

# **NORTHSIDE**

**NEIGHBORHOOD BUSINESS DISTRICT  
FOCUS AREA ONE • URBAN DESIGN PLAN**



**OFFICE OF ARCHITECTURE AND  
URBAN DESIGN • CITY OF CINCINNATI  
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• FOR: THE CITY PLANNING COMMISSION &  
THE DEPARTMENT OF DEVELOPMENT**

NORTHSIDE  
Neighborhood Business District  
Focus Area One  
Urban Design Plan

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NORTHSIDE  
Neighborhood Business District  
Focus Area One  
Urban Design Plan

INTRODUCTION:

The Northside Urban Design Plan is a conceptual plan which consists of proposals and guidelines for the commercial retention/improvement of the business district. The goal is to improve and maintain the importance of the business district as a support element to the residential environment of Northside and neighboring communities, specific changes will be measured against the concepts outlined in this plan.

Northside is a mixed residential commercial, and industrial community bounded on the south by the I-74 and I-75 Expressways, on the east by Spring Grove Cemetery, on the north by the hillsides of College Hill, and on the west by the hillsides of Mt. Airy. The main thoroughfare through the community is Hamilton Avenue along which the business district is concentrated. The Urban Design Plan Focus Area Number One includes the area along Hamilton Avenue between Blue Rock on the south and Chase Avenue on the north. Most of the uses within this focus area are commercial with a minimal amount of residential use included within the Urban Design Plan boundary.

The entire focus area contains older structures that are very historical in nature and elaborate in architectural detail. The direction of the plan in terms of rehabilitation is towards preserving the architectural heritage of the existing buildings while stimulating new economic life via the addition of off-street parking, improved vehicular circulation, commercial loan assistance for facades and retail space rehabilitation and new construction.

The neighborhood business district is the focal point of the Northside community.

The economic strength of the business district is dependent upon several elements:

1. An economic focus that capitalizes on the strength of existing businesses, attracts new ones to complement the existing mix and appeals to neighborhood residents.
2. A wealth of historic residences currently being restored and occupied by middle income residents.
3. Proximity and access to all major expressways and transportation routes within the City and the area.
4. A strong historic "image" and character that is being capitalized on to create a new identity.

The statements included herewith are created for the purpose of maintaining and improving the business district. The guidelines define both short and long range goals to eliminate problems within the business district. (Focus Area #1)

NORTHSIDE  
GOALS OF THE URBAN DESIGN PLAN

The business area must be re-established as a focus of community life and activities by creating a shopping environment that is better organized, more diverse and more convenient to the shopper. The following goals are directed toward this end:

1. To reinforce the shopping district as an economically viable area by providing easy access to stores, additional off-street parking, better service and loading facilities and improved marketing and advertising techniques.
2. To provide low interest loan money to businesses for the purpose of rehabilitating commercial space and building facades.
3. The creation of an orderly design that recognizes the needs of shoppers; convenient and easily accessible parking, personal safety, well organized vehicular circulation, pleasant pedestrian movement and a shopping center atmosphere.
4. To create a strong image for the business area by capitalizing on the historic character of the area and developing a coordinated theme of lighting, signage, facade treatment and public amenities.

NORTHSIDE  
ECONOMIC ANALYSIS  
GENERAL ECONOMIC PROFILE

Northside is one of Cincinnati's largest NBD's with over 248,000 square feet of occupied retail store space producing nearly \$13 million in sales which represents 40% of its trade area potential. An important characteristic is its location at the junction of I-74 and I-75. Sales for the period 1978-85 are projected to increase 5% whereas trade area income is projected to increase almost 18% during 1970-85. This projected trade area increase is not outstanding compared to other NBD's but should be considered with an eye on the NBD's potential accessibility to the larger "regional" market area.<sup>1</sup>

Northside is substantially overspaced/underproductive in nearly all retail store categories. The only two exceptions are building material stores and food stores.<sup>1</sup>

Most Northside merchants have very low productivity levels but manage to survive as a result of low occupancy and operating costs. Sales will show slight real improvement over the next nine years, but not enough to make a major difference.<sup>1</sup>

EXHIBIT A<sup>1</sup>

	<u>1976</u>	<u>1980</u>	<u>1985</u>
1. <u>Trade Area Characteristics</u>			
- Population	15,447	15,072	14,861
- Total personal income (in thousands of 1975 price constant dollars)	68,247	72,059	76,703
- Total retail store sales <sup>2</sup> produced in thousands of 1975 price constant dollars	32,410	34,220	36,425
in thousands of current dollars	34,031	41,885	54,130
2. <u>NBD Characteristics</u>			
- Retail store sales in thousands of 1975 price constant dollars	12,977	13,291	13,620
in thousands of current dollars	13,626	16,267	20,240
- Occupied retail store space (gross sq. ft.)	248,054	--	--
- Warranted retail store space (gross sq. ft.)	183,665	187,909	192,318

Selection of First Focus Area<sup>2</sup>

As with other study and planning projects involving large NBD's, our technique was to conduct a preliminary "scan" of the area and then seek to focus efforts in one particular defined part of the NBD which has the most favorable combination of business, property and leadership conditions. In the case of Northside, this selection process was a little more elaborate than normal. At the time of initial City intervention over two years ago, there were two distinct business groups plus "independents" in Northside. This led to a series of meetings conducted by the city team and subsequently the creation of a business-industrial committee with a good "mix" of business representation.

<sup>1</sup> 1976 - Real Estate Research Corp. NBD Study

<sup>2</sup> Howard Tommelein, "Northside NBD-Hamilton Avenue-Blue Rock to Chase (Focus Area #1) October 31, 1978

This new committee and the City team conducted jointly a second "scan" and then agreed on the first focus area, (Focus Area #1) namely, Hamilton Avenue from Blue Rock to Chase and its immediate environs.

FOCUS AREA #1 POTENTIAL

The Northside Business District has several positive things going for it in terms of future revitalization:

- A central location to convenient transportation connections (I-74 and I-75)
- A central location to major employment centers, along the Mill Creek Industrial Corridor
- Abundant and relatively inexpensive commercial rental space
- Recent investment and stabilization in the residential environment
- A potentially strong environmental and marketing image based upon the historic architectural character of the neighborhood

These are appealing locational benefits to attract new commercial uses to Northside of the following types:

- Businesses that deliver services or goods directly to customers

- drug stores
- specialty foods
- florists
- interior design shops
- cleaning and catering services
- T.V., radio and appliance repair
- hardware stores
- home remodeling services
- antique and used furniture stores

- Businesses that service neighboring employment centers

- Taverns and restaurants
- fast foods and delicatessens
- dry cleaners
- banks and savings and loans
- post office

- Businesses that desire low rent and overhead

- building supplies, lumber yards
- contractors
- auto parts and repair supplies
- landscaping and gardening supplies
- service oriented businesses

- Businesses that provide for basic neighborhood needs

- convenience and mini food markets
- pony kegs
- taverns and restaurants
- dry cleaners-tailors

shoe repair shops  
barber-beauty shops  
news and tobacco stands  
doctor, dentist and health clinics  
banks and savings and loans  
post office  
auto service

- Businesses that desire historic architectural character

taverns and restaurants  
gift shops  
interior design shops  
professional offices  
florists

Specifics<sup>1</sup>

Key to the economic success of the Northside Neighborhood Business District is the joint economic effort of the Business/Industry Committee-Urban Development Corporation and the City of Cincinnati. Critical to the Community success appears to be the "full" support (contribution plus lending assistance) of the key financial institutions in the area.

Other positive private actions in recent months have been:

1. Property owners, via signed petitions, have authorized the installation of new, improved lighting. This should be completed by mid-1979.
2. Funds were raised to purchase, place and maintain street trees in large, concrete receptacles.
3. A key business removed a blighted structure and created in its place a small, attractive park.
4. A fast-food chain completely refurbished the exterior of its Northside outlet.
5. The ownership of the theatre has passed into stronger financial and operating hands.
6. The florist business with over 50 years in this NBD invested almost \$20,000 in additional parking.
7. The majority of the "used" furniture and inexpensive antique businesses own their buildings.
8. A deteriorating structure was taken over by the community non-profit development corporation and rehabbed.. It has already attracted a viable business as a new tenant.

