	22	2.16	2.65	30.50	24.53	10.19
	107	22	5	.45	.65	48.88	33.84	11.11
	108	37	12	2.09	2.09	17.70	17.70	5.74
86.02	Sub- Total:	262	82	9.54	15.58	27.46	16.81	8.60
88	102	140	44	17.95	38.28	7.80	3.66	2.45
	103	35	11	1.48	1.65	23.65	21.21	7.43
	104	19	7	.65	.77	29.23	24.67	10.77
	105	24	8	.68	2.18	35.29	11.01	11.76
	107	120	41	6.08	10.68	19.73	11.24	6.74
88	Sub- Total:	338	111	26.84	53.56	12.59	6.31	4.14
NORTH FAIRMOUNT:		3,631	940	106.82	193.11	33.99	18.80	8.80
CINCINNATI:		452,524	172,504	17,601.62	44,442.21	25.75	10.20	9.80

TABLE 3-B - POPULATION CHARACTERISTICS (DENSITY)

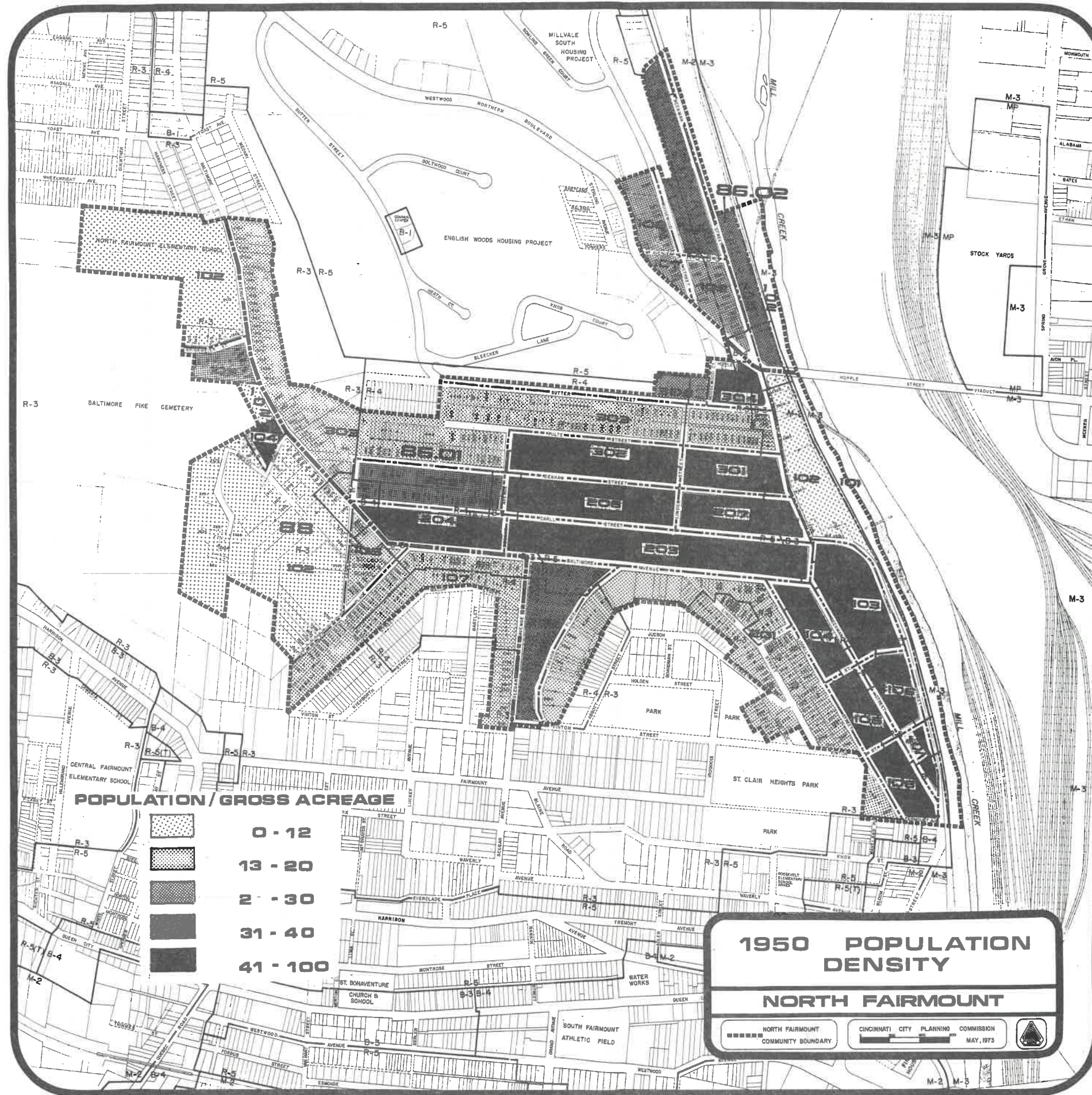
1950-1960 U.S. Census Information by Tract/Block

NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	ACREAGE *	1960		1950	
			TOTAL POP.	POP./GROSS ACRE	TOTAL POP.	POP./GROSS ACRE
86.01	101	12.09	0	0	0	0
	102	5.96	31	5.20	32	5.37
	103	5.57	152	27.28	231	41.47
	104	3.01	150	49.83	182	60.46
	105	2.17	108	49.76	100	46.08
	106	2.30	76	33.04	117	50.86
	107	.75	25	30.00	32	42.66
	108	2.25	120	53.33	128	56.88
	201	16.91	288	17.03	306	18.10
	202	5.55	207	37.29	214	38.55
	203	9.53	465	48.79	434	45.54
	204	3.70	154	41.62	174	47.02
	205	5.15	167	32.42	185	35.92
	206	5.70	233	40.87	239	41.92
	207	3.66	193	52.73	193	52.73
	301	3.30	189	57.27	196	59.39
	302	5.62	271	48.22	278	49.46
	303	28.00	480	17.14	584	20.86
	304	1.58	48	30.38	68	43.04
	306	1.17	21	17.95	28	23.93
86.01	Sub-Total:	123.97	3,378	27.25	3,721	30.02
86.02	102	3.20	0	0	0	0
	103	2.82	63	22.34	93	32.98
	105	4.17	120	28.77	135	32.37
	106	2.65	94	35.47	82	30.94
	107	.65	17	26.15	14	21.53
	108	2.09	57	27.27	50	23.92
86.02	Sub-Total:	15.58	351	22.53	374	24.01
88	102	38.28	161	4.21	206	5.38
	103	1.65	42	25.45	50	30.30
	104	.77	37	48.05	36	46.75
	105	2.18	28	12.84	36	16.51
	107	10.68	186	17.42	199	18.63
88	Sub-Total:	53.56	454	8.48	527	9.84
NORTH FAIRMOUNT:		193.11	4,183	21.66	4,622	23.93
CINCINNATI:		44,442.21	502,550	11.31	503,998	11.34

\* Acreage: Net - Residential area within the Census Block;  
Gross- Total area within the Census Block (excluding streets).

# 1950 POPULATION DENSITY

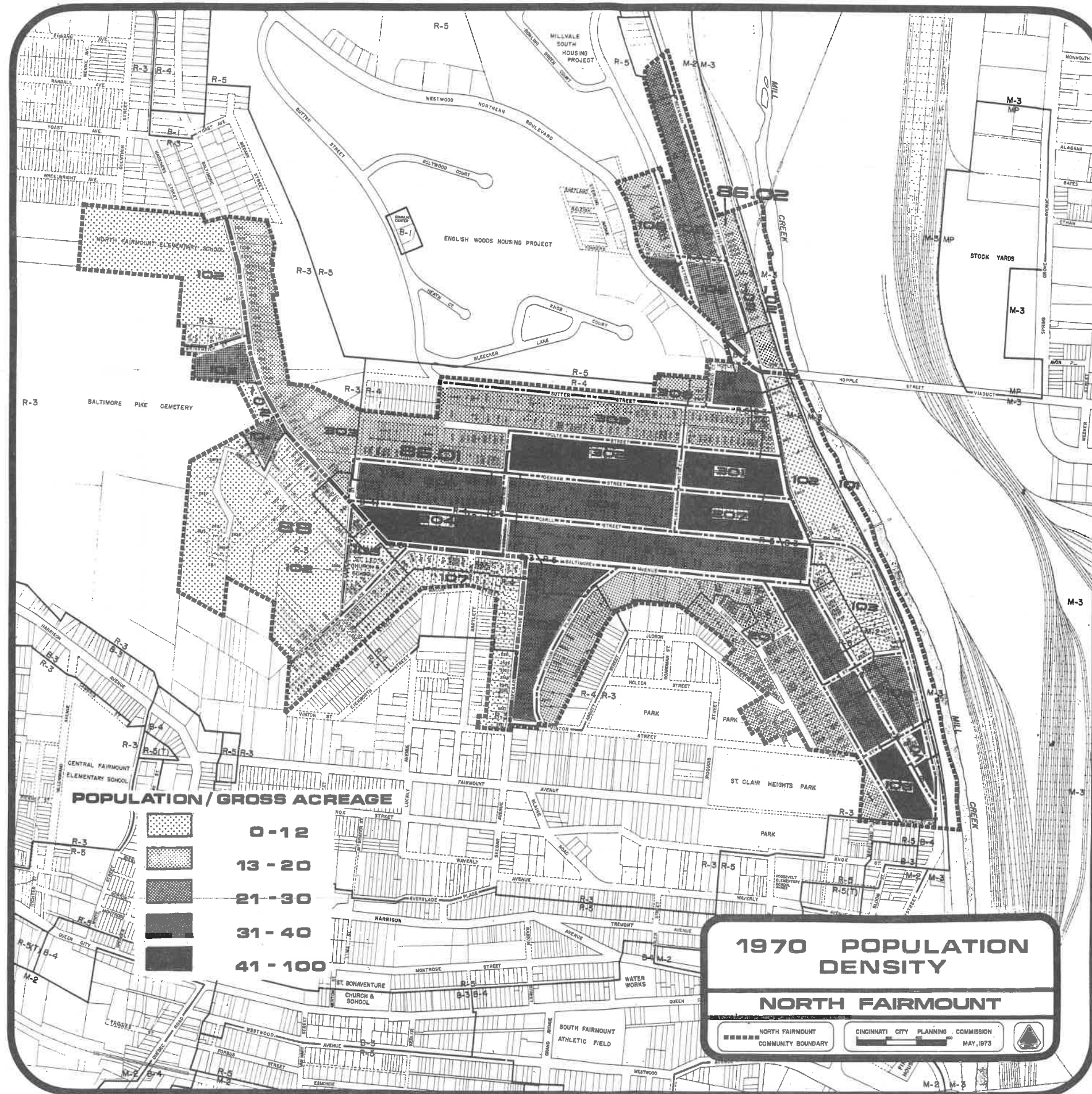


This map shows the 1950 population density of North Fairmount. The darker shading indicates a higher concentration of persons per gross acre. By looking at the map, the highest population densities appear to be along Beekman Street and Carll Street, and southeast between Liddel and Cummins Streets.





# 1970 POPULATION DENSITY



By 1970 the total population of North Fairmount was still in decline. Table 3-A shows that the 1970 population decreased from 4,183 to 3,631, with the population density decreasing from 21.66 to 8.80 persons per gross acre. The decline in density is most apparent on the outer perimeters of the community.

TABLE 4.- POPULATION CHARACTERISTICS (AGE DISTRIBUTION)  
1970 U.S. Census Information by Tract/Block

NORTH FAIRMOUNT COMMUNITY

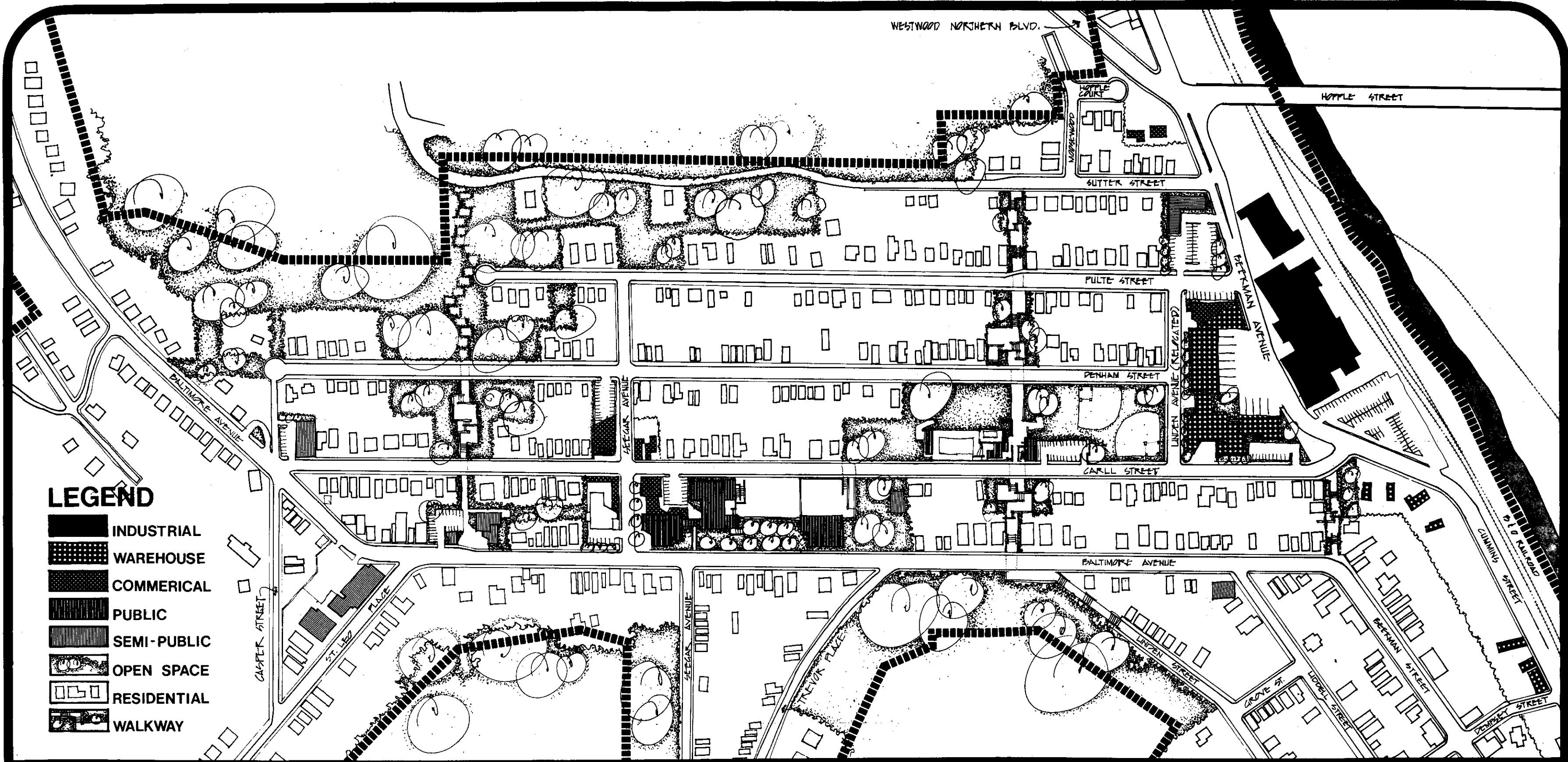
TRACT	BLOCK	0-4		5-17		18-44		45-64		65-Over		TOTAL
		M	F	M	F	M	F	M	F	M	F	
86.01	101	0	0	0	0	0	0	0	0	0	0	0
	102	0	0	4	3	1	2	0	1	0	1	12
	103	6	5	7	9	12	20	17	11	4	9	100
	104	3	8	26	23	15	17	8	10	6	2	118
	105	6	3	19	16	10	12	3	4	1	1	75
	106	1	1	11	6	8	9	6	11	3	5	61
	107	1	2	9	11	2	4	1	4	0	0	34
	108	4	9	22	5	12	20	6	9	6	1	94
	201	12	10	52	33	31	34	19	27	9	9	236
	202	4	12	51	43	28	32	20	14	3	1	208
	203	32	26	61	69	57	76	18	28	8	4	379
	204	11	6	31	30	21	31	15	18	9	7	179
	205	10	9	33	25	18	23	22	17	3	5	165
	206	14	15	37	35	29	35	16	21	6	5	213
	207	6	5	23	40	19	23	20	11	5	9	161
	301	5	6	30	34	26	25	20	15	5	3	169
	302	18	14	65	72	33	39	23	23	3	9	299
	303	25	27	63	70	41	63	29	42	33	64	457
	304	1	2	7	10	6	9	3	4	6	3	51
	306	1	1	3	4	1	3	1	2	1	3	20
Sub- Total:		160	161	554	538	370	477	247	272	111	141	3,031
86.02	102	0	0	0	0	0	0	0	0	0	0	0
	103	1	2	5	9	6	5	6	5	2	3	44
	105	8	6	17	24	9	14	5	9	0	2	94
	106	1	3	10	9	4	4	7	12	5	10	65
	107	0	0	2	2	4	4	4	3	1	2	22
	108	3	2	8	9	5	7	1	2	0	0	37
Sub- Total:		13	13	42	53	28	34	23	31	8	17	262
88	102	8	5	21	19	20	23	11	13	9	11	140
	103	1	2	5	8	3	4	3	4	0	5	35
	104	0	0	5	4	0	1	4	5	0	0	19
	105	0	1	4	5	3	3	3	3	1	1	24
	107	5	4	18	16	22	22	13	15	2	3	120
Sub- Total:		14	12	53	52	48	53	34	40	12	20	338
NORTH FAIRMOUNT:		187	186	649	643	446	564	304	343	131	178	3,631
CINCINNATI:		19,535	18,979	51,182	50,760	75,486	83,647	41,277	52,738	22,255	36,586	
												452,524

TABLE 5 - POPULATION CHARACTERISTICS (AGE % DISTRIBUTION)









1970 U.S. Census Information by Tract/Block

NORTH FAIRMOUNT COMMUNITY

<u>TRACT</u>	<u>BLOCK</u>	<u>TOTAL POPULATION</u>	<u>% UNDER 18 YEARS</u>	<u>% OVER 62 YEARS</u>
86.01	101	0	0%	0%
	102	12	58	8
	103	100	27	16
	104	118	51	9
	105	75	59	4
	106	61	31	15
	107	34	68	0
	108	94	42	11
	201	236	45	10
	202	208	53	3
	203	379	50	4
	204	179	44	11
	205	165	47	7
	206	213	47	7
	207	161	46	11
	301	169	44	7
	302	299	57	5
	303	457	40	24
	304	51	39	18
306	20	45	20	
86.01	Sub- Total:	3,031	47%	10%
86.02	102	0	0%	0%
	103	44	39	16
	105	94	58	4
	106	65	35	26
	107	22	18	18
	108	37	59	5
86.02	Sub- Total:	262	46%	13%
88	102	140	38%	15%
	103	35	46	14
	104	19	47	26
	105	24	42	17
	107	120	36	8
88	Sub- Total:	338	39%	13%
NORTH FAIRMOUNT:		3,631	46%	11%
CINCINNATI:		452,524	31%	16%






