



west end development plan

PREPARED BY THE MODEL CITIES PHYSICAL PLANNING PROGRAM
UNDER THE AUSPICES OF THE CITY PLANNING COMMISSION
AND FINANCED LARGELY BY FUNDS FROM THE CINCINNATI MODEL CITIES PROGRAM

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overview

overview

The general plan guideline for the Northern West End is the result of the Schematic West End Urban Design Plan, as developed by the West End Task Force and the Staff of Model Cities Physical Planning Program. In 1966, in the embryonic stage of planning for the West End, two alternative land use schemes were developed. Through evaluation of these and numerous other plan alternatives for the West End the Schematic West End Urban Design Plan was developed.

The 500 acres which comprise the current area referred to as the West End represent only a small portion of the total land area that was the original basin residential community of the West End. Through previous urban renewal and highway construction, these physical boundaries have been drastically altered until today they exist as Central Parkway on the north and east and the Millcreek Expressway on the south and west. While these strong boundaries provide an extremely clear statement of community limits, there has not developed a comparable clarity or internal statement of the West End. In fact, a singular community

overview

does not exist. Rather the area is subdivided into numerous "neighborhoods." Some of these are merely development packages of previous urban renewal. Previous planning efforts have tended to follow those internal community separations. However, while this report in part reinforces the segmented planning practice by developing a plan for the Northern West End, the overriding objectives have been to consider the West End area as a whole, while proposing specific planning recommendations for the northern section. Unfortunately the remaining southern portion of the West End containing the Queensgate II development could not be dealt with as a part of the West End due to current urban renewal commitments.

It should be noted that this plan for the Northern West End is by no means intended to be definitive. A number of elements will require additional planning. For example, the specific design and configuration of all development sites must be determined by the appropriate developers. Also, further analysis will be required to determine the economic

overview

and technical feasibility of certain aspects of the plan.

These additional studies should appropriately occur during the implementation of the plan.

It is once again important to note that this plan is to represent a guideline for development within the West End.

It is to represent a flexible document having certain fixed criteria from which the developer may draw the basis for future projects.

background



i introduction

- a. west end description
- b. the west end task force
- c. planning objectives
- d. policy
- e. planning process

ii the plan

- a. concept
- b. development sites

i introduction

This planning report, which has been developed through the effective participation of the West End Task Force, is a product of more than 6 years of active community planning. It is based on the adopted West End Land Use Policy Decisions¹, and follows the guide offered by the Queensgate II Urban Design Plan². This report represents the West End Development Plan. While consideration for the total community is included, the primary emphasis of this report is placed on the Northern West End.

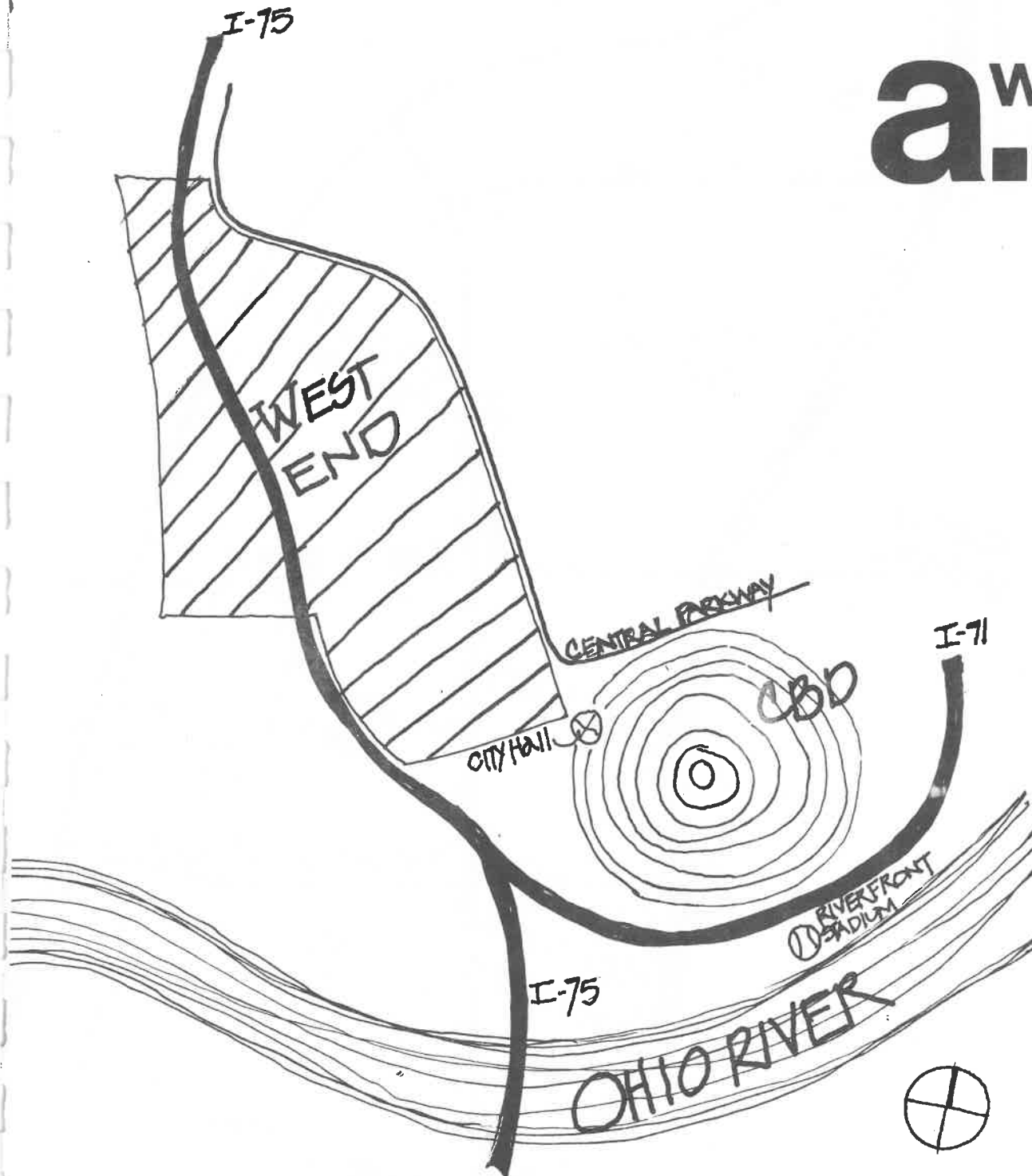
It is of major importance to realize that this plan represents a dynamic document which should afford a certain degree of flexibility to the West End Community.

1. West End Existing Condition Report- Appendix
2. QGII N.D.P. -Appendix ND-401-A of the NDP Urban Renewal Plan Urban Design Plan for Queensgate II

a. west end description

The West End, as is currently recognized, comprises an area of approximately 500 acres directly adjacent to the Central Business District. Defined by Central Parkway on the north and east and by the Mill Creek Expressway (I-75) on the south and the west, the area is a community of residences, businesses, industry, and a variety of institutions. A complete description of the West End is included in the Existing Conditions Report prepared by the City Planning Commission as part of the Model Cities Physical Planning Program.

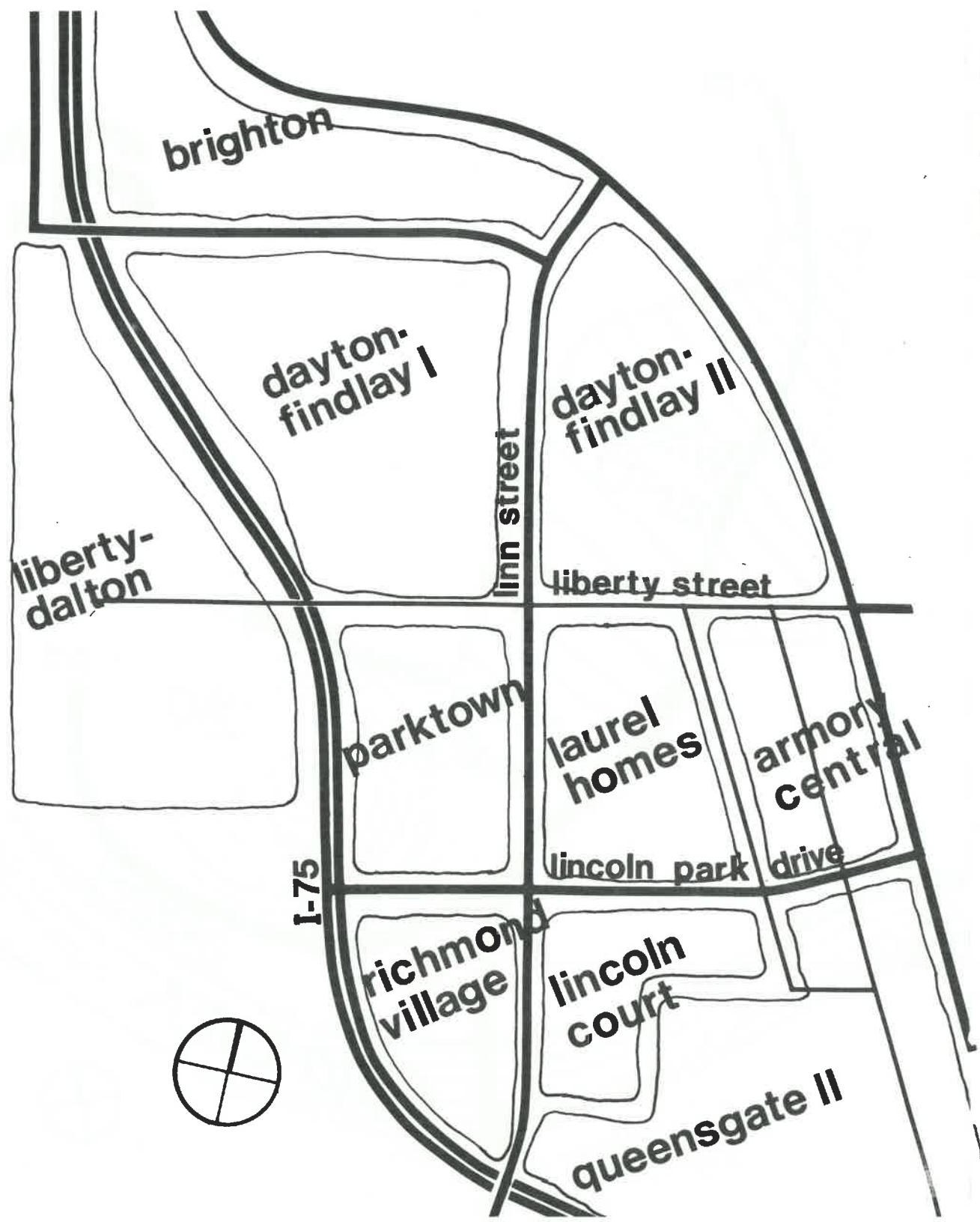
This area of Cincinnati has long been recognized as a vibrant, viable segment of the metropolitan community. While through the years the population and activities of the West End have changed as a result of both natural evolution and governmental intervention, the importance of the area, while possibly different in character, has not diminished. In spite of physical decay, population change, renewal clearance, and highway construction, the West End still maintained a significant position in the metropolitan community in the mid-1960's. But it was becoming apparent that the future vitality, or even existence of the West End, was in

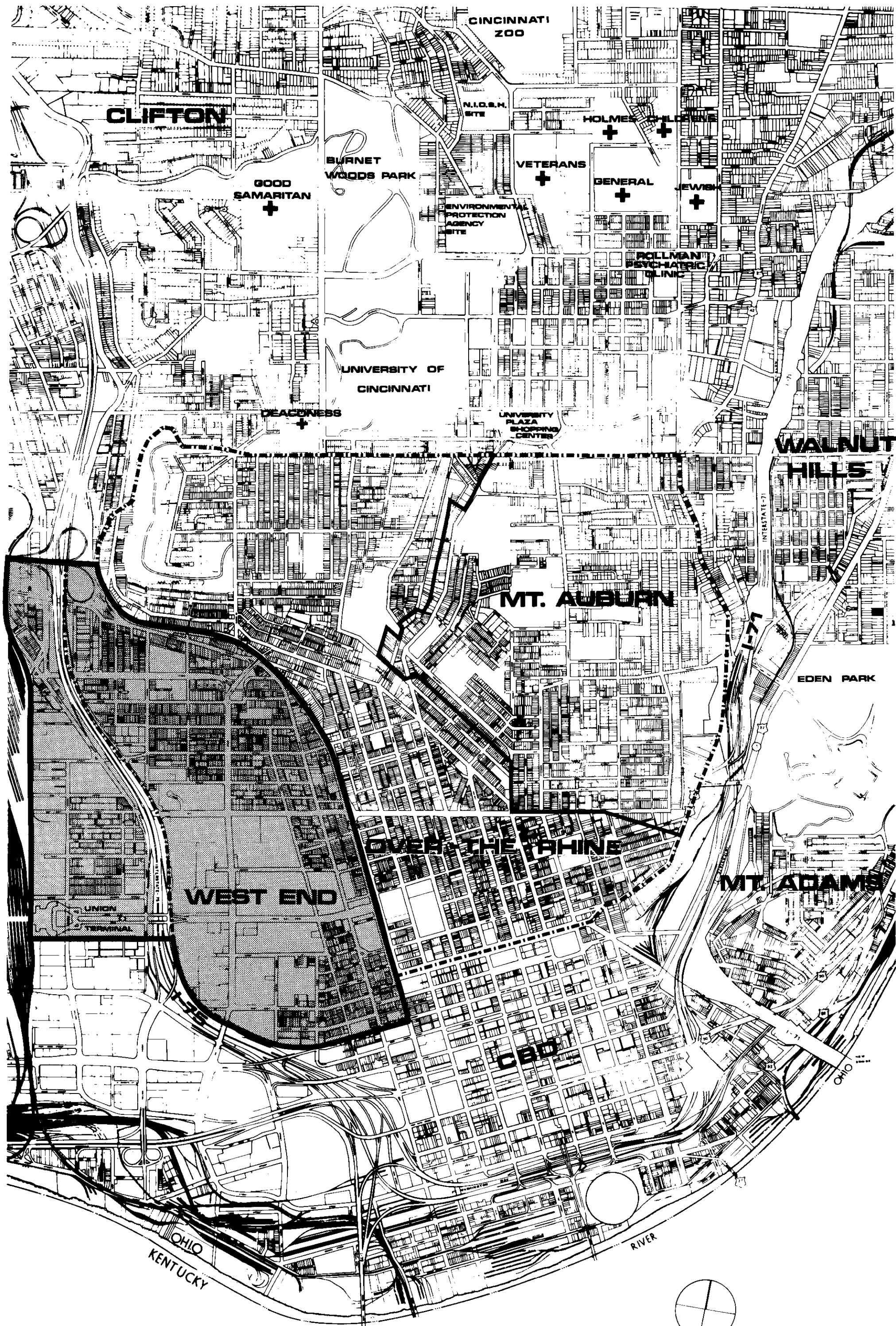


background

background

jeopardy. Aware of the limited success of previous urban renewal programs, and with a concern for the continued identity of the existing residential community, a citizen planning process was initiated with the establishment of the West End Task Force.

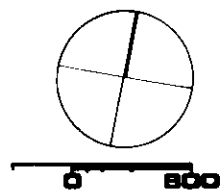




MODEL NEIGHBORHOOD VICINITY MAP

MODEL CITIES PHYSICAL PLANNING PROGRAM

CINCINNATI OHIO



b. the west end task force

The earliest beginnings of the West End Task Force occurred in early 1965, when the Area Planning Committee, a subcommittee of the West End Community Council, requested the opportunity to discuss the future development of the Queensgate II neighborhood with the City Planning Commission. As one resident frankly said, "There was a feeling of continuing frustration in the area, since large parts of the West End had previously been destroyed without the concerns of residents being given due voice and consideration. We did not want this to happen again....."

The Committee's request was met in short order, and initial discussions with the Planning Commission focused on the clearance and redevelopment of Queensgate II. Gradually, it became apparent to both planners and residents that, to be properly planned, Queensgate II should be considered in the context of a planning framework for the entire community.

During these initial months of discussion, there was also considerable concern within City Hall that some of its past responses to community problems might have been, as one City official put it, "incorrectly

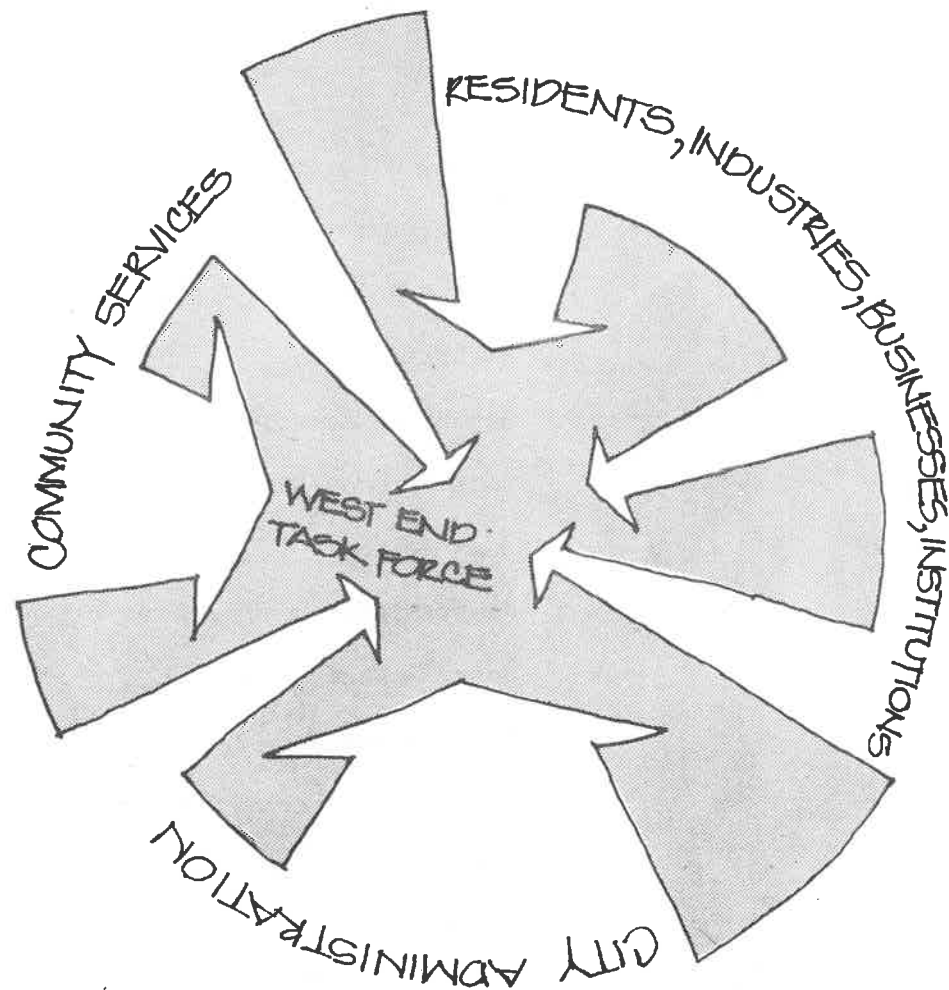
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directed." Many felt that at least part of this situation was due to the absence of a systematic procedure in which the community could participate with the agencies of local government in developing solutions to community problems.

One suggested approach to the overall situation proposed the establishment of a community task force whose role would be to plan for the future development of the entire Community Area. This suggestion seemed appropriate to both the West End and City Hall, and in subsequent discussions, each agreed that the task force should be composed of those who would be affected by changes in the area (residents, industry, business, institutions), and those who might ultimately have the responsibility for carrying out programs (Department of Urban Development, Public Works, Board of Education, Cincinnati Metropolitan Housing Authority, etc.).

Shortly thereafter, the City Planning Commission and the Department of Urban Development prepared "A Program for the West End Community", in which it was formally recommended that the City Manager establish a task force composed of the groups mentioned above.

Because of the reluctance of the City Manager to initiate a new participatory approach to solving community problems which would exert pressure on delivery of city services, the Human Relations Commission sponsored a meeting between



the representatives of the West End, the City Planning Commission, and The City Council and City Manager to discuss the Task Force proposals. As a result, the plan of action outlined in "A Program for the West End Community," was accepted as the vehicle through which the revitalization of the community could be achieved.

In March, 1966, the City Manager established the West End Task Force, and appointed representatives for membership. Its responsibilities would be to develop a long-range plan and program for the entire West End, as well as to advise and recommend to the City Council, City Planning Commission, and City Manager on all matters affecting the development of the West End. Staff members of the Planning Commission were made available to serve as Task Force staff, to guide the group in the planning process, and to do the necessary technical and professional work involved in the development of a plan for the West End.

Initially the West End Task Force was composed of eighteen members, but it soon became evident that additional representation was required and the Task Force was expanded. While changes have occurred in the membership since then, the basic composition of the initial Task Force has been maintained. Today there are 21 members who represent the following organizations:

WEST END TASK FORCE MEMBERSHIP:

West End Community Council (2 representatives)

West End Community Council Resident-at-Large

West End Community Council Consultant

West End Community Council Area Planning Committee
(2 representatives)

West End Health Committee

West End Homeowners Association

West End Small Businessmen's Association

West End Development Corporation

Cities Demonstration Agency (Model Cities- CDA)

Residential Neighborhood Community Association (Model Cities-RNCA)

Cincinnati Board of Education

Cincinnati Metropolitan Housing Authority

Archdiocese of Cincinnati

Better Housing League

City Planning Commission

Department of Public Works

Department of Urban Development

Chairman: Representative-at-Large

PRESENT MEMBERS

Hon. William Mallory

Georgiana Wynn

Jerome Jenkins

Rev. Robert Beck

Johnny Jackson

Arlye Davis

Joseph Patterson, Consultant

Richard Lewis

Hubert E. Guest, Executive Director

Doris Brown, Executive Director

Moss White

Henry Stefanik, Executive Director

Msgr. Robert Amann

Charles Stocker, Executive Director

Herbert W. Stevens, Director

William J. Baude

Winston Folkers, Director

Edgar J. Mack



These represented organizations on the Task Force can be classified by division into three basic areas: Public, Community, and Community Serving. While the involvement of certain specific organizations has fluctuated over the years, the commitment of the members to the Task Force has generally been consistent. Recently, however, participation by West End Community has diminished to a point where the necessary interaction between the varying segments concerned with the planning process cannot be achieved. Attempts to rectify this deficiency are currently underway. Additional outreach into the community via presentations at community meetings, publication of informative flyers, and attempts to increase attendance at Task Force meetings are being pursued. Adoption of the Development Plan for the West End and the implementation of its recommendations would greatly contribute towards this effort.