<sup>1</sup> Howard Tommelein "Northside NBD - Hamilton Avenue-Blue Rock to Chase (Focus Area #1) October 31, 1978

9. One of the business people is investing in the potentially historical housing in this focus area.
10. A major elderly housing project is in the planning stage.



NORTHSIDE URBAN DESIGN PLAN - FOCUS AREA NO. 1  
Implementation Strategy

In order to stabilize Northside Focus Area One as a neighborhood business district several components are necessary, the most important of which is the creation of a strong image. To achieve this end an orderly design must be created that recognizes the needs of shoppers, and businesses and promotes the area as a shopping center environment.

New businesses should be attracted that are oriented toward service, convenience and shoppers goods, that satisfy the neighborhood market and also appeal to the larger "regional" market area appropriate to Northside's central location.

The responsibilities and actions of implementation have been defined via a community planning process. In some areas private money is recommended as the predominate resource in other areas public money would be the major resource, however, the use of public funds will depend upon equal private investment. In all cases, both private and public funds would be used for projects that would co-exist side by side, each dependent upon the other for the revitalization of the business district. The step by step strategy is described as follows:

1. Use public money to acquire the parcel at the northeast corner of Hamilton and Lingo and install paving and appropriate parking improvements for a community parking lot. (Parking Area No. 1 on plan)
2. Use private money to acquire the property at 1554 Lingo, demolish the structure, and install paving and parking improvements for a community parking lot. (Parking Area No. 2 on plan)
3. Use private money to restore and rehabilitate the building at 4168 Hamilton Avenue fro commercial space with residential units above. This building abuts the two new parking lots. (No. 10 on plan)
4. Use the resources of the City's Commercial/Industrial revolving loan fund to renovate building facades and signage along both sides of Hamilton Avenue in keeping with the Urban Design Plan guidelines. (No. 7 on plan)
5. Use public money to acquire the properties at 1555, 57 Chase, demolish the structures, and install paving and parking improvements for a community parking lot to tie into the first two parking lots. (Parking Area No. 3 on plan)
6. Use public money to install public improvements in the street right-of-way along Hamilton Avenue from Blue Rock to Chase Avenue. (Area 6 on plan)
7. Through the Business/Industry Committee of the Community Council and the Community Urban Redevelopment Corporation act as marketing agent to attract new businesses complimentary to and supportive of the existing viable day and night businesses along Hamilton Avenue.

8. Encourage all businesses to join together to form a unified market strategy, to advertise as a collective group or shopping center, and to maintain common shopping hours and attitudes.
9. Use public money to acquire a house at 1612 Knowlton Street and demolish the structure. Use private money to install paving and improvements to tie into the existing Colonel Sanders parking lot. (Parking Area No. 4-1 on plan)
10. Use an undetermined funding source to acquire two houses at 4152, 54 Apple Street, demolish the structures, install paving and improvements to create a new parking lot to tie into the existing parking lot adjacent to the Alpha Theater. (Parking Area No. 4-2 on plan)
11. Use public money to acquire the properties at 1615-17 Knowlton Street, demolish the one structure to provide a raw land site to permit private installation of parking improvements which shall tie into the existing Northside Bank Parking Lot. (Parking Area No. 5 on plan)
12. Through the Community Urban Redevelopment Corporation maintain existing and attract new residential uses both above the commercial space on Hamilton Avenue and in adjacent areas immediately behind the business buildings to support the business district.

The City shall attempt to provide designated portions of the above stated acquisition, demolition, and public improvements with Community Development Funds. The City's approach for housing site acquisition shall be to explore the use of Urban Development Action Grant Funds for potential use. The private funds will be from individual contributions solicited by the Business/Industry Committee and administered by the Community Urban Development Corporation. It is hoped that the public and private partnership in Northside will continue to generate more private investment to further the intentions and proposals contained in the plan. The ultimate success of the business district lies within the actions of the local business community itself and the existing Community Urban Development Corporation.

#### New Development

The method of revitalization anticipated in Northside Focus Area One is primarily rehabilitation, however, some new development is anticipated. The old Chase School at Chase and Apple Street is to be rehabilitated for housing units with some commercial on the first floor. The Kroger store at Knowlton and Apple Street is antiquated and is possibly going to be replaced by a new store located in Northside. The existing store is about 12,000 square feet. The new one would be approximately 31,000 square feet.

These new developments would compliment and stimulate the business district adding needed uses, and new residents within walking distance of the major shopping area.

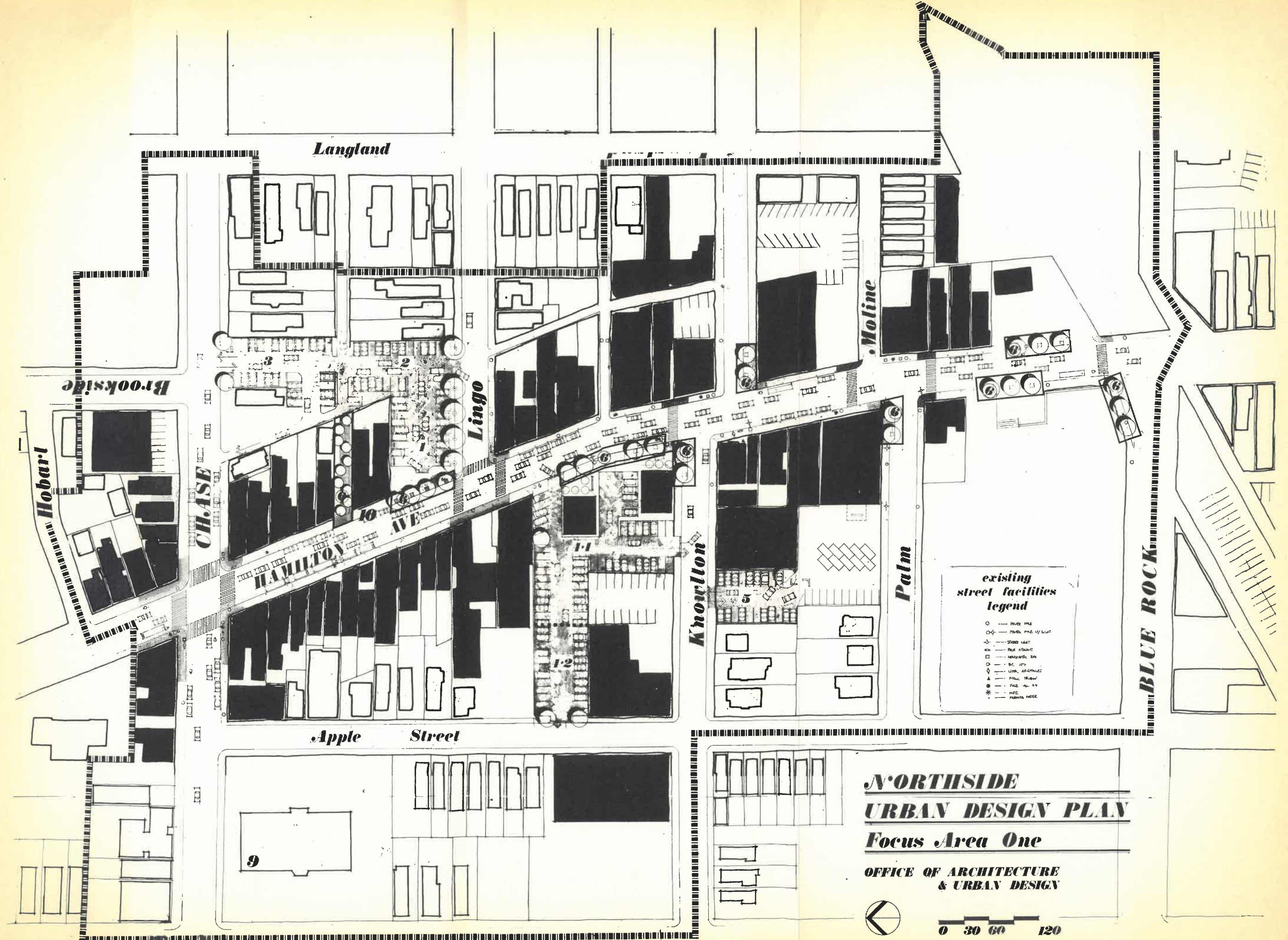
#### Directions for the Future

As the Northside Focus Area One Business District stabilizes, additional design and planning tools can be applied to improve the overall environmental quality of the district. Considered as a technique is Environmental Quality Zoning which provides review of architectural and signage design on new and rehabilitated

construction. Historic status on the National Register of Historic Places can provide tax and grant benefits to qualified owners. This approach seems valid only if certain very significant structures are placed on the Register and not a total district. Historic District status precludes the use of Federal money for certain activities, therefore, the Northside Community should investigate all the implications before finalizing any application or plan.