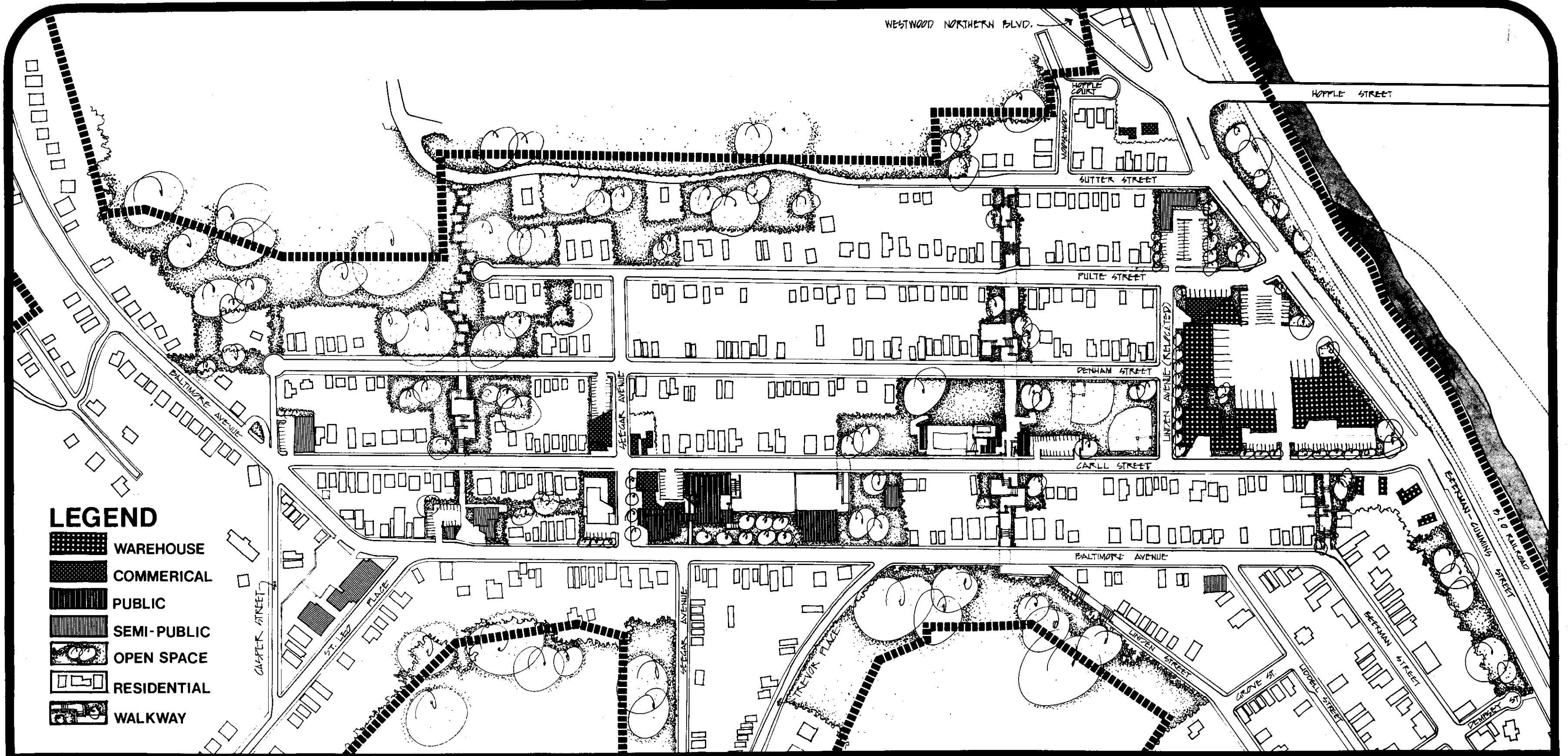
**LEGEND**

-  INDUSTRIAL
-  WAREHOUSE
-  COMMERCIAL
-  PUBLIC
-  SEMI-PUBLIC
-  OPEN SPACE
-  RESIDENTIAL
-  WALKWAY








**ALTERNATIVE PLAN - 1**

**NORTH FAIRMOUNT**

 NORTH FAIRMOUNT COMMUNITY BOUNDARY
  CINCINNATI CITY PLANNING COMMISSION JULY 74
 


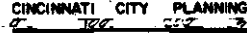



**LEGEND**

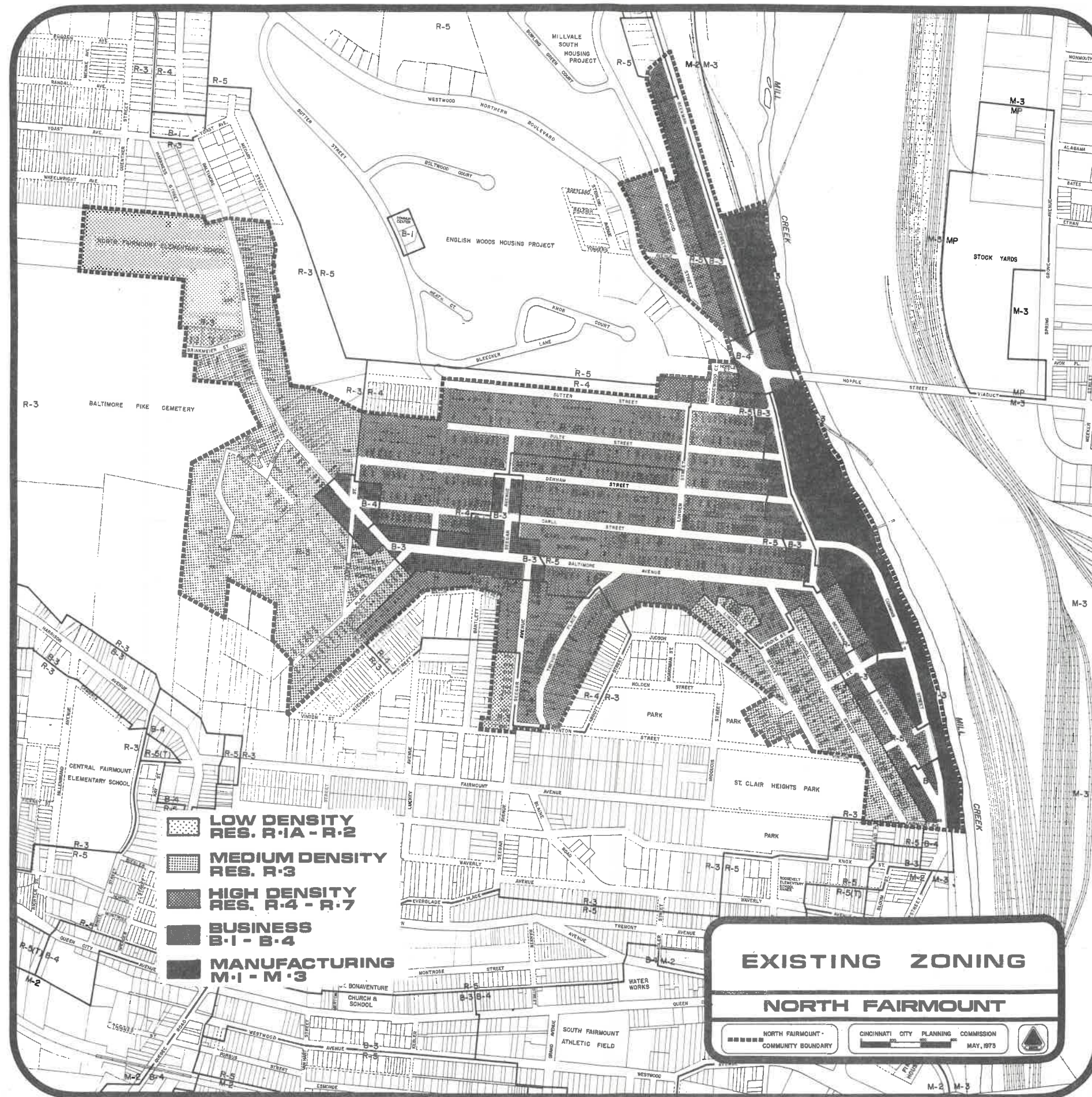
-  WAREHOUSE
-  COMMERCIAL
-  PUBLIC
-  SEMI-PUBLIC
-  OPEN SPACE
-  RESIDENTIAL
-  WALKWAY

**ALTERNATIVE PLAN - 2**

**NORTH FAIRMOUNT**

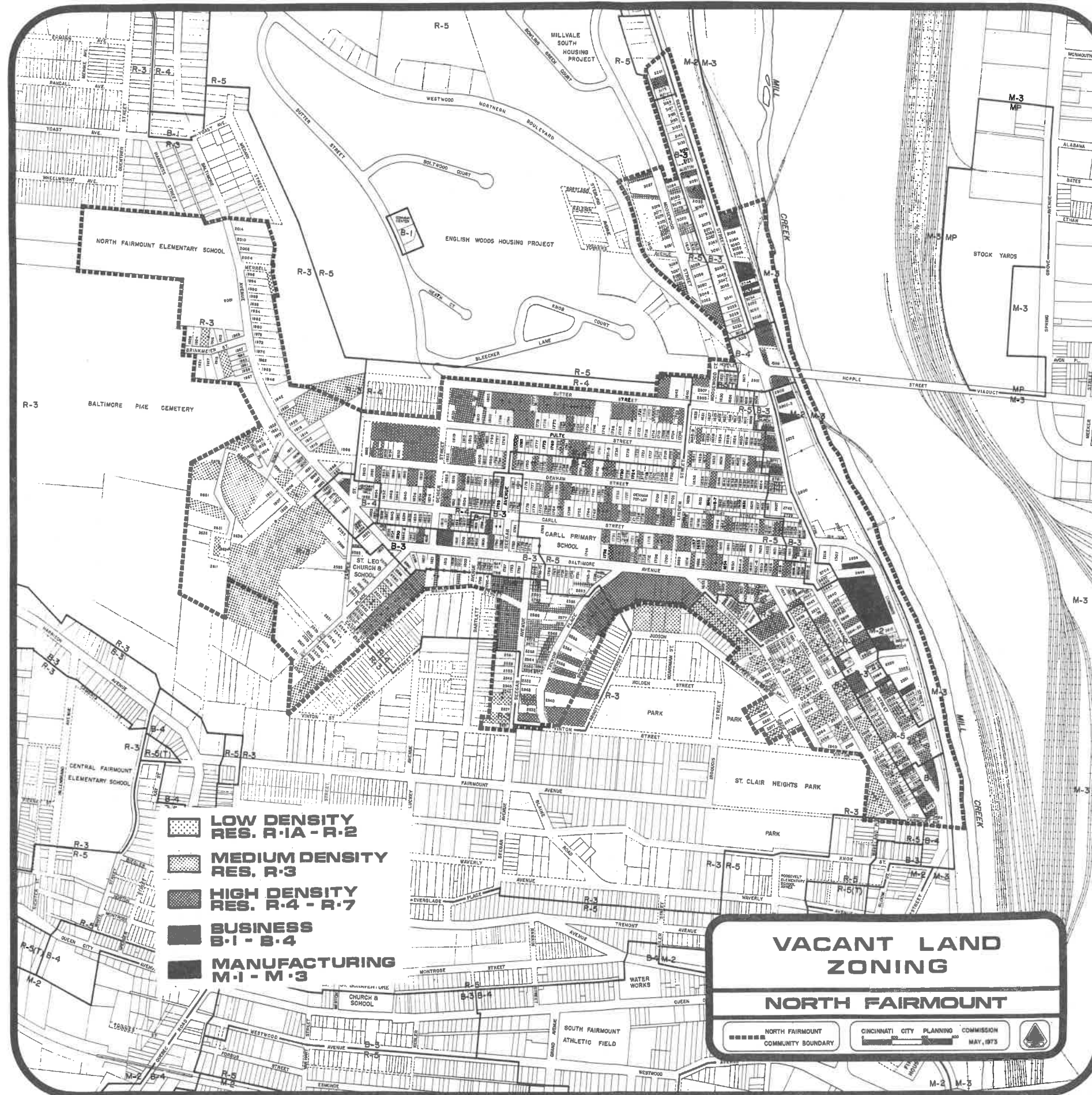
 NORTH FAIRMOUNT COMMUNITY BOUNDARY
 
 CINCINNATI CITY PLANNING COMMISSION  
 JULY 74
 


# EXISTING ZONING



The existing zoning in the North Fairmount Community is explained in detail in the keyed legend on the map. The community is zoned for manufacturing to the east; high density residential in the central area; and medium density residential to the west, with business zones along Beekman Street and Baltimore Avenue.

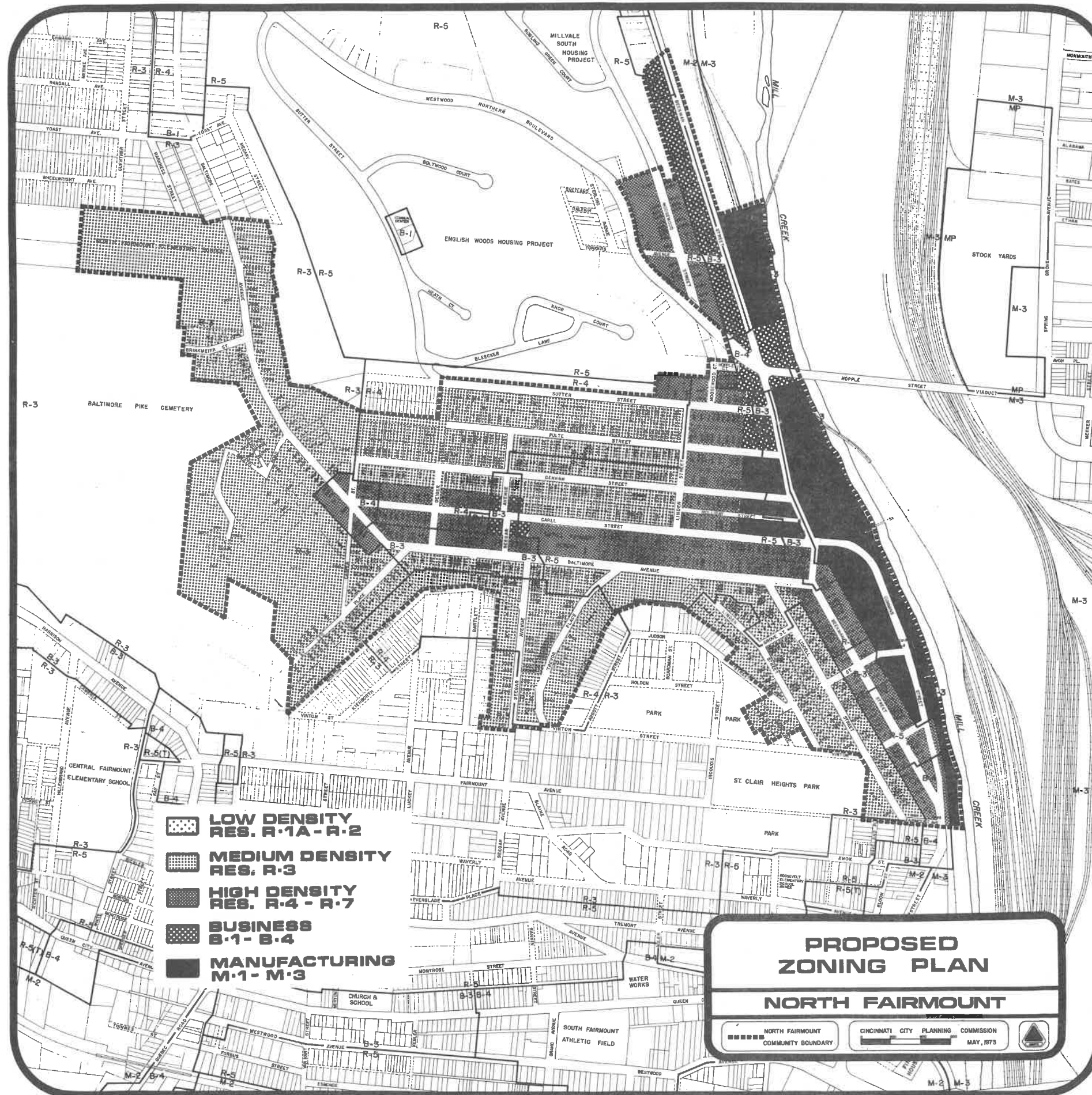
# VACANT LAND ZONING



The vacant land zoning map shows all of the vacant lots in the North Fairmount Community and depicts the zoning for each parcel. Much of this vacant land is zoned for high density residential use. Most of these vacant parcels are the result of the demolition of blighted structures, which was accelerated as a result of the Concentrated Code Enforcement Program.



# PROPOSED ZONING PLAN



The proposed zoning plan map shows the relationship between the zoning proposed for the North Fairmount Community and the programs developed in Alternative Land Use Plan Concepts. The map shows clearly the conceptual scheme for the redevelopment of the neighborhood. The major changes in the community's Zoning Plan include: 1) the restriction of the business district zoning at Carl and Seegar Avenues; 2) the realignment of multi-family and low density residential zoning; and 3) the changes proposed for light and medium industrial zoning.

## HOUSING CONDITIONS

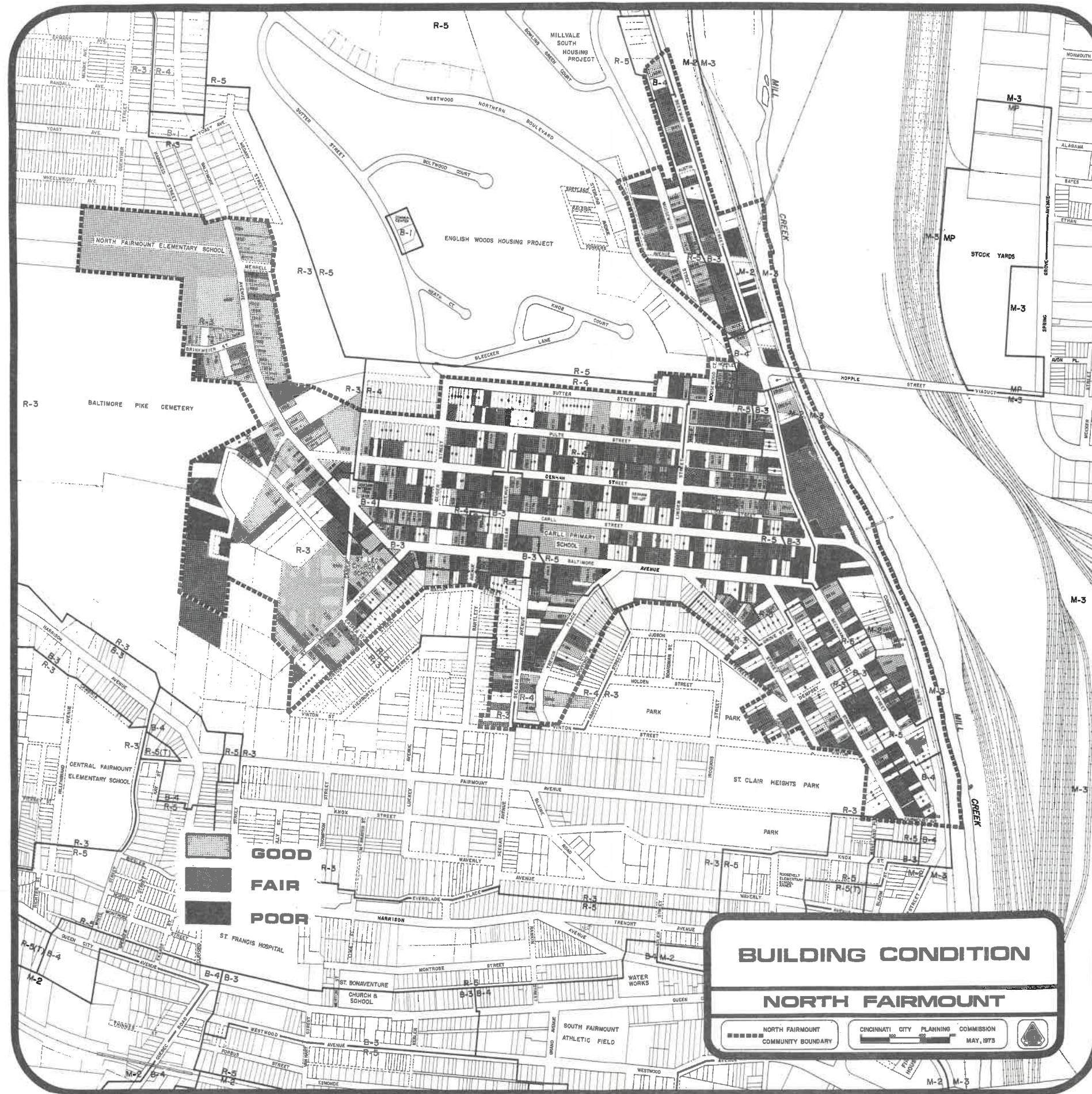
The conditions of the housing stock in the North Fairmount Community is the central problem with which the community is faced. The building conditions survey maps, located on the following pages, indicates that a very high percentage of the structures in the community are in poor condition. For the most part, these structures are badly deteriorated and will require extensive rehabilitation; many of the 123 vacant deteriorated units have been vandalized and should be demolished. Many of the deteriorated rented units are owned by absentee landlords who have failed to maintain these units at the minimal level established in the building code and regulations. This is demonstrated by the maps entitled, Owner Occupancy, 1950, 1960 and 1970.