The specific purpose of the Task Force, as recently reaffirmed in late 1972 is as follows:

- Identify the general and long range goals for the improvement of the West End, and the more short range objectives for specific subject areas within the context of the general goals.
- Identify the needs of people and organizations within the West End, and the needs of the entire city which rely upon people, organizations, or property in the West End.

- Identify the general resources needed in the West End, and in the entire city, for making improvements in the West End.
- Develop a comprehensive and long range plan for improving the West End...i.e., the physical environs and the social conditions...recognizing the goals as ideals and the limitations of resources as restraints. This will also include a thorough investigation and recommendation of resources for implementing each section of the plan.
- Develop a more specific and short range plan for action, tailored to the resources available with the concurrence of the implementation agencies, and adjustment of the long range plan accordingly.
- Inform the City Manager, the City Planning Commission, and the City Council of the ideas, plans, programs, and possible methods of implementation as the work of the Task Force progresses, for their concurrence and action, if appropriate.
- Recommend to the City Manager, the City Planning Commission, and the City Council or other agencies, actions on problems or proposals which may arise from time to time regarding improvements of the West End.

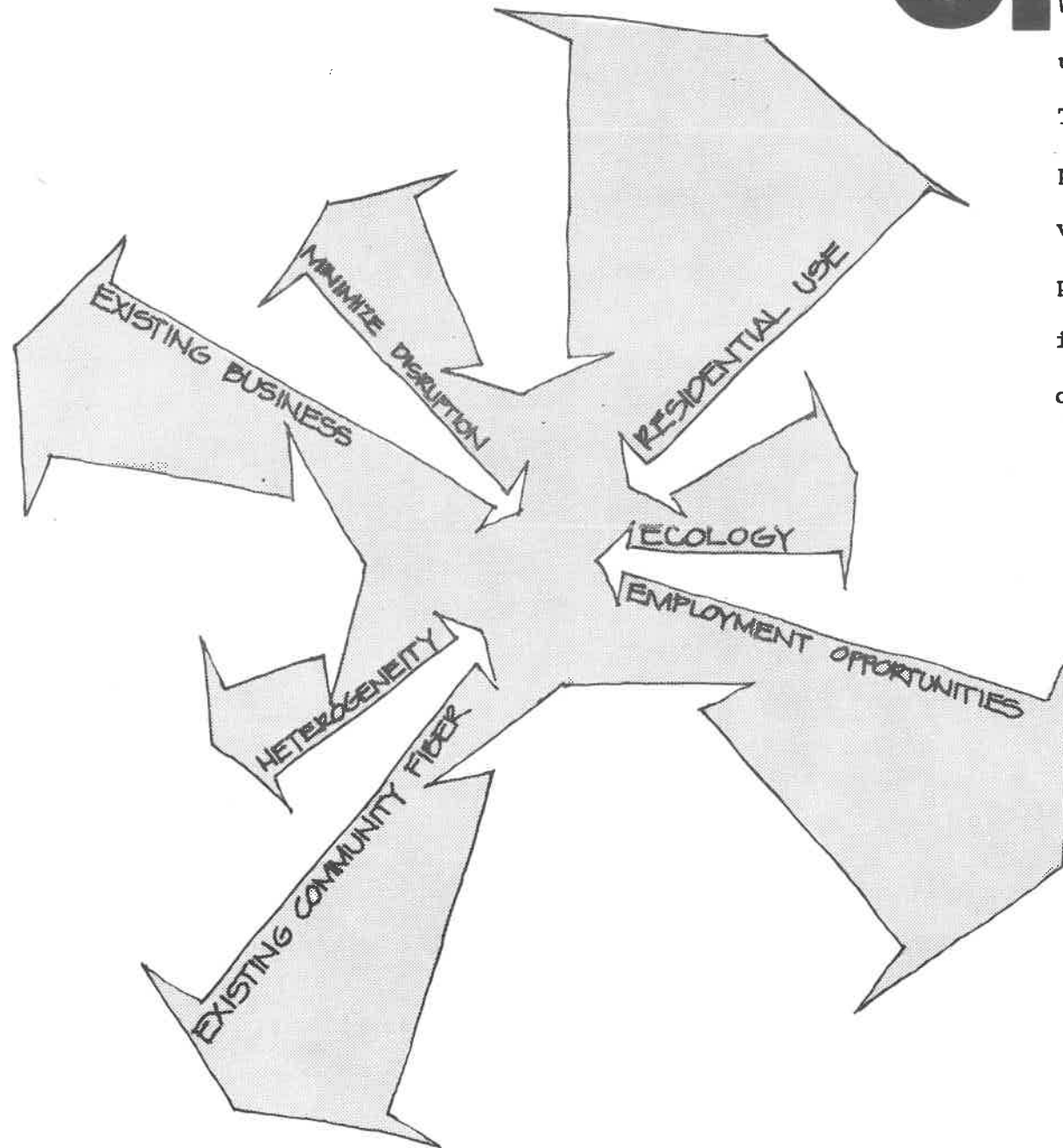
● Assist in the action programs for improvements. As part of this purpose the Task Force has adopted specific policies to identify its continuing role¹.



1. Refer to West End Existing Conditions Report prepared by the City Planning Commission.

C planning objectives

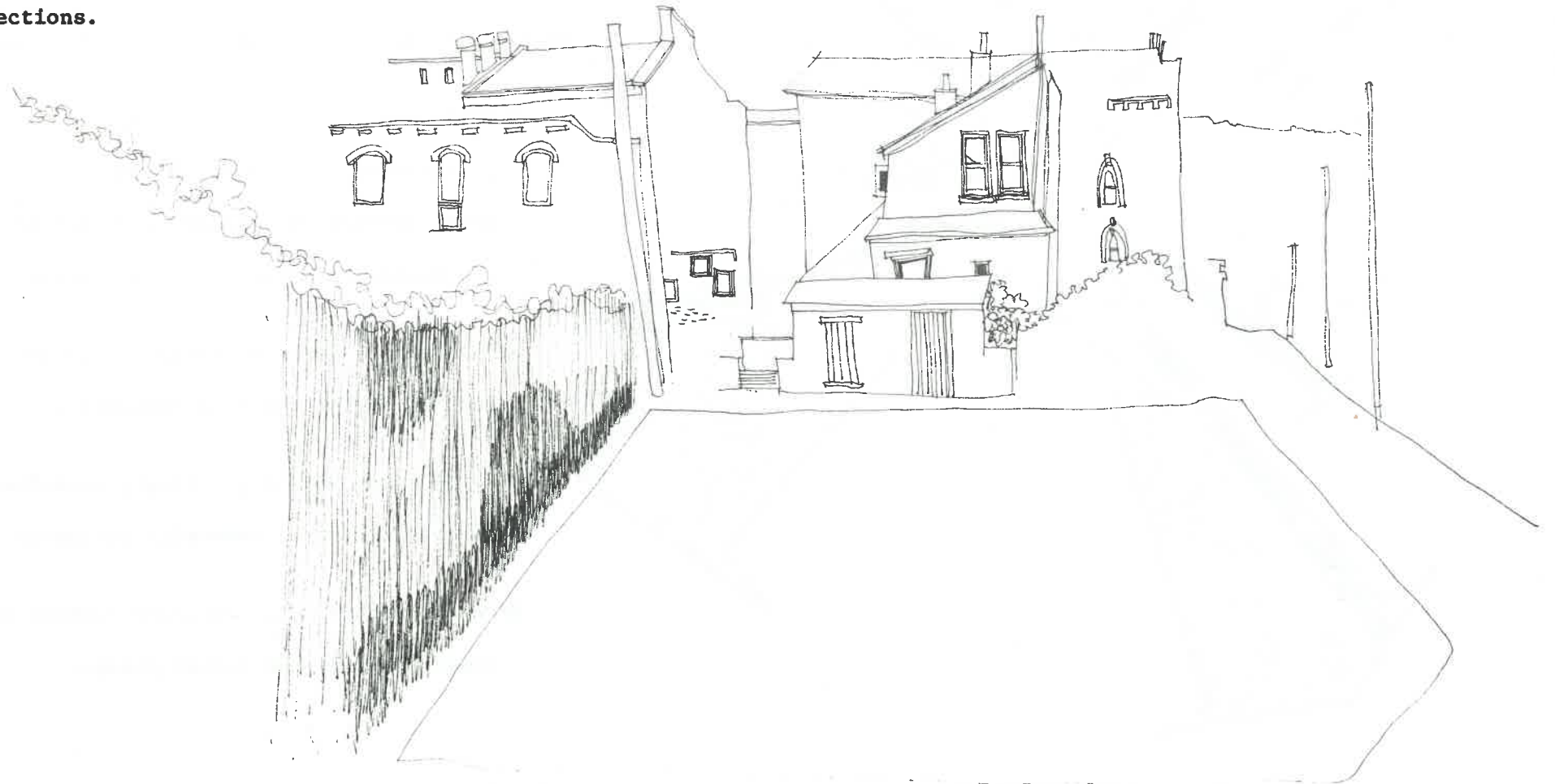
While planning generally deals with physical development, its ultimate aim is to improve the qualities and conditions of life. The achievement of this aim necessitates involvement in the planning process of those people directly affected by the environmental conditions. Such involvement, through the active participation of the West End Task Force, has resulted in the identification of those planning objectives which must be achieved in order to attain the desired environmental conditions.



- While maintaining the advantage of a community mixture of residential, business, industrial, and institutional uses, development should establish an environment which offers the highest standards for residential use.
- Development implementation should minimize imposed disruption to the existing community.
- Development should positively contribute to employment opportunities for community residents.
- Development should encourage maximum heterogeneity of economic, social, and racial groups.

● Development should enhance the potentials of the natural environment.

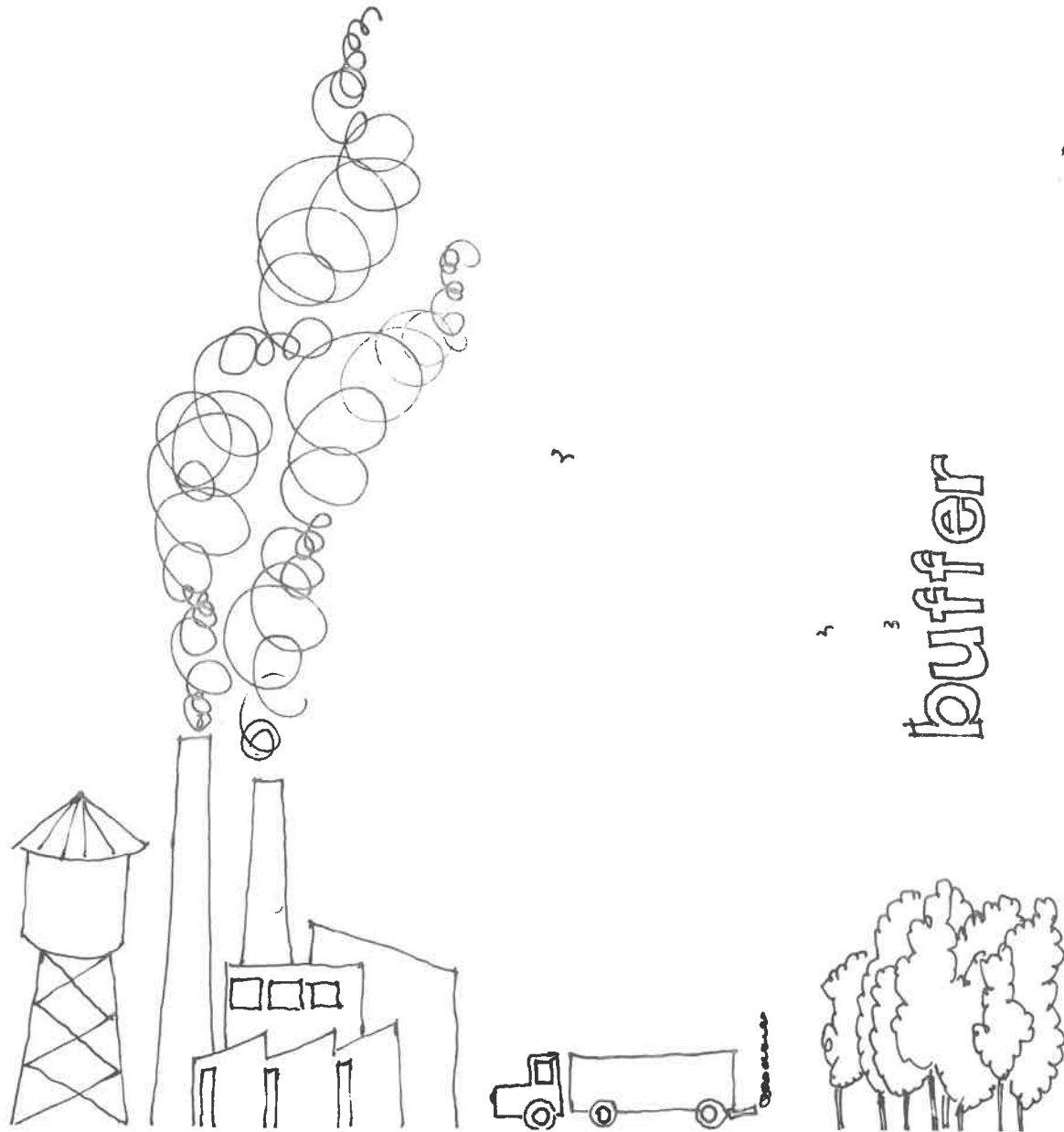
More specific objectives have been identified for the West End on an individual neighborhood basis, and are presented in the West End Task Force Land Use Policy Decisions. Additional specific objectives concerning housing, commercial activity, recreation, and transportation have been developed for the community. These objectives are included in this report and are presented under identified sections.



d. policy

In order to establish the Northern West End as a viable residential community, the West End Development Plan recognizes the need to provide an effective buffer from the imposing non-residential useage and to concentrate on developing an environment in which the necessary amenities for residential useage are provided.* With the commitment to the establishment of residential heterogeneity for the total community, the location of housing for families without children at high density, along the perimeter zones, and housing oriented for families with children in the central sectors became a logical approach. This approach would reduce vehicular traffic internal to the community, establish an identifiable edge to the area, offer a means of community, buffer, establish a strong physical basis for neighborhood identity, and create a positive environment for residential living. The objective of eliminating major vehicular traffic from residential areas is achieved by the demarcation of sub-areas with the development of denser housing for families without children along Linn Street, Central Avenue, Bank Street.

buffer



*Such as recreational facilities, schools, and adequate commercial facilities.



background

This, in turn, allows the inner sectors of Dayton Findlay I and Dayton Findlay II to become available for redevelopment oriented for families with children. Through conscientious design, many of the existing structures in these areas can be feasibly renovated to provide dwelling units which can adequately accommodate families with children. By this approach, the existing open space, although not excessive, could effectively provide the exterior area necessary to achieve the recreation objectives of the plan. In addition, with the redevelopment of the existing structures from the current dense occupancy to a more appropriate density by developing units oriented for families with children, the parking conditions in the area would begin to approach acceptable standards.

e.planning process

■ In 1966, after the initial formation of the West End Task Force, one of the first orders of business was to develop a clear process for planning action. This process, which has been the guide for the planning activities of the Task Force, proposed that the necessary planning actions be subdivided into five phases. These phases, as adopted by the WETF, and related activities are as follows:

PHASE ONE: PRELIMINARY ANALYSIS (INITIAL GOAL-SETTING)

Evaluation of existing conditions in the West End in order to identify problems, uncover opportunities and establish general objectives for the overall improvement of the community.

PHASE TWO: IDENTIFICATION OF ALTERNATIVES (GOALS TESTING)

Preparation of a series of alternate sketch plans depicting possible variations in the land use mix, the socio-economic mix, and population density. These must be reviewed by the Task Force in terms of their cost, design, and market implications, and in terms of how well they fulfill overall community objectives. An attempt must be made to select the two or three schemes that appear to offer the best solution.

analysis
one

alternatives
two

wetf

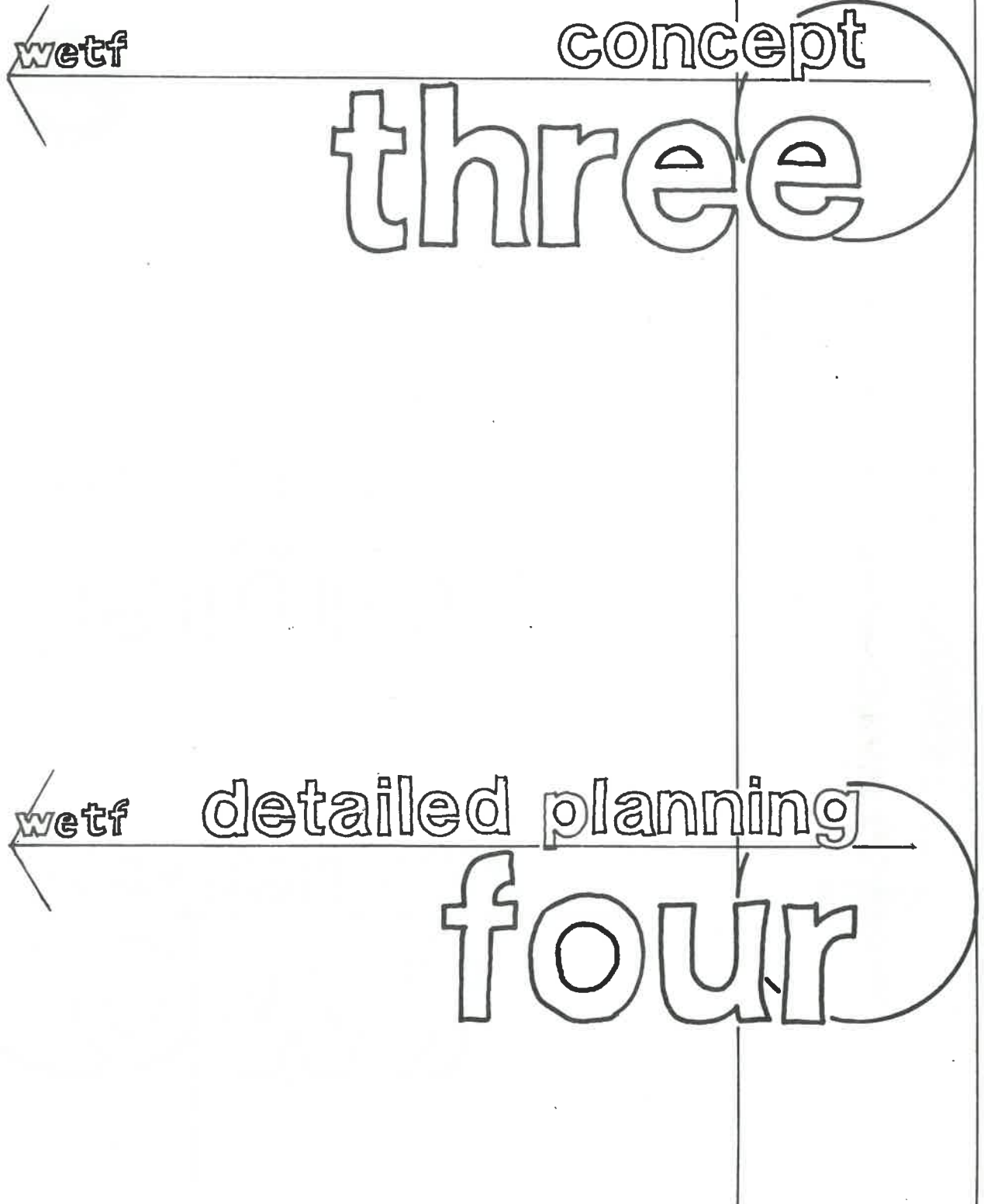
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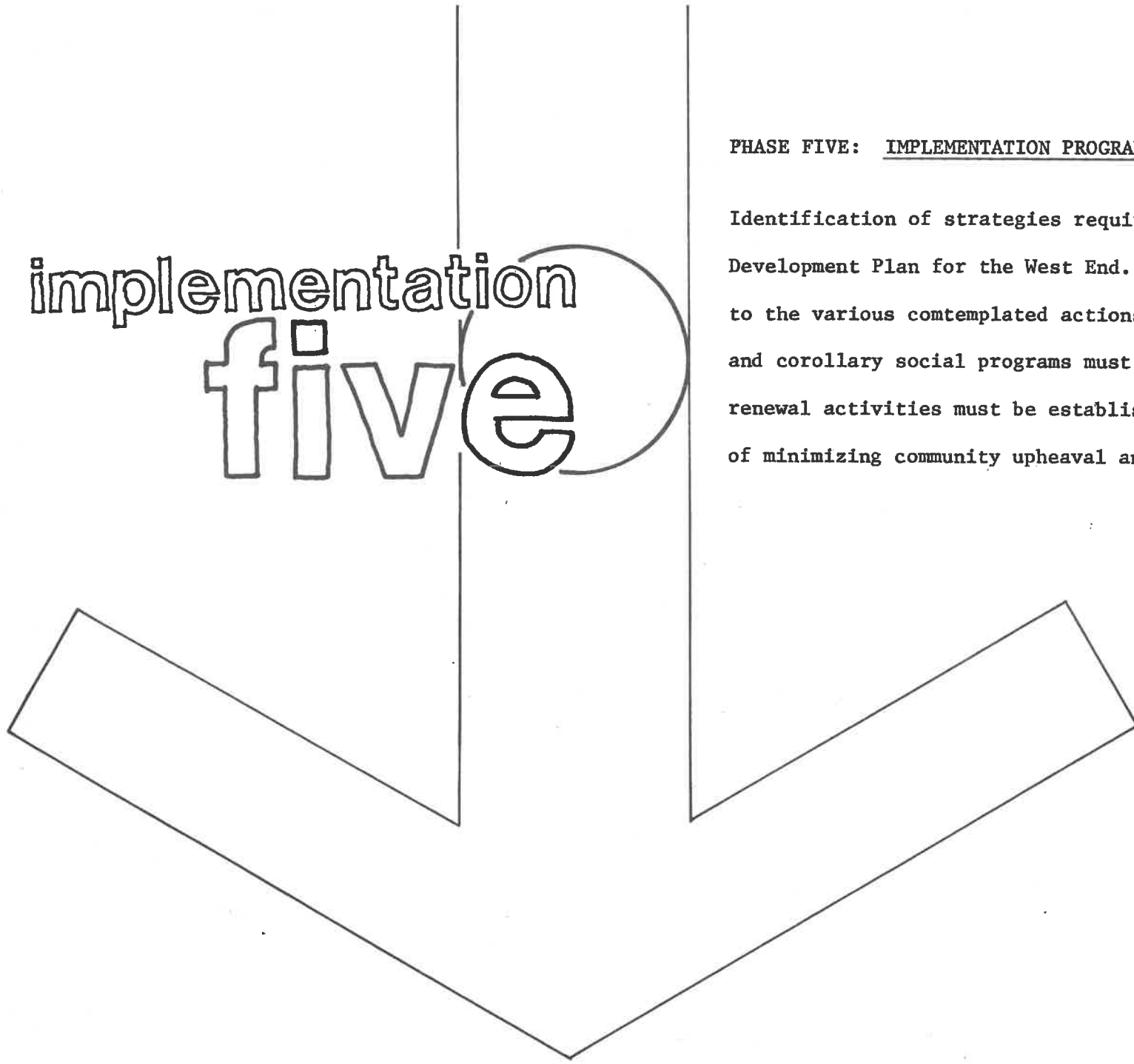
PHASE THREE: ESTABLISH OVERALL PLANNING CONCEPT (GOAL RATIFICATION).

