

Northside Comprehensive Land Use Plan September, 2006



Aerial photograph of Northside and its abundant greenspace.

Credits

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Northside community members and Land Use Plan steering committee at a public charrette.

Finally, many thanks to Liz Blume of the Community Building Institute, whose skilled and enthusiastic guidance throughout the land-use planning process was instrumental in developing the Northside Land Use Plan.

This document was prepared by the Northside Land Use Plan Steering Committee, the Community Building Institute, Northside residents, Northside business owners, and Northside community institutions.

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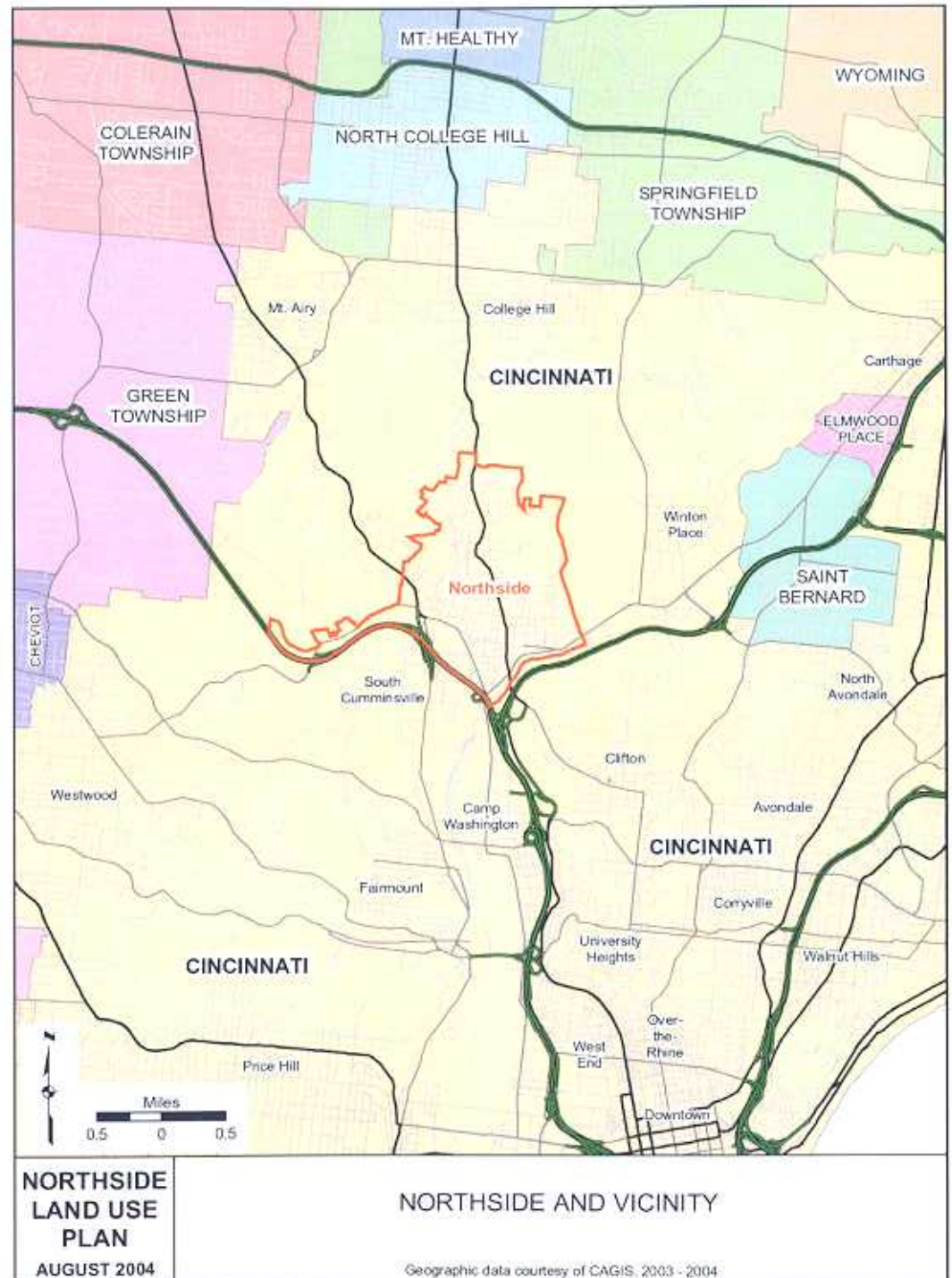
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EXECUTIVE SUMMARY

This Northside Land Use Plan provides the community and the City of Cincinnati a clear picture of Northside's vision for the future and the strategies and implementation measures that will be used to achieve this vision. It is also designed as a positive response to the City of Cincinnati's new 2004 zoning code. Hundreds of Northsiders have participated in creating this plan, including long-time and new residents, business owners, property owners, school principals, parents, and interested developers.

Vision

Northside, located in the Mill Creek Valley in North central Cincinnati, envisions a future where a diverse community of people live in a neighborhood that provides great housing choices, a variety of work environments and job opportunities, and the cultural and educational opportunities that allow one to live an interesting and nurtured life close to home. The community strives to be a holistic, sustainable community that provides a unique, tolerant environment for people of any income, race or cultural background. Northside's vision is that of a true "urban village" which can be a model of success for other neighborhoods.



Goals

Northside has created a detailed set of goals and objectives to guide the development and implementation of the land use plan. These are presented in detail in the 'Key Action Strategies' section of this document (P. 24). The four central goals of the plan are:

- 1) Quality of Life: Ensure a quality of life in Northside where people, young and old, feel safe, nurtured, and enriched.
- 2) Housing: Create a variety of quality housing choices for a diverse group of people with mixed incomes.
- 3) Commercial: Create a climate for new and innovative commercial uses in Northside that enhances its historic character, and identify opportunities for mixed-use redevelopments:
 - Respect the historic character of the Hamilton Avenue Business District while providing for new and expanded retail opportunities.
 - Pursue compatible land use and re-development opportunities for the transitional areas identified in the plan.



Northside 4th of July parade.

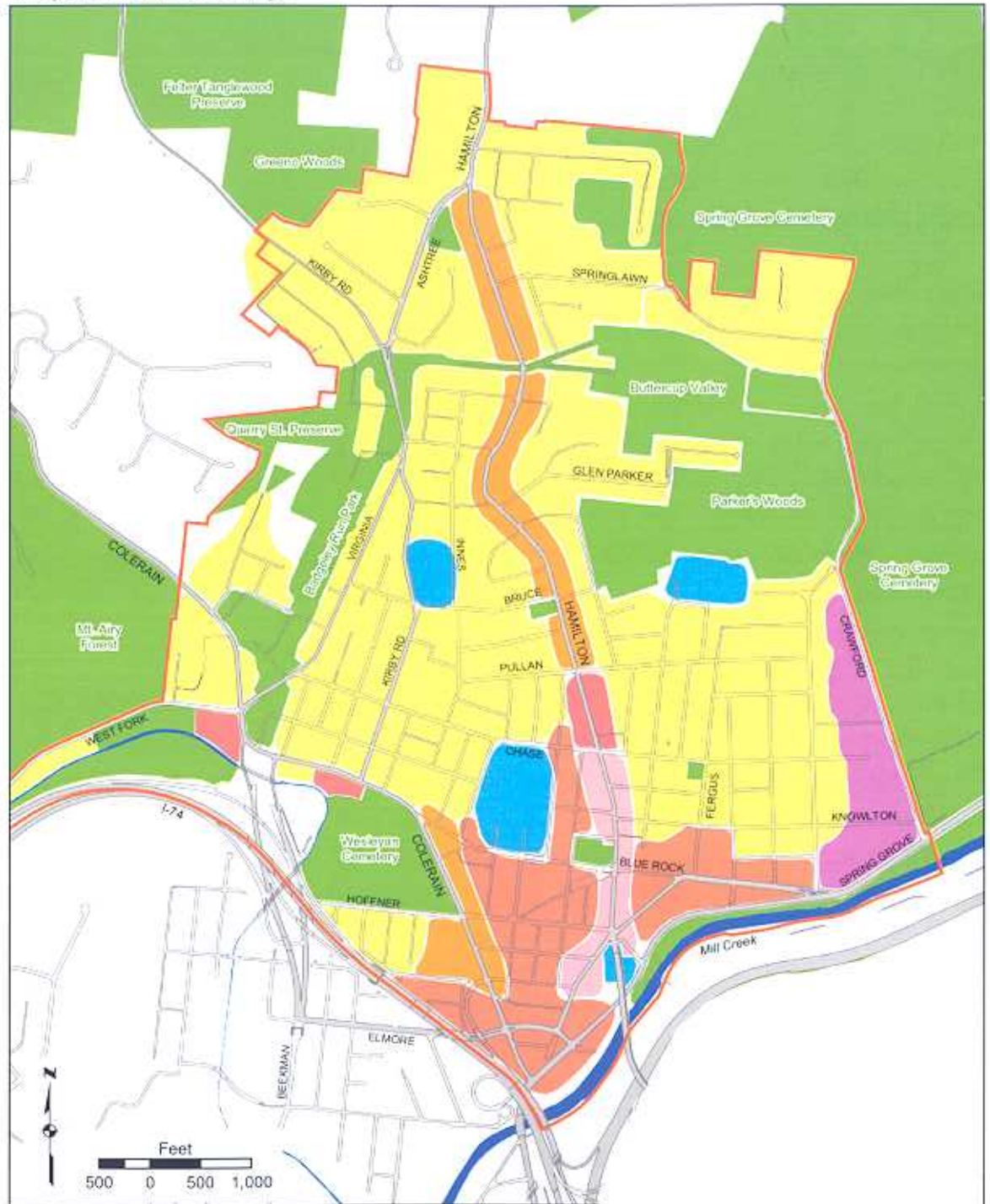
- Focus redevelopment opportunities in the area south of Blue Rock for new kinds of commercial, residential, studio and light manufacturing uses and other unique, unconventional live/ work spaces.
- 4) Greenspace: Enhance, connect and protect the wonderful green-spaces in the neighborhood and the green beltway surrounding Northside.

Proposed Land Use Plan Map

The adjacent land use map illustrates how the various goals and objectives of the Northside Land Use Plan are to be realized on the ground. The "Plan" is a visual representation of a number of innovations in land use and physical design that will forward the goals of the community.



Proposed Land Use Map.



Geographic data courtesy of CAGIS, 2003-2004.

Summary Of Key Action Strategies

Each area of focus includes key recommendations that will move the community towards its goals and guide implementation of the plan.

Quality of Life. The neighborhood leaders and residents have created the Northside Community Fund. This fund, managed by The Greater Cincinnati Foundation and controlled by a board of Northside residents, is intended to provide resources for the kind of community building activities that make Northside special. The community is growing the Fund and will work actively to produce results in the areas of community and race relations, youth development, and civic engagement. The neighborhood will create a new cultural campus at the heart of the neighborhood which will become an important central gathering place. The campus will include the newly renovated Chase School, an improved McKie Recreation Center, new cultural partners and institutions, housing, and other uses. Pedestrian and greenspace connections to Hamilton Avenue, the new mixed use zone, and other parts of the neighborhood will be incorporated.



Northside teenagers enjoy free pizza lunch after participating in the Great American Cleanup at McKie Recreation Center.

Housing. The Northside Community Council Housing Committee agenda focuses on making improvements to the existing housing stock by targeting existing housing in poorest condition; creating and tracking housing data for code enforcement; creating new housing opportunities; and creating a market for new homes in Northside.

Commercial Development.

Neighborhood leaders and residents will work actively to improve the 4000 block of Hamilton Avenue. These plans

include purchasing and renovating buildings to attract viable, quality tenants to the block.

The neighborhood will work with community partners - Queen City Metro, City of Cincinnati and area merchants - to develop the Gateway Circulation HUB Project. The project will include a new Metro transfer HUB, improvements to gateway circulation, and streetscape and parking enhancements in the area.



Preparations for the 4th of July parade extends to all generations.



German built single-family home north of Chase.



Commercial opportunities in 4000 block of Hamilton Avenue.

Greenspace Development.

Neighborhood leaders and residents will work actively to continue to implement the recommendations from the Colerain Connector Plan which include new green space at Badgely Run Park, and major enhancements to the old “mound” area at Colerain and Virginia Avenues. The celebration of the greenspace surrounding Northside should be the at heart of any marketing efforts. The neighborhood will work with property owners and developers to create green streetscapes and amenities in the new developments that are planned south of Blue Rock in the new mixed-use zone. Efforts should be made to reintegrate the Mill Creek back into the neighborhood as a positive natural feature.



Badgely Run Park



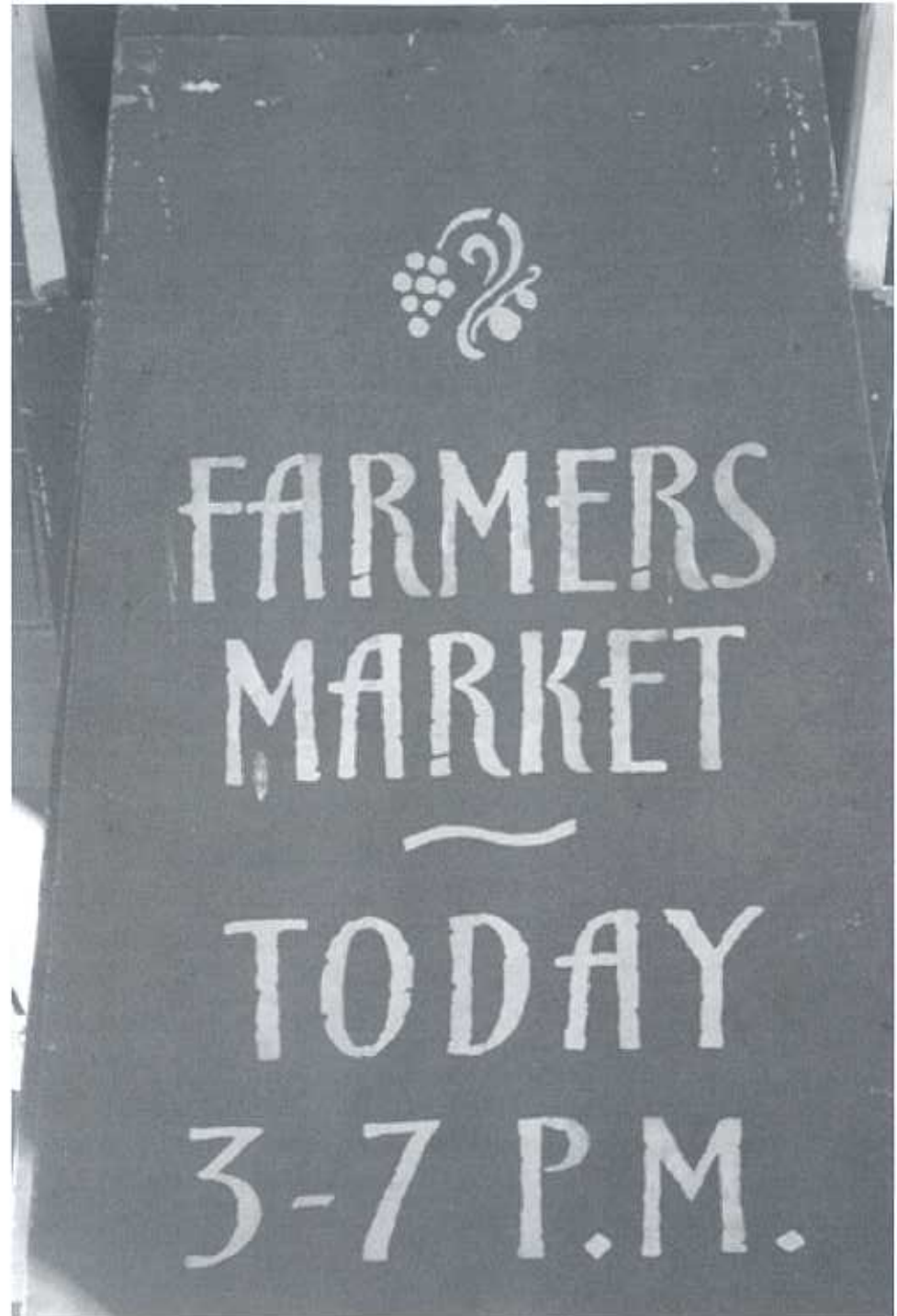
Purpose

The Northside Community Council, with support from the Northside Business Association and many other community organizations, began this planning process to articulate further its vision and to ensure that the land uses, and land use controls, the neighborhood has in place are sufficient to move the neighborhood in this direction. The City of Cincinnati has been engaged in a citywide rezoning process, the first in over 40 years.

Northside wanted to be prepared to respond to this effort with a land use plan grounded in an up-to-date and accurate vision for the community.

What follows is that land use plan. In many respects this plan is more comprehensive than a traditional land use plan. It discusses the cultural and human needs and goals of the community. The plan provides a clear picture of the connections between the location of abandoned housing and the incidence of crime, and the land use implications of those connections.

Emphasis is focused on how best to integrate area youth into the community. While these may not seem like the typical jurisdictions of a land use plan, they are integral to the thinking behind this plan and the input that residents of Northside contributed to the process.



Process

The Northside Community Council began this planning process in the winter of 2003 by recruiting a planning team to review the 18 planning and research studies completed for Northside since 1970. Northside has been committed to planning and community engagement for decades and the recommendations in the many previous plans have been largely implemented.

In the spring of 2003, planning committee members and other volunteers conducted a series of interviews and surveys to ask people in the neighborhood how they see Northside and what they hoped for the future. Residents completed over 200 surveys that were distributed at area businesses, community meetings and through door-to-door discussions. Countless additional conversations and committee meetings also took place to gauge how people felt about the neighborhood and what they would like to see in the future.



Community members at a Northside Land Use Plan charrette.

The land use planning team then facilitated eight large community-wide meetings, including two day-long charrettes and many other outreach activities to gain input on issues and determine implementation priorities. Residents and businesses had a great deal of influence on the outcome of the process. Refer to Appendix C for dates and data on community meetings.

DEMOGRAPHICS

The demographics that follow describe the people who live in Northside and the kinds of housing they occupy. Information is presented for 1990 and 2000 to indicate trends.

Population Characteristics

Almost 9,400 people lived in Northside in 2000, down from slightly over 10,500 in 1990. The 11% population loss in Northside is similar to the City's loss of 9% (33,300 people). The age composition has been fairly constant and consistent with the City. Relatively few seniors live in Northside, and the percentage went down between 1990 and 2000.

Results from the planning process indicated that many 'near-seniors' in the neighborhood will be looking for innovative housing and lifestyle options as they age in Northside.

The number of African-Americans in Northside increased significantly between 1990 and 2000, comprising almost 40% of the neighborhood compared to less than 20% ten years ago.

Population Characteristics

	Cincinnati		Northside	
	1990	2000	1990	2000
Total Population	364,040	330,662	10,527	9,389
Median Age	31	32.4	33.1	33.7
% under 18	25%	26%	30%	27%
% Over 65	14%	12%	12%	10%
% African-American	38%	43%	18%	39%
% Hispanic	0.60%	1%	0	1%

Source: US Census of Population

Household Characteristics

The composition of households in Northside is similar to those throughout Cincinnati. With a gradual but persistent rise in single-person households, almost 40% of Northside housing now falls in this category. Since the neighborhood's senior population has not risen significantly, these new single-person households are likely to be adults and young adults. Northside is also home to many gay and lesbian households who began moving here as early as the 1970s.

We should also note the demographic change in many Cincinnati neighborhoods due to the elimination of approximately 2,000 site-based low-income housing units in the West End. Low-income residents were able to obtain Section 8 vouchers and move to new neighborhoods in the city. This change happened after the 2000 Census and certainly impacted Northside and other neighborhoods in ways not shown in the 2000 Census numbers.

Household Characteristics

	Cincinnati		Northside	
	1990	2000	1990	2000
Total Households	154,243	147,979	4,388	4,054
% Married households	33%	27%	35%	26%
% Female headed	18%	18%	19%	21%
% Single person	39%	43%	32%	39%
In group quarters	9.50%	9.50%	0	0.50%

Source: US Census of Population

Income Characteristics

	Cincinnati		Northside	
	1990	2000	1990	2000
Median Income	\$21,006	\$29,493	\$18,600	\$31,188
% below poverty	24%	22%	25%	23%
% over \$50,000	NA	27%	8%	26%

Source: US Census of Population

Income Characteristics

Incomes vary widely in the neighborhood. The median income for Northside is slightly higher than the City as a whole, and slightly more people have incomes above \$50,000 than have incomes below the poverty level. The number of low-income people who lived in Northside decreased slightly between 1990 and 2000, as it did in the City. The 2000 income numbers across the City reflect the strong economy of the second half of the 1990s.

Employment Characteristics

Northside's employment picture looked relatively strong in 2000. The unemployment rate dropped to below the city's rate and the number of people participating in the labor force increased to almost 70%. Again, these numbers reflect the general health of the economy in the late 1990s.

Housing Characteristics

There are proportionally more homeowners in Northside than the City, but still less than half of all households in Northside own their own home. Median home values increased about 10% between 1990 and 2000. Recent data indicate a 15% rise in home values between 2000 and 2003. In 2003, 17 Northside units were on the market for over \$100,000, with half of those valued above \$150,000. The new units constructed at Rockford Woods have added to the units available at the top of the market.

Just as many units were on the market for under \$50,000. Single-family units on the market advertised for under \$50,000 are often marketed to, and purchased by, real estate speculators and investors who are looking for rental units.

Employment Characteristics

	Cincinnati		Northside	
	1990	2000	1990	2000
Civilian Labor Force	172,423	162,466	5,091	4,850
% Unemployed	7.90%	7.30%	9%	7%
% of population 16 and over not in the labor force	38%	37%	36%	32%

Source: US Census of Population

Housing Characteristics

	Cincinnati		Northside	
	1990	2000	1990	2000
Total Housing Units	169,088	165,945	4,662	4,594
% Owner-occupied	35%	35%	44%	44%
% Renter-occupied	56%	54%	49%	44%
Vacant Units	14,746	17,954	306	504
% Vacant	9%	11%	6%	12%
Median Value	\$82,300	\$94,400	\$66,700	\$73,600

Source: US Census of Population

Some of these buyers are reputable property managers who provide sound affordable housing for people who need it and for the neighborhood. Many, however, are unscrupulous investors who have no respect for the neighborhood and its sellers and potential renters.

Northside has over 400 assisted housing units. Assisted housing refers to any unit for which the market rent is being subsidized by the Federal or state government. The largest subsidy program - the Federal Section 8 program - has undergone significant change over the past five years, greatly impacting the housing market across the city and in Northside. Section 8 vouchers may now be used to rent any unit the recipient chooses. Previously, vouchers were attached to a specific unit.

This change in the Section 8 program is part of what is driving the large number of real estate speculators to try to satisfy the new demand for assisted housing in the private market. Unfortunately, many of these new investors are poor property managers who are weakening the neighborhood and providing substandard housing units to low-income people.

The 445 assisted units in Northside represent approximately 9% of all units in the neighborhood. In order to maintain a healthy economic balance, Northside would like for all local government providers of housing vouchers to comprehensively and collectively set limits for the number or percentage of housing vouchers any neighborhood should absorb.