*The central problem facing the North Fairmount Community is deteriorated housing conditions.*

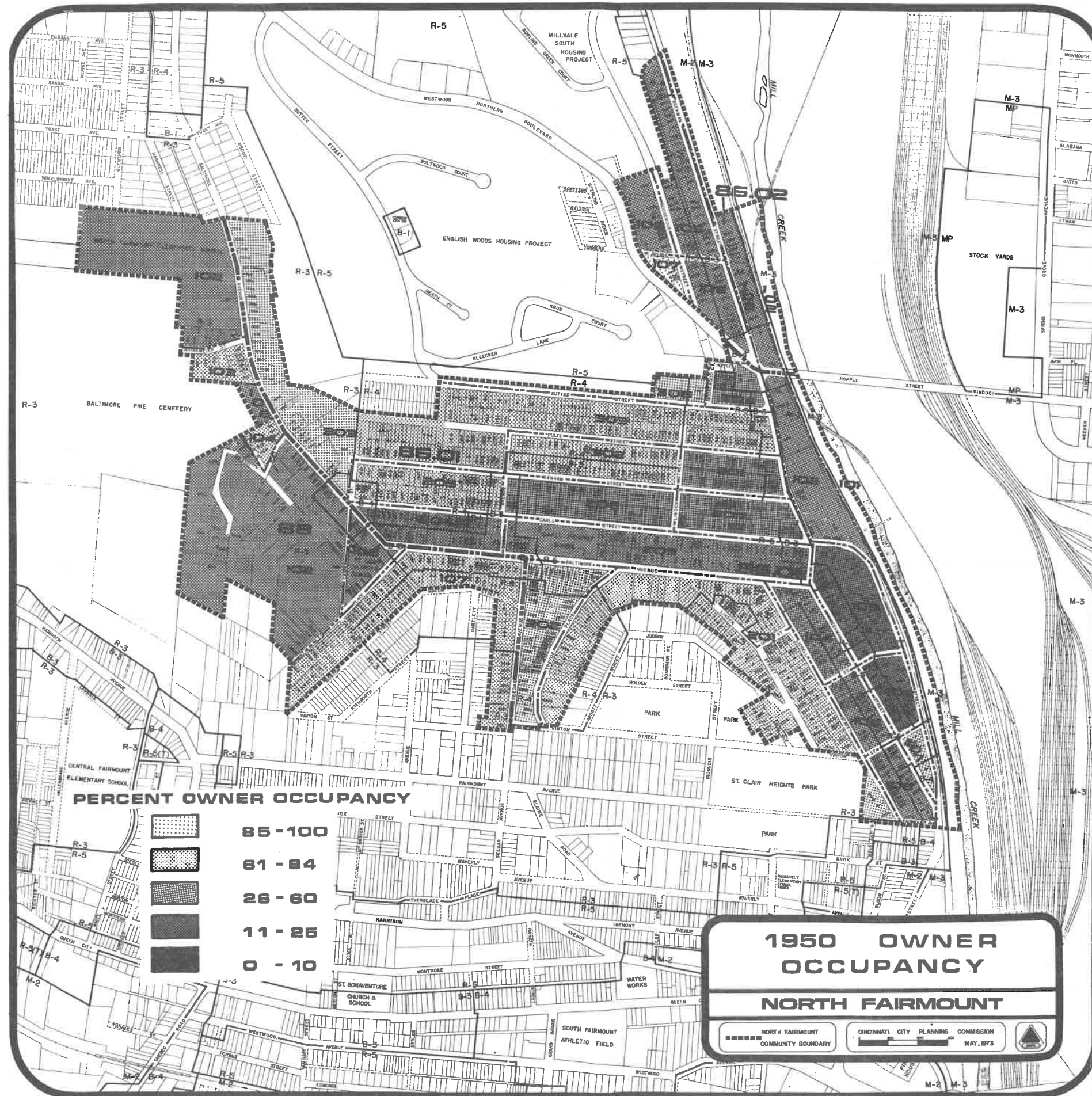
The severe deterioration of housing units in the community led to the establishment of a concentrated code enforcement program in 1969. However, the effect of this program has been an increase in the number of vacant and/or demolished structures which is a problem that has plagued the community for the past 20 years. The total number of dwelling units in the North Fairmount Community has dropped by approximately 28 percent, or 358 units, since 1950.

# BUILDING CONDITION



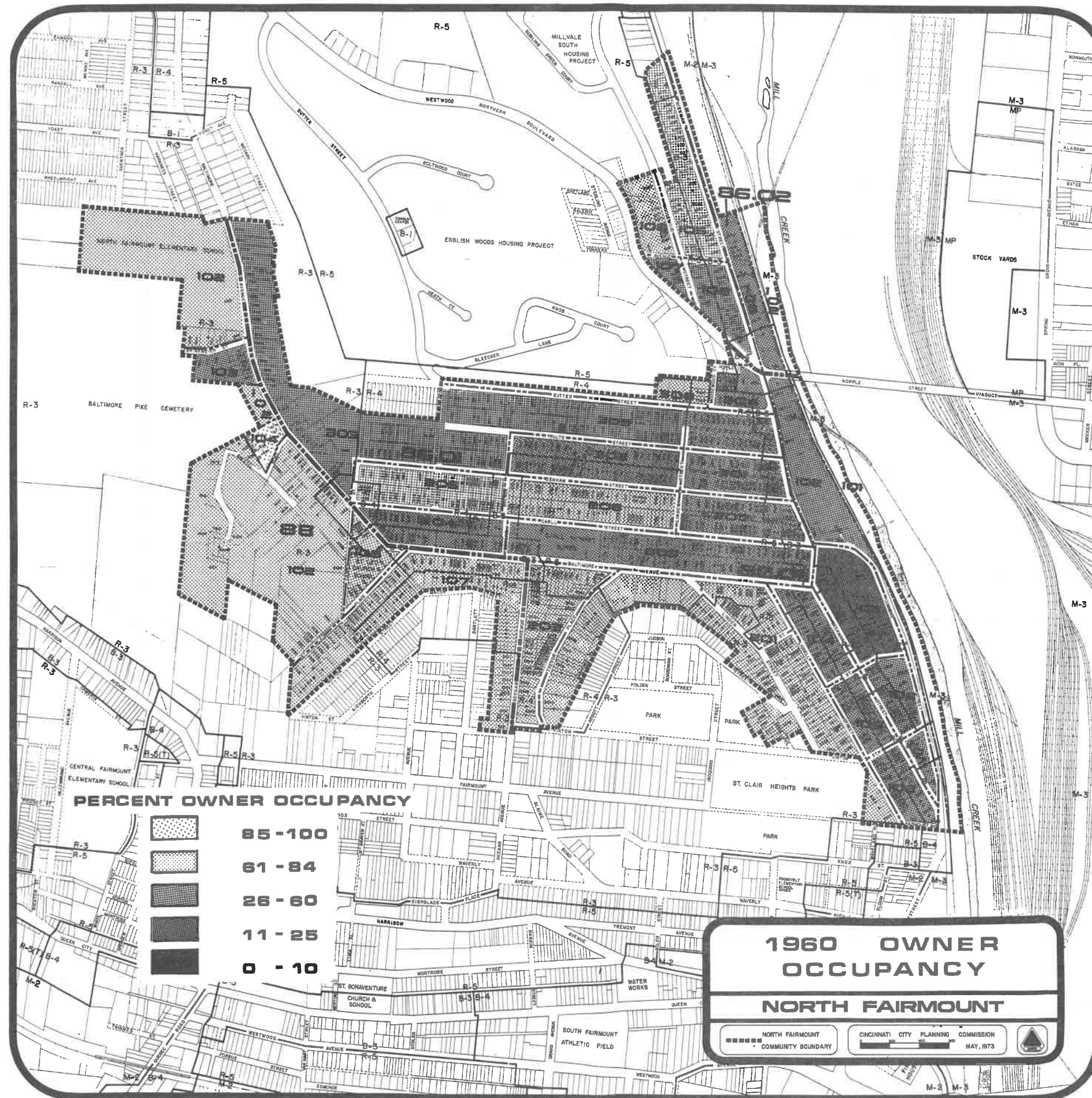
The building conditions map categorizes each structure as being in good, fair, or poor condition. The map shows that poor building conditions are found ubiquitously in North Fairmount. Notably few structures in the community are in good condition, and these structures are often located in generally blighted areas.

# 1950 OWNER OCCUPANCY



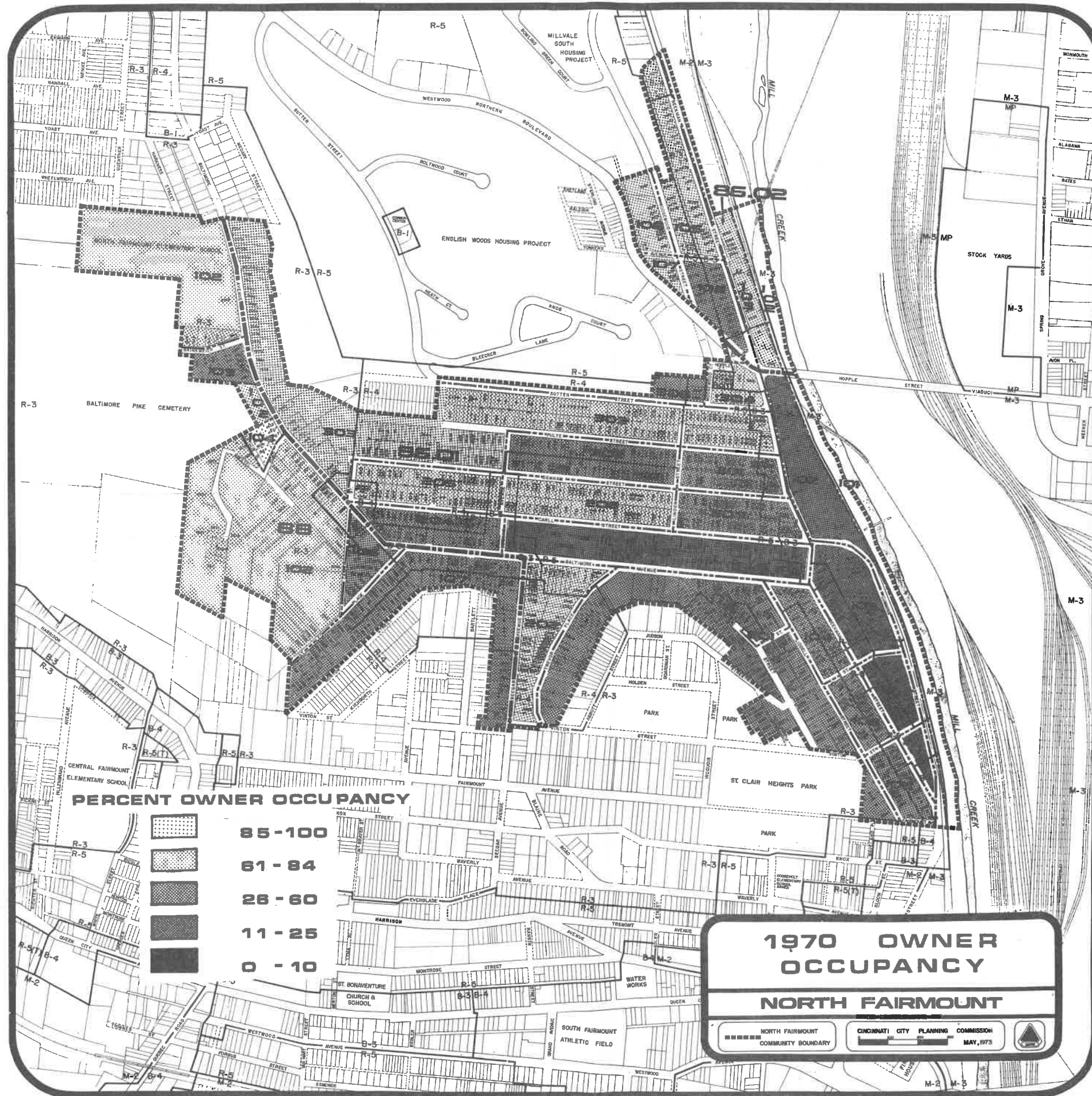
In 1950, the overall rate of owner occupancy in the North Fairmount Community was approximately 66 percent, with the concentrated areas of owner occupied structures located on the north and south hillsides, as shown on the map. This reflects the predominantly residential character of the community.

# 1960 OWNER OCCUPANCY



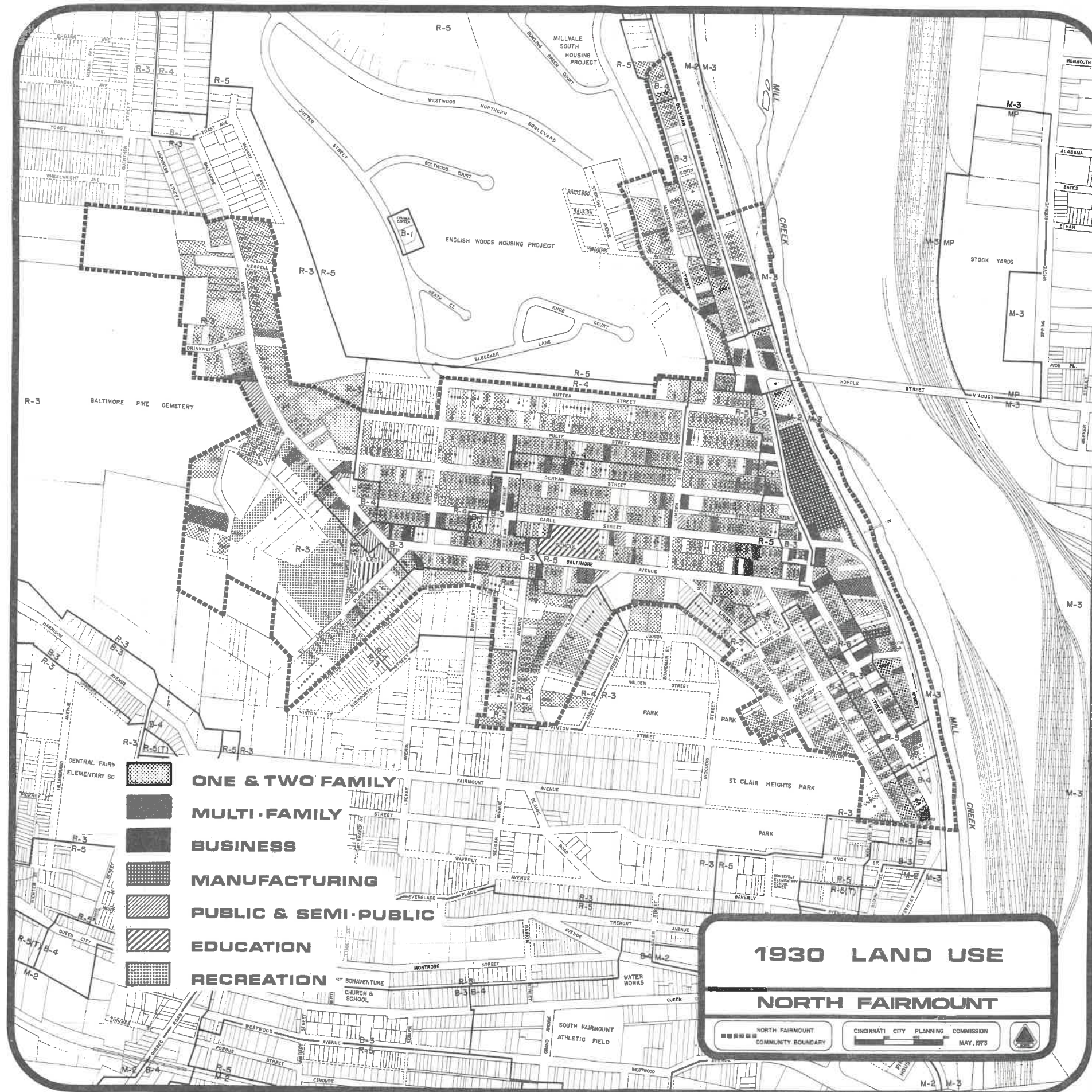
By 1960, the total percentage of owner occupied structures in North Fairmount had dropped to 58 percent. Within ten years the concentrated areas of owner occupied structures had shifted to the Census Tract blocks in the western section of the community, i.e., Nos. 102, 104 and 105, and to Central Blocks 205 and 206. No significant change had yet occurred on the southern hillside.

# 1970 OWNER OCCUPANCY



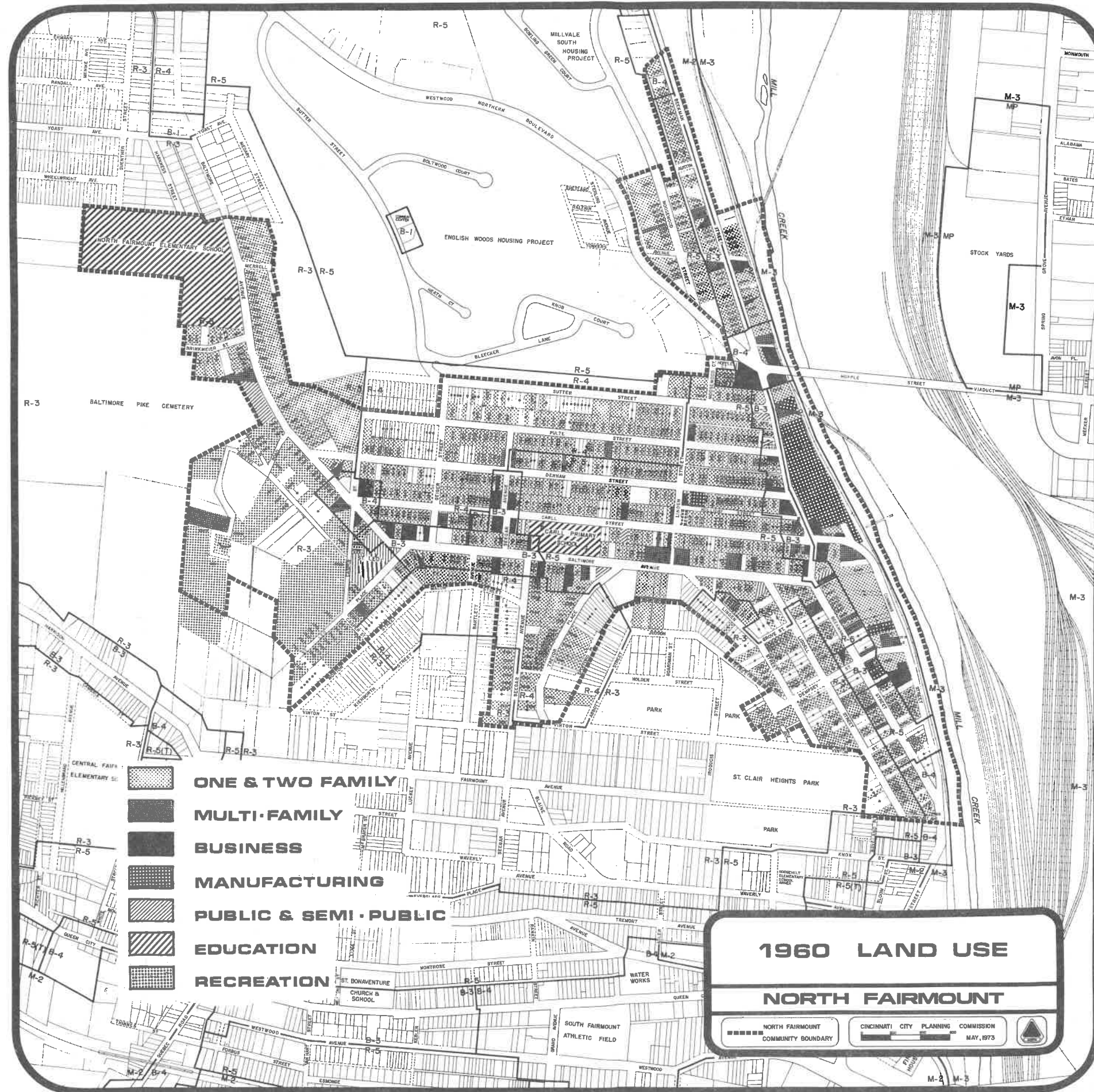
Ten years later, the total percentage of owner occupied structures had dropped to 57 percent, or only 1 percent less than the 1960 figure. The concentrated areas of owner occupied structures shifted from the southern hillside back to the northern hillside. The most concentrated area for rented structures with non-owner occupancy was in Census Tracts 86.01 and 86.02, Blocks 102, 103, 105 and 107.

# 1930 LAND USE



This map shows North Fairmount's land use in 1930. For the most part the community's land use was single family, with scattered commercial uses. North Fairmount also had some manufacturing and warehousing activities, along with educational and recreational facilities.

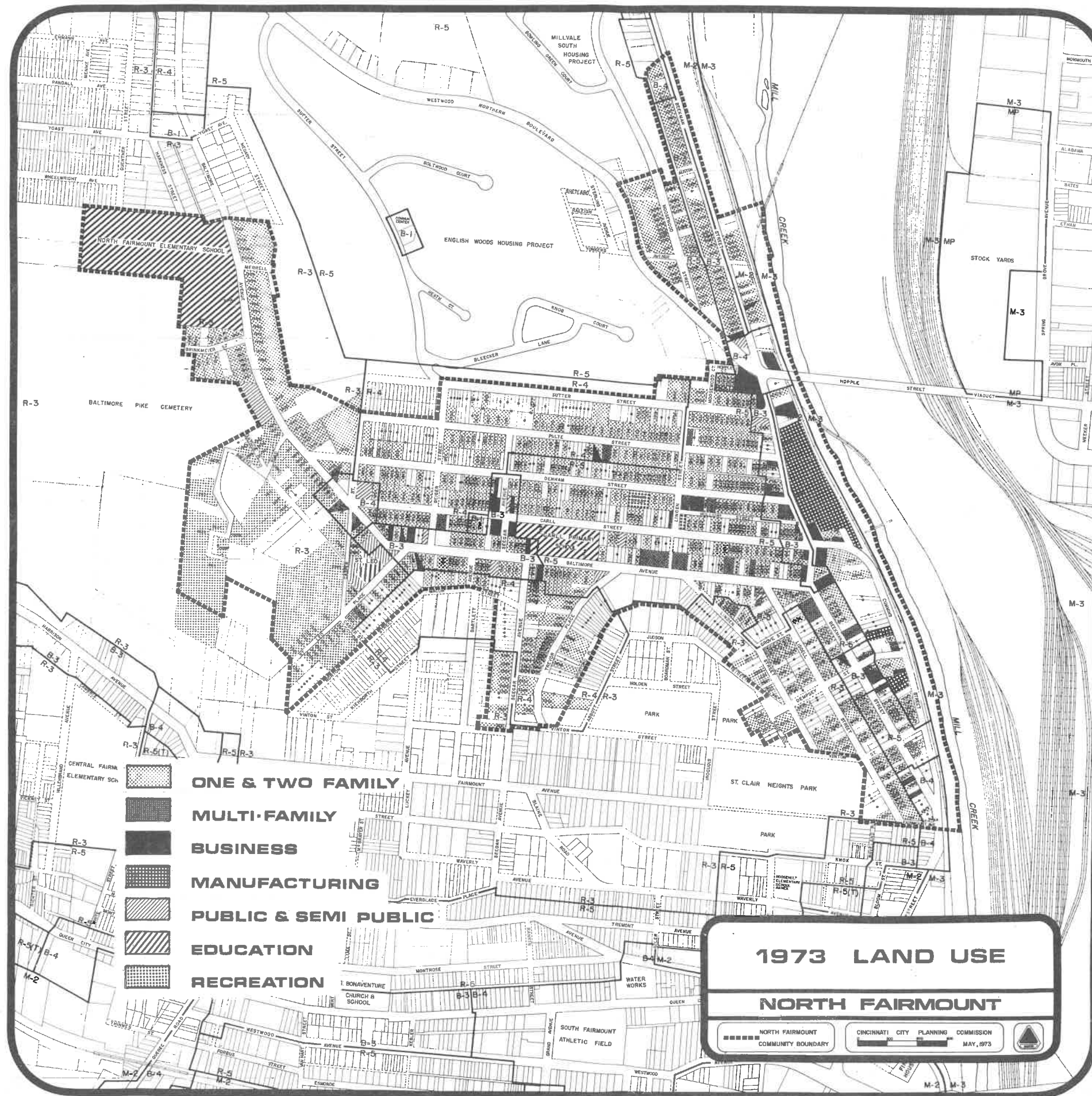
# 1960 LAND USE



By 1960, the North Fairmount Community had experienced little change in its land use. The only changes from the 1930 land use map were the addition of more single family units, the enlargement of the business district, and the development of a new educational facility.