Review by the Task Force with the aid of staff the implications of the preferred sketch plans and the establishment of an overall planning concept for the community.

PHASE FOUR: DETAILED PLANNING (GOAL INTERPRETATION)

Detailed planning work necessary for the preparation of the General Development Plan. Major work must be performed by consulting teams with the Task Force performing its role as a review body. Planning must be concerned with the design of the physical community, identification of locations and siting of the various land uses and their interrelationships, and design of circulation system to enhance the community's physical functioning. In addition this phase should include an examination of the non-physical problems of the community leading to the design of socio-economic programs which can be coordinated with physical programs. This process should encourage that the renewal effort will enhance the community's social functioning as well as its physical structure. Feasibility, from an economic and fiscal standpoint, must be considered throughout the process.

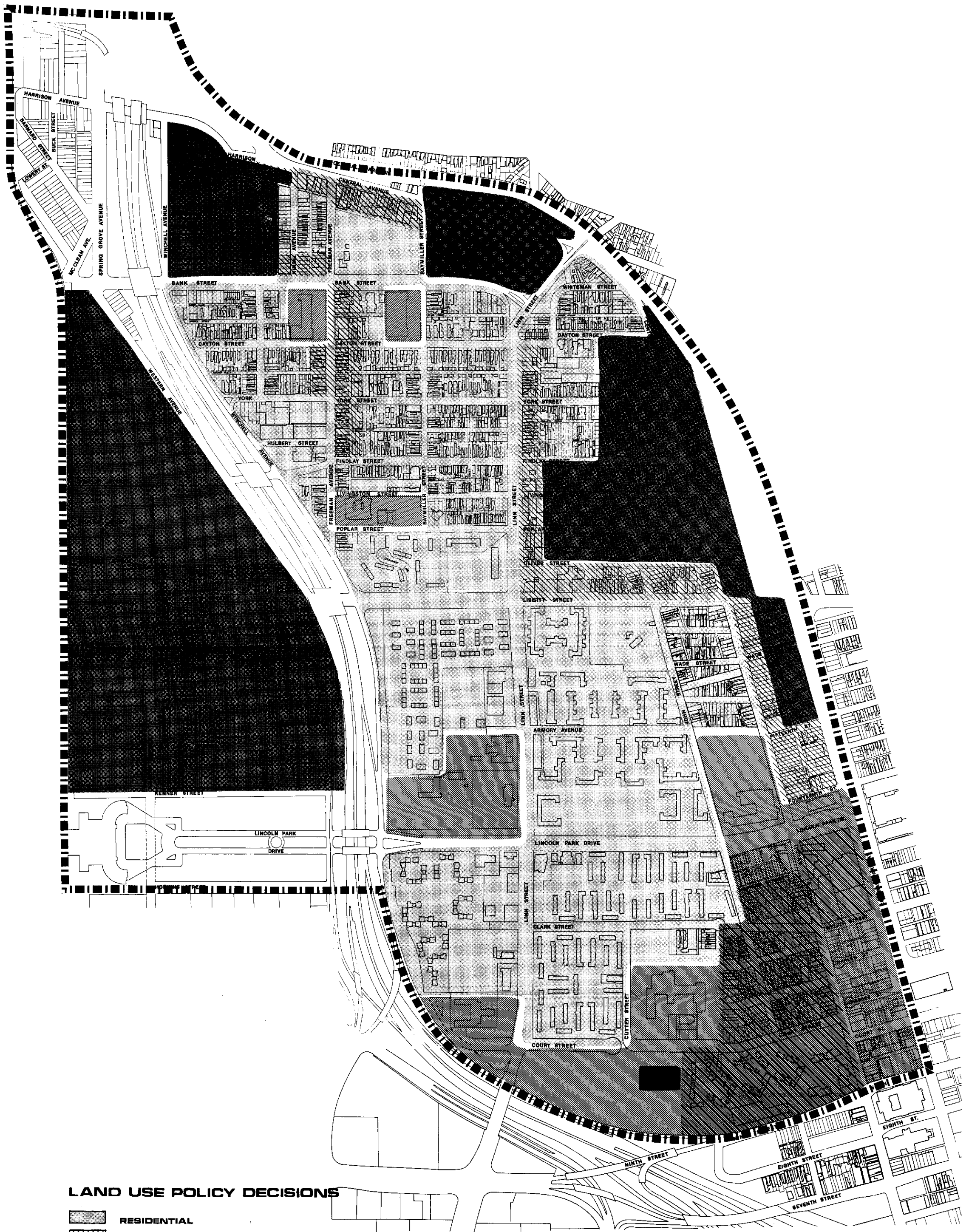




implementation
five






PHASE FIVE: IMPLEMENTATION PROGRAMMING

Identification of strategies required for implementing the General Development Plan for the West End. Priorities must be assigned to the various contemplated actions, individual project boundaries and corollary social programs must be delineated, a schedule for renewal activities must be established which reflects the objective of minimizing community upheaval and excessive off-site relocation.



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LAND USE POLICY DECISIONS

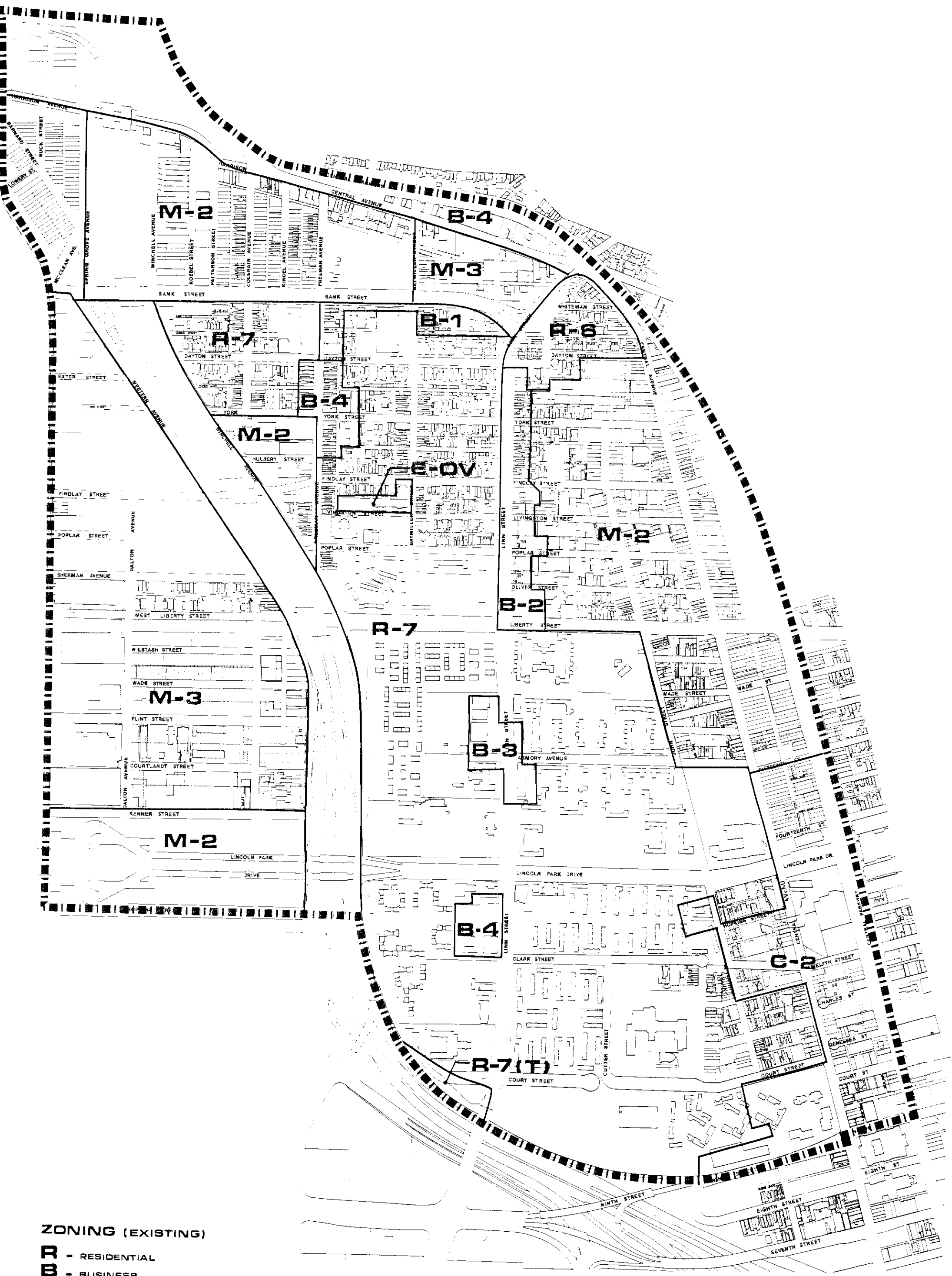
-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC
-  INDUSTRIAL
-  MIXED USE

WEST END

MODEL CITIES PHYSICAL PLANNING PROGRAM

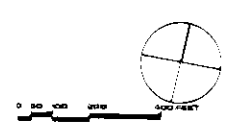
CINCINNATI OHIO





ZONING (EXISTING)

- R** - RESIDENTIAL
- B** - BUSINESS
- C** - COMMERCIAL
- M** - MANUFACTURING
- E** - EXPERIMENTAL OVERLAY



ii.a. concept

The specific objectives, which are included in this report, establish the basis of the West End Development Plan. The configuration of the plan is the product of numerous studies and the result of the refinement of many alternative schemes which have been developed for the area. In 1966, as part of the Programs for the West End, the first two of these many alternative studies which have been developed for the West End have evolved into the community approved West End Development Plan. Provided with a clear goal, the planning process has been consistent and constructive.

In March 1972, with the initiation of the conclusion of the active planning process, three drastically different development approaches for the West End were presented to the West End Task Force.

1. Maintenance of Existing Environment with Minor Improvements as Required: (Paint up- Fix up)

This type of Development Program is the method of approach most frequently employed in the development of an existing community. However, when conditions in an area have been

reduced below a minimal level of acceptability, this method is inappropriate. Conditions in the West End are below such a minimal level. While it is the intent to retain certain aspects of the existing Northern West End, a maintenance program will not suffice as an effective development process.

2. General Clearance:

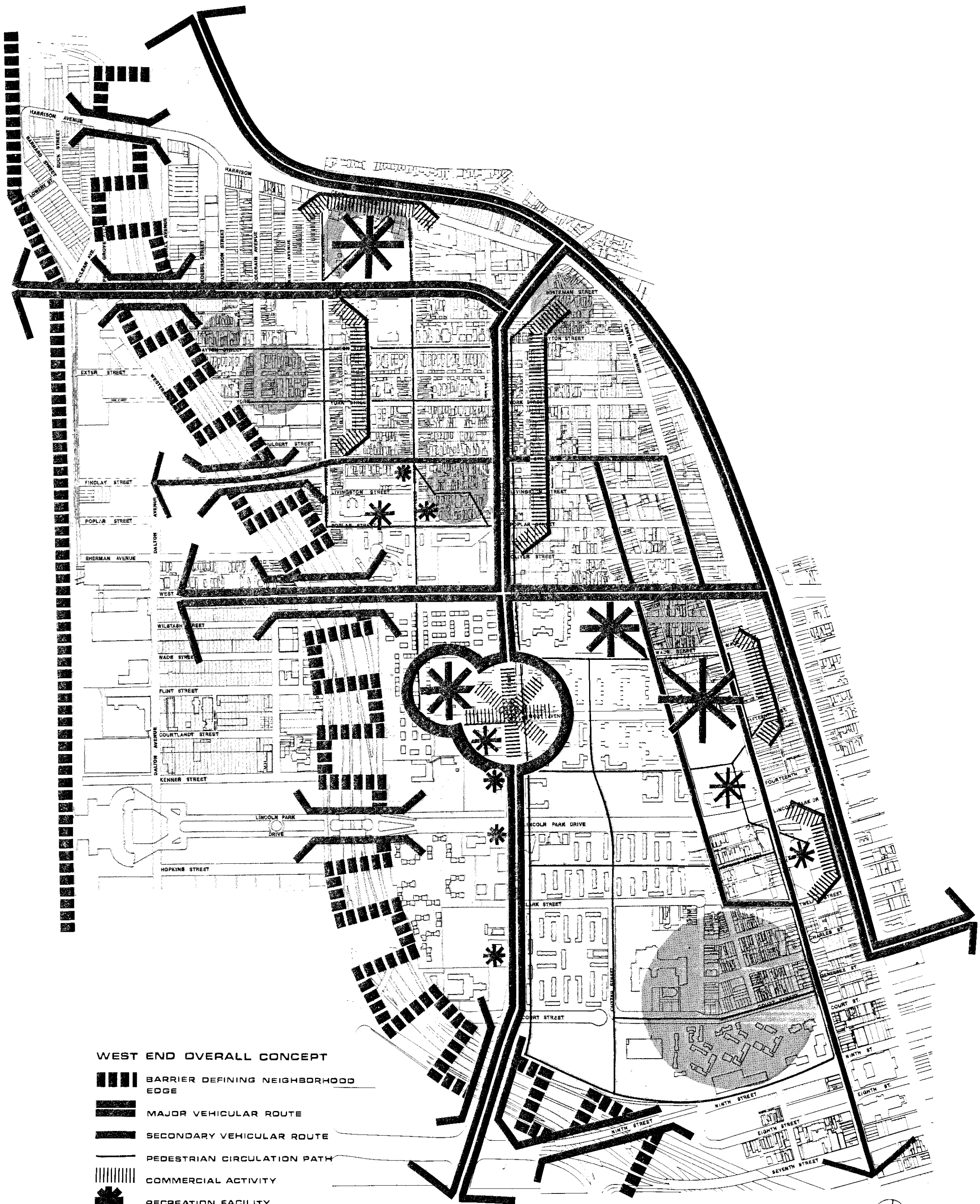
This type of Development Program, which is the method of approach generally employed when maintenance of the existing structures would not be sufficient, calls for the total clearance of an existing, blighted community and its replacement with a totally new environment, both physically and socially. Most of the West End has been redeveloped by this method. Queensgate I was once a viable, although physically decaying, residential community. Today, after renewal clearance, it is a marginally productive industrial area completely void of all residential useage. In other earlier attempts total clearance had equal limited success, as is attested to by the uninspired residential complexes of Laurel Homes, Lincoln Court, and Richmond Village. Based upon the adopted objectives, a total clearance program is obviously not an acceptable solution for the Northern West End.

3. Project Oriented Development: (Development Sites)








The Development Program which attempts to identify project sites for new development, while encouraging active improvement throughout the general area offers the best potential for the Northern West End. This approach permits the possibility of effective staging in order to minimize community disruption, the retention of the positive aspects of the existing community, the elimination of major blighting influences, and the opportunity of effectively achieving the desired community objectives.

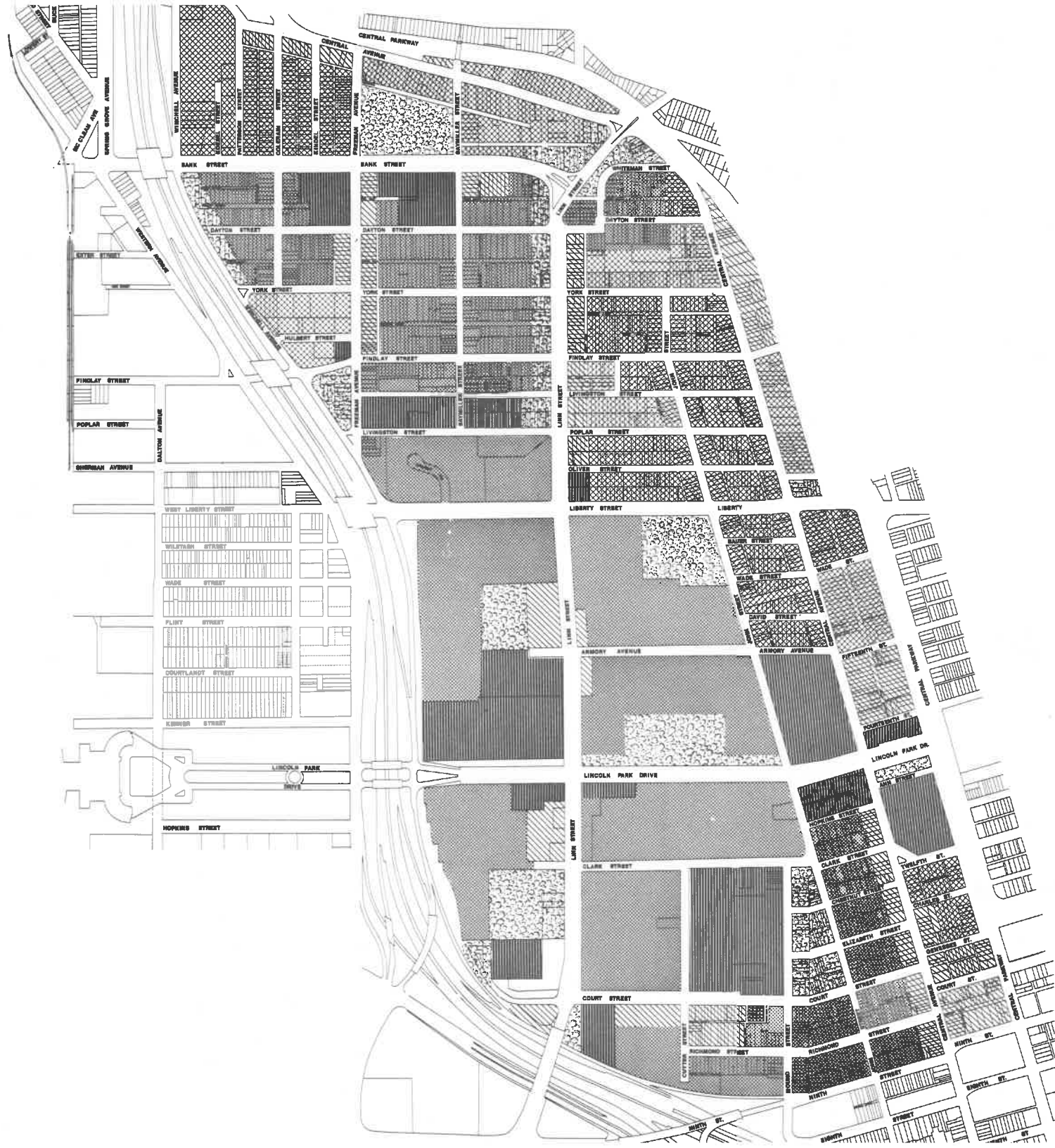
The West End Task Force unanimously selected Project Oriented Development¹ as the method of approach which is most appropriate for the Northern West End.

