

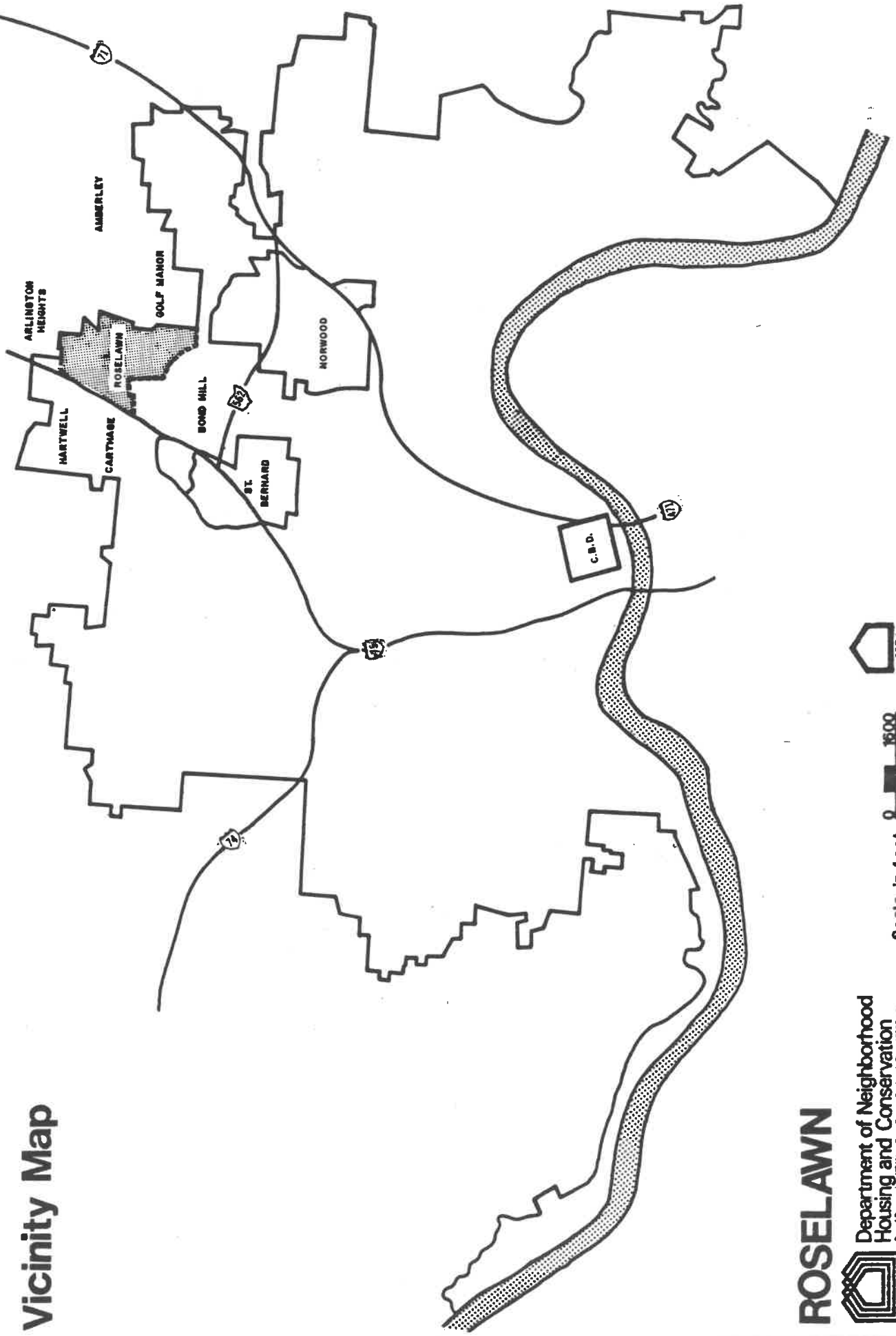


ROSELAWN
COMMUNITY
PLAN

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Vicinity Map



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 45 West Court Street, Cincinnati, Ohio 45202



Scale in feet 0 800 1600

I. INTRODUCTION

A. Community Boundary and Census Tract

The community boundary of Roselawn is generally defined by the I-75 expressway on the west, Golf Manor and Amberly Village on the east, Arlington Heights and Reading on the north, and Seymour Avenue and Longview State Hospital on the south.

A special study area is also shown as part of this report because of the potential impact on the residential community of Roselawn. The special study area includes the property of Longview Hospital and Woodward High School (See Map I-1).

For the purposes of this report, Roselawn's statistical boundary is Census Tracts 62.01, 62.02, 110 and a portion of 232.01 for 1980. Census Tract 62.02 encompasses the special study area of Longview State Hospital. Where possible, the Census Tract of 62.02 was excluded from the Roselawn profile.

B. Topography






Roselawn's topography is relatively level (See Map I-2). The center of the community is a plateau at 650 feet above sea level. The lowest level in the community is between the Jewish Community Center and I-75 Expressway, which is 525 feet above sea level.

The direction of drainage and water runoff from the plateau is toward the north and south before flowing to the Mill Creek and ultimately to the Ohio River. The direction of water runoff affects the community in different ways.

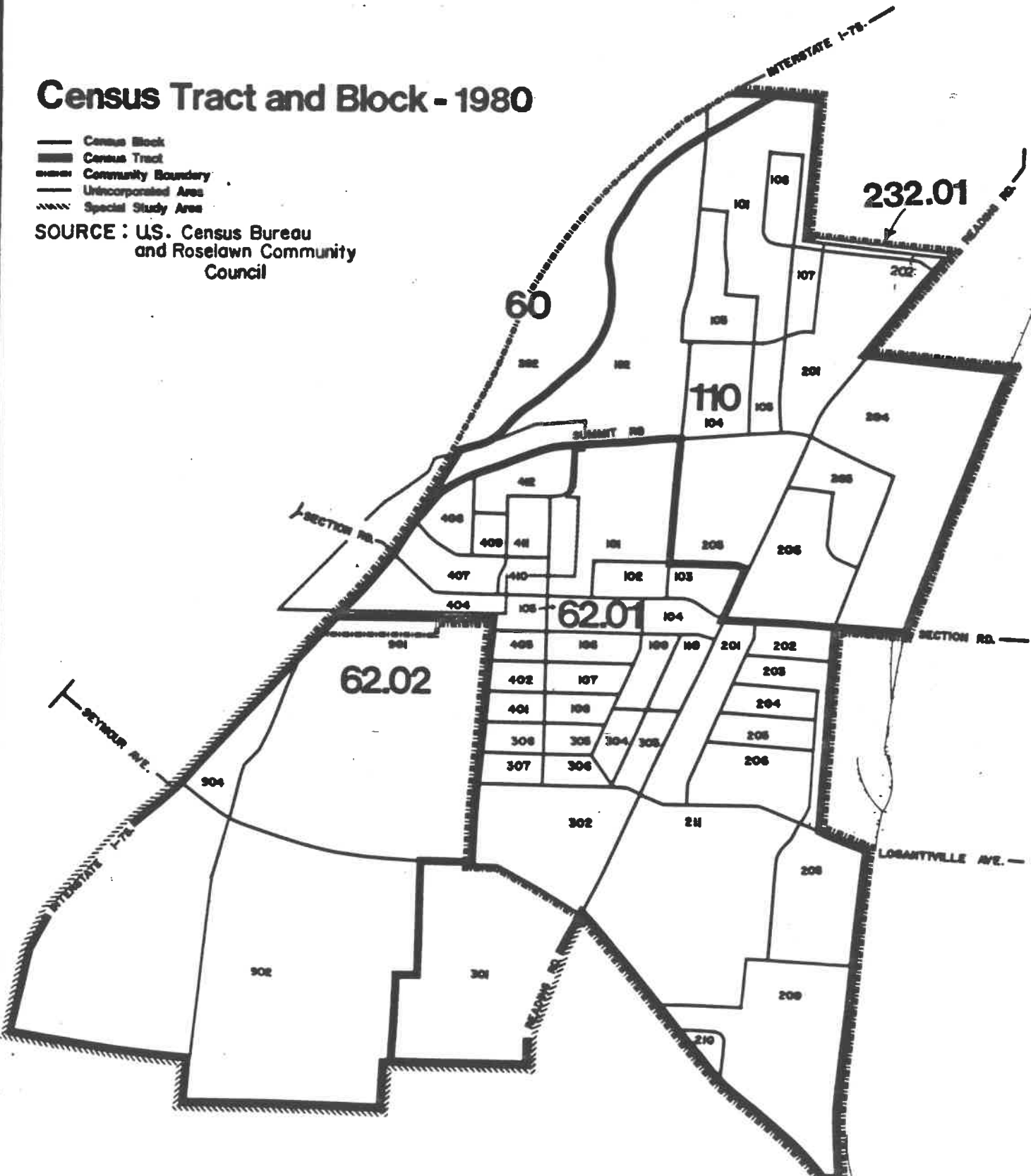
Storm water drainage to the north is captured in Amberly Creek which winds from Amberly Village under Reinhold Drive and parallels Reading Road to the Carousel Theatre. The Creek wraps around the Carousel complex crossing Reading Road (in the County), Stillwell Road (in Roselawn), and parallels Debonair Drive until it reaches the Mill Creek. One hundred year recorded rains have caused flooding in this area but most severely in the industrial area of Reinhold Drive. City Council passed a resolution directing owners having real estate along the creek to "remove obstructions in the storm sewer enclosure and drainage system". Property along the creek is affected by National Flood Insurance Program and Chapter 1156 of the Building Code.

Drainage to the south is captured in underground storm sewers which cross through the Longview State Hospital property south of Seymour Avenue and east of Paddock Road. The drainage continues through Bond Hill and its industrial area before flowing to the Mill Creek. During 10-50 year recorded rains the capacity of the sewer is reached and homes and businesses with basements are affected by water backup.

Census Tract and Block - 1980

-  Census Block
-  Census Tract
-  Community Boundary
-  Unincorporated Area
-  Special Study Area

SOURCE : U.S. Census Bureau
and Roselawn Community
Council



ROSELAWN



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Housing and Conservation
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Scale in feet









NORTH

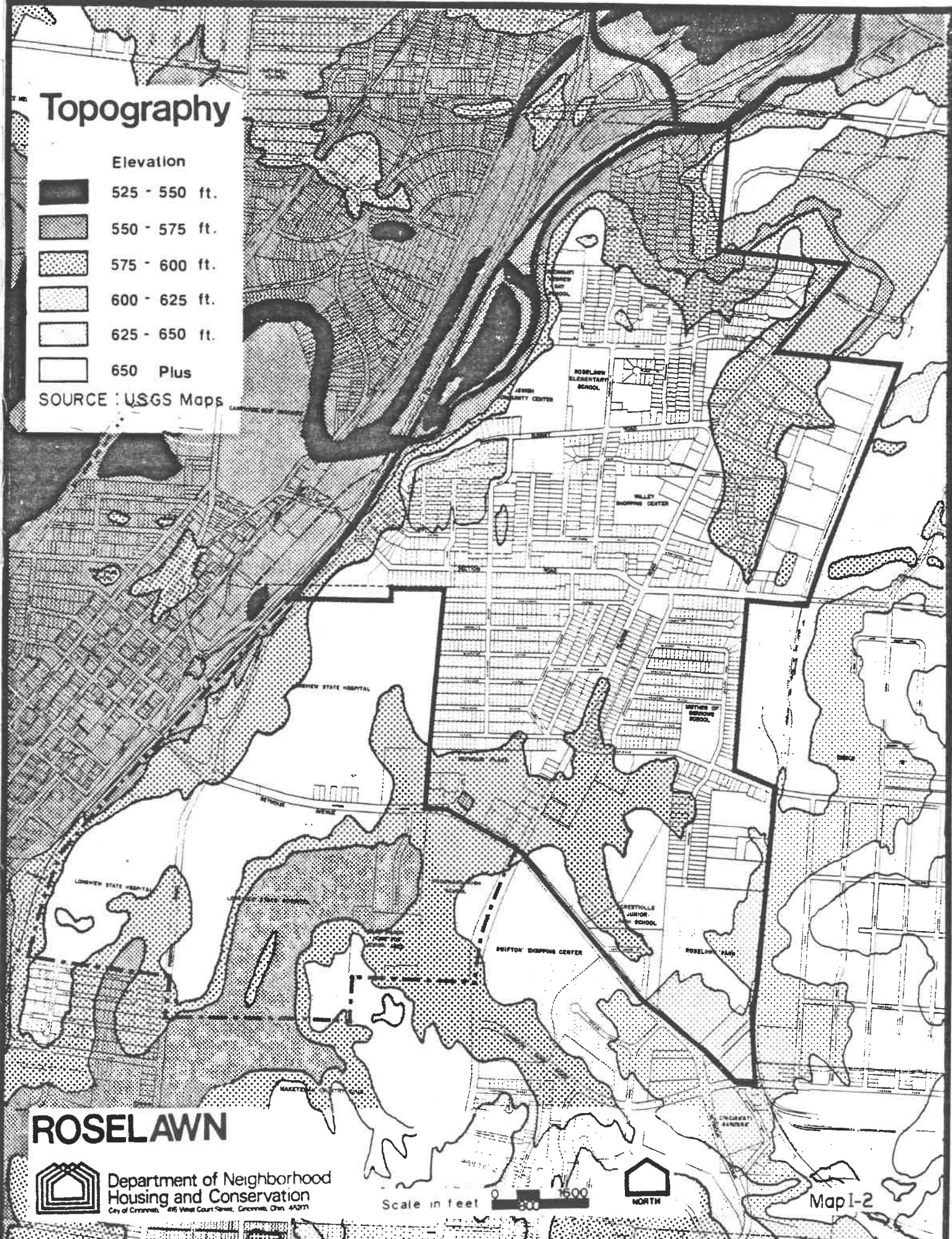
Map I-1

Topography

Elevation

	525 - 550 ft.
	550 - 575 ft.
	575 - 600 ft.
	600 - 625 ft.
	625 - 650 ft.
	650 Plus

SOURCE : USGS Maps



ROSELAWN



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Scale in feet

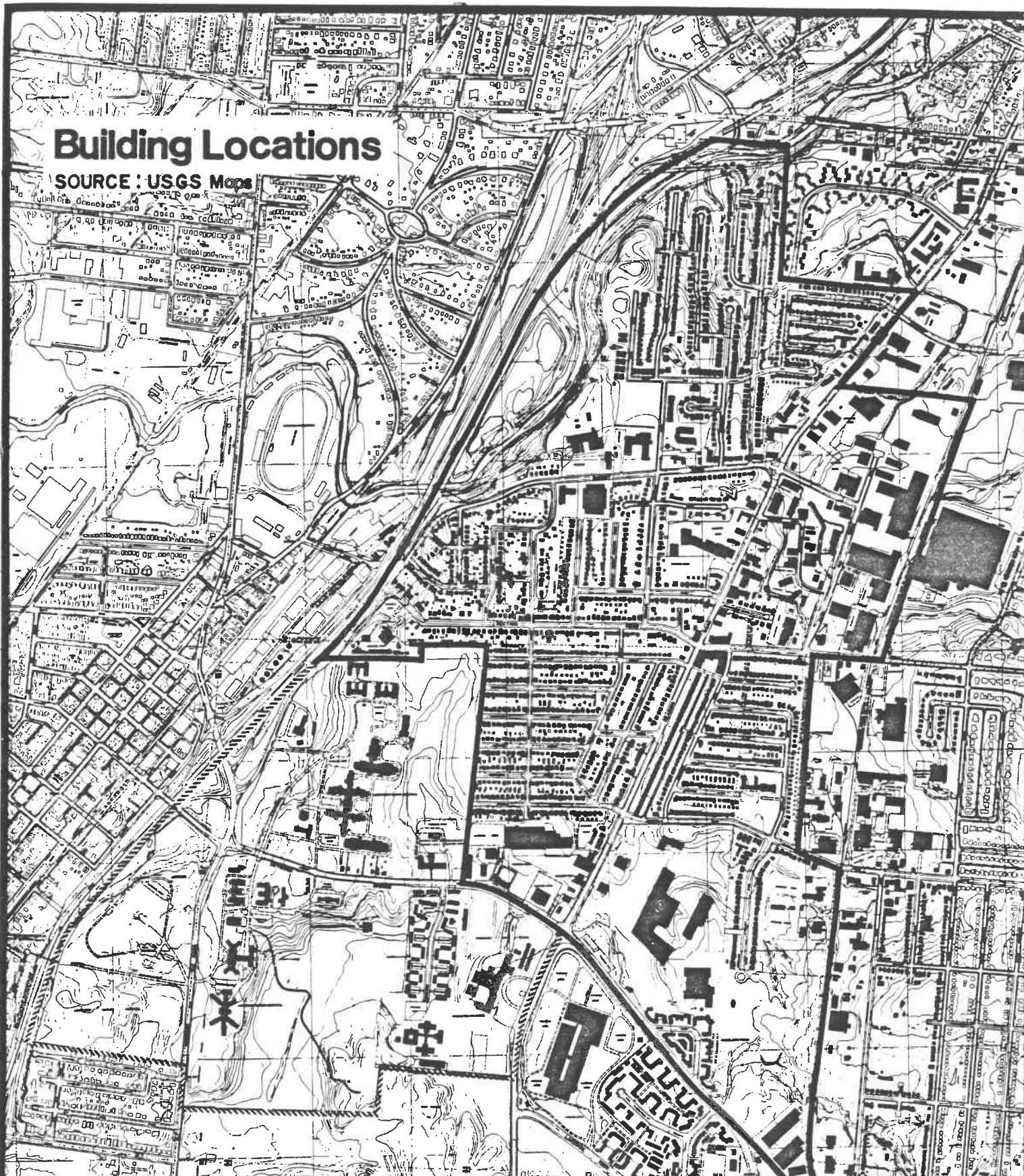


NORTH

Map I-2

Building Locations

SOURCE: USGS Maps



ROSELAWN



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City of Cleveland, 445 West Court Street, Cleveland, Ohio 44113

Scale in feet 0 300 600 1800



Map I-3

C. Historical Perspective

During Cincinnati's early development, Roselawn was just a stopping point along the Springfield Toll Road. A few dairy farms dotted the rolling landscape. In 1911, Roselawn was annexed to the City of Cincinnati. Few homes existed in Roselawn before 1920. In 1937, Robert Wachendorf, a real estate developer, anticipated future residential growth of Roselawn and commenced the development of Hillcrest Subdivision east of Reading Road. Other subdivisions followed. After World War II, the demand for homes in Roselawn increased due to its pleasant residential environment which appealed to a diverse cross-section of people.