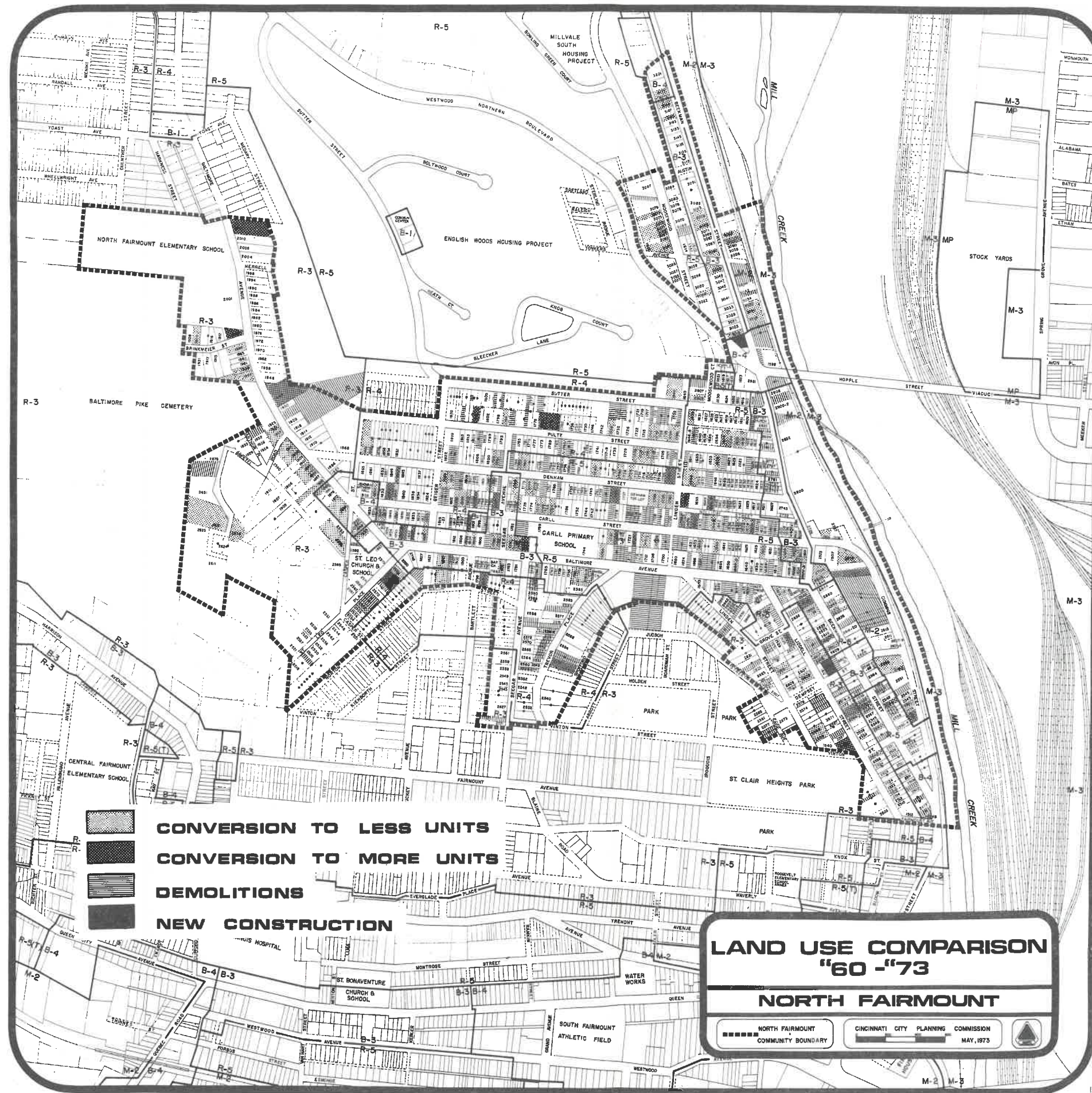
# 1973 LAND USE



As this map shows, there has been much change in land use from 1960 to 1973. The notable changes in land use are:

- the conversion of large two family structures into single family structures;
- the demolition of deteriorated structures;
- the decrease in commercial uses;
- the addition of a few recreational facilities.

# LAND USE COMPARISON "60-73



The comparison of land use from 1960 to 1973 shows the widespread conversion of two family structures into single family units; the demolition of an abundant number of dilapidated structures; and the virtual lack of new construction in the community.

TABLE 6 - HOUSING CHARACTERISTICS

U.S. Census Information, 1950-1970, by Tract/Block

NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	TOTAL DWELLING UNITS			FAMILY SIZE (Population/D.U.s)		
		1970	1960	1950	1970	1960	1950 *
86.01	101	0	0	0	0.00	0.00	3.56
	102	4	11	9	3.00	2.82	
	103	36	58	65	2.78	2.62	
	104	31	46	51	3.81	3.26	
	105	15	29	28	5.00	3.72	
	106	23	29	33	2.65	2.62	
	107	7	7	9	4.86	3.57	
	108	23	33	36	4.09	3.64	
	201	58	51	86	4.07	3.58	
	202	45	61	60	4.62	3.39	
	203	96	121	122	3.95	3.84	
	204	48	52	49	3.73	2.96	
	205	39	50	52	4.23	3.34	
	206	54	66	67	3.94	3.53	
	207	47	58	54	3.43	3.33	
	301	42	57	55	4.02	3.32	
	302	57	74	78	5.24	3.66	
	303	101	130	164	4.52	3.14	
304	15	14	19	3.40	3.43		
306	6	6	8	3.40	3.43		
86.01	Sub-Total:	747	953	1,045	4.05	3.54	3.56
86.02	102	0	0	0	0.00	0.00	3.56
	103	13	22	26	3.38	2.86	
	105	30	38	38	3.12	3.16	
	106	22	27	23	2.95	3.48	
	107	5	6	4	4.40	2.83	
	108	12	18	14	3.12	3.16	
86.02	Sub-Total:	82	111	105	3.20	3.16	3.56
88	102	44	55	58	3.18	2.92	3.38
	103	11	14	14	3.18	3.00	
	104	7	8	10	2.75	4.63	
	105	8	9	10	3.06	3.06	
	107	41	56	56	2.93	3.32	
88	Sub-Total:	111	142	148	3.04	3.24	3.38
NORTH FAIRMOUNT:		940	1,206	1,298	3.86	3.47	3.56
CINCINNATI:		172,504	171,679	162,591	2.62	2.93	3.01

\* Data is not available. Figures given are estimates of family size per block as per available 1950 Census data.

TABLE 7 - HOUSING CHARACTERISTICS  
U.S. Census Information, 1950-1970, by Tract/Block  
NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	No. OWNER- OCCUPIED UNITS			No. RENTER- OCCUPIED UNITS			No. VACANT UNITS		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
86.01	101	0	0	0	0	0	0	0	0	0
	102	1	5	3	3	6	6	0	1	0
	103	8	10	12	28	48	53	15	6	2
	104	14	14	20	17	32	31	1	2	0
	105	9	13	14	6	16	14	3	3	0
	106	4	8	7	19	21	26	2	1	2
	107	1	3	6	6	4	3	0	0	0
	108	12	19	19	11	14	17	3	2	0
	201	41	36	63	17	15	23	18	2	1
	202	33	40	43	12	21	17	7	1	0
	203	25	54	55	71	67	67	13	14	2
	204	30	30	30	18	22	19	2	3	1
	205	30	34	34	9	16	18	6	3	2
	206	38	43	35	16	23	32	4	3	2
	207	20	29	32	27	29	22	4	3	2
	301	19	27	29	23	30	26	6	1	0
	302	33	45	49	24	29	29	6	5	0
	303	77	81	108	24	49	56	15	14	1
	304	12	9	10	3	5	9	0	1	0
	306	3	4	5	3	2	3	0	0	0
86.01	Sub- Total:	410	504	574	337	449	471	105	65	15
86.02	102	0	0	0	0	0	0	0	0	0
	103	10	10	15	3	12	11	3	1	1
	105	21	24	20	9	14	18	4	1	1
	106	13	11	11	9	16	12	0	0	1
	107	4	3	4	1	3	0	0	0	0
	108	11	11	9	1	7	5	1	0	1
86.02	Sub- Total:	59	59	59	23	52	46	8	2	4
88	102	32	37	35	12	18	23	2	0	2
	103	7	8	9	4	6	5	2	1	0
	104	6	7	7	1	1	3	0	0	0
	105	4	6	5	4	3	5	0	0	0
	107	25	36	38	16	20	18	6	1	0
88	Sub- Total:	74	94	94	37	48	54	10	2	2
NORTH FAIRMOUNT:		543	657	727	397	549	571	123	69	21
CINCINNATI:		61,504	65,355	60,287	98,334	96,472	98,650	12,592	9,785	3,577

TABLE 8 - HOUSING CHARACTERISTICS

U.S. Census Information, 1950-1970, by Tract/Block

NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	% OWNER OCCUPANCY			% RENTER OCCUPANCY			% VACANT		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
86.01	101	0%	0%	0%	0%	0%	0%	0%	0%	0%
	102	25	42	33	75	50	67	0	8	0
	103	16	16	18	55	75	79	29	9	3
	104	44	29	39	53	67	61	3	4	0
	105	50	41	50	33	50	50	17	9	0
	106	16	27	20	76	70	74	8	3	6
	107	14	42	67	86	58	33	0	0	0
	108	46	54	53	42	40	47	12	6	0
	201	54	68	72	22	28	26	24	4	2
	202	63	64	72	23	34	28	14	2	0
	203	23	40	44	65	50	54	12	10	2
	204	60	55	60	36	40	38	4	5	2
	205	67	64	63	20	30	33	13	6	4
	206	65	63	51	28	33	46	7	4	3
	207	39	48	57	53	48	39	8	4	4
	301	40	46	52	48	52	48	12	2	0
	302	52	57	63	38	37	37	10	6	0
	303	66	56	65	21	34	34	13	10	1
	304	80	60	53	20	33	47	0	7	0
	306	50	67	63	50	33	37	0	0	0
86.01	Sub-Total:	48%	49%	54%	38%	44%	44%	24%	7%	2%
86.02	102	0%	0%	0%	0%	0%	0%	0%	0%	0%
	103	62	43	56	19	52	40	19	5	4
	105	62	61	51	26	36	46	12	3	3
	106	59	41	46	41	59	50	0	0	4
	107	80	50	100	20	50	0	0	0	0
	108	84	61	60	8	39	33	8	0	7
86.02	Sub-Total:	65%	52%	54%	25%	46%	42%	10%	2%	4%
88	102	70%	67%	58%	26%	33%	38%	4%	0%	4%
	103	54	53	64	30	40	36	16	7	0
	104	86	88	70	14	22	30	0	0	0
	105	50	67	50	50	33	50	0	0	0
	107	53	63	68	34	35	32	13	2	0
88	Sub-Total:	61%	65%	63%	31%	33%	36%	8%	2%	1%
NORTH FAIRMOUNT:		51%	51%	55%	37%	43%	43%	12%	6%	2%
CINCINNATI		36%	38%	37%	57%	56%	61%	7%	6%	2%

**TABLE 9 - HOUSING CHARACTERISTICS**  
**U.S. Census Information, 1950-1970, by Tract/Block**  
**NORTH FAIRMOUNT COMMUNITY**

TRACT	BLOCK	No. D.U.s with OVERCROWDING (More than 1 person/room)			No. D.U.s LACKING PLUMBING FACILITIES		
		1970	1960	1950	1970	1960	1950
86.01	101	0	0	0	0	0	0
	102	0	0	0	0	0	0
	103	4	11	8	3	40	30
	104	8	13	6	2	7	27
	105	8	15	1	1	11	11
	106	4	2	2	2	16	14
	107	3	3	1	0	0	4
	108	7	7	1	0	2	15
	201	12	11	6	1	7	22
	202	12	10	0	0	3	3
	203	29	41	12	5	6	36
	204	9	7	4	2	12	7
	205	9	7	3	0	5	5
	206	13	18	6	2	7	13
	207	11	9	0	2	4	4
	301	13	9	2	3	5	4
	302	22	21	4	1	6	5
	303	12	36	7	1	7	10
	304	2	3	2	0	0	0
	306	1	2	4	0	0	5
86.01	Sub- Total:	179	225	69	25	138	215
86.02	102	0	0	0	0	0	0
	103	4	4	1	0	2	4
	105	10	18	1	0	2	3
	106	3	5	2	1	4	1
	107	0	2	0	0	2	0
	108	4	11	0	0	0	1
86.02	Sub- Total:	21	40	4	1	10	9
88	102	5	5	1	1	4	9
	103	2	3	3	0	2	21
	104	0	2	2	0	0	15
	105	2	1	1	1	1	1
	107	6	10	3	2	6	7
88	Sub- Total:	15	21	10	4	13	53
NORTH FAIRMOUNT:		215	286	83	30	161	277
CINCINNATI:		15,289	25,255	28,495	7,225	28,275	60,229

TABLE 10-A - HOUSING CHARACTERISTICS  
 U.S. Census Information, 1950-1970, by Tract  
 NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	<u>TOTAL DWELLING UNITS</u>		
	1970	1960	1950
86.01	747	953	1,045
86.02	82	111	105
88	111	142	148
NORTH FAIRMOUNT	940	1,206	1,298
CINCINNATI	172,504	171,679	162,591

<u>CENSUS TRACT</u>	<u>FAMILY SIZE (POP./D.U.'s)</u>		
	1970	1960	1950
86.01	4.05	3.54	3.56
86.02	3.20	3.16	3.56
88	3.04	3.24	3.36
NORTH FAIRMOUNT	3.86	3.47	3.56
CINCINNATI	2.62	2.93	3.01

TABLE 10-B - HOUSING CHARACTERISTICS  
 U.S. Census Information, 1950-1970, by Tract

NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	<u>No. OWNER-OCCUPIED UNITS</u>		
	1970	1960	1950
86.01	410	504	574
86.02	59	59	59
88	74	94	94
NORTH FAIRMOUNT	543	657	727
CINCINNATI	61,504	65,355	60,287

<u>CENSUS TRACT</u>	<u>No. RENTER-OCCUPIED UNITS</u>		
	1970	1960	1950
86.01	337	449	471
86.02	23	52	46
88	37	48	54
NORTH FAIRMOUNT	397	549	571
CINCINNATI	98,334	96,472	98,650

<u>CENSUS TRACT</u>	<u>No. VACANT UNITS</u>		
	1970	1960	1950
86.01	105	65	15
86.02	8	2	4
88	10	2	2
NORTH FAIRMOUNT	123	69	21
CINCINNATI	12,592	9,785	3,577



TABLE 10-C - HOUSING CHARACTERISTICS  
 U.S. Census Information, 1950-1970, by Tract  
 NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	<u>% OWNER-OCCUPIED UNITS</u>		
	1970	1960	1950
86.01	48%	49%	54%
86.02	65	52	54
88	61	65	63
NORTH FAIRMOUNT	51%	51%	55%
CINCINNATI	36%	38%	37%

<u>CENSUS TRACT</u>	<u>% RENTER-OCCUPIED UNITS</u>		
	1970	1960	1950
86.01	38%	44%	44%
86.02	25	46	42
88	31	33	36
NORTH FAIRMOUNT	37%	43%	43%
CINCINNATI	57%	56%	61%

<u>CENSUS TRACT</u>	<u>% VACANT</u>		
	1970	1960	1950
86.01	14%	7%	2%
86.02	10	2	4
88	8	2	1
NORTH FAIRMOUNT	12%	6%	2%
CINCINNATI	7%	6%	2%

TABLE 10-D - HOUSING CHARACTERISTICS  
 U.S. Census Information, 1950-1970, by Tract  
 NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	No.D.U.s with OVERCROWDING (1.01+ Persons/rm; 1.51+, 1950)		
	1970	1960	1950
86.01	179	225	69
86.02	21	40	4
88	15	21	10
NORTH FAIRMOUNT	215	286	83
CINCINNATI	15,289	25,255	28,495

<u>CENSUS TRACT</u>	No. D.U.s LACKING PLUMBING FACILITIES		
	1970	1960	1950
86.01	25	138	215
86.02	1	10	9
88	4	13	53
NORTH FAIRMOUNT	30	161	277
CINCINNATI	7,225	35,341	60,229

TABLE 11 - HOUSING CHARACTERISTICS  
 U.S. Census Information, 1970, by Tract/Block  
 NORTH FAIRMOUNT COMMUNITY

<u>TRACT</u>	<u>BLOCK</u>	<u>TOTAL DWELLING UNITS</u>	<u>ONE PERSON HOUSEHOLDS</u>	<u>FEMALE HEAD of FAMILY</u>
86.01	101	0	0	0
	102	4	0	0
	103	36	11	3
	104	31	10	3
	105	15	2	2
	106	23	8	2
	107	7	2	3
	108	23	2	4
	201	58	6	11
	202	45	5	7
	203	96	12	23
	204	48	11	9
	205	39	4	3
	206	54	11	9
	207	47	10	5
	301	42	7	8
	302	57	6	10
	303	101	15	5
	304	15	4	1
	306	6	0	1
86.01	Sub- Total:	747	126	109
86.02	102	0	0	0
	103	13	3	0
	105	30	6	13
	106	22	7	5
	107	5	1	0
	108	12	3	4
86.02	Sub- Total:	82	20	22
88	102	44	10	4
	103	11	3	3
	104	7	0	0
	105	8	1	1
	107	41	10	3
88	Sub- Total:	111	24	11
NORTH FAIRMOUNT:		940	170	142
CINCINNATI:		172,504	46,232	19,854

TABLE 12 - HOUSING CHARACTERISTICS  
 U.S. Census Information, 1970, by Tract/Block  
 NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	TOTAL DWELLING UNITS			2-9 UNITS IN STRUCTURE		10 UNITS OR MORE STRUCTURE	
			SINGLE FAMILY	%		%		%
86.01	101	0	0	0%	0	0%	0	0%
	102	4	2	50	2	50	0	0
	103	36	11	31	14	38	11	31
	104	31	13	42	18	58	0	0
	105	15	9	60	6	40	0	0
	106	23	8	35	15	65	0	0
	107	7	7	100	0	0	0	0
	108	23	14	61	9	39	0	0
	201	58	53	91	5	9	0	0
	202	45	39	87	6	13	0	0
	203	96	29	30	67	70	0	0
	204	48	28	58	20	42	0	0
	205	39	28	72	11	28	0	0
	206	54	39	72	15	28	0	0
	207	47	23	49	24	51	0	0
	301	42	20	48	22	52	0	0
	302	57	39	68	18	32	0	0
	303	101	64	63	37	37	0	0
	304	15	7	47	8	53	0	0
	306	6	4	67	2	33	0	0
86.01	Sub-Total:	747	437	59%	299	40%	11	1%
86.02	102	0	0	0%	0	0%	0	0%
	103	13	9	69	4	31	0	0
	105	30	26	87	4	13	0	0
	106	22	12	55	10	45	0	0
	107	5	3	60	2	40	0	0
	108	12	12	100	0	0	0	0
86.02	Sub-Total:	82	62	76%	20	24%	0	0%
88	102	44	29	66%	15	34%	0	0%
	103	11	7	64	4	36	0	0
	104	7	7	100	0	0	0	0
	105	8	8	100	0	0	0	0
	107	41	21	51	20	49	0	0
88	Sub-Total:	111	72	65%	39	35%	0	0%
NORTH FAIRMOUNT:		940	571	61%	358	38%	11	1%
CINCINNATI:		172,504	59,664	35%	80,801	47%	32,039	19%