Multi-family housing surrounding the business district can be a viable future use which will aid in strengthening the economic base. Obsolete business and residential properties could be assembled into buildable sites for multi-family housing; public support of apartment development projects is possible through tax abatement, tax increment bonding and section 8, FHA mortgage loan guarantees. Assistance in this area by the Community Development Corporation should be thoroughly investigated.

The ongoing partnership between the public and private interests in Northside must continue to assure the economic success of the business district. The City should use its powers to assist in acquisition, demolition, site preparation, installation of public support improvements, and design review while the Community has to continue on an ongoing basis to band together to invest, manage and maintain the parking lots and the public improvements necessary to support the private rehabilitation of business and residential properties.



**Langland**

**Brookside**

**Hobarl**

**CHASE**

**Lingo**

**HAMILTON AVE**

**Knowlton**

**Motine**

**Palm**

**BLUE ROCK**

**Apple Street**

**9**

**existing street facilities legend**

- POWER LINE
- POWER POLE ON CURB
- STORM SEWER
- SIDEWALK
- SIDEWALK ON
- SIDEWALK OFF
- SIDEWALK ON
- SIDEWALK OFF
- SIDEWALK ON
- SIDEWALK OFF
- SIDEWALK ON
- SIDEWALK OFF

**NORTHSIDE  
URBAN DESIGN PLAN  
Focus Area One**

**OFFICE OF ARCHITECTURE  
& URBAN DESIGN**



**0 30 60 120**



NORTHSIDE PROPOSED DEVELOPMENT STAGING

Project	Estimated Cost	Financial Source	Project Year					
			78	79	80	81	82	83
1. Hamilton/Lingo Corner) (Parking Area 1)	\$ 103,550	Public	-----					
2. Lingo/Northside at Ingol Alley (Parking Area 2)	\$ 51,421	Private	-----					
3. Southside at Ingol Alley (Parking Area 3)	\$ 103,888	Public		-----				
4. Alpha Theater Lot Expansions								
4-1	\$ 46,545	Public		-----				
	\$ 25,872	Private			-----			
4-2	\$ 62,825	Undetermined			-----			
	\$ 38,787	Private			-----			
5. Northside Bank Parking Lot Expansion	\$ 52,400	Public			-----			
	\$ 18,462	Private						
6. Streetscape Improvements <sup>1</sup>	\$ 67,475	Public		-----				
7. Facade and Sign Improvements	\$ 250,000	Private		-----				
8. Urban Forestry Street Trees	\$ 150,000	Public		-----				
9. Chase School Housing	\$1,500,000	Private			-----			
10. Private Rehabilitation (Northside Preservation)		Private		-----				

<sup>1</sup>See Appendix

NORTHSIDE  
NEIGHBORHOOD BUSINESS DISTRICT  
URBAN DESIGN PLAN  
FOCUS AREA ONE

Zoning Recommendations

Included in this plan is a proposal for changes in zoning for the Northside Focus Area One business district. This proposal recommends that the general business district zone B-4, be changed to B-2, community business district zone, the retail-wholesale business district zones, B-3, be changed to B-2, the multi-family medium-density T Zone, R5T be changed to R-5 and a portion of the intermediate manufacturing zone, M-2 be changed to B-2.

The area proposed for B-2 zoning reflects a reasonable estimate of market potential. Almost all the existing uses along Hamilton Avenue now conform to the proposed zone. Existing and new retail uses would be assured of a continuous shopping environment with a highly visible central location and easy pedestrian access to and from parking.

Existing B-4 uses could remain in the B-2 zone throughout their viable economic life. The proposed B-2 zone would limit strip commercial growth foreign to a community business district. The B-2 zone would allow parking expansion for businesses not conforming to the B-2 zone on adjacent available land. This would allow those businesses to expand with new construction on land they already own but to park on adjacent property. The B-2 zone will allow an R-5, multi-family medium density residential use as support to the community business district.

The proposed zoning changes in no way prohibit existing land uses (which may become non-conforming) from remaining, operating, expanding or being sold. The changes will however, provide a direction for new land uses to replace the old in an evolutionary manner.

R3

O1

-12

R5T

CHASE AVE.

R5

B3

B3

HAMILTON AVE.

LINGO ST.

R5

B3

KNOLTON ST.

B4

B3

B4

PALM AVE.

M2

BLUE ROCK ST.