During this same period, Roselawn began to develop as a regional commercial center. The Roselawn Center Building, at the corner of Reading and Section Roads was significant as the first "decentralization" of business and offices in Cincinnati. In 1948, the Valley Shopping Center began development and was one of the first shopping centers in the City of Cincinnati. It was followed by the development of Swifton Shopping Center in 1956. The commercial growth in the community was further sustained by the addition of many professional business offices.

New migration patterns emerged during the 1950's that had an impact on the Roselawn and Bond Hill communities. Swifton Shopping Center along with other auto oriented commercial strips sprang up along Reading Road. In addition, both communities were forced to make growth adjustments with the development of large apartment complexes. In 1965, concerned residents of the Bond Hill-Roselawn areas formed the Bond Hill-Roselawn Community Council in an effort to preserve the assets of their community. However, in 1969, the Bond Hill-Roselawn Community Council split and the Roselawn Community Council was formed in 1971 and now has more than 200 family memberships totaling 500 individuals whose main interest as a group is to preserve Roselawn as one of the most pleasant residential communities in the City of Cincinnati.

II. LAND USE AND ZONING

1. General Existing Land Use Patterns

Roselawn is a predominately residential community. Multi-family uses generally are located along Reading Road and a two-block corridor that parallels this major artery. This single-family residential use comprise the largest amount of acerage in the community. Roselawn is equal to the city in percent of land devoted to residential use. (See Table II-A)

Commercial uses are located along Reading Road and around the intersection of Reading Road and Seymour Avenue. Commercial uses account for 13.9 percent of Roselawn's land area.

The southwestern portion of the community is devoted to public uses of Longview State Hospital.

Roselawn has a higher percentage of land devoted to commercial, wholesale and industrial uses than the city as a whole, but a lower percentage of land devoted to parks and vacant land.










2. Existing Zoning

The zoning code is a set of ordinances setting the minimum requirements for the restriction of building uses and heights: yards, courts, and lot area per dwelling unit, open space, and off-street loading space and parking. Each of the zoning districts appearing in Roselawn is discussed below and shown on Map II-2. While these patterns do not coincide with the land use patterns, they show the possibility for future land development.

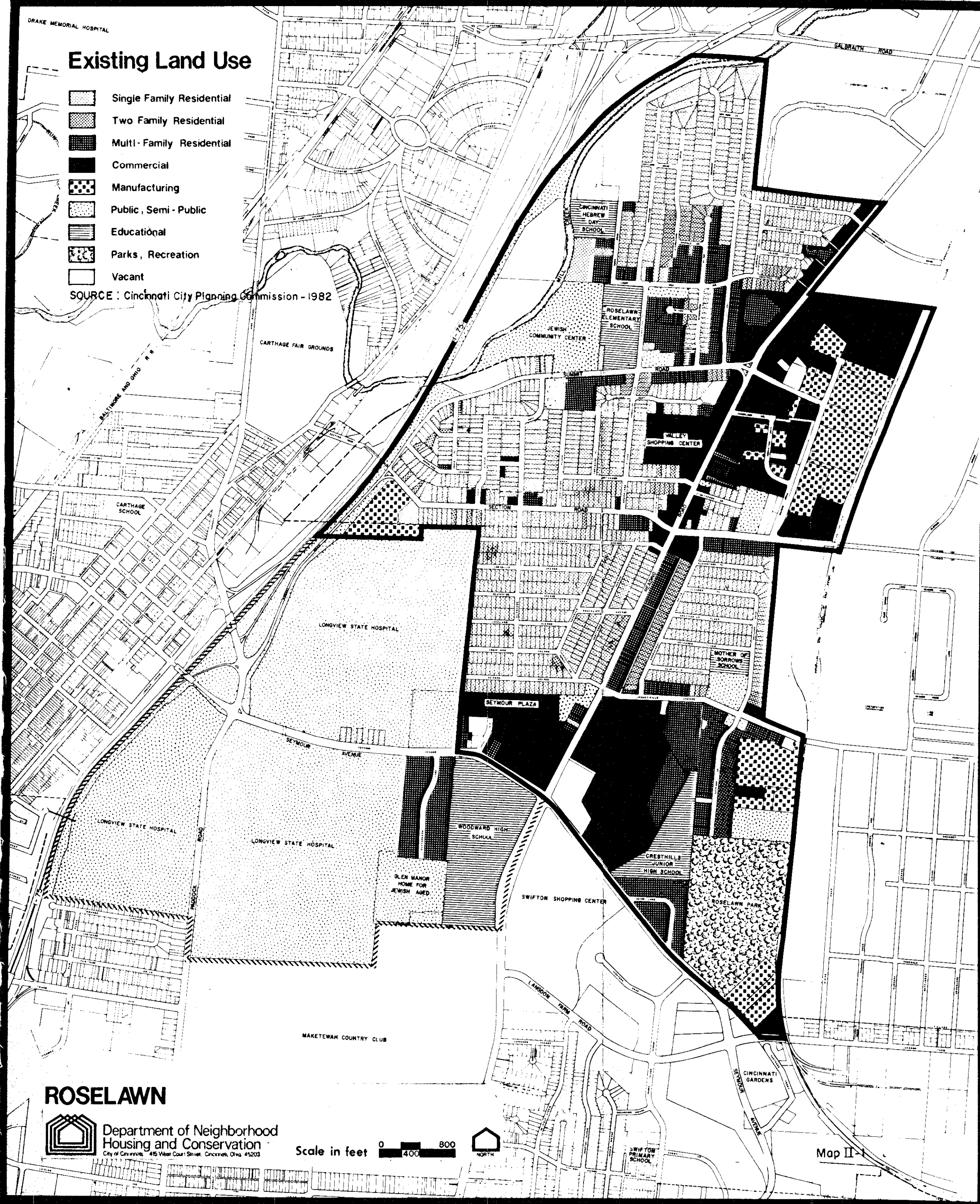
Within each major use classification (R, B, O, or M) are subcategories (R-1, R-2...) with the lower number being more restrictive and the higher number being less restrictive. Generally, more restrictive uses are allowed in a less restrictive zone, but not vice-versa. In other words, a single family home (R-1) could be built in an apartment district (R-4), but an apartment could not be built in a single family district. The same is true for some major classifications. For example, a home can be built in a business district, but a business cannot be built in a residential district. Following is a list of the categories pertinent to Roselawn and a capsule description.

A transition (T) zone allows a property to be developed according to the least restrictive adjacent district, but subject to controls to protect adjoining residences. Such controls might include landscape screening, driveway orientation, or placement of the building.

Existing Land Use

-  Single Family Residential
-  Two Family Residential
-  Multi-Family Residential
-  Commercial
-  Manufacturing
-  Public, Semi-Public
-  Educational
-  Parks, Recreation
-  Vacant

SOURCE: Cincinnati City Planning Commission - 1982



ROSELAWN



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Housing and Conservation
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Scale in feet



NORTH

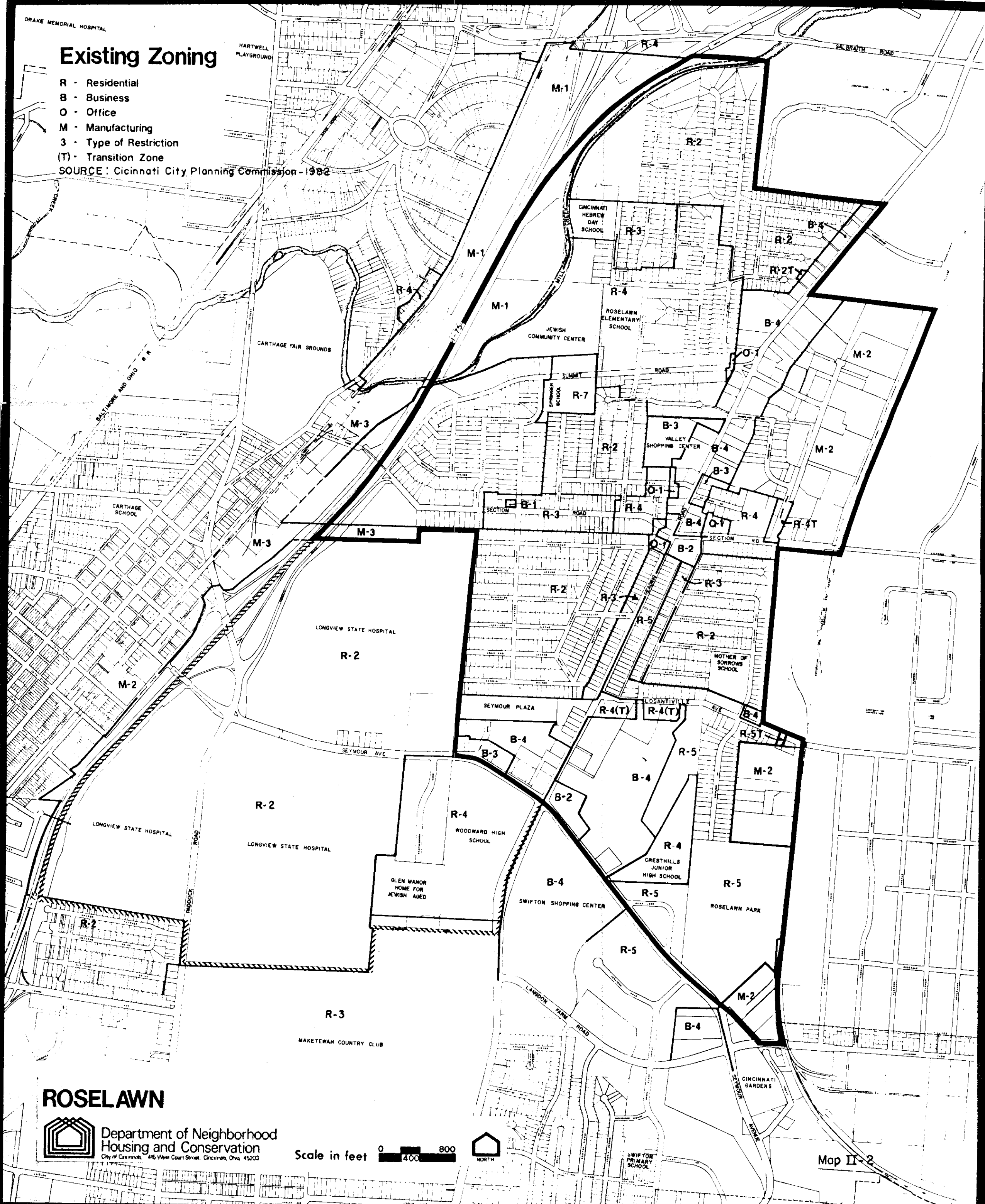
Map II-1

DRAKE MEMORIAL HOSPITAL

Existing Zoning

- R - Residential
- B - Business
- O - Office
- M - Manufacturing
- 3 - Type of Restriction
- (T) - Transition Zone

SOURCE: Cincinnati City Planning Commission - 1982

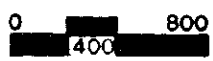


ROSELAWN



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Housing and Conservation
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Scale in feet



NORTH

Map II-2

TABLE II-A
ROSELAWN LAND USE
1974

Land Use	Roselawn*		City Pct.	Special Study Area		Edgemont Terrace	
	No.	Pct.		No.	Pct.	No.	Pct.
Single Family	208.03	27.7		1.43	.4	29.41	60.7
Two Family	17.63	2.4		- -	- -	2.17	4.5
Multi-Family	61.23	8.2	36.4**	11.38	3.0	.18	.4
Education	26.78	3.6	2.7	28.10	7.3	- -	- -
Parks & Recreation	35.92	4.8	9.0	- -	- -	- -	- -
Semi-Public	28.85	3.8	2.5	281.54	73.5	- -	- -
Public	5.58	.7	.4	10.14	2.6	.29	.6
Commercial	104.24	13.9	7.6	.81	.2	- -	- -
Wholesale	25.82	3.4	.7	- -	- -	- -	- -
Manufacturing	20.62	2.7	2.5	- -	- -	3.76	7.7
Vacant	84.39	10.8	20.8	.92	.2	3.08	6.4
Street R/W	129.01	17.2	11.4	48.76	12.7	9.53	19.7
Transportation	5.91	.8	6.0	- -	- -	- -	- -
TOTAL	754.01	100.0	100.0	383.08	100.0	48.42	100.0

* Community boundary

** Total residential

Source: Hand calculation of Land Use Records by CPC staff, October 1974.

- Roselawn is equal to the City in percent of land devoted to residential uses. It has a higher percent of land devoted to commercial, wholesale, and industrial uses than the City as a whole, but a lower percent of land devoted to parks and vacant land.

In comparing the present use of land in Roselawn to the existing zoning, it should be noted that while most land use conforms to the zoning, some does not. Two situations occur:

- . A piece of property is sometimes used for a more restricted use than it is zoned for. An example of this would be single family residential usage in a multi-family, business, office or manufacturing zone. The consequences of this use and zoning difference could be that the owner of the land would develop the property to the use it is zoned for, resulting in additional density and/or use inconsistent with the surrounding uses as well as with the goals of the Roselawn residents.

- . A piece of property is sometimes used for a less restrictive use than it is zoned for. This can result from a zone change occurring after the property is in use. The property is then considered to be a "non-conforming" use. An example of this is multi-family structures in single family zones. The property may continue to be used in its present way as long as the structure remains, but if for some reason the building is destroyed, the land must be used as zoned.

3. Land Use Plan

The Roselawn Land Use Plan is presented on Map II-3. This plan is the product of the Roselawn Planning Committee work performed in 1974-1976 and revised in 1982.

The Roselawn land use plan is a reflection and reinforcement of the community's existing land use patterns. The intent of the plan is to maintain the single family residential character of the community by minimizing the commercial growth into the single family areas and conforming zoning to current land use patterns in some areas.

In the special study area of Longview State Hospital property acquired by the City in 1982, the plan reflects the thinking of Bond Hill, Roselawn and city representatives. New housing development is planned for 46 acres north of Maketewah Country Club. Two hundred and thirty dwelling units in a single development project of market housing is recommended. The preferred housing forms are mid-rise, two and three story units with townhouse and clustered single family units in a Planned Unit Development project.

In the center portion of the site east of Paddock Road, recreation in the form of a community park and active recreation area is recommended. Ten acres of passive recreation and park area to be leased and operated by the City for community-wide use is proposed. This area can be designed to provide green spines linking the housing clusters to the city's active recreation area to the north of this area. The active recreation area is to include soccer and baseball fields, tennis, and basketball court areas.

On the west side of Paddock Road south of Seymour Avenue, offices were initially recommended. Recent proposals have indicated a desire to develop this area for high-technology research and manufacturing center. This proposal is basically consistent with the land use plan if the type of manufacturing is not a noise or air pollutant and does not increase truck traffic through the community.

Commercial development in the form of a restaurant, hotel or motel is recommended for the northeast corner of Paddock Road and Summit Road.

Remaining Longview Hospital property east of Paddock Road and south of Seymour Avenue is scheduled for sale to the City as more mental health functions are phased out. At the time the buildings are considered surplus, planning should begin to review uses for the property in light of surrounding development.

4. Zoning Plan

Revisions to the existing zoning districts proposed in this section are the product of the community's goal; the Roselawn NBD Urban Design Plan, and the land use plan presented above (See Map 11-4).

The Proposed zone changes are listed below:

<u>Item</u>	<u>Location</u>	<u>Proposed Change</u>		<u>Proposed Use</u>
		<u>From</u>	<u>To</u>	
1	Summit Road At Summit East Apartments	R-7	R-5	Residential
2	East part of Northwood Drive	O-1	R-3	Residential conforming to present uses
3	East part of Northwood Drive	R-4	R-3	Residential conforming to present uses
	Northwest corner of Section and Reading Rds., east of Griffin	B-2	O-1A	Office and Parking use conforming to present uses
	East of Greenland and west of Griffin on the north side of Section	R-4	R-2	Residential










4	Section Road west to Corporation Line	R-3	R-2	Residential
5	North side of Section Road east of Reading Road	O-1	R-4	Residential
6	North side of Section Road west of Salford Drive	R-4(T)	R-4	Residential
7	Mirimar Court east of Greenland Place	R-4	R-3	Residential
8	Southwest corner of Section and Reading Rds.	O-1 B-2	R-4(T)	Business Parking
	Area south of corner and north of Shenandoah Ave.	O-1	O-1A	Office Use
9	Reading Road just north of Seymour Avenue	B-4	B-2	Business
	Losantiville Avenue	R-4(T)	O-1A	Conform to present office uses
10	Longview Hospital Property	R-2	O-1 or M-1	High tech research and manufacturing
		R-2	B-3	Commercial

Of the changes listed, all but Items 2, 8, and 10 could be accomplished within a reasonable time frame. Item 8 is part of a recommendation made in the Urban Design Plan. This change is for parking improvement in the south part of the neighborhood business district and is contingent on the acquisition of this property for the purpose of parking (only). Item 2 is a long range improvement which will be necessary if Northwood Drive is closed and the shopping mall extended into the street and service station frontage. Item 10 is contingent upon the property being purchased for redevelopment.