TABLE 13-A, HOUSING CHARACTERISTICS  
 U.S. Census Information, 1970, by Tract  
 NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	<u>TOTAL D.U.s</u>	<u>SINGLE FAMILY</u>	<u>% SINGLE FAMILY</u>	<u>No. UNITS IN STRUCTURES w/10+UNITS</u>	<u>% MULTI-FAMILY</u>
86.01	747	437	59%	11	1%
86.02	82	62	76	0	0
88	111	72	65	0	0
NORTH FAIRMOUNT:	940	571	61%	11	1%
CINCINNATI:	172,504	59,664	35%	32,039	19%

<u>CENSUS TRACT</u>	<u>No. OWNER OCCUPIED UNITS</u>	<u>% OWNER OCCUPIED</u>	<u>No. RENTER OCCUPIED UNITS</u>	<u>% RENTER OCCUPIED</u>	<u>% VACANT</u>
86.01	410	48%	337	38%	24%
86.02	59	65	23	25	10
88	74	56	37	36	8
NORTH FAIRMOUNT:	543	51%	397	37%	12%
CINCINNATI:	61,504	36%	98,334	57%	7%

<u>CENSUS TRACT</u>	<u>No. D.U.s/w OVERCROWDING (MORE THAN 1 PERSON/ROOM)</u>	<u>No. D.U.s LACKING SOME OR ALL PLUMBING</u>
86.01	179	25
86.02	21	1
88	15	4
NORTH FAIRMOUNT:	215	30
CINCINNATI:	15,289	7,225

TABLE 13-B, HOUSING CHARACTERISTICS  
 U.S. Census Information, 1970, by Tract  
 NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	<u>FAMILY SIZE (Pop./D.U.s)</u>	<u>ONE PERSON HOUSEHOLDS</u>	<u>FEMALE HEAD OF HOUSEHOLD</u>
86.01	4.05	126	109
86.02	3.20	20	22
88	3.04	24	11
NORTH FAIRMOUNT:	3.86	170	142
CINCINNATI:	2.62	46,232	19,854

TABLE 14 - ECONOMIC CHARACTERISTICS  
 U.S. Census Information, 1950-1970, by Tract/Block  
 NORTH FAIRMOUNT COMMUNITY

TRACT	BLOCK	AVERAGE VALUE			AVERAGE RENT (\$)		
		OWNER	OCCUPIED	UNIT (\$)	1970	1960	1950
		1970	1960	1950	1970	1960	1950
86.01	101	0	0	0	0	0	0
	102	--	--	7,200	--	--	29
	103	7,900	--	--	45	39	28
	104	10,900	9,000	6,600	58	35	24
	105	9,100	--	5,800	65	41	24
	106	--	6,000	6,200	48	32	19
	107	--	--	6,200	75	48	19
	108	7,800	7,000	5,800	79	49	24
	201	8,500	7,400	5,800	73	53	27
	202	9,000	7,500	7,300	82	46	28
	203	9,600	6,500	6,200	70	60	26
	204	11,300	8,800	4,100	54	46	29
	205	10,000	9,500	8,000	70	51	30
	206	10,000	7,000	6,300	70	50	27
	207	9,900	8,500	7,000	62	61	32
	301	8,400	8,000	7,300	75	56	27
	302	9,200	8,000	6,400	69	43	32
	303	10,600	9,500	6,700	43	42	32
	304	10,500	10,500	8,700	--	37	30
	306	--	10,500	6,400	44	37	32
86.01	Sub- Total:	9,700	8,900	6,500	63	48	28
86.02	102	0	0	0	0	0	0
	103	10,400	6,000	8,000	--	39	33
	105	11,500	9,500	9,900	50	44	33
	106	11,000	11,500	12,700	46	49	28
	107	--	--	--	--	--	--
	108	14,400	12,500	9,900	65	34	33
86.02	Sub- Total:	11,800	9,900	9,900	49	43	32
88	102	11,800	12,200	9,700	83	54	36
	103	10,800	9,000	9,700	--	45	36
	104	--	7,500	9,700	--	--	36
	105	12,500	--	8,800	48	49	35
	107	11,300	9,000	8,000	84	54	31
88	Sub- Total:	11,600	10,200	9,000	60	53	34
NORTH FAIRMOUNT:		10,600	9,200	7,000	62	48	29
CINCINNATI:		18,800	15,100	12,300	89	66	30

(-- Data is not available)

TABLE 15 - ECONOMIC CHARACTERISTICS  
 U.S. Census Information, 1950-1970, by Tract  
 NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	<u>AVERAGE VALUE OWNER OCCUPIED UNITS (\$)</u>		
	1970	1960	1950
86.01	9,700	8,900	6,500
86.02	11,800	9,900	9,900
88	11,600	10,200	9,000
NORTH FAIRMOUNT:	10,600	9,200	7,000
CINCINNATI:	18,800	15,100	12,300

<u>CENSUS TRACT</u>	<u>AVERAGE MONTHLY RENT (\$)</u>		
	1970	1960	1950
86.01	63	48	28
86.02	49	43	32
88	60	53	34
NORTH FAIRMOUNT:	62	48	29
CINCINNATI:	89	66	30





*Concentrated Code Enforcement in 1969 failed to improve the condition of the housing stock.*

At the present time, there are more than 50 vacant parcels available for new construction; this is shown by the land use maps on the following pages. These maps also show the progress and decline of land use in the community from 1930 to 1973. Since 1960, there has been no new construction of dwelling units in the community, indicating the unwillingness of private developers to invest in the community.

With the housing problem stated above, the goals and objectives developed by the community are:

#### GOALS

1. To maintain North Fairmount as a residential community.
2. To stop the further deterioration of housing and encourage residents to maintain and improve their properties.
3. To encourage new residents to locate in North Fairmount.
4. To revitalize the neighborhood and redevelop the desirable characteristics that were once present in the community.
5. To encourage rehabilitation of housing units within the framework of an overall plan.
6. To provide decent housing for all types of residents, specifically the elderly and the handicapped.

## OBJECTIVES

1. To enforce the removal of all blighted structures, asking that City departments fully aid the community in the enforcement of building codes.
2. To develop a comprehensive plan incorporating sound housing development.
3. To provide for the sustained restoration of the community through an active program of new construction and rehabilitation of deteriorated structures.
4. To provide housing units specifically designed for the elderly and the handicapped.

## HOUSING RECOMMENDATIONS

With the problems, goals and objectives of North Fairmount in mind, the two alternative plans as previously described were developed for the general revitalization of the neighborhood. The alternative concepts are contingent upon a set of housing programs designed to serve the needs of the community and alleviate the problems described in this plan.

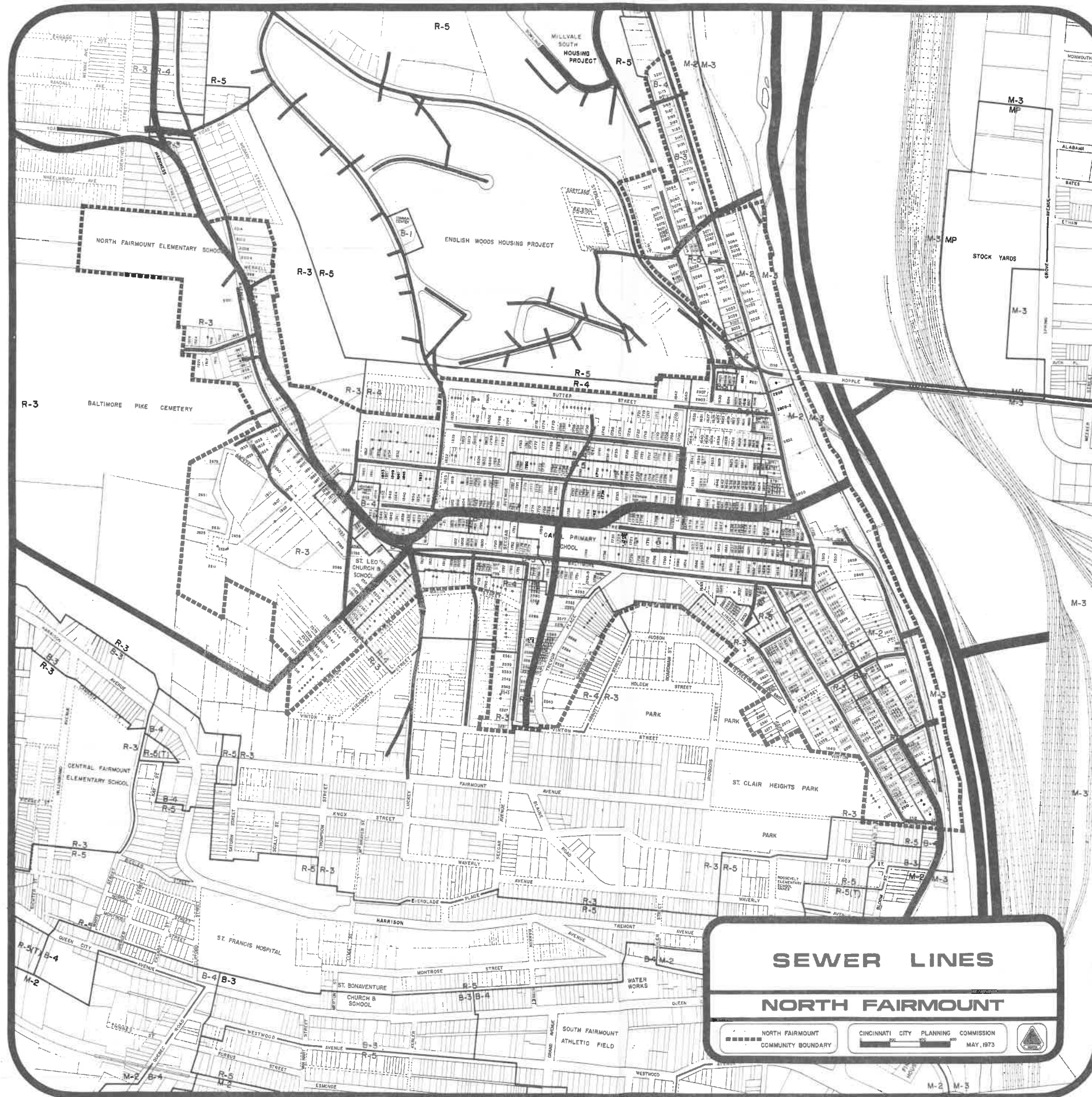
Considerable effort was made in the design of the alternatives to save all structurally sound housing in good condition. It is very important to retain the existing sound dwelling units in a blighted area, particularly from the standpoint of retaining and encouraging residents that have invested in the well being of the community by properly maintaining their homes. Three programs were also developed as recommended solutions to the housing problems of the community.

1. The demolition of blighted structures throughout the community should be the first step in the establishment of the neighborhood revitalization effort. Blighted structures are not only unpleasant from an aesthetic view, but act to depress the value of surrounding properties, present potential safety hazards for children, and the land occupied by these structures wastes valuable land resources that could be put to use to provide much needed community facilities.

2. The rehabilitation of deteriorated structures should be undertaken as soon as possible. Such rehabilitation should add significantly to the housing stock of the neighborhood, and improve the desirability of the community for both the residents and potential developers.
  
3. The existing vacant parcels, along with any subsequent vacant parcels arising from Program 1, above, should be utilized for redevelopment where possible, or purchased by the North Fairmount Development Corporation for resale to developers as part of a landbanking program.

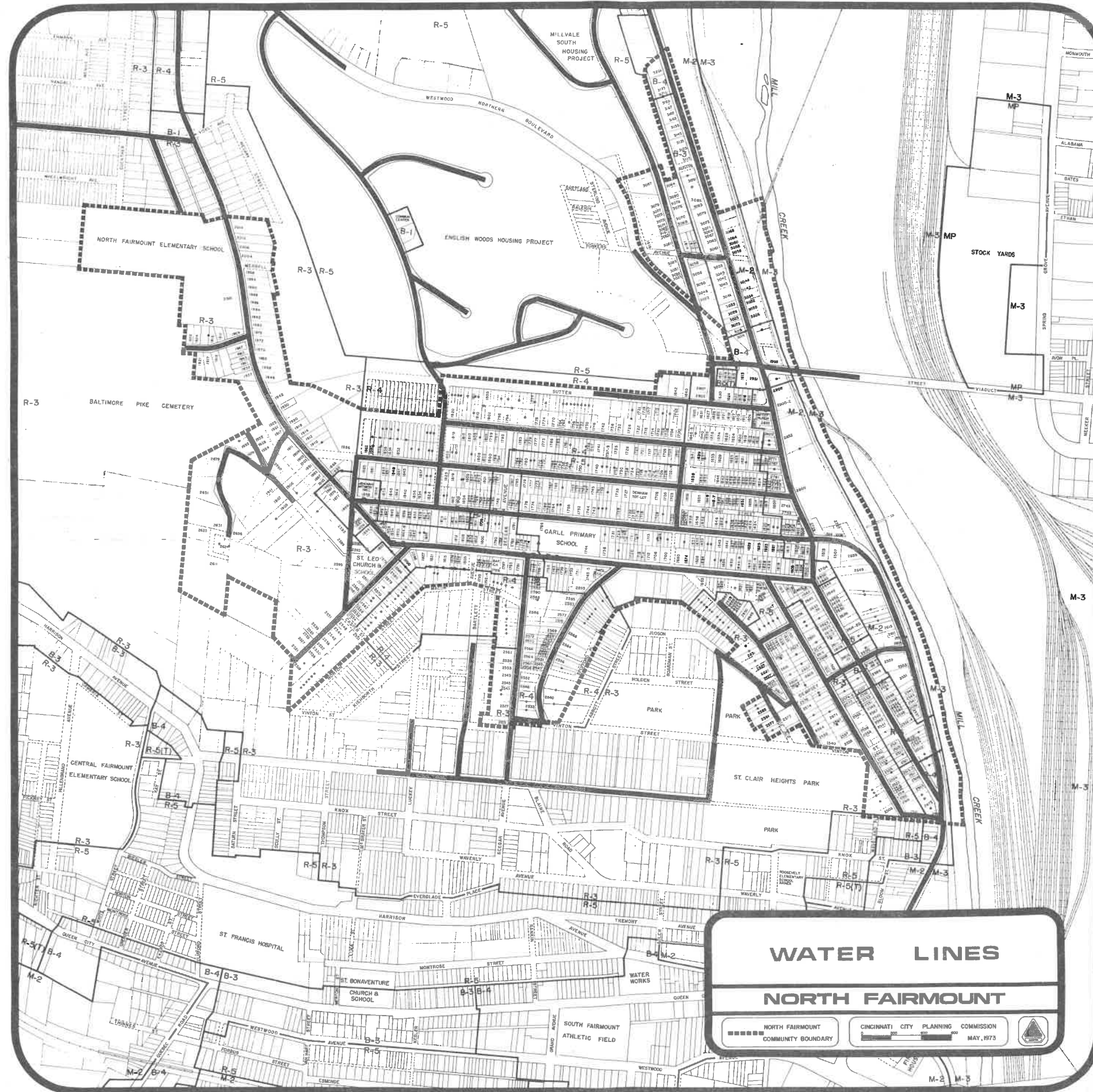
An important consideration in the establishment of a comprehensive revitalization program which is geared toward the housing problems of the community is the establishment of relevant and carefully considered zoning for the North Fairmount Community. The zoning plan is designed to protect and consolidate the desirable characteristics of the neighborhood, provide incentive for redevelopment in deteriorated areas, and establish suitable areas for the development of businesses and community facilities.

# SEWER LINES



The sewer line map shows the sewer mains and branches which serve the North Fairmount Community. Two major sewer lines run parallel to Beekman Street and Cummins Street directly east of the Mill Creek. Another major line follows Baltimore Avenue southeast, and through the center of the community, just north of Carll Elementary School, to empty into the Mill Creek.

# WATER LINES



The water lines map shows the service system for the North Fairmount Community and adjacent areas. In this instance, virtually every parcel in North Fairmount is served by water, particularly in the areas where vacant land predominates. This fact may provide incentive for the future development of the North Fairmount Community.

## VEHICULAR - PEDESTRIAN CIRCULATION

North Fairmount is faced with unique vehicular circulation problems. The major arteries funnel traffic through the heart of the community and serve as major access routes to industry, commercial activity, and the residential streets of the neighborhood. Beekman Street, which runs from I-74 to Cummins Street, functions as an important regional artery from I-74, and in conjunction with Cummins Street and State Avenue, acts as a continuous industrial route for the western Mill Creek Valley, and as an interchange connecting several viaducts crossing the Mill Creek Valley. Baltimore Avenue and Westwood Northern Boulevard are major east/west access routes from Beekman Street and the Hopple Street Viaduct to the various communities west of the Mill Creek Valley. Baltimore Avenue runs almost entirely through the center of North Fairmount, while Westwood/Northern Boulevard functioning with the Hopple Street Viaduct, intersects Beekman Street in the northeast corner of the neighborhood.



*Three major arteries funnel traffic into the community, providing access to industry, commerce and residential areas.*

Heavy traffic volumes on these major arteries pose several problems for the community. First, the intersection of Beekman Street, the Hopple Street Viaduct, and the Westwood/Northern Boulevard, are particularly vulnerable to traffic accidents and peak volumes in excess of capacity. Second, the 30 foot roadway of Beekman Street is grossly inadequate for the existing volumes. Third, the intersections of Baltimore and Beekman, and Beekman and Cummins Streets form a directional break in traffic flow that adds to the prob-

lems of traffic congestion.



*Heavy traffic volumes result in traffic jams and contribute to accidents, pollution, and deterioration.*

Traffic signals, annual accident counts and traffic volumes for the streets in the North Fairmount Community have been charted on a map entitled Vehicular Circulation Study, which is located on the following page. Table 20 and the map entitled Transit Routes shows all of the transit routes serving North Fairmount.

There are three main transit routes in North Fairmount. Transit Route No. 49 runs south along Baltimore Avenue to Beekman Street, then on to downtown Cincinnati; Route No. 27 follows Beekman Street south to Cummins, then south to downtown Cincinnati; and Route No. 64 follows Baltimore Avenue southeast to Beekman, then north and east across the Hopple Street Viaduct.

The neighborhood has experienced drag racing on several of its residential streets. This problem, along with the high traffic volumes discussed above, forms a deterrent to pedestrian circulation and presents potential as well as actual safety hazards to the community's residents.

#### GOALS

The existence of major traffic arteries within the community must be taken into consideration in the

development of community goals with respect to vehicular/pedestrian circulation. Therefore, the primary goal for vehicular/pedestrian circulation is:

1. The provision of safe and efficient vehicular and pedestrian circulation, an end to heavy traffic congestion, and the curtailment of abuses on the rights of neighborhood residents in the continuing use of residential streets for drag racing.

#### OBJECTIVES

1. To develop a system of traffic regulation and movement that will provide safe, easy access to community facilities and other neighborhoods.
2. To reduce the negative effects created by the existence of major arteries within the community.
3. To isolate pedestrian circulation in areas of high traffic volumes.
4. To provide adequate vehicular capacities on major arteries, and to isolate residential streets from the negative effects of these and other traffic problems.

#### RECOMMENDATIONS FOR VEHICULAR/PEDESTRIAN CIRCULATION

Four programs and projects have been developed to help solve the vehicular/pedestrian circulation problems which face the North Fairmount Community.

1. The development of a continuous pedestrian movement system including crosswalks, paths and traffic buffer zones that will link residential areas, parks, open spaces, and community facilities is recommended to reduce the negative effects of traffic on pedestrian circulation.
2. To enhance the effectiveness of a pedestrian movement system, it is proposed that applicable residential streets be cul-de-saced to discourage through traffic and drag racing.
3. To provide adequate capacities for vehicular



traffic, it is recommended that Beekman and Cummins Streets, and the Westwood/Northern Boulevard/Hopple Street/Beekman Street intersection be redesigned, widened and otherwise improved.

4. As a result of the redesign of the four mentioned arteries, it will become necessary to provide residential access streets designed in conjunction with arterial improvements. In general, this will consist of the realignment or relocation of existing access streets.