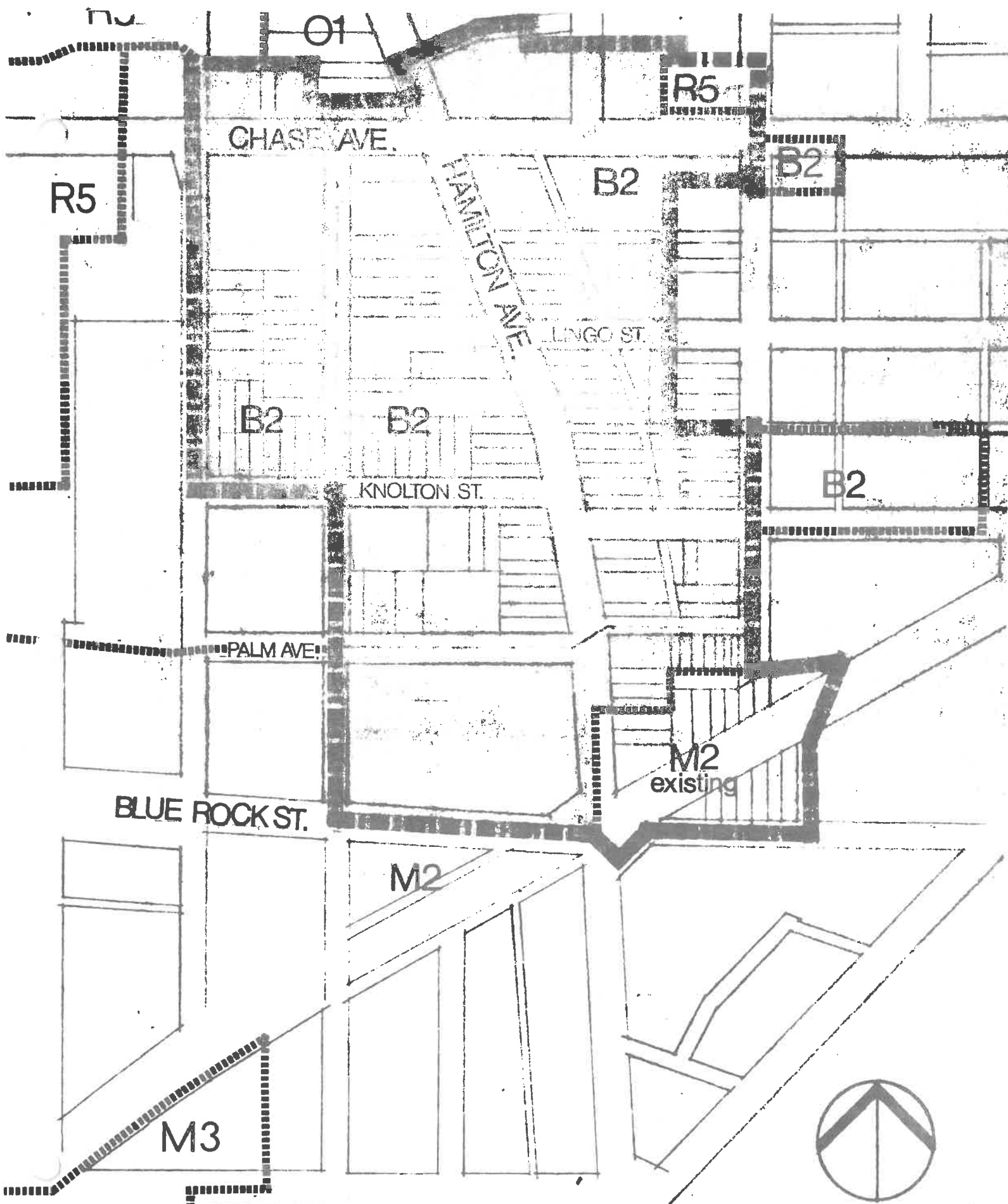
M3

■ ■ ■ ■ NBD BOUNDARY

— — — — ZONING BOUNDARY



EXISTING ZONING



 NBD BOUNDARY  
 ZONING BOUNDARY  
 PROPOSED NEW ZONE

# PROPOSED ZONING



NORTHSIDE

BUSINESS RETENTION IMPROVEMENT POLICIES

1. Existing businesses should be reinforced and new establishments attracted which satisfy shopper's needs and contribute to an attractive pedestrian shopping environment. To accomplish this, a community organization should be developed to:
  - a. increase convenient off-street parking;
  - b. encourage property owners to maintain commercial properties in good functional and aesthetic condition;
  - c. monitor businesses to remain aware of vacancy levels and businesses planning to move or go out of business;
  - d. encourage conformance to the sign and facade guidelines of the plan.
2. A compact commercial area should be developed within the business district to enhance the sense of vitality and create an image of a physically unified and functionally diverse area. New businesses should be attracted to enhance and complement the commercial mix.
3. Businesses should be designed to reinforce the existing patterns of storefronts facing Hamilton Avenue and be visually open to provide interest and light to the street.
4. New businesses should contribute to the desired mix of commercial activities; franchise type of establishments are acceptable provided that they are primarily pedestrian and not auto oriented.

NORTHSIDE  
VEHICULAR CIRCULATION POLICIES

1. Hamilton Avenue shall remain as the primary street serving the Focus Area # 1 Business District.
2. The existing network of secondary streets and alleys should be used to accommodate traffic exiting from parking areas and direct it to major streets for dispersion.
3. Only auto entrances to parking areas should be allowed on Hamilton Avenue.
4. Barriers to small existing parking lots should be removed so as to provide continuous movement and efficient utilization of already available space.
5. Entrances and exits to parking lots shall be strongly identified with common marking techniques such as signs or logos, lighting and landscaping and other treatments.
6. Public transit routes along Hamilton Avenue should be strongly identified by the use of shelters, paving, lighting, and landscaping. No changes in existing bus stops should be made without consultation with the community organizations.
7. The majority of truck delivery shall remain on Hamilton Avenue and be limited to specific times and locations to best serve businesses with the greatest demand. Where practical, off-street delivery points shall be created to reduce vehicular congestion.
8. The circulation system shall be designed to make access to the businesses along the avenue as easy as possible, and to clearly orient drivers as to how to get to and from easy, convenient parking.

NORTHSIDE  
PARKING POLICIES

The Northside Business District presently suffers from a lack of off-street parking spaces, heavily congested access to available parking and inefficient utilization of some existing lots. The amount of off-street parking needs to be drastically increased. A square footage ratio of 250 square feet of commercial space to one parking space is desirable.

The following steps should be taken to increase the convenient off-street parking:

1. Existing lots should be shared and made more efficient through improved access and more efficient layout.
2. Existing small, underutilized lots should be combined to create larger, more efficient parking areas.
3. New parking lots should be created where possible. These lots should be located immediately behind the buildings on Hamilton Avenue. The lots should be connected and should ideally provide a secondary loop circulation pattern.
4. Where parking lots are adjacent to Hamilton Avenue, various screening devices such as low walls, trees, seating areas, mounds, etc., should be used to retain the continuity of the cohesive building line.

All parking areas should be landscaped and screened to provide an effective buffer for adjacent residential properties. Lighting for parking areas should be sensitive to nearby residences in color, intensity and scale.

NORTHSIDE PEDESTRIAN CIRCULATION POLICIES

Hamilton Avenue, between Blue Rock and Colerain should be thought of as a pedestrian oriented "mall" similar to a shopping center. Pedestrian paths should link the parking lots to the shopping street. Pedestrian use of sidewalks should encourage impulse shopping as people pass businesses from parking lots to their destinations. This shopping alternative will assist in increasing the economic viability of the neighborhood business district by encouraging people to come into contact with and shop many businesses.

1. The sidewalk environment should be improved to make pedestrian use more comfortable and inviting. This can be accomplished by:
  - a. Developing special treatment to identify pedestrian entrances to parking lots and to increase user safety by maintaining proper visibility and lighting where appropriate.
  - b. Maintaining the street orientation of shops by encouraging entrances directly off the sidewalk or an identified public way and de-emphasizing secondary rear entrances to commercial space.
  - c. ~~Developing~~ street amenities and adequate sidewalk width to enhance the pedestrian environment with benches, lighting, landscaping, graphics, canopies, signs and other amenities contributing to a pedestrian character.
  - d. Developing pedestrian "connections or links" to and from off-street parking areas.
  - e. Developing strong pedestrian "crossing points" at major intersections to attract people to businesses on both sides of the avenue.
  - f. Developing crosswalks near transit stops to be identified with appropriate treatments to create a pedestrian rather than vehicular orientation.
  - g. Creating focal points within/or contiguous to the sidewalk space to:
    - 1) encourage social interaction
    - 2) satisfy the need to disseminate community information
    - 3) provide a place for special community gatherings
  - h. Making all intersections, crosswalks and entrances to commercial space when possible, accessible to the handicapped.
2. Provide additional sidewalk space by suggesting that new buildings be set back from the property line, and when existing buildings are remodeled suggesting that storefronts be set back to create arcades and recessed shop entries.

NORTHSIDE  
OPEN SPACE/STREET AMENITIES POLICIES

1. Small focal areas should be developed contiguous to the sidewalk to provide settings for informal gatherings. Each should include landscaping, pedestrian scaled lighting, special paving, information kiosks, benches, trash receptacles, bike racks and other appropriate street furniture.

These focal areas, or street galleries, should act as an identity point for entrances into shopping areas. They could also become exterior vestibules for individual stores.

NORTHSIDE  
LIGHTING POLICIES

The lighting strategy includes vehicular illumination along Hamilton Avenue, special pedestrian lighting in certain areas, and lighting for parking areas.

1. Vehicular lighting on Hamilton Avenue:

- a. shall define the focus of the (Hamilton Avenue) business district and respond to the special character of areas within it;
- b. shall be in scale with buildings in terms of color, intensity, and size of luminaires;
- c. shall focus attention on the intersections at either end of the focus area namely Chase and Hamilton and Blue Rock and Hamilton, as well as intersections connecting parking areas to Hamilton Avenue.
- d. shall encourage more nighttime use of the business district and capitalize upon the ability to "highlight" focus areas and points.
- e. Lighting in the parking areas shall be designed to enhance security.

2. Pedestrian lighting

- a. shall define as "pedestrian places" all crosswalks and intersections;
- b. shall define special pedestrian walkways between parking areas and the street;
- c. shall define the location of transit stops as well as increase the sense of security for those using them at night;

3. Commercial lighting

- a. The design plan recommends the use of illuminated display windows to enliven the street image to advertise goods, and to add color.

NORTHSIDE  
AESTHETICS POLICIES

The following guidelines are recommended to improve the appearance of the business district and to visually unify and add coherence to an existing eclectic environment:

Storefront and Facades

1. Exterior building materials should be in harmony with surrounding buildings in color and texture. Projections and appurtenances should be in scale with the total composition of the building itself. Storefronts should be visually open to the street and, where practical, entrances recessed to increase the effective sidewalk space and provide sheltered pedestrian access.
2. The storeowners should take advantage of the great resource of historical quality architecture by capitalizing on the architecture of the building as a design motif. Colors and materials chosen for remodeling shall be from an approved list of materials and color samples.
3. The original architectural elements of a building, the piers and the cornice, should always be retained, since they form the outline of the storefront.
4. Covering the upper stories of a building with materials other than the original facing should always be avoided.
5. Original or natural materials on the building's facade, such as brick, stone, or glass (are also part of the building's architecture) should not be painted or covered over.
6. Individual facades of buildings should be made to relate to each other as much as possible. Such relationships shall take into account differences in height, setback material and architectural style.