Recent Single-Family Housing Market Activity

	<i>May-03</i>	<i>Jan-04</i>
Units on Market	85	69
Median Sale Price	\$86,600	\$84,000
Low Sale Price	\$21,500	\$18,000
High Sale Price	\$200,000	\$270,000

Source: Multiple Listing Service of Greater Cincinnati; Cincinnati Area Board of Realtors

Assisted Housing Characteristics

	Cincinnati	Northside
Total housing units 2000	165,945	4,594
Total assisted units	21,718	445
% of total units	13%	9%

Source: Cincinnati Housing Market Data and Analysis, 2002 - Department of Planning; CMHA Assisted Housing 1994-2002

LAND USE

Northside is a fairly dense city neighborhood surrounded by greenspace —Spring Grove Cemetery, LaBoiteaux Woods, Buttercup Valley, Mt. Airy Forest, the Mill Creek Corridor and the hillsides that surround Northside. The greenspace within the neighborhood should also be considered including Parker Woods, Badgeley Run Park and Wesleyan Cemetery. Northside is a very unique, natural setting in the city.

The aerial view of the neighborhood illustrates just how much greenspace surrounds Northside. Taking full advantage of this greenspace is an important component of the land use planning.

Aerial view of Northside and the neighborhood's planning area boundary.



Geographic data courtesy of CAGIS, 2003-2004.

Existing land use and zoning, like everything about Northside, is diverse. By the 1860s Northside was home to factories, houses, stores and cultural institutions all developed in close proximity. Grand single family homes, modest worker housing, and multi-family apartments coexisted.

It offered a “new suburban” lifestyle away from the fray of downtown Cincinnati. During this time Northside became a transportation hub and remains so today. Hamilton Avenue is a major north/south artery through Cincinnati, and the Knowlton’s Corner bus transfer is the second busiest in the system.

While this development pattern remains largely intact, obsolete land uses and buildings, poor property maintenance, and disinvestment have taken a toll in Northside.



Looking North onto Knowlton's Corner.



4000 block of Hamilton Avenue at Knowlton's Corner.

Existing Land Use

The map on the next page illustrates current land use in Northside. The northern part of the neighborhood is primarily residential. Homes in the northeast section are generally large and built on lots between 6,000 and 10,000 square feet. Other single family homes throughout the neighborhood are built on lots between 2,000 and 6,000 square feet. While Northside has a great variety of different types of single family and two family homes, and many different sized homes, it has the character of a single family house community. A limited number of medium sized apartment buildings are along Hamilton Avenue and scattered throughout the southwestern part of the neighborhood. A number of large single family homes have been divided into multiple units, and some of these properties are amongst the least maintained in the neighborhood.

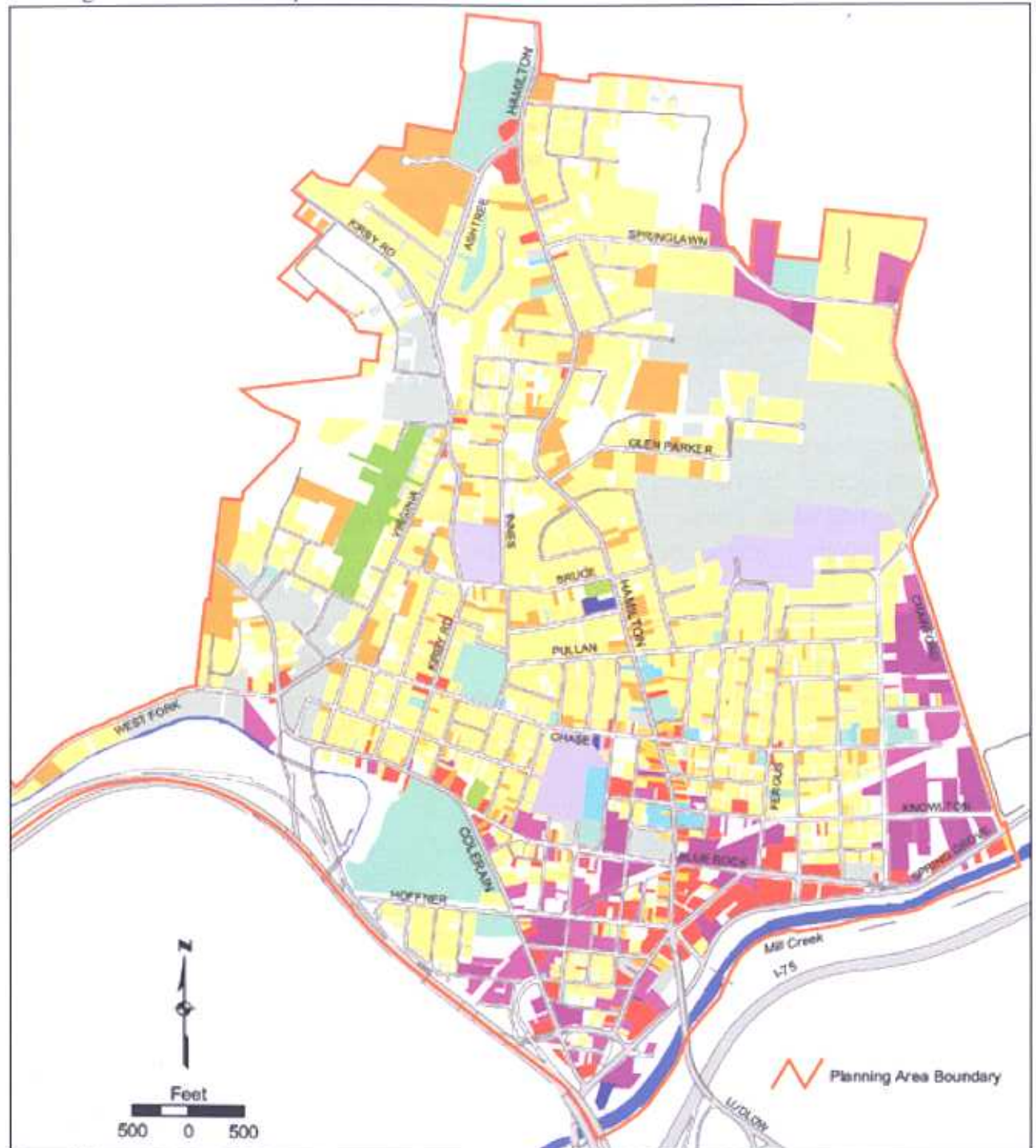
The southern part of the neighborhood is largely mixed use. This large transition zone was originally commercial and industrial uses mixed with residential structures throughout. Some of these, like Willard Industries and Rotex, continue to grow and take good care of their properties. In many other cases, however, industrial uses have become obsolete.

The main business district in Northside is on Hamilton Avenue. Additional retail is along Spring Grove at Hoffner Street. These retail uses are traditional turn of the century two to four-story buildings placed at the sidewalk line with limited parking. Additional retail uses exist throughout the neighborhood in corner stores, with another cluster of retail along Blue Rock Avenue, Colerain Avenue, and Chase Avenue.



Looking west onto Chase Avenue from the corner of Hamilton & Chase -A bird's eye view of a variety of land uses within the parameter of several blocks.

Existing Land Use Plan Map.



Geographic data courtesy of CAGIS, 2003-2004.

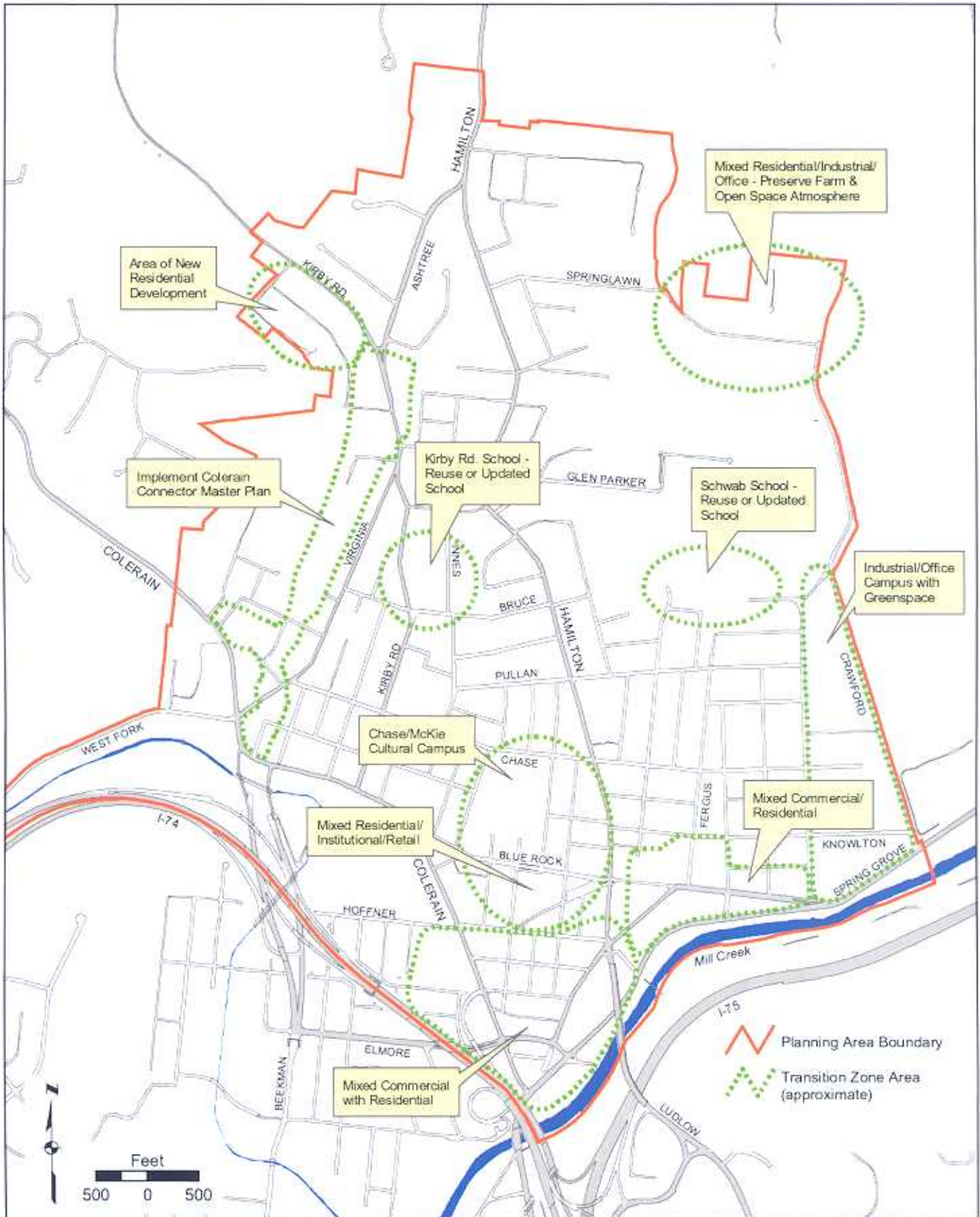
Transition Areas

Land use patterns in Northside are changing. Some commercial and industrial uses are vacant and obsolete, and people are interested in new kinds of live/work space. Hillside areas are becoming desirable for residential use nationally. Retail uses and shopping patterns are changing in ways that may introduce big and little boxes into the neighborhood. All of these changes present great opportunities for Northside. They also threaten to change the character of the neighborhood in ways that are not so desirable.

The following transition map illustrates these areas, primarily in the south part of the neighborhood and along the hillsides to the north and west. These areas are discussed throughout the plan with recommendations made for use changes where the neighborhood deemed appropriate. Recommendations also include guidelines and standards for new development. In some cases, like the cultural campus, these transition areas form the foundation for exciting new development alternatives.



Primary Transition Areas Map.



Geographic data courtesy of CAGIS, 2003-2004.

Zoning

A major motivation for the Northside Land Use Plan was to create a meaningful response to the city's 2004 zoning code. The zoning code update, the first in over 40 years, creates new land use categories and eliminates old ones. It also modifies the regulations and map to be more consistent with contemporary development practices. Northside can take advantage of the many new code provisions, including those that accommodate live/work spaces and small lot single family zoning.

The proposed zoning map that follows illustrates the recommended changes generated through public review. These changes are consistent with the vision and goals and objectives of the Northside Land Use Plan. No changes are recommended for most of the residential areas. Most recommendations for change are in areas identified as being in transition. The old zoning code for the most part codifies current uses. In many cases the land use plan recommends moving away from more intense industrial uses to more mixed uses with a residential character in transition zones. The objective is to allow for a greater mix of uses and to ensure that residential uses are permitted. The proposed changes are consistent with the vision described in this land use plan.

Recommended changes are located principally at the edges of districts where the neighborhood wants to encourage changes in land use; wants better delineation of existing land uses; or wants to ensure that new, more contemporary development practices are allowed and supported.

Existing Zoning Code Table

<i>Code</i>	<i>Designation</i>	<i>Size</i>
SF-20	Single-family	20,000 sf lot
SF-10	Single-family	10,000 sf lot
SF-6	Single-family	6,000 sf lot
SF-4	Single-family	4,000 sf lot
SF-2	Single-family	2,000 sf lot
RMX	Residential Mixed	1-3 dwelling units
RM-2.0	Multi-Family	2,000 sf/dwelling units
RM-1.2	Multi-Family	1,200 sf/dwelling units
RM-0.7	Multi-Family	700 sf/dwelling units
OL	Office Limited	1,200 sf/dwelling unit
OG	Office General	700 sf/dwelling unit
CN-P	Commercial Neighborhood-Pedestrian	
CN-M	Commercial Neighborhood-Mixed	
CC-P	Commercial Community-Pedestrian	
CC-M	Commercial Community-Mixed	
CC-A	Commercial Community-Auto	
CG-A	Commercial General-Auto	
ML	Manufacturing Limited	
MG	Manufacturing General	
ME	Manufacturing Exclusive	
PD	Planned Development	
HS	Hillside District	
UD	Urban Design District	
HD	Historic Districts	
IDC	Interim Development Control District	

An example is the recommendation to change the majority of the manufacturing general (MG) district to MG-NSO (Northside Overlay). This will better provide for mixed use residential and live/work space to develop in this zone. These changes are discussed in more detail throughout the text where projects or programs are presented.

Circulation

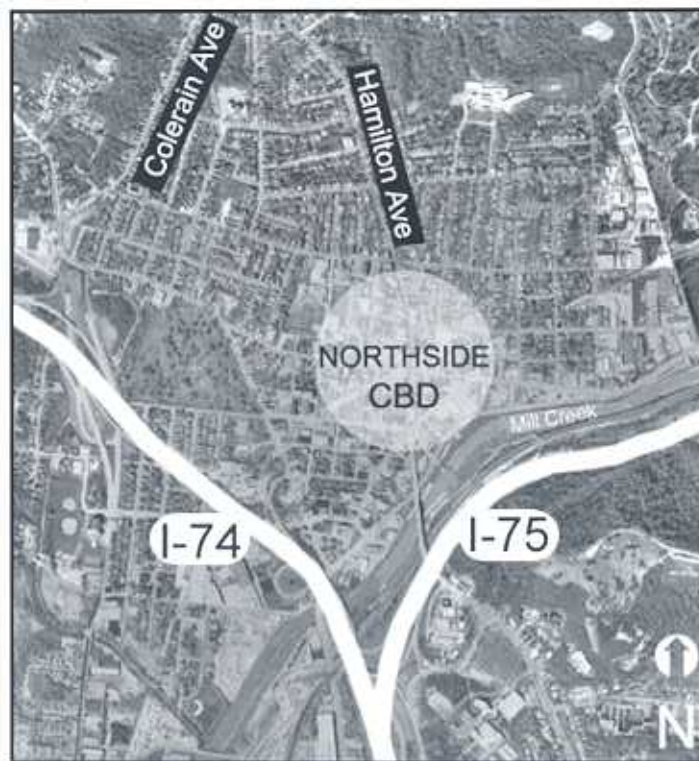
Northside is bordered by the intersection of I-74 and I-75 on its southern and eastern boundaries. These major highways are a critical part of the circulation system in the neighborhood, particularly for commercial and industrial users. Hamilton and Colerain Avenues are the major surface streets in the neighborhood, both running generally north to south through the neighborhood. Hamilton and Colerain carry heavy commuter traffic and are congested at peak travel times. Spring Grove Avenue and the Dooley Bypass, running east to west in the south part of the neighborhood, carry local, commercial, and commuter traffic accessing I-74 and I-75 and are also heavily travelled during peak times.

The Ohio, Kentucky and Indiana Regional Council of Governments (OKI), along with the Ohio Department of Transportation (ODOT), are planning a major reconstruction and safety upgrade of the I-74/I-75 interchange. They have indicated a desire to remove the Elmore Street ramp and reconfigure the Colerain Avenue interchange. The neighborhood acknowledges the elimination of the Elmore ramp as part of the interchange redesign. We look forward to future OKI / ODOT solutions that document local access alternatives and changes for both Northside and Cincinnati State as well as the completion of the Colerain Ave. interchange.

The I-75 upgrade process that includes the I-74/I-75 interchange also includes a re-design and upgrade of the I-75 and Mitchell Avenue interchange. While this interchange is not in Northside, it provides access to many of the businesses along Spring Grove Avenue and needs to be considered as

planning proceeds.

In addition to the major interstate and arterial systems, residents talked about issues associated with a number of residential streets. Pedestrian safety is a problem when drivers speed through the neighborhood. Better traffic enforcement of posted speed limits is needed. In some locations, primarily in the south part of the neighborhood, there are conflicting issues associated with the mix of residential and business uses; truck parking and commuter traffic on residential streets are examples. The neighborhood would also support improvements to the intersection of Hamilton Avenue and Blue Rock Road that would enhance pedestrian and vehicular safety.



I-74 /I-75 interchange in relation to Northside.

KEY ACTION STRATEGIES

Quality Of Life

Land use plans are often focused on housing and commercial development. But during the land use planning process, much discussion ensued over such issues as education, youth, safety and crime. The intensity of feeling concerning the inter-relatedness of these issues with other more traditional aspects of the land use plan was so great that overall quality of life aspects in Northside have become the overarching focus of this plan.

The Northside Land Use Plan focuses first on the quality of life of the people who live in the houses and shop at the stores. How do people treat each other here? Are they respectful, do they feel welcomed, a part of the community? Is this a pleasant place to live? These sometimes intangible qualities of life directly impact decisions about where to live and how long to stay in a community. They define the health of a neighborhood.

The quality of life issues and recommendations presented here reflect the feelings of Northside residents - that in order to truly improve this neighborhood they must create an atmosphere of acceptance, civility and respect.



"Lawn-chair Ladies" at the Northside 4th of July parade!

GOALS & OBJECTIVES

Ensure a quality of life in Northside where people, young and old, feel safe, nurtured, and enriched.

1. Actively work with Cincinnati Public Schools (CPS) and other education providers to ensure good neighborhood schools for Northside children. Provide CPS with "Northside-based" recommendations for the Facilities Master Plan.

2. Actively work to eliminate drug-related crime in Northside. This work should include a continued strong commitment to the Citizens on Patrol, Community Problem Oriented Policing (CPOP), Cincinnati Human Relations Monitors, the Court Watch programs, and strong communication between residents, businesses, and the Cincinnati Police Department.

3. Actively work with neighborhood organizations, our local schools, and McKie Recreation Center to develop positive programming for teens and pre-teens in Northside. These activities should help better integrate young adults into the life of our neighborhood.



Northsiders dedicate the remodeling of Hoffner Park. 3 Sycamore trees were dedicated to Inez Bail, Mary Jackson, and Alma Voelckel.

4. Provide spaces and events that showcase and encourage performance and visual artists of all types. This should include a lively and diverse music scene.

5. Continue activities that promote tolerance and embrace diversity, and actively work to celebrate the cultural differences which exist in the neighborhood.

6. Create new and continue the existing strong programs and events that welcome new residents. Keep working to encourage everyone to stay engaged and involved in the neighborhood.

7. Actively participate in community programming and development at McKie Recreation Center and Hoffner Park.

CURRENT CONDITIONS

Education. Education has become a major issue in Northside's discussion of land use and community change. The Cincinnati Public Schools (CPS) Master Plan calls for the elimination of one of the three elementary schools in Northside. The plan identifies Kirby Road as the school to be closed, with Chase renovated and Winton Montessori moving to a new school built on the Schwab site. How these schools will impact Northside, and whether these recommendations are in the neighborhood's best interest, has been the topic of great debate.

The context of the land use plan has centered the discussion of physical issues. What are the physical characteristics of the schools at their current sites, and how do they impact the surrounding neighborhood? What possible reuse plans might be appropriate if schools close?



Chase School.

Chase School. There was general agreement that Chase School should be one of the two schools to stay. Its central location in the neighborhood and proximity to McKie Recreation Center were primary reasons for this support. Residents also see the current school administration as reaching out to the community and being responsive to neighborhood issues surrounding the school.

The Second School Discussion. The closing of either Kirby Road School or Schwab Elementary generated much more debate. Kirby Road School (CPS calls for this school to be closed) has a long tradition in the neighborhood and many would like to preserve that heritage. It is also a wonderful example of Beaux Arts educational architecture. Student population at Kirby Road School currently consists of 90% Northside children.

Schwab also has many supporters who see an advantage to keeping Schwab and its surrounding green space in public ownership and available for public use. Schwab supporters have been much more actively engaged in the discussion of school planning to date and have developed a fairly detailed proposal that calls for the new Schwab to be a Montessori school focused on environmental education (with its proximity to the Northside greenbelt) and green building design.

The future of each site as a school is easy to consider, because this is the current use. Considering alternative uses for a school building is more difficult. The pros and cons of reuse of the Schwab site were discussed at length and several alternatives were drawn for the site. To date there has been much less attention on the re-use potential of the Kirby site. In the end, this land use plan does not make a recommendation for the closing of one of these schools and the redesign of the other. It promotes a process that will fully engage the entire community (residents and school communities) in the discussion to determine a neighborhood recommendation. It is also important to keep in mind that as school enrollment continues to drop in Cincinnati



Kirby Road School



Schwab School

Public Schools, the master plan will call for fewer schools. The potential exists for there to be only one elementary school in Northside, rather than the two currently planned.

School Effectiveness. In addition to the physical issues around school change, there has also been much discussion about how well these schools perform academically. All three neighborhood schools performed poorly in the annual School Year Report Card conducted by the Ohio Department of Education. Both Schwab and Kirby Road schools were listed in academic emergency and Chase School was listed in academic watch for the 2002-2003 school year.

Because Northside currently has three elementary schools, many students from other neighborhoods attend Northside schools. Many residents have expressed frustration about this, and wonder if the large number of non-Northside children in our schools negatively affects the schools' academic performance. Residents are also concerned about the relatively small number of Northside children attending Northside schools and the number of children leaving the neighborhood to go to school. This indicates that many Northside parents feel the quality of education is inadequate in these schools and therefore send their children to magnet schools or other private schools outside the neighborhood.

Over time this has led to neighbors feeling disconnected from the schools, and schools feeling isolated in a neighborhood with little community support. The challenge of reconnecting Northside residents to Northside schools will be critical to the success of the neighborhood and its schools. This reconnection is central to the ideal of community learning centers currently being promoted by CPS.

Northside Education Committee. With that context in mind, the Education Committee, with input from the community, has developed a set of criteria to respond to the Cincinnati Public Schools plan, to better understand the issues facing the neighborhood, and to create two great schools that will deliver a high quality education to Northside students.

Crime. Many Northside residents are concerned about the increased crime rate. They perceive an increasing level of incivility and disrespect among some people. Some residents are concerned about violence and a general atmosphere that does not feel safe, including race-class tensions and the threat of physical harm. Many residents believe most crimes are associated with drug use and drug trafficking.

Cincinnati Police Department records indicate an average of about 1,000 service calls to Northside per month, (976/month in 2002; 1,005/month in 2003). Arrests for violent crime average about 85 per month (80/month in 2002; 88/month in 2003). While this number had been rising steadily over the past five years, as of June 2004 the monthly averages are down (896 calls for service and 67 arrests for violent crimes). Violent crimes (Part 1 crimes) include murder, rape, robbery, aggravated assault, burglary, larceny, and auto theft.