Projects proposed under Program 1 and discussed in Proposed Alternative Concepts are:

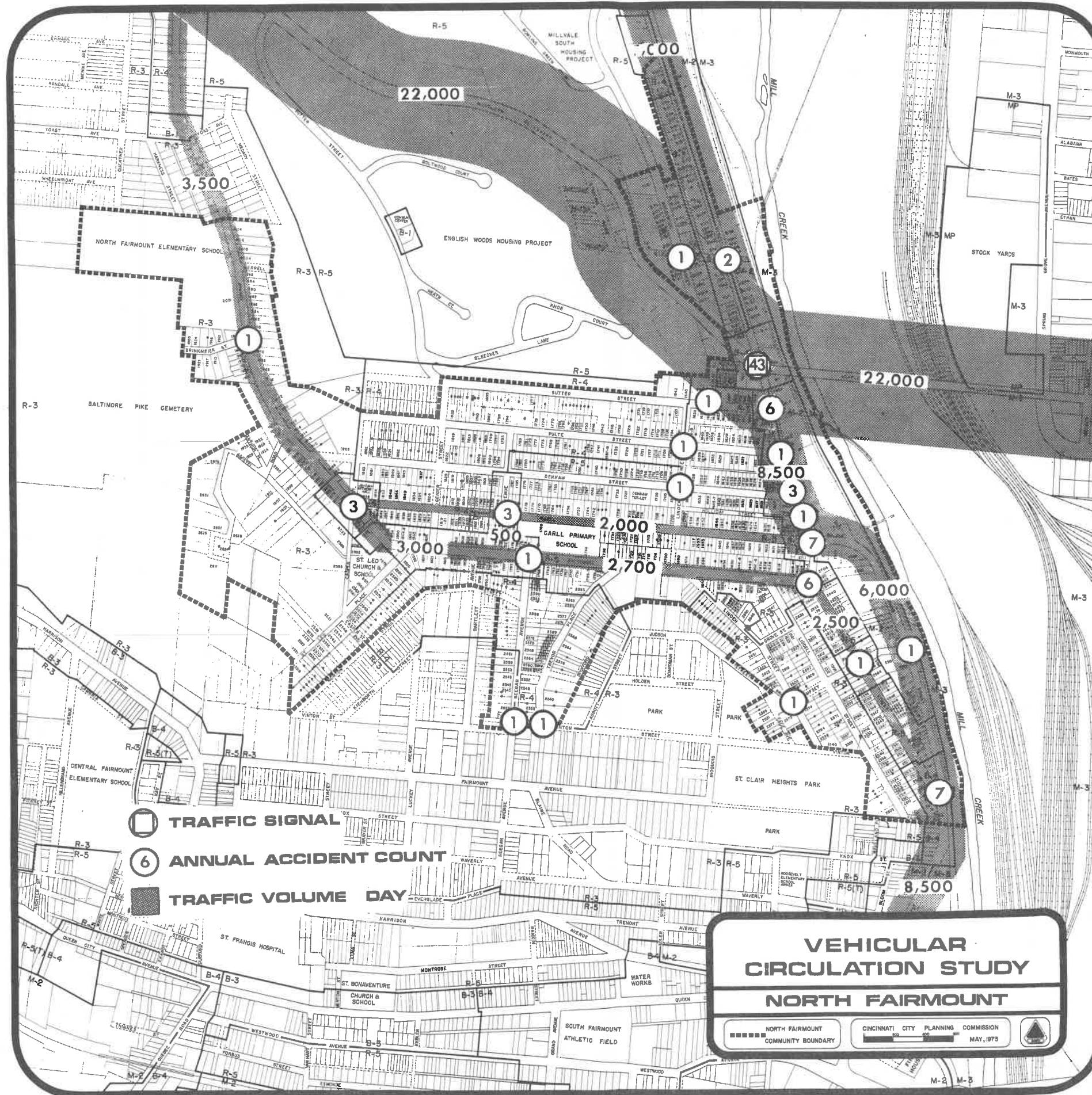
- a) Closing Seegar Street between Baltimore and Carll Streets and installing a pedestrian pathway with steps and ecological features.
- b) Closing Linden Street between Baltimore and Pulte Streets to vehicular traffic and installing a pedestrian path with steps and ecological features. This project is designed to direct pedestrian movement away from major traffic areas, combine the existing community center with the recently constructed swimming pool complex and recreational facilities, and link the Linden Street steps with the recreational areas of the community, thereby facilitating access to Hillside Park and eliminating the safety hazards of combining pedestrian and vehicular movement.
- c) The local improvement of Beekman Street as described in Program 3 should include the widening of Beekman Street from Hopple Street to Cummins Street; closing Beekman Street between Cummins and Baltimore Avenue; redesigning the Cummins and Carll Street intersection at Beekman Street; and the redesign and improvement of Hopple/Beekman/Westwood/Northern Boulevard intersection. In the event of the relocation of the industry on the east side of Beekman Street, the widening of Beekman Street through this property should be considered as an alternative.

Projects under Programs 2 and 4 include:

- a) The cul-de-sacking of Pulte Street at Seegar Street.
- b) The cul-de-sacking of Denham Street at Casper Street.

- c) Realignment of Seegar Street between Baltimore Avenue and Carll Street to act as the major residential access route.
- d) Relocation of Linden Street 400 feet to the east to provide a north/south connector route, with Denham Street intersecting the relocated Linden Street.

# VEHICULAR CIRCULATION STUDY

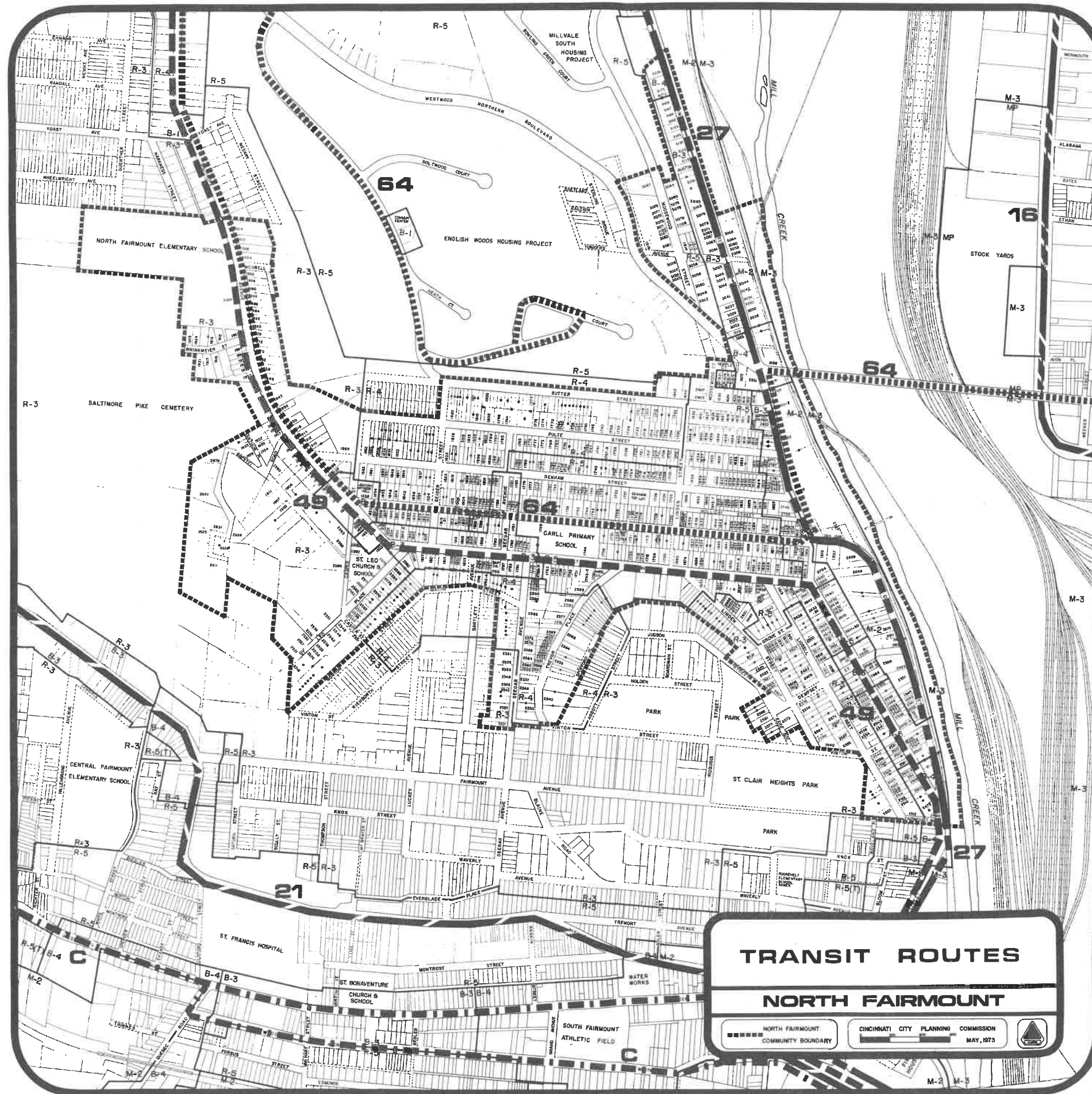


The vehicular circulation map shows the location of traffic signals, annual accident counts, and the volume of traffic per day on major arteries. The only traffic signal in the community is at the intersection of Beekman Street/Hopple Street/Westwood Northern Boulevard.

TABLE 16 - TRANSIT DATA  
 Information from 1953-1972 Cincinnati Transit Schedule  
 NORTH FAIRMOUNT COMMUNITY

Year	Bus No.	Bus Route	Daily Trips Inbound	Daily Trips Outbound
1955	SC	South Cumminsville to Downtown	94	87
1972	27	South Cumminsville to Downtown	27	31
1954	49	North Fairmount to Downtown	91	84
1972	49	Faye Apartments to Downtown	33	34
1953	Q	McHenry to Camp Washington	42	40
1971	64	McHenry to Downtown	22	22
1954	TRANSIT TRIPS NORTH FAIRMOUNT		227	211
1972	TRANSIT TRIPS NORTH FAIRMOUNT		82	87

# TRANSIT ROUTES



There are three main transit routes that serve the North Fairmount Community. Transit Route No. 49 runs south along Baltimore Avenue to Beekman street, then on to downtown Cincinnati; Route No. 27 follows Beekman Street south to Cummins, then south to downtown Cincinnati; and Route No. 64 follows Baltimore Avenue southeast to Beekman, then north and east across the Hopple Street Viaduct.

## OPEN SPACE AND RECREATIONAL OPPORTUNITIES

The problem of open space and recreation encountered in the North Fairmount Community has become increasingly acute with the changing character of the population. More than 46 percent of the neighborhood's population is under 18 years of age as shown in Tables 4 and 5. The new swimming pool, Denham Street tot lot, and school playgrounds are the only available recreational facilities. The only park in the surrounding areas is the St. Clair Heights Park, located on the hilltop at the east end of Fairmount Avenue; the steepness of the hillside makes it a barrier between the park and the North Fairmount Community, making it hard for the young residents of North Fairmount to use the facility. This is illustrated by the map entitled Parks and Recreation on the following page.



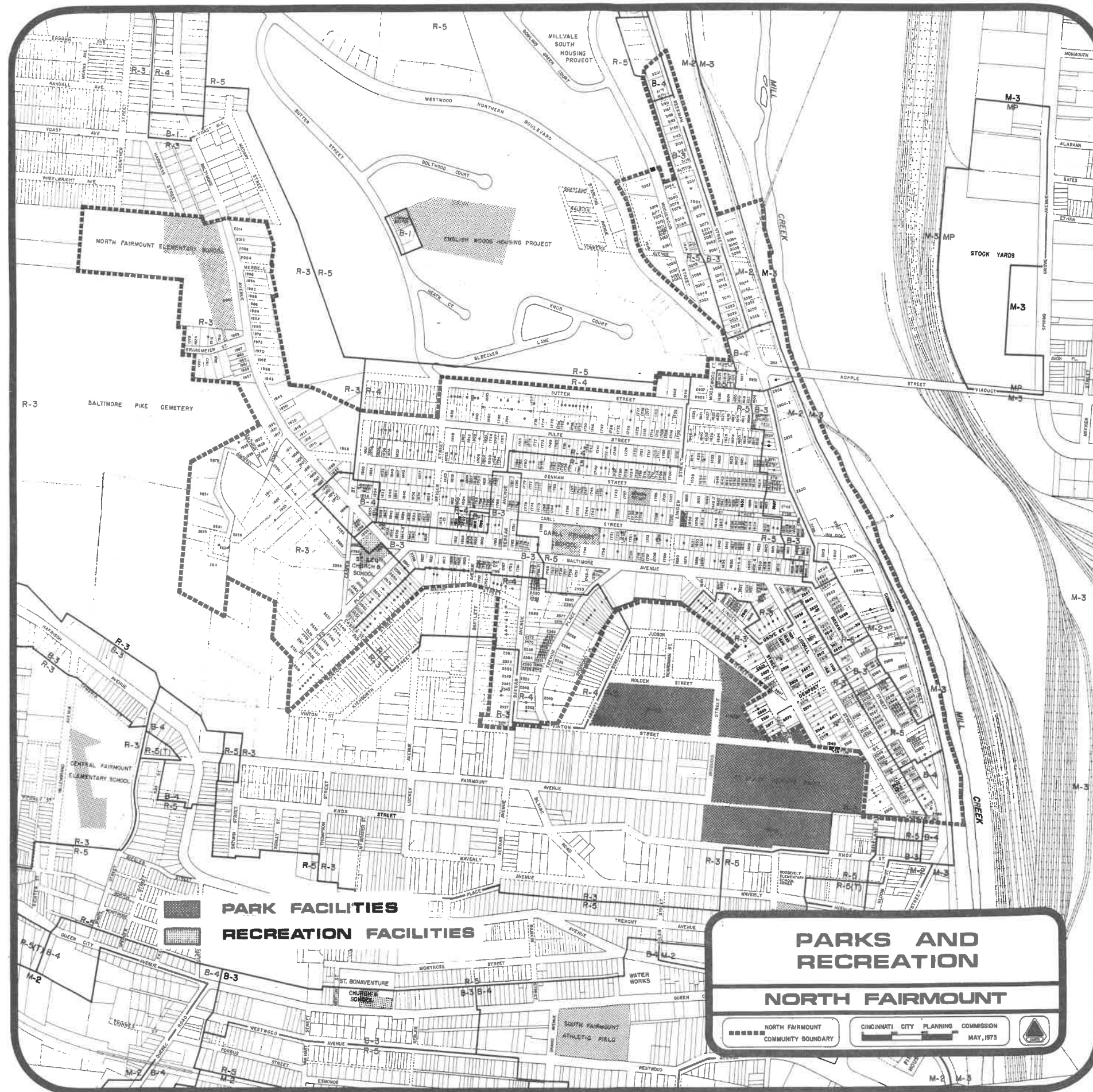
*The rapidly changing character of the population has aggravated the lack of recreation facilities.*

### GOALS

With the problems stated above, the primary community goal for recreation is two-fold:

1. To provide adequate open space and recreational opportunity for the neighborhood's population; and
2. To make use of available opportunities while providing easy community access to these facilities.

# PARKS AND RECREATION



This map shows the North Fairmount Community's park and recreational facilities. The only park facilities in the general area are outside of the community's boundaries; access to these facilities is made more difficult by the topography, and the only recreation facilities in the community are the new pool, Denham Street tot lot, and the school playgrounds.

## OBJECTIVE

1. To provide active recreational facilities; to protect the available open space; and to develop the appropriate open space as parks.

## RECOMMENDATIONS FOR OPEN SPACE AND RECREATIONAL OPPORTUNITIES

Two programs and two projects have been developed to help solve the problems of open space and recreational opportunities.

1. The creation of a community core by concentrating random community facilities is proposed for the central area of the neighborhood, to be developed in conjunction with pedestrian circulation improvements.

Projects under Program 1 are:

- a) The establishment of an expanded playfield in conjunction with the Denham Street Tot Lot west to the relocated Linden Street and east on the adjacent vacant properties. The construction of two softball diamonds and ecological features are proposed for this playfield.
2. The development of greenery zones in conjunction with Hillside Preservation and Park and Recreational Facilities is proposed, to be adequately protected by environmental controls.

Projects under Program 2 are:

- a) The acquisition of vacant properties adjacent to pedestrian walkways and existing recreational facilities to be planted with trees and shrubs and utilized as open space.
- b) The wooded hillside area south of Baltimore Avenue should be acquired as an extension of St. Clair Heights Park as soon as possible.



## NEIGHBORHOOD BUSINESS DISTRICT AND ECONOMIC CHARACTERISTICS

Business in the North Fairmount Community has deteriorated in both number and available services as the neighborhood declines in population and average income.

With the decline of population, as discussed previously in this report, the economic characteristics have also been a factor in the deterioration of the neighborhood and business district. The statistical information found in Table 18 reveals that the neighborhood's average annual income is \$7,614, compared with the average for the City of Cincinnati, which is \$10,435 per year.

Many of the small proprietorships offering basic services to the community were unable or unwilling to remain in the neighborhood as conditions deteriorated. The existing market area at Carl and Seegar Avenue has literally vanished, so that the neighborhood has been left without locally oriented commercial outlets.



*The business area at Carl Street and Seegar Avenue declined as the neighborhood deteriorated.*

Many basic community needs are served by local businesses, such as supermarkets, barber shops and drug stores. Low income families, the elderly, and the handicapped are often unable to travel beyond walking distance for such basic items, and the provision of these necessities on

a local scale adds to the convenience and desirability of a residential location.



*The deterioration of the business district has reduced the number of local stores serving basic community needs.*

#### GOAL

Therefore, the goal for the North Fairmount Business District is:

1. To encourage the location of desirable businesses oriented to local community needs and made easily accessible to the residential areas of the North Fairmount Community.

#### OBJECTIVE

The objective of the North Fairmount Business District is:

1. To concentrate existing neighborhood businesses at the intersection of Carll Street and Seegar Avenue, and to reinforce this area as a business district by rehabilitating deteriorated structures and providing for convenient and easy access to the neighborhood.

TABLE 17 - ECONOMIC CHARACTERISTICS  
 U.S. Census Information, 1970, by Tract  
 NORTH FAIRMOUNT COMMUNITY

<u>CENSUS TRACT</u>	<u>RECORD TYPE</u>	<u>AVERAGE INCOME</u>	<u>No. of FAMILIES</u>	<u>INCOME, X No. of FAMILIES</u>
86.01	White	6,248	624	3,898,500
	Black	6,108	553	3,377,850
	Total	6,182	1,177	7,276,350
86.02	White	14,500	5	72,500
	Black	4,796	299	1,434,050
	Total	4,956	304	1,506,550
88	White	9,834	1,128	11,092,650
	Black	7,476	68	508,400
	Total	9,827	1,196	11,655,350
NORTH FAIRMOUNT:	White	8,574	1,757	15,063,650
	Black	5,783	920	5,320,300
	Total	7,614	2,677	20,383,950
CINCINNATI:	White	11,557	80,847	934,373,900
	Black	7,225	28,125	203,229,450
	Total	10,435	109,383	1,141,405,050

## RECOMMENDATIONS FOR THE NEIGHBORHOOD BUSINESS DISTRICT

A program and a project were developed as a possible solution for the community's neighborhood business district problem.

**Program:** Existing neighborhood business establishments along Baltimore Avenue should be phased out or relocated at the intersection of Carll Street and Seegar Avenues; the adjacent parcels should be used for the development of new housing, elderly housing and the community center, thereby concentrating random facilities and business establishments in the most viable area of the community.

**Project:** Structures containing business establishments at Carll Street and Seegar Avenues should be rehabilitated where necessary; adjacent vacant properties should be purchased and developed as parking lots; and new structures should be constructed to provide floor space for businesses relocated from Baltimore Avenue or for the establishment of a new community related business, such as a supermarket.

## MANUFACTURING AND WAREHOUSING

The North Fairmount Community has been both blessed and burdened by the existence of a light industry located on Beekman Street between the Hopple Street Viaduct and Cummins Street. The land use map in Section 2 (Housing Conditions) shows the exact location of this light industry and other small warehouses in the community. On the positive side, the industry has created skilled and unskilled jobs that have added to the economic stability of the neighborhood and provide a potential for the location of residents in North Fairmount. The employment of workers has provided businesses located in the same general vicinity with valuable customers, and this employment is a source of tax revenue for the City.



*The Buckeye Foundry has provided the City and Community with jobs, tax revenue, and customers for local businesses.*

However, the location of the industry on Beekman Street has added to the traffic congestion described under Vehicular/Pedestrian Circulation in several ways:

1. Trucks making deliveries to the industry are forced to use Beekman and Cummins Streets as a truck route and cause traffic on this busy thoroughfare to

congest while making the turn into the site from Beekman/Cummins Street.

2. Employees entering and leaving the plant add further to congestion and create parking problems.
3. Noise and air pollution from trucks and increased traffic volumes reduce the desirability of the area as a residential neighborhood.
4. Heavy traffic volumes, noise and air pollution present barriers to pedestrian traffic.



*Trucks making deliveries to the industrial area must use the already congested Beekman and Cummins Streets.*

Besides traffic and pedestrian considerations, the buildings that house the industry are unsightly and in poor repair, adding further to the blighting effects on the community as a whole.



*The industrial buildings are unsightly and in poor repair. Inadequate parking space adds to the congestion on Beekman Street.*

The possibility exists that this industry may eventually relocate to a site outside of the North Fairmount Community; should this materialize, several opportunities for the use of this property will become available for execution of community redevelopment.

#### GOAL

The goal for manufacturing and warehousing is:

1. To encourage all types of economic activity which add to the stability of the neighborhood by providing jobs for community residents, while insuring that any existing or future development of such economic activity does not conflict with the community's desire for an attractive, well-maintained, and primarily residential community.

#### OBJECTIVE

The objective for manufacturing and warehousing is:

1. To reduce the effects of heavy traffic volumes in the industrial complex area; to renovate the unsightly building comprising the industrial complex; and to provide new jobs for the residents of North Fairmount by encouraging new desirable types of establishments to locate in the Beekman Street area.