This could be done by the use of a common material (brick), through a shared design feature (such as the same lettering on signs), or through a shared theme - perhaps a slogan or logo.

Signs

1. Signs should be designed to be in keeping with the 19th Century architecture of Northside. Signs should be designed to communicate with pedestrians or persons in slow moving vehicles and be harmonious with the architecture of the buildings on which they are located.
2. All signs should be placed flat against the buildings without concealing any of the architectural features of the buildings and be designed for good visibility and be consistent in size with other nearby signs. Businesses should be encouraged to use traditional symbols (such as a barber pole for a barber shop) or translate the nature of their business into a symbol which can be used as a sign. The predominant copy of all signs should identify the business on the premises or its principal product or service.
3. Flashing signs should not be permitted except for theaters and places of

entertainment. Roof top signs, any sign which extends above the roof line of a building, or above the window sill line of the second floor of buildings should not be permitted. Obsolete signs and unused sign supports should be removed. Ground signs should be used only for parking lots or businesses which are accessible by automobile and provide off-street parking; their size and height should be limited to 16 S.F. and not to exceed 16 ft. in height.

#### Awnings

1. Awnings should be harmonious with the architecture of the buildings on which they are located, should not conceal architectural features of the buildings, should not project more than six feet from the face of the building and should be compatible in shape and material with other nearby awnings. Structural supports for all awnings should be contained within the awning covering.
2. All awnings should run parallel to the face of the building and provide a continuous covering along the sidewalk as opposed to small entry awnings over doors, etc.

#### Clutter

1. The elimination of all visual clutter, such as utility poles, wires, transformers, shall be a long range goal.
2. Short term solutions should stress the removal of sidewalk clutter, potted trees, newspaper boxes, etc.
3. All trees should be planted in the ground and protected by tree grates.



BOUNDARY DESCRIPTION  
NORTHSIDE

BEGINNING at a point, said point being the intersection of the center line of Blue Rock Street and Apple Street. Thence moving northwardly along the center line of Apple Street to the point of intersection with the center line of Knowlton Street. Thence westwardly along the center line of Knowlton Street to the point of intersection with the center line of Turrill Street. Thence northwardly along the center line of Turrill Street to the point of intersection with the westwardly extension of the north parcel line of Hamilton County Auditor's Parcel 196-26-55. Thence eastwardly along said extension and continuing eastwardly, along the rear property lines of the parcels that face on the north side of Chase Avenue, to the northeast corner of Hamilton County Auditor's Parcel 196-26-61. Thence southwardly along the east line of said parcel to the point of intersection with the north line of Hamilton County Auditor's Parcel 196-26-63. Thence eastwardly along the north line of said parcel and along said north line extended eastwardly to the point of intersection with the center line of Hamilton Avenue. Thence northwardly along the center line of Hamilton Avenue to the point of intersection with the center line of Hobart Avenue. Thence eastwardly along the center line of Hobart Avenue to the point of intersection with the northwardly extension of the east parcel line of Hamilton County Auditor's Parcel 196-23-36. Thence southwardly along the east line of said parcel a distance of 28.48 feet more or less to a point, said point being the southwest corner of Hamilton County Auditor's Parcel 196-23-245. Thence eastwardly along the south line of said parcel and continuing eastwardly along the north line of Hamilton County Auditor's Parcel 196-23-33 to a point in the west right of way of Brookside Avenue. Thence eastwardly across Brookside Avenue to a point in the east right-of-way, said point being the northwest corner of Hamilton County Auditor's Parcel 196-23-76. Thence eastwardly along the north line of said parcel and

continuing eastwardly along the north parcel lines of Hamilton County Auditor's Parcels 196-23-78 and 196-23-79 to a point said point being the northeast corner of Hamilton County Auditor's Parcel 196-23-79. Thence southwardly along the east line of said parcel to the point of intersection with the north parcel line of Hamilton County Auditor's Parcel 196-23-80. Thence eastwardly along the north line of said parcel and continuing along the eastwardly extension of said parcel to the point of intersection with the center line of Langland Street. Thence southwardly along the center line of Langland Street to the point of intersection with the eastwardly extension of the south parcel line of Hamilton County Auditor's Parcel 196-22-22. Thence westwardly along said extension and along the south line of said parcel to a point in the east parcel line of Hamilton County Auditor's Parcel 196-22-16. Thence southwardly along the east line of said parcel to the point of intersection with the north right of way of Pope Alley. Thence westwardly along the north right of way of Pope Alley to the point of intersection with the center line of Honer Alley. Thence south along the center line of Honer Alley to the point of intersection with the center line of Medill Alley. Thence eastwardly along the center line of Medill Alley to the point of intersection with the center line of Langland Street. Thence southwardly along the center line of Langland Street to the point of intersection with the westwardly extension of the north parcel line of Hamilton County Auditor's Parcel 221-13-80. Thence eastwardly along said parcel line extended and continuing eastwardly, northeastwardly, and eastwardly along the north boundary of said parcel to the northeast corner of said parcel. Thence southwardly along the east line of said parcel a distance of five (5) feet more or less to a point in the north line of Hamilton County Auditor's Parcel 221-13-183. Thence eastwardly along the north line of said parcel a distance of five (5) feet more or less to the northeast

corner of said parcel. Thence southwardly along the east line of said parcel to the southeast corner of said parcel. Thence westwardly along the south line of said parcel to the point of intersection with the east line of Hamilton County Auditor's Parcel 221-13-94. Thence southwardly along the east line of said parcel and the east line of said parcel extended southwardly to the point of intersection with the center line of Blue Rock Street. Thence westwardly along the center line of Blue Rock Street to the point of intersection with the center line of Apple Street, said point being the point and PLACE OF BEGINNING.

NORTHSIDE

LEGAL BASIS FOR PROPERTY ACQUISITION

Under Chapter 725 of the Cincinnati Municipal Code it was found that "blighted, deteriorating, and deteriorated areas" exist within the City which "contribute to the spread of disease and crime, . . .; constitute an economic and social liability; and impair . . . the sound growth of the community." It was also found that this blight and deterioration could not be controlled by private enterprise alone. In order to remedy this situation Chapter 725 authorized the City to expend funds to eliminate blight and deterioration and -- towards this end -- to acquire private property.

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

Under Chapter 725 of the Cincinnati Municipal Code an Urban Renewal Area "shall mean a blighted or deteriorating area which is appropriate for redevelopment or rehabilitation as defined in paragraph (a) of Section 725 - 1-U." The City of Cincinnati, for the purposes of this particular plan, therefore, declares that the Northside Business District, Focus Area 1, more particularly defined in Boundary Description of the Urban Design Area is an Urban Renewal Area. Within the Northside Focus Area 1 Neighborhood Business District there exist blighted areas in which a majority of the structures are detrimental to the public health, safety, morals, and general welfare, by reason of age, obsolescence, dilapidation, overcrowding, faulty arrangement, mixture of incompatible land uses, a lack of ventilation or sanitary facilities or any combination of these factors, or there exist deteriorating areas which because of incompatible land uses, non-conforming uses, lack of adequate parking facilities, faulty street arrangement, inadequate community facilities, increased density of population without commensurate increase in new residential buildings and community facilities, high turnover in residential or commercial occupancy, lack of maintenance and repair of buildings, or any combination thereof are detrimental to the public health, safety, morals, and general welfare, and which will deteriorate, or are in danger of deteriorating, into blighted areas. Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to acquire any property in the area defined in the Urban Design Area, the acquisition of which is necessary in carrying out the Urban Renewal Plan.

Further, the Northside Focus Area 1 Neighborhood Business District Urban Design (Urban Renewal) Plan conforms to the Master Plan for the development of the City. The City has established a feasible method for the relocation of any families, individuals or businesses that shall be displaced from the area by any Federally funded public development action.