The Police Department keeps track of "hot spots" throughout the city. A "hot spot" is an area that ranks in the top 50 locations for calls for service,

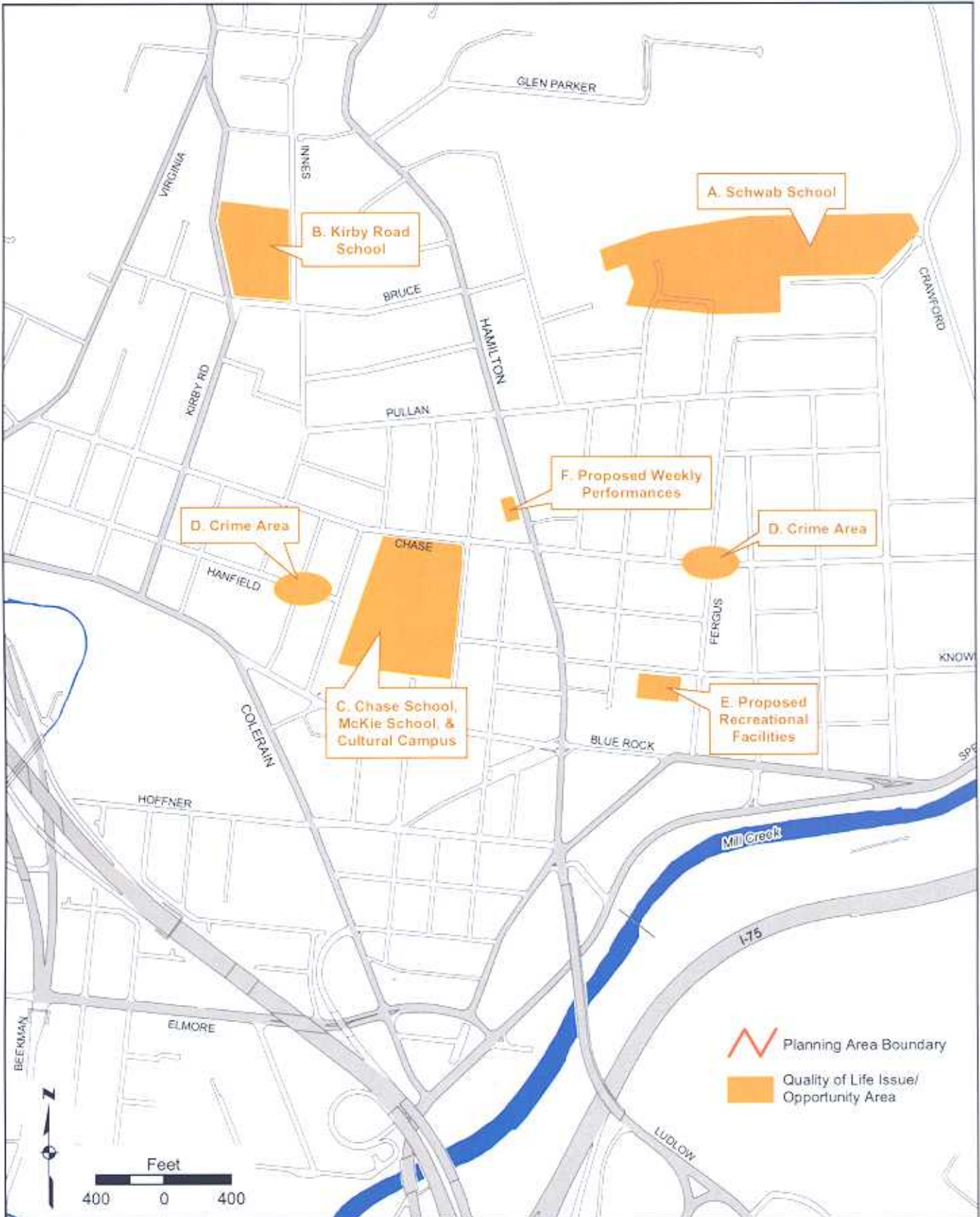
disorderly, drug, and violent crime arrests. Northside has one identified "hot spot" - the area between Chase, Hoffner, Fergus and Jerome, which has had the designation for over a year. This is illustrated on the attached Quality of Life Issues and Opportunities map. Addresses along Chase, Hanfield, Witley, and Langland account for a significant number of the calls and arrests in the area. The housing in this area is among the most poorly maintained in Northside.



Poor housing conditions on Fergus St.

An indication of the relationship between poor property conditions and inappropriate behavior is illustrated by the overlap of highlighted areas on the Quality of Life Issues and Opportunities map (P.30) and the Housing Issues and Opportunities map (P.35). The Plan recommendations, most directly the Chase Cultural Campus (pp.31-32) and the targeted housing activity, are designed to combat both physical and behavioral issues by improving the environment and offering positive activity into the mix in this location.

Quality of Life Issues & Opportunities Map.



Geographic data courtesy of CAGIS, 2003-2004.

ACTION STRATEGIES

Create forums for community dialogue on education and cultural diversity. The Education Committee has conducted a survey on education which will provide information on what parents and students, faculty, and residents would like to see in Northside schools. The survey is intended to be the starting point for dialogue on these issues and for a wider community decision-making process on the schools. Special survey methods and attention were given to determine what area youth are thinking about these subjects.

The work regarding schools is intended to provide the background for a community decision-making process around how Chase School will be redeveloped, which other school will be maintained, and how the community will reuse the third site.

Work regarding race, class and cross-cultural relations will continue through a series of conversations, study circles and surveys. This assessment is intended to be a cornerstone for a human relations enhancement program that will attempt to better integrate everyone into the community. The Community Bridge Committee of the Northside Community Council will provide leadership in this process.

Create the Chase Cultural Campus Plan & Implementation Schedule. The redesign and enhancements to Chase Elementary School has become one of the most exciting changes proposed as part of this process. The community envisions Chase Elementary as the center of a new cultural campus that plays a major role in the life of the community. The physical design, presented on the next page, is intended to better connect and enhance McKie Recreation Center, make important connections to Hamilton Avenue and Hoffner Park, and to be fully integrated into the northern edge of the new Blue Rock mixed use area.

The Cultural Campus is intended to be a central place for both child and adult education, as well as a cultural center for visual and performing arts. Partners at the school may include theater and arts organizations, with neighborhood residents sharing their skills and talents. The space should include community meeting spaces, performance venues and display spaces.

Continued planning for this center should include identifying community, cultural and corporate partners. It should also include physical and curriculum design. The current school faculty and administration need to be involved in the process along with community residents, business owners, and others. The Northside Business Association, Churches Active in Northside (CAIN) and the Northside Community Council should also be involved as well as all three neighborhood schools, Aiken High School, McKie Recreation Center, and Cincinnati State Technical and Community College.

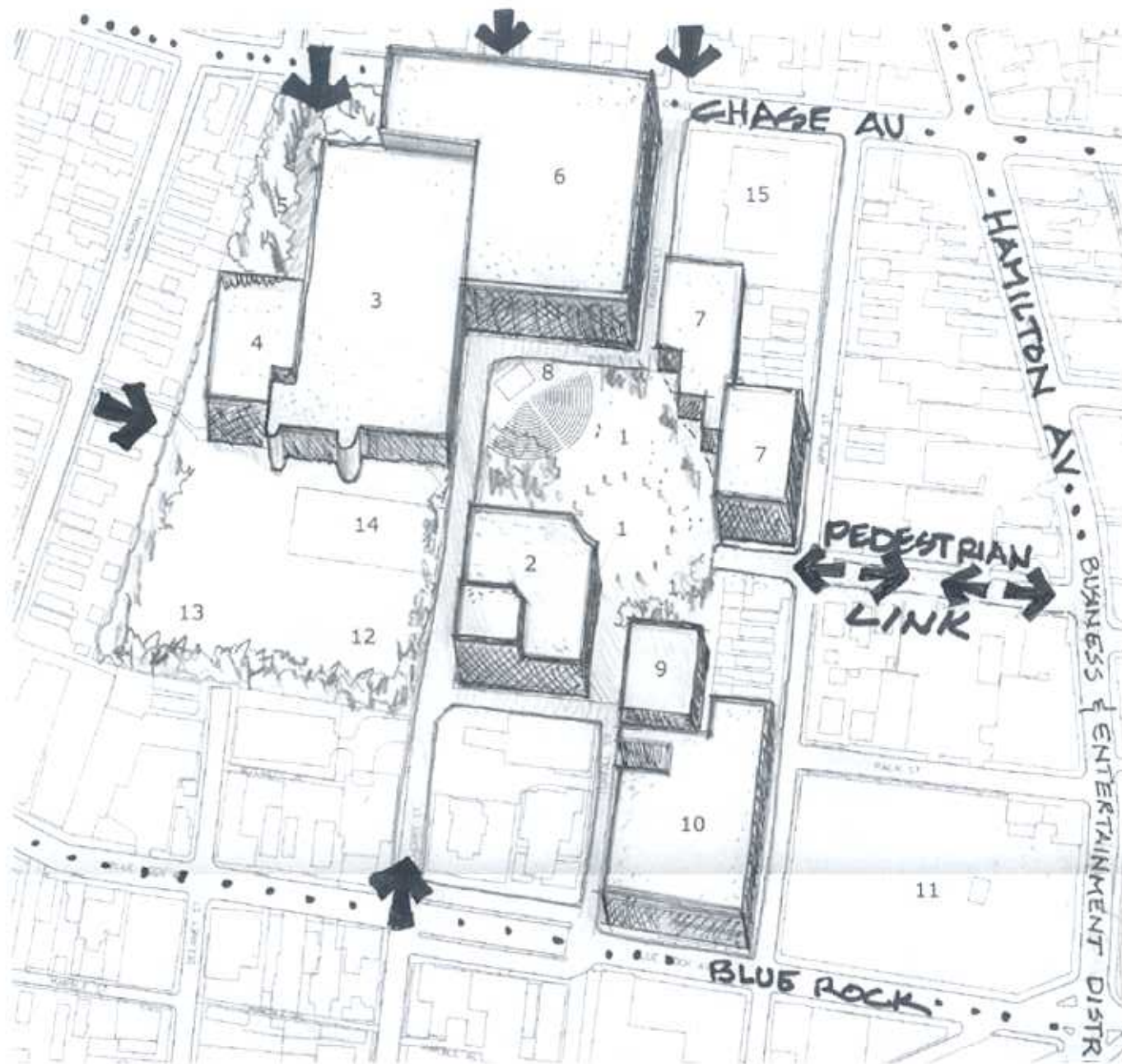
Conceptual Map 1.

The Chase Cultural Campus A Neighborhood Center For Northside

"A little city, in the city"

1. Neighborhood Plaza.
2. Amateur Theatre and Music.
3. Revovated Chase Elementary School.
4. Addition for Adult Horticulture Program.
5. Gardens*
6. New Recreational Facility w/ Parking.
7. Mixed Use: Arts, Conference, Cafeteria, Senior Housing
8. Open-Air Performance Area
9. Visual Arts & Crafts Center
10. Adaptive Reuse: Vocational Education
11. Hoffner Park*
12. Children's Ballfield*
13. Hard-Surface School Play Area*
14. Thousand Hands Playground*
15. Chase Commons: Loft Apartments*

* existing



The Second School Plan & Implementation Process.

In order to make good choices about the second school for Northside, the recommendation is to develop a broad-based community process for making these important decisions. The Education Committee of the Northside Community Council needs to lead this work with much wider community participation. Special effort needs to be made to include parents from both schools in the process, as well as parents in Northside who are not currently sending their children to neighborhood schools.

The committee should also strive to get residents who live near each school to participate, as well as faculty and administrators from each school. The committee's work is similar to that of Chase School in terms of identifying the type of school and learning environment the community wants, as well as how they will attract students and keep standards high. The community also needs to be thinking about who it will partner with at the second school.

The criteria for the second school decision should include: the best learning environment for children, strong sustainable academic program, strong connections to the neighborhood, and the ability to create a strong reuse plan for the school site that will be closed. In addition to the second school situated at either Kirby or Schwab, a third alternative would locate two schools at the Chase Cultural Campus site. This would allow CPS to economize on facility and plant expenses while creating two redevelopment sites in the neighborhood.

In any event, the group's work needs to be closely coordinated with planning for the Chase Cultural Campus. As the number

of children attending Cincinnati Public schools continues to decrease, it is possible that only one elementary school will ultimately be located in Northside. The ability of one or two schools to provide the kind of quality education that will attract those families who currently do not send their children to Northside schools will play an important role in how many schools the neighborhood will support.

Block Watch 45223. Northside leaders and residents will expand the neighborhood's active block watch program. Block Watch programs foster trust and communication between neighbors.

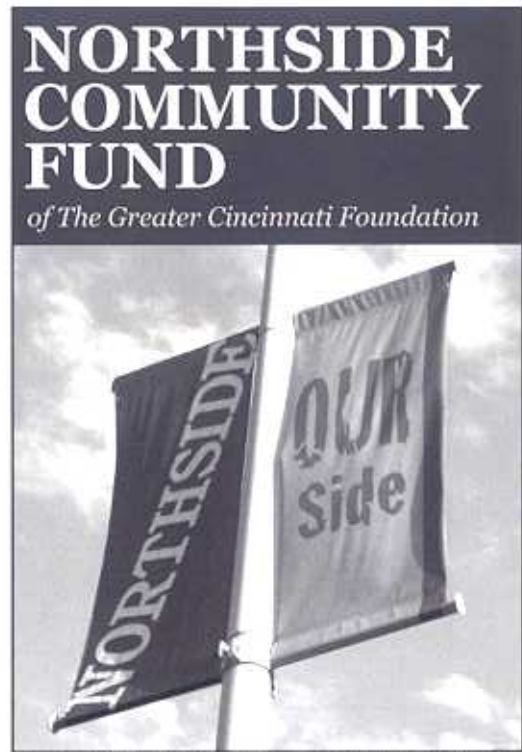
Blockwatch



Light Up Northside. Light up Northside is a new idea aimed toward developing an active strategy to get residents to keep their porch lights on throughout the night on the third week of each month to show their support for a peaceful Northside. The week might include other activities in conjunction with Block Watch Groups, Northside Community Council and other groups in the neighborhood that support these efforts.

Grow The Northside Community Fund. Neighborhood leaders and residents have created the Northside Community Fund of The Greater Cincinnati Foundation. The fund was established to support neighborhood events and activities that further the vision and objectives of Northside. The fund will be available to community groups who sponsor activities in the following areas: community events, youth, social justice, beautification, safety, physical improvements, and basic needs. Neighbors are being asked to contribute to the fund as a way to invest in the life of the community they love.

Establishing and growing this fund is an excellent way for the neighborhood to take control of its own destiny and work on the many quality of life issues identified in this plan. A priority should be placed on developing plans for youth programming and better integrating youth into the life of the neighborhood.



**STRENGTHENING OUR NEIGHBORHOOD
PREPARING OUR FUTURE**



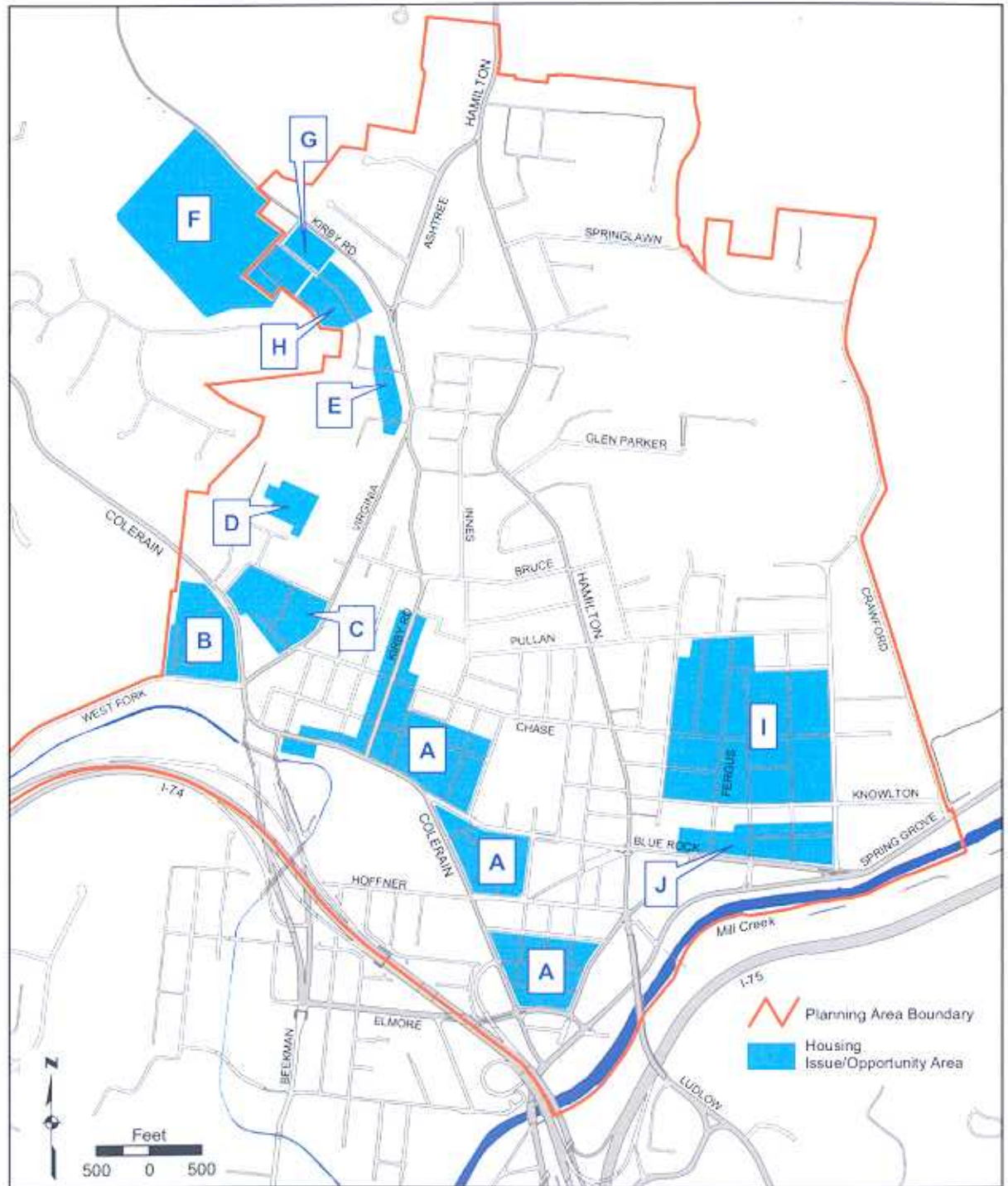
Housing

Housing issues are an important focus of this plan. One of the things people value most about Northside is the availability of wonderful old historic homes at reasonable prices. Residents also expressed a great deal of concern about housing conditions.

The goal and objectives listed on the next page describe the outcomes the neighborhood will be working to achieve over the next five years related to housing.

Housing Issues and Opportunities Legend

- A. Southwest Nodes.
- B. Westfork /Colerain Node.
- C. Sector B.
- D. Rosewood.
- E. Sector D.
- F. Hirschners Property.
- G. Catherine Barrett Property.
- H. Mark Miller Properties.
- I. Eastside Node.
- J. Spring Grove /East Side.



Geographic data courtesy of CAGIS, 2003-2004.

GOALS & OBJECTIVES

Create a variety of quality housing choices for a diverse group of people with mixed incomes.

1. Increase homeownership in new and renovated single-family housing.
2. Restore poorly reconfigured multi-family units back into single-family homes.
3. Identify strategic parts of the neighborhood that need improvement and encourage local and neighborhood-based investments.
4. Improve the quality of existing affordable and rental housing.
5. Coordinate with Section 8 housing providers (landlords) and management agencies (HUD, CMHA, Hamilton County) to ensure that the neighborhood maintains its current balance of subsidized housing (about 9%); this housing is well-maintained; and new residents are welcomed into the neighborhood.

6. Ensure that the architecturally historic, pedestrian streetscape, and 'green' character of the neighborhood is maintained.

7. Encourage a wide range of new housing types to be constructed in Northside. This new housing should include:

- Housing that takes advantage of our hillsides and views in ways that respect the integrity of the hillsides and are consistent with the Hillside Trust Development Practices and Guidelines.
- Housing that is clustered and developed to preserve significant open space for community use.
- Housing that accommodates seniors who want to downsize.
- Housing that accommodates inter-generational families.
- Housing that accommodates people living with physical disabilities.
- Housing that incorporates the newest technology around energy efficiency and green building.

8. New housing should generally not displace current residents or property

owners. It is not the intent of this plan to use eminent domain to change the land uses in the neighborhood. In areas that have been identified in transition, where there is evidence of significant disinvestment of property by current property owners, or land use obsolescence, the neighborhood will actively work to identify and improve those conditions.

9. Provide new types of housing opportunities in the mixed-use area in the south part of the neighborhood.

10. Provide new housing opportunities for seniors who want to stay in Northside after their original home no longer suits their needs.

11. Encourage a good pedestrian environment on residential streets.

12. Create a marketing strategy to better attract new home buyers of all types to the neighborhood.

13. Work to create opportunities for youth employment in development projects.

CURRENT CONDITIONS

Land Use. Housing in the neighborhood is a combination of small lot (2,000 sq. ft.) one, two and three family residential structures and larger lot (6,000 sq. ft.) historic single family residential structures. While some apartment buildings exist along Hamilton Avenue and mixed use buildings are scattered throughout the neighborhood, the scale and character of Northside is predominantly single-family. The north and west hillsides provide significant views of the neighborhood. These locations create some spectacular home sites. Rockford Woods, the newest single family project in the community, is situated on wooded hillside lots. Residents often mention that the variety of affordable, interesting housing types is a desirable feature of Northside. This is a an amenity the neighborhood wants to preserve.

Renovation Activity. House renovation is more than a hobby with many area residents. On any given Saturday people in Northside are rebuilding porches, fixing gutters, stripping woodwork, and looking



for antique bathroom fixtures. This renovation activity, mainly by owner occupants, has truly solidified the housing market in many parts of the neighborhood. This is particularly true north of Chase Ave. on both sides of Hamilton Avenue, as indicated by the community survey. Historic American four-square, Queen Anne, Victorian, and Tudor homes constructed predominately by German masons are located in this part of the neighborhood.

Market Weakness. Housing conditions south of Chase are mixed. The housing in this area was constructed by Irish immigrants who

built wood frame houses on smaller lots. Today these are the houses most at risk of being purchased by unscrupulous land speculators. Housing that is listed for sale under \$50,000 is all too often marketed to investors for rental housing. The change in the Federal Section 8 program that provides housing vouchers to individuals to find housing in the private market has fueled demand for affordable rental housing. This demand has, unfortunately, often been met by landlords who do not understand the market or their responsibilities to tenants or the neighborhoods where they do business. Worse yet, many are knowingly trying to abuse the system



and the people relying on them for housing. The massive Hope VI projects in the West End in 2000 and 2001 resulted in over 1,000 households moving into the private housing market with vouchers in a very short time. A significant number of these households moved to Northside.

The Northside Housing Committee has identified Fergus from Blue Rock to Pullan as their highest priority. This is due to the rapid decline in owner-occupied housing and the large percentage of rental and vacant housing. Other areas of concern include Mad Anthony, Witler, and Chambers Streets, and the housing south of Hoffner Street in the triangle between I-74 and Spring Grove.

Landlord/Tenant Relations. The lack of mutual respect between landlords and tenants is negatively affecting people living in those parts of the neighborhood identified as being in transition. Landlords who are not maintaining property and unscreened tenants are certainly adding to the increased drug activity in these parts of the neighborhood. The Quality of Life and Housing maps illustrate the relationship between housing in poor condition (an indication of inexperienced or unscrupulous landlords) and crime activity (see p.30 & p.35). Both older home owners trying to sell their property and new low-income home buyers are sometimes victim to predatory lending practices associated with real estate speculators operating in this part of the neighborhood.