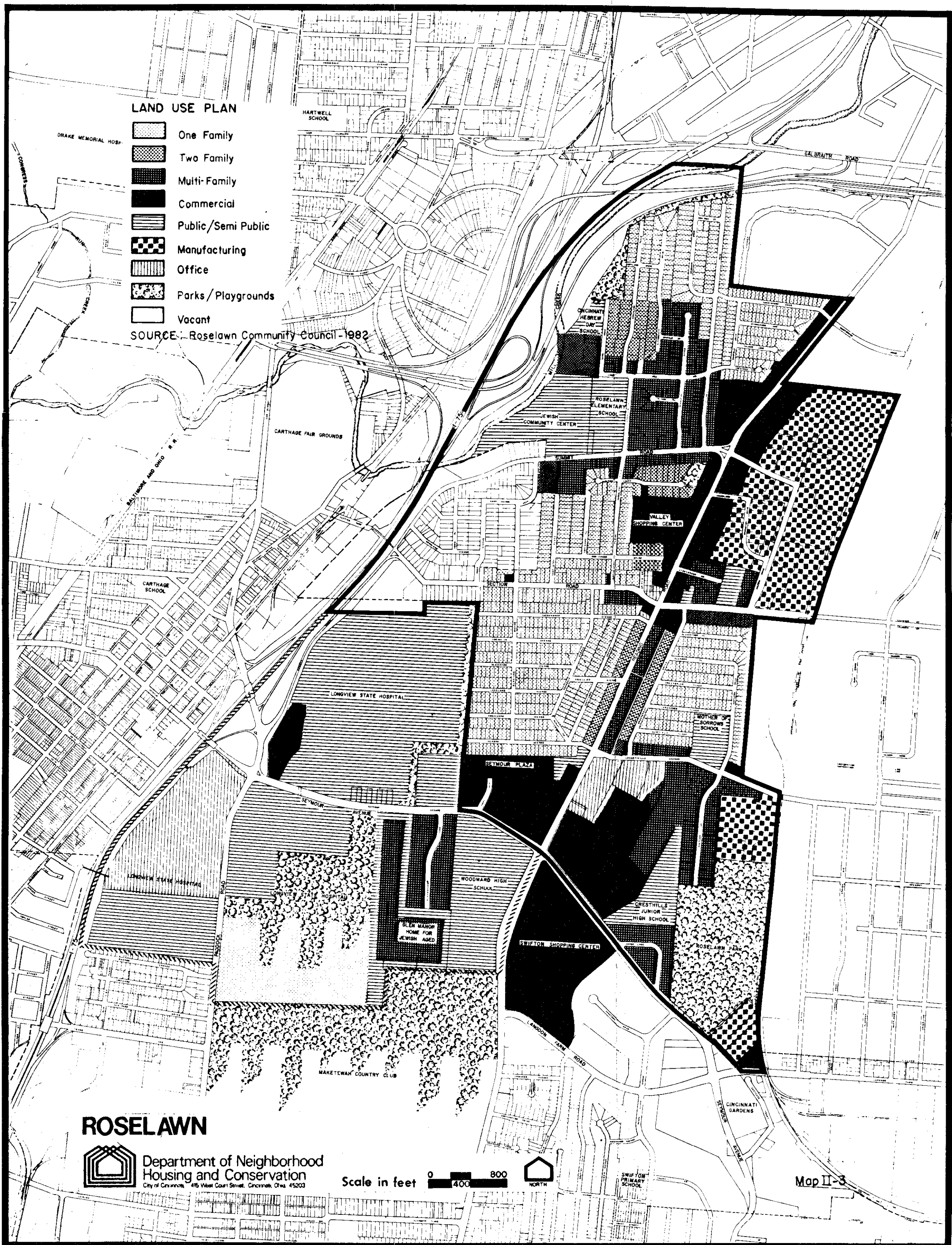
The purposes of the changes in Roselawn proper are to reflect the current uses of the property which would be most harmonious with adjacent residential uses. Changes are recommended in the southern portion of the community near Reading Road and Seymour Avenue to bring changes in conformity with existing uses and to reduce the opportunity for increased auto related commercial uses. The Reading Road and Seymour Avenue area is undergoing roadway improvements to improve traffic on this section of roadway. Auto-related uses or uses that do a quick turnover of business increasing traffic congestion is not favored.

At the time of writing this report, high tech manufacturing uses would be allowed in a B-4 zone. The community feels that such a use would allow commercial development which is not sought for the old Longview State Hospital property west of Paddock Road. The type of zone or legislative change to the code that would fit this situation should be explored by the City Planning Commission, and representatives of Bond Hill and Roselawn Community Councils.

LAND USE PLAN

-  One Family
-  Two Family
-  Multi-Family
-  Commercial
-  Public/Semi Public
-  Manufacturing
-  Office
-  Parks/Playgrounds
-  Vacant

SOURCE: Roselawn Community Council - 1982



ROSELAWN









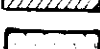

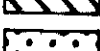
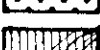
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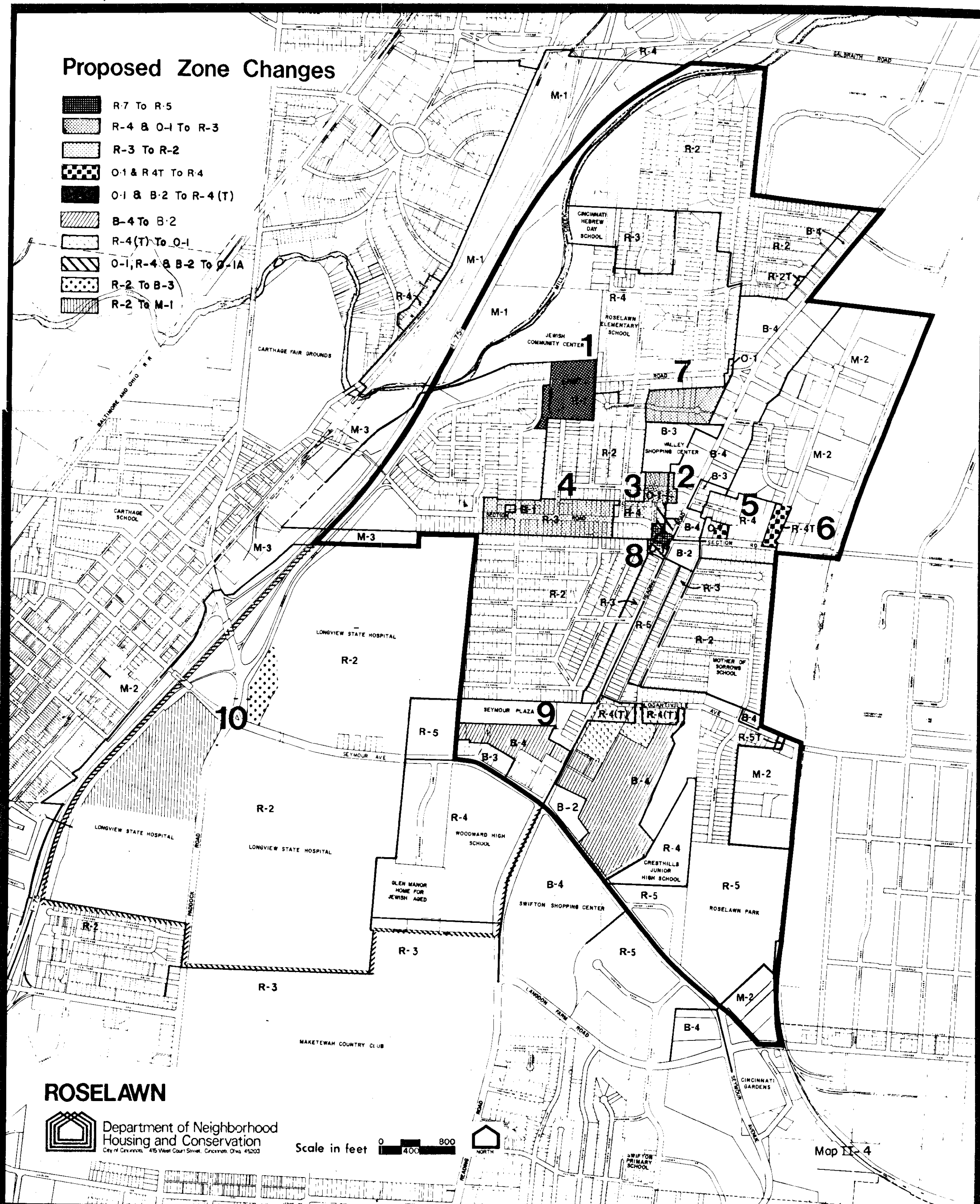
Scale in feet



Map II-3

Proposed Zone Changes

-  R-7 To R-5
-  R-4 & O-1 To R-3
-  R-3 To R-2
-  O-1 & R-4(T) To R-4
-  O-1 & B-2 To R-4(T)
-  B-4 To B-2
-  R-4(T) To O-1
-  O-1, R-4 & B-2 To O-1A
-  R-2 To B-3
-  R-2 To M-1



ROSELAWN



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Housing and Conservation
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio 45203

Scale in feet



Map II-4

LAND USE AND ZONING PLAN

Goal 1. TO PROMOTE AND MAINTAIN ROSELAWN'S RESIDENTIAL CHARACTER

- A. Change zoning districts in certain areas of the community to be more compatible with existing residential uses and densities.

Action Step: Change R-7 zone on Summit Road to R-5.
(Limits residential development potential of Springer School and the Jewish Community Center property to present density of Summit East Apartments.)

Action Step: Change the zone around Northwood Drive and the north side of Section Road inclusive of west side of Griffin Drive from R-4 to R-2. Change the R-3 zone on Section Road between Northwood Drive and Edgemont Terrace Corporation limits to R-2.

Action Step: Rezone incompatible O-1 zoning on Northwood Drive to complement the R-3 residential character of the neighborhood.

Action Step: Change the O-1 zone at Section Road east of Reading Road to R-4 for density purposes.

Action Step: Rezone the northwest corner of Salford Drive and Section Road from R-4(T) to R-4.

Action Step: Rezone Miramar Court east of Greenland from R4 to R-3.

- B. Deter over expansion and promote stability of the neighborhood business district by centralizing businesses.

- C. Utilize transition zones to best protect and stabilize existing residential uses.

Action Step: Change the R-4(T) zone south of the AME Allen Temple at the intersection of Kenova Avenue and Reading Road to R-2(T). R-4(T) transition zone does not abut R-4 zone.

Action Step: B-2 zoning at the southwest corner of Section Road and Reading Road (between Section Road and Shenandoah Avenue) is to include the vacant lots west and south of camperland property and revert to R-2(T) zoning in its entirety when the NBD plan is implemented.

- D. Minimize unutilized auto-oriented zoning districts to maintain current commercial image.

Action Step: Change B-4 zones along both sides of Reading Road just north of Seymour Avenue to B-2 (with the exception of the service station on the northwest corner of the Seymour and Reading intersection.

Action Step: Change R-4(T) zone at the southeast corner of Losantiville Road and Reading Road to O-1A.

III. DEMOGRAPHIC CHARACTERISTICS

A. Introduction

For the purposes of this study, the statistical boundary of Roselawn was Census Tracts 62.01, 62.02, 110 and a portion of 232.01 except where noted (See Map I-2). City statistics, as a whole, are used as a means of comparison. Census Tracts 62.01 and 110 (including small portion of 232.01) are most representative as a neighborhood profile.

B. Population Characteristics

1. Population Trends

As shown in Table III-1, Roselawn has decreased in population from 1970 to 1980 by 16%. This change is somewhat higher than the City's rate of change. Although the community's population decreased by 1,275 persons the number of dwelling units increased by 63 units for the same time period. (See Table III-5). What occurred was larger households or families being replaced with smaller households and most probably one person households.

TABLE III-1
Roselawn
Population by Race
1970-1980

	Roselawn				1970-80 % Change	City				
	1970		1980			1970		1980		
	No.	%	No.	%	No.	%	No.	%	% Change	
White	7899	99.0	5071	75.7	325,365	71.9	251,144	65.0		
Black	36	.5	1556	23.3	127,159	28.1	130,467	34.0		
Other	35	.5	68	1.0	--	--	3,846	1.0		
TOTAL	7970	100	6695	100	-16.0	452,524	100	385,457	100	-14.8

Source: U.S. Census 1970-1980 - Data for Census Tracts 62.01, 110, 232.01

2. Race

The population makeup of Roselawn has changed since 1970. The proportion of white population in the community has decreased to a level of 75.7%. Correspondingly the black population proportion in the community has increased to a 23% level. The City's ratio is 65% white and 34% black (See Table II-1).

3. Age Characteristics

Between 1970 and 1980, Roselawn's age structure shifted from a younger population to an older population. There was a percentage decrease in almost every age category with the exception of the 65 years and older category and the 25-34 year old female category. These categories registered significant shifts as shown on Figure III-1.

The City experienced an increase in the 19 to 34 year old categories. With the exception of the 25-34 year old female category, Roselawn did not reflect the City trends in these areas.

In the 65 and older age group, the City experienced slight increases. In Roselawn significant shifts occurred in this age bracket especially in the number of females 65 years and older. Roselawn has one of the highest concentration per population in the City. This occurrence was aided to some degree by the construction of 383 elderly housing units in the late 1970's.

4. Household Compositions

The previously mentioned increase in the percent of elderly and decreasing shift in the percent of children is reflected in Table III-2. There was a significant decrease in the percent of households with children between 1976 and 1980. During the same period, an 84% increase in one person households occurred. The City trends for the same categories were more consistent and changed very little between 1976 and 1980.

TABLE III-2
Roselawn (Statistical)
Household Characteristics

	1980		1976	
	City	Roselawn	City	Roselawn
Number of Households	157,185	3,138	161,629	3,137
Percent with Children	30.0	21	31.4	34.1
Female Head w/Children	8.4	5.5	7.7	2.6
One Person Household	32.5	34.7	32.7	19.4
Average Persons per HH	2.36	2.11	2.5	2.5

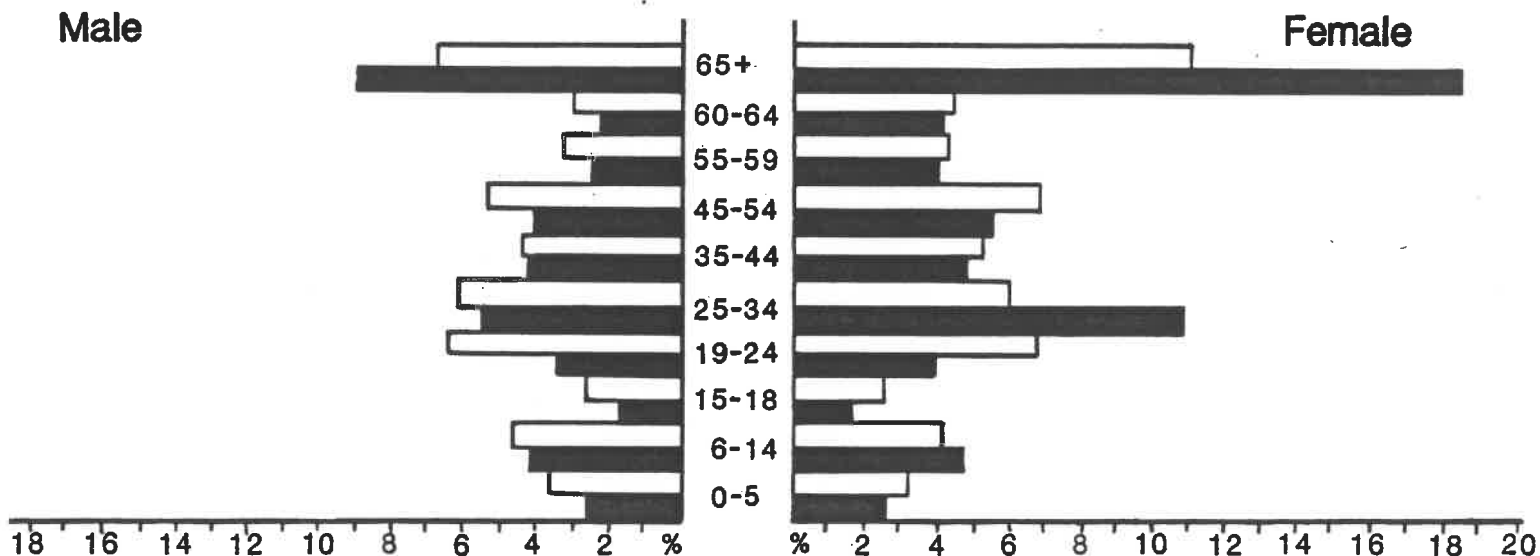
Cincinnati Profiles 1976 and 1980

5. Income Characteristics

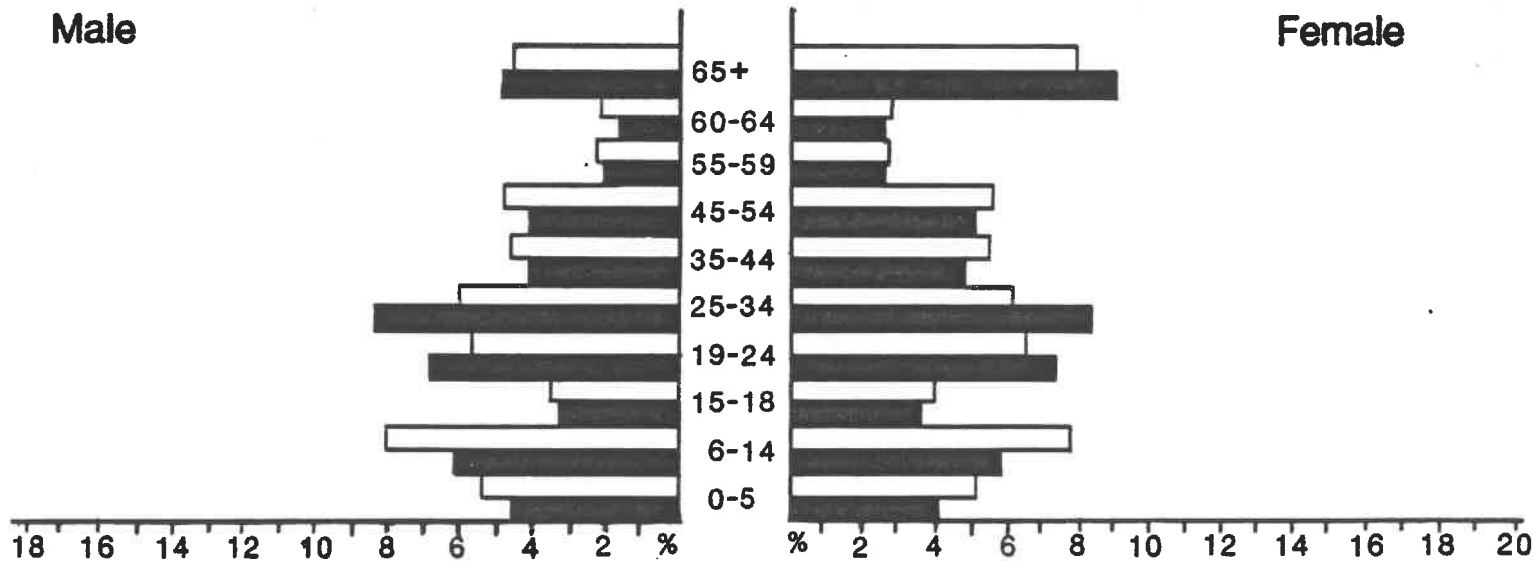
The income characteristics of Roselawn are shown in Table III-3. Basically, Roselawn is above the city average of household income. Census Tract 110 seems to have the lowest average household income while census tract 232.01 has the highest. Corresponding to the above trends are the percent of poverty in each tract. Census Tract 110 has 14.9% of its household below the poverty level. (\$7,412 for a non-farm family of four).