NORTHSIDE URBAN DESIGN PLAN F.A. #1

Appendix

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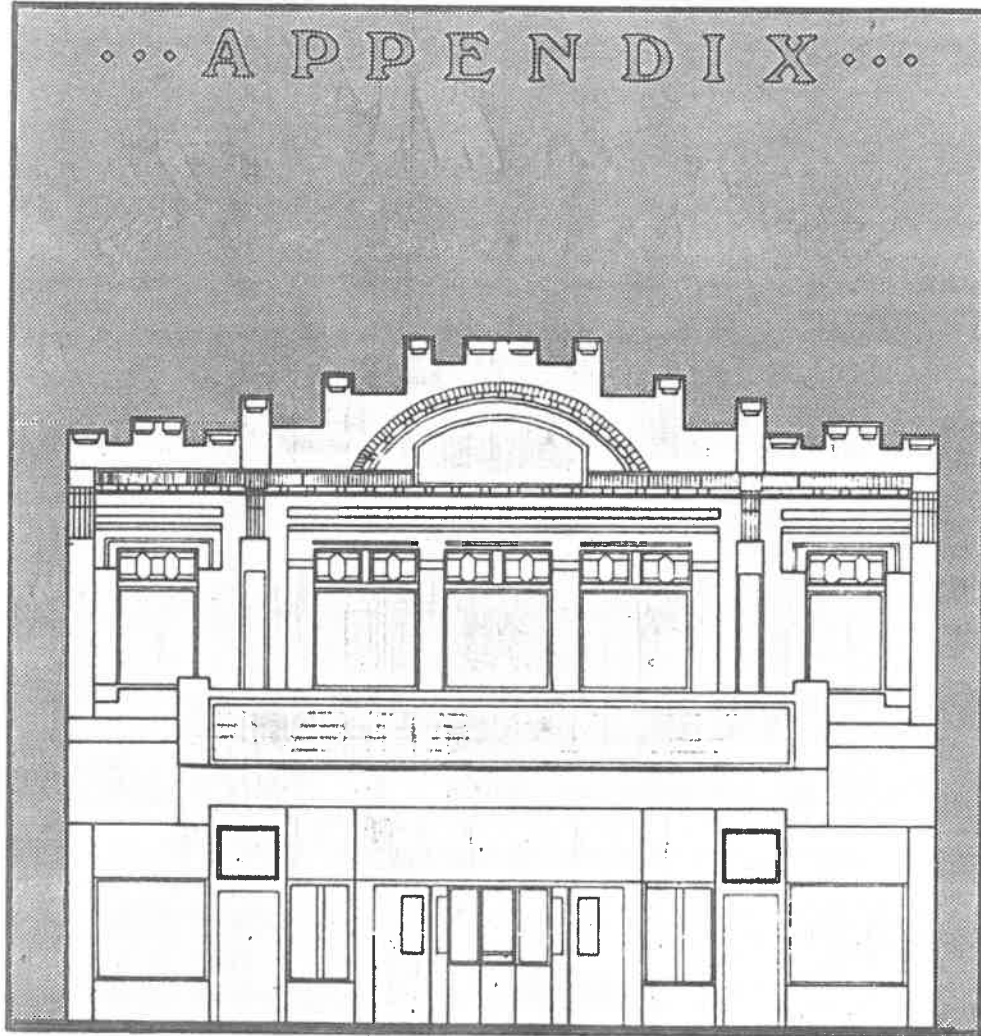
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# NORTHSIDE

NEIGHBORHOOD BUSINESS DISTRICT  
FOCUS AREA ONE • URBAN DESIGN PLAN

... A P P E N D I X ...



OFFICE OF ARCHITECTURE AND  
URBAN DESIGN • CITY OF CINCINNATI  
APRIL 12, 1978 • REVISED MAY 25, 1979  
• FOR: THE CITY PLANNING COMMISSION &  
THE DEPARTMENT OF DEVELOPMENT

## APPENDIX

### NORTHSIDE REHABILITATION, RESTORATION GUIDELINES

The rehabilitation of the buildings along Hamilton Avenue is of considerable importance in establishing an "image change" for Northside.

Most of the structures along the avenue are of extreme historical significance. Restoring these buildings to their original appearance would be a major factor towards the rejuvenation of the Northside Business District.

The majority of the buildings date from the middle to late 19th Century. Many architectural styles are presented; among them neo-classical, Italianate, Queen Anne, French Academic, (second empire), Romanesque Revival, Spanish Revival and Victorian.

The storeowners should take advantage of the great resource of historical quality architecture by capitalizing on the architecture of the building. The original building elements, piers and cornice, should always be retained.

Any original natural materials on the buildings facade, such as brick, stone, or glass, should not be painted or covered over.

All facades should be made to relate to each other visually as much as possible. General principles to be followed in renovating existing structures:

1. Retain all original building elements: piers, cornice, etc.
2. Do not cover or paint any natural materials such as brick, stone or glass.
3. Remove overhanging signs and place identification between the column bays.
4. Treat all bays of a single building alike. Do not block up portions of windows or doors within a masonry frame.
5. Remove all modern materials, from the facade that are out of keeping with the historic character of the district such as aluminum awnings, storefronts, column covers, etc.
6. Clean and repoint all masonry surfaces. Preserve the masonry surfaces with silicone or other acceptable solutions.
7. Repaint surfaces with colors of an earthtone range in sympathy with the historic district. Repaint trim either white or dark to be in contrast to the facade color of the building.

8. Replace windows with those that fit the size of the original opening. If aluminum windows are to be used, they have to be anodized (dark bronze).
9. Doors should be panelled rather than flush. They should match original opening sizes, and coordinate with the facade design.
10. Exterior materials of all renovated or new buildings shall be brick, concrete or masonry facing. These materials should be harmonious in texture and color with surrounding buildings in the district.
11. New buildings and additions to buildings should be of similar heights and proportions to those in the district. Similar materials, trim, colors, opening sizes and shapes, common window sill and head lines, cornice lines should be used.
12. Side walls, wherever visible from the street, shall be finished or painted so as to harmonize with the front of the building.
13. Other facade elements such as shutters, ironwork, fencing, porches, walls and landscaping should be restored to the original condition or reproduced as accurately as possible.



## MASONRY CLEANING

Old brick is often in need of cleaning either because of years of accumulated dirt or because it has been painted sometime in its life. Methods of cleaning depend on the problem and the type of masonry. Whether the problem is dirt or paint, the methods used - chemical, steam or water - should be suited to the particular brick. Sandblasting should never be used. Sandblasting, even by highly skilled operators, not only removes dirt and paint, but also the surface of the brick. The hard surface of brick is its protection against moisture abrasion and wear; once it is removed the brick deteriorates rapidly.

## CLEANING METHODS

Encrusted dirt and carton deposits can be removed from brick walls by careful steam cleaning. This required the cautious use of trisodium phosphate in a mild solution, which is thoroughly scrubbed onto the surface of the wall and then removed by steam jets. Hydrochloric acid may be used if the dirt and deposits on brick surfaces prove resistant to this technique. A weak solution of hydroflouric acid is equally effective, but window glass and painted areas must be adequately masked and metal components protected to prevent etching to those surfaces by the acid. After the use of any acid solution, it is extremely important that it be removed completely by thoroughly washing the treated surfaces with a steam nozzle.

Stone may be cleaned with water pressure containing a friable aggregate of from 30 to 40 mesh that contains no free silica. A high pressure water hose without aggregate may also be used.

## PAINT REMOVAL

Industrial paint remover may be used where surfaces are coated with oil based paints. This is generally applied by hand and allowed to partially dry, resulting in a curling action in the paint. The loosened paint is then abraded with a stiff brush and removed with a steam nozzle. After this process, the wall should be steamed thoroughly, and rinsed with copious amounts of water to rid the surface of all residue of paint remover.

Where casein paints have been used as a wall coating, the wall should be soaked with water over a period of several hours, followed by a thorough scrubbing of the wall surfaces with trypsin combined with trisodium phosphate to help loosen the casein coating. A high-pressure water hose, using approximately 1,000 pounds of water pressure projected through an aerating nozzle, may then be used to remove the softened coating.

## REPOINTING

Repointing, or tuckpointing, consists of raking out the old mortar joint to a proper depth, thoroughly cleaning the joint sides, and re-filling the joint with new mortar. After hardening, the new mortar assures the protection and stability of the brick wall for many years to come.