¹ West End Task Force on March 16, 1972



WEST END OVERALL CONCEPT

-  BARRIER DEFINING NEIGHBORHOOD EDGE
-  MAJOR VEHICULAR ROUTE
-  SECONDARY VEHICULAR ROUTE
-  PEDESTRIAN CIRCULATION PATH
-  COMMERCIAL ACTIVITY
-  RECREATION FACILITY
-  COMMUNITY SERVICE FACILITIES
- PROPOSED NEW HOUSING



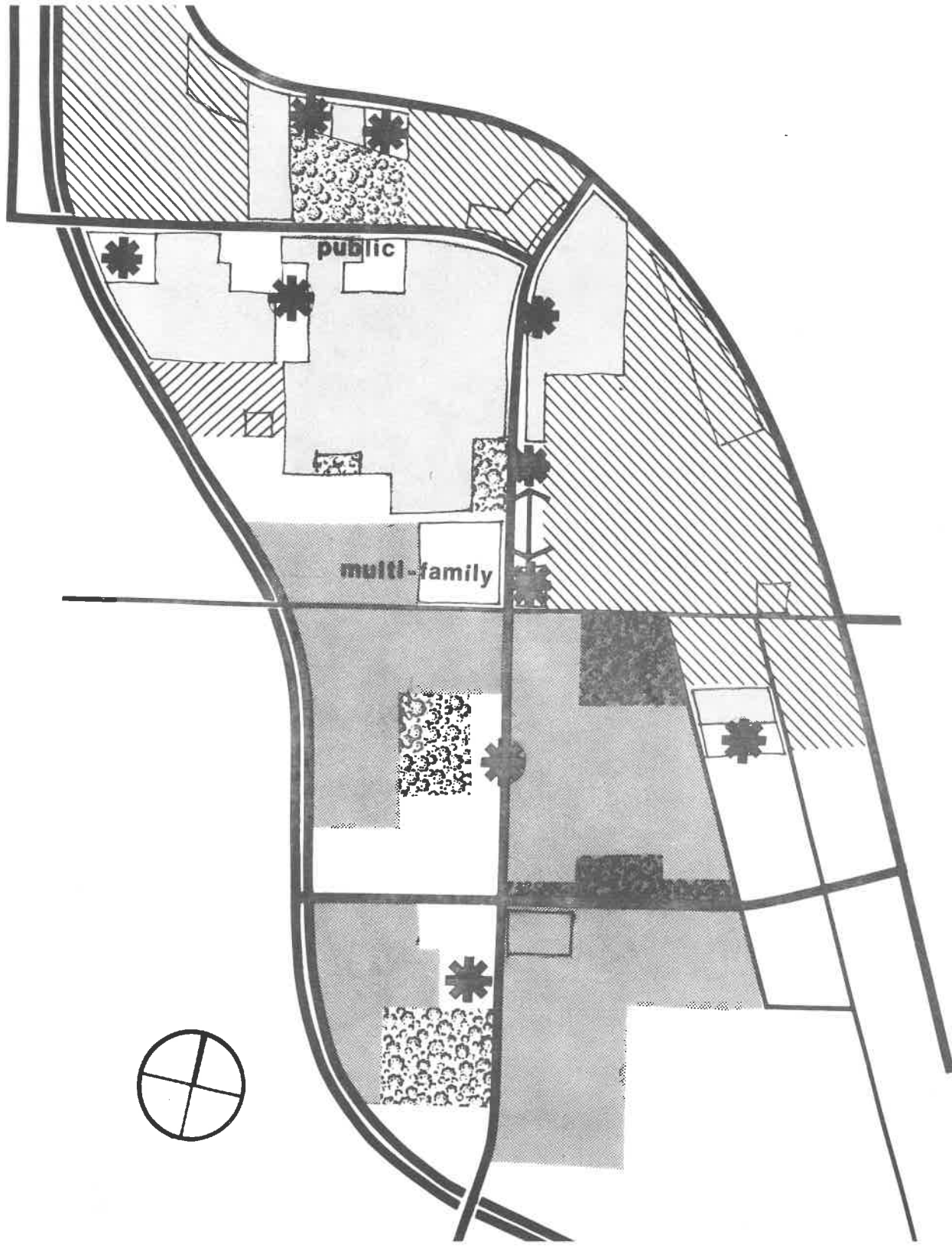
1966 land use plan

-  residential
-  commercial
-  public
-  industrial
-  green space

legend

 land use differing from the 1966 land use plan

 industrial
 single family
 two family
 green space
 commercial

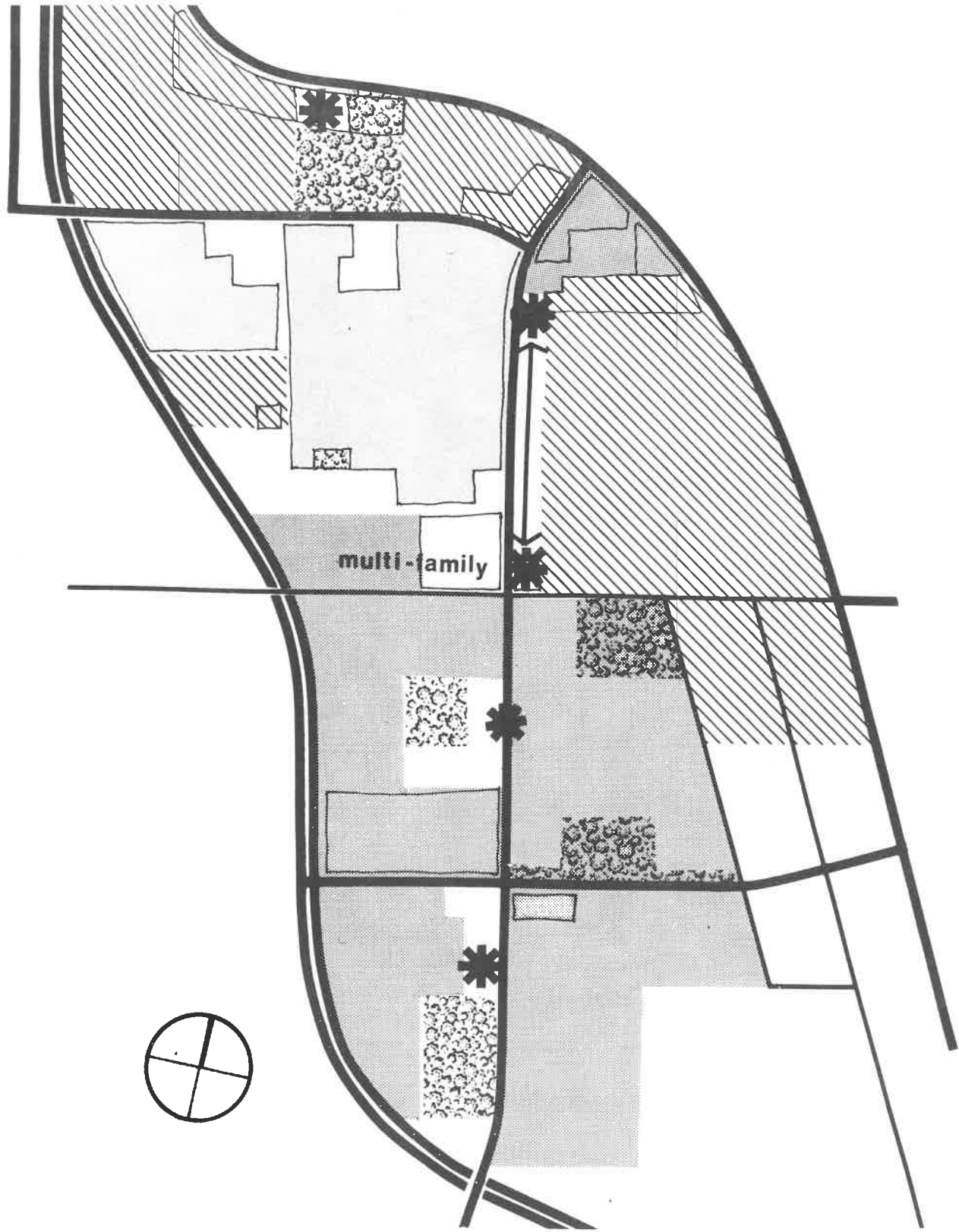


legend

 land use differing from the 1966 land use plan

-  industrial
-  single family
-  two family
-  green space
-  commercial

scheme 1
paint up-fix up



legend

 land use differing from the 1966 land use plan

-  industrial
-  single family
-  two family
-  green space
-  commercial

scheme 2a
paint up – fix up
with new development

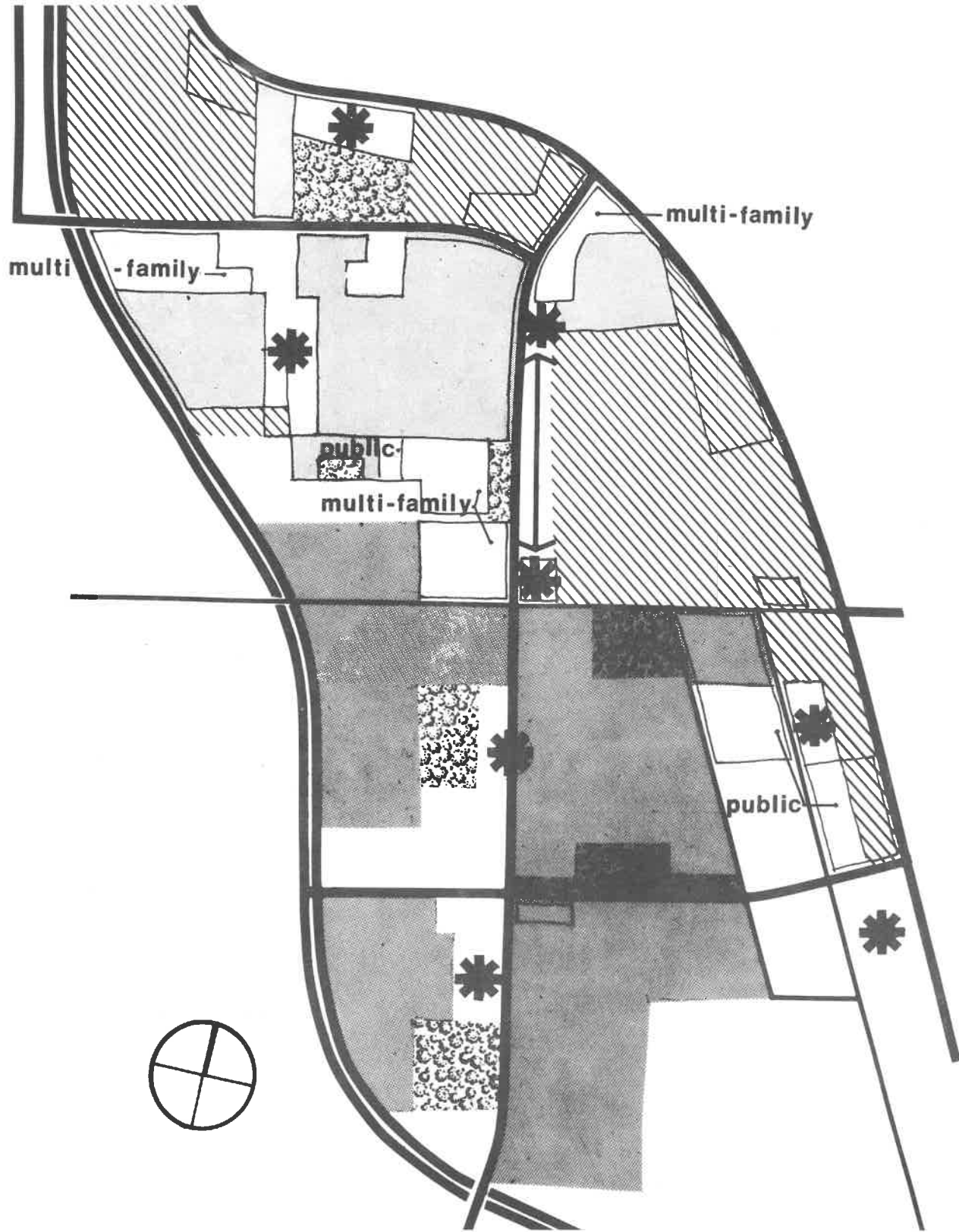


legend







 land use differing from the 1966 land use plan

-  industrial
-  single family
-  two family
-  green space
-  commercial

**scheme 2b
clearance**



legend

-  land use differing from the 1966 land use plan
-  industrial
-  single family
-  two family
-  green space
-  commercial

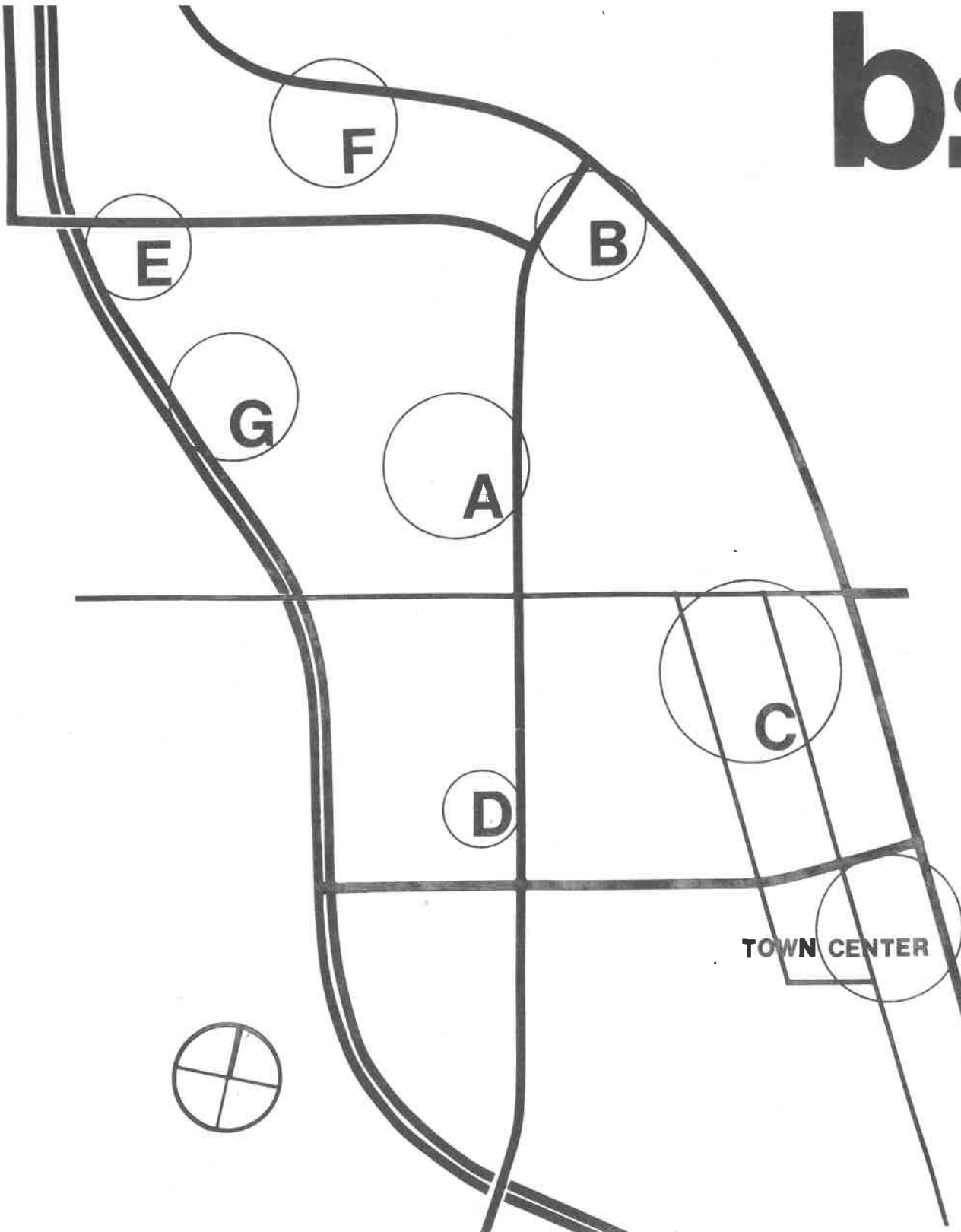
**scheme 3
development sites**

b. development sites

As expressed in the general objectives, the strategy of the West End Development Plan is to retain those residential structures which are in satisfactory condition while redeveloping those which are not physically sound either by conscientious rehabilitation of the structures or by replacement with new construction. In addition, the development plan must require a minimum relocation of existing residents and commercial establishments.

Based upon these general objectives and following the land use policy decisions adopted by the West End Task Force, a general survey of the West End identified those areas of residential use which should be retained. And by the process of elimination, those portions of the community which require major redevelopment were determined. From these six, development sites were established.

Development sites are those contiguous areas which are comprised of properties on which there are structures which are not in sound physical condition, occupancies which are not consistent with the adopted land use policies, and/or which are vacant land. In the first instance, where occupancy rate is generally low, the conditions are in such a deplorable state that occupancy should not be allowed.



background

In the second instance, the occupancy has been determined as inappropriate. Therefore, while some relocation will be necessary, the method of selecting development sites will minimize required relocation and will generally limit it to those situations where it is appropriate. By this approach the initial problems of relocation will be reduced, allowing development of new housing which can properly accommodate those families that might have to be relocated during additional area development. All development is not intended to be limited to the six development sites. However, since retention of those existing residential units which are in a "satisfactory" condition is a prime planning objective, these sites provide the only areas in the West End which are available for major new development.

Development should enhance the existing environmental attributes and contribute towards making the West End a more viable and attractive residential community. This ultimate, although generalized goal, has been expressed by those specific objectives which are presented in latter sections of this plan, Appendix "A", which presents a detailed discussion of those sites designated by the West End Task Force as Development Sites.

circulation

i overall circulation objectives

ii vehicular circulation objectives

a. general objectives

b. expressway elements

c. major streets

d. community streets

e. neighborhood streets

iii pedestrain circulation objectives

a. general objectives

iv vehicular circulation recommendations

a. expressway elements

b. major streets

c. community street

d. neighborhood streets

v parking recommendations

a. parking supply requirement

b. residential parking

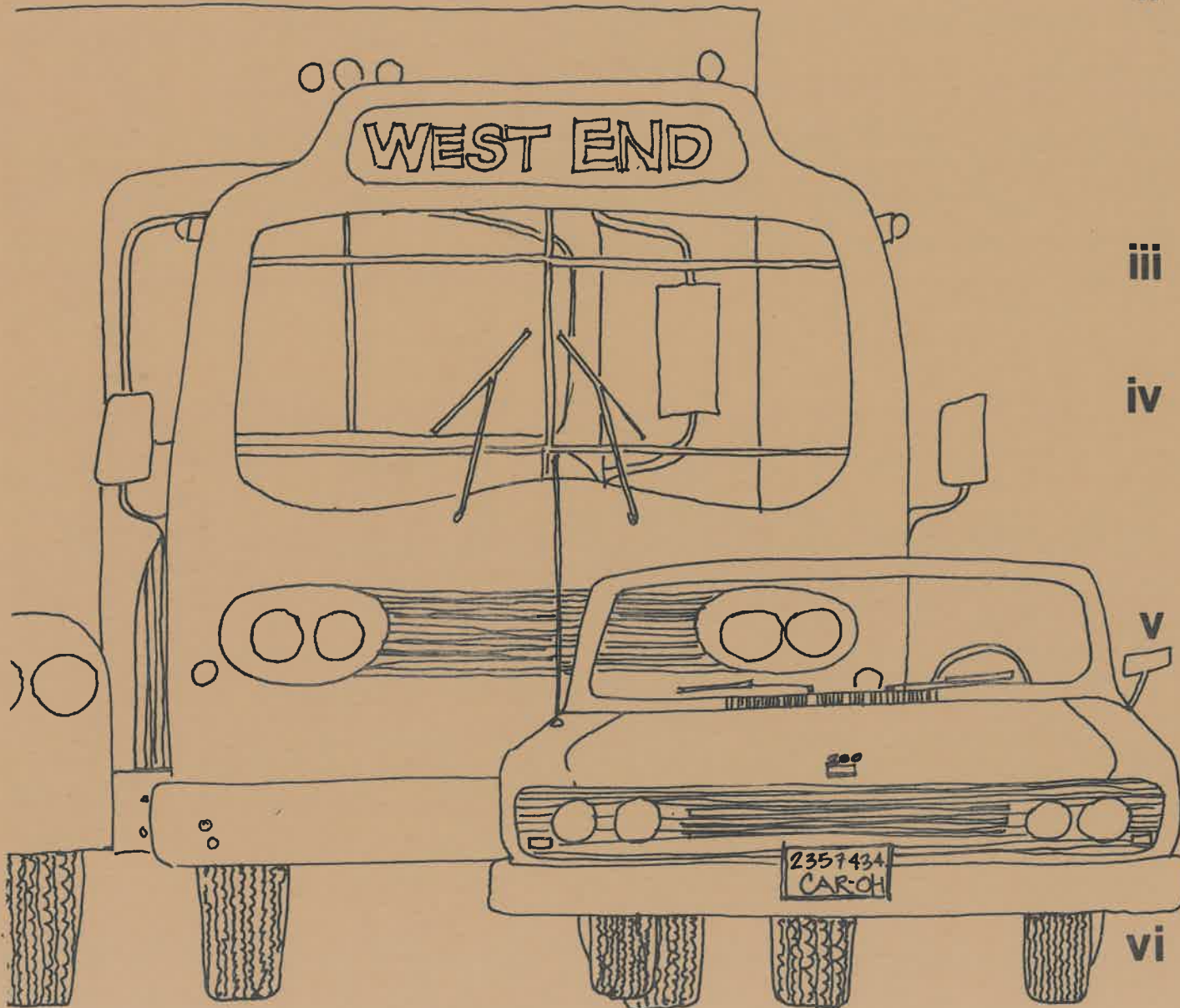
c. design of parking

d. off street parking

e. on street parking

f. on street truck loading

vi pedestrian circulation recommendations



CONSIDERATIONS

Mill Creek Expressway

Central Parkway

Proposed Cross Basin Connector

Existing Transportation

Existing Land use

Central Business District

Intra-area transportation

Existing city wide bus routes

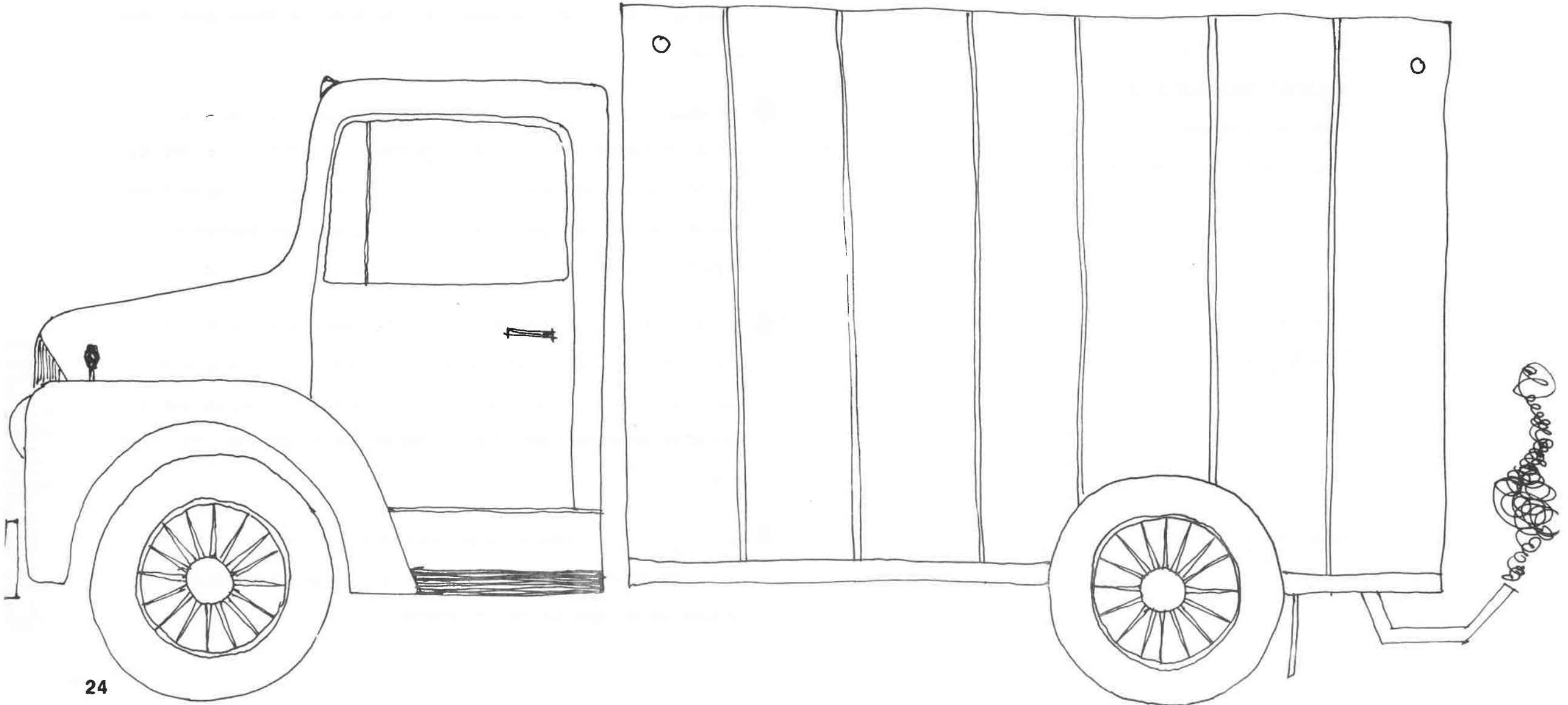
Rapid Transit

Overall objectives

- The West End Transportation Plan should recognize the regional functions and implication of the Mill Creek Expressway, (I-75), the importance and potential of Central Parkway, and should attempt to provide some reference to the proposed Cross Basin Connector.
- The Plan should recognize and accommodate the existing transportation system and land-use patterns in a regional context and respond to the implications of planning for the Central Business District as a nodal point to the Model Cities Neighborhoods in regard to transportation requirements for the West End area.
- The Plan should acknowledge current proposals for intra-area transportation sub-systems in the Cincinnati area, such as the proposed mini-bus system for the Basin area and consider any existing or proposed city wide bus routes which serve the West End area.
- The Plan should incorporate provisions for a rapid transit system that when developed will provide service to all major activity centers as defined in the OKI region.