*The North Fairmount Community has been both blessed and burdened by the industrial complex. Several opportunities for redevelopment of the area within the framework of the community plan may materialize should the industry relocate outside of the community.*

#### RECOMMENDATIONS FOR MANUFACTURING AND WAREHOUSING

Three programs and two projects were developed to deal with the manufacturing and warehousing problems stated above.

##### Programs:

1. Adequate parking facilities should be provided



for all employees of the industrial complex in conjunction with the Beekman/Cummins Street improvements described under Vehicular/Pedestrian Circulation.

2. The rehabilitation of the buildings comprising the industrial complex should be encouraged by the community.
3. Vacant parcels resulting from the demolition of blighted structures in the Beekman/Carll/Pulte/Linden Street area should be reserved for the future development of desirable industrial and/or warehousing establishments.

Projects:

1. The construction of a parking lot for the east side of Cummins Street at Beekman Street. This project would entail the purchase of parcels south of and adjacent to the industrial complex on Cummins Street and should be developed in conjunction with Beekman/Cummins Street improvements.
2. Acquisition and demolition of structures between the relocated Linden Street east to Beekman Street and north from Carll Street to Pulte Street, and the subsequent construction of a warehousing complex at this site. Should the relocation of the existing industrial complex occur, this development should extend east from Linden Street to the relocated Beekman/Cummins Street improvement.

## ENVIRONMENTAL QUALITY

The North Fairmount Community is constantly afflicted by air pollution from several sources. The Mill Creek Valley, which borders the community on the east, is a natural catch basin for auto exhausts from the I-75 Expressway, and fumes from the heavily polluted Mill Creek. Fortunately for the community, the prevailing southwesterly winds reduce the concentration of pollutants and bring in relatively fresh air from the south and western hilltops. However, during sustained periods of calm or atmospheric inversion, the pollutants stagnate over the area, and pollution levels may become extremely high. Other important sources of pollution are the heavily traveled arteries on the north, east and southern extremities of the community. Traffic concentration on Beekman and Cummins Streets, particularly at the Hopple Street/Westwood/Northern Boulevard intersection, adds heavily to noise and air pollution. It has been established that over 90 percent of all air pollution upon the community's environment can be accomplished through indirect means; however, a reduction in the number of traffic slowdowns and traffic jams should allow motor vehicles to operate at speeds where their engines are most efficient, i.e., 35-45 mph, thereby reducing the level of pollutants introduced into the community's environment.



*Pollution from industry is a serious problem for the community.*

The geometric mean of all 24 hour air samples taken at the Fairmount Air Pollution Control Station, utilizing weekly high volume air samples over a one year period, was listed at 114 micrograms of pollutants per cubic

centimeter of air for 1971 (these statistics can be found in Table 18 on the following page). This 114 micrograms/cubic centimeter is nearly twice the accepted air quality standard of 60 micgograms of pollutants per cubic centimeter of air. The air quality standard for maximum concentrations in a 24 hour maximum registered at the Fairmount Testing Station was 220 micrograms per cubic centimeter.

#### GOAL

The environmental quality goal is:

1. To reduce the air and noise pollution from automobiles and trucks and retain and protect the environmental assets of the community, such as trees, bushes and open space.

#### OBJECTIVE

The objective of environmental quality programs is:

1. To bring levels of air pollution within the 60 microgram per cubic centimeter standard for the geometric mean and to provide environmental barriers and buffer zones to reduce the unpleasant effects of noise, air pollution, and solid particulate matter.

#### RECOMMENDATIONS FOR ENVIRONMENTAL QUALITY

After defining the problem of the environmental quality of North Fairmount, one program with two projects was developed to help solve the above stated problems.

##### Program:

1. Consists of the planting of ecological features, such as trees, bushes and shrubs in selected areas of the community.

##### Projects:

1. Consists of the creation of ecological buffer zones along Baltimore Avenue, Beekman Street and at the

TABLE 18 - AIR QUALITY CHARACTERISTICS

NORTH FAIRMOUNT COMMUNITY

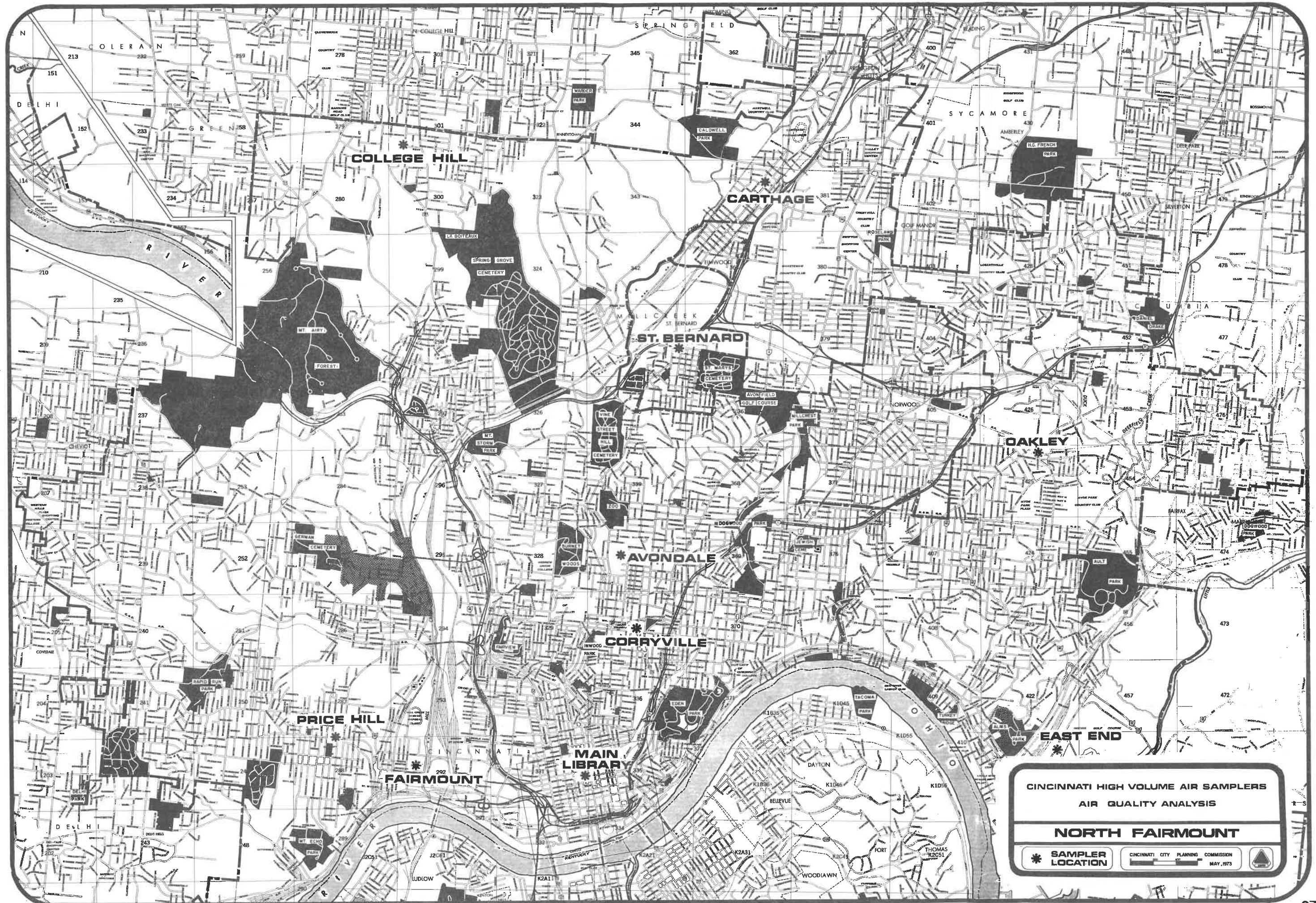
Location of Air Test	1 9 7 1			1 9 7 2					
	No. of Samples	Geom.* Mean	Max.** 24 Hrs.	No. of Samples		Geom.* Mean		Max.** 24 Hrs.	
				1Q	2Q	1Q	2Q	1Q	2Q
Cincinnati Main Library	52	94	244	15	14	93	84	171	142
College Hill Firehouse	52	63	162	15	15	60	64	124	119
Avondale Kettering Lab.	52	87	270	15	15	84	90	202	164
Oakley Firehouse	54	78	141	15	15	77	81	110	114
Carthage Firehouse	54	104	227	15	15	93	108	160	186
Price Hill Firehouse	50	76	167	15	15	71	76	120	128
St. Bernard Firehouse	53	169	334	15	14	138	160	230	309
Corryville - Ohio National Life Bldg.	53	87	187	14	15	87	88	182	140
Fairmount APC Bldg.	52	114	220	15	15	116	107	196	163
East End - Lunken Airport Firehouse	43	70	125	15	15	66	67	127	92
Morrow, Ohio Little Miami Junior High	12	35	73	13	15	44	52	72	90
Lebanon, Ohio Senior High	3	43	61	15	15	52	60	77	115

\* Geometric Mean should not exceed 60.

\*\* Max. 24 hrs. should not exceed 150.

intersection of Hopple Street and Westwood/Northern Boulevard with Beekman Street by planting trees, shrubs and bushes along these streets.

2. Consists of planting trees and bushes on vacant properties adjacent to and in conjunction with pedestrian paths, parks and playgrounds.



**CINCINNATI HIGH VOLUME AIR SAMPLERS  
AIR QUALITY ANALYSIS**

**NORTH FAIRMOUNT**

**SAMPLER LOCATION**

CINCINNATI CITY PLANNING COMMISSION  
MAY, 1973

## HILLSIDES

The community of North Fairmount is located in a valley surrounded on the north, west and south by hills with slopes of 25 percent or greater. Forty percent of the community is situated on the hillside. Most of the land located on the hillsides is open space, with residential structures scattered throughout.

These green hillsides have provided the community with an unusual aesthetic asset which is unique in character. The visual interplay of human development with natural cover offers the residents of the community an unusually rewarding visual experience. This type of greenery also provides a psychological relief by breaking up the monotony of dense urban development.



*Tree-covered hillsides provide a unique visual character.*

In addition to values related to aesthetics and psychological relief, hillsides are assets for economic, health and social reasons. Social, because they promote community identity through their acting as community separators; economic, because they form land banks for future development and stabilize property values by absorbing economic shocks as land use buffers between communities; and health and safety, because they moderate the local climate conditions, minimize air pollution, and regulate natural drainage. Unless action is taken to preserve the hillsides, it will not be too long before they will transform assets to liabilities.



*The psychological and physiological relief of the hillsides must be protected.*

In 1968 a Hillside Study was performed in the City of Cincinnati with the purpose of describing the characteristics of the hillsides and developing plans for each hillside. The study consisted of the mapping and distributing of the hillsides within the City and developing environmental policies for each hillside.

Two out of the 25 hillsides described in the study are hillsides which surround the North Fairmount Community. These designated hillsides are shown on the map entitled Proposed Hillside Preservation Areas, located on the following page.

#### GOAL

Since the hillsides of North Fairmount are very important and due to the fact that so much land is located on the hillsides, the primary goal of the community is to preserve these hillside areas.

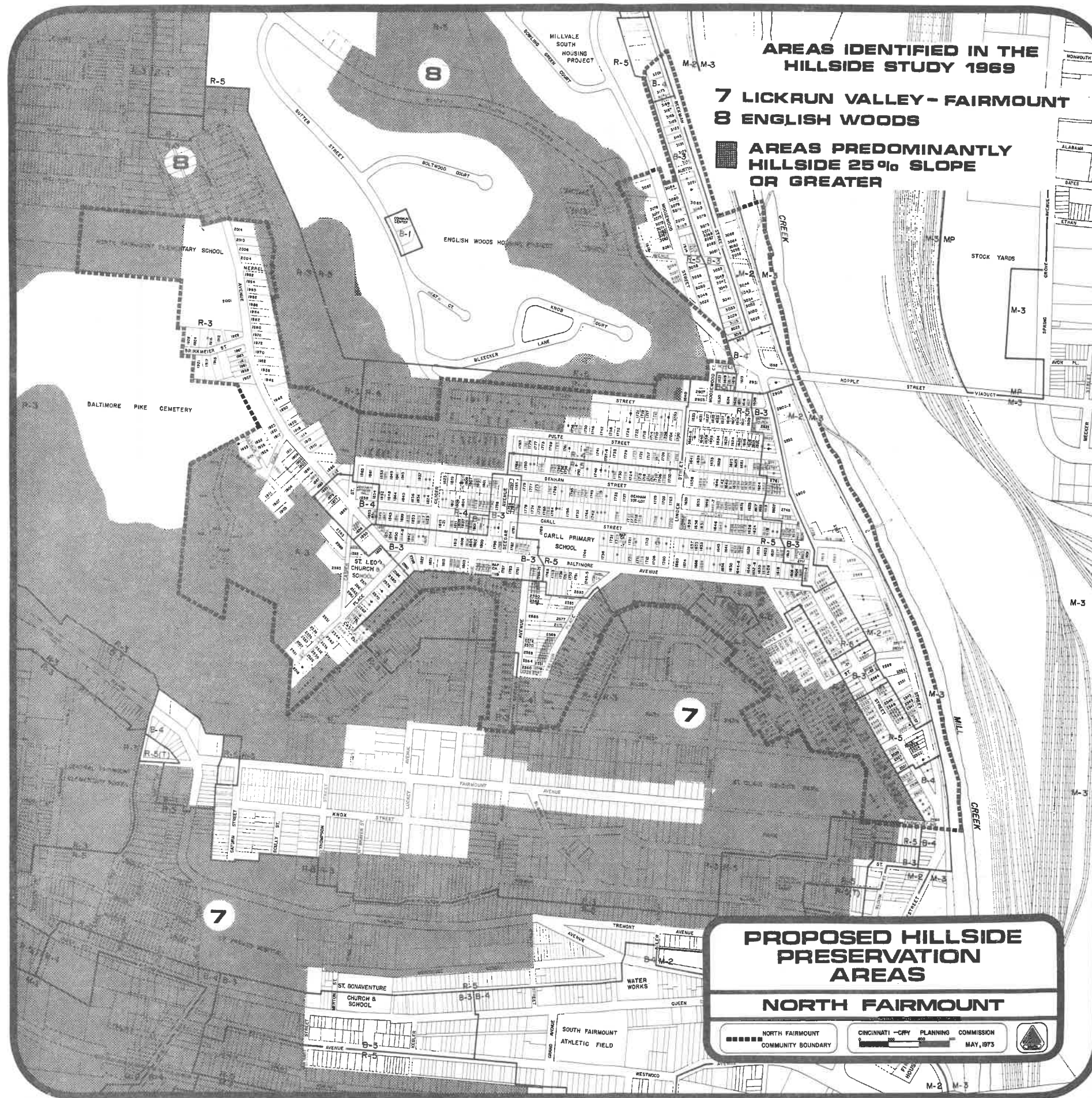
#### OBJECTIVE

The North Fairmount Community's objectives for hillside preservation are:

1. To maintain the hillsides where possible to act as a community separator; as such, they stabilize the social structure and land values of the communities between which they are located.
2. Tree coverage should be retained as much as possible for its visual importance. When the com-



# PROPOSED HILLSIDE PRESERVATION AREAS



The proposed hillside preservation area map shows the hillsides that were selected for the 1968 hillside study. These are the Lick Run Valley - Fairmount Hills, which includes the northern and southern hillsides, and English Woods.

munity is seen from the local streets or the Mill Creek Expressway (I-75), the tree covered hillsides reduce psychological tension and provide the community with a unique visual experience.

3. The volume of new structures should be regulated to insure conformity with the character and scale of the hillsides which must be protected as much as possible.
4. Any new development on the hillsides should be controlled to ensure the safety of the residents, prevent hillside slippage and erosion, and to minimize undesirable physical change.

#### RECOMMENDATIONS FOR HILLSIDE PRESERVATION

Two programs and two projects were developed to help solve the problems faced by the community for hillside preservation.

##### Programs:

1. To maintain the hillside as a community separator and to utilize the hillsides as a visual experience, a program to preserve and create hilltop and hillside wooded open space should be initiated. A neighborhood committee should be created to plant new trees and maintain the trees already standing along the hilltops and hillsides.
2. To regulate the volume of new development and to control the deterioration of the hillsides because of development, the North Fairmount Development Corporation should encourage the establishment of design controls and a review of any proposed hillside development.

##### Projects:

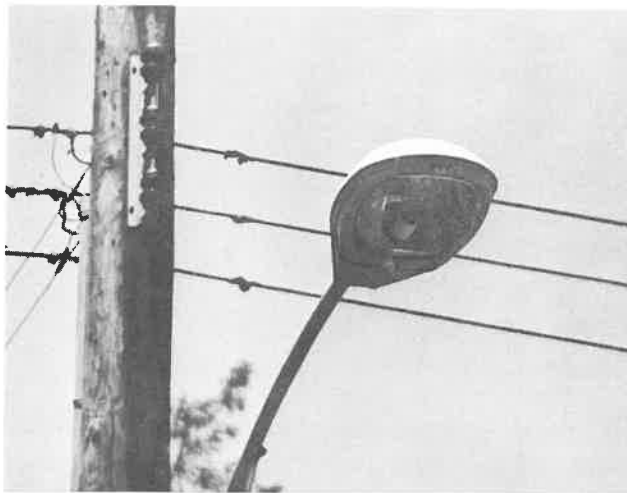
1. Both programs will fall under one project, with the North Fairmount Development Corporation being the major influence. The Development Corporation, as it acquires land, should limit its development along the north and south hillsides to low density structures which are largely hidden by tree cover. As a result, the open wooded spaces on the hillsides should add to the aesthetic quality of the North Fairmount Community.

2. As recommended in the Recreation and Open Space Plan, the wooded hillside south of Baltimore Avenue should be acquired as an extension of St. Clair Heights Park as soon as possible.

## PUBLIC SAFETY

The North Fairmount Community is located in District Three of the Cincinnati Police Division, which is divided into seven Beats. The North Fairmount Community is covered by two different Beats, Nos. 306 and 307. The map on the following page illustrates the District Three boundary, the Beat boundaries and the boundary of the North Fairmount Community.

The lack of youth programs and recreational opportunities in North Fairmount is responsible in part for the large amount of vandalism occurring in the neighborhood. The rapid change in the population characteristics from 1950 to 1970, in which the population of the community under 18 years of age rose to 42 percent of the total population, left the community ill equipped to deal with the problems of youth.



*Vandalism can be reduced through youth activity programs.*

The community's safety, as revealed by the crime characteristics tabulated in Tables 20-A and 20-B on the following pages, is relatively similar to the average of the overall city. However, there are still problems of safety within the community. The records of robbery, aggravated and non-aggravated assault, and breaking and entering, are slightly higher in North Fairmount than the overall city's average.



TABLE 19-A - CRIME STATISTICS, ACTUAL OFFENSES  
 Cincinnati Police Division - 1970, 1971  
 NORTH FAIRMOUNT COMMUNITY

OFFENSES	YEAR	CENSUS TRACT			NORTH FAIRMOUNT	CITY	% of CITY *
		86.01	86.02	88			
Murder	1970	-	-	-	-	59	.00
	1971	-	-	-	-	79	.00
Manslaughter	1970	0	0	0	0	35	.00
	1971	-	-	-	-	28	.00
Rape	1970	2	0	-	2	170	1.17
	1971	1	0	0	1	189	.53
Robbery	1970	10	1	-	11	1,236	.89
	1971	17	1	0	18	1,749	1.03
Assault:							
Aggravated	1970	7	1	2	10	790	1.26
	1971	8	1	0	9	819	1.10
Non-Aggravated	1970	36	3	1	40	3,033	1.32
	1971	33	3	2	38	3,156	1.20
Breaking and Entering	1970	59	5	2	66	6,395	1.03
	1971	77	7	4	89	9,751	.91
Larceny Theft	1970	78	7	4	90	14,517	.62
	1971	57	5	5	67	14,950	.45
Auto Theft	1970	14	1	2	17	2,627	.65
	1971	20	2	2	24	3,149	.76
Total	1970	206	18	11	236	28,862	.82
	1971	213	19	13	246	33,870	.72

\* North Fairmount Population is 0.8% of City of Cincinnati.

TABLE 19-B - CRIME STATISTICS, MINOR ACCIDENTS  
Cincinnati Police Division - 1970, 1971  
NORTH FAIRMOUNT COMMUNITY

ACCIDENTS	YEAR	CENSUS TRACT			NORTH FAIRMOUNT	CITY	% of CITY *
		86.01	86.02	88			
Assaulted	1970	6	1	0	7	702	.99
	1971	4	0	0	4	743	.53
Sick	1970	81	7	3	91	8,810	1.03
	1971	50	4	2	56	8,504	.66
Injured in Accident	1970	36	3	1	40	3,993	1.00
	1971	21	2	1	24	3,706	.65
Found Dead or Killed in Accident	1970	4	0	0	4	1,111	.36
	1971	3	0	0	3	1,087	.28
Suicides and Attempts	1970	1	0	0	1	284	.35
	1971	1	0	0	1	315	.32
Animal Bites	1970	19	2	1	22	1,843	1.19
	1971	8	2	1	11	1,868	.59
Other	1970	2	0	0	2	379	.53
	1971	0	0	0	0	473	0
Lost Children Found	1970	0	0	0	0	25	0
	1971	0	0	0	0	38	0
Total	1970	149	13	5	167	17,147	.97
	1971	87	8	4	99	16,735	.59

\* North Fairmount Population is 0.8% of City of Cincinnati.