Housing Committee. The Northside Housing Committee has been actively working on issues ranging from code enforcement to tracking landlords, to working with tenants and City building officials for many years. The Housing Committee has created a fairly sophisticated data base to monitor housing conditions, vacancies, and transition areas in Northside.

ACTION STRATEGIES

The following strategies are designed to work with existing property owners to keep their homes, retain their equity in those homes and welcome new home owners of all income levels into the neighborhood. Likewise, Northside wants to work with landlords to increase the mutual respect between property owners and tenants and improve the physical condition of housing.

The Land Use Plan also illustrates a desire to respect hillsides and ensure that new development is conducted in a way that the hillsides are preserved and views and open space are protected to the greatest degree possible.

Target Improvements To Existing Housing Stock.

Northside is a mature community of 4,500 existing housing units, 44% of them owner-occupied, 44% rentals and 12% vacant. In order to make significant improvements to the community and address the objectives of the housing agenda, attention must be given to upgrading these existing units and increasing the number of owner-occupied housing units in the neighborhood. One such upgrade might include a plan to refurbish existing alleys in residential areas in an effort to reconnect them to Northside's urban life. The Housing Committee has been very focused on making improvements to the existing housing stock.

Target Improvements In The Worse Blocks. A number of blocks in the neighborhood are in notably poor condition. These are also the areas where crime and police calls for service tend to be highest. In order to break this cycle and be able to see real results, renovation activity should be targeted to these blocks first. Efforts should be targeted to improve conditions in transition areas south of Chase between Kirby and Lakeman, and south of Pullan between Langland and Dane, with particular emphasis on Fergus. As indicated in the Quality of Life Problems and Opportunities map, this is the area where the incidence of crime and poor housing conditions overlap to create significant problems for residents. A potential solution might be a program that focuses on improving one block at a time.

Activities in these areas should include working with new and existing community development corporations (CDC), such as Cincinnati Northside Community Urban Redevelopment Corporation (CNCURC), Working in Neighborhoods (WIN) and Habitat for Humanity to buy and renovate some of the worst housing. It will also include working with owners of property in poor condition to repair or sell their property. In all these cases, end users should be owner-occupants wherever possible. The Homeownership Center can be an important partner in helping people get ready to buy and maintain a home.

Housing Data Base and Code Enforcement.

The housing database has been created by Northside Community Council's Housing Committee and is updated by Northside residents to keep track of real estate activity in the neighborhood. The database tracks vacant and abandoned buildings, buildings with code violations and orders, site conditions and other complaints lodged by residents. Northside is now able to provide very clear and consistent information to the city to help with building code enforcement. It has become a fairly sophisticated tool for managing information about housing in Northside, and provides a much better handle on the property owners and investors who are negatively impacting the neighborhood.

Participation In The Area-Wide Housing Coalition.

The Housing Committee is also working with a larger coalition of Mill Creek neighborhoods to address predatory lending practices, property flipping, and other unscrupulous real estate dealings. The target areas mentioned above are particularly vulnerable to this activity. This group is working on the legal, development, and financing aspects of these issues. A matrix of potential issues, activities, and specific strategies has been identified by the coalition. That set of strategies is supported by Northside and presented below as part of this plan. Northside has been and should continue to be an active member of this coalition and lend its support whenever appropriate. The Housing Court program identifies and tracks court cases against property owners in the neighborhood. It has been documented that the courts issue higher fines, jail time and put much more pressure for compliance on property owners in cases when neighborhood residents appear in court to explain to a judge the negative effects that properties in poor condition have on Northside.

Appendix A provides a full array of programs and activities that the Coalition is working on. Northside is an active partner in most of these.

Northside Renovators Coalition. Anyone who buys an old home knows that something always needs to be fixed. Kitchens and baths must be remodeled, roofs replaced, front porches rebuilt. These are not small jobs, yet Northsiders who love their old houses and the great deal they get on these 'fixer-uppers' have become skilled renovators. Northside is also home to many architects, planners, rehabbers, realtors, and others with the skills to renovate tired old buildings and poor-condition housing. Residents with these resources and skills will be invaluable as Northside works to prevent unscrupulous real estate dealings in the neighborhood, improve existing housing stock, and build new housing.

A Northside Renovators Coalition could focus efforts on identified neighborhood target areas that need improvement. Coalition members, including Northside property owners and renovators, could buy distressed property at the same sheriff's auction as do outside investors. Renovated property could then be sold to new owner-occupants and property managers who have the best interest of the neighborhood in mind.



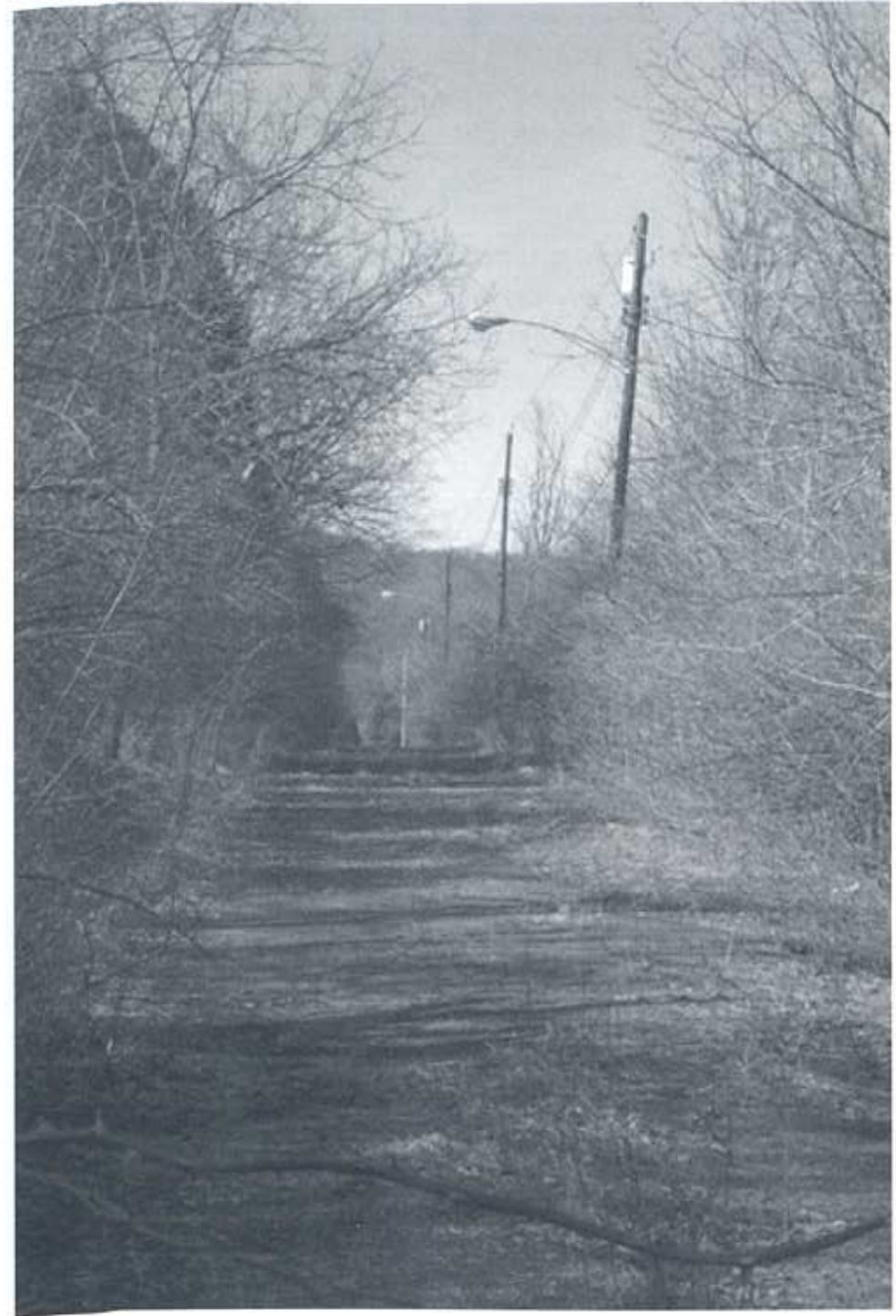
Typical Northside home boasting tender, loving care.

Looking north on Cresap St., street lights await the return of houses.

Create New Housing

Opportunities. One way to attract new homeowners into Northside is to develop new homes. Hillside locations, wooded lots and redevelopment sites throughout the neighborhood provide opportunities for new housing. Rockford Woods is a good example of appropriate new construction in Northside, demonstrating that the market will absorb new housing priced in the \$175,000 to \$275,000 range.

The Cresap Area. The Cresap Avenue area is a prime development site, providing a good opportunity for new single-family homes. The wooded site is partially on a hillside with significant slopes, so sensitivity to building requirements is necessary. The hillside topography makes some clustering of units appropriate. Road, sidewalk, and drainage improvements will be needed to accommodate housing. These costs would need to be factored into development costs as they are not currently budgeted for in the City capital budgets. In addition, the condition of some of the surrounding buildings and properties will negatively impact new construction. A general clean-up and targeted improvement program for the immediate vicinity will be important in order to provide a strong market for new housing in this area. Appropriate zoning will need to be developed during site development planning. Because of the hillside and the need for new streets, a Planned Unit Development (PUD) for this site is appropriate. The Cresap Ave. area is shown within H and F on the Housing Opportunities map.



Rockford Woods. Rockford Woods has been mentioned several times as a good example of new construction opportunities. A number of lots remain in that subdivision, and a marketing effort should be made to attract buyers and complete the project.

Colerain Development. As part of the Colerain Connector Plan, new housing sites were identified. The community needs to work to find interested developers and begin project development on these housing sites.



Create A Marketing Plan For Northside.

One of the most important pieces of a housing strategy for Northside is to create a demand for living in the neighborhood. Most of the housing investment in new construction and renovation will come from the private market. In order to generate the kind of interest that will result in real neighborhood stabilization, new home buyers need to see Northside as a viable choice and must be willing to invest money and sweat equity into the housing stock. Northside needs to re-introduce itself to the world. The input and discussion that has resulted from the planning process indicate that people who live in Northside like it. They feel a sense of community, and they have been able to find great housing values. In order to introduce new people to this great neighborhood Northside needs to create a strategy for getting the good word out about the neighborhood. People often form their opinions about a place based on what they see and hear in the media, or what a friend or relative has to say about a place, whether or not they have good information. The images and impressions of Northside others give are not always accurate, nor as favorable as residents would like.

Northside residents have been working on creating events and promotions that market the neighborhood since the 1970's. Porch and house tours, the 4th of July Parade, and the Farmer's Market are all events that define Northside as an eclectic, diverse community with great housing values. The historic house tour is in its tenth year. In the business district, Shake It, Slims, and the Northside Tavern have all



gotten good press and been identified as hot 'in' places to be. The good news is sometimes overshadowed by the news of crime and unrest in the neighborhood. Taking control of the message and directing it to home buyers who might choose Northside is an important part of future marketing.

Northside has a lot to offer, with many assets to attract new people. Selling this to potential homebuyers will increase the number of people interested in coming in to renovate buildings, send their children to Northside schools, join local churches, shop at local stores, and perhaps hold on to their homes rather than move to the suburbs. All of these things strengthen the neighborhood for both current and new residents. Since Northside lost over 1,000 people between 1990 and 2000, keeping current residents and attracting new ones is vital to the neighborhood's future.

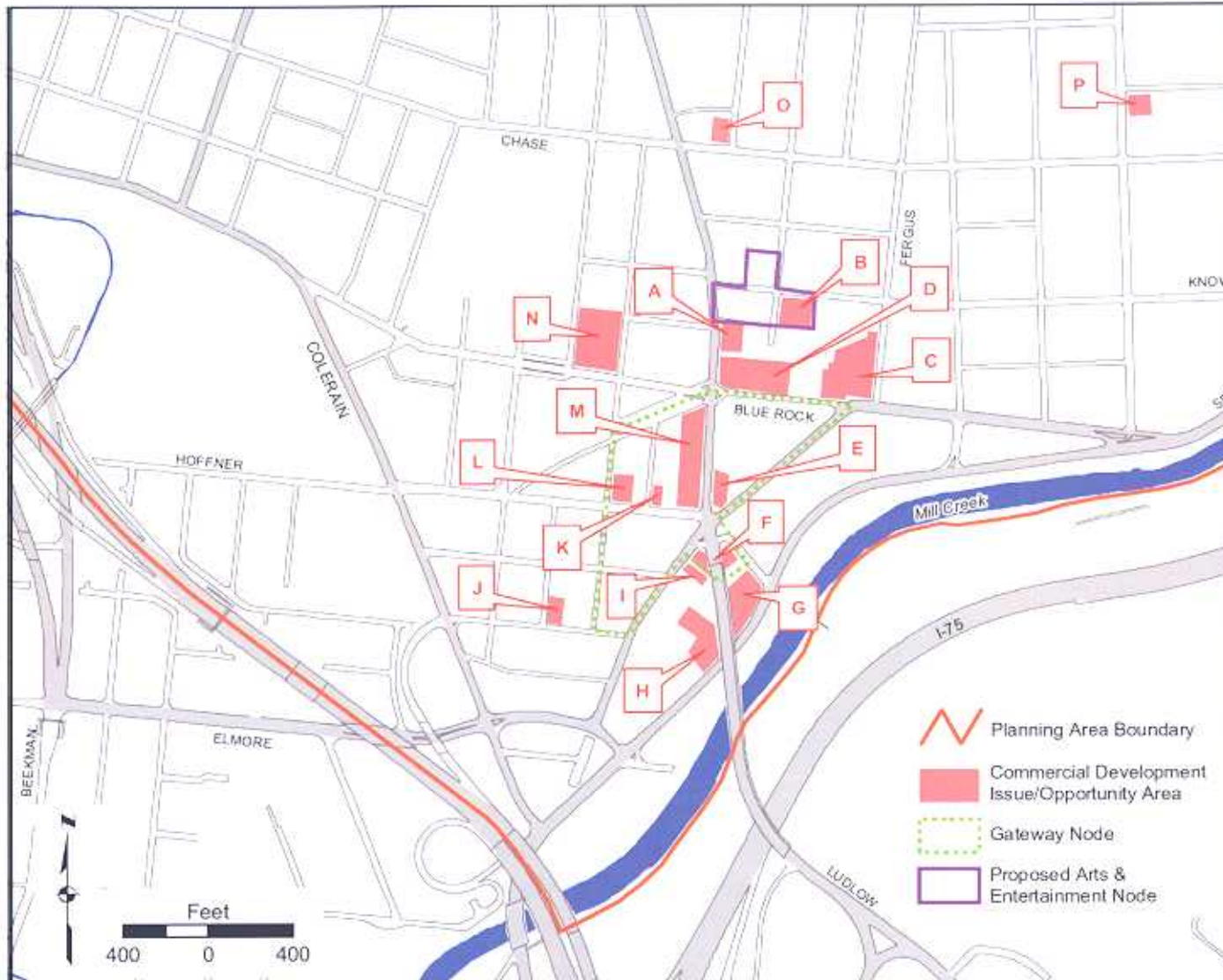
A marketing plan for Northside needs to include interviews and focus groups with potential homebuyers to determine what they like and don't like about Northside. This will help identify the most appropriate target audience of potential new Northside homebuyers. Marketers must consider carefully which messages should be promoted, and then plan a careful strategy surrounding how the message and the plan get delivered to the target audience. Area realtors who are selling Northside now and know the neighborhood need to be important partners in this work.

Commercial Development

The Hamilton Avenue Business District is a real strength in the neighborhood. While a number of things can be improved, it is a source of pride in the community. Other commercial and industrial zones in the neighborhood are in real transition. They present opportunities for change, but their current condition is cause for concern. The following section on commercial uses in the neighborhood describes the key issues in more detail and outlines a set of strategies to create the kind of mixed-use urban village identified in the vision.



Commercial Issues and Opportunities Map



- A. Landmark building.
- B. Old bowling alley within proposed arts & entertainment node;
- C. American Can building.
- D. Myron Johnson lumber yard (vacant).
- E. Capazzolo building.
- F. Stagecraft and Casablanca buildings.
- G. City-owned storage facility.
- H. City-owned health offices.
- I. Kays restaurant.
- J. Proposed laundromat facility.
- K. Mad Butcher building.
- L. Storage lot.
- M. Proposed rehab location.
- N. Large, unused building.
- O. United Dairy Farmers.
- P. Hamilton County Health offices location.

Geographic data courtesy of CAGIS, 2003-2004.

GOALS & OBJECTIVES

Create a climate for new and innovative commercial uses in Northside that enhances our historic character and identifies opportunities for mixed-use redevelopments.

1. Respect the historic character of the Hamilton Avenue Business District while providing for new and expanded retail opportunities.
2. Encourage the renovation of buildings in the 4000 block of Hamilton Avenue to create a strong gateway into the neighborhood.
3. Encourage local and city-wide entrepreneurs to open establishments on Hamilton and Spring Grove Avenues
4. Improve historic facades and encourage the renovation of existing buildings in the business district.
5. Where new construction is appropriate, it should be consistent in scale, massing and character with the existing streetscape in commercial areas.
6. Coordinate retail and entertainment activities with the new mixed-use developments proposed for the south part of the neighborhood.
7. Ensure that Hamilton Avenue retains its pedestrian character and supports small retail uses.
8. Enhance the retail offerings in the district to include a wider variety of goods and services.
9. Discourage warehouse uses in buildings in the historic business district. Encourage larger commercial and office users to locate along Colerain Ave., Spring Grove Ave. or Blue Rock Ave., and encourage these users to take advantage of the local labor force.

Focus redevelopment opportunities in the area south of Blue Rock for new kinds of commercial, residential, studio and light manufacturing uses and other unique, unconventional live/work spaces.

1. Develop projects that revitalize under-producing and obsolete spaces by creating mixed-use spaces that take advantage of existing significant buildings and the unique physical layout of the area.
2. Create a physical and visual connection back to the Mill Creek.
3. Integrate new uses with green spaces, existing parts of the neighborhood, and the Hamilton Avenue corridor.
4. Ensure that the zoning for this area is flexible enough to allow housing, light industrial, office, studio, and retail uses to coexist in the same blocks and buildings.
5. Promote live/work spaces in the area.
6. Develop a circulation system that provides adequate development parcels, continued industrial traffic and allows for pedestrian circulation.
7. Provide for adequate buffering of uses and separation between parking, storage, and residential uses as necessary.
8. Ensure that existing and new users in this area embrace the spirit and intent of all EPA and related environmental laws and regulations regarding clean air and water.

Pursue compatible land use and redevelopment opportunities for those places identified as “transitional” areas in the plan (e.g. industrial area south of Blue Rock, closed school site).

1. Evaluate the opportunities presented by obsolete land uses and areas in transition to determine their highest and best use.
2. Work with current owners and surrounding stakeholders to develop strategies for redevelopment and reuse.
3. Ensure good connections to the greenspace beltway, and where possible incorporate new greenspaces into the larger greenway system.
4. Make zoning changes where appropriate to accommodate planned new uses.

CURRENT CONDITIONS

Hamilton Avenue Business District. Hamilton Avenue is the “main street” of Northside. Its historic character and pedestrian scale present a warm, eclectic welcome to residents and visitors. Surveys indicate most people in Northside think Hamilton Avenue is on the upswing. There are more stores, restaurants, and shops than in the past. Northside businesses like Taylor Jameson Hair Design and Shake It Records have been voted some of Cincinnati’s Best by Cincinnati Magazine and City Beat. New - and not so new- merchants reflect the eclectic tastes and character of the neighborhood, and for the most part they are ‘home-grown’. Over ten merchants who live in Northside have now purchased and renovated the buildings where they are located, a clear indication of the business district’s stability. New businesses are making improvements to buildings, signage and parking in ways that complement the existing historic built environment.



Poor building conditions on 4000 block of Hamilton Ave.



Independently owned Shake It Records on Hamilton Avenue is recognized as one of Cincinnati’s best record stores.

The 4000 Block of Hamilton Avenue. The historic business district has two- to four-story, mixed-use buildings with retail uses on the ground floors and residential, storage and other uses on upper floors. Upper floors of these buildings are underused and in many cases vacant. Vacancies here are significant and property maintenance is poor. Of the over 30 storefronts in the 4000 block, over 60% are either vacant or operating at a very marginal level. Along with vacant storefronts are several used appliance stores and storefront churches. But a number of strong establishments also inhabit this block - Slims, Jacobs, Bullfish, and Serpent help create nightlife in the 4000 block that serve residents and attract visitors.

Knowlton's Corner and the Transit Stop. A major struggle for Hamilton Avenue and Spring Grove merchants and transit riders is the lack of a good transit facility in the vicinity. Knowlton's Corner is the second most active bus transfer location in the city. With no adequate shelter anywhere in the business district along Hamilton Avenue, bus passengers must wait in all kinds of weather on narrow sidewalks that barely accommodate them. Additionally, bus passengers often have to cross several busy streets at rush hour to make their connections. The neighborhood wants to provide transit riders the accommodations and respect they deserve.



Typical, unsheltered Northside bus stop.

Northside and Metro want to address these issues. The "Metro Moves Plan", approved by the Metro Board, includes a hub in the area of most transfers. An earlier Knowlton's Corner proposal called for a major transfer point at Capozzolo Printing, a site Metro could not secure, even after a court eminent domain proceeding. Details of a new proposed metro hub alternative is included later in the land use plan (pp.58-59). This alternative is provided as one solution to the problem, which the neighborhood would like the city and Metro to consider. Any solutions will need to be supported by the City, Metro and the neighborhood.



Site of potential Queen City Metro Hub.

Knowlton's Corner Gateway. The gateway to Northside at the intersection of Hamilton Avenue and Spring Grove Avenue incorporates the retail establishments on Spring Grove between Hamilton Avenue and the Dooley Bypass. Retail users here are also in two- to four-story buildings occupied on the ground floors with upper floors used for storage and housing.

Businesses on Spring Grove have created a niche market around antiques, vintage clothes and collectibles. A new restaurant has also opened in the last two years. This part of the business district is disconnected from Hamilton Avenue because the northbound "no left turn" restriction from Hamilton Avenue makes getting to Spring Grove impossible. Northbound drivers must take an inconvenient and unclear circuitous route to reach this area of Spring Grove Ave. This part of the business district deserves the same level of streetscape improvement, complete with increased parking facilities, as the rest of the Hamilton Avenue business district has received.



Lack of physical access to Spring Grove Avenue merchants has dampened business and caused safety issues.

Major Redevelopment On Hamilton Avenue. The Myron Johnson lumber yard has been located at the corner of Blue Rock Avenue and Hamilton Avenue for decades. The current owners said they intend to sell the property, and the site will be redeveloped in some way. This change of use and character has created much discussion. Many residents want to ensure that new development be consistent with the historic scale and character of Hamilton Avenue. Any new project will ideally place building(s) along the sidewalk, and be consistent with the scale and mass of surrounding buildings. The architecture, including window and door placement, should also respect the historic nature of the business district.

Another concern is the American Can Building, a large, vacant historic manufacturing building immediately east of the lumber yard. Its scale and prominence make it an important consideration for any project in this location. The American Can building has been proposed as a loft/condo conversion.



This lumber yard site (currently vacant) presents an opportunity to join the 4000 block of Hamilton Ave. to the remainder of the business district.

Industrial and Mixed Uses South of Blue Rock.

A significant concentration of industrial land is located south of Blue Rock Avenue and in the southeast part of the neighborhood. The original uses were served by the Mill Creek, and later by I-75, I-74 and the rail line. Buildings originally designed as factories and offices are now vacant or underused. Storage and salvage uses have taken the place of more active commercial uses. Property maintenance has deteriorated and buildings and grounds are often in poor condition.