● The Plan should consider the importance of transportation as an economic factor enabling the realization of employment opportunity to West End residents.

Employment Factor



vehicular objectives

ii.a. general objectives

Existing traffic pattern.

Relate street to adjacent Land Use.

Residential enclosures/
Pedestrian "Super Blocks".

Community streets for local traffic.

1. The vehicular circulation system for the West End should be related to the existing street pattern in and adjacent to the project area by concentrating major vehicular traffic flow on Linn Street, Liberty Street, Lincoln Park Drive, Central Parkway, John Street, and Winchell Avenue.
2. Adaptation of each major street should be accomplished in order to achieve a specific relationship between the street and the land uses proposed along either side. Where the land uses are related, design linkages should be developed to counter the inherent buffer effect of the major streets.
3. The vehicular circulation system for the West End should be developed whenever possible so as to provide for the development of residential enclosures or pedestrian-oriented "super blocks" that will minimize regionally oriented, through traffic within the residential sectors of the area.
4. The Plan should be designed to support the "community streets"

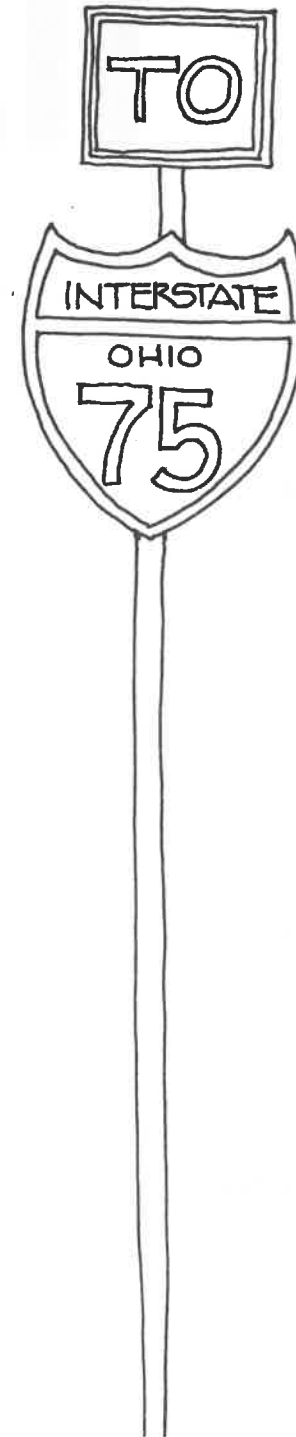
circulation

b expressway elements

concepts as defined by the community by providing for the elimination of through traffic from local streets in and near the residential areas. Community streets will carry traffic with local origins and destinations.

5. The Plan should be designed to limit use of trucks and service vehicles on those streets in residential sectors by the use of a limited "service street" concept. By this approach, the use of area streets by trucks and service vehicles shall be limited to prescribed schedules and/or routes. To support this intent, the Plan should include the development of a traffic flow pattern for heavy vehicles.

1. I-75 (Millcreek Expressway) is the only facility in the area that can appropriately be classified as an expressway. The basic operational characteristics of this facility shall remain unchanged.
2. Expressway Interchanges: The I-75 interchanges that serve the West End shall basically remain undisturbed in the transportation plan. The only major alterations would be related to the possible development of a Cross Basin Connector and a convenient access from I-75 northbound. However, in the event of such development, the effects of the alteration must have positive impact for the West End.



Limit trucks and service vehicles from residential streets.

Develop traffic flow pattern for heavy vehicles.

Interchanges to remain unchanged with the exception of a possible interchange for proposed Cross Basin Connector.

In the event of construction of a Cross Basin Connector the community must realize positive impact to warrant acceptance.

Major Streets

Carry regional traffic efficiently through the West End.

Provide convenient access to the area.

Minimize conflict of traffic and land usage.

C major streets

The primary function of designated major streets shall be to carry

regional traffic efficiently through the West End and to provide con-

venient access to the area. Design of major streets should attempt to

minimize conflict between the various types of traffic, such as commercial

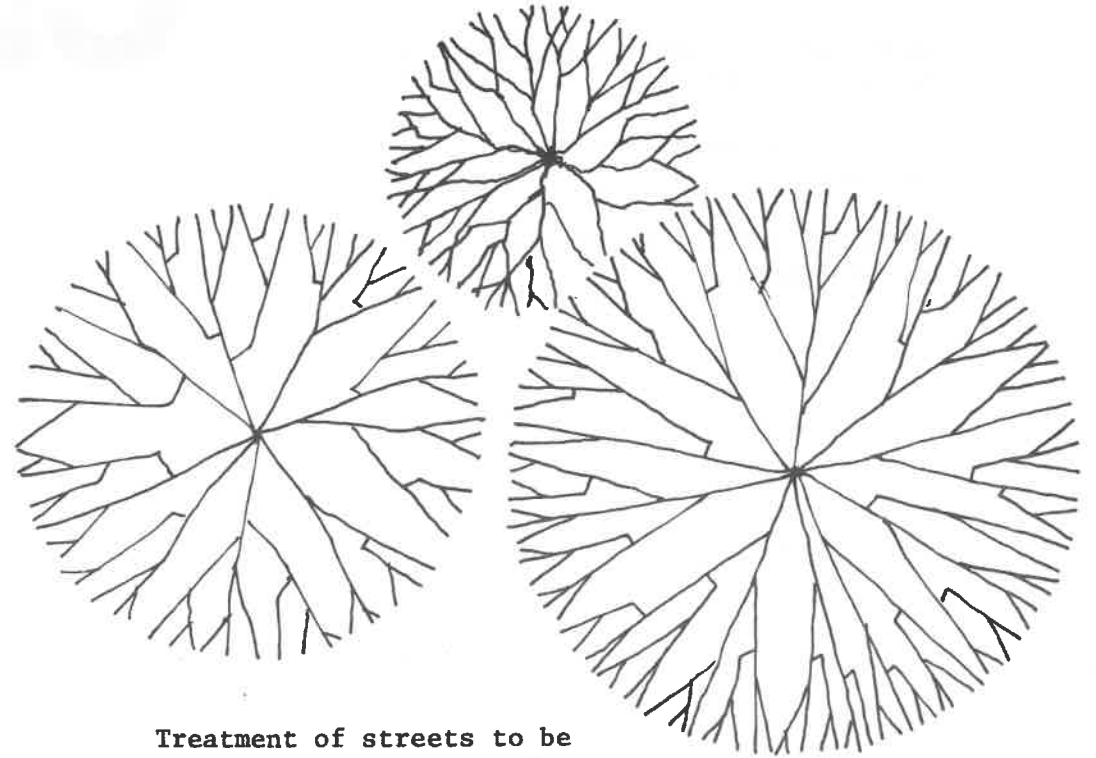
versus residential, or through versus local.

1. Intersections of major streets should be limited and when necessary, provided with appropriate traffic control so as to minimize any conflict with the community.
2. Buffer effects created by major streets should be emphasized by (1) maintaining, increasing or decreasing street widths; (2) increasing or reducing traffic volumes and travel speeds; (3) contrasting or harmonizing ground level land uses on opposite sides of streets; (4) use of landscaping; (5) providing ground level or overhead pedestrian linkages, and (6) siting of structures with narrow or wide setbacks.
3. Roadway design for major streets in the West End should consider the following criteria:
 - a. Lane widths for new construction or reconstruction should be of adequate width as designated by the community guidelines. At least two travel lanes for each direction should be provided so as

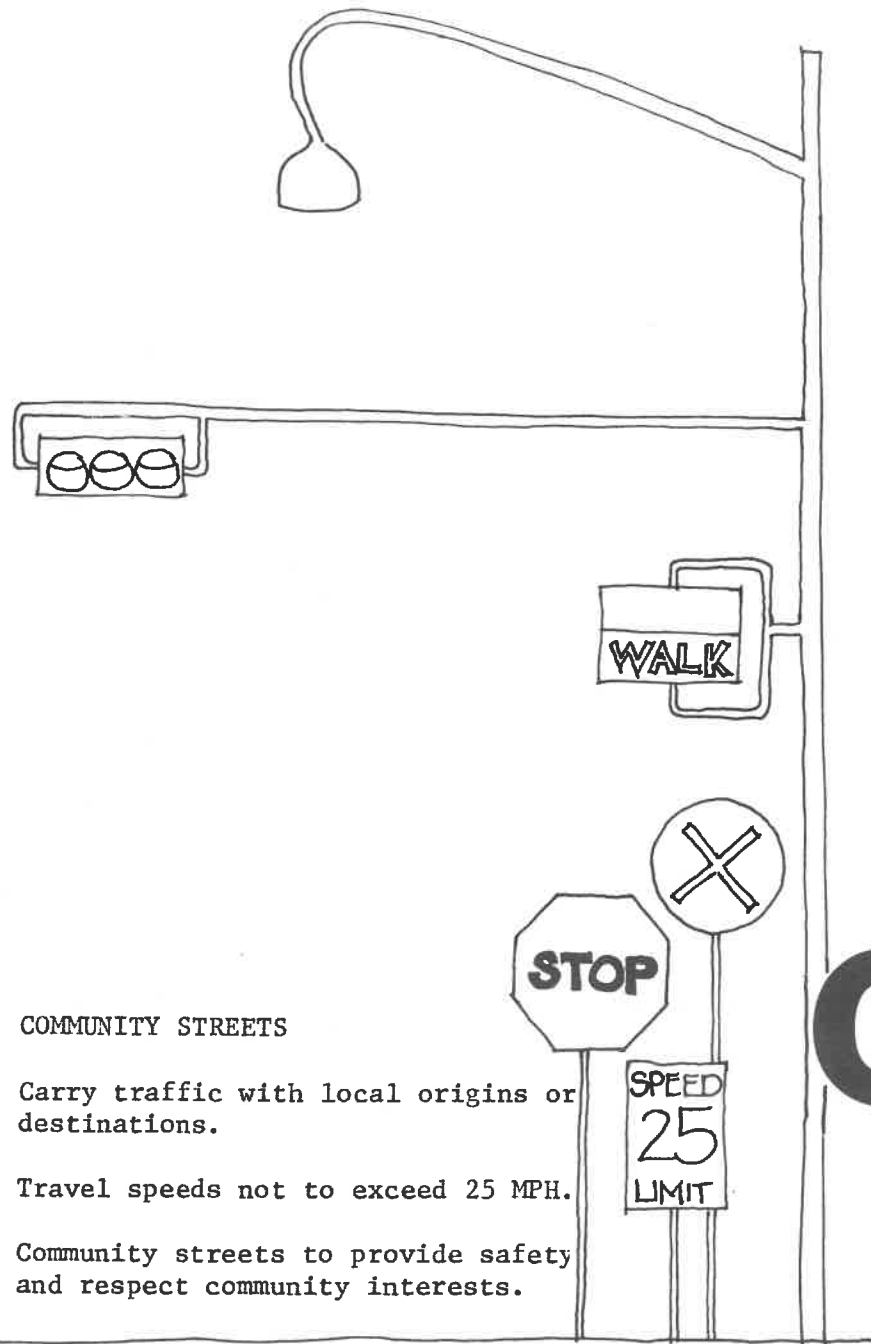
to provide adequate flexibility in future transportation needs.

- b. Curb cuts for driveways and other access ways to property are to be eliminated wherever possible. When required they should be minimized to a feasible and consistent degree with the land use recommendations of the West End Development Plan.
- c. Sidewalks should be provided on all major street segments within the West End at a width and in relation to the curb line that is consistent with adjacent sidewalks on the major street immediately outside of the project area. But in any event sidewalks shall at least meet minimum design standards as delineated by the Community Guidelines.
- d. Use of planting should be encouraged along streets where possible and consistent with traffic safety requirements. Special consideration of Findlay Street is necessary in order to maintain residential character while improving traffic flow.

4. On Street Parking and Loading: On street parking should only be permitted during off-peak hours, and should be limited to clearly defined spaces. On street truck loading should be prohibited on major streets during peak travel hours and may be prohibited during other daytime off-peak hours if the remaining street capacity is not sufficient to carry moving traffic. Night



Treatment of streets to be encouraged and attempted by means of planting.



COMMUNITY STREETS

Carry traffic with local origins or destinations.

Travel speeds not to exceed 25 MPH.

Community streets to provide safety and respect community interests.

time on street truck loading will normally be permitted.

5. Signalization and Signing: Traffic signal requirements are to be based on 1975 peak hour travel demand. Signals should be designed to provide easy and safe traffic flow to insure safety and community interests.
6. Street Lighting and Street Furniture: Street lighting should be of a high intensity and quality providing clear vision and security. The lighting in the CBD of Cincinnati should be used as a guideline.
 - a. Street furniture, including utility poles and bus shelters, should be consistent with the character of the West End.
 - b. Wherever possible, all utilities, including electric and telephone lines, should be located underground so as to eliminate unsightly overhead utility lines.

C community streets

The primary function of the designated community streets should be to carry traffic with local origins or destinations.

1. Travel speeds on community streets should be limited to 25 miles per hour so as to provide a certain degree of safety aimed at fulfilling the community interests.

2. Buffer effects of community streets on adjacent land uses and on land uses on opposite sides of the community streets should be reduced to the maximum extent possible by decreasing traffic and travel speeds, and by creating linkages between land uses by means of landscaping, wide building set backs and architectural design. Use of community streets by truck and other service vehicles shall be discouraged.

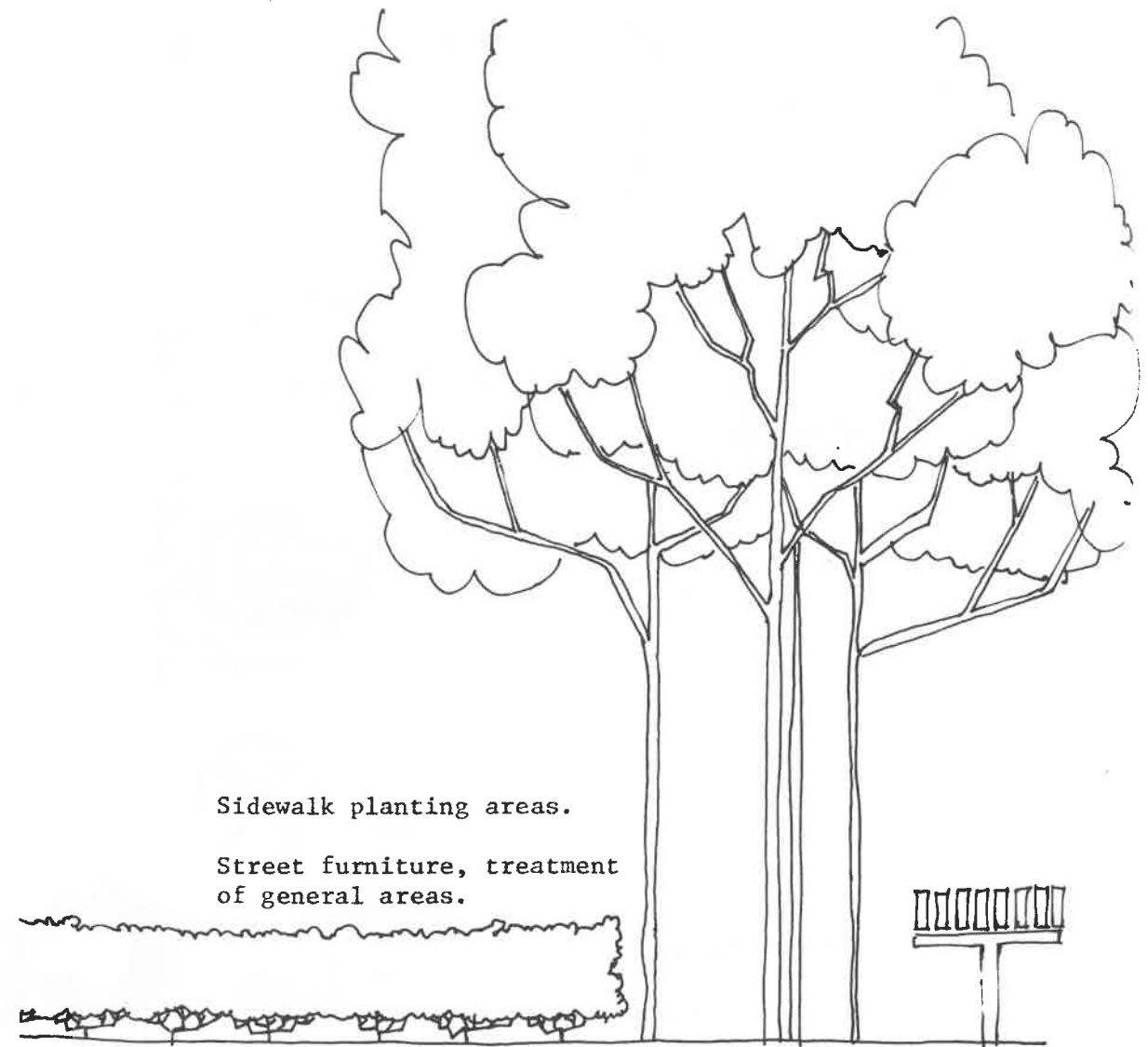
3. Roadway Design Characteristics:

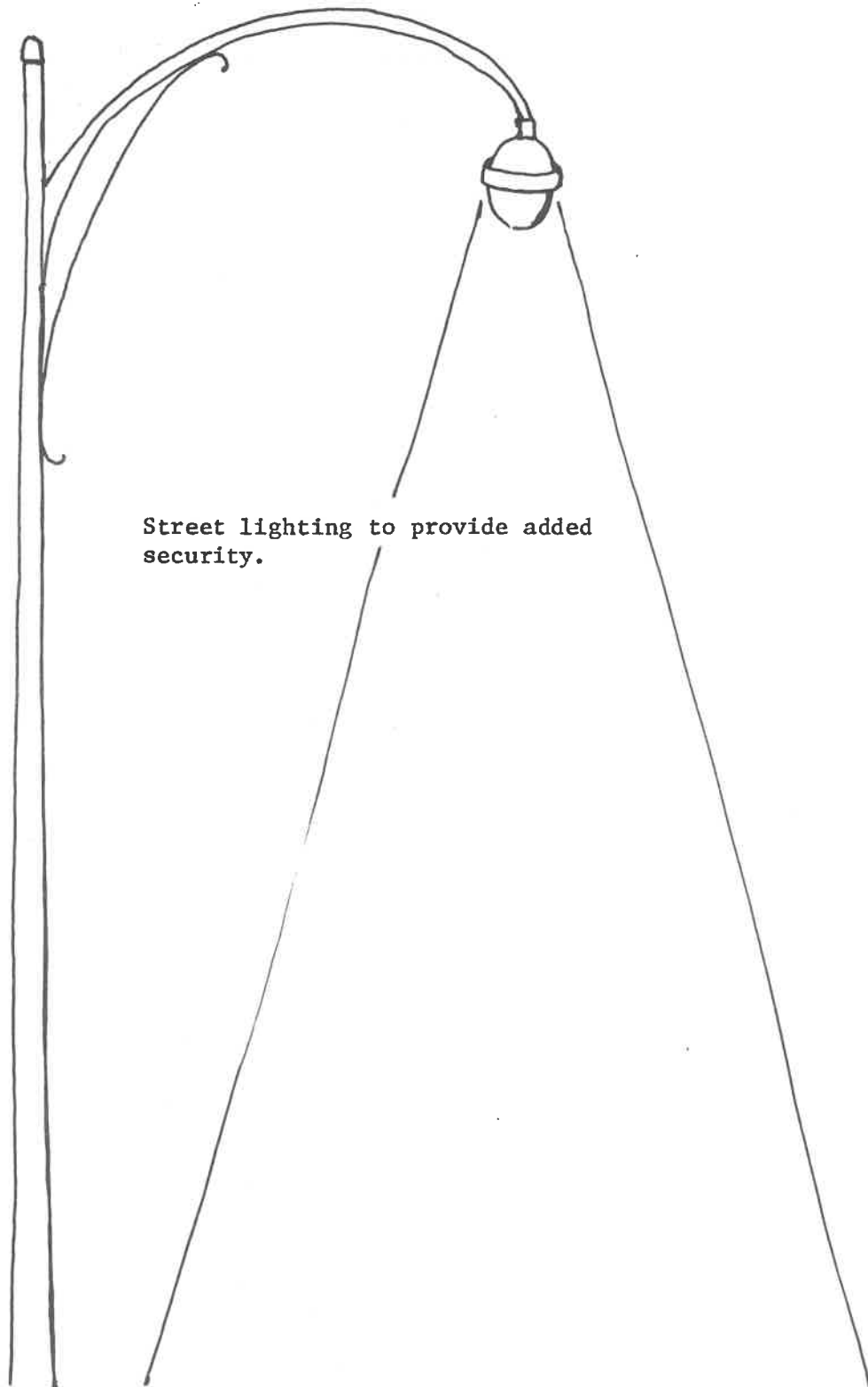
a. Lane widths for new construction or reconstruction of community streets should be in conformance with those guidelines as illustrated by the West End Community.

b. Sidewalks on community streets should be set back from the curb whenever possible to permit a planting area for trees and other landscaping as well as street furniture to be placed on the intervening area, and as a means of protection for pedestrians.

4. On Street Parking and Loading:

a. On street parking should be limited so as to reduce any present transportation problems and to attempt to enhance aesthetically the community.





Street lighting to provide added security.

b. Except for moving and residential deliveries, on-street truck loading should be prohibited on community streets.

5. Signalization and Signing:

Signalization should only be required where community streets intersect with major streets, and then only if warranted by traffic volume and community interest. The intersections of two community streets should be controlled with stop signs.

6. Street Lighting and Street Furniture: Street lighting on community streets should be of an intensity and style that is consistent with residential area lighting in multi-family residential areas elsewhere in Cincinnati. Consideration of security is of major importance and should be regarded as a major objective. Street furniture along community streets should include bus shelters, which would house benches and adequate lighting, fire hydrants, fire alarm boxes, trash receptacles, and other incidentals which tend to provide both aesthetic and functional quality to the street.

7. Utilities: Wherever possible utilities should be located underground along community streets, thereby excluding the need for utility poles and the eyesore they create.

e neighborhood streets

The primary function of designated neighborhood streets is to provide vehicular access to the sub-areas (inner neighborhoods) of the West End. Vehicular traffic on neighborhood streets should be developed in accordance with similar design requirements for community streets keeping in mind their primary role as intra-neighborhood connectors.