If the brick is to be painted after repointing, there is no need to duplicate the appearance of the old lime mortar. In this case a good commercially available masonry mortar that expands slightly on drying is recommended. If, however, the brick is to be left natural, it is desirable to simulate the old lime and sand mortars. A mixture of one part white masonry cement, two parts lime, and seven to nine parts of the smallest available mesh sand is recommended.

In general, the mortar joint should be concave, as this gives the best appearance and the greatest bond of mortar to brick. In restoration work, however, the type of original joint should be ascertained if possible and reproduced in the new work.

## PRESERVATIVES

Of great importance in any masonry rehabilitation or restoration project is the final step of waterproofing the restored wall. In recent years the development of silicone solutions has proved invaluable for many waterproofing purposes. Silicone solutions when applied to masonry surfaces form a chemical bond with the wall material that protects it from moisture absorption and carbon deposits. Colorless and usually undetectable to the eye, silicone application should only be undertaken after a building has been cleaned and repaired and only under the supervision of a waterproofing expert. The preservative effects of silicone will only last for several years, however, after which time the process must be repeated.

Painting, on the other hand, is more permanent and provides a good measure of waterproofing to masonry walls. This procedure is highly recommended for the Historic Renewal of buildings in the Northside Business District.

Effective treatment of pairs or groups of buildings designed as a block can be achieved through mutual agreements by property owners to paint their buildings at the same time with the same or compatible colors. Sharing contracting services will not only enhance the impressive quality of a row of houses but may result in reduced costs to the individual property owners.

All repair and repointing should be completed before painting begins, and deposits of dirt or powdered masonry should be brushed off walls and ornamented surfaces. Selected paints should be in keeping with the character of the Business District. Generally, historic colors are compatible with nature: earth browns, stone greys, olive greens, sky blue, ochres, and brick reds. Acrylic latex house paints are best for this

use since they produce a matte finish and contain no oil base ingredients to react chemically with mortar elements.

Whenever it is determined to paint the decorative stone trim of brick buildings, all stone components, including front steps, porches, basements, cornices, and window enframements, should be painted the same color. The elegant proportions of a building can be seriously altered if some parts are painted and some are left untouched or are completed in different colors. Because the original character of individual buildings and the character of the Business District as a whole was dependent upon the contrast of brick walls and stone trim, this technique should be reproduced whenever possible. In all cases the colors chosen for the stone trim should be from a selection of natural stone colors and should be lighter than and form a definite contrast with the wall color.

### DOORS

Original doors within the Business District are generally solid, four-panel doors on residences and glazed, four-panel doors on commercial establishments. Wherever possible, well-designed panel doors should be used when replacement is necessary.

It is not recommended that doors, old or replacement, be finished with natural grain. Not only are natural finished doors not in character with the historic architecture of the Business District, but they also pose continual maintenance problems. Doors should be painted matte black, muted browns, greens, greys, or ochre. Every effort should be made to retain and repair original doors in the Northside Business District. Transoms and sidelights should also be retained and restored. Inappropriate door replacements are aluminum doors, storm doors, slab doors, doors that alter the height or width of the entry, and those that are asymmetrically divided, or made with textured glass, plastic panels, or colored inserts.

### WINDOWS

Window openings characteristic of the Northside Business District are well-proportioned, usually emphasized by carved stone lintels or hood-molds and plain or decorated lugsills. They vary in shape and proportion with the period of architecture with which they are associated but generally are rectangular or round arch in form.

During rehabilitation, window openings should not be enlarged, closed-off, or otherwise altered in form. New sash for windows should be cut to fit the original opening, curved or horizontal, and should be reduced for stock sizes or shapes. Picture, strip, sliding aluminum, jalousie, and most casement windows are not appropriate to the architecture of the Northside Business District.

In general, aluminum double-hung sash are also adverse; however, baked enamel aluminum sash that exactly fit the original openings, have the appropriate glazing pattern, and are in an appropriate color are acceptable.

Window sash in the District should be darker and in contrast with the wall color. Acceptable color choices include matte black, dark slate grey, dark brown, and grey-brown. Window frames should be similar in color to either the surrounding masonry or to the darker sash.

Shiny aluminum windows that have already been installed can be treated by cleaning the exterior surfaces, priming the frames, and painting them a dark color. This procedure will insure many years of protection and will require little maintenance. If the windows are less than a year old or have been anodized, and natural weathering has not occurred, the surface of the frames should be prepared with a mild etching acid just prior to priming in order to insure proper paint adhesion.

COST ESTIMATE  
Parking Lot, Subarea 1

<u>1. Acquisition</u>	<u>Assessed</u>	<u>Estimated Cost</u>
4162 Hamilton (gas station)	\$10,880.00	\$ 38,080.00
4166 Hamilton (lot)	1,970.00	<u>6,895.00</u>
		Total \$ 44,975.00
<u>2. Demolition</u>		
4162 Hamilton		\$ 7,000.00
<u>3. Implementation</u>		
Site Work		\$ 1,000.00
Base Course	9,660 sf @ .30/sf	2,898.00
Bituminous Paving	9,660 sf @ 2.50/sf	24,150.00
Drainage		1,000.00
Light Standard/14-16' high	6 @ 1,200/ea.	7,200.00
Trenching, conduit & Pull boxes	284 lf @ 5.00/lf	1,420.00
Parking barriers	22 @ 20/ea.	440.00
Parking lines	378 lf @ .08/lf	30.00
Concrete Sidewalk	1,530 sf @ 2.00/sf	3,060.00
Trees	9 @ 250/ea.	2,250.00
Tree Grates	7 @ 200/ea.	<u>1,400.00</u>
		Subtotal \$ 44,848.00
Contingency	15%	<u>6,727.00</u>
		TOTAL \$ 51,575.00
I through 4		TOTAL \$103,550.00
Total Number of Parking Spaces	22	
Cost per Parking Space		\$ 4,707.00

COST ESTIMATE

Parking Lot, Subarea 2

1. Acquisition

	<u>Assessed</u>	<u>Estimated Cost</u>
1554 Lingo (house)	\$3,580.00	\$12,530.00

2. Demolition

1554 Lingo		\$ 1,250.00
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3. Relocation

1554 Lingo		\$ 8,800.00
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4. Implementation

Site work		\$ 1,000.00
Base. course	6,312 sf @ .30/sf	1,894.00
Bituminous paving	6,312 sf @ 2.50/sf	15,780.00
Drainage		1,000.00
Light standards - 14-16 ft high	3 @ 1,200/ea.	3,600.00
Trenching, conduit and pull boxes	142 lf @ 5.00/lf	710.00
Parking lines	288 lf @ .09/lf	25.00
Parking barriers	16 @ 20/ea.	320.00
Trees	3 @ 250/ea.	750.00

Subtotal \$25,079.00

Contingency	15 Per Cent	<u>3,762.00</u>
		Total \$28,841.00

1 through 4		TOTAL \$51,421.00
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Total number of parking spaces	16	
Cost per parking space		\$ 3,214.00

COST ESTIMATE  
Parking Lot, Subarea 3

1. Acquisition

	<u>Assessed</u>	<u>Estimated Cost</u>
1557 Chase (house)	\$4,620.00	\$ 16,170.00
1555 Chase (house)	4,150.00	14,525.00
		<u>14,525.00</u>
	Total	\$ 30,695.00

2. Demolition

1557 Chase		\$ 1,400.00
1555 Chase		2,375.00
		<u>2,375.00</u>
	Total	\$ 3,775.00

3. Relocation

1557 Chase		\$ 8,800.00
1555 Chase		15,000.00
		<u>15,000.00</u>
	Total	\$ 23,800.00

4. Implementation

Site work		\$ 1,000.00
Base. course	10,160 sf @ .30/sf	3,048.00
Bituminous paving	10,160 sf @ 2.50/sf	25,400.00
Drainage		1,000.00
Light standards - 14-16 ft high	6 @ 1,200/ea.	7,200.00
Trenching, conduit and pull boxes	284 lf @ 5.00/lf	1,420.00
Parking lines	504 lf @ .08/lf	40.00
Parking barriers	28 @ 20/ea.	560.00
		<u>560.00</u>
	Subtotal	\$ 39,668.00

Contingency	15 Per Cent	5,950.00
		<u>5,950.00</u>
	Total	\$ 45,618.00

1 through 4		TOTAL	\$103,888.00
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Total number of parking spaces 28