These locations are envisioned as true mixed use space providing for commercial, residential, and light industrial establishments. Multi-story manufacturing buildings are appropriate for loft conversions. Demolition is appropriate for some buildings. Housing has always existed in this zone, and it is envisioned to stay.

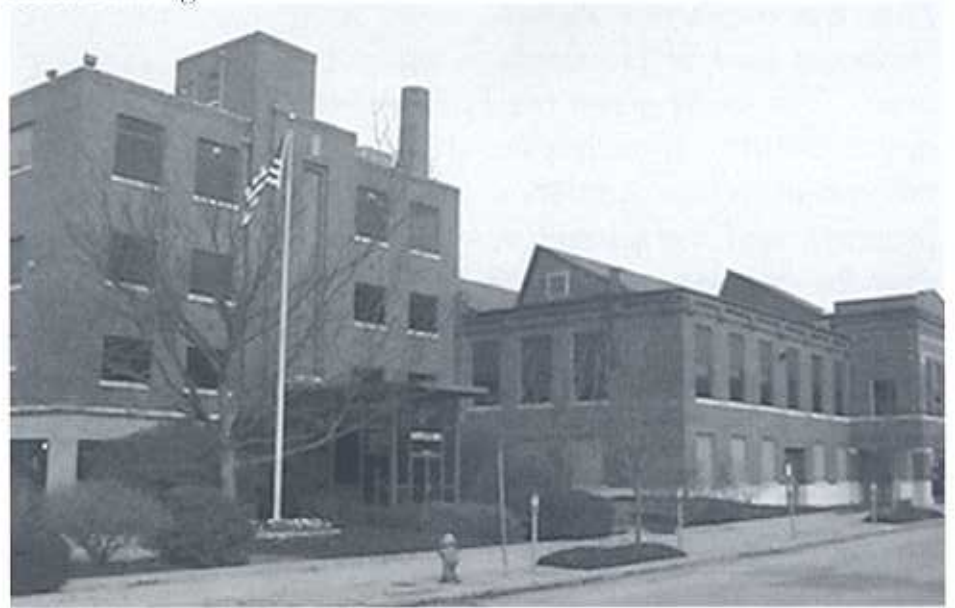
In particular, the existing housing along Powers Street should be reintegrated into the neighborhood. Powers Street will return to a more residential-friendly street once the Elmore Street exit from I-74 is closed. Northside envisions developing this area to offer a wide range of contemporary uses. The location offers many affordable opportunities for live/work spaces, studio spaces, entertainment venues, and other creative spaces for which Northside is known.

The area along Blue Rock Road and Spring Grove Avenue east of Hamilton is envisioned to include a significant amount of housing, as it borders a core part of the residential neighborhood targeted for improvements. A mixed use project has been proposed for the American Can Building, which could serve as a model for the kinds of projects Northside is looking for. Making connections between the neighborhood and the Mill Creek and Spring Grove Cemetery are also important in this area.



Spring Grove Cemetery. The area south of Blue Rock Avenue - the Spring Grove Gateway Area - is an exception to the obsolete mix of uses. In the far southeastern corner of this area, both Rotex and Willard Industries have renovated existing buildings, upgraded their grounds, taken advantage of the expansion space, and created attractive, contemporary industrial uses. These businesses along Dane and Crawford are an excellent model of how industrial users in the southeast part of the neighborhood could take advantage of transportation connections and available expansion space to create usable, 'good neighbor' industrial spaces.

Rotex Building

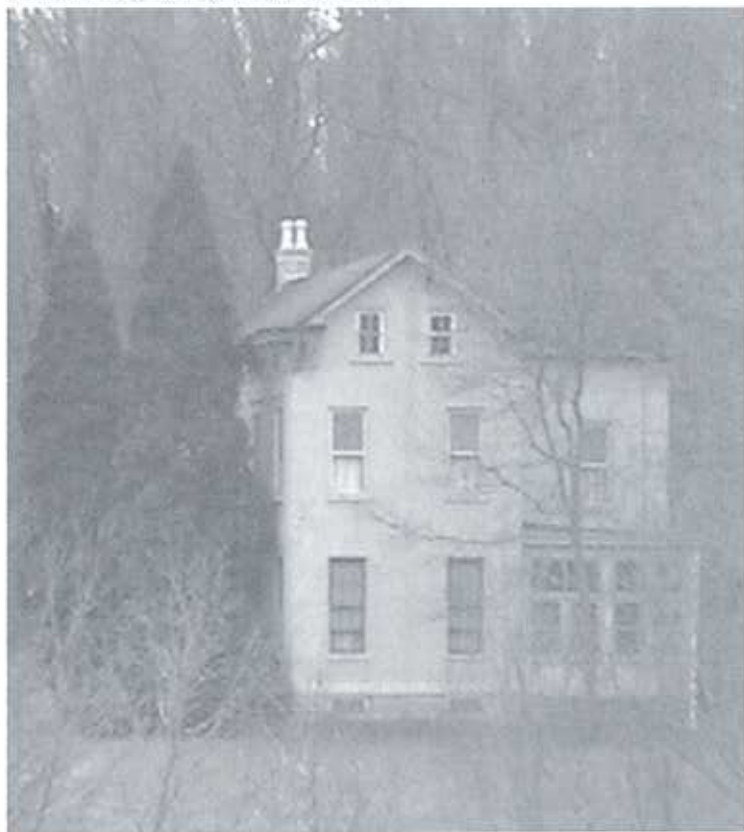


Old Timberland Inn



The Springlawn Area. The Springlawn area in the northeast part of Northside is designated as a transitional area. This lovely green area with rolling hills has long been home to farms, greenhouses and nurseries. Current owners are known to be considering changes, including selling their property, and the current very low density agricultural uses may be obsolete. Many in the neighborhood would like nothing better than for this area to stay just the way it is - a lovely pastoral oasis. Because this scenario seems unlikely, various options for what might be reasonable and desirable in the future were considered.

Farmhouse on Springlawn Ave.



Besides the agricultural uses, several small industries and some residences are located here. This is an unusual collection of uses, currently zoned light manufacturing (ML). The future vision for this area preserves the existing industrial users but does not provide for expansion or new users. The existing land owners do have the option of establishing a land use trust which would preserve the pastoral nature of this area.

If the space is developed, residents prefer new housing over new light manufacturing. No current zoning category fully incorporates this vision. The most likely option for Northside to achieve its desired outcome is to develop a Planned Unit Development zone with the participation of all the property owners.

Looking south onto Springlawn Ave.



ACTION STRATEGIES

In order to achieve the goals and objectives stated for the commercial areas and address the issues discussed above, the following key activities are proposed.

Upgrade the 4000 block of Hamilton Avenue.

Upgrading the 4000 block of Hamilton Avenue will include building acquisition and façade renovation for multiple buildings. Several of the most troubled buildings have turned over recently and some improvements have been made. A façade improvement program has been established. Tenant mix is an important consideration in this block. The Northside Business Association will take the lead to market this block

and recruit new businesses to the district. Much of the success of other blocks of Hamilton came when business owners became building owners.

The Gateway Circulation project described on the next page will also improve this block by addressing the transit riders issues, consolidating bus stops, and giving transit riders the safety, convenience and respect they deserve.



West side of 4000 block of Hamilton Ave.



East side of 4000 block of Hamilton Ave.

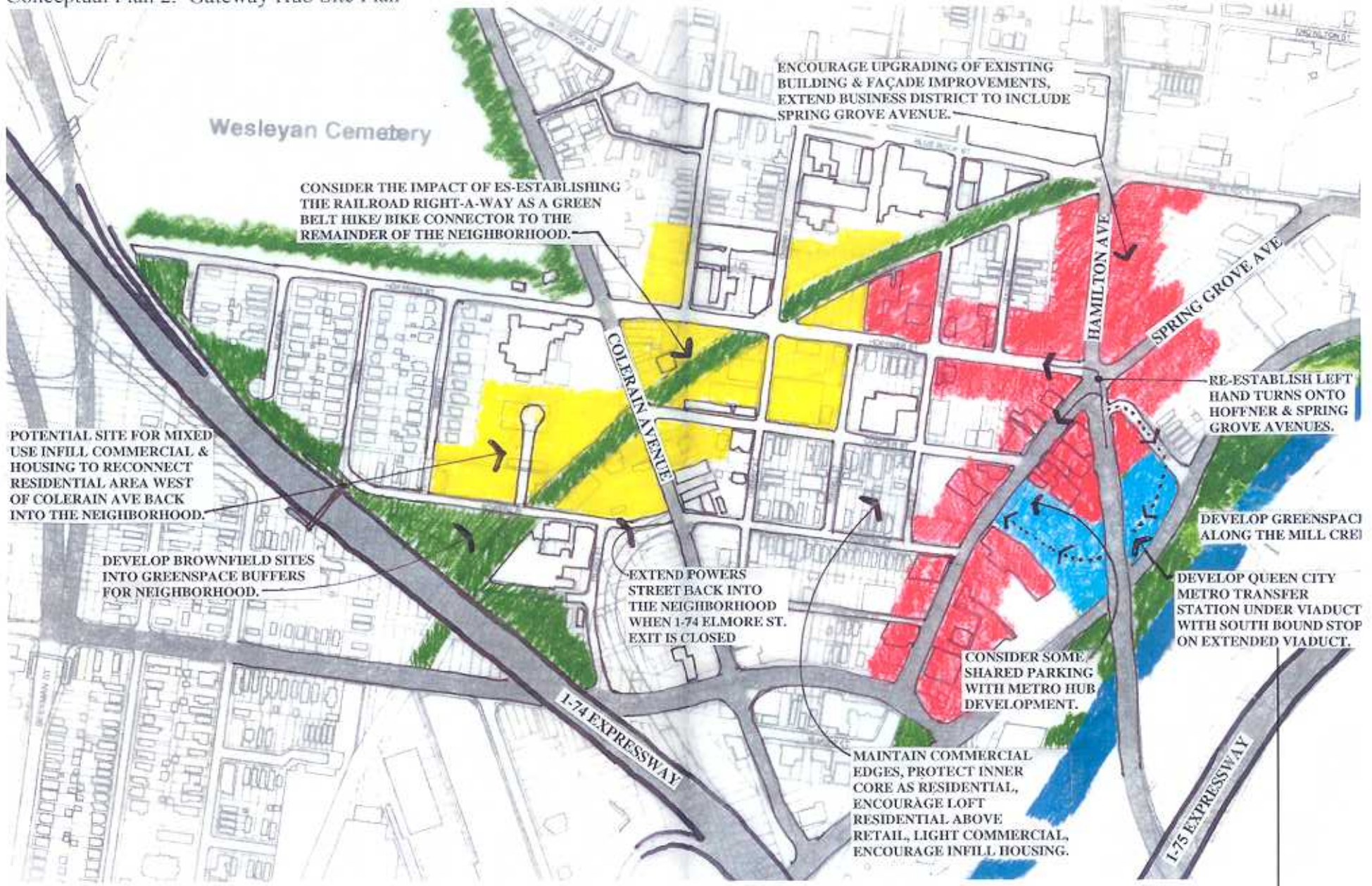
Gateway Circulation Hub Project. Several alternatives were developed to resolve the circulation problems in this location. The alternative presented on the next page illustrates a two-level bus transfer hub along the Ludlow Viaduct. Using property under the viaduct provide sample space for a new, modern transfer facility; improves circulation in and around the Spring Grove Ave. merchants; adds potential customers to the restaurants and other establishments in the area; and could possibly offer a new shared parking lot for merchants and others. Additional improvements should include a consistent streetscape and lighting plan connecting Spring Grove Avenue to the remainder of Hamilton Avenue. While this alternative will need additional review by the City and Metro, and it may not be the ultimate design, the neighborhood sees this as a critical issue to be resolved.

This plan also proposes eliminating the no left turn restriction from northbound Hamilton Avenue to westbound Spring Grove Avenue and Hoffner Street. We understand this will require review by the City Traffic Engineers. It may be appropriate to keep the turn restriction during peak travel times during the business week, depending on the traffic volumes on the viaduct. Improvements to the viaduct to provide for the upper level of the transit Metro hub will certainly impact this, so all transportation improvements should be coordinated. Planners should also consider how the I-74/I-75 ramp redesign may impact this area on the western edge. Partners on this project should include the Northside Business Association, the merchants and property owners in the Gateway area, Queen City Metro, and the City of Cincinnati Transportation Department.

Proposed METRO hub location - Finding a physical solution for a social problem is one benefit of doing a land use plan.



Conceptual Plan 2. Gateway Hub Site Plan



Wesleyan Cemetery

ENCOURAGE UPGRADING OF EXISTING BUILDING & FAÇADE IMPROVEMENTS, EXTEND BUSINESS DISTRICT TO INCLUDE SPRING GROVE AVENUE.

CONSIDER THE IMPACT OF ESTABLISHING THE RAILROAD RIGHT-A-WAY AS A GREEN BELT HIKE/BIKE CONNECTOR TO THE REMAINDER OF THE NEIGHBORHOOD.

POTENTIAL SITE FOR MIXED USE INFILL COMMERCIAL & HOUSING TO RECONNECT RESIDENTIAL AREA WEST OF COLERAIN AVE BACK INTO THE NEIGHBORHOOD.

DEVELOP BROWNFIELD SITES INTO GREENSPACE BUFFERS FOR NEIGHBORHOOD.

EXTEND POWERS STREET BACK INTO THE NEIGHBORHOOD WHEN I-74 ELMORE ST. EXIT IS CLOSED

CONSIDER SOME SHARED PARKING WITH METRO HUB DEVELOPMENT.

MAINTAIN COMMERCIAL EDGES, PROTECT INNER CORE AS RESIDENTIAL, ENCOURAGE LOFT RESIDENTIAL ABOVE RETAIL, LIGHT COMMERCIAL, ENCOURAGE INFILL HOUSING.

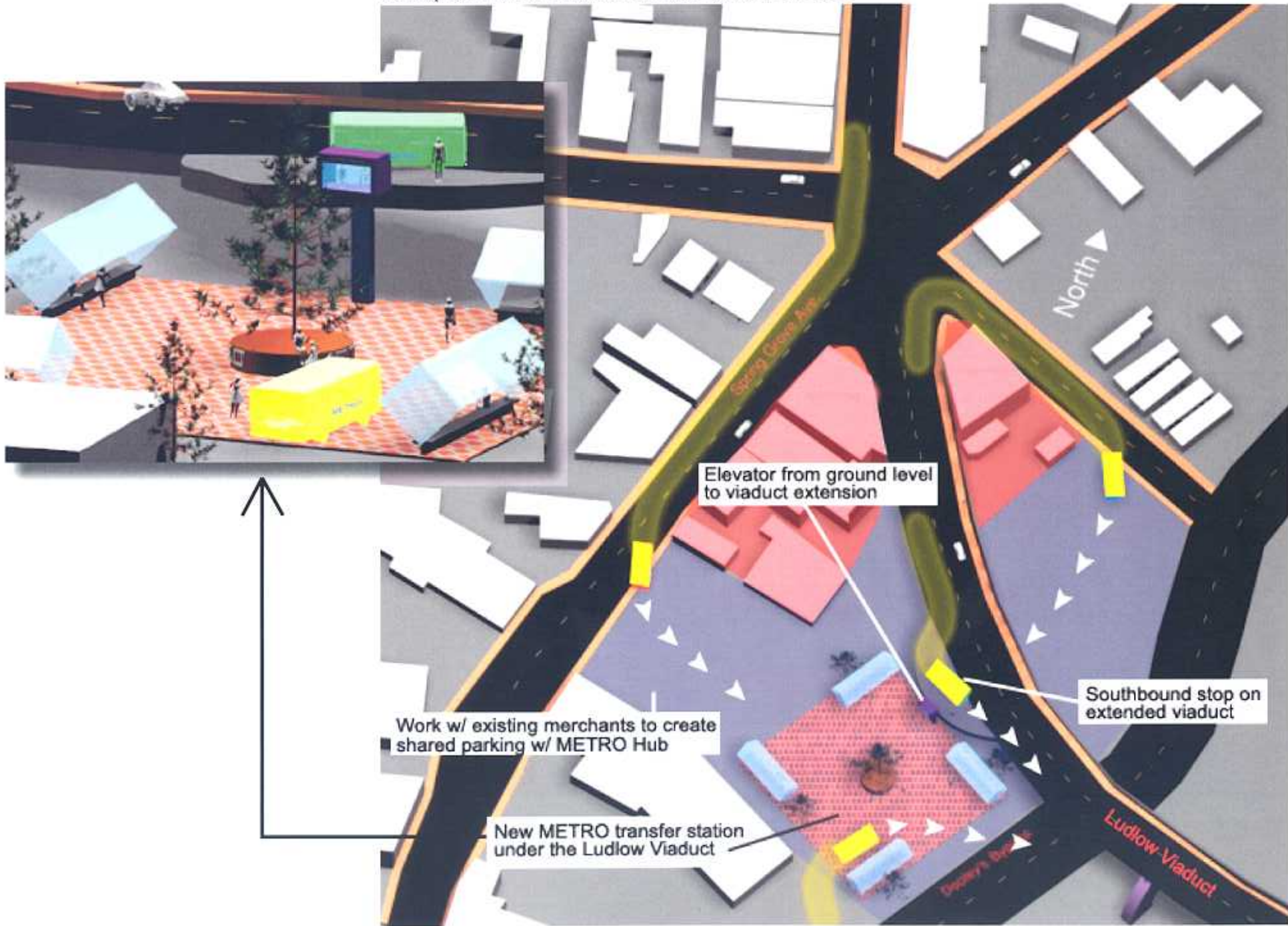
RE-ESTABLISH LEFT HAND TURNS ONTO HOFFNER & SPRING GROVE AVENUES.

DEVELOP GREENSPACE ALONG THE MILL CREEK

DEVELOP QUEEN CITY METRO TRANSFER STATION UNDER VIADUCT WITH SOUTH BOUND STOP ON EXTENDED VIADUCT.

see P.59 for detailed site plan of proposed METRO transfer station.

Conceptual Plan 3. METRO Transfer Station Site Plan



Mixed Use Model Project. Northside envisions transforming the area south of Blue Rock Avenue into a mixed use area with contemporary space for all kinds of uses -housing, light manufacturing, offices, studios, stores, and entertainment. These uses will be housed in loft space in converted manufacturing buildings, in renovated and new housing, and in renovated and new commercial buildings. The community understands that this may require selected building demolitions, new roadways, sidewalk and parking configurations. The area must make connections back to the center of the neighborhood, the Chase cultural campus, and to the Mill Creek and other greenways. The abandoned railroad right of way in the middle of this area is an important connector, and the place where live/work spaces should be encouraged.

In order to begin to move this vision forward the plan recommends support for a project that would create such

a mixed-use, loft conversion model. The American Can Building represents one such project that has been considered (see Conceptual Plan 4 on the following page).

The Myron Johnson Lumber yard, on the corner of Hamilton Avenue and Blue Rock Avenue immediately west of the American Can building, is another possibility for a mixed use model space. The owners of the lumber yard will likely sell this property, which is located in the heart of Northside's historic district. Residents would prefer local establishments to a franchise. However, a well-run business that provides needed goods or services, and is designed and sited in a complimentary manner, may be appropriate. The success of this or other projects like it would clearly demonstrate the validity of the strategy.

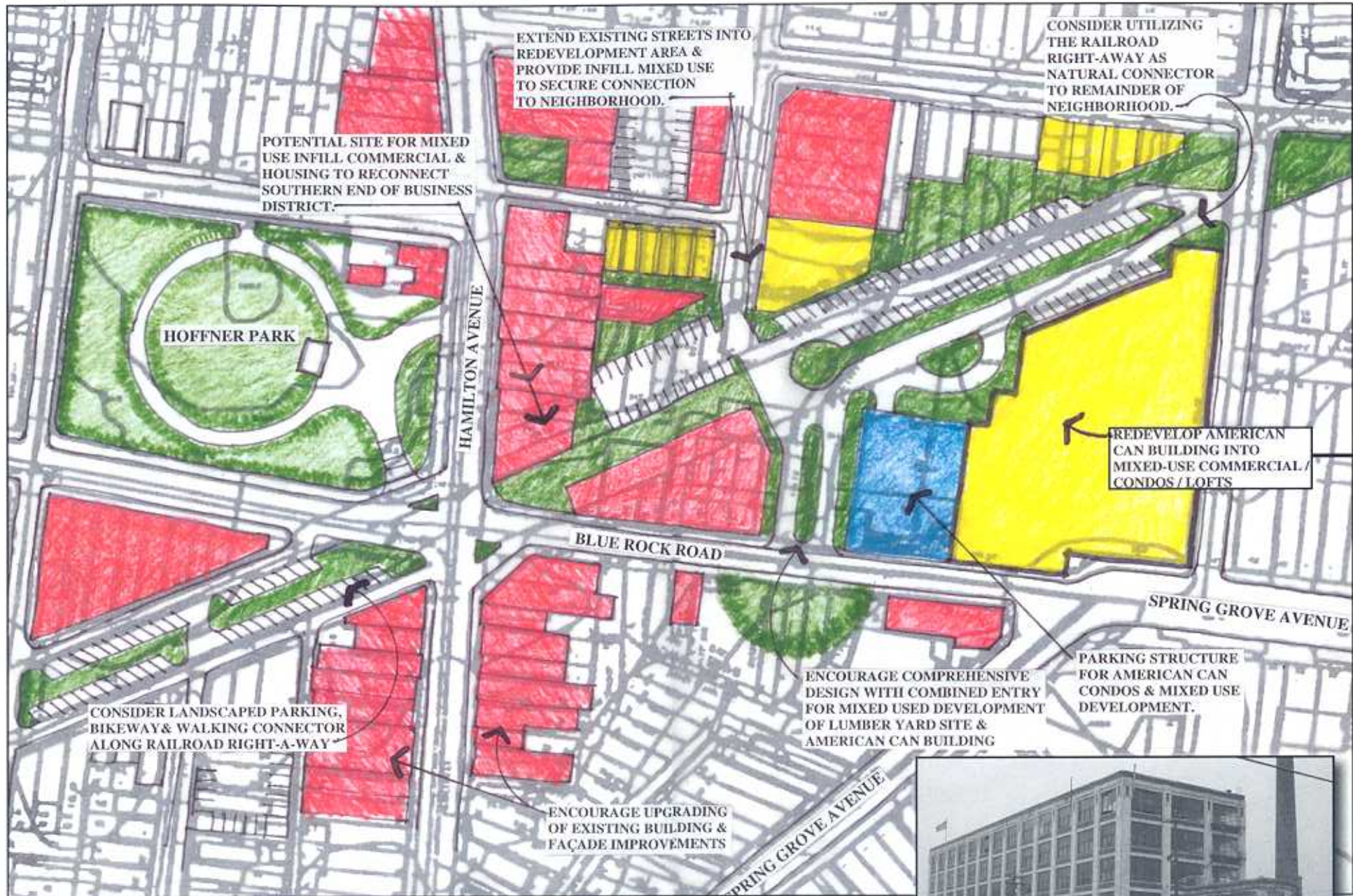


To support this vision the community recommends changing much of the existing MG zoning to MG-NSO. The MG-NSO zoning prohibits the kind of heavy manufacturing incompatible with the mix of residential, office, and studio uses the neighborhood hopes to see along with the light industrial users. These zoning recommendations are illustrated on the proposed zoning map (P.22).



Old warehouses and manufacturing spaces provide myriad re-use opportunities.