NEIGHBORHOOD STREETS

Provide vehicular access to sub-areas of the West End.

pedestrian objectives

III.a. general objectives

Vehicular-pedestrian

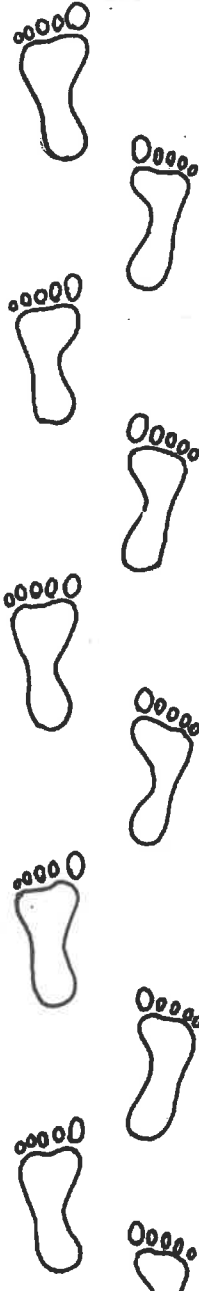
separation

Multi-level movement system.

Maximize walking trips.

Minimize auto trips.

Provide convenient, safe, and effective pedestrian movement



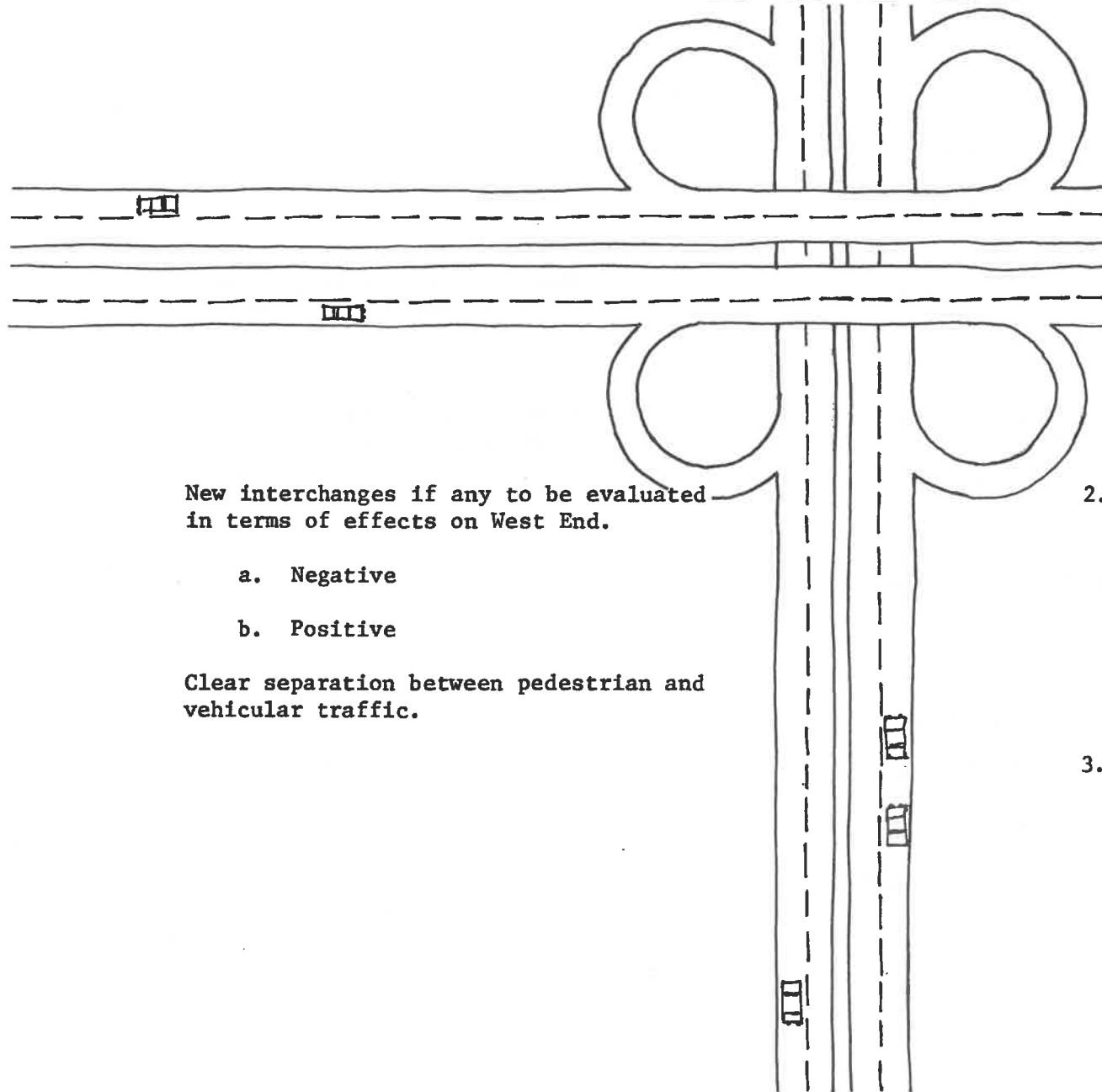
1. The West End Development Plan should be designed to attempt to eliminate conflict between pedestrian and vehicular traffic. Where feasible, a multi-level movement system should be considered to offer separation between these elements.
2. The West End Development Plan should be developed to maximize walking trips and minimize auto trips by residents and others in the area by providing varied mixes, densities, and spatial distributions of land uses that encourage pedestrian movement rather than vehicular movement.
3. The West End Development Plan should provide the means of convenient, safe, and effective pedestrian movement through-out the West End, as well as to the Central Business District.
4. All recreation facilities within the West End Area should be linked by pedestrian and bicycle paths. These paths are to be separated, wherever possible, from vehicular movement systems. These linkages should be included as part of a total residential pedestrian circulation system to be embodied within the West End Development Plan.

circulation

vehicular recommendations

IV.a. expressway elements

Retain existing expressway interchanges



New interchanges if any to be evaluated in terms of effects on West End.

- a. Negative
- b. Positive

Clear separation between pedestrian and vehicular traffic.

1. Interstate 75 is located immediately west of the project area. Expressway connection for traffic passing to and through the West End area should be retained by the existing interchanges at Bank Street, Findlay Street, Lincoln Park Drive, Ninth Street, Seventh Street, and Sixth Street. Any new interchange that might be developed as part of a Cross Basin Connector would have to be evaluated on the basis of the proposal and its effects on the West End residents for maintaining a clear separation between pedestrian and vehicular traffic.
2. Access and egress to the northern portion of the West End area should be retained by the ramp from I-75 leading to Western Avenue at Findlay Street, by the ramp from Bank Street leading to I-75, and by the ramps connecting Lincoln Park Drive with I-75.
3. The potential of providing a means of direct access to the West End from north-bound I-75 should be investigated. Such access would provide a convenient connector for the proposed industrial use. This connector, if developed, should have a minimum negative impact on the residential community.

circulation

b major streets

1. Linn Street from Central Parkway to I-75 should be maintained as a major north-south street, with the speed limit reduced to an appropriate minimum allowed by law for appropriate conditions.
2. Liberty Street should be maintained as a major two way, east-west street. If feasible, through truck traffic should be prohibited.
3. Lincoln Park Drive should be maintained as a major two way, east-west street. If feasible, through traffic should be prohibited.
4. Central Parkway should be maintained as a major north-south street. If technically feasible, the restriction on truck traffic on Central Parkway from the Western Hills Viaduct south should be removed. This change would reduce the volume of truck traffic passing through the residential sectors of the West End.
5. As defined in the Queensgate II plan, Central Avenue should be developed and operated as a one-way, northbound major street from Sixth Street to Ninth Street, as a two way major street from Ninth Street to Twelfth Street and as a one way northbound major street from Twelfth Street to the northern tip of the West End.

MAJOR STREETS TO

Carry Regional traffic efficiently.

Prime access to the area.

Minimize conflict between various types of traffic and land uses.

Maintain clear separation between pedestrians and vehicle traffic.

6. John Street should be developed as a one way southbound street from York Street south across Lincoln Drive to the new Twelfth Street, then one way eastward to Central Avenue as developed by the Queensgate II Plan.
7. Bank Street shall be maintained as a major two way, east-west street.
8. Winchell Avenue shall be maintained as a major one way, northbound Street.
9. Western Avenue should be maintained as a major one way, southbound street.

COMMUNITY STREETS

Carry traffic with local origins or destinations.

Buffer effects of land uses on opposite sides of streets.

Ccommunity streets

1. Dayton Street should be maintained as a two way, community street.
2. Findlay Street should be developed as a one-way, westbound street, providing access to the Liberty-Dalton Area. This change will eliminate the flow of traffic exiting from I-75 at the Findlay Street exit from using this residential street and will thereby reduce the traffic volume. Additional improvements to traffic flow will be developed by reducing on street parking. Through truck traffic should be eliminated. However, the portion of Findlay Street between Freeman and Western Avenues is to be maintained as a two way street to provide additional access for the West End residents.

circulation

3. York Street should be maintained as a one way eastbound community street between Colerain Avenue and John Street. The portion between Winchell and Colerain is to be maintained as a two way street to serve trucks in the area. The portion of York Street between John and Central Avenue should be developed as a one way westbound street. This change will effectively eliminate truck traffic from the residential areas, while maintaining adequate service access to the industrial areas of Dayton-Findlay II. An alternate change would be to discontinue York Street, leaving a two way cul-de-sac off Linn Street and a one way, westbound connector from Central Avenue to John Street.
4. Poplar Street should be maintained as a two way community street.
5. Colerain Avenue should be developed as a one way, southbound street from Central Avenue to York Street.
6. Freeman Avenue should be maintained as a two way street from Winchell Avenue to Central Avenue. To afford easy north south access within the community, however, no through truck traffic is to be permitted.
7. Baymiller should be maintained as a two way community street.
8. Armory Avenue should be developed into a limited, two way community street between Linn Street and John Street. The existing section between

John Street and Central Avenue should be vacated to allow for a northern expansion of the Taft High School site.

9. Hulbert Street should be developed as a one way westbound street between Freeman and Winchell Avenues.

10. Through truck traffic should be prohibited on all community streets.

NEIGHBORHOOD STREETS

Vehicular access to sub-areas of the West End.

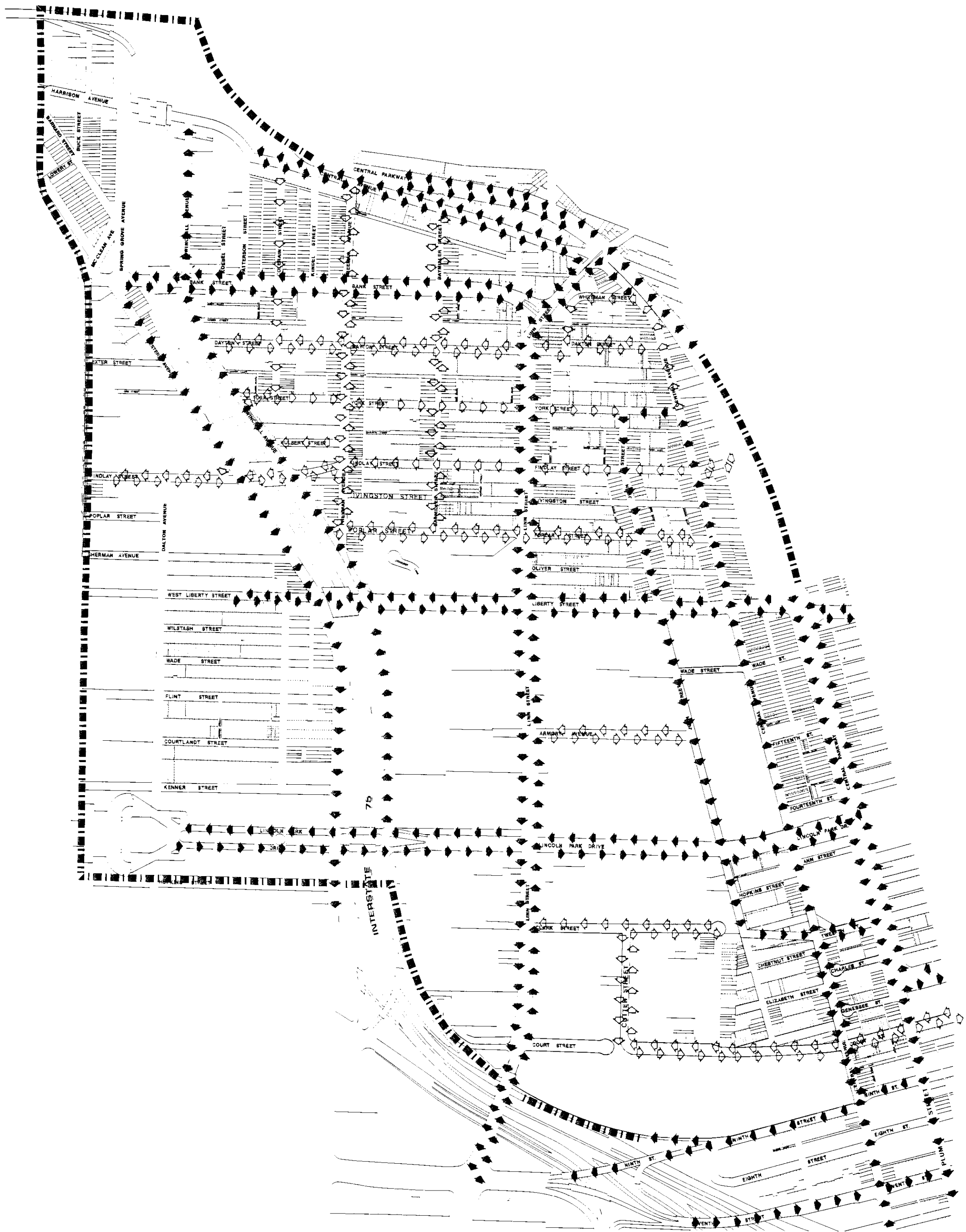
Residential serving traffic.

Linkages within throughout neighborhoods.

d neighborhood streets

1. The other area streets should be developed as limited, neighborhood streets, adapting to development plans. When appropriate, neighborhood streets should be one way in order to reduce traffic congestion.
2. Through truck traffic should be prohibited on neighborhood streets.
3. David Street should be vacated to permit the expansion of Taft High School athletic facilities.

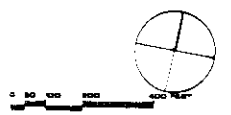
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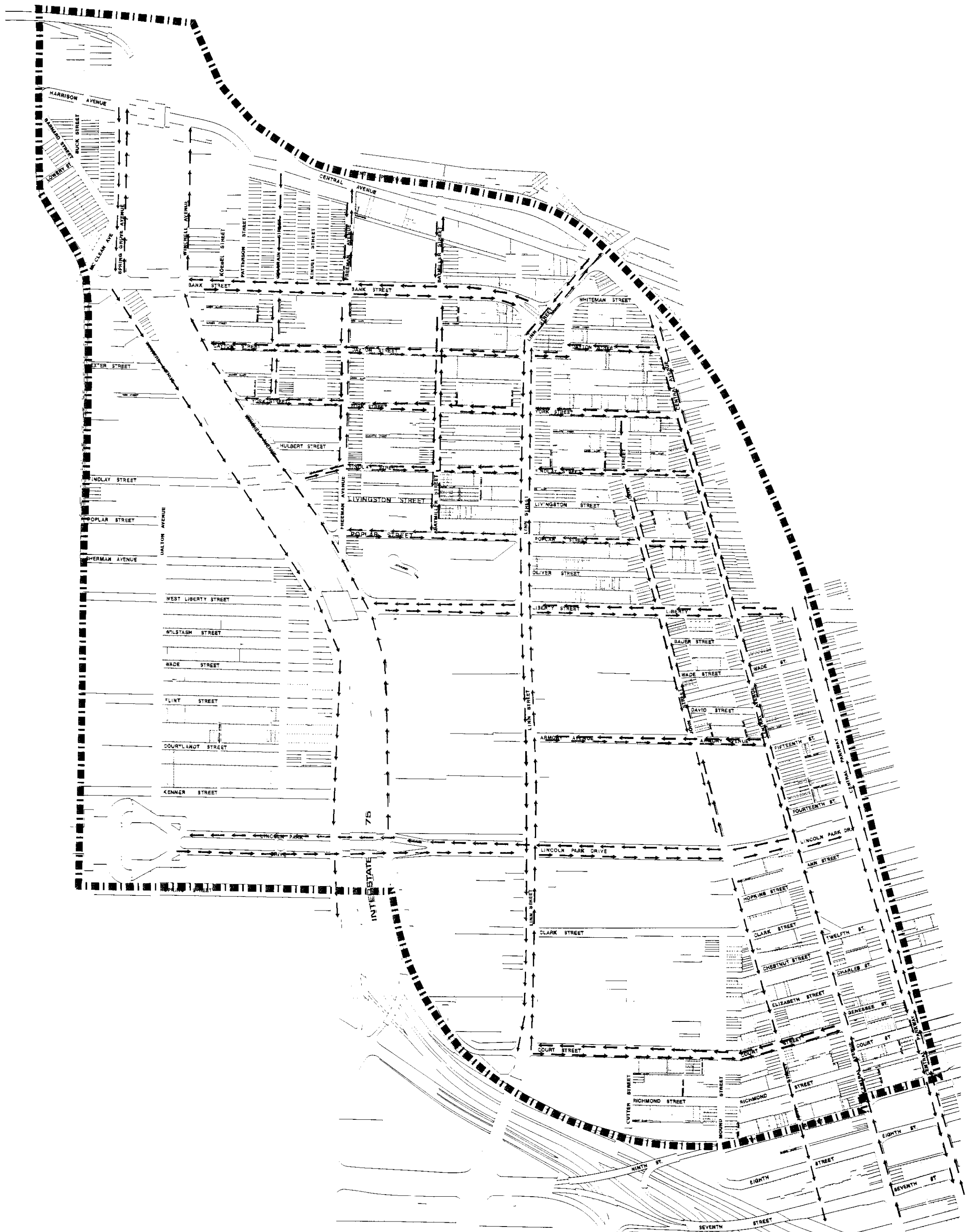


VEHICULAR MOVEMENT (PROPOSED)

- MAJOR STREETS
- COMMUNITY STREETS
- NEIGHBORHOOD STREETS

WEST END
MODEL CITIES PHYSICAL PLANNING PROGRAM
 CINCINNATI, OHIO





20

VEHICULAR MOVEMENT (EXISTING)



parking recommendations v.a. parking supply requirements

PARKING

Determined by extent of development in the area.

Location generally to be internal to the block served.

DESIGN CRITERIA

1. Spaces to be within 400 feet from units housing families with children.
2. Spaces to be within 200 feet for units housing elderly.
3. Spaces to be screened wherever possible.
4. Accessory parking to be a secondary use within the dwelling structure or beneath recreation and open space areas within the site.
5. Parking spaces should provide at least 180 square feet of space plus standard aisle widths.
6. Pedestrian access to parking from dwelling units should be a major consideration in design of new facilities.
7. Parking for existing and rehabilitated units should be developed at 1.0 spaces per dwelling unit.

1. The West End Development Plan should attempt to provide off-street parking within the project area wherever possible. The actual number of spaces required will be determined by the development occurring in the area. The location of the off-street parking shall generally be internal to the residential block served.
2. Attempts are to be made to provide parking spaces for new residential projects in the West End at a rate of 1.25 spaces per dwelling unit for units for families with children and a rate of 1.0 spaces per dwelling unit for units for the elderly. The required spaces should be provided in accordance with criteria as established by the West End Task Force.

circulation

b. residential parking

1. In cases where parking for residential units is to be built on the same site which the dwelling units occupy, the parking should be served by interior service roads not less than twenty feet wide and with at least 14 feet of clearance as indicated by the community guidelines. Connection of these service roads with public streets should be provided by only one curb cut for access and one curb for egress so as to minimize pedestrian and vehicular conflict.

EGRESS

Parking generally internal to the block served.

One curb cut for access and one for egress.

Avoid major conflicts between pedestrians and vehicular traffic.

C. design of parking

1. Design of each terminal should recognize its functional relationship to other activities and reflect an emphasis on aesthetics and coordinated architectural style with the principal facilities that it will serve. Large open spaces of one material type (i.e., concrete and bituminous material) should be avoided through the inclusion of landscaping and other design amenities.

CRITERIA FOR FACILITIES

Just as off street parking lots, garages, bus stops, truckloading areas should be:

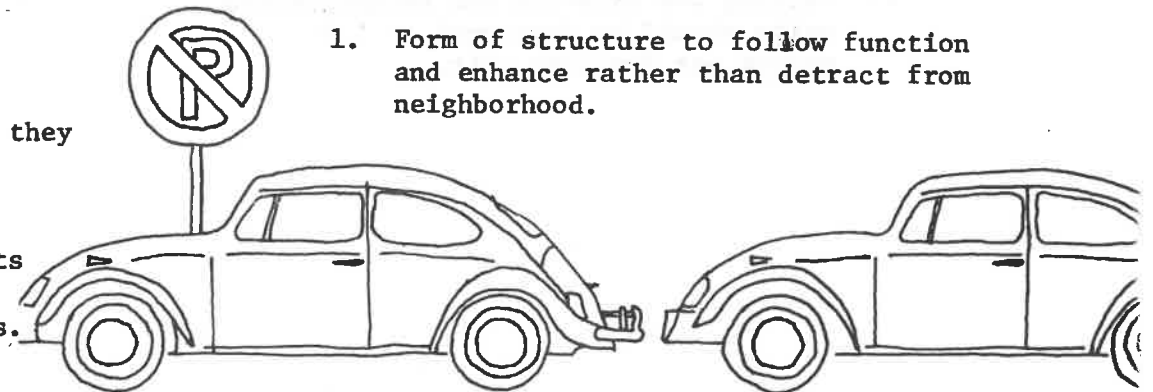
1. Integrated into a project to minimize:
 - a. Hazards
 - b. Vehicular pedestrian conflict.
 - c. Unsightly appearance.

d. off street parking

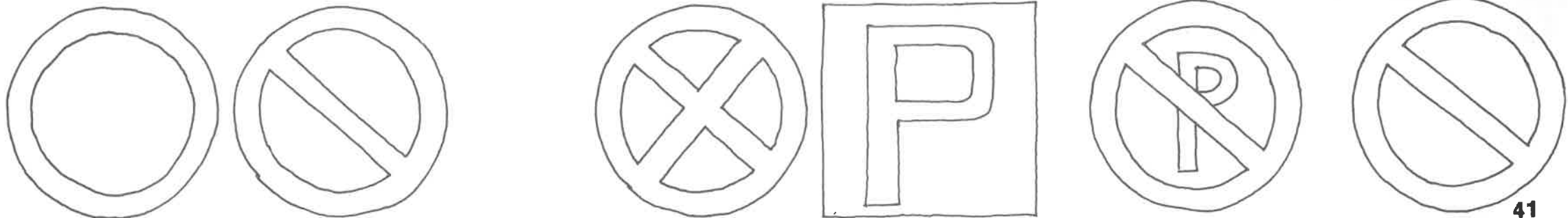
1. GARAGES
 - a. Garages should be designed to reflect the type of service they will provide, i.e., non-residential, joint residential, residential. The structure should be representative of its function and enhance rather than detract from surroundings.