Cost per parking space \$ 3,710.00

COST ESTIMATE  
PARKING AREA 4-1 (1612 Knowlton Street)

I.	Acquisition =	\$20,545.00
II.	Demolition =	7,000.00
III.	Relocation =	<u>19,000.00</u>
		<u>\$46,545.00</u>
IV.	Improvements	
	Sitework and Paving	
	Bituminous, base course, and site work	
	5,800 sf @ 3.10 =	\$17,980.00
	Drainage =	1,000.00
	Parking Lines =	100.00
	Parking Bumpers - 18 @ 30.00 =	<u>540.00</u>
	Improvement TOTAL =	\$19,600.00
	Contingency @ 20%	3,920.00
	SUB TOTAL =	23,520.00
	AE FEES @ 10% =	<u>2,352.00</u>
	TOTAL IMPROVEMENTS:	<u>\$25,872.00</u>
	TOTAL PROJECT COST =	<u>\$72,417.00</u>



## COST ESTIMATE

Parking Area 4-2 (4152, 4154 Apple Street)

I.	<u>Acquisition</u> = 4152 -	\$15,680.00
	4154 -	<u>20,545.00</u>
	TOTAL -	\$36,225.00
II.	<u>Demolition:</u> 4152 -	4,500.00
	4154 -	<u>4,500.00</u>
	TOTAL:	\$9,000.00
III.	<u>Relocation:</u> 4152 -	8,800.00
	4154 -	<u>8,800.00</u>
	TOTAL:	\$17,600.00
	TOTAL (Acquisition, Demolition, Relocation)	<u>\$62,825.00</u>
IV.	<u>Improvements</u>	
	Sitework and Paving	
	Bituminous base course,	
	and site work =	
	8085 sf @ 3.10 =	\$25,064.00
	Drainage =	3,000.00
	Parking Lines =	600.00
	Parking Bumpers = 24 @ 30.00	<u>720.00</u>
	IMPROVEMENTAL TOTAL	\$29,384.00
	Contingency @ 20%	<u>5,877.00</u>
	SUB TOTAL	35,261.00
	A/E Fees @ 10%	<u>3,526.00</u>
	TOTAL IMPROVEMENTS:	<u>\$38,787.00</u>
	TOTAL PROJECT COST	\$101,612.00



On-going maintenance and power costs  
Parking Lot, Subarea 1

1. Lighting

15 units

(A) Energy: 15 units X 2.50 unit per month = 37.50/month  
37.50/month X 12 months = \$450.00/year

(B) Maintenance: (relamping, etc.)

15 units X 4.00/unit/month = 60.00/unit/month  
60.00/unit/month X 12 = \$720.00/year

(C) Amortization

$\frac{\text{cost unit}}{15 \text{ yrs.}} = \frac{\$1,200.00}{15} = \$80/\text{unit}/\text{year}$

15 X 80 = \$1,200.00/year

TOTAL LIGHTING: \$2,370.00/year

2. Sweeping, Cleaning

6 hrs./week @ 7.00/hr = \$42.00/week  
42 X 52 weeks = \$2,184.00/per year

3. Water Costs \$60/00 year = \$60.00/year

4. Landscaping/Maintenance = \$500/year

TOTAL \$5,114.00/per year  
On-going Maintenance

On-going Maintenance and Power Costs

Parking Lot, Subarea #2

1. Lighting - 3 units

(A) <u>Energy:</u>	3 units x 2.50/unit per month	=	\$7.50/month
	7.50/month X 12	=	\$90.00/year

(B) Maintenance: (re-lamping, etc.)

	3 units x 4.00/unit/month	=	\$1200/unit/month
	12 x \$12.00	=	\$144.00/year

(C) <u>Amortization:</u>	$\frac{\text{cost unit}}{15 \text{ yrs.}}$	=	$\frac{\$1200.00}{15}$	=	\$80.00/unit/year
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	3 x 80.00	=	\$240.00/year
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Total Lighting	=	\$474.00/year
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2. Sweeping, Cleaning

	2 hrs/week @ 7.00/hr	=	\$14.00/week
	14 X 52 weeks	=	\$728.00/year

3. <u>Water Costs</u>	\$20.00/year	=	\$20.00/year
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4. <u>Landscaping, Maintenance</u>	=	\$167.00/year
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TOTAL	=	\$1,389.00/year
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6-1-77  
RR:mlp

NORTHSIDE OFF-STREET PARKING LOT #5

Maintenance

1. <u>Lighting 1 Unit</u>	
a. Energy	
5.00/month x 12 months	60.00
b. Maintenance - relamping, cleaning etc.	
5.00/month x 12 months	60.00
c. Amortization	
<u>Cost Unit = \$1,100.00</u>	73.00
15 yrs.            15	
<hr/>	
Total Lighting	193.00
2. <u>Sweeping, Cleaning, Snow Removal</u>	
Labor 2 hours/week @ 6.00/hour	624.00
12.00 x 52 weeks	
3. <u>Water Costs</u>	10.00
4. <u>Landscape Maintenance</u>	
Watering, pruning, feeding, etc.	50.00
5. <u>Repaint lines every 4 years</u>	9.00
6. <u>Repair bumpers moved by cars</u>	50.00
<hr/>	
Total Yearly Ongoing Maintenance	\$936.00

NORTHSIDE PUBLIC IMPROVEMENTS

COST ESTIMATES

A. Pope Alley

Public Improvements between  
Hamilton Avenue and Ingol  
Alley

Site work and paving	1,500.00
10 trees @ 300.00	3,000.00
10 tree grates @ 200.00	2,000.00
Lighting - 5 wall hung fixtures - 5 @ 300.00	1,500.00

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Total \$ 9,200.00

Contingency (15%) 1,200.00  
Architectural Fees (10%) 920.00

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Total \$ 10,120.00

B. Improvements

To screen parking lot  
along the west side of  
Hamilton Avenue at Lingo

Concrete Sidewalk	
2,580 SF @ 3.00/SF =	7,740.00
Trees - 4 @ 250.00 =	1,000.00
Tree grates - 4 @ 200.00 =	800.00

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Total \$ 9,540.00

Contingency (15%) 1,431.00  
Total = 10,971.00  
Architectural fees (10%) 1,097.00

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Total \$ 12,068.00

C. Improvements

Trees and paving in  
front of Colonel Sanders  
and Taco-Tico

Sitework and patching -	\$	2,000.00
trees - 4 @ 300.00		1,200.00
tree grates - 4 @ 200.00		800.00

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Total	\$	4,000.00
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Contingency (15%)		600.00
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Total		4,600.00
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Architectural Fees (10%)		460.00
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Total	\$	5,060.00
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D. Improvements

Sidewalk widening and  
trees at the northwest  
corner of Knowlton and  
Hamilton.

Paving: 900 SF @ 5.00	\$	4,500.00
Sitework		1,000.00
Curb: 90 LF @ 10.00/LF =		900.00
Trees: 2 @ 300.00		600.00
Tree Grates: 2 @ 300.00		600.00

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Total	\$	7,600.00
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Contingency (15%)		1,140.00
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Total		8,740.00
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Architectural Fees (10%)		874.00
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Total	\$	9,614.00
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E. Improvements: sidewalk widen-  
ing and tree planting at the  
southeast corner of Hamilton  
and Knowlton.

Same as D.

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Total	\$	9,614.00
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F. Improvements: sidewalk  
widening and tree planting  
at the northwest corner of  
Hamilton and Palm.

Same as D.

Total \$ 9,614.00

G. Tree Planting: along West  
side of Hamilton Avenue  
between Palm and Blue  
Rock.

Sitework and patching \$ 1,500.00  
trees - 3@ 300.00 900.00  
tree grates - 3 @ 200.00 600.00

Total 3,000.00  
Contingency (15%) 450.00  
Total 3,450.00  
Architectural Fees (10%) 345.00

Total \$ 3,795.00

H. Tree Planting: East Side  
of Hamilton Avenue between  
Moline and Blue Rock.

Same as G.

Total \$ 3,795.00

I. Tree Planting: Northwest  
corner of Blue Rock and  
Hamilton.

Same as G.

Total \$ 3,795.00