Figure III-I

**ROSELAWN
Age Distribution**



**CITY
Age Distribution**



— 1970 —
— 1980 —

SOURCE: U. S. Census Bureau
Census Tracts 62.01, 110, 232.01

Most significant are the average income of the households moving in and out of the community during 1979-1980. As a community, households with higher incomes were replacing a slightly lower income household moving out. However in Census Tract 110, the reverse was occurring.

TABLE III-3
Roselawn (Statistical)
Average Income
1980

Average Household Income	City	Roselawn	CT 62.01	CT 62.02	CT 110	CT 232.01
All Households	\$16,872	\$18,694	\$19,112	\$23,155	\$17,713	\$29,198
Percent Poverty	19.7	13.2	12.5	---	14.9	---
Movers-In	\$15,565	\$18,066	\$18,917	\$23,100	\$16,585	\$35,420
Movers-Out	\$15,410	\$17,628	\$17,823	\$29,590	\$17,175	\$24,640

Source: Cincinnati Profiles: R.L. Polk, 1980

6. Occupation Characteristics

Table III-4 shows the occupation characteristics of heads of households between 1976 and 1980 for Roselawn and the City. Most significant was the increase in those persons in the skilled, semi-skilled and foremen occupations. There was also a decrease in the service and unskilled professions. Retired heads of households also decreased during the same period from 35.6% (1976) to 24.1% (1980). The decrease in retired heads of households does not correspond to the increase in elderly population.

TABLE III-4
Roselawn (Statistical)
Occupation of Head of Household
Percent 1976-1980

Occupations	1980		1976	
	City	Roselawn	City	Roselawn
Professional/Managerial	17.2	26.4	16.0	25.6
Sales and Clerical	8.7	14.0	8.0	13.4
Skilled/Semi-Skilled	24.9	15.6	5.5	2.6
Service	6.1	3.3	14.0	7.1
Other	6.6	4.7	11.2	8.1
No Occupation	12.4	9.8	16.3	7.6
Retired	24.1	26.2	29.0	35.6

Source: Cincinnati Profiles: R.L. Polk, 1976-1980

2. Housing Trends

Roselawn's number of dwelling units have increased 51% since 1960. Most of this increase has occurred in rental or multi-family dwelling units. Table III-5 shows the housing tenure for Roselawn. Roselawn's percent of dwelling types has paralleled city-wide trends. Single family dwelling units made up 42.3% of Roselawn's total housing units in 1980 which was lower than the City average of 43.6%.

TABLE III-5
Roselawn
Housing Tenure

	1960		1970		1980		1960-70	1970-80
	No.	%	No.	%	No.	%	% Change	% Change
Owner	1169	51.2	1192	35.0	1231	35.5	+2.1	+3.1
Renter	1019	44.6	2148	63.0	2138	61.7	+110.0	+2.9
Vacant	97	4.2	64	2.0	98	2.8	-34.0	+53.0
TOTAL	2285		3404		3467		+48.9	+1.8

Source: U.S. Census 1960, 1970 and 1980
Roselawn Census Tracts 1960-1970: CT 62.01 and 110
Roselawn Census Tracts 1980: CT 62.01, 110 and 232.01

Changes in occupancy during 1979-1980 showed that 24.6 per cent of the dwelling units turned over in Roselawn. For the period of 1975-1976, Roselawn's turnover of dwelling units was 23.6%. The city trends during the same periods were significantly higher with dwelling unit turnovers of 30.1% and 32.10% respectively. This indicates that Roselawn was more stable than the City as a whole.

The change in occupancy also showed that the households moving in to Roselawn were less than those moving out. The average household size moving in to Roselawn during 1979-80 was 1.94. Conversely, those households moving out averaged 2.11 persons. These figures were consistent with the city's average moving in-and-out ratios.

The average sales value of single family housing sold in Roselawn in 1980 was \$52,760. This was higher than the city average of \$41,092.

IV. HOUSING

A. Inventory and Analysis

1. General Trends

In 1980, Roselawn had 3,467 housing units within the community. Of this total 35.5 percent were owner-occupied, 61.7 percent were renter-occupied and 2.8 percent were vacant. Comparatively, Roselawn had a slightly lower percentage of owner-occupied units and a slightly higher percentage of renter-occupied units than the city's average.

Changes in occupancy during 1979-1980 showed that 24.6 percent of the dwelling units turned over. The city average was slightly higher accounting for a turnover rate of 30.1 percent. This indicates that Roselawn was more stable than the city as a whole.

The change in occupancy also showed that the households moving in to Roselawn were less than those moving out. The average household size moving in to Roselawn during 1979-80 was 1.94. Conversely, those households moving out averaged 2.11 persons. These figures were consistent with the city's average moving in-and-out ratios.

While the community was losing some population in the turnover of housing units, the incomes of those moving in were larger than those moving out. Households moving in averaged \$18,066, while those moving out averaged \$17,628. This was slightly higher than the city's ratio.

2. Housing Conditions Study

Windshield surveys have been conducted by the Planning Committee which indicates no strong patterns of building deterioration.

There are properties that do need attention, but their affect on the surrounding neighborhood has been minimal. These conditions are in need of continued surveillance by the Roselawn Community Council to ensure they do not become problems of greater magnitude.

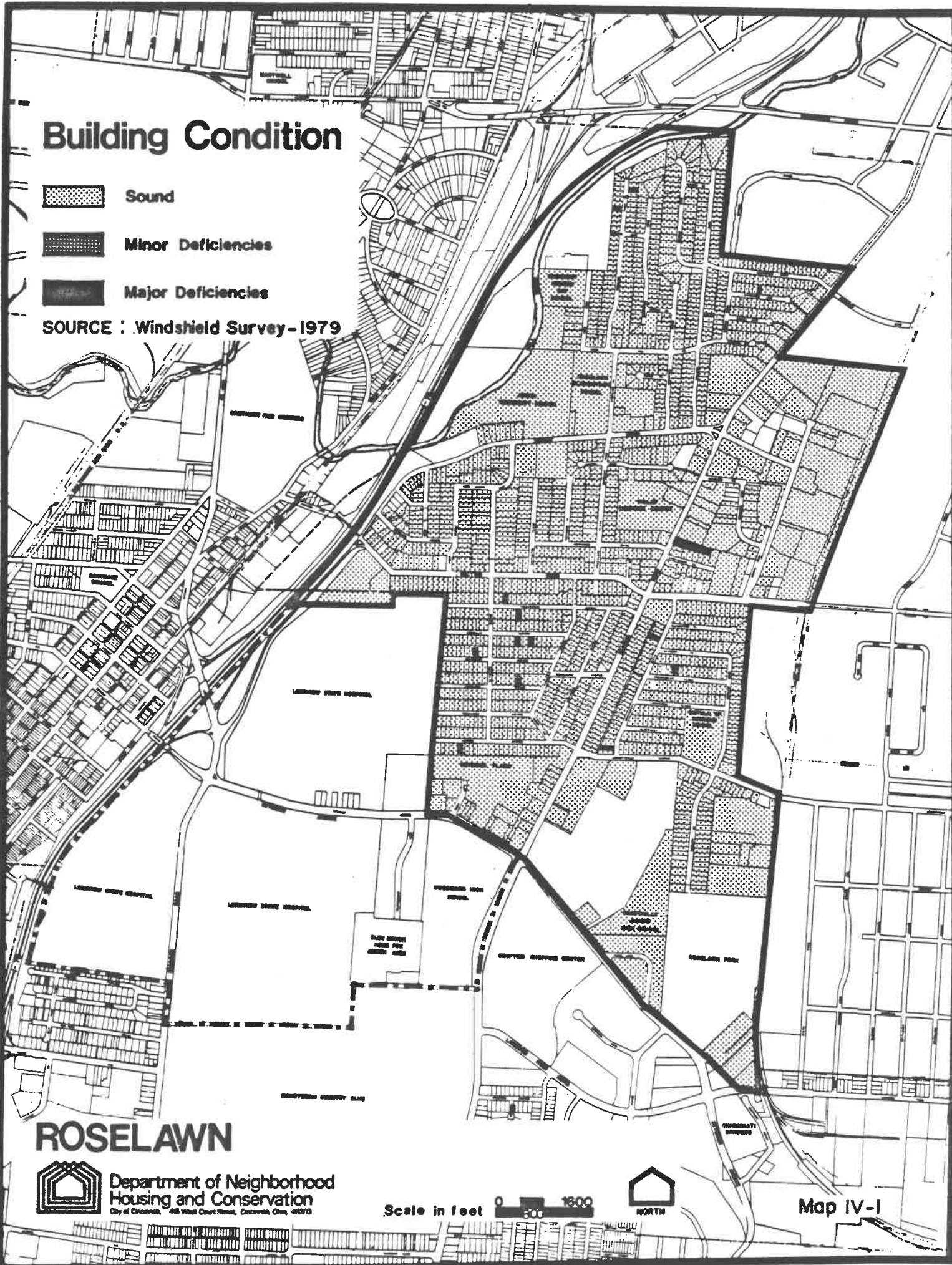
3. Elderly Housing

Since 1978, Roselawn has seen the construction of 341 units of assisted housing for the elderly. This complements a larger number of rental units within the community that cater to elderly residents. Because of the services offered within the community, Roselawn is attractive (and will continue so) to the elderly population.

Building Condition

-  Sound
-  Minor Deficiencies
-  Major Deficiencies

SOURCE : Windshield Survey-1979



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 48 West Court Street, Cincinnati, Ohio, 45202

Scale in feet 0 500 1000



Map IV-1

B. Housing Plan

The Roselawn housing plan is directed toward maintaining and improving existing housing within the neighborhood. Opportunity exists for condominium construction along Dawn Road and on the property previously occupied by Springer School.

In the special study area, the Longview State Hospital property offers new housing opportunities. In plans developed by Bond Hill, Roselawn and city representatives, 46 acres north of Maketewah Country Club property is planned for 230 dwelling units in a single development project of market housing. The preferred housing forms are mid-rise, two and three story units with townhouse and clustered single family units in a Planned Unit Development Project. Vehicular access to the site shall primarily occur from a street to be built in the north frontage of the site south of the recreation area off of Paddock Road. Secondary access could be accomplished south of the primary access and in a connection with Seymour Avenue.

Additional development is expected next to and in conjunction with Glen Manor on the eastern edge of the Longview State Hospital site.

HOUSING PLAN

Goal 1. TO MAINTAIN THE RESIDENTIAL CHARACTER OF THE COMMUNITY

Assure that zone changes protect the single-family character of the community.

Goal 2: TO INCREASE THE RESIDENTIALLY ZONED LAND AREA IN THE COMMUNITY

- A. Single-family residence land areas should not be lessened through zone changes.
- B. Decrease the commercial zones so as to discourage further strip development along Reading Road.

Goal 3. TO LIMIT THE AMOUNT AND TYPE OF MEDIUM-HIGH DENSITY LAND USES IN THE COMMUNITY

- A. Encourage construction of multi-family development with a minimum of 1,000 square feet per dwelling unit. The purpose of this policy is to provide opportunity for family rentals.
- B. All new construction and rehabilitation of multi-family and two family units must provide adequate off-street parking, adequate storm water drainage system to handle excessive storm water run-off situations, and not create any additional traffic congestion or hinder current traffic flow.
- C. No new multi-family residential construction or rehabilitation shall be allowed in Roselawn by any private, institutional or governmental developer without the prior determination by the Roselawn Community Council that any such construction is consistent with the approved goals and objectives of the Roselawn Community Council.

Action Step: Roselawn Community Council review and make recommendations on all zone changes requested in the community.

Action Step: Roselawn Community Council review all FHA, CMHA, HUD, and any government assisted projects proposed in the community.

Goal 4. TO PROMOTE ROSELAWN AS AN ATTRACTIVE MIDDLE-INCOME RESIDENTIAL COMMUNITY

- A. Encourage families that live in Roselawn to remain and families from outside the community to move into Roselawn.

- B. Encourage movement into the community of managerial personnel from major area industries.

Action Step: Roselawn Community Council develop brochures, public relations and personal contact with appropriate industries.

Goal 5. TO UPGRADE THE PROPERTY MAINTENANCE STANDARDS WITHIN THE COMMUNITY

- A. The Roselawn Community Council should encourage individual property owners whose buildings are in disrepair or in violation of the Building Code to correct the situations.
- B. The Roselawn Community Council should work with the Building Department and Fire Division to enforce building code violations as a community problem.
- C. Develop programs to enhance neighborhood pride in their property.

Action Step: A house beautiful contest to be sponsored by the Roselawn Community Council.

- D. Develop housing support programs to help residents with maintenance problems.

Action Step: Roselawn Community Council and agencies sponsor youth work program to handle yard work, minor house repairs and maintenance.

Action Step: Roselawn Community Council encourage the use of agency programs where feasible to monitor changes in the physical condition of Roselawn homes.

Action Step: Roselawn Community Council develop a reporting system i.e., conduct annual windshield survey.

Goal 6. TO ENSURE THAT THE ELDERLY POPULATION WITHIN THE COMMUNITY HAS ADEQUATE HOUSING OPPORTUNITIES

Goal 7. TO MONITOR HOUSING FOR THE ELDERLY

- A. Work with the Jewish Federation, other religious groups and voluntary agencies to establish and provide support programs for the elderly.
- B. Support housing subsidies for the elderly.

Action Step: Roselawn Community Council help to inform elderly residents of the availability of assistance.

Goal 8. TO HAVE A BALANCED INTEGRATED NEIGHBORHOOD

Action Step: Roselawn Community Council work with the Cincinnati Board of Realtors and HOME to assure that real estate practices in the community are ethical and beneficial to all residents by preventing steering, blockbusting, and other unfair real estate practices.

Goal 9. TO IMPROVE THE LEVEL OF NEIGHBORHOOD SERVICES TO THE SATISFACTION OF THE RESIDENTS OF THE COMMUNITY.

Action Step: Roselawn Community Council conduct an annual survey to measure changes in level of satisfaction of residents with neighborhood (to be used by planning committee to set policies for community).

V. TRANSPORTATION

A. Inventory and Analysis

1. Street network

Roselawn occupies an interesting position with respect to the citywide transportation network. It is bounded on the west by a major transportation corridor (I-75), and in addition is traversed by other important routes which radiate out from the central business district, all of which are vital to serving various areas of Cincinnati. The balance of the community is laced by roadways that connect with these major routes. The street and highway system of Roselawn can best be explained by considering four basic street classifications: local, collector and arterial streets, and the expressway. A definition of each of these categories is offered below:

Local Street System - Provides for direct access to abutting land for local traffic movement. Land access is a primary function of this system, while movement is secondary.

Collector System - Provides for traffic movements between major arterials and local streets and for direct access to abutting properties. The functions of land access and traffic movement are equal in this system.

Arterial System - Provides for the through traffic movement between areas and across the city, and direct access to abutting property which is subject to necessary control of entrances, exits, and curb use.





Expressway System - Provides for expeditious movement of large volumes of through traffic between areas and across the city and is not intended to provide land access service.

The street systems have an additional purpose of providing right-of-way for utilities, sidewalks, and lineal open space. The street network of Roselawn is shown on Map V-1.

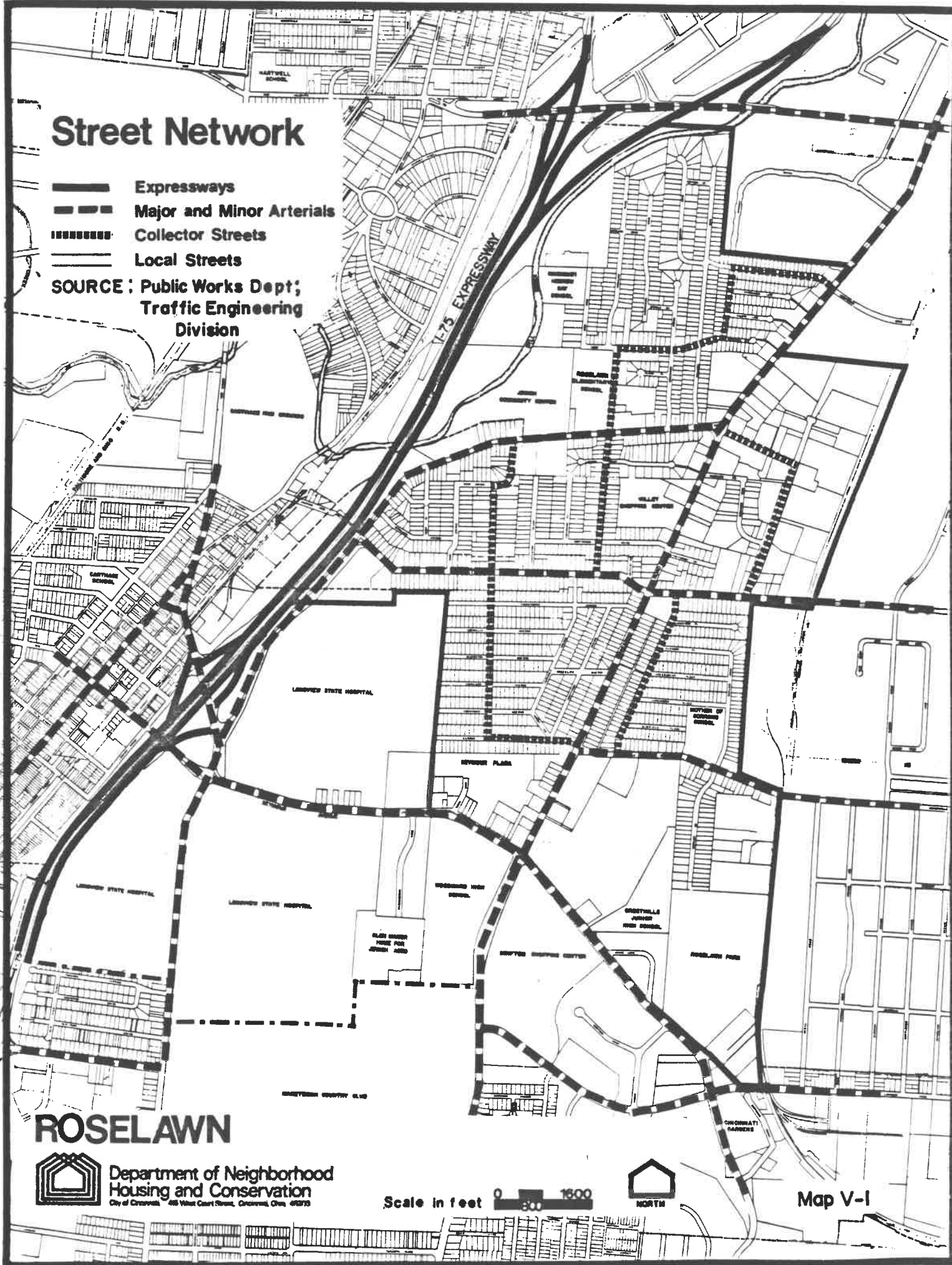
I-75 serves as the western boundary of Roselawn. At its extremes, I-75 extends from St. Petersburg, Florida, to Detroit, Michigan. The cities closest to Cincinnati served by I-75 are Lexington, Kentucky, and Dayton, Ohio. The expressway provides direct access into the community's street system at only one point--Seymour Avenue.