CRITERIA FOR OFF STREET PARKING

1. Form of structure to follow function and enhance rather than detract from neighborhood.



2. By careful column spacing, aisle width, and appropriate stall dimensions, maximum ease in access and egress should be obtained.
 3. Avoid interior columns where possible, if unavoidable placements should not contribute to possible accidents.
 4. Joint use structures should provide sufficient openness so that interior traffic may flow effectively.
 5. Where parking structures are a part of the residential unit, adequate parking is to be provided for each apartment.
 6. In all parking garages minimum ventilation standards are to be met.
 7. Adequate lighting is to be provided for interior parking structures.
 8. In structures of two floors or more pedestrian movement between floors is to be provided by elevators and lighted stairways.
 9. In structures where both residential and parking facilities are served by the elevators, major consideration has to be given security.
- b. Design considerations for non-residential, free standing structures should reflect an approach that maximizes access and egress from the structure.
 - c. Joint use parking structures adjacent to/or under residential development should be selected to minimize total site costs including the residential development above or adjacent to the structure.
 - d. Residential parking structures may be designed as part of the dwelling unit that they are to serve. Where enclosed garages are included, each unit will have an approach area long enough to store one car temporarily without infringing upon the access route that other residents use to reach their own garages.
 - e. All off-street parking garages should be properly ventilated and lighted to assure that hazards to health and personal safety are minimized.
 - f. Between floor pedestrian movement should be accomplished with well designed and lighted stairways.

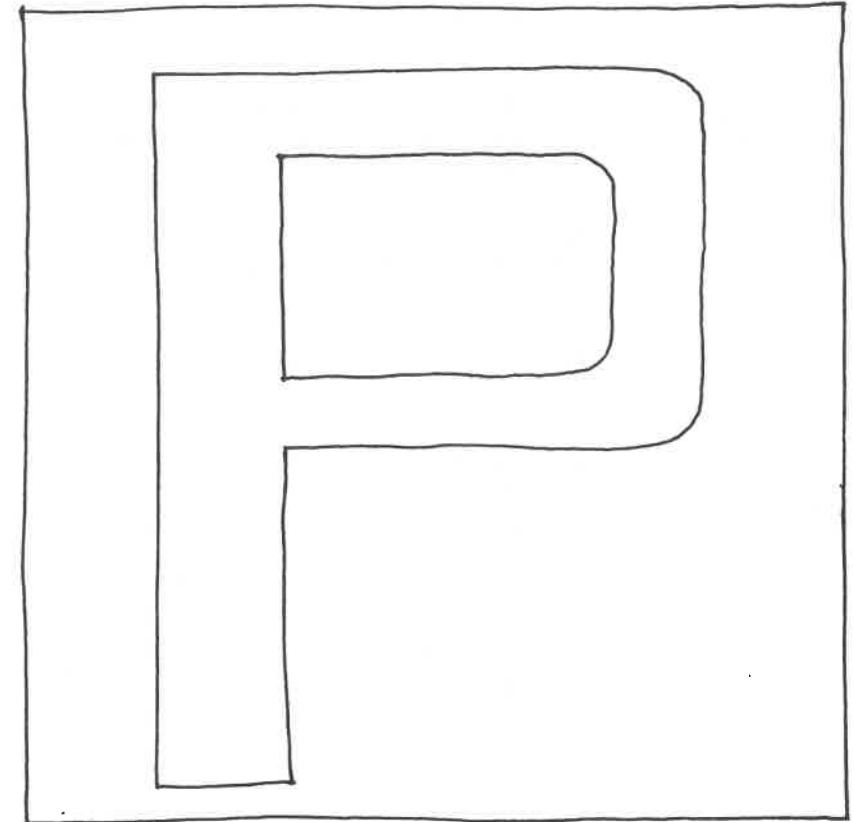


2. OFF STREET PARKING LOTS.

- a. Stall widths to be of sufficient size as proposed by the West End Community with easy access and egress for normal types of parking.
- b. Adequate lighting should be provided to insure the personal safety of the users.
- c. All off-street parking lots will be paved with a dust free bituminous material of sufficient thickness to insure proper support of the vehicles. As desired by the West End Community large open areas should be developed with the inclusion of landscaping and other design amenities.
- d. Pedestrian walkways to and from parking lots and through said lots, if required, should be adequately identified, lighted, and separated from vehicular traffic to the maximum extent.

CRITERIA FOR OFF STREET PARKING

- 1. Minimum stall size 180 square feet
- 2. Twenty foot two-way aisles.
- 3. Adequate lighting
- 4. Paved with dust free bituminous material to support vehicles.



On street parking

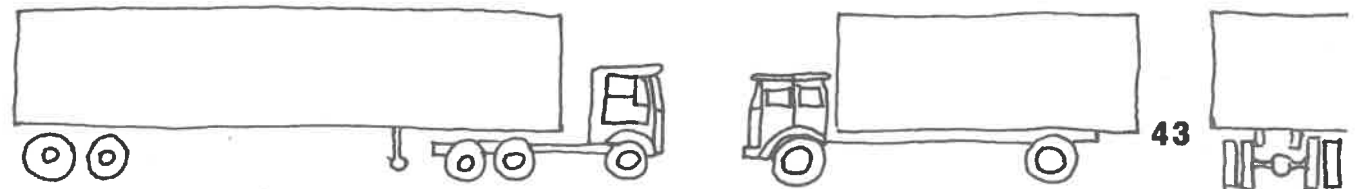
- 1. On-street parking should have the lowest priority of any other potential street use both on major streets and on community streets.

2. On-street parking should be minimized on major streets, especially during peak periods.

f on street truck loading

1. On-street truck loading should be prohibited on major streets during peak travel hours and may be prohibited during other day-time off-peak hours if the remaining street capacity is not sufficient to carry moving traffic. Night time on-street truck loading will normally be permitted.
2. On-street truck loading on community streets should be permitted during the off-peak daylight hours; and also during the peak daylight if adequate street capacity is available to carry peak hour vehicle travel.
3. On-street truck loading locations for community streets should be marked and provided with a paved apron between the sidewalk and the curb lane that is not less than ten feet nor more than twenty-feet long measured along the curb line.

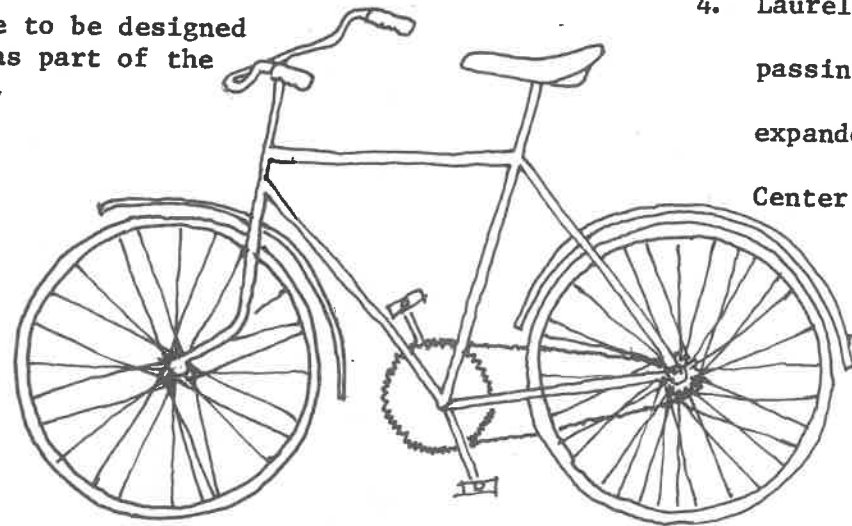
circulation



vi. pedestrian recommendations

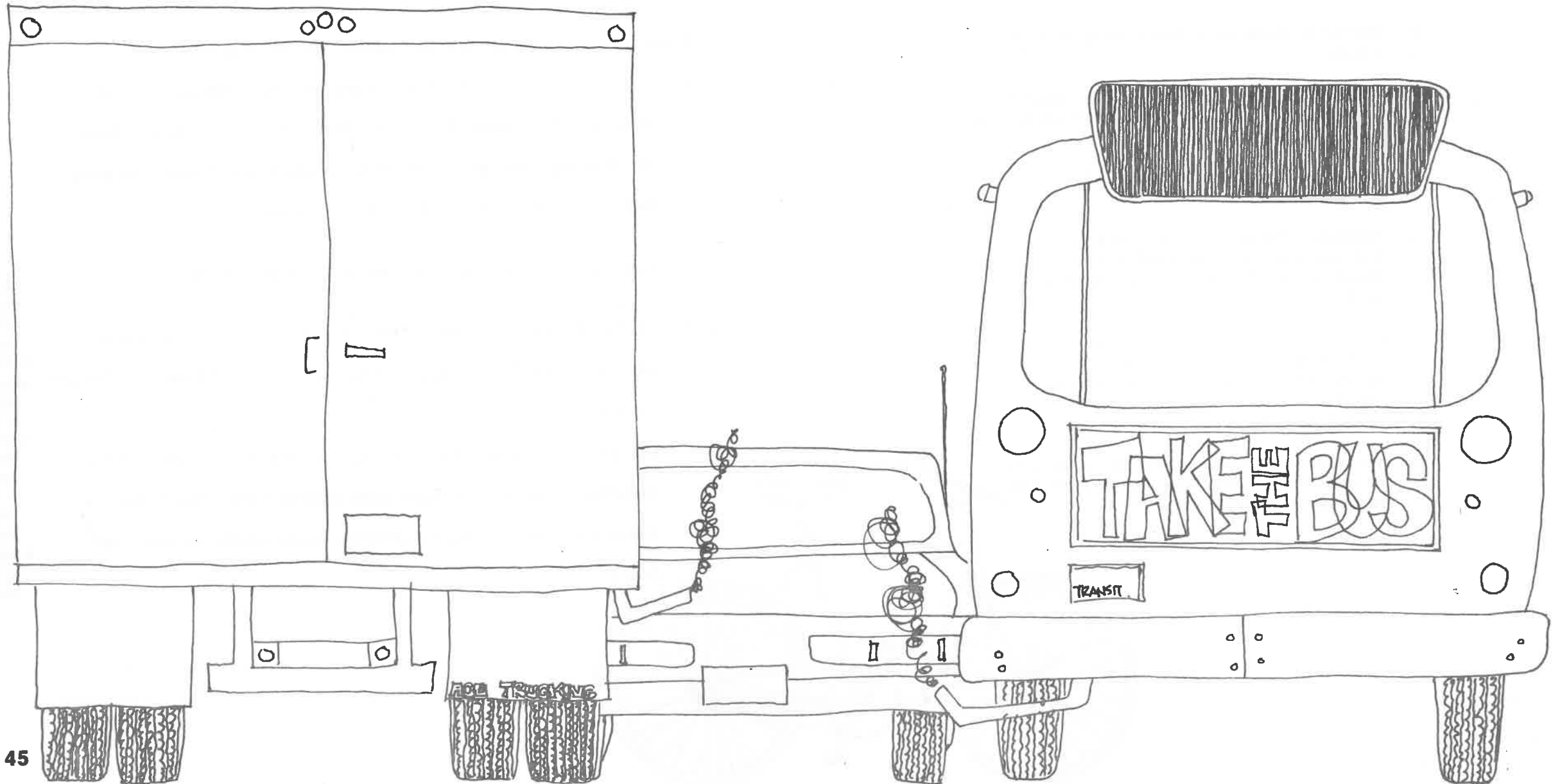
Consideration/Criteria

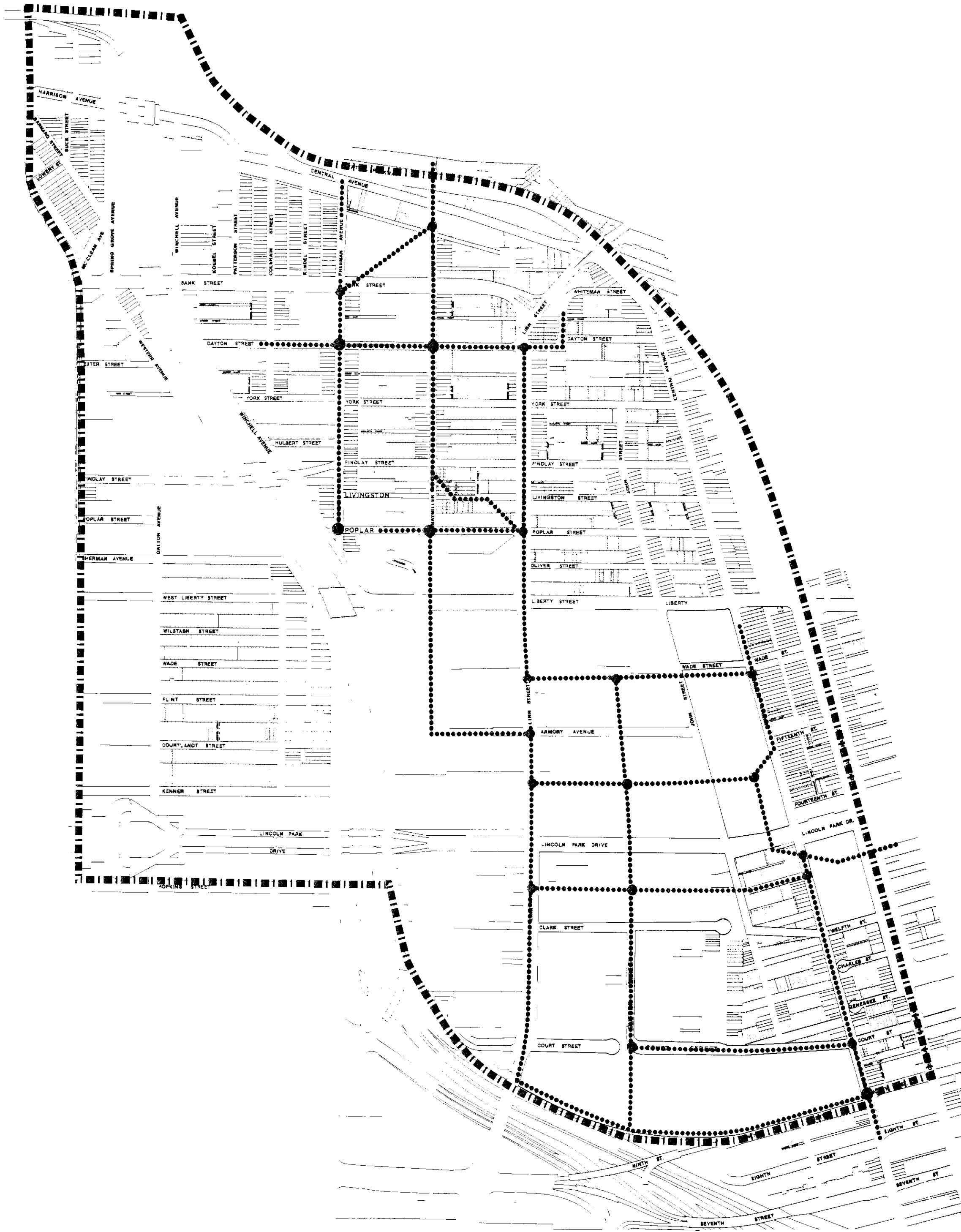
1. Minimize conflict between pedestrian and vehicular traffic.
2. Multi-level movement systems to be considered.
3. Maximize walking trips—minimize auto trips.
4. Provide mixes, densities, and spatial distribution of land uses that encourage pedestrian movement.
5. Convenient, safe, and effective pedestrian movement.
6. Provide linkages between the West End and the Central Business District in the form of pedestrian paths.
7. All recreation facilities are to be inter-connected by means of pedestrian and bicycle paths and separated wherever possible from vehicular traffic.
8. All pedestrian paths are to be designed to emphasize their use as part of the recreational facilities.



- A. Several major pedestrian paths should be developed and maintained in the West End as integral parts of newly developed or rehabilitated areas.
- B. Examples of these pedestrian paths are as follows:
 1. On the west side of Linn Street, along a series of open spaces from Dayton Street south to Poplar, then in front of Stanley Rowe and Park Town to the Linn Street Shopping Mall, and extended on to Lincoln Center.
 2. Dayton Street, from Colerain to Whiteman Street.
 3. Laurel Homes north path from Linn Street to John Street, passing Laurel Playground, then along Wade Street to Central Avenue.
 4. Laurel Homes south path, from Linn Street to John Street passing along Laurel Park then across Taft High School's expanded site to Central Avenue, then south to the Town Center.

5. Lincoln Court path from Linn Street to the Town Center.
6. Additional pedestrian pathways should be incorporated within new development. These pathways should extend to and become part of the community pedestrian pathway system.





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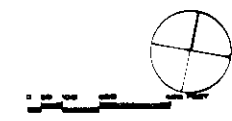
PROPOSED PEDESTRIAN CIRCULATION PATHS

..... PEDESTRIAN PATHS

WEST END

MODEL CITIES PHYSICAL PLANNING PROGRAM

CINCINNATI, OHIO



housing

i housing objectives

- a. general objectives**
- b. socio-economic objectives of proposed housing**
- c. staging of housing development**
- d. housing rehabilitation**
- e. public housing**
- f. family relocation objectives**

ii housing plan

- a. basic development concept**

iii housing recommendations

- a. general design recommendations**
- b. families with children**
- c. families without children**
- d. distribution of housing**
- e. housing location**
- f. housing rehabilitation criteria**
- g. public housing recommendations**
- h. relocation housing**

housing objectives i.a. general objectives

Housing development in the West End shall be guided by the following basic underlying objectives:

1. HETEROGENITY: Housing should be specifically designed to meet the needs of a population that is heterogeneous with respect to family composition, life style and income and thereby create a community which can support those facilities that are required to establish a viable residential environment.
2. EXISTING RESIDENTS: Housing development should provide the opportunity for all of the existing residents to continue to live in the West End, if they so desire.
3. FORMER RESIDENTS: Housing development should provide the opportunity for former residents of the West End to return, if they so desire, as long as it does not jeopardize the feasibility of achieving the goals as stated in the Housing Objectives of the West End Community.
4. NEW RESIDENTS: Housing development should provide the opportunity for new residents to move into the West End in order to initiate an effective population heterogeneity.

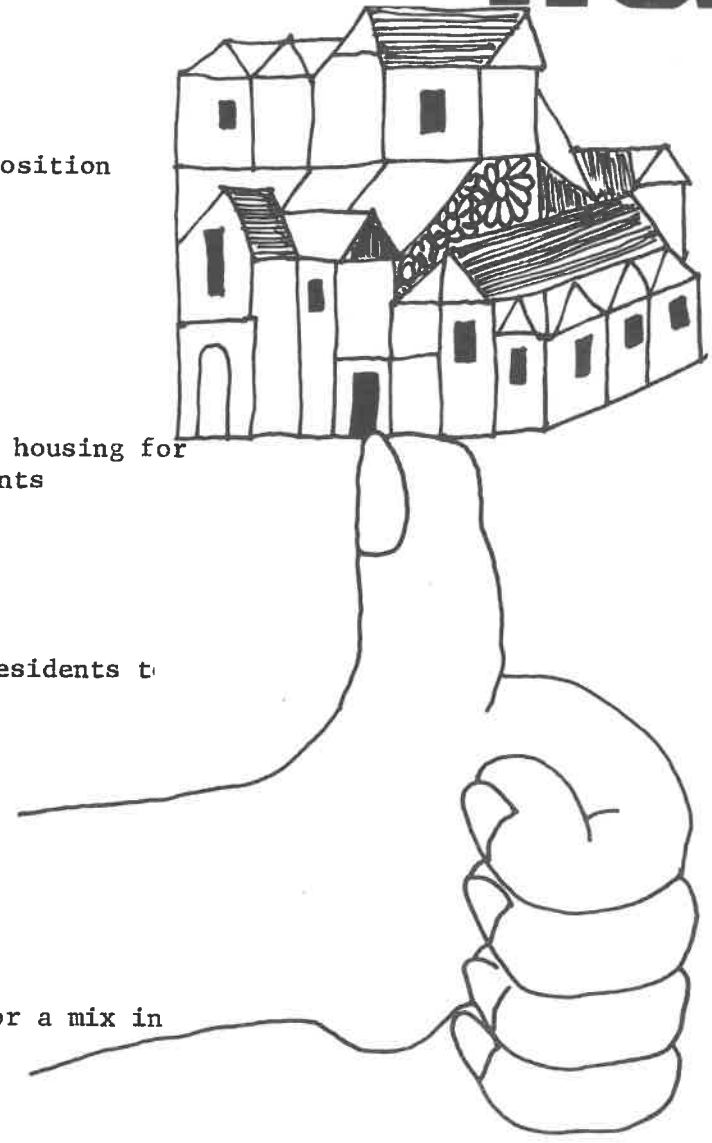
HETEROGENEITY:

- Family Composition
- Life Style
- Income
- Environs

Availability of housing for existing residents

Return former residents to neighborhood

New residents for a mix in population



housing

5. LOCATION: Housing development should be responsive to its specific site location. (e.g. Dwelling units for families with children shall be located away from major traffic arteries and in areas served by schools and recreational facilities. Dwelling units in areas affected by noise pollution shall be developed with appropriate controls.)

Housing to be responsive to site characteristics.

6. VISUAL CHARACTERISTICS: Housing in the West End should be designed to meet the needs of families of different sizes and life styles. Building design, while enhancing the sense of individual identity, should not distinguish residents on the basis of income. In addition, attempts should be made to relate effectively the new development to the existing environment in terms of the total neighborhood.

Housing development to enhance, rather than detract from total neighborhood.

7. EXISTING STRUCTURES: Preservation and retention of existing residential structures should be encouraged, following procedures included within this plan. Structures which cannot be feasibly improved to acceptable livability standards should be cleared and the property redeveloped for some appropriate use.

Rehabilitation of existing structures is to be encouraged in areas so designated by the community.

Number of New Housing Units to be consistent with objectives, thereby achieving a mix in population. Total units will be composed of:

1. Existing retained units.
2. Rehabilitated structures.
3. New Units.

Housing to provide a mix in families with children and families without children.