Conceptual Plan 4. American Can /Lumber Yard Site Plan

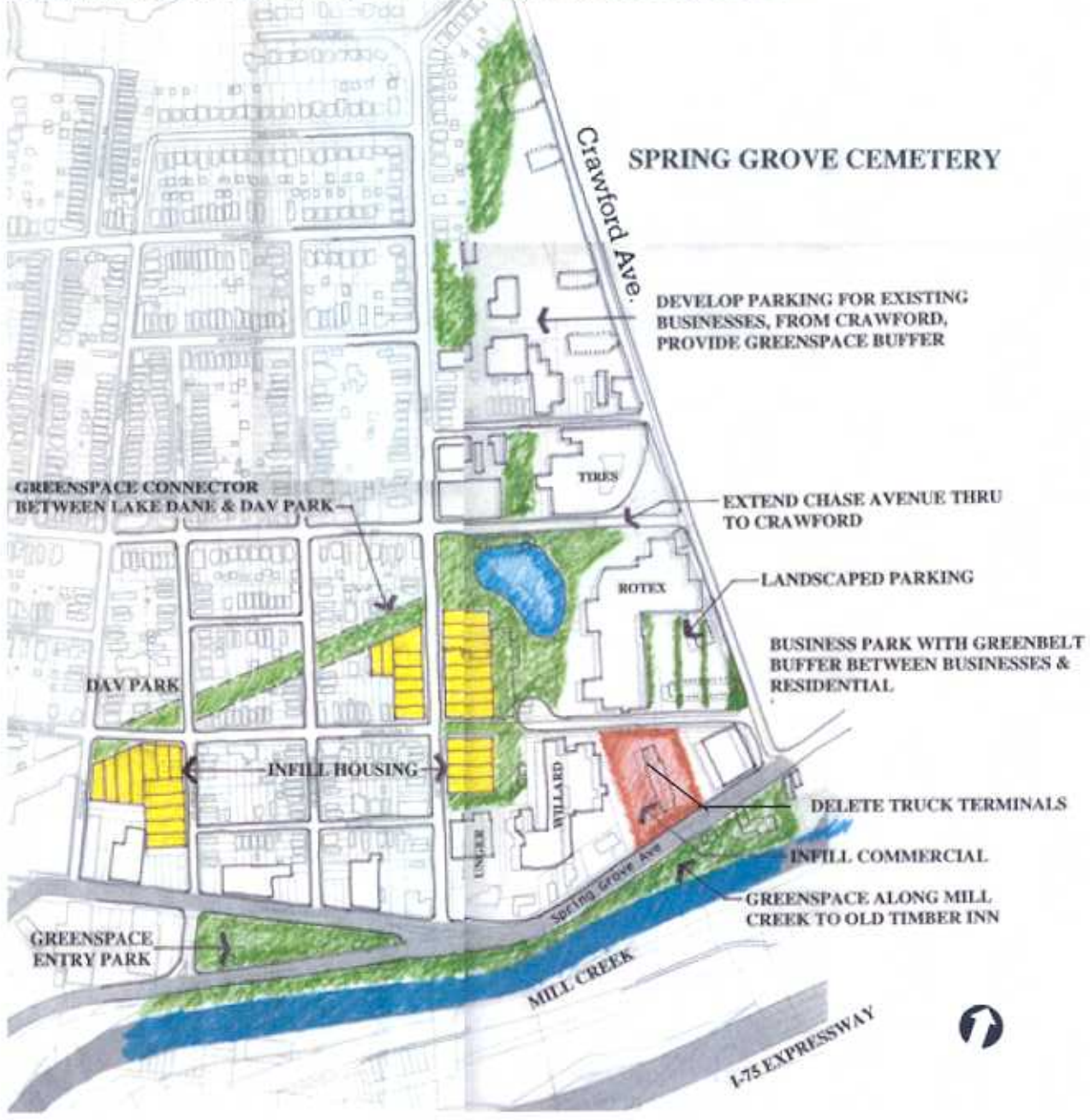


American Can building.

The Spring Grove Gateway Industrial Park.

The Spring Grove Gateway area of industrial uses between Dane and Crawford is envisioned as a contemporary industrial park with existing businesses (Rotex and Willard Industries) forming the core of operations. New users and expansions should complement these existing businesses. As the adjacent illustration indicates, the green space included in these sites will make connections between the residential neighbors to the west and Spring Grove Cemetery to the east.

Conceptual Plan 5. East Spring Grove Gateway Industrial Park Site Plan



The Big Box Taskforce. Northside prides itself on being a place of home grown businesses and unique niche retailing. Big box retail users do not really fit into this retail vision in Northside. However, big and medium box retailers like Walgreen's, CVS, Family Dollar, Target, Meijers, Sam's, Wal-Mart and others are looking for urban sites to better serve neighborhoods like Northside.

Northside's land use plan addresses potential big box uses by designating areas both appropriate and inappropriate for such development. Locations on Spring Grove Avenue and Colerain Avenue may be suited to these uses. Minimum design and site layout criteria should be established to ensure that developers clearly understand what the neighborhood expects, and to make discussions and negotiations easier.

The community will create a big box task force to deal with retail interests in the neighborhood. The task force will be prepared to work with interested developers on issues of appropriate location, traffic impacts, and design and site function. They will also be willing to speak aggressively toward projects



KFC -adequate scale and design.

that are not consistent with the overall design standards of the community, and address site considerations to ensure that any big box project will fit appropriately into the community. At a minimum, residents want to ensure that new development is consistent with the scale and character of uses in the neighborhood and that adverse traffic impacts are mitigated.

The MG-NSO zoning district, recommended for the area south of Blue Rock, restricts retail uses to a maximum of 10,000 square feet. Northside wants to ensure that big box uses do not negatively impact

the community by locating in the historic business district.

The task force should include members of the Community Council, the Business Association, local realtors and affected property owners. The task force should meet as necessary, but at least often enough to have established a set of criteria based on this plan. They should be available to discuss potential projects with developers who express interest. As projects come to light, the task force should proactively contact developers to be involved in planning at an early stage.



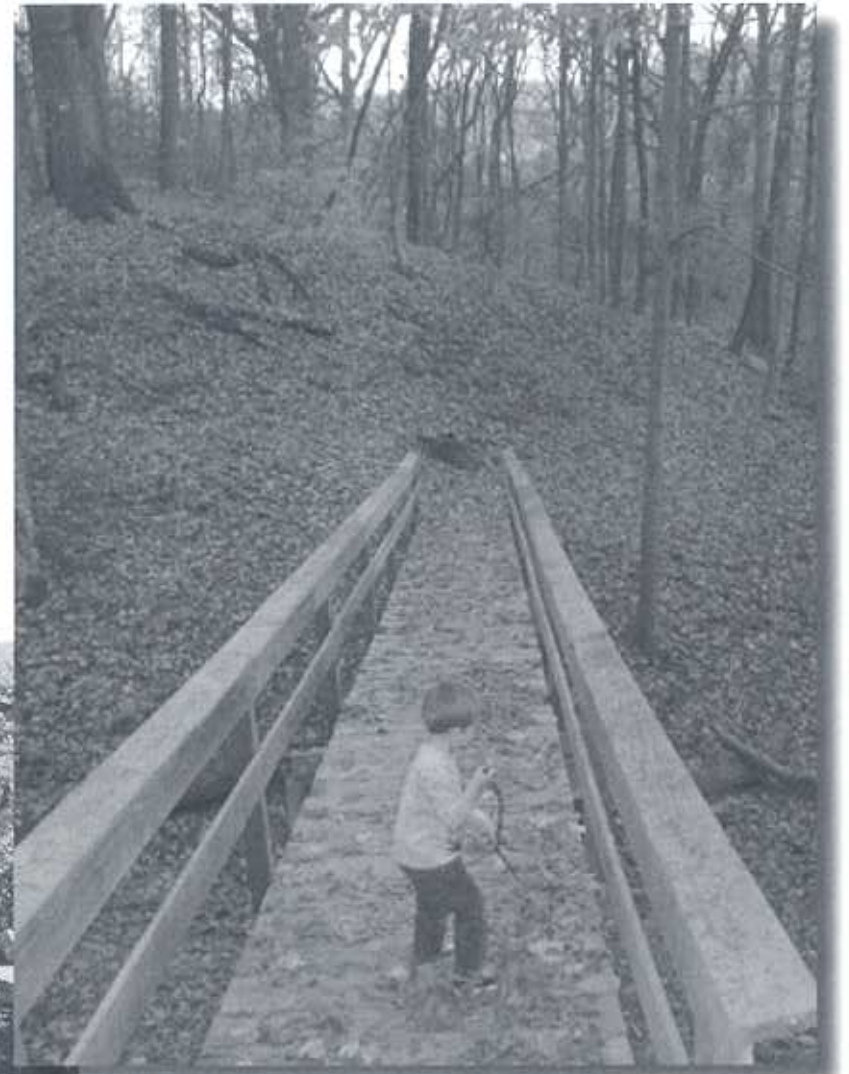
Walmart Supercenter -undesirable scale and design.

Greenspace Development

Northside is distinct in being a very dense urban environment close to downtown yet surrounded by green-space. Aerial photographs of Northside (see cover) illustrate just how much greenspace envelops the neighborhood. This unique resource is integral to the fabric of Northside. The following section outlines how the neighborhood intends to nurture and protect this resource.

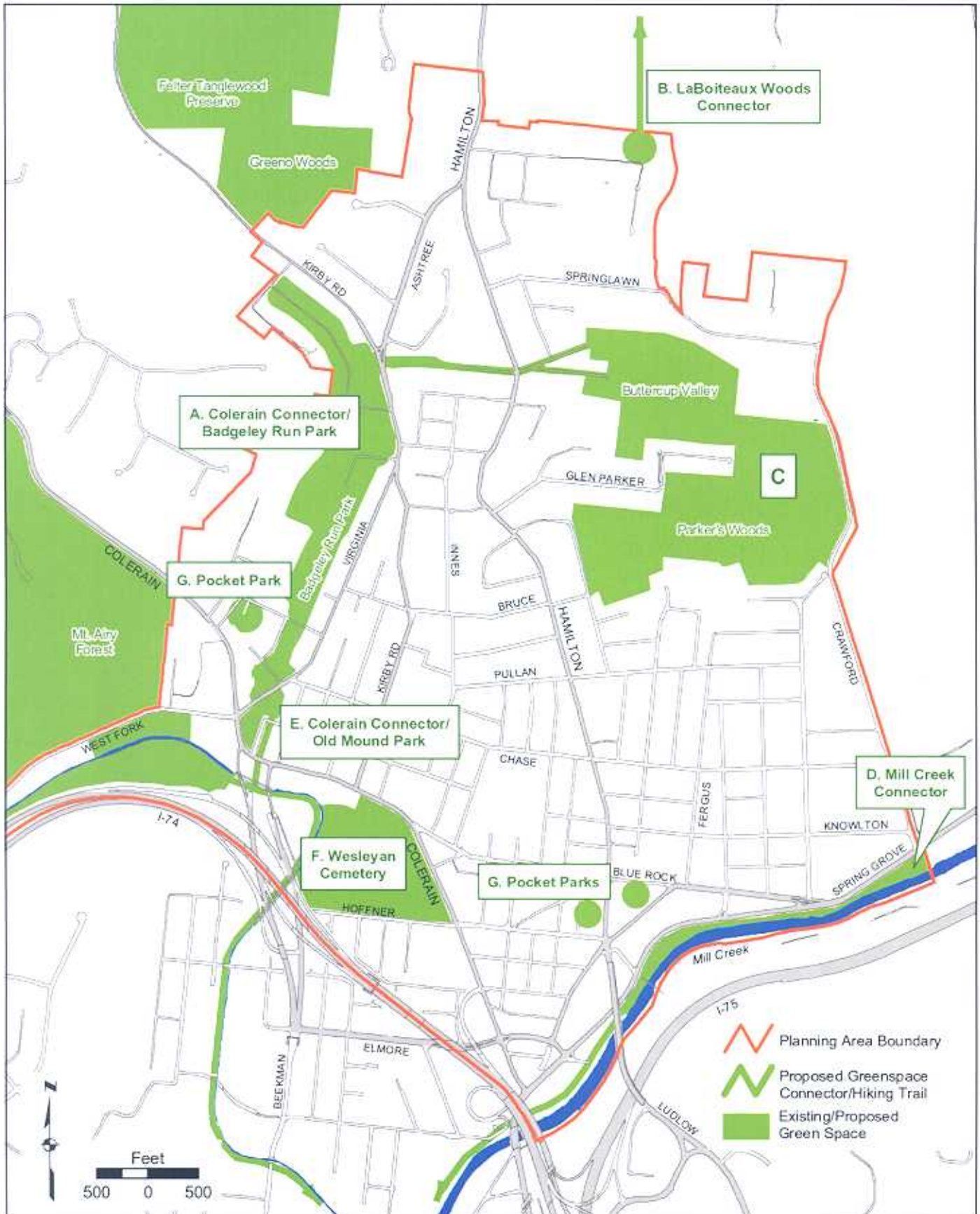


Badgeley Run Park.



Buttercup Valley.

Greenspace Issues and Opportunities Map.



Geographic data courtesy of CAGIS, 2003-2004.

GOALS & OBJECTIVES

Enhance, connect and protect the wonderful greenspaces in the neighborhood; the green beltway that surrounds Northside.

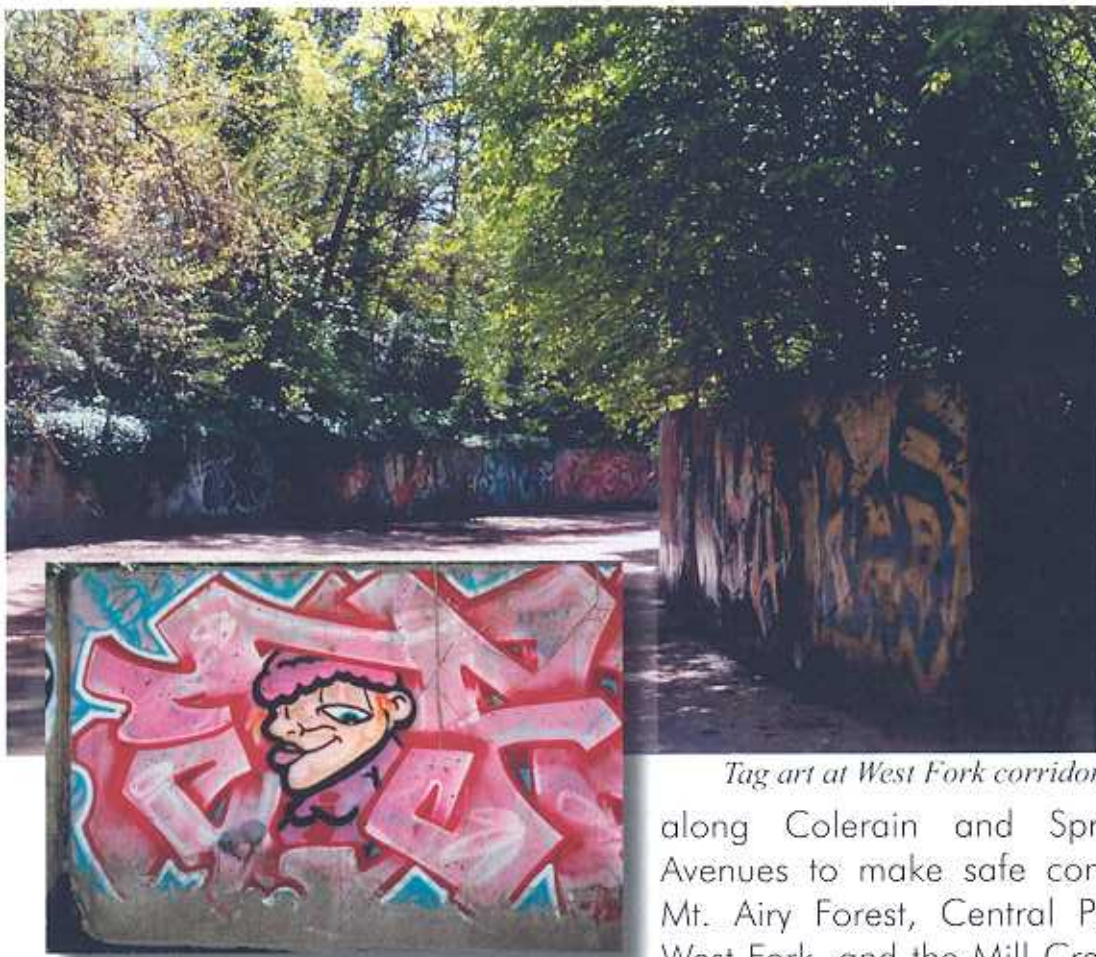
1. Support the Colerain Connector Master Plan as approved by Northside Community Council and the City Planning Commission for development of the Colerain Connector area.
2. Enhance the connections between greenspaces to strengthen the green beltway around the neighborhood. Northside envisions ultimately connecting all of our greenspaces —Mt. Airy Forest, Greeno Woods, Laboiteaux Woods, Buttercup Valley, Parker Woods, Badgley Run Park, Spring Grove Cemetery, and the Mill Creek Corridor - the 'pearls of our necklace'. Hike/bike trails and other amenities will be incorporated into this network of greenspace.
3. Create better signage and links to the various existing greenspaces.
4. Enhance and promote community gardening opportunities in the neighborhood.
5. Create youth-oriented programming in open spaces.



CURRENT CONDITIONS

Northside is a unique, dense urban environment surrounded by some wonderful green spaces. Mt. Airy Forest, Spring Grove Cemetery, Wesleyan Cemetery, Parker's Woods, Buttercup Valley, LaBoiteaux Woods, the Mill Creek Corridor, the West Fork Corridor, the western hillsides, and the new Badgely Run Park create a natural green beltway around the neighborhood. This resource needs to be highlighted and cultivated. Plan recommendations include ways to better connect green spaces, making them more accessible to the neighborhood. In addition to these large community and regional greenspaces, Northside has several smaller greenspaces and public commons areas, including the two acre Hoffner Park in the business district.

The Mill Creek and the West Fork of the Mill Creek waterways, running through the southern part of the neighborhood, form important greenspace corridors. Hillsides, also a significant feature of the greenspace system, encircle the east, north, and west sides of the neighborhood. The hills create natural



Tag art at West Fork corridor:

boundaries for the neighborhood, offering wonderful views and great settings for housing.

Pedestrian and Greenspace Corridors. Improving access and creating a connected corridor system to the many greenspace areas is widely supported in the community. Greenspace trails could be constructed

along Colerain and Spring Grove Avenues to make safe connections to Mt. Airy Forest, Central Parkway, the West Fork, and the Mill Creek bikeway. Pedestrian-friendly environments along Hamilton and Spring Grove Avenues are important to encourage shopping, eating, and simply strolling in the business district, and to provide easier access to the surrounding greenbelt.

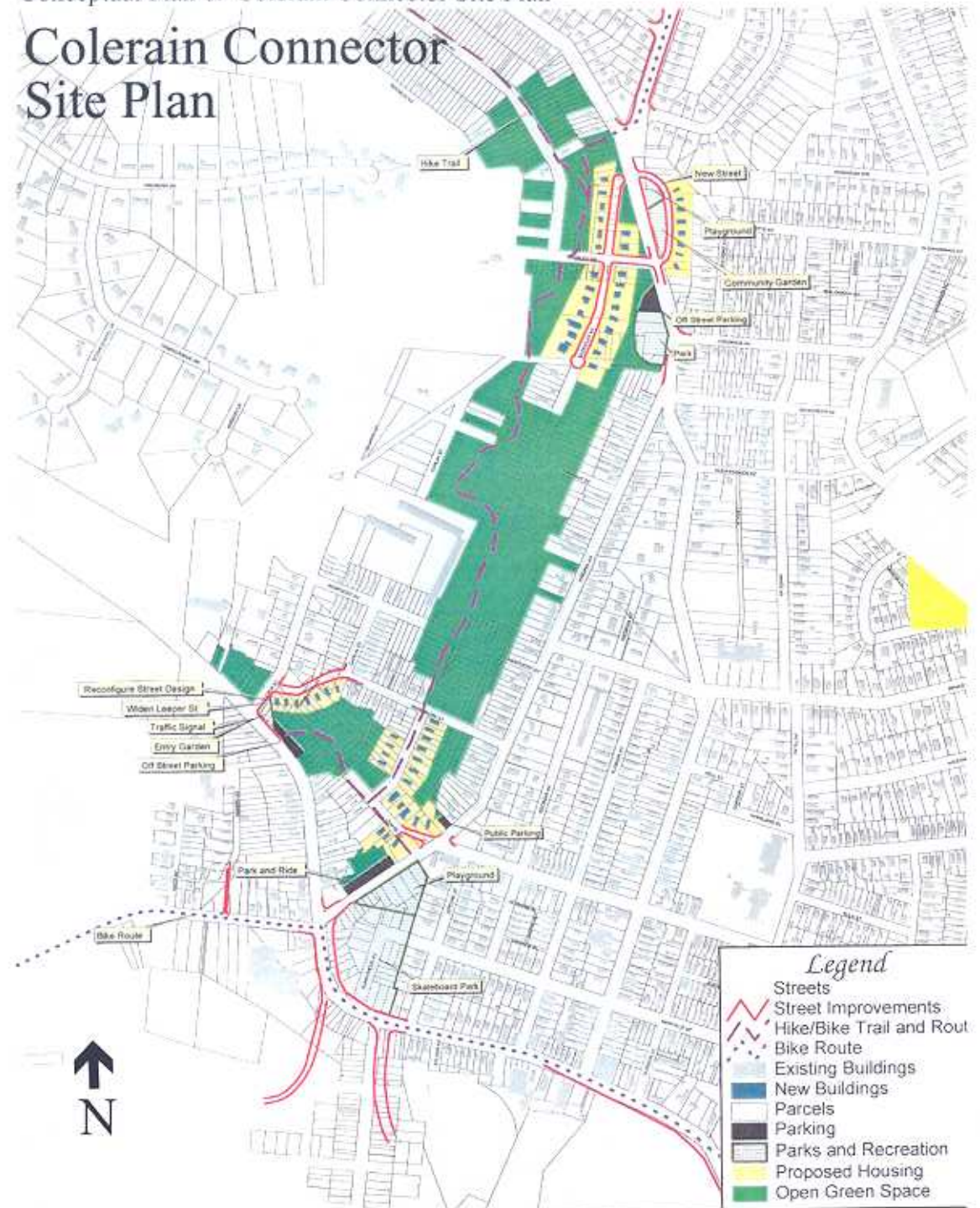
ACTION STRATEGIES

Implement the Badgely Run Park and Related Colerain Connector Recommendations.

Northside Community Council approved the Colerain Connector Land Reuse Plan in 2002. That plan includes an extensive set of green space recommendations for reuse and reintegration of land formerly intended for use as an expressway. After successfully defeating the highway plan, the neighborhood is moving forward with green space improvements. This land use plan reaffirms Northside's commitment to the Colerain Connector Land Reuse recommendations, designating this area as the top green space initiative. Badgely Run Park and the gateway area are illustrated adjacent and on the next page. These open spaces will provide an important part of the plan to connect the various parklands surrounding Northside. The neighborhood will continue to work with both the Park Board and Recreation Commission on this project.