Designated arterial streets within Roselawn include: Reading Road, Seymour Avenue, Section Road, Summit Road, and Losantiville Avenue. Reading Road (U.S. 42), a north-south artery, serves as the backbone to Roselawn's vehicular circulation system. It is flanked by commercial uses in both the upper and lower portions of the community and by medium density residential development between these two extremes. Seymour

Street Network

-  Expressways
-  Major and Minor Arterials
-  Collector Streets
-  Local Streets

SOURCE: Public Works Dept;
Traffic Engineering
Division



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 45 West Court Street, Cincinnati, Ohio 45219

Scale in feet 



Map V-1

Avenue, Section Road, and Losantiville Avenue are arterial streets which run laterally across the community. Seymour (also State Route 561 which runs diagonally through the city) forms the southern boundary of Roselawn. The Roselawn segment of Seymour is flanked by Longview State Hospital, commercial uses and high density residential development. Losantiville Avenue, also located in the southern part of the community, extends eastward from Reading Road into Norwood. It is abutted by office and residential uses to the south and residential and semi-public uses on the north. Section Road runs through the middle of the community and its development is generally characterized by residential uses with the exception of a commercial node around the intersection of Reading Road. Finally, Summit Road runs along the western edge of Roselawn and then bends eastward across the northern part of the community. It is abutted by residential development in addition to semi-public uses.

The collector streets form a pattern of disjointed connections between the arterial system. Those identified are: Elmshade Avenue, Kenova Avenue, Ross Avenue, Crest Hill Avenue, Brookcrest Avenue, Sunfield Drive, Sunnybrook Drive, Salford Drive, and Summit Avenue east of Reading Road. These connector streets serve residential areas with the exception of Salford Drive which provides an outlet for the industrial area located in the northeast part of the community.

The local streets make up the remainder of the circulation system in Roselawn. As previously mentioned, they provide direct access to the individual residential properties.

2. Traffic volumes

The current traffic volumes for Roselawn are shown on Map V-2 and Appendix 3. The separate maps show traffic volumes in years 1976-1980 and 1970-1973, respectively. As it might be expected, Reading Road and Seymour Avenue are the most heavily used streets.

Traffic volumes have changed slightly in the years between 1973 and 1980. While traffic has decreased slightly on Seymour Avenue, traffic has increased on portions of Reading Road. On Reading Road between Losantiville Road and Galbraith Road, traffic has increased by approximately 10 percent since 1973. Conversely, traffic has decreased by approximately 10 percent on Reading Road south of Seymour Avenue.

3. Traffic accidents

Traffic accidents are recorded on Map V-3 and Appendix 4 for the respective years of 1973 and 1979. In comparing the data there is a general decline in the number of accidents. However, there still remains a large number of accidents occurring between Section Road and Sunnybrook Drive on Reading Road. The traffic volume increase has not led to the increase in traffic accidents along this section of Reading Road.

In analyzing the location of traffic accidents there is a correlation between the accidents and activity generators in this case, commercial areas.

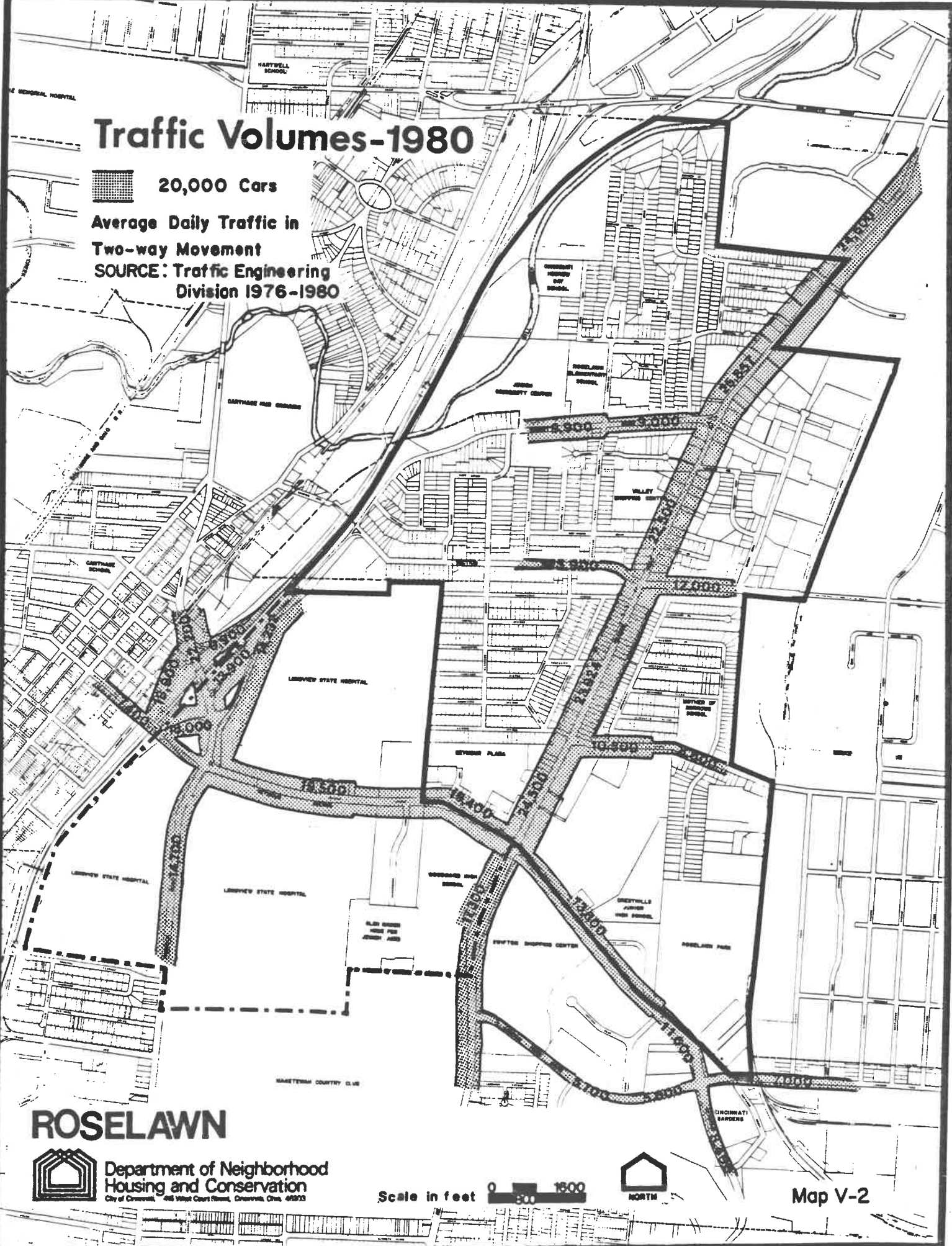
Traffic Volumes-1980



20,000 Cars

Average Daily Traffic in
Two-way Movement

SOURCE: Traffic Engineering
Division 1976-1980



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 445 West Court Street, Cincinnati, Ohio, 45203

Scale in feet



NORTH

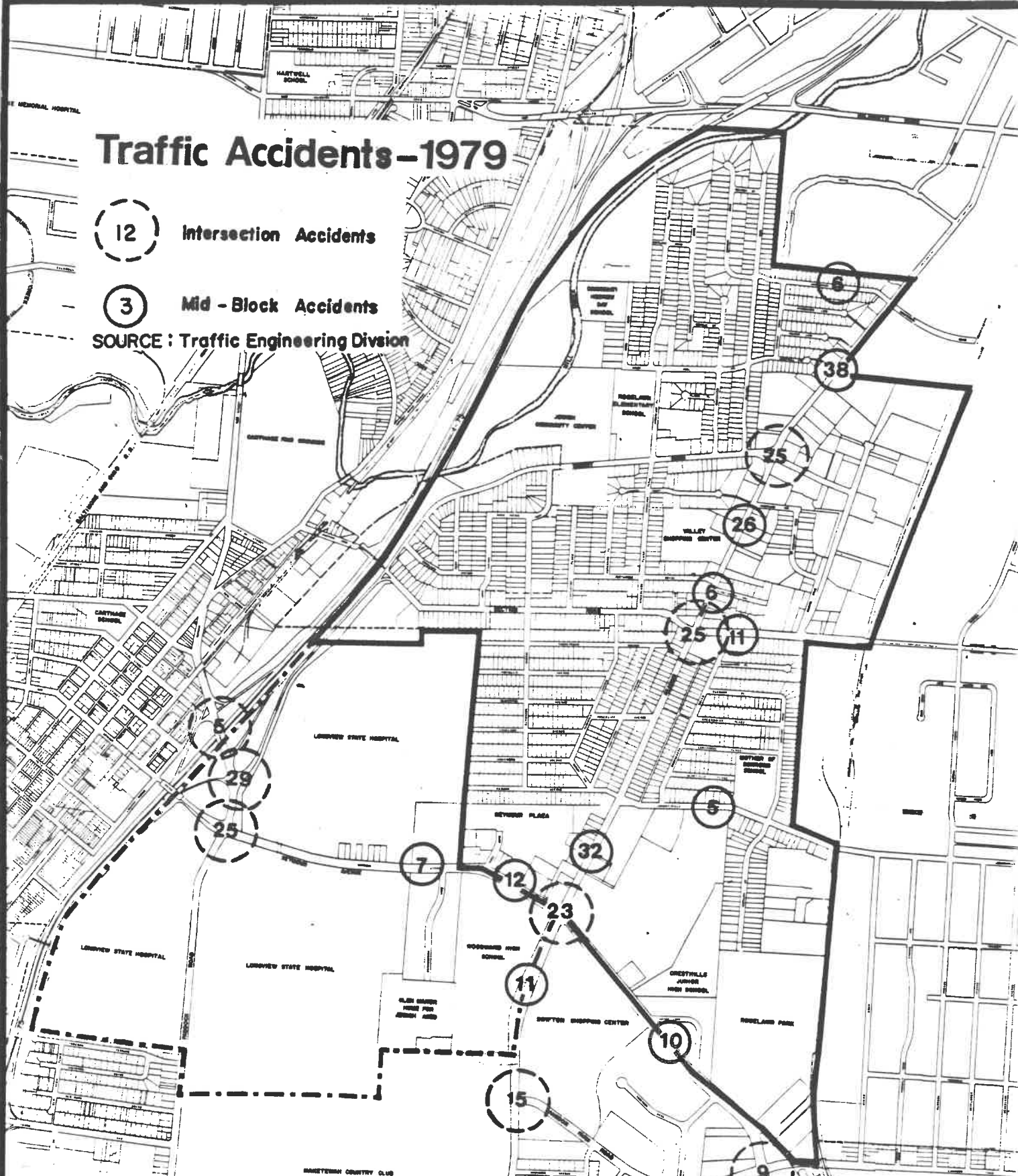
Map V-2

Traffic Accidents - 1979

12 Intersection Accidents

3 Mid - Block Accidents

SOURCE : Traffic Engineering Division



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 416 West Court Street, Cincinnati, Ohio, 45203

Scale in feet



NORTH

Map V-3

4. Trucking

Present truck route ordinances in Cincinnati are based on weight and are nearly impossible to enforce. The exception to this is that all trucks are prohibited on the parkways (Victory and Columbia). Trucks generally follow and are not prohibited from using state and federal routes; Reading Road would fit this category. Summit and Section Roads are local streets that trucks also use. These two streets serve adjacent industrial development.

5. Public transportation

Queen City Metro operates only one bus line that directly serves Roselawn, and one which provides access only to the perimeter of the community. Bus 43 provides the only real service to the residents of Roselawn. It is channeled out from downtown along Reading Road, through Roselawn and northward to Lockland. The line is operated throughout the day at an average of 20-minute intervals; however, this frequency is increased during peak morning and evening traffic hours. Bus 45 is also a north-south line, however, it terminates at Swifton Shopping Center thus limiting its use to only those residents at the southern edge of the community. There are presently no lines which provide Roselawn residents with direct public transportation laterally across the city and to the university and hospital complexes.

6. Pedestrian

The pedestrian system in Roselawn generally follows the streets. The exceptions to this are the connections to Reading Road from several of the local streets in the northern portion of the community. These include: Wynnewood Avenue, Colmar Lane, Crest Hill Avenue, and Mirama Court.

7. Bicycle ways

Bicycle are presently limited to the same "right-of-ways" as automobiles with the exception of the paths previously mentioned above. There are no designated bike routes on streets and no separate paths for bicycle within the community.

8. Railroad system

The main railroad line in Roselawn is the Penn Central which services those industries on the eastern edge of the community.

The Penn Central Railroad system directly connects Cincinnati with the regional markets of Chicago, Pittsburg, and New York. The Penn Central Railroad line in Roselawn is a secondary line connecting the Union Terminal Yards with the main lines in Norwood. In Norwood, two main lines and one secondary line are joined. One main line comes from Springfield, Ohio, down the Little Miami River Valley and westwardly across the city from a point below Fairfax.

The other main line passes through Dayton and extends down through the Mill Creek Valley. This line diverts from the Valley and crosses the

communities above Roselawn, meeting with other lines in Norwood. The secondary line emanates in Lebanon, Ohio, and follows the I-71 expressway into Norwood where it connects with the above mentioned lines.

B. Transportation Plan

The transportation plan for Roselawn focuses on improving the movement of traffic at major intersections on the arterials of Reading Road and Seymour Avenue; improving the safety of traffic movement on the interior residential streets and improving pedestrian movement in the neighborhood business district. Map V-4 shows the transportation improvements and the goal statements articulate the concerns.

Also shown on the plan map is the extension of the Cross County Highway. While not directly impacting traffic movement in Roselawn, the proposed 1985 improvement will remove some residential properties along the northern portion of Roselawn. The plan addresses the need to buffer the roadway from residential property in the neighborhood.

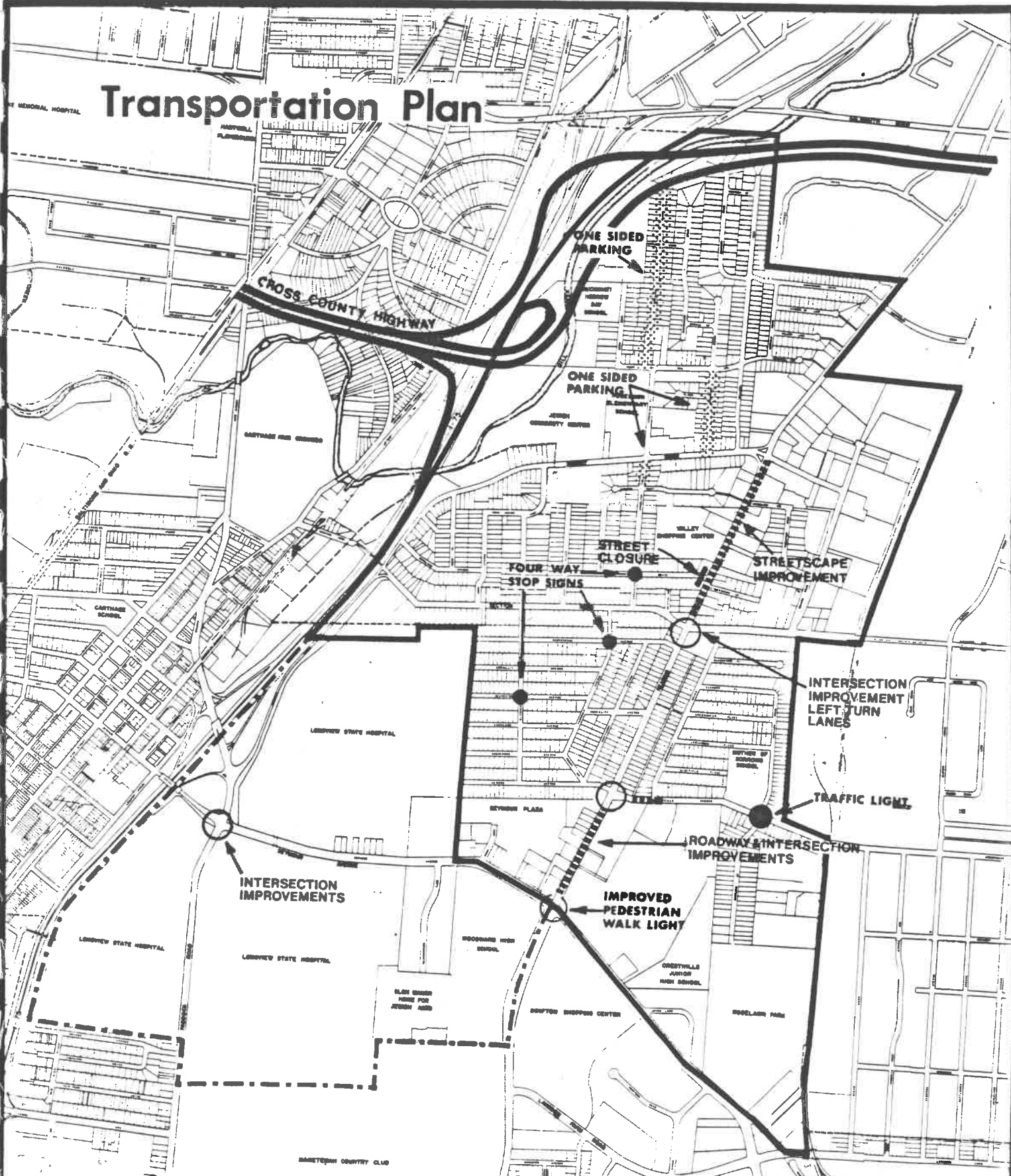
During the formulation of this plan the next important transportation improvement identified by the Roselawn Community Council was the installation of a pedestrian crossing with traffic light between the Valley Shopping Center and Essex House. The community worked for many years to get the cooperation of the property owners and the city to put a signalized crosswalk at this location. Pedestrian safety throughout the community remains a priority.