8. CONFLICT WITH INDUSTRIAL USES: Development of the West End should minimize the conflict of residential and industrial uses.
 - a. Residence and industry should be separated into definite districts.
 - b. Where residences and industry are adjacent, an effective buffer should be developed to provide adequate separation.
 - c. Attempts should be made to relocate those existing industries within designated residential areas to an appropriate location elsewhere in the West End.

b. socio economic objectives

1. AMOUNT OF HOUSING: The total number of dwelling units in the redeveloped Northern West End should be consistent with the Stated Task Force objectives. The intent being to maximize achievement of the objective related variables in the development plan, i.e. achievement of the greatest degree of heterogeneity while providing the opportunity for all existing residents to continue to remain in the area.
2. FAMILY COMPOSITION: Based upon the number of existing dwelling units, current population, and consideration of general policy recommendations, housing in the Northern West End should be for a total of approximately 3,000 families.

This total population is to be composed of approximately one-half families with children and approximately one-half families without children.

Such a mixture would offer a congenial mix within the neighborhood, as outlined by community interests, and would establish the basis of a viable community.

3. INCOME MIX: Progressive Land Marketing policies, effective subsidized housing programs and attractive incentives to redevelopers shall be used to encourage a mixed income population in the Northern West End.

The following division of housing subsidy for the 3,000 dwelling units in the Northern West End shall be pursued to achieve the heterogeneity desired by the community.¹

- a. Low Income (Fully subsidized): 25 to 60% of the dwelling units for families without children, and 32 to 53% of the dwelling units for families with children should be fully subsidized, under new and available housing programs, in order to provide housing for families with low incomes.
- b. Moderate income (partially subsidized): 10 to 38% of the dwelling units for families without children, and 25 to 41% of the dwelling

Income Mix to provide population heterogeneity.

¹ Proportions based on the Urban Design Plan for Queensgate II.

projected dwelling unit distribution by income mix-northern west end

Family Composition	Childless		Families with Children						Total	
	Eff. & 1 Bedrm.		1 & 2 Bedrm.		3 or more Bedrm.		Sub-Total			
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>LOW INCOME</u>										
% of total D.U.	12.5%	30%	8%	13%	8.5%	13%	16%	26%	26.5%	56%
No. of D.U.	375 D.U.	900 D.U.	235 D.U.	390 D.U.	235 D.U.	390 D.U.	470 D.U.	780 D.U.	800 D.U.	1680 D.U.
<u>MODERATE INCOME</u>										
% of total D.U.	5%	19%	6%	10%	6%	10%	12.5%	20.5%	17.5%	40%
No. of D.U.	150 D.U.	570 D.U.	190 D.U.	310 D.U.	190 D.U.	310 D.U.	375 D.U.	615 D.U.	525 D.U.	1200 D.U.
<u>MIDDLE INCOME</u>										
% of total D.U.	1%	24%	1.7%	10.5%	1.7%	10.5%	3.5%	21%	13.5%	45%
No. of D.U.	300 D.U.	720 D.U.	50 D.U.	315 D.U.	50 D.U.	315 D.U.	105 D.U.	630 D.U.	405 D.U.	1350 D.U.
Total Average	1500*		750'		750'		1500*		3000*	

* Variations from listed quantities permissible within 10%
' Variations from listed quantities permissible within 20%

**proposed distribution of dwelling unit
in northern west end by size**

EFFICIENCY APARTMENTS	5%	150 D.U.
1 BEDROOM APARTMENTS	40%	1200 D.U.
2 BEDROOM APARTMENTS	25%	750 D.U.
3 BEDROOM APARTMENTS	18%	540 D.U.
4 BEDROOM APARTMENTS	8%	240 D.U.
5 BEDROOM APARTMENTS	4%	120 D.U.

units for families with children should be partially subsidized through a 'below market interest rate' type programs where entry limits on income are established in order to provide housing for families with moderate incomes. These programs should be utilized, as applicable, for both home ownership and rental.

c. Middle Income (Unsubsidized): 20 to 48% of the dwelling units for families without children and 7 to 42% of the dwelling units for families with children should be substantially unsubsidized and will provide housing for a middle and upper middle income population with no limit on family income. The developer of middle and upper-middle income housing should be required to develop simultaneously housing for low and moderate income families using the above programs and guidelines as incentives.

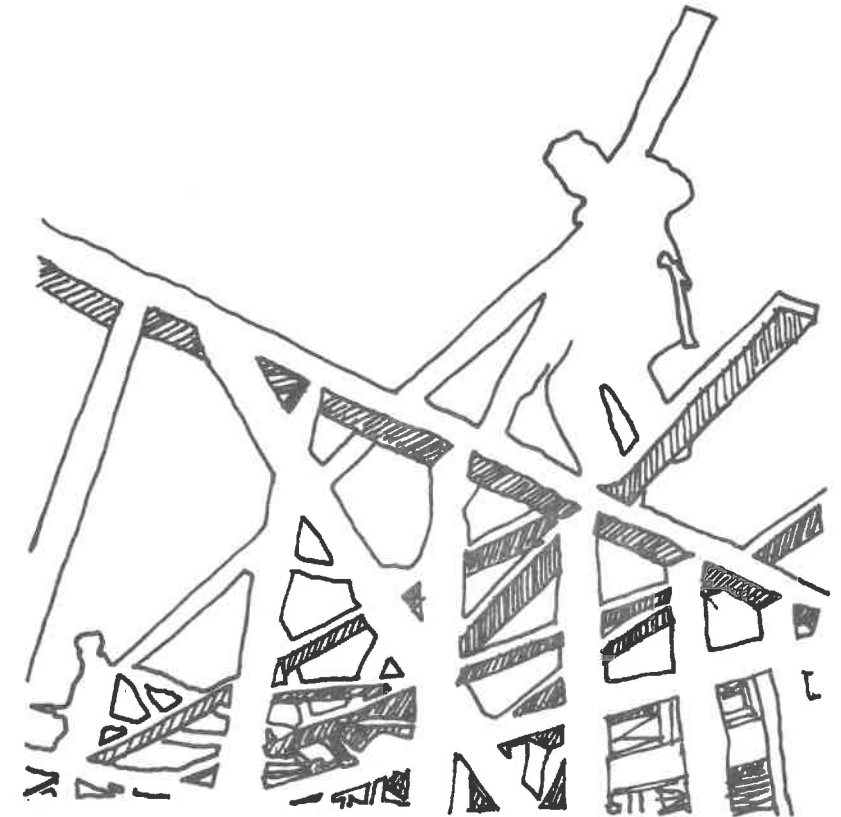
4. DISTRIBUTION AND INTERRELATION: The above objectives regarding the amount of housing, family composition, and income mix should be considered in the programming of space use in each sub-area in order to produce a distribution of dwelling units in the total Northern West End consistent with that developed for Queensgate.

II program and followed through to illustrate a positive mix in population for the Northern West End.

C housing development staging

1. **MINIMIZE DISRUPTION:** Housing development should be staged to minimize disruption to the existing residents.
2. **MARKETING STRATEGY:** Housing development should be staged in increments that are attractive to developers, including both the small scale local entrepreneur and the industrialized housing developer.
3. **SOCIO-ECONOMIC GOALS:** Housing development must be staged in a way that facilitates attainment of the desired income distribution and family cycle distribution in NWE while at the same time recognizing the need for the provision of new housing for relocation purposes. In this respect the early housing starts should be directed toward the relocation needs while not violating the desired income distribution goals set forth for the entire project area.
4. **UTILITIES PLANNING:** Development must be staged in a way that recognizes the need to provide continuous utilities like water, sewers,

Staging of project which is to act as a major stimulant to development must also act in a preventative measure so as not to force existing residents from their neighborhood.



gas and electricity, to the existing uses both in and outside of the Northern West End.

Densities will reflect consideration of access to recreation and shopping facilities. The sufficiently high density will provide for enough population to support existing and proposed facilities.

5. DENSITY: Housing should be developed at a sufficiently high density to allow close, easy access of resident serving activities like shopping and recreation. This density will provide sufficient population to support and maintain existing and proposed facilities.

Housing Rehabilitation should attempt to optimize its effect on the environment by adhering to those rehabilitation standards developed by the West End Task Force. These standards delineate areas suitable for rehabilitation of residential usage while also outlining those necessary environmental and architectural standards for creation of a successful residential fibre while maintaining neighborhood character and providing for these elements vital to the reaction and welfare of residents.



d housing rehabilitation

A major objective of the Northern West End Plan is the preservation and restoration of those existing structures which possess historical, physical, and/or environmental qualities for the purpose of providing quality housing. In an attempt to achieve this objective, those Rehabilitation Standards set by the West End Community are to be met by all proposed projects.

housing



e public housing

Integration of public housing projects into the West End in terms of a total community.

Public housing can become either a positive or a negative factor in West End development according to the role it takes in integration of its areas into the total West End context.

Achievement of a heterogeneous community within public housing project sites.

Community interaction and identification must be encouraged.

1. GENERAL OBJECTIVES:

- a. The achievement of the goal of creating a viable community in the West End necessitates the integration of the Public Housing Projects into the total West End Development Plan.
- b. Public Housing being the major land holder in the West End community will either have as a positive or a negative effect on the future development depending upon how it reacts to the integration of its properties in terms of the total West End community.
- c. Heterogeneous Mix in Residents: The goal of a heterogeneous community must also be accepted by the Cincinnati Metropolitan Housing Authority and common goals observed by both those implementing the West End Development plan and those coordinating modernization and maintenance in the projects.
- d. Identification of Residents of Public Housing: A sense of community must be instilled in those residents of public housing so as to stimulate interaction between residents of the West End.

e. Visual Characteristics: Any moderization of public housing should be designed to meet the needs of the West End Community in terms of its adopted goals and objectives.

Visual characteristics in terms of design and identity should be considered in any moderization of public housing.

f. Future of Public Housing: As stated by the West End Task Force¹, no future public housing is to be constructed in the West End other than single and duplex structures on scattered sites integrated with the neighborhood fiber.

Only single and duplex structures to be constructed on scattered sites in the future.

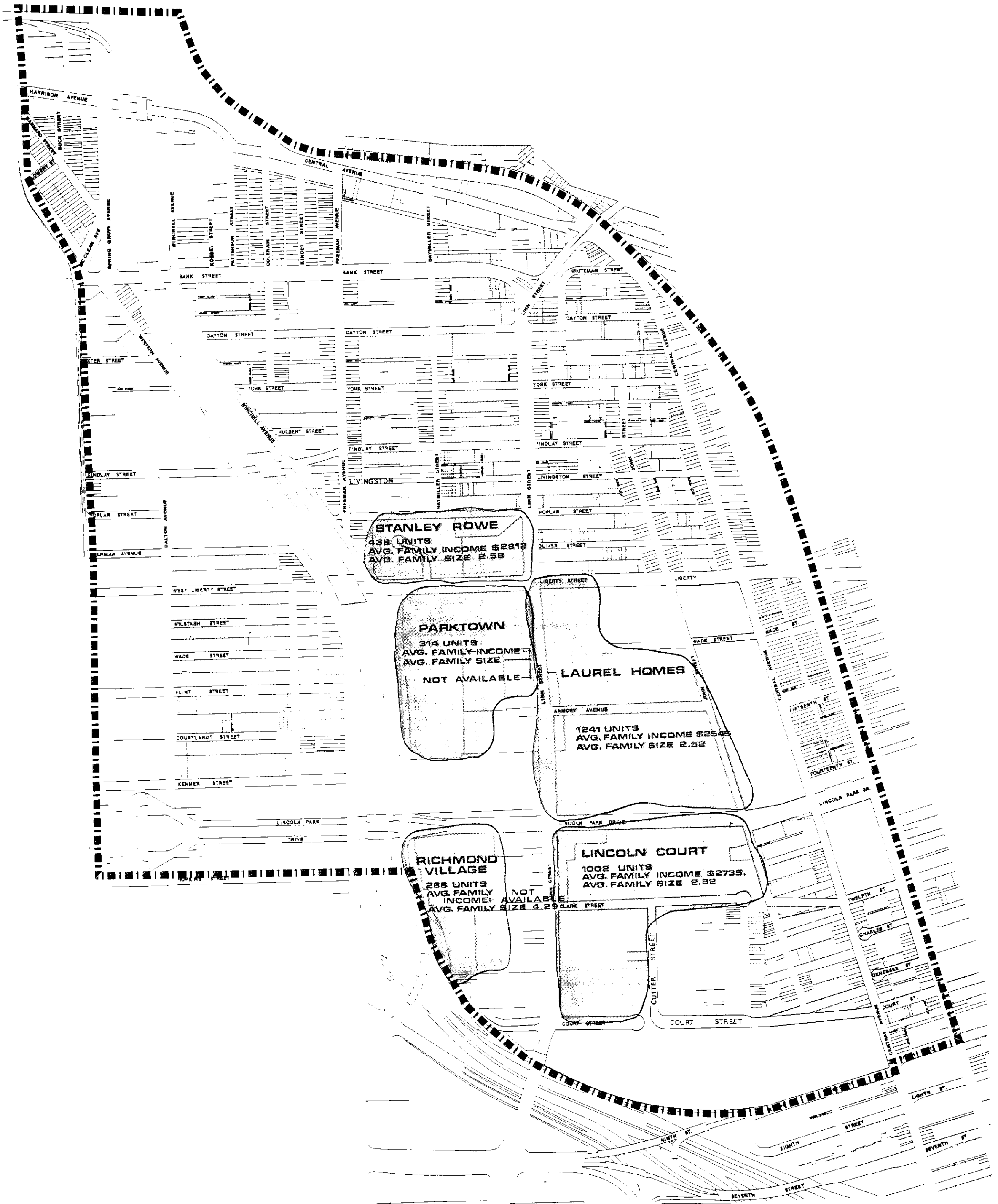
g. Short and Long Range Goals: The West End Community realizes the need for both short and long range solutions to those problems in the West End Public Housing projects. These goals should provide for the over-all incorporation of the Cincinnati Metropolitan Housing Projects into the West End Community.

Long and short range solutions to problems in public housing projects.

h. General Upgrading: The West End Development Plan proposes to foster the general upgrading of the physical conditions of and the services within the Public Housing Projects.

Rehabilitation of existing structures by CMHA

1. Meeting of February 3, 1972.



STANLEY ROWE
 436 UNITS
 AVG. FAMILY INCOME \$2812
 AVG. FAMILY SIZE 2.58

PARKTOWN
 314 UNITS
 AVG. FAMILY INCOME
 AVG. FAMILY SIZE
 NOT AVAILABLE

LAUREL HOMES
 1241 UNITS
 AVG. FAMILY INCOME \$2545
 AVG. FAMILY SIZE 2.52

RICHMOND VILLAGE
 288 UNITS
 AVG. FAMILY INCOME NOT AVAILABLE
 AVG. FAMILY SIZE 4.29

LINCOLN COURT
 1002 UNITS
 AVG. FAMILY INCOME \$2735.
 AVG. FAMILY SIZE 2.82

Providing the best possible housing
with minimum relocation of residents
by effective staging.

Promote the integrity of the West End
as a viable community.

f family relocation

1. GENERAL OBJECTIVES:

- a. The elimination of substandard housing and its replacement with adequate housing is necessary for the rebuilding of a new and revitalized West End. However, such development will cause the relocation of many of the present residents. Therefore, the West End Development Plan must be designed to provide the best possible housing for the people displaced by the redevelopment of their neighborhood and must include an effective relocation procedure. This relocation procedure must take into consideration the socio-economic structure of the West End.
- b. The West End Development Plan should be designed to promote the integrity of the West End as a viable residential community, and the relocation process must insure the opportunity for present residents to remain.
- c. The West End relocation process should consider the complete social and environmental needs of the people. The success of the relocation program will depend on

housing

its effectiveness in improving the situation of the displaced families, and not only on its ability to move families.

- d. All existing federal and local relocation programs should be fully utilized wherever applicable.
- e. Residents who are to be relocated must be given complete information on the relocation process and the benefits and service available to them.

Basic information on relocation services to be distributed to all affected residents.

This information is covered in the publication Relocation Means A Lot More Than Moving published by the Department of Urban Development. Specific areas dealt within this publication are:

- What is the relocation office?
- Why is relocation necessary?
- Services provided
- What to look for and what to do when trying to find a new home
- Buying
- Renting
- Financial Benefits
- Moving Payments
- Moving Tips

This booklet along with the representatives of the Relocation Department will aid all those affected by relocation.

the housing plan ii.a. basic development concept

The specific objectives, which are included in this report, establish the basis of the West End Development Plan. The configuration of the plan is the product of numerous studies and the result of the refinement of many alternative schemes which have been developed for the area. In 1966, as part of the Program for the West End, the first two of these many alternatives were presented. After more than six years of continual review and refinement, the many alternative studies have emerged into the Community approved West End Development Plan. The differences between the study alternatives which have led to the development of the current plan have not been major. Within the confines of the adopted objectives and the realities of the physical environment, the potential for variations was limited. This is not to suggest that choice did not exist but to indicate that, provided with a clear goal, the planning process has been consistent and constructive. For example, in March 1972, initiating the conclusion of the active planning process, three drastically different approaches to development were presented to the West End Task Force:

1

MAINTENANCE OF THE EXISTING ENVIRONMENT WITH MINOR IMPROVEMENTS AS REQUIRED: This type of Development Program is the method of approach most frequently employed in the development of an existing community. However, when conditions in an area have been reduced below a minimal level of acceptability, this method is inappropriate. Conditions in the West End are below such a minimal level. While it is the intent to retain certain aspects of the existing Northern West End, a maintenance program will not suffice as an effective development process.

2

GENERAL CLEARANCE: This type of Development Program, which is the method of approach generally employed when maintenance of the existing structures would not be sufficient calls for the total clearance of an existing, blighted community and its replacement with a totally new environment, both physically and socially. Much of the West End has been redeveloped by this method. Queensgate I, once considered by residents a viable, although physically decaying, residential community, today, after renewal clearance is an industrial area devoid of residential use. In other earlier attempts, clearance was equally unsuccessful in establishing a viable residential community as is attested to by the uninspired complexes of Laural Homes, Lincoln Court, and Richmond Village. Based upon the

adopted objectives, a total clearance program is obviously not an acceptable solution for the Northern West End.

3 PROJECT ORIENTED DEVELOPMENT: The type of Development Program which attempts to identify sites for new development, while encouraging active improvement throughout the general area offers the best potential for the Northern West End. This approach permits the possibility for effective staging to minimize community disruption, the retention of the positive aspects of the existing community, the elimination of major blighting influences, and the opportunity of effectively achieving the desired community objectives.

The selection by the West End Task Force of Projected Oriented Development as the method of approach which is most appropriate for the Northern West End was unanimous.(1) In order to establish the Northern West End as a viable residential community, the West End Development Plan recognizes the need to provide an effective buffer from the imposing non-residential useage and to concentrate on developing an environment in which the necessary amenities for residential useage are provided. With the acceptance of a residential heterogeneity for the total community, the location of housing for families without children

(1) West End Task Force March 16, 1972

at a high density along the perimeter zones and housing oriented for families with children in the central sectors became a logical approach. This approach would reduce vehicular traffic internal to the community, establish an identifiable edge to the area, offer a means of community buffer, establish a strong physical basis for neighborhood identity, and create a positive environment for residential living. The objective of eliminating major vehicular traffic from residential areas is achieved by the demarcation of sub-areas. The development of denser housing for families without children along Linn Street, Central Avenue and Bank Street permits the inner sectors of DFI and DFII to become available for redevelopment which is oriented for families with children. And through conscientious design, many of the existing structures can be feasibly renovated to provide new dwelling units which can adequately accommodate families with children. In addition, this approach allows that the existing open spaces, although not excessive, can be effectively developed to provide the exterior areas necessary to achieve the recreation objectives. Also, with the replacement of the existing dwelling units which have been subdivided with units oriented for families with children, the parking conditions in the area would begin to approach an

acceptable standard.

The process of subdividing the Northern West End into several subareas necessitates the establishment of an effective pedestrian circulation system to unify the total area. Such a system which would link together the sub-areas of the West End, would also provide the means of effectively reinforcing the Linn Street Mall as the focal center of the West End Community. Therefore, in conjunction with residential development on a project basis and the rehabilitation of the existing structures, the West End Development Plan should incorporate a community wide pedestrian circulation system.

CONSIDERATIONS OF CHARACTERISTICS OF
DWELLING UNITS

Attain maximum sunlight.

Adequate ventilation

Reduction of pollution

Design to provide individual
privacy.

CONSIDERATIONS FOR HOUSING FOR
FAMILIES WITH CHILDREN

housing recommendations

iii.a. general design

A variety of dwelling unit types, based on the general planning objectives, should be developed for the West End. General considerations should include the following recommendations:

1. All dwelling units should be sited so as to maximize sunlight penetration into open exterior space, both public and private.
2. Dwelling units should be designed to afford maximum penetration of natural light into the interior of all dwelling units and to provide adequate ventilation for all habitable spaces.
3. A reduction of the negative impact of environmental pollution, such as industrial odors and highway noise, should be accomplished.
4. Design should consider and provide individual privacy for each dwelling unit.

b. families with children

The design of housing for families with children must be particularly conscious of access to the pedestrian circulation system, of the provision of adequate outdoor living, recreation space, and of the provision of properly distributed parking.

1. **Pedestrian access:** Ground level access should be within two floor levels of the primary living level of any dwelling unit. Ground level is defined as that level on which there is the major horizontal movement, at grade or above grade.
2. **Outdoor living space:** Each dwelling unit should have an outdoor living space or spaces adjacent to, and controllable from, the primary living level of the dwelling unit.
3. **Parking facilities:** Refer to Parking Objectives and Recommendations Section.
4. **Dwelling unit types:** Three general categories of dwelling units for families with children should be encouraged. Housing for families with children should not be provided in highrise or elevator structures. The three general types are as follows:

- a. **Town Houses:** This dwelling unit type, also referred to as a row house type, should consist of two or three story structures sharing party walls with other dwelling units and open to outdoor space at the pedestrian access level. Wherever feasible, each town house should be vertically independent of other dwelling units. Access to the dwelling unit may be through outdoor space at either or both ends. 100% of all town house units should be ground oriented.

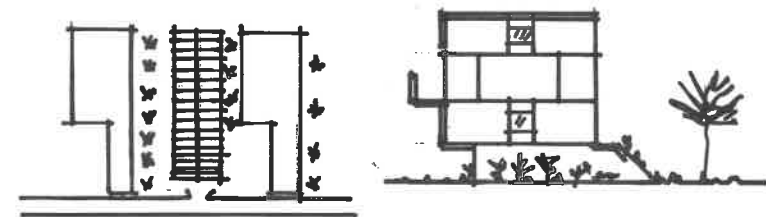
Access to pedestrian circulation.
 Adequate indoor-outdoor recreation space.
 Adequate parking.