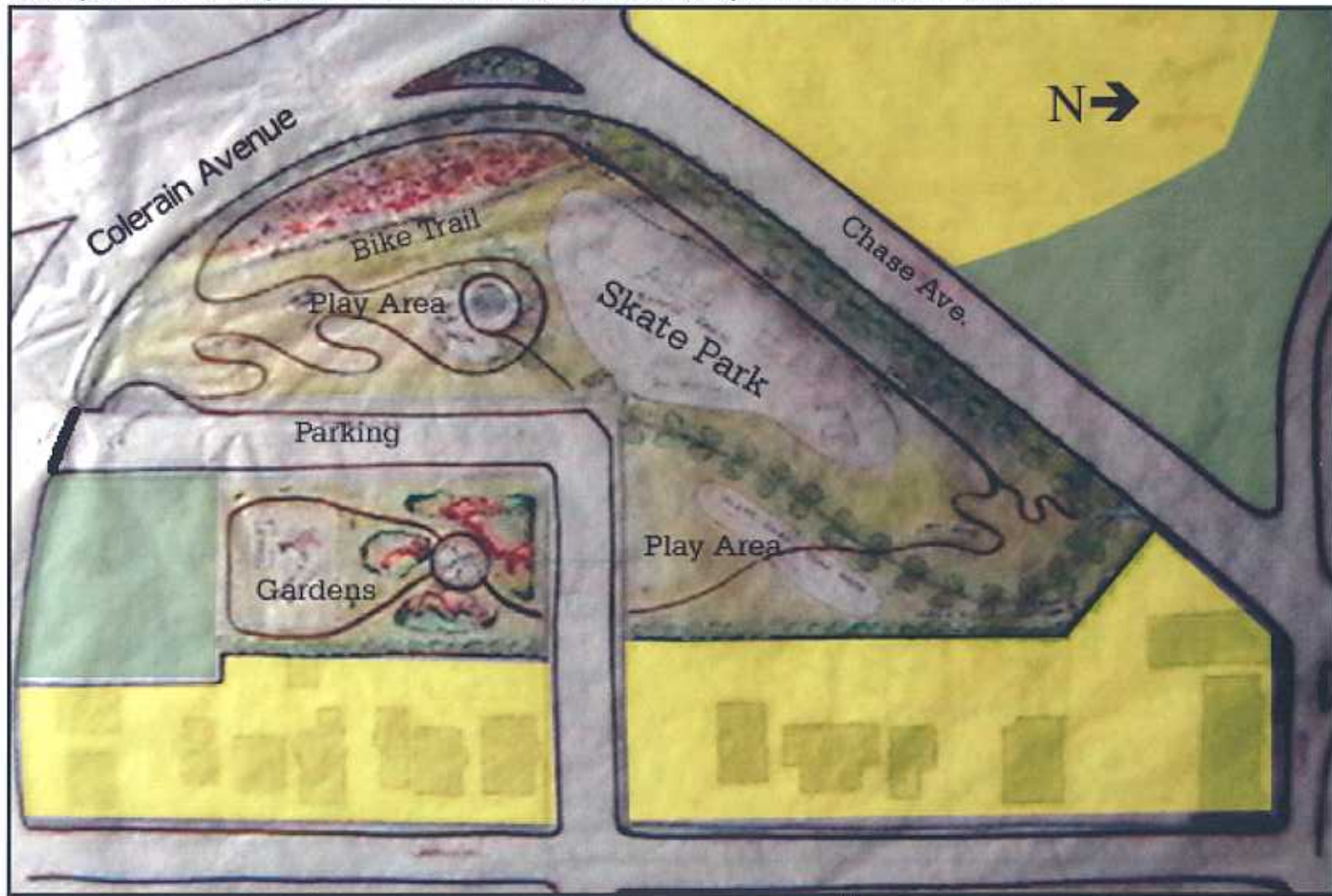
Conceptual Plan 6. Colerain Connector Site Plan

Colerain Connector Site Plan

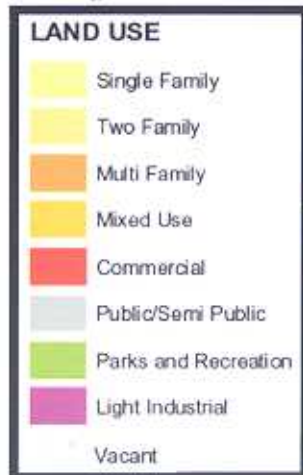


Prepared by Cincinnati City Planning Department, 2000.

Conceptual Plan 7. Proposed Skate Park, Gardens and recreation space at the Colerain "mound".



Existing Land Use



Proposed Land use



Initiative for Green Commercial and Mixed Use Areas.

The neighborhood green space committee will develop and implement a landscape and streetscape enhancement program for the developing mixed use areas south of Blue Rock Road and throughout the neighborhood. As the mixed use area develops the committee will work with property owners, developers and the city to provide additional landscaping, tree planting and green space where appropriate. An abandoned rail right of way could be used as a connection between the West Fork of the Mill Creek and the bikeway from the west and the Blue Rock area, Hamilton Avenue and ultimately Spring Grove Cemetery. The rail right of way could serve as a pedestrian corridor through the site and add green space and landscaping to this part of the neighborhood.



Abandoned rail right of way provides a great opportunity for east-west pedestrian connector.

The industrial area around Rotex between Dane and Crawford could become a model of this kind of project. Area businesses have already done a good job with site and building improvements. The site plan on page 60 illustrates how these kinds of green spaces can be more integrated into the neighborhood. They can also create a positive image and

connect and strengthen other existing green spaces. This program should be an ongoing effort of the existing greenspace committee.

Greenspace Trust. A number of Northside's long-term green space objectives require adding to the existing green space inventory. Properties along Springlawn, and between Ashtree, Hamilton Avenue and Buttercup Valley are largely in private hands and should be preserved either through ownership or a trust or covenant. The objective of connecting the north part of Badgely Run Park (the Colerain connector site) to Buttercup Valley across Hamilton Avenue will require the acquisition of a limited amount of land. A connection between Mt. Airy Forest and the Blue Rock area, and ultimately to the Mill Creek, will require a path and some property acquisition along Colerain Avenue and possibly parts of the West Fork of the Mill Creek. As the Cresap area develops for residential use there may be hillside land that could be preserved for community use. In the area of Schwab Elementary School, some additional land may be available to add to the community inventory. In the area of Springlawn, residents have expressed interest in preserving some part of the original greenhouse area and possibly adding to Buttercup Valley. In all these cases, preserving greenspace is best achieved through

public ownership or some type of deed restrictions on long-term use. It may be that another entity such as the Cincinnati Park Board or the Board of Education could be a partner, but the community will clearly have to be the driving force behind these recommendations, just as with the Colerain Connector to Badgely Run Park project.

Some of these greenspace projects will become priorities as companions to other development, for example in

the areas of Springlawn; Schwab and Chase elementary schools; the McKie Community Garden; and Cresap area. Community motivation will drive the northern and Mt. Airy connections.



Looking north onto the Colerain Corridor and the Colerain "mound".

PLAN

RECOMMENDATIONS AND IMPLEMENTATION STRATEGIES

ENHANCE QUALITY OF LIFE

Forums for Community Dialogue on Education and Cultural Diversity.

The population of Northside is changing. We will soon get the opportunity to make significant choices about new schools. Perceptions of neighborhood safety continue to be an issue. Northside residents realize the importance of dialogue on such issues as race, class and diversity. The Community Bridge Committee will work to create opportunities for such conversation. Activities may include public forums; a survey of resident's attitudes about these issues may be a good starting point.

Chase Cultural Campus.

An exciting recommendation of this plan is to redevelop the Chase Elementary School and McKie Community Center site to accommodate a new community cultural campus. This will include a wonderful school and recreation center complex, as well as a number of new community visual and performance art activity venues. Development will focus on physically integrating the site more effectively into the neighborhood in its role as a central gathering place for Northside.

Second School Plan. In addition to Chase School, the community will develop a second school site at either the current Schwab School or Kirby Road School. Some consideration has also been given to locating the second school on a shared campus with Chase School. Regardless, the objective of the plan is to create a strong and appealing second school site, from both an academic and physical standpoint. It is also important to develop a plan for reintegrating the unused school site into the neighborhood with an appropriate, desirable new use.

Northside Community Fund.

The Northside Community Fund has been established. Growing the assets of the Fund and administering it in a way that forwards these recommendations will be critical. The Community Council should work with area residents, associations and institutions to develop projects that reflect the neighborhood's priorities. The community has indicated a particular interest in youth activities for early consideration.

CREATE QUALITY HOUSING CHOICES

Housing Committee Agenda on Rehabilitation. The Community Council's Housing Committee Agenda includes work on targeted code and property improvements in southern residential areas with the initial focus on Fergus Street. This work will be coupled with work by WIN and others to focus renovation on the most poorly maintained houses in the target area. The committee will also be working on a number of initiatives with other Mill Creek communities around unscrupulous real estate investors.

Create a Marketing Program. The community will create and carry out a marketing strategy based on the "neighborhoods of choice model" that will showcase Northside as a great place to buy a house and invest in the neighborhood. The strategy will also address the business district. Perhaps a new buyline such as "Northside—a diverse, urban, greenbelt community" needs to be included in marketing publications.

Work To Create New Housing On Cresap, Develop The Colerain Connector Plan, & Complete Rockford Woods. A group of property owners, other residents, and professionals will begin to lay the groundwork for new residential construction. Housing will be an ownership product that respects hillside locations and provides a mix of price points. Issues to address include infrastructure and overall conditions of housing in the general vicinity.

CREATE A CLIMATE FOR INNOVATIVE COMMERCIAL REUSE

Upgrade the 4000 Block of Hamilton Avenue.

The Northside Business Association, along with area developers, will purchase and renovate and release properties to improve the overall character and the mix of goods and services in the neighborhood. The task force will be prepared to work positively with interested developers on issues of appropriate location, design and site functionality. The task force should include members of the Community Council, the Business Association, local realtors, and any affected property owners. The task force should have an established set of criteria based on this plan, and be available to discuss potential projects with developers who express an interest in locating in Northside.

Gateway Circulation and HUB Project.

Northside, along with Queen City Metro and the City of Cincinnati, will work together to address the need for a bus hub at the Ludlow viaduct / Hamilton Ave. /Spring Grove Ave intersection. Together they will create alternatives for consideration and press to resolve this issue in a positive way.

Mixed Use Model Project.

The community will support development and implementation of projects to renovate old industrial buildings in the areas south of Blue Rock Avenue into mixed use buildings with residential and commercial uses. The American Can project is currently showing the most promise as a good model project.

Big Box Task Force.

The community will create a big box task force to deal with both desired and unwanted advances on the neighborhood. The task force will be prepared to work positively with interested developers on issues of appropriate location, design and site functionality. The task force should include members of the Community Council, the Business Association, local realtors, and any affected property owners. The task force should have an established set of criteria based on this plan, and be available to discuss potential projects with developers who express an interest in locating in Northside.

ENHANCE & CONNECT GREENSPACE

Badgely Run Park and Related Projects. Badgely Run Park is a new greenspace land use that Northside is creating out of the old right of way from the Colerain Connector project. Completion of the park and associated greenspace improvements is the community's top greenspace priority.

Landscape Program for New Commercial Mixed Use Areas. The Greenspace Committee would like to work with property owners and developers as projects move forward to create greenspace and landscaping wherever possible. This will allow the community to strengthen the connection between the Mill Creek and the neighborhood in the area south of Blue Rock. Encourage and support pocket parks similar to the new area at the northwest corner of Elmore St. and Spring Grove Avenue.

Greenspace Trust. The plan calls for adding new greenspaces in a number of locations, including: the northern connection between Badgely Run Park and Buttercup Valley; between Mt. Airy Forest and the Blue Rock area, and ultimately to the Mill Creek, connecting the West Fork of the Mill Creek into that system; hillside property in the Cresap area; and additional land in the Springlawn area and at school sites. This will be accomplished through a greenspace trust which will purchase and hold property.

RECOMMENDED ZONING CHANGES

The following pages contain recommended zoning change areas for the Northside Community. These recommended zoning changes are intended to facilitate the direction of this Land Use Plan with regard to Zoning Regulations. Presented are quadrant zoning maps and matrixes that tie the proposed zoning changes to the goals & objectives contained in this plan. It is the desire of the neighborhood for the City of Cincinnati to work with us to prioritize and schedule for any and all further steps for the implementation of these recommended changes.

The next page identifies the uses that are allowed and excluded under the MG-NSO. The MG-NSO (Northside Overlay) is a recommended overlay zoning designation on the existing MG District within Northside that eliminates some of the Use Groups normally allowed under the conventional MG Zoning. This overlay was developed over a 7 month period by a task force committee of the Northside Business Association that resolved complaints from the manufacturing property owners the earlier (April 2005) Land Use Plan contained.

After prioritizing the recommended changes the process for any and all zoning changes would include the required City of Cincinnati Seven (7) Step Process for Zoning Change* listed below:

1. A staff of DCDP sets a conference date and notifies the petitioner, the agent, adjacent property owners, and the local community organization. Interested parties are invited to send written statements concerning the proposed change.

2. The staff will conduct a conference to discuss the zone change and gather information. A summary of the statements of all speakers is prepared following the staff's conference.

3. A written staff report including the summary, statements, staff analysis, and a recommendation is then presented to the City Planning Commission.

4. The City Planning Commission votes and transmits that recommendation to City Council in the form of an Ordinance.

5. The Neighborhood and Small Business Development Committee of City Council will hold a public hearing on the proposed change. The same persons notified for the staff conference and Commission meeting will be notified for the Council hearing.

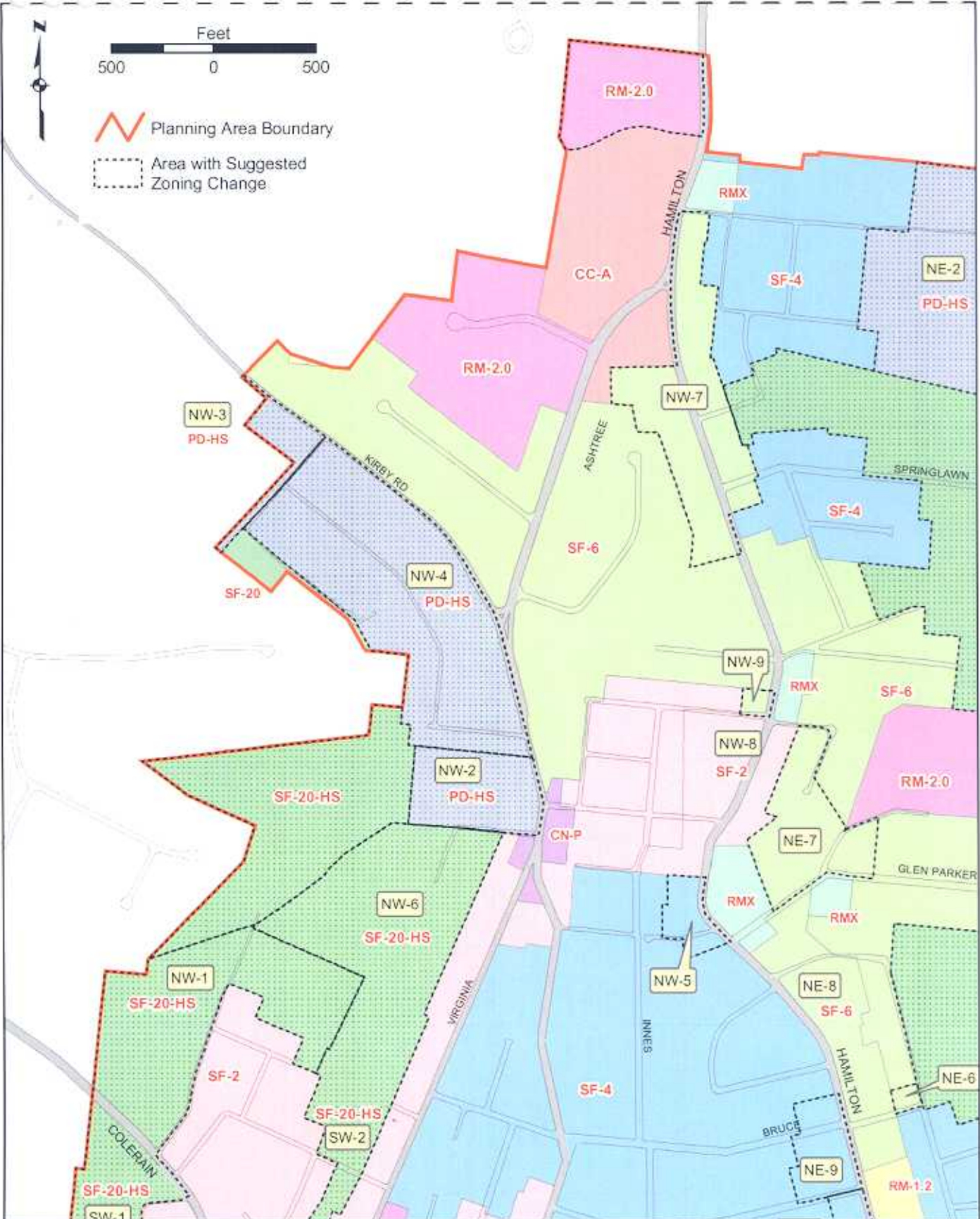
6. At or one week after the public hearing, the Neighborhood and Small Business Development Committee will make a recommendation to City Council.

7. City Council makes the final decision on all zoning petitions. (If the City Planning Commission has disapproved a zone change, Council must have at least two-thirds vote (6) of all members to approve the change).

*The seven (7) step process information was submitted by Rodney Ringer, Senior City Planner, City of Cincinnati, 11/1/05.

NORTHSIDE COMPREHENSIVE LAND USE PLAN - RECOMMENDED ZONING CHANGES: **NORTHWEST QUADRANT**

CHANGE NO.	AREA DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	RATIONALE FOR CHANGE
NW-1(SW-1)	Large wooded hillside area defined as the western border of Northside as it abuts Mt. Airy. Northern portion of land is owned by The Hillside Trust Land Conservation Trust.	RM-2.0	SF-20-HS	Fulfills Housing Goals & Objectives #3, 7, 10, & 12 on page 36. Fulfills Greenspace Goals & Objectives #1 & 2 on page 66.
NW-2	Wooded hillside identified as the housing development area within the Colerain Connector Land Reuse Plan adopted by the City of Cincinnati.	RM-2.0	PD-HS	Fulfills Housing Goals & Objectives #3, 7, 10, & 12 on page 36. Fulfills Greenspace Goals & Objectives #1 & 2 on page 66.
NW-3	Wooded hillside area western side of Kirby Rd. and north of the Colerain Connector Land. Private land with same topography as area to south described in NW-2 & NW-4.	RM-2.0	PD-HS	Fulfills Housing Goals & Objectives #3, 7, 10, & 12. Fulfills Greenspace Goals & Objectives #1 & 2 on page 66.
NW-4	Wooded hillside on western side of Kirby Rd. Southern portion of area is contained within the Colerain Connector Land Use Plan; northern portion is private land with same topography as southern area.	SF-2	PD-HS	Area is currently covered in Colerain Connector Land Reuse Plan adopted by the City of Cincinnati. Fulfills Housing Goals & Objectives #3, 7, 10, & 12 on page 36. Fulfills Greenspace Goals & Objectives #1 & 2 on page 66.
NW-5	Land on west side of Hamilton Av. Abutting NW-8 to 100 ft. south of Glen Parker.	RMX	SF-6	Fulfills Housing Goals and Objectives #1, 2, 3, 4, & 12 on p. 36.
NW-6(SW-2)	Land currently known as Badgley Run Park. Area is currently covered in Colerain Connector Land Reuse Plan adopted by the City of Cincinnati.	SF-2	SF-20-HS	Proposed zoning would reclassify area to most restrictive residential zoning for lack of "park" zoning designation. Fulfills Quality of Life Goals & Objectives #1 on p. 25. Fulfills Greenspace Goals & Objectives #2 on p. 66.
NW-7	Springlawn & Hamilton; from 300 ft. south of Springlawn northward to Rockford Pl. on east side, and abutting CC-A zone 400 ft. south of Ashtree on west side.	RMX	SF-6	Current housing is almost all single family residential with the exception of one small commercial carryout/drive-thru. Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, & 12 on p. 36.
NW-8	Hamilton & Otte; south on both sides of Hamilton Ave. to 650 ft. south of Frederick on the east side & 800 ft. south of Frederick on the west side.	RMX	SF-6	Current housing is all single family residential with the exception of one apartment building.
NW-9	Otte & Hamilton 175 ft. west on Otte; 175 ft. north on Hamilton.	RMX	SF-6	Desire is to keep single family zoning (R-6) of Otte St. continuous to Hamilton Ave. Fulfills Housing Goals & Objectives #1, 2, 3, 4, & 12 on page 36.



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
**RECOMMENDED ZONING CHANGES
NORTHWEST QUADRANT**

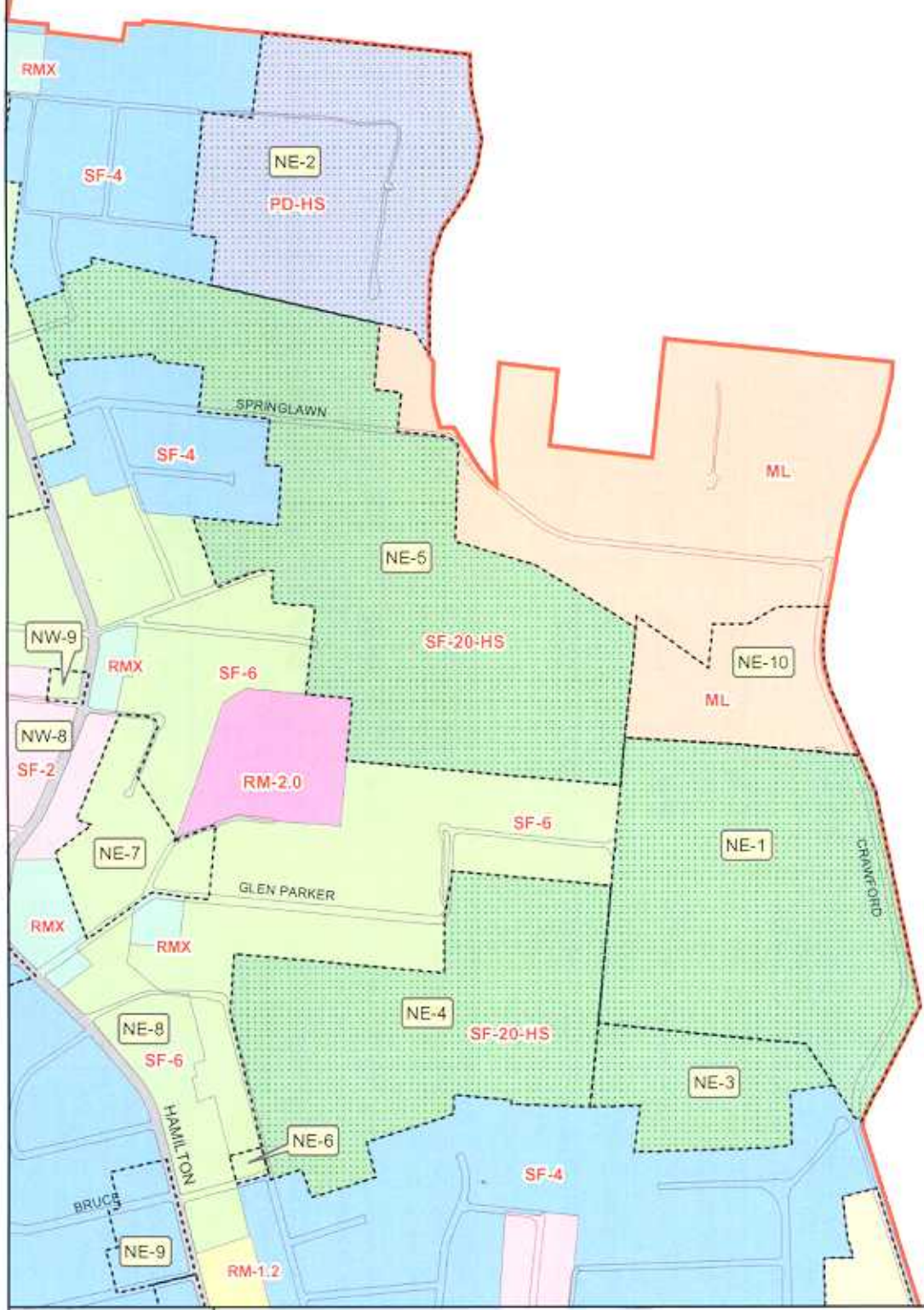
Geographic data courtesy of CAGIS, 2003 - 2004

NORTHSIDE COMPREHENSIVE LAND USE PLAN - RECOMMENDED ZONING CHANGES: **NORTHEAST QUADRANT**

CHANGE NO.	AREA DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	RATIONALE FOR CHANGE
NE-1	Large wooded hillside area bordered by Crawford St. on the east, western border runs perpendicular to end of Thompson Heights.	SF-10	SF-20-HS	Public land owned by City of Cincinnati Public Schools & Cincinnati Recreation Departments. Proposed zoning would reclassify area to most restrictive residential zoning for lack of "park" zoning designation. Supports the main goal of the Greenspace portion of the LUP; "Enhance, connect and protect the wonderful green-spaces in the neighborhood and the greenbelt surrounding Northside." Fulfills Quality of Life Goals & Objectives #1 on page 25. Fulfills Greenspace Goals & Objectives #2 on page 66.
NE-2	Area currently defined as Rockford Woods subdivision.	PD	PD-HS	The February 2004 Zoning Code maps failed to record the prior zoning and omitted the HS designation. Fulfills Greenspace Goals & Objectives #2 on page 66.
NE-3	Large wooded hillside directly south and contiguous with NE-1 noted above.	SF-4	SF-20-HS	Refer to same rationale noted in NE-1 above.
NE-4	Presently land known as Schwab school site.	SF-6	SF-20-HS	Refer to same rationale noted in NE-1 above.
NE-5	Parkers Woods and wooded hillside intersected by Springlawn and abutting Rockford Woods subdivision.	SF-6	SF-20-HS	Refer to same rationale noted in NE-1 above. Lots on this portion of Springlawn are large and proposed zoning would be consistent with SF-20 zoning lots size.
NE-6	Haight and Bruce Av; Corner parcels, north on Haight 100 ft. & west toward Hamilton Ave. 120 ft. along Bruce.	SF-4	SF-6	Remove spot zoning from previous zoning map; make zoning consistent with present land use and adjacent R-6 zoning. Fulfills Housing Goals & Objectives #1, 8, & 12 on page 36.
NE-7	Wooded hillside bordering Glen Parker on south side & intersection of access road to Spyglass Apartments.	RMX	SF-6HS	Fulfills Greenspace Goals & Objectives #2 on page 66. Fulfills Housing Goals & Objectives #1, 3, 6, 7, 10, & 12 on page 36.
NE-8	East side of Hamilton Av. From 210 ft. south of Bruce Ave. north to Glen Parker.	RMX	SF-6	All of the existing housing is single family residential. Old Knights of Columbus Hall was single family residential for years until early 2005. Fulfills Housing Goals & Objectives #1, 2, 3, 6, & 12 on page 36.
NE-9	West side of Hamilton Ave. from 120 ft. north of Bruce Ave. southward to Westmoreland Ave. West on Westmoreland for 300 ft.	RMX	SF-4	Desire is to extend residential area zoning R-4 just west of subject area to Hamilton Avenue. Fulfills Housing Goals & Objectives #1, 2, 4, & 12 on page 36.
NE-10	West side of Crawford and south of Springlawn and north of NE-1 noted above.	SF-10	ML	Area was incorrectly changed from M-2 in 2004 City Revision to SF-2, and the Owner would like to maintain ML zoning, consistent with adjacent neighbor's properties.