C. Physical Improvements Summary

Traffic Circulation

1. Installation of "No Parking" signs along one side of narrow residential streets:
 - a. Greenland Place north of Crest Hills Avenue
 - b. Newbedford Avenue between Crest Hills Avenue and Summit Road
 - c. Greenland Place between Summit Road and Miramar Court.
2. Installation of 4-way stop signs at the intersections of:
 - a. Shenandoah and Parkdale Avenues
 - b. Greenland and Northwood
 - c. Elmshade and Beaverton

Transportation Plan



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 48 West Court Street, Cincinnati, Ohio, 45213

Scale in feet



NORTH

Map V-4

3. Improve the Reading Road-Seymour Avenue Intersection
 - a. Widen the roadways for left turn movements
 - b. Control access to abutting commercial property
4. Improve Seymour Avenue and Paddock Road intersection to allow left turn movements from Seymour Avenue to Paddock Road.
5. Improve Reading Road-Losantiville Road intersection:
 - a. Widen Reading Road at the intersection for left hand turn storage lane.
 - b. Install left hand turn arrow at intersection for turns on to Konova Avenue and Losantiville Road.
 - c. Widen Losantiville Road east from Reading Road for approximately 1/10 mile.
6. Post 25 miles per hour sign on Reading Road between Losantiville Road and Summit Road.
7. Eliminate improper off-street parking from 7600-7608 Reading Road.

Pedestrian Circulation

1. Installation of flashing walk light at the Reading Road and Seymour Avenue intersection.
2. Installation of traffic light with pedestrian push button activation at the Losantiville Road and Eastlawn Drive intersection.
3. Place a "No Turn On Red" sign for vehicular traffic going west on Section Road and turning north on Reading Road.

Business District Traffic Improvements

1. Close Northwood Drive (long term).
2. Provide left hand turn lane from Section Road (east) to Reading Road (north).

Limited Access Improvements (Long Term)

1. Finish extension of Cross County Highway.
2. Provide landscaping along the Roselawn portion of the extension to reduce noise and air pollution from the expressway.

TRANSPORTATION PLAN

Goal 1. TO IMPROVE STREET PAVEMENT CONDITIONS THROUGHOUT THE COMMUNITY

Patch holes in street throughout the community.

Goal 2. TO ASSURE SAFETY ON THE RESIDENTIAL STREETS OF ROSELAWN

A. Provide road improvements on certain streets.

Action Step: Public Works Department connect Sunnybrook Drive with Stillwell Road (based on approval of residents and feasibility by the Traffic Engineer).

B. Enforce speed limits on all streets.

Action Step: The Roselawn Community Council should work with the Police Division to set up radar units on appropriate streets.

C. Restrict through traffic to major arteries of Reading Road, Seymour Avenue, Section Road, Summit Avenue, and Losantiville Road.

D. Restrict through trucks to the routes of Reading Road, Summit Avenue, Section Road, Seymour Avenue, and Losantiville Road.

Action Step: City Council to pass legislation which provides a practical means of restricting through trucks on residential streets.

E. Reduce the speed limit along Reading Road between Losantiville Road and Summit Road.

Action Step: Traffic Engineering Division post 25 miles per hour signs.

F. Improve visibility at appropriate intersections in the community by restrictive parking and removing or trimming trees and shrubs.

G. Place "No Parking" signs along one side of all narrow residential streets within the community.

Action Step: Traffic Engineering Division place signs on Greenland Place north of Crest Hills Avenue; Newbedford Avenue between Crest Hills Avenue and Summit Road; and, Greenland Place between Summit Road and Miramar Court.

H. Install 4-way stop signs where necessary.

Action Step: Traffic Engineering Division install 4-way stop signs at several residential intersections, including;
(a) Shenandoah and Parkdale, (b) Greenland and Northwood,
(c) Elmshade and Beaverton

Goal 3. TO IMPROVE TRAFFIC MOVEMENT ALONG READING ROAD

Action Step: Public Works Department eliminate improper off-street parking from 7600-7608 Reading Road; cars at this location, which overhang sidewalks, create safety hazards.

Action Step: Roselawn Business Association improve the visibility of entrances and exits to parking facilities along Reading Road between Summit Road and Sunnybrook Drive.

A. Enforce jaywalking violations along Reading Road.
(See Public Safety)

B. To improve left turn access along both sides of Reading Road between the intersections of Losantiville and Seymour.

Action Step: Traffic Engineering Division provide "left turn" arrow lights from Reading Road going south on to Losantiville Ave. and from Reading Rd. going north to Kenova Avenue.

C. Improve the traffic movement at Reading Road and Seymour Avenue.
(See Goal 5)

Goal 4. TO BUFFER RESIDENTIAL AREAS IN ROSELAWN FROM POSSIBLE ADVERSITIES CAUSED BY THE CROSS-COUNTY HIGHWAY

Action Step: Assure that Park Board and Expressway Engineering Division monitors Cross-County Highway planning, financing, and construction to provide tree plantings and landscaping to screen out Cross-County Highway from the residential areas of Glen Orchard Drive, Debonair Drive, Greenland Place, and Stillwell Road.

Action Step: Roselawn Community Council to work with realtors to stabilize housing values in areas adjacent to highway.

Goal 5. IMPROVE TRAFFIC CIRCULATION AT MAJOR INTERSECTIONS

Improve traffic circulation in community, especially along Reading Road.

Action Step: Public Works Department conduct a thorough re-study with implementable recommendations which should be undertaken regarding Seymour and Reading intersection.

Action Step: Public Works Department widen Reading Road at Losantiville by adding one lane for left turn storage (allowing two through-lanes).

Action Step: Public Works Department widen Losantiville Road east from Reading Road for approximately 1/10 mile.

(contd) Action Step: Traffic Engineering Division reprogram traffic lights.

 Action Step: Traffic Engineering Division provide special provisions for left turn from Summit to Paddock.

Goal 6. TO INSIST ON ENFORCEMENT OF THE LAW BY THE POLICE DIVISION FOR PERSONS DEFACING TRAFFIC SIGNS WITHIN THE COMMUNITY

Goal 7. TO INCREASE THE AMOUNT OF BUS SERVICE BEING RENDERED TO THE COMMUNITY

A. Improve routing service as follows:

 Action Step: Queen City Metro provide direct bus services to the University of Cincinnati.

 Action Step: Queen City Metro provide direct bus services to the Burnet Avenue medical complex

 Action Step: Queen City Metro provide bus shelters with benches or similar seating arrangements at the following bus stops on the west side of Reading Road for south bound passengers:

 Kenova

 Valley Shopping Center

 Summit Road (this location had one but it was removed after being struck by a truck).

B. Provide a park-and-ride terminal facility in the region to serve Roselawn and adjacent communities.

Goal 8. TO PROVIDE ADEQUATE WALK LIGHTS AT PEDESTRIAN CROSSING THROUGHOUT THE COMMUNITY

A. Install flashing walk light fixtures

 Action Step: Intersection of Reading Road and Seymour Avenue

 Action Step: Traffic Engineering Division educate public to flashing walk light system. Place metallic sticker on poles informing pedestrians of time allowed to cross street.

B. Install pushbutton (operative only on pushing) pedestrian signal light.

 Action Step: Traffic Engineering Division install traffic light with pedestrian push button at the intersection of Losantiville Road and Eastlawn Drive to enable children to cross to Roselawn Park.

- C. Improve pedestrian safety by taking early appropriate action in particularly urgent situations.

Action Step: Place a "no turn on red light" for vehicular traffic going west on Section Road at the intersection of Reading Road.

Goal 9. TO ENCOURAGE RIDE SHARING, BICYCLE RIDING, AND WALKING AMONG NEIGHBORHOOD RESIDENTS

VI. RECREATION AND OPEN SPACE

A. Inventory and Analysis

Existing recreational facilities within Roselawn are situated primarily along the perimeter of the community. With the exception of Roselawn Park and Jewish Community Center, recreation is limited to those few facilities adjoining local private and public schools. For a population of 8,000 people, the demand for recreation exceeds that which is available within the community. (See Map VI-1)

1. Tot Lots

Tot lots are small recreational areas intended for the use of pre-school children. Their purpose is to serve as a substitute for backyards where high density development or apartment uses preclude private open space. In low density areas, tot lots are found in conjunction with playground developments. The Public Recreation standard for a tot lot facility is 5,000 square feet and includes such facilities as swings, slides, play sculptures and benches.

Roselawn has one tot lot located in Roselawn Park near the southern end of Eastlawn Drive. The tot lot comprises an area of 8,700 square feet and includes 6 large swings, 5 tot swings and 5 benches.






2. Playgrounds

A playground facility is designed to provide recreation opportunities for children ages 5-13, but also provides informal recreation for older children and adults. It generally includes softball and baseball diamonds, tennis courts, basketball courts, tot lot, shelter, and benches.

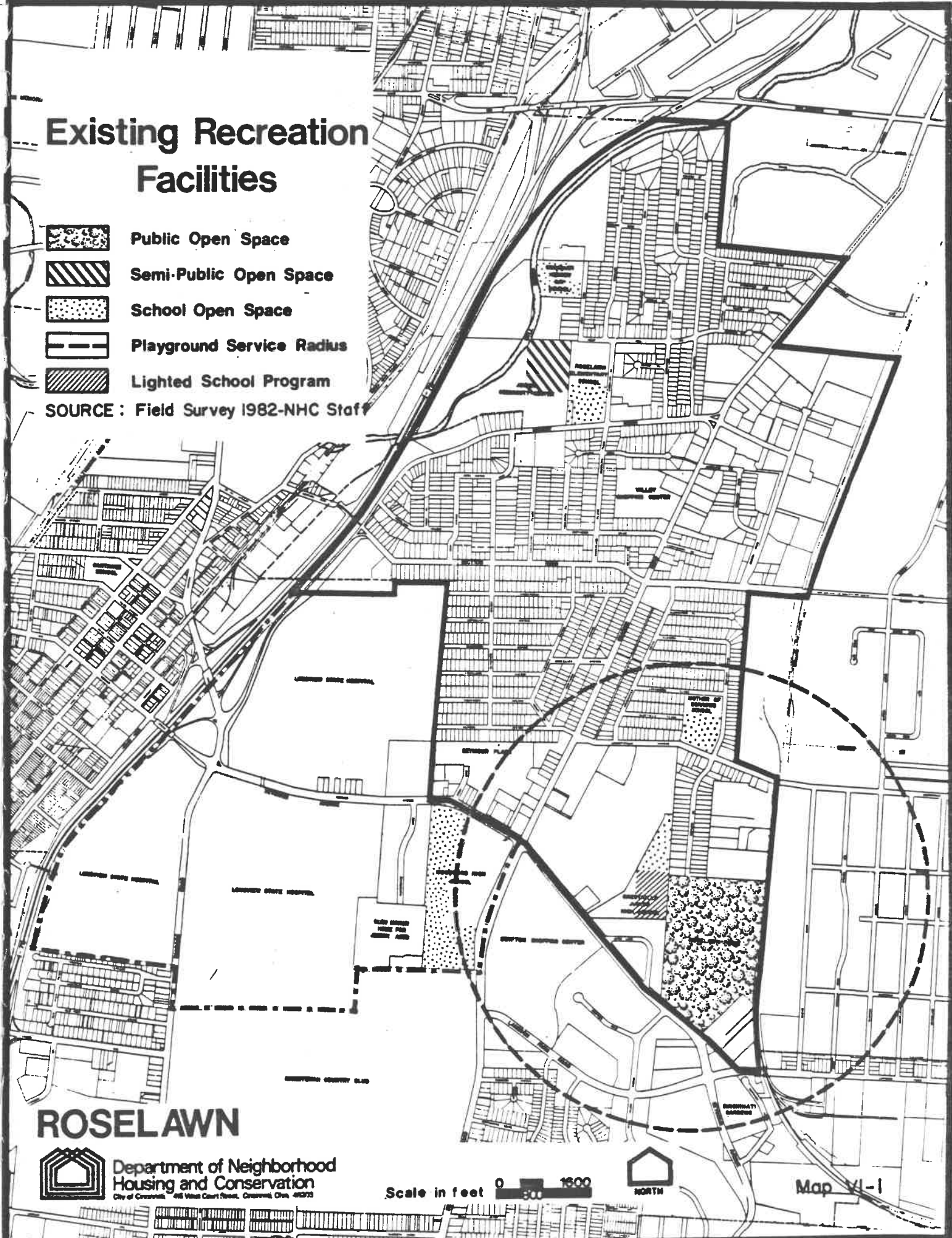
Roselawn has only one playground type of facility, also located in Roselawn Park. It includes a tot lot (mentioned above), softball field, picnic area, shelter and benches, however, it lacks other important components of a playground. Moreover, Roselawn Park is located in the southern corner of the community, thus providing playground opportunities for only a small residential population.

Although Crest Hill Junior High, Mother of Sorrows School, and Roselawn Elementary School provide Roselawn with certain recreational activities, their facilities are inadequate to regard them as playgrounds. Because of the intense tract residential development within Roselawn, there exists no centrally located areas available for recreation facilities; however, the Longview property just southwest of Section Road and Seymour Avenue, and the vacant area north of Cincinnati Hebrew Day School are both good sites.

Existing Recreation Facilities

-  Public Open Space
-  Semi-Public Open Space
-  School Open Space
-  Playground Service Radius
-  Lighted School Program

SOURCE : Field Survey 1982-NHC Staff



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cleveland, 445 West Court Street, Cleveland, Ohio 44173

Scale in feet 0 300 600 1200



NORTH

Map VI-1

3. Playfields

Playfield facilities provide recreation activities for persons 13 years and older. The orientation of these playfields is to several neighborhoods as opposed to just one neighborhood. Size of facility will vary but generally 10-12 acres is considered minimum and 20-30 acres is maximum. Location is preferably near the center of the neighborhoods served and ideally in conjunction with a junior/senior high school.

Desirable features include: sport fields, tennis courts, basketball goals, horseshoes, shuffleboard, playgrounds, lawn areas, outdoor swimming pools, picnic facilities and a recreation building. For a maximum usage, the facilities should be lighted.

Roselawn has access to one playfield, Roselawn Park, located within the community and one quasi-playfield, Woodward High School grounds. The school offers areas for field sports, tennis, track, along with indoor facilities that include a deep-water pool and gymnasium. The field facilities are used by the Public Recreation Commission for league play when not in conflict with school activities, but as a whole the facility is not used to its fullest potential.

Roselawn, together with neighboring Bond Hill community, has access to an amount of playfield acreage in Woodward High School and Roselawn Park. Tennis courts and basketball goals remain high among recreational improvements.

4. Parks

Roselawn Park, already considered as a playfield, is located in the southeast corner of the community. This 35 acre park offers field sport area, picnicking and a large amount of open space for the residents of the community as well as those in Bond Hill. Of this area, the Park Board controls 20.2 acres while the Recreation Department controls 13.9 acres of the land.

5. Schools

It has already been mentioned that Roselawn Elementary School, Mother of Sorrows School, Crest Hills Junior High and Cincinnati Hebrew Day School offer some recreational facilities but that they are insufficient to meet the needs of the community. The importance of these facilities is their indoor potential rather than their outside play area. The breakdown of recreational facilities for each of these schools can be seen in Table VI-A

6. Private recreational facilities

The Jewish Community Center, located within Roselawn, offers a wide range of both indoor and outdoor activities which are open to the public for membership fee. Its facilities includes one indoor and one outdoor deepwater pool, wading pool, 6 outdoor tennis courts (4 of which are lighted), softball field, gymnasium, 3 handball courts, nursery and tot lot, and a variety of programs for the elderly.

TABLE VI-A

ROSELAWN EXISTING RECREATION FACILITIES

- (Public) Roselawn Park (34.9 acres)
- 5 baseball diamonds
 - 1 football/soccer field (in season)
 - 1 softball field
 - Picnic area: 11 tables, shelter, restrooms
 - Play area (tot lot): 6 large swings, 5 small swings, 5 benches
 - Asphalt parking
- (Public) Roselawn Elementary School (5.0 acres)
- 1 softball field
 - Blacktopped (painted-game) area
- (Public) Woodward High School (11.0 acres)
- 1 baseball diamond
 - 2 softball diamonds
 - 2 football/soccer fields (in season)
 - 2 tennis courts
 - 1 indoor deep water pool
 - 1 gymnasium
 - 1 track
- (Public) Crest Hill Jr. High (3.5)
- 1 football field
 - 1 softball field
 - 4 basketball goals (along driveway)
- (Semipublic) Mother of Sorrows School (3.4 acres)
- 1 softball field
 - 5 basketball goals (within parking area)
- (Semipublic) Cincinnati Hebrew Day School (3.5 acres)
- 2 small basketball goals
 - Play areas (tot lots) 2 large swings, 2 small swings, slide, small parallel bars
- (Semipublic) Jewish Community Center (5.8 acres)
- 2 deep water swimming pools (indoor and outdoor)
 - 1 wading pool (outside)
 - 6 tennis courts (outdoor--4 lighted)
 - 1 softball field
 - 1 basketball goal (outdoor)
 - 1 gymnasium
 - 3 handball courts (indoor)
 - variety of programs (arts and crafts, etc.)