TABLE 19-C - CRIME STATISTICS, MISCELLANEOUS INCIDENTS

Cincinnati Police Division - 1970, 1971

NORTH FAIRMOUNT COMMUNITY

INCIDENTS	YEAR	CENSUS TRACT			NORTH FAIRMOUNT	CITY	% of CITY *
		86.01	86.02	88			
Place Found Open	1970	15	1	0	16	2,907	.55
	1971	4	0	0	4	2,142	.18
Property Lost	1970	7	1	1	9	2,288	.39
	1971	4	0	0	4	2,100	.19
Property Found	1970	4	1	0	5	1,086	.46
	1971	3	0	0	3	1,196	.25
Burglary or Robbery Alarm	1970	9	1	1	11	3,581	.31
	1971	8	1	1	10	4,457	.22
Property Confiscated	1970	2	0	0	2	194	1.03
	1971	0	0	0	0	203	0
Property Damaged	1970	15	1	1	17	1,831	.93
	1971	9	1	1	11	1,706	.64
Other Incidents	1970	0	0	0	0	146	0
	1971	0	0	0	0	168	0
Total	1970	52	5	3	60	12,033	.50
	1971	28	2	2	32	11,973	.27

\* North Fairmount Population is 0.8% of City of Cincinnati.



## GOAL

With these statistics in mind, the North Fairmount Community's goal for public safety is:

1. To have adequate public safety services and facilities in the community to meet the needs of the residents.

## OBJECTIVE

The North Fairmount Community's objective for public safety is:

1. To create or adopt better safety and protection programs for the community.

## RECOMMENDATIONS FOR PUBLIC SAFETY

Four programs with two projects were developed to cope with the public safety problems of the community.

### Programs:

1. With assault and robbery at a higher percentage in North Fairmount than for the city as a whole, more lighting on the streets should be provided in the community.
2. To get the community involved, a program should be set up to inform citizens about various crime prevention techniques.
3. Youth opportunity programs should be set up to provide constructive recreational activity, extra-curricular educational exposure, and vocational experience, utilizing available community facilities to promote responsible community involvement and to offset vandalism.
4. In the interest of public safety, it is proposed that the Com-Sec program be extended into the North Fairmount Community. This program, currently in operation in District One, provides the community with a walking patrolman, which helps facilitate the crime prevention program and creates greater security for the community.

**Projects:**

1. Since lighting is very important for protection and security, adequate lighting using street lights, spotlights and ground lights are proposed for all streets, alleys, proposed pedestrian walkways and pathways, the neighborhood business district, and parks and recreational sites.
2. For better police protection and greater security for the community, the Com-Sec program or "on foot patrol system" and a special crime prevention class held by the Police Division should be sponsored by the North Fairmount Community.

## SENIOR CITIZENS' FACILITIES

The 1970 Census indicates that persons 65 and older constitute 8.5 percent of the North Fairmount population. This data indicates, by block data, that most of the elderly live in the western portion of the community. Even though there are only 317 elderly persons out of North Fairmount's total population of 3,730, the community feels that provisions for needs of the elderly are important considerations in the development of the community plan.

Most of the elderly are unable to travel to distant facilities, such as drug stores or grocery stores. There are few neighborhood facilities in North Fairmount that are within walking distance.

### GOAL

With this in mind, the goal for senior citizens' facilities is:

1. To create adequate facilities and services in the community to meet the needs of the elderly.

### OBJECTIVES

The community's objectives for senior citizens' facilities are:

1. To develop housing for the elderly.
2. The development of an activity and craft center.
3. The development of a senior citizen health center.

### RECOMMENDATIONS FOR SENIOR CITIZENS' FACILITIES

The recommended solutions for senior citizens' facilities have been developed under two programs and two projects.

Programs:

1. To develop a craft center, a program should be implemented to create activities that would be suitable for the elderly. Suitable activities would bring the senior citizens together, motivate enjoyment and happiness, and create the feeling of importance in the community.
2. Through a community health service, a health program for senior citizens should be created. The program would entail a free clinic, monthly check-ups, nursing service, and physicians on 24-hour call in case of an emergency.

Projects:

1. Due to the concentration of elderly persons living in the western end of the community, it is suggested that a senior citizens' housing complex be encouraged for development on the west side of Seegar Street.
2. Along with the elderly housing on Seegar Street, a complex with an indoor activity center and small health center is proposed.

# Part V

Implementation

## NORTH FAIRMOUNT COMMUNITY PLAN

### PART V. IMPLEMENTATION

The implementation and execution of the North Fairmount Community Plan is the final goal to which the development of a planning rationale and the development of viable alternative solutions has been directed. Responsibility for the execution of the alternative solutions rests primarily with the North Fairmount Community. The ultimate achievement of the goals and objectives of the community with respect to the planning effort relies entirely upon the quality and vigor of the process of implementation. It is this quality and vigor of the implementation of the North Fairmount Community Plan that will determine the criteria of success by which the community's effort will be judged.

The responsibilities of both the North Fairmount Community Council and the North Fairmount Development Corporation will center on the acquisition of funding for the various projects as described in the alternative solutions. Prospective implementors of the programs described in the Community Plan must be contacted and commitments obtained by the community for their participation in the implementation effort. It will be the primary responsibility of the community to develop potential implementation opportunities and set priorities in the execution of the plan, and insure that the program priorities are followed and completed in a manner that will be beneficial to the most urgent needs of the community.

A suggested outline of the process of implementation should include the following:

The North Fairmount Community Council and the North Fairmount Development Corporation must work toward the full acceptance of the North Fairmount Community Plan by the community. The Plan should be used as a guide in the establishment of programs, the setting of priorities, and the development of implementation strategies by the North Fairmount Community in conjunction with the Housing Working Review Committee. As such, it should be used as a working reference in the development of funding resources.

Review and acceptance of the North Fairmount Community Plan by the City Planning Commission and City Council should be vigorously sought by the community. It is of value here and informative to the community to recite the policy statement of the City Planning Commission on the preparation, review and acceptance of community plans, as follows:

"Recognizing that a viable city is based to a great extent on healthy neighborhoods, we deem the preparation of community plans, with organized community involvement, an essential step towards the improvement of each community, as well as the entire city. They are an expression of the needs, desires and goals of the people of the community and the city.

- . Community Plans, upon completion, should be presented to the City Planning Commission for review and adoption for use as guidelines.
- . The City Planning Commission will review the plan within a period of no longer than three months.
- . The City Planning Commission will then submit to the community a written critique, including the reasoning and criteria upon which it was based.
- . The City Planning Commission will initiate the process for consideration of those zone changes recommended in the plan within 120 days.
- . The City Planning Commission shall also serve as advocate for those parts of the plan which it supports, but cannot alone initiate or implement capital improvements.
- . Those items with which the City Planning Commission disagrees will be the subject of further discussion among the Planning Commission, the proposing community and the other affected communities.
- . These discussions will be held promptly to attempt to resolve the differences.

"A Community Plan, when accepted by the City Planning Commission, becomes a guide for future decisions affecting that community. Portions of the

community plan which may be adopted become amendments to the City Master Plan or any other overall city plan which may subsequently be adopted. The Community Plan is always open to further review by the City Planning Commission and/or the affected community, and it is expected that either party would be informed when and why such a review seems necessary."

The Community Plan is generally accepted after a favorable review by the Director of Planning.

The City of Cincinnati has set up the Community Organization Program Evaluation Task Force (COPE) to aid communities in the process of priority setting for projects. Once priorities have been set and the alternatives developed into specific programs, the implementation effort may begin. Strategies for the development of funding resources should be given immediate attention, and an overall strategy for dealing with housing and community development problems should be established to serve as a framework for implementation activities.

The City may be able to implement some of the public programs recommended by the North Fairmount Community with funds provided in the City's capital improvements budget for the purpose. An annual submission of projects and priorities to the Office of the City Manager must be made by the community. Forms and applications for consideration of projects under the Capital Improvements budget are available through the City Manager's office. The submitted projects will then be considered by that office as a part of an overall plan for improvement of the City's communities in terms of their impact, urgency and service rendered.

#### IMPLEMENTATION OPPORTUNITIES

Several conclusions have been reached with respect to the available opportunities for the establishment of a redevelopment program in the North Fairmount Community. The results of the analysis on data and existing conditions indicates that housing problems and the lack of improvement capital are the two major obstacles to be overcome in the implementation of the community plan.



Recently, several opportunities for Federal funding assistance have become available to communities which are faced with severe housing and facility-related problems. It is strongly recommended that the North Fairmount Community Council and the North Fairmount Development Corporation consider and review opportunities for assistance under the Federal Housing Administration programs. Details and assistance in applying for funds under Federal programs may be obtained from the office of the Federal Housing Administration or from the office of Housing and Urban Development in the Federal Building.

Programs described in Appendix A are taken from the Housing and Community Development Act of 1974, which was recently passed by Congress. More definitive and specific guidelines, other than those outlined by the National Association of Homebuilders, are not yet available. However, these sections of the act offer the most precise information available to interested parties at this time, and contain the basic information on new Federal programs soon to be available, as well as a list of programs to be terminated as of January 1, 1975. It is important to note that these programs, while being terminated, are for the most part combined under Section 8 of the Act, providing low income families in need of housing with similar opportunities available under the old programs. The purpose of the Act is to simplify procedures, provide assistance that is more easily understood and related to the needs of communities, and to realign programs so that they can more effectively achieve the purposes and goals outlined by Congress to deal with the problems of low income persons in need of decent housing.

The programs to be terminated are those which were established by the following acts:

Title I of the Demonstration Cities and Metropolitan Development Act of 1966.

Title I of the Housing Act of 1949.

Sections 702 and 703 of the Housing and Urban Development Act of 1965.

Title II of the Housing Amendments of 1955.

Title VII of the Housing Act of 1961.

The specific programs terminated under these acts are:

Section 101 - Rent Supplements.

Section 221-d-3 - Mortgage insurance for low and moderate income housing projects.

Section 202 - Senior citizens housing.

Section 236 - Rental and cooperative housing for lower income families.

No applications for assistance under these sections will be accepted after January 1, 1975. Projects that have been approved prior to this date will continue to receive assistance for the term of the project, and funding has been approved by Congress for fiscal year 1975.

It must also be noted that the following programs, while maintaining their legal status under the various acts by which they were established, have not received funding for fiscal year 1975; and therefore should not be viewed as viable housing programs.

Section 106-b - Financial assistance for non-profit sponsors of low and moderate income housing.

Section 237 - Home mortgage insurance; special credit risks.

Section 235-j - Mortgage insurance for lower income families; rehabed housing.

Section 221-h - Mortgage insurance for rehabed sales housing.

Section 221-j - Mortgage insurance for conversion from rental to cooperative.

Section 221-i - Mortgage insurance for low and moderate income condominium family unit.

Section 235-i - Home ownership for lower income families.

Section 235-j - Low income home ownership.

Section 8 of the Housing and Community Development Act of 1974 establishes rent subsidy programs for low-income

and very low income families, the elderly and the handicapped. In addition, Section 8 establishes programs for new construction or substantial rehabilitation of dwelling units for rental to low income families and rent assistance payments to owners of existing housing on behalf of eligible families. Mortgage insurance for dwelling units to be constructed or rehabed under Section 8 can be obtained under existing FHA programs established under previous housing acts.

Section 105-a of the Housing and Community Development Act of 1974 provides communities with funding for the acquisition of property, the acquisition and/or installation of public works and facilities, including pedestrian malls and walkways, neighborhood facilities, streets, street lights, and parks, playgrounds and recreational facilities. Also, it provides funds for code enforcement programs, clearance, demolition, or rehabilitation of deteriorated buildings, and the removal of obstructions which restrict the mobility of the elderly and the handicapped. There are provisions made within this section for funding of planning and management activities assisted under programs offered by this Act.

#### COMMUNITY DEVELOPMENT PROGRAMS

The Housing and Community Development Act of 1974 requires local governments to submit a Housing Assistance Plan as a part of the allocation process in receiving Federal funding. This plan must indicate low and moderate income housing needs, available private and public resources, a list of goals and priorities and locations by census tract that are to receive priority status for Section 8 developments. These goals and priorities are to be revised and updated on an annual basis and submitted to the Department of Housing and Urban Development for approval. Cincinnati's Housing Working Review Committee has published the Housing Assistance Plan in compliance with City Council's Housing Strategy Resolution and the requirements of the FHA.

#### HOUSING OPPORTUNITIES

The Housing Assistance Plan has recognized four com-

munities in the City of Cincinnati "...as having the most severe housing problems." They are:

1. Over-the-Rhine
2. Queensgate II
3. Garfield Place
4. Mt. Auburn

The North Fairmount Community does not appear on the priority areas list, even though the housing problems of the area are acute. Data included in the Housing Assistance Plan indicates that North Fairmount is one of the ten areas of the City with the greatest housing problems.

The annual revision of the Housing Assistance Plan presents an opportunity for the North Fairmount Community to work with the Housing Working Review Committee to establish priorities and receive assistance in the implementation of the North Fairmount Community Plan. This document should be used by the Working Review Committee as evidence of the housing conditions in North Fairmount.

For the purpose of providing communities with materials and information regarding applications for Federal funding assistance under Section 8 of the Housing and Community Development Act of 1974, the National Association of Homebuilders has developed an outline of the allocation and authority process and requirements for (1) Section 8 - New Construction and Substantial Rehabilitation Housing Program; and (2) Section 8 - Existing Housing Program Community Block Grants.

For both Sections 8 (1) and (2), the process begins with the allocation of Section 8 contract authority from the Department of Housing and Urban Development to the respective field offices. The total amount of budgeted funds is then apportioned between metropolitan areas (receiving 75 percent of Section 8 funding) and non-metropolitan areas (receiving 25 percent). Funds are set aside for State agencies and FHA owned projects. Units of local government are required to submit their Housing Assistance Plans. Upon the approval of the respective plans, a program mix is established, apportioning available funds to new construction, rehabilitation and existing housing categories.

Upon the completion of the steps described above, the various HUD field offices must issue and advertise invitations for preliminary project proposals. Advertisement for submission of Section 8 proposals includes the direct notification of minority businesses, minority media, fair housing groups, and minority organizations.

Interested parties may obtain the developer's packet from the HUD field office upon request. This packet contains all applicable regulations, forms, requirements, and standards. After the submission of preliminary proposals has been made by the respective owners, the field offices will evaluate the proposals in terms of the application's compliance with HUD regulations. Deficient applications may be corrected within a ten day period after notification of deficiency. Proposals selected to receive funding in accordance with the Housing Assistance Plan will then be notified. Final proposals must be submitted, evaluated, and approved according to specific HUD guidelines; these guidelines are provided by HUD along with the preliminary proposal's notification of approval.

Upon final acceptance of proposals by the respective owners and the Department of Housing and Urban Development, the administrative agent shall prepare an "Annual Contributions Contract" and an "Agreement to Enter into Housing Assistance Payments Contract" which shall constitute the final agreement.

After the completion of construction as agreed to in the above stated contracts with respect to construction, rehabilitation, and completion date criteria, the owner begins marketing of the completed units upon certification and approval by HUD. Reviews of management criteria, ethnic and income records, reviews of maximum rents and HUD's inspection of dwelling units shall continue on an annual basis until the termination of the respective project.

# Appendix

NORTH FAIRMOUNT COMMUNITY PLAN

APPENDIX A

HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974.

Section 105(a) Community Development Program assisted under this title may include only:

- (1) the acquisition of real property (including air rights, water rights, and other interests therein) which is (A) blighted, deteriorated, deteriorating, undeveloped, or inappropriately developed from the standpoint of sound community development and growth; (B) appropriate for rehabilitation or conservation activities; (C) appropriate for the preservation or restoration of historic sites, the beautification of urban land, the conservation of open spaces, natural resources, and scenic areas, the provision of recreational opportunities, or the guidance of urban development; (D) to be used for the provision of public works, facilities, and improvements eligible for assistance under this title; or (E) to be used for other public purposes;
- (2) the acquisition, construction, reconstruction, or installation of public works, facilities, and site or other improvements, including neighborhood facilities, senior centers, historic properties, utilities, streets, street lights, water and sewer facilities, foundations and platforms for air rights sites, pedestrian malls and walkways, and parks, playgrounds and recreation facilities, flood and drainage facilities in cases where assistance for such facilities under other Federal laws or programs is determined to be unavailable, and parking facilities, solid waste disposal facilities, and fire protection services and facilities which are located in or which serve designated community development areas;
- (3) code enforcement in deteriorated or deteriorating areas in which the enforcement, together with public improvements and services to be provided, may be expected to arrest the decline of the area;

- (4) clearance, demolition, removal and rehabilitation of buildings and improvements;
- (5) special projects directed to the removal of material and architectural barriers which restrict the mobility and accessibility of elderly and handicapped persons;
- (6) payments to housing owners for losses of rental income incurred in holding for temporary periods housing units to be utilized for the relocation of individuals and families displaced by program activities under this title;
- (7) disposition (through sale, lease, donation, or otherwise) of any real property acquired pursuant to this title or its retention for public purposes;
- (8) Provision of public services not otherwise available in areas where other activities assisted under this title are being carried out in a concentrated manner. . . ;
- (11) relocation payments and assistance for individuals, families, businesses, organizations, and farm operations displaced by activities assisted under this title;
- (12) activities necessary to develop a comprehensive community development plan and to develop a policy-planning management capacity so that the recipient of assistance under this title may more rationally and effectively determine its needs and set long term goals and objectives . . . and carry out management (activities) . . .

Section 116(a) Except with respect to projects and programs for which funds have been previously committed, no new grants or loans shall be made after January 1, 1975, under Title I of the Demonstration Cities and Metropolitan Development Act of 1966, Title I of the Housing Act of 1949, Section 702 or 703 of the Housing and Urban Development Act of 1965, Title II of the Housing Amendments of 1955, or Title VII of the Housing Act of 1961.



Section 8(a) For the purpose of aiding lower-income families in obtaining a decent place to live and of promoting economically mixed housing, assistance payments may be made with respect to existing, newly constructed, and substantially rehabilitated housing in accordance with the provisions of this section . . . the Secretary is authorized to make assistance payments pursuant to contracts with owners or prospective owners who agree to construct or substantially rehabilitate housing in which some or all of the units shall be available for occupancy by lower-income families in accordance with the provisions of this section. . . . An assistance contract entered into pursuant to this section shall establish the maximum monthly rent which the owner is entitled to receive for each dwelling unit with respect to which such assistance payments are to be made . . . The assistance contract shall provide that assistance payments may be made only with respect to a dwelling unit under lease for occupancy by a family determined to be a lower income family at the time it initially occupied such dwelling unit, except that such payments may be made with respect to unoccupied units for a period not exceeding sixty days, in the event that a family vacates a dwelling unit before the expiration date of the lease for occupancy or where a good faith effort is being made to fill an unoccupied unit. . . . (A) public housing agency . . . may purchase any structure containing one or more dwelling units assisted under this section for the purpose of reselling the structure to the tenant or tenants occupying units aggregating in value at least 80 percent of the structure's total value. The contract between the Secretary and the owner with respect to newly constructed or substantially rehabilitated dwelling units shall provide that all ownership, management, and maintenance responsibilities, including the selection of tenants and the termination of tenancy, shall be assumed by the owner. The construction or substantial rehabilitation of dwelling units to be assisted under this section shall be eligible for financing with mortgages insured under the National Housing Act. Assistance with respect to such dwelling units shall not be withheld or made subject to preferences by reason of the availability of mortgage insurance pursuant to Section 244 of such act or by reason of the tax-exempt status of the bonds or other obligations to be used to finance such construction or rehabilitation.

Section 11(a) Obligations made by a public housing agency in connection with low-income housing projects which are secured by a pledge of a loan under any agreement between such public housing agency and the Secretary, or by a pledge of annual contributions under an annual contributions contract between such public housing agency and the Secretary, or by a pledge of both annual contributions under an annual contributions contract and a loan under an agreement between such public housing agency and the Secretary, and bear or are accompanied by a certificate of the Secretary that such obligations are so secured, shall be incontestable in the hands of a bearer and the full faith and credit of the United States is pledged to the payment of all amounts agreed to be paid by the Secretary as security for such obligations.

Section 209. The Secretary shall consult with the Secretary of Health, Education and Welfare to insure that special projects for the elderly or the handicapped authorized pursuant to the United States Housing Act of 1937 shall meet acceptable standards of design and shall provide quality services and management consistent with the needs of the occupants. Such projects shall be specifically designed and equipped with such related facilities as may be necessary to accommodate the special environmental needs of the intended occupants and shall be in support of and supported by the applicable State plans for comprehensive services pursuant to Section 134 of the Mental Retardation Facilities and Community Mental Health Center Construction Act of 1963 or State and area plans pursuant to Title III of the Older Americans Act of 1965.

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and participating Citizens of the  
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