 Planning Area Boundary
 Area with Suggested Zoning Change



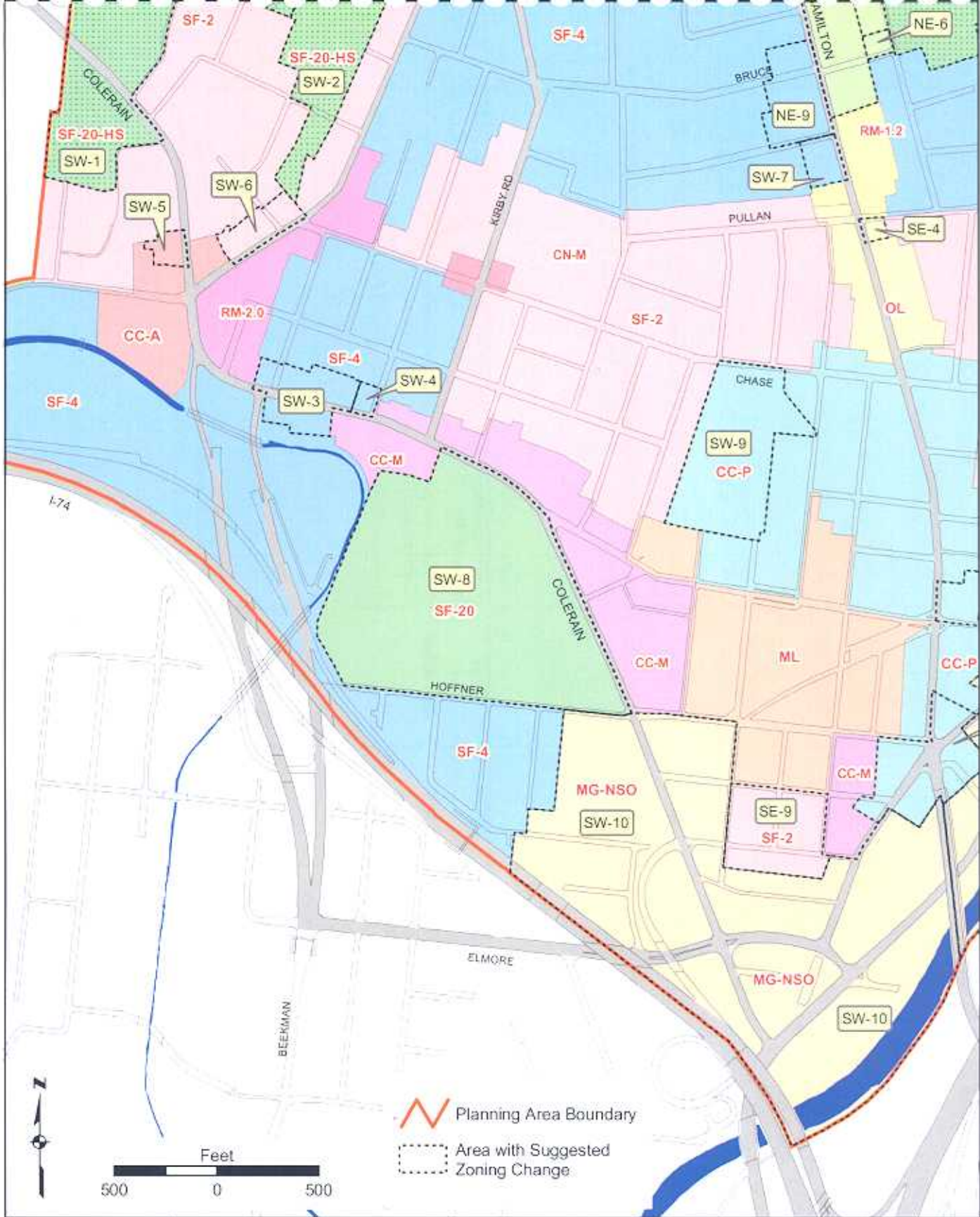
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RECOMMENDED ZONING CHANGES NORTHEAST QUADRANT

Geographic data courtesy of CAGIS, 2003 - 2004

NORTHSIDE COMPREHENSIVE LAND USE PLAN - RECOMMENDED ZONING CHANGES: **SOUTHWEST QUADRANT**

CHANGE NO.	AREA DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	RATIONALE FOR CHANGE
SW-1(NW-1)	Large wooded hillside area defined as the western border of Northside as it abuts Mt. Airy. Northern portion of land is owned by The Hillside Trust Land Conservation Trust.	RM-2.0	SF-20-HS	Fulfills Housing Goals & Objectives #3, 7, 10, & 12 on page 36. Fulfills Greenspace Goals & Objectives #1 & 2 on page 66.
SW-2(NW-6)	Land currently known as Badgley Run Park. Area is currently covered in Colerain Connector Land Reuse Plan adopted by the City of Cincinnati.	SF-2	SF-20-HS	Proposed zoning would reclassify area to most restrictive residential zoning for lack of "park" zoning designation. Fulfills Quality of Life Goals & Objectives #1 on p. 25. Fulfills Greenspace Goals & Objectives #2 on p. 66.
SW-3	80' (W) of Florida & Colerain; (SW) 163'; (W) 200'; (NW) 127'; (N) to Colerain; (W) 90'; (N) 162'; (NE) 502'; (S) to Colerain.	RM-2.0	SF-4	Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SW-4	Florida & Colerain; (W) 80'; (N) 129'; (E) to Florida; (S) to Colerain.	CC-M	SF-4	Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SW-5	134' (N) of Colerain & Virginia; (W) 171'; (N) 66'; (W) 47'; (N) 35'; (E) 64'; (N) 33'; (E) to Colerain; (S) 181'.	SF-2	CC-A	Fulfills Commercial Goals & Objectives #5, 8 thru 10, 13, 15 thru 21 on pages 47 & 48.
SW-6	253' (NE) of Colerain & Virginia; (NW) 171'; (E) 73'; (NE) 192'; (SE) 19'; (NE) 142'; (SE) to Virginia; (SE) 434'.	RM-2.0	SF-2	Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SW-7	Westmoreland & Hamilton; (S) 222'; (W) 185'; (N) to Westmoreland; (E) to Hamilton.	RMX	SF-4	Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SW-8	Wesleyan Cemetery, (W) of Colerain, (N) of Hoffner.	SF-4	SF-20	Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SW-9	Delaney & Chase; (E) 250'; (SE) 380' to Turrill; (S) 50' on Turrill; (W) 200'; (S) 530'; (W) 500'; (N) 840' to Chase & Delaney.	SF-2	CC-P	Fulfills Commercial Goals & Objectives #4, 5, 8 thru 10, 12 thru 21 on pages 47 & 48.
SW-10	Hoffner & Cherry; (S) 710 ; (E) 490 ; (N) 115 to Powers; (E) 130 to Spring Grove; (NE) 270 ; (SE) 180 ; (NE) 200 to center line Ludlow Ave. Viaduct; (S) on viaduct to Mill Creek; (SW) along Mill Creek to I-74; (W) on I-74 to 230 short of pedestrian bridge; (N) 180 to Powers; (E) 85 on Powers; (N) 120 ; (E) 125 ; (N) 490 to Hoffner; (E) 860 to Cherry.	MG	MG-NSO	Fulfills Commercial Goals & Objectives #4 thru 21 on pages 47 & 48.



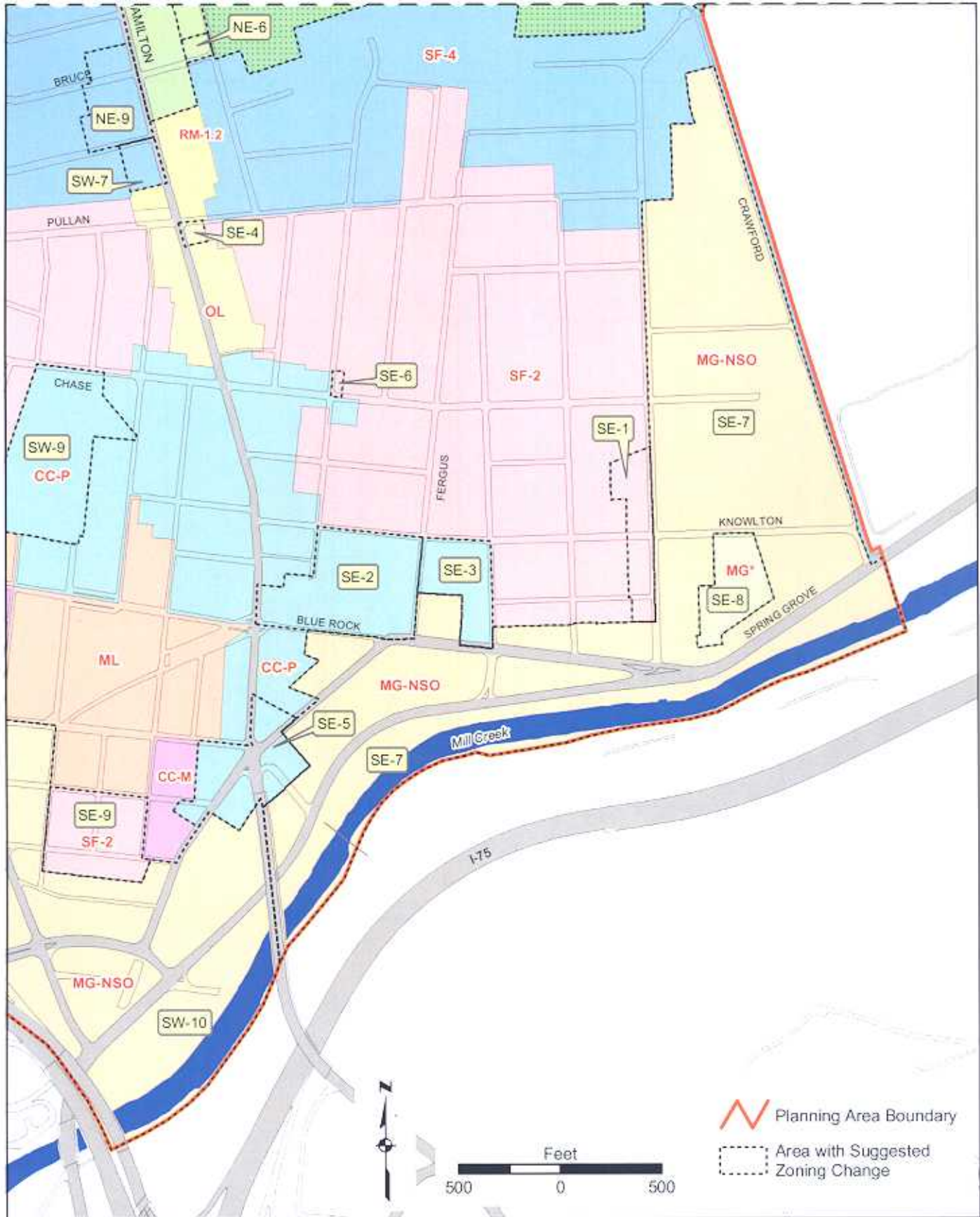
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**RECOMMENDED ZONING CHANGES
SOUTHWEST QUADRANT**

Geographic data courtesy of CAGIS, 2003 - 2004

NORTHSIDE COMPREHENSIVE LAND USE PLAN - RECOMMENDED ZONING CHANGES: **SOUTHEAST QUADRANT**

CHANGE NO.	AREA DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	RATIONALE FOR CHANGE
SE-1	220' south of Chase & Dane; (W) 210'; (S) 180'; (E) 80'; (S) 600'; (E) 130'; (N) 850' along Dane to start.	MG	MG-NSO	Area was an old "transition" Zone from pre 2004 Zoning Code revision. Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SE-2	Myron Johnson Lumber & American Can Bldg. (E) of Hamilton, (S) of Knowlton, (W) of Fergus & (N) of Blue Rock.	MG	CC-P/ PD	Fulfills Commercial Goals & Objectives #1, 3 thru 21 on page 47.
SE-3	Knowlton & Fergus; (E) to Mad Anthony; (S) 540' to Spring Grove; (W) 180'; (N) 250'; (W) 220' to Fergus; (N) to Knowlton & Fergus.	MG	CC-P/ PD	Fulfills Commercial Goals & Objectives #1, 3 thru 21 on page 47. Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SE-4	Pullan & Hamilton; (E) 129'; (S) 102'; (W) to Hamilton; (N) to Pullan.	SF-2	OL	Fulfills Commercial Goals & Objectives #1, 4, 5, 7, 8, 16, & 17 on page 47 & 48.
SE-5	Hoffner & Hamilton; (W) 250'; (S) 300' to Cooper; (W) on Cooper 60'; (SW) 180' (SE) 150' to Spring Grove; (NE) 200' along Spring Grove; (SE) 180'; (NE) 540'; (NW) 120' to Spring Grove; (NE) 70' along Spring Grove; (NW) 270' to Hamilton Ave.; (S) along Hamilton Ave. to Hoffner St.	CC-M	CC-P	Fulfills Commercial Goals & Objectives #1 thru 21 on pages 47 & 48.
SE-6	Chase & Langland; (N) 125'; (E) 55'; (S) to Chase; (W) to Langland.	CC-P	SF-2	Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36.
SE-7	Ludlow Ave Viaduct (above Mill Creek) (NE) along Mill Creek to Crawlford; (N) 2,900' along Crawlford; (W) 150'; (S) 240'; (W) 120'; (S) 370'; (W) 150' to Dane St.; (S) 2,040' along Dane; (W) 810' to Mad Anthony; (S) 120' to Spring Grove; (W) 180'; (N) 250'; (W) 220' to Fergus; (S) 240' to Spring Grove; (W) 520'; (S) 120'; (SE) 95'; (SW) 150'; (SE) 150' to Spring Grove; (SW) 240' along Spring Grove; (SE) 110'; (SW) 330' to centerline Ludlow Ave. Viaduct.	MG	MG-NSO	Portions of area were old "transition" Zones from pre 2004 Zoning Code revision. Fulfills Commercial Goals & Objectives #3 thru 21 on page 47 & 48.
SE-8	300' (E) of Dane & Knowlton; (S) 250'; (E) 100'; (S) 300'; (E) 120'; (N) 50'; (NE) 320'; (N) 320' to Knowlton; (W) 200' to starting point.	MG	MG*	Neighborhood would like to petition the City of Cincinnati to make Willard Industries conforming under the Northside MG-Lite Overlay as a Conditional Use. Conditional Use would be consistent with the NCC letter dated 2/28/2002 to the City of Cincinnati Department of Building & Inspections. If not possible, leave Zoning for this property only as MG.
SE-9	Cherry & Cooper; (E) to Apple; (S) to Powers; (E) 50' on Powers; (S) 120'; (W) 500' to Cherry; (N) on Cherry to Cooper.	ML	SF-2	Fulfills Housing Goals & Objectives #1, 2, 3, 4, 5, 6, 7, 8, 11, & 12 on page 36. 250', L-7 Zoning Restriction for Truck Terminal and Warehouse will not be supported by community for SE-9.



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RECOMMENDED ZONING CHANGES SOUTHEAST QUADRANT

Geographic data courtesy of CAGIS, 2003 - 2004

Appendix A Housing Coalition Programs & Activities

Challenge	Action	Status	Follow-Up
Rental housing-poor condition.	<ul style="list-style-type: none"> • Inventory of all properties/ owners in the community. • Use the Housing Court. • Organize residents to pressure absentee landlords. 	Northside inventory on the web; Housing Court established in '02.	<ul style="list-style-type: none"> • Public campaign aimed at bad landlords. • Expedite receivership.
Financing tools for new development/home repairs.	<ul style="list-style-type: none"> • Use tax increment finance (TIF) to finance housing efforts. • Market and use Hamilton County HIP loans. • City Investment – CITIRAMA. 	Housing included in TIF legislation '01.	<ul style="list-style-type: none"> • Use existing TIFs to create housing loan funds. • Reconcile conflicts between TIF and tax incentive programs.
Illegal "property flipping".	<ul style="list-style-type: none"> • Criminal investigation by federal, state and local authorities. 	Crackdown on lenders and brokers '03; broad ongoing investigation.	Continue to provide info to investigators and publicize appropriate contacts.
Proliferation of "lease option to buy".	<ul style="list-style-type: none"> • Require owner to pay for appraisal prior to signing of lease agreement. • Require owner to abide by Ohio landlord/tenant law. 	Legislation under consideration.	

Appendix A Housing Coalition Programs & Activities

Challenge	Action	Status	Follow-Up
Deflated property values at sheriff sales.	Require the use of private auctioneers/ realtors in order to market properties and obtain fair market value at sale.	Legislation under consideration.	Involve County Sheriff's office to encourage them to be part of the solution.
High number of foreclosures.	<ul style="list-style-type: none"> • Educate homeowners. • Deter predatory lending practices that lead to loan defaults through legislation aimed at brokers and appraisers. • Challenge financial institutions to require due diligence. 	Grassroots efforts: -Price Hill Will, -Better Housing League, -Working in Neighborhood Homeownership Center, - Predatory Lending -Task Force considering legislation.	
Attracting quality private investment in housing market .	<ul style="list-style-type: none"> • Establish and finance community development corporation, private investment, neighborhood development trust. • Create pipeline of families qualified to purchase homes • Streamline permit process. 		

Appendix A Housing Coalition Programs & Activities

CHALLENGE	ACTION	STATUS	FOLLOW-UP
Concentration of Section 8 vouchers in community.	<ul style="list-style-type: none"> • Impaction ordinance. • Reconfigure Cincinnati Metropolitan Housing Authority (CMHA) Board. • Change reimbursement policy to reduce profit margin for westside landlords. 	<ul style="list-style-type: none"> • Impaction ordinance passed. • CMHA Board changes, legislation pending. 	
Educate residents on all aspects of housing in their community.	<ul style="list-style-type: none"> • One stop shop for housing: financing, resources for rehab, properties available, reputable lenders and realtors. 	Price Hill Will one stop shop.	
Abandoned, blighted houses.	<ul style="list-style-type: none"> • Fund and expedite demolition and clearance of blighted properties. • Use receivership law. 		
Establish housing task force to look at issues aggressively in comprehensive manner working with local, state and federal gov't.	<ul style="list-style-type: none"> • Initial support from residents in Westside neighborhoods, Board of Realtors, Legal Aide. 		"Buy in" from City (Solicitor, Buildings & Inspections) and Housing Court.

Appendix B Implementation Worksheet

Project/ Task	Responsible Party	Partners	Resources	Budget	Milestones
Quality of Life Enhancements					
School and Community Survey Work					
Establish Group to Work on Chase School Proposal					
Create "Second School" Group					
Northside Community Fund					
Housing					
Housing Committee Support for Rehabilitation					
Marketing Strategy					
New Construction Support					
Innovative Commercial Improvements					
Upgrade 4000 block of Hamilton Avenue					
Gateway Circulation and HUB Project					
Mixed-Use Model Project					
Big Box Task Force					
Green Space Enhancements					
Implement Badgely Park Improvements					
Create Initiative to green commercial and mixed use areas					
Identify and fund new green spaces in Northside					

Appendix C

Public Meeting Schedule

TIME:	2003	TOPIC	PEOPLE IN ATTENDANCE
	March 27	Contract signed with GCF	
7-9PM	May 15	Northside community plan	19
7-9PM	June 26	Goal -setting meeting	20
9AM-4PM	July 19	Charette	47
7-9PM	August 21	Presentation of alternatives	16
7-9PM	September 25	Presntation of alternatives	54
7-9PM	August 4	Presentation of NBA	25
7-9PM	October 23	Education meeting	20
7-9PM	December 11	Review Goals & Objectives	21
TIME:	2004	TOPIC	PEOPLE IN ATTENDANCE
1-5PM	January 24	Review meeting	36

OTHER:

An email list of 78 people was maintained to notify participants of meeting times, agendas, etc. throughout the process.

Appendix D 1996 Urban Design Plan



URBAN DESIGN PLAN

Legend

- | | | | |
|--|------------------------------|---|-----------------------------|
|  | Urban Renewal Boundary |  | Knowlton's Corner Gateway |
|  | Historic District |  | Vendella St. Public Parking |
|  | Streetscape Improvements |  | Hoffner Park Improvements |
|  | Historic Facade Improvements |  | Chase School Redevelopment |