TOTAL - Recreation Open Space	67.1
Public Recreation	34.9
School Facilities	26.4
Private	5.8

Source: Neighborhood Housing and Conservation Field Survey, November, 1982

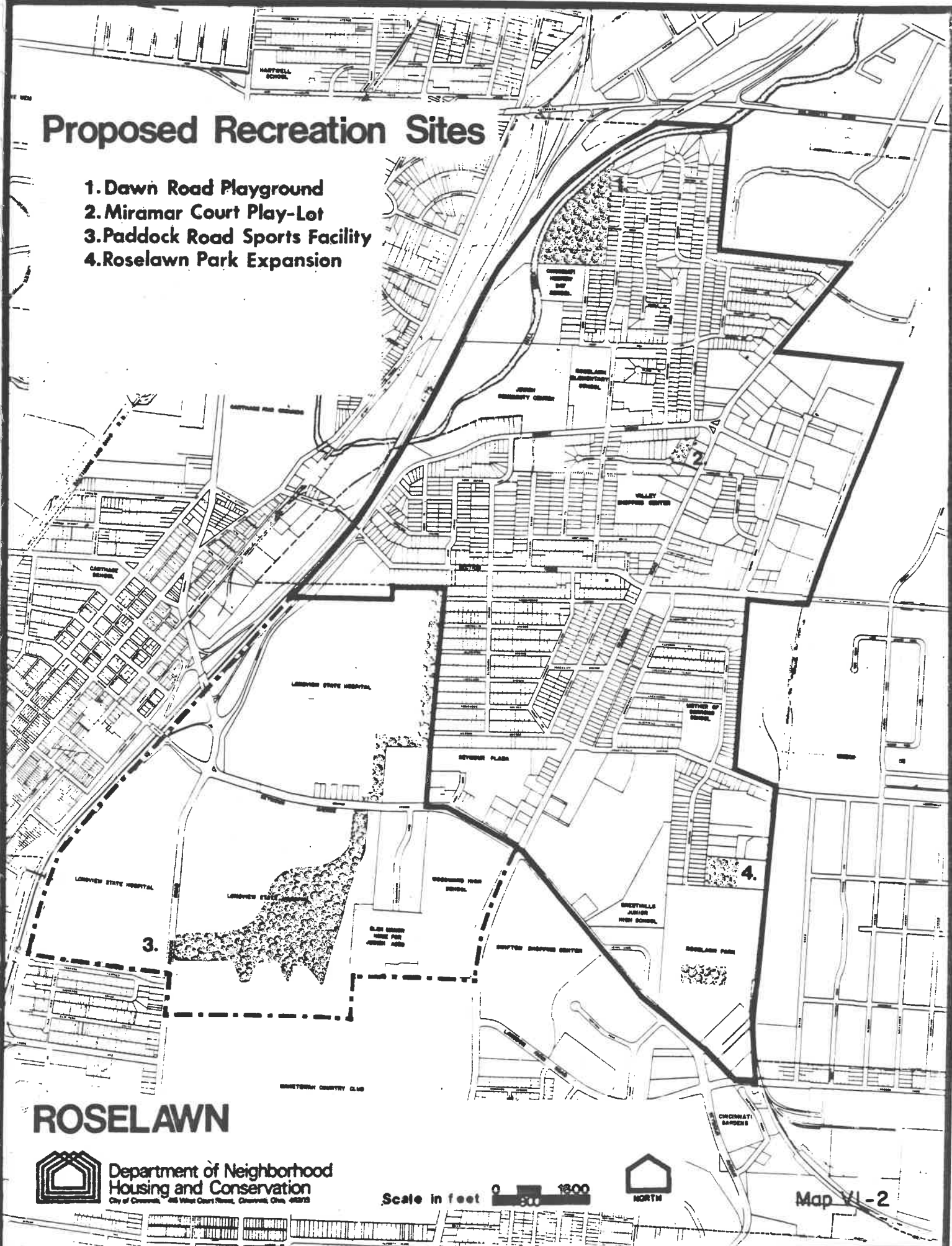
B. Recreation and Open Space Plan

Roselawn's approach to recreation and open space plan is twofold. The existing recreation opportunities need to be enhanced with acquisition and development of new recreation sites. Secondly, the enhancement and reinforcement of the existing tree cover throughout the community and buffer areas between Longview Hospital and the proposed Cross County Highway are necessary to protect Roselawn's neighborhood appearance.

Two opportunities exist for development of recreation field space on the northern and southern edge of the community. The City has acquired property at the end of Dawn Road for a ball diamond and basketball courts. On the southern edge of the community, a portion of Longview State Hospital property is recommended for passive recreation in conjunction with housing development in the same area.

Proposed Recreation Sites

1. Dawn Road Playground
2. Miramar Court Play-Lot
3. Paddock Road Sports Facility
4. Roselawn Park Expansion



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cleveland, 48 West Court Street, Cleveland, Ohio 44125

Scale in feet 0 300 600 1200



NORTH

Map VI-2

RECREATION PLAN

Goal 1. TO DEVELOP A COMPREHENSIVE RECREATION PROGRAM FOR THE ROSELAWN COMMUNITY

A. Expand existing facilities.

Action Step: Expand Roselawn Park north into property presently owned by the Recreation Commission with: 6 tennis courts (in expanded area), children's play area (maintain existing facility), basketball courts, (in expanded area), new soccer field on present Park Board property (but not at the expense of mature trees).

B. Provide additional recreational facilities.

Action Step: Develop new playground on vacant property at the end of Dawn Road (pedestrian access off Dawn Road and parking off Hartland Avenue) with: a baseball field, two basketball courts, picnic area, and children's play area. (Development funds are necessary for further improvements.)

Action Step: Develop a bike trail originating at proposed cluster housing site (on surplus Longview Hospital land) extending north to connect with the community playfield and eventually connecting with Maketewah perimeter trail and the Millcreek bike trail, incorporating an overpass at Seymour.

Action Step: Develop a community playfield in the proposed development on Longview State Hospital surplus land. The project shall provide and develop passive recreation open space to be leased and operated by the City for community-wide use in the amount of approximately ten acres. Passive recreation may consist of hiking, running and biking trails, children's play areas, picnic grounds, ponds, streams, open meadows, forest cover and hillsides. The passive recreation space can be designed to provide green spines linking the housing clusters to the City's active recreation space to be provided to the north of the site. The City's active recreation may include football, soccer, baseball and softball fields, tennis and basketball courts, and unassigned play space.

Action Step: Develop play area on the vacant property at the end of Miramar Court with: children's play area, practice basketball half-courts (no lights), and multi-use painted games on asphalt surface (4-square, hopscotch, etc).

C. Promote recreational programs for the elderly.

Action Step: Explore pilot programs for senior citizens.

(contd) Action Step: Support public/private subsidies for Jewish Community Center and other agencies which provide services and programs for the elderly.

D. Monitor the disposition process of Longview State Hospital surplus land to ensure that the City and/or quasi-public agencies develop the land for recreational uses.

Goal 2. TO PROMOTE AND MAINTAIN ROSELAWN'S ATTRACTIVE NEIGHBORHOOD APPEARANCE

A. Maintain trees and plant new trees.

Action Step: Roselawn Community Council initiate a tree planting program where trees do not exist and where additional trees will enhance the area.

Action Step: Roselawn Community Council and Urban Forester initiate an annual tree clinic in order to preserve the existing trees in the community.

Action Step: Urban Forester remove the dead trees within the street right-of-way and Highway Maintenance Department trim trees where visibility is affected in the community.

Action Step: Roselawn Community Council initiate a project to evaluate diseased trees with assistance of Urban Forester and notify individual property owners of the deteriorating condition of trees on their property.

Action Step: Urban Forester provide street trees throughout the Roselawn community.

Action Step: Preserve tree border between Roselawn and Longview State Hospital property at end of Kenova Avenue, Robinwood Avenue, Lakeland Avenue, Beaverton Avenue, Corvallis Avenue, and Shenandoah Street.

B. Seek cooperation of Cincinnati Gas and Electric Company in aesthetic tree trimming around power lines.

Goal 3. TO PRESERVE AND DEVELOP GREENBELT AREAS IN THE COMMUNITY

. Work with the property owners to increase the number of trees in the northern section of Roselawn.

VII. NEIGHBORHOOD BUSINESS DISTRICT

A. Introduction

There are two distinct commercial areas within Roselawn, both of which are located along Reading Road:

1. The commercial area centered around the intersection of Seymour Avenue and Reading Road located at the southern end of the community between Losantiville Avenue and Langdon Farm Road. This district basically consists of Seymour Plaza Hillcrest Square and Swifton Shopping Center. It is generally a regional center, serving a large population of the city and Hamilton County and heavily prevails in general retail establishments.
2. The commercial strip along Reading Road which extends from the middle of the community to its northern boundary between Section Road and the Cincinnati Corporation line. It is also regional in character with a larger concentration of general selective services and business services rather than retail establishments, however, provides a number of convenience selective services (personal services, auto repairs, etc.) and convenience retail establishments (drug stores, food stores) for the nearby residents of Roselawn.

B. Roselawn Business District Plan

In 1981, an Urban Design Plan was adopted by City Council for the future development of the Roselawn neighborhood business district. The plan dealt with basically the area along Reading Road from Section Road to Summit Road.

The Roselawn Community Plan has incorporated the goals, objectives, and development schemes of the Urban Design Plan.

BUSINESS DISTRICT PLAN

Goal 1. TO ENHANCE THE AVAILABLE PHYSICAL OPPORTUNITIES FOR REVITALIZATION AND DEVELOPMENT

A. Develop a major pedestrian shopping mall collectively made of:

- (1) Center building and outdoor street area.
- (2) Roselawn Public Garden.
- (3) A major shopping mall on west side of Reading Road defined by a proposed continuous building facade.
- (4) An interior mall through the proposed Roselawn Garden Center building, offering a greenhouse-type presence through appropriate architectural and building form treatment.
- (5) Two private pedestrian spaces, each at the entrances of the interior mall offering such amenities as sitting areas, flower beds, shade trees, fountain, bus shelter, etc.
- (6) A major private outdoor mall area connecting the new Roselawn Garden Center with the existing buildings and ultimately with the Valley Shopping Center, the area to be used for an annual rose festival, outdoor market, flea market, music performances, art shows, etc.

Action Step: A major redevelopment of the area from Section Road to Ron's Hunt Club along the west side of Reading Road consisting of approximately 32,000 square feet of new retail space for speciality and convenience uses.

Action Step: The closing of Northwood Drive and the development of outdoor pedestrian shopping mall.

Action Step: The elimination of parking spaces at the southeastern corner of Section and Reading Roads and the development of the Roselawn Public Gardens.

B. Unify the streetscape improvements throughout the business district.

C. Create a visual theme for defining and guiding the process of revitalization and development.

D. Define the neighborhood business district entry points.

Goal 2. TO DEVELOP A CLEAR PHYSICAL IMAGE WHICH ALLOWS FOR A FUNCTIONAL COHESIVENESS IN THE RETAIL BUILDING FORM AND RESULTS IN A NEW RETAIL ENVIRONMENT WITH STRONG IDENTITY AND PEDESTRIAN ORIENTATION.

A. Improve pedestrian access systems.

(contd)

Action Step: Public Works Department and business owners develop a major pedestrian linkage between the Essex House and Valley Shopping Center with a traffic light.

Action Step: Public Works Department to clearly define pedestrian crosswalk areas.

B. Improve vehicular circulation through and within the business district.

Action Step: Roselawn Business Association to clearly define parking access points.

Action Step: Valley Shopping Center to improve and define vehicular entry into the Center.

Action Step: Public Works close Northwood Drive to accomplish redevelopment scheme.

Goal 3. TO IMPROVE PARKING OPPORTUNITIES THROUGH THE ROSELAWN BUSINESS DISTRICT

Policy: Improve the efficiency of existing parking areas by combining individual lots and coordinating the layout of parking spaces and entrances.

Policy: Provide additional new parking areas in those specific locations where additional parking is most needed.

Policy: Establish two major anchor parking areas that would be linked with the improved pedestrian circulation system to serve the focal area.

A. Increase parking availability and combined business district parking lots.

Action Step: The development of parking facilities at the southwest corner of Section and Reading Roads where Camperland is presently located.

Action Step: The reorganization of the parking area between Section Road, Reading Road, and Stoneybrook Drive, and expansion of the parking area east from the Post Office building up to the present residential structure off Section Road.

Goal 4. TO PROPERLY INTEGRATE THE BUSINESS DISTRICT WITH THE SURROUNDING NEIGHBORHOOD AND THE ROSELAWN COMMUNITY

Goal 5. TO MAINTAIN AND EMPHASIZE THE ROSELAWN CENTER BUILDING AND VALLEY SHOPPING CENTER AS THE LINK AND PATHWAY OF THE BUSINESS DISTRICT

VIII. COMMUNITY SERVICES

A. Inventory and Analysis

Community facilities are those agencies and institutions which provide necessary services for the life sustaining activities of its residents. Most community facilities are universal in that they are found throughout various city neighborhoods and the city as a whole. The more community facilities, the more self contained an area becomes. Roselawn is fortunate to have excellent community facilities within its boundaries. However in the case of Roselawn and Bond Hill, there are many shared facilities among the two neighborhoods because of the proximity of the two areas. The community facilities of Roselawn are listed separately in this section. (See Map VIII-1)

1. Social Services

Social services provide assistance in the area of human services and are geared to specific segments of the population. Title III and Title VII of the Older Americans Act provides specialized services to senior citizens. Central Services for senior adults located in the Jewish Community Center is a congregate meal site for senior citizens in Roselawn. For minimal fees, lunches are provided to senior citizens. It is estimated that 500 meals per week are provided. For those persons with limited mobility, the meals are home delivered as a part of the Title VII Nutritional Program.

There are no public social or welfare programs as such operative in the Roselawn community. Title XX of the Social Security Act has replaced many fragmented social services. To date, there are no Title XX funds being received by the Roselawn community for social services to its residents.

There are several institutions within the community which are resources for human services. They are the Jewish Community Center, Jewish Family Service, Jewish Vocational Service, Big Brother, and Mental Health Service. Within each of the above, there are specialized projects which yield services to the community and city.

2. Health and Medical Services

There are no public health clinics or medical centers located in Roselawn. However, there are medical laboratories located at Section and Reading Roads and the Sycamore Medical Building on Reading Road. There are thirteen physicians and five dentists in Roselawn. In addition, there are three pharmacies in the community.

Jewish Hospital, Bethesda, and General Hospital are in proximity to Roselawn for emergency, intermediate, and surgical care.

Comprehensive mental health services are available under the local 648 Board. Roselawn is located in Catchment Area III, which includes 23 other communities. There is a satellite office of this 648 Board at 1720 Section Road. This office is called Mental Health Services of North Central Hamilton County, Inc. Out-patient consultation and mental health education are among the services provided there. Other programs at the Roselawn office include: Help on Weekends (HOW), an adolescent treatment program, and a day treatment center at Longview Hospital.

3. Libraries

There is a branch Public Library located in the Valley Shopping Center at 7617 Reading Road. Roselawn Branch Library had an estimated circulation of 94, 522 per year including printed material, non-printed (films, cassettes, and records). There are special programs operative in the Roselawn Branch Library which include: pre-school story hours, class visits from public and private schools, summer film showings and puppeteer groups. The library contains approximately 25,000 to 30,000 volumes.

4. Religious Institutions

There are seven synagogues in Roselawn which correspond to the fact that the largest proportion of Roselawn's population is Jewish. There is one Covent and correspondingly, one Catholic Church. There is a Lutheran Church and an AME Church.

There are several religious oriented agencies in the community which could be mentioned at this point.

- a. Jewish Family Service is designed to foster the family and good relationships therein. Within the agency, there are family life education discussion groups, consultation and program services, casework for pre-school children and services to the elderly in conjunction with the Jewish Community Center's Central Services Office.
- b. Jewish Vocational Service. There is a workshop and training facility for the handicapped. In addition, there is a career counseling and testing center which is open to the general public.
- c. Bureau of Jewish Education is a central coordinating agency for all religious and educational activities for the Orthodox, Conservative and Reform Jewish congregations in Cincinnati.

A library is maintained by the bureau which is a resource center for the three aforementioned congregations. In addition, there is an adult workshop and adult education center.

- d. Jewish Community Center is an umbrella facility for the entire Cincinnati Jewish community, but it is non-sectarian. This is a United Appeal Agency and membership fees allow participants to receive the services provided by the Center. Efforts are

made when possible to scale down the fees for persons who are unable to pay the scheduled fee.

The following is a list of services provided by the Jewish Community Center:

Day Care Center,
Nursery school, baby sitting service,
Congregated Meal Center for senior citizens,
Continuing education in conjunction with,
Jewish Family Service, Jewish Vocational
Service, Cancer Family Care, Cultural Art
Exhibitions, Performing Arts, Summer Day
Camps, Health and Physical Education.

5. City Services

a. Fire Services

There are three Engine Companies in Roselawn and a Ladder Company. All of these companies are satellite units of the Cincinnati Fire Department. Roselawn is a part of District 5 for which the Fire Marshall is located at 773 East McMillan. The following are the numbers and addresses of the companies based in Roselawn to respond on a first alarm basis to fire alarms.

Engine	9	4017 Reading Road
Engine	2	18 East Seymour
Engine	48	18 East Seymour
Ladder	14	19 East Seymour

There presently are no paramedic units stationed within proximity to Roselawn. There exists a deficiency in service because of the needs of the elderly in Roselawn.

b. Police Services

Roselawn is served by Police District IV, located at 4150 Reading Road.

c. Sewers

The present condition and capacity of the sewers in the neighborhood will have a definite impact on the future proposals for development. There are five potential development areas in the Roselawn community. Capacity studies conducted by the Metropolitan Sewer Department indicate the area north of Section Road, east of Salford Drive is almost completely developed. The only possible impact on the sanitary sewer system in this area would be industrial development having unusually high volumes of sanitary flow.

The Metropolitan Sewer Department would recommend the two areas of Longview State Hospital property and the Maketewah Country Club property be required to retain storm water retention facilities as part of any proposed development.

The residential area bounded by Section Road to the north, Reading Road to the west, Losantiville to the south, and Longview State Hospital to the east, will have additional inspection and investigation of the existing sanitary sewer system by the Metropolitan Sewer Department. As required by the U.S. Environmental Protection Agency, the Department has initiated a facilities planning study for the total Mill Creek Drainage Basin, which would also have impact on the Roselawn community.

6. Postal Services

Roselawn Branch Post Office is located at 1730 Section Road. Services provided at this post office are: Post Office Boxes, Passport Service, and selling of stamps and other postal material.

This Post Office has a heavy volume due to providing service to a number of nearby firms such as Gibson Greeting Cards, American Can Company, and P&G (Hillcrest Office). In addition, a number of other business concerns in the area which process a heavy volume of mail also use this facility. Roselawn ranks among the top ten branch post offices in revenue taken in per annum.

Street delivery is serviced from the Norwood Branch Office for Roselawn residents.

7. Longview State Hospital

Longview State Hospital property is adjacent to the western and southern parts of the community of Roselawn. There are 600 patients and this is being reduced.

Longview State Hospital is a comprehensive mental health in-patient facility managed by the State of Ohio. Some of the services offered by Longview are:

- Activity Therapy Department
- Recreation Center
- Art and Hobby Center
- Free Store for Patients
- Children's Unit School
- Geriatrics Section

Patients are admitted to Longview on a voluntary or involuntary basis (Probate Court or Emergency Admission).

Longview is reducing its facility and is selling land no longer needed as part of a decentralization program by the State. Vacated land has been sold to the city for development as explained in Sections IV and VI.

B. Community Services Plan

The Community Services Plan is divided into social service needs, public safety and public works and utilities. The plan reflects community desires to preserve needed services and to expand opportunities particularly for the elderly.

COMMUNITY SERVICES PLAN

Goal 1. TO MAINTAIN AND IMPROVE EXISTING PUBLIC COMMUNITY FACILITIES AND SERVICES WITHIN THE ROSELAWN COMMUNITY

Action Step: Roselawn Community Council to work with schools, churches, synagogue, library, post office, mental health services Jewish Community Center and other agencies to ensure that viable programs are being instituted for the betterment of the neighborhood.

Goal 2. TO INCREASE THE AMOUNT OF BUS SERVICE TO AND FROM THE CITYWIDE COMMUNITY FACILITIES

Action Step: The Roselawn Community Council should encourage Queen City Metro to provide direct bus service to the hospital complex and University of Cincinnati. (See Transportation Goal 7-A.)

Goal 3. TO ENCOURAGE ADEQUATE DAY CARE FACILITIES FOR THE RESIDENTS WITH PRESCHOOL CHILDREN IN THE COMMUNITY

Action Step: The Roselawn Community Council to assist public or private agencies in the feasibility of locating child care centers within the community.

Goal 4. TO ENSURE THAT ADEQUATE HOUSING OPPORTUNITIES ARE AVAILABLE TO THE ELDERLY POPULATION WITHIN THE COMMUNITY

Action Step: Lobby for passage of housing subsidies (all types) for the elderly. If such subsidies become available, the RCC will help to inform residents of the availability of this type of assistance. (See Housing)

Action Step: As existing programs that can help the elderly housing situation are brought to the RCC's attention, it will also help to inform citizens of these programs. (See Housing)

Goal 5. TO ENCOURAGE THE CONTINUATION AND EXPANSION OF THE EXISTING MULTI-PURPOSE PROGRAMS/SERVICES FOR THE ELDERLY AT THE JEWISH COMMUNITY CENTER

Action Step: Roselawn Community Council will help communicate information about this program to elderly living in Roselawn.

PUBLIC SAFETY PLAN

Goal 1. TO INCREASE POLICE VISIBILITY IN THE ROSELAWN COMMUNITY

Action Step: Roselawn Community Council advocates increased number of police cruisers and walking beat patrol within the neighborhood.

Action Step: Roselawn Community Council advocate the increase of the Police Division budget.

Action Step: Roselawn Community Council continue communication between the organization and the Police Division.

Action Step: Roselawn '80s hire private security personnel to increase safety in the NBD.

Goal 2. TO PROVIDE A PARAMEDIC UNIT TO SERVE ROSELAWN

Action Step: Fire Division assign a paramedic unit to the Paddock and Seymour Fire House.

Goal 3. TO FOSTER COMMUNICATION BETWEEN THE ROSELAWN COMMUNITY AND FIRE DIVISION

Action Step: Roselawn Community Council invite representatives of the Fire Division to attend all Roselawn Community Council meetings.

PUBLIC WORKS AND UTILITIES PLAN

Goal 1. TO PROMOTE AND MAINTAIN ROSELAWN'S ATTRACTIVE NEIGHBORHOOD APPEARANCE

Action Step: Public Works should retain boulevard lights where they presently exist.

Maintain boulevard lights at the current rate of assessment.

Action Step: The Roselawn Community Council should organize to seek the elimination of litter at various sites in the community.

a. Use of Environmental Rescue Corps during summer months on extreme problem areas.

b. Roselawn Community Council sponsor cleanup days.

c. Roselawn Community Council to identify and sponsor ecological projects for Scouts and school groups.

d. Roselawn Community Council advocate centrally located, colorfully decorated trash containers next to bus stops throughout the business sector and residential community.

e. Roselawn Community Council work with Roselawn Business Association to encourage daily litter policing of business area by individual owners.

f. Roselawn Community Council support the Clean Community Commission.

g. Roselawn Community Council to work with supermarkets to educate shoppers to leave shopping carts on premises.

Action Step: Forestry Division of Park Board seek cooperation of CG&E Company for aesthetic tree trimming around power lines.

Action Step: Public Works Department reduce street and sidewalk flooding caused by clogged sewer inlets.

Action Step: Repair/replace curbing on Reading Road from Summit Road north to corporation line where needed. Coordinate repairs on the eastern half of this section with the City of Reading.

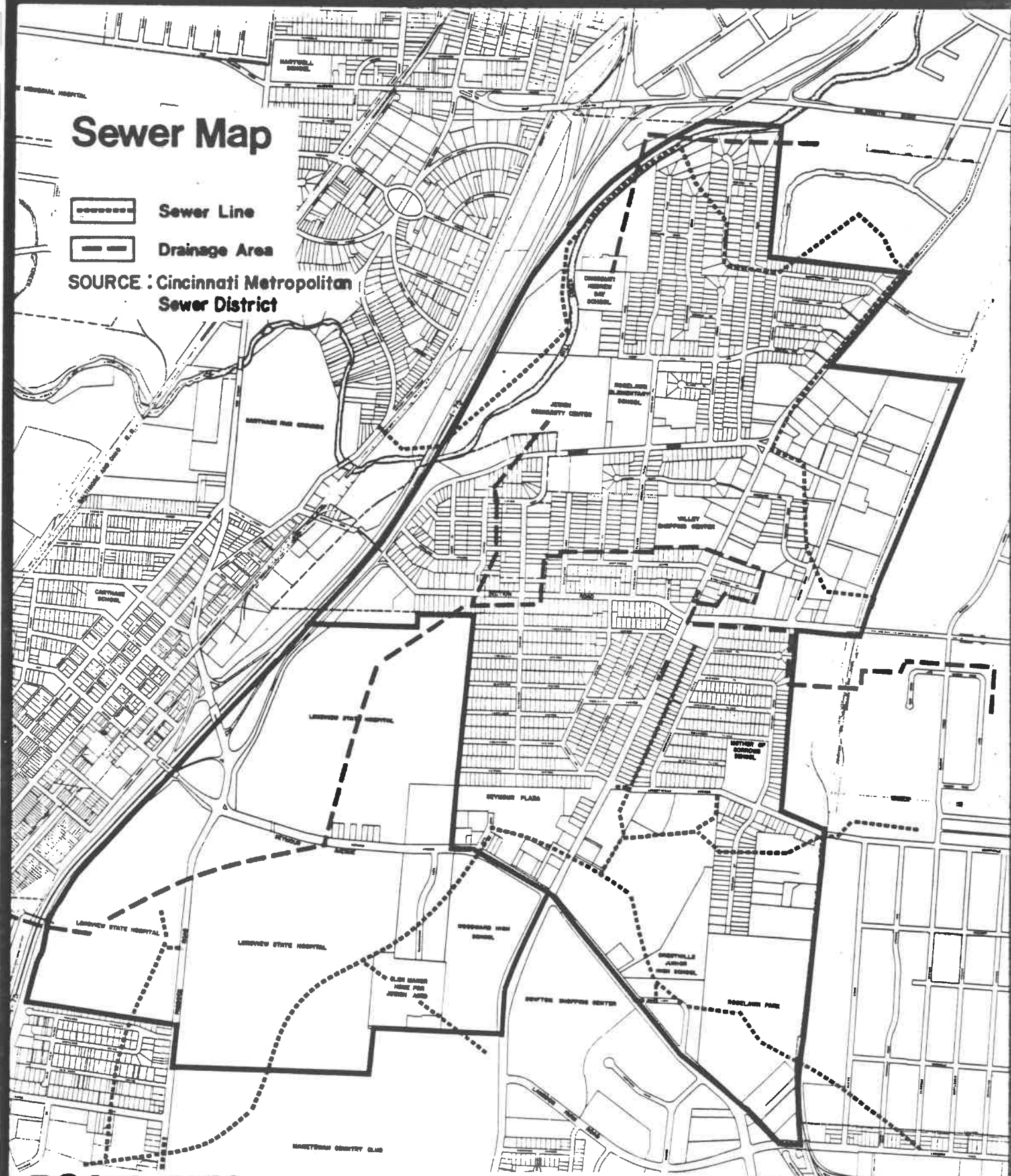
IX APPENDIX

Sewer Map

 Sewer Line

 Drainage Area

SOURCE : Cincinnati Metropolitan
Sewer District



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 416 West Court Street, Cincinnati, Ohio, 45273

Scale in feet  1500



Map A-2

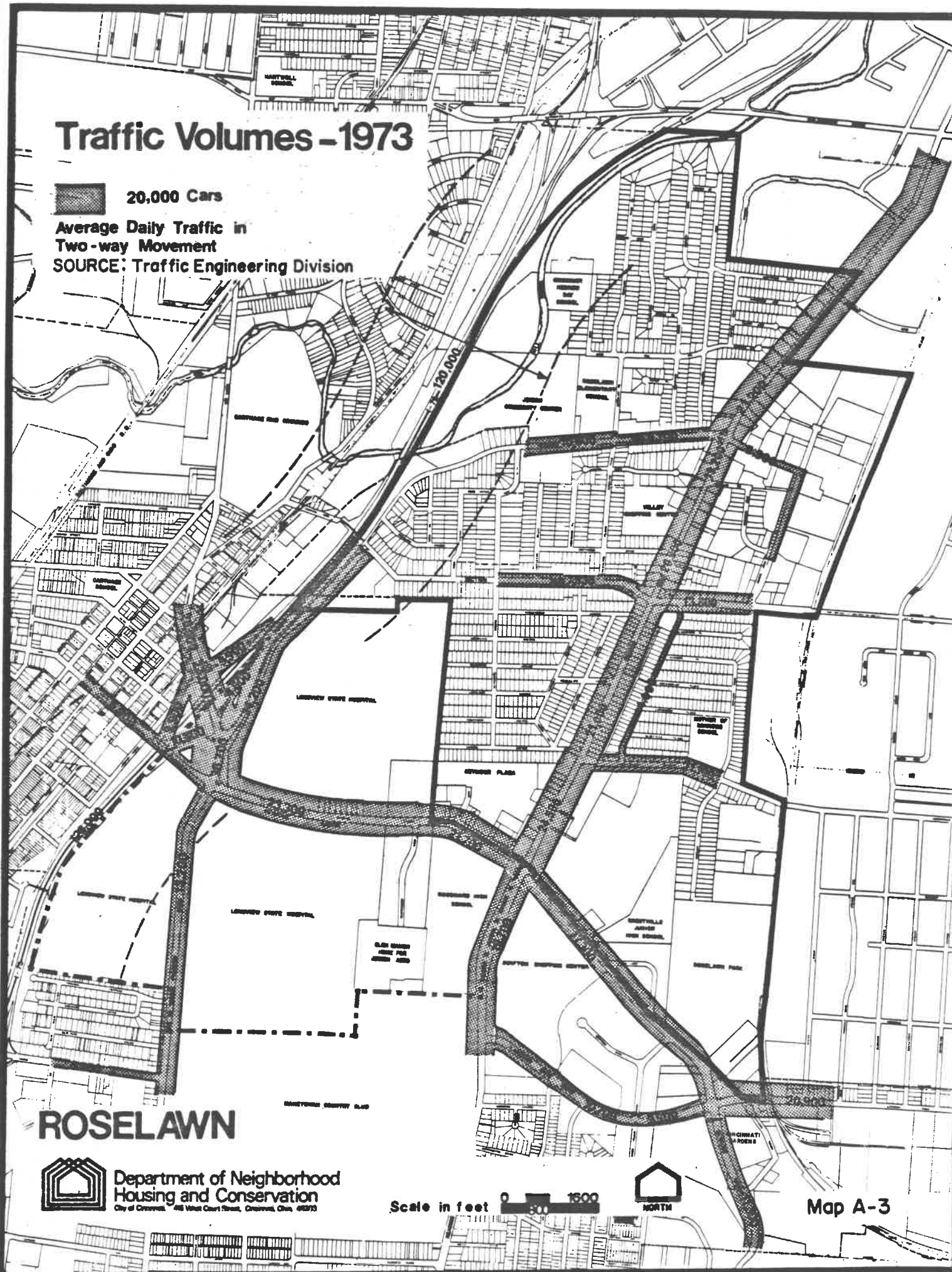
Traffic Volumes - 1973



20,000 Cars

Average Daily Traffic in
Two-way Movement

SOURCE: Traffic Engineering Division



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cleveland, 46 West Court Street, Cleveland, Ohio 44120

Scale in feet



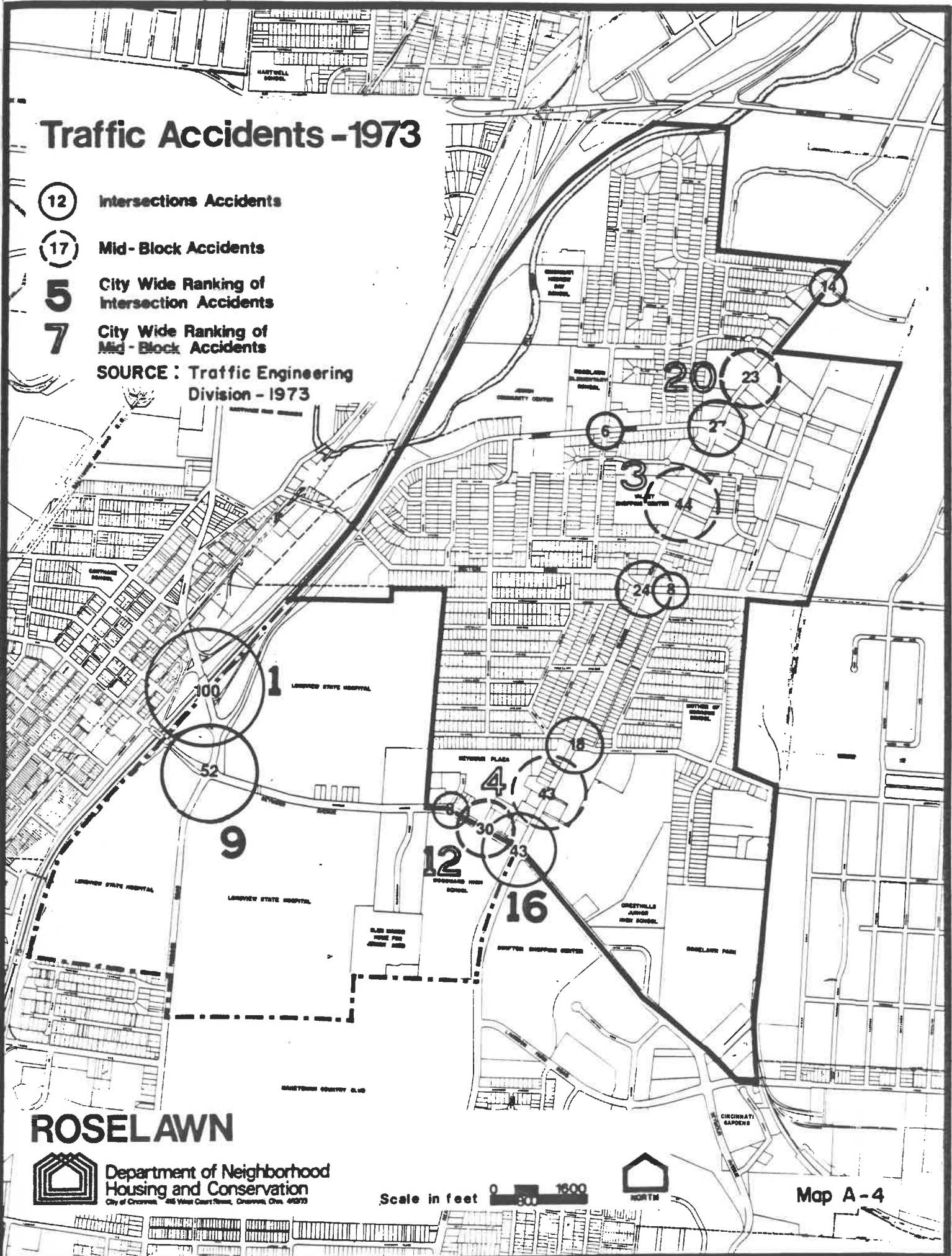
NORTH

Map A-3

Traffic Accidents - 1973

- ⑫ Intersections Accidents
- ⑰ Mid-Block Accidents
- 5 City Wide Ranking of Intersection Accidents
- 7 City Wide Ranking of Mid-Block Accidents

SOURCE : Traffic Engineering Division - 1973



ROSELAWN



Department of Neighborhood
Housing and Conservation
City of Cincinnati, 48 West Court Street, Cincinnati, Ohio, 45270

Scale in feet



Map A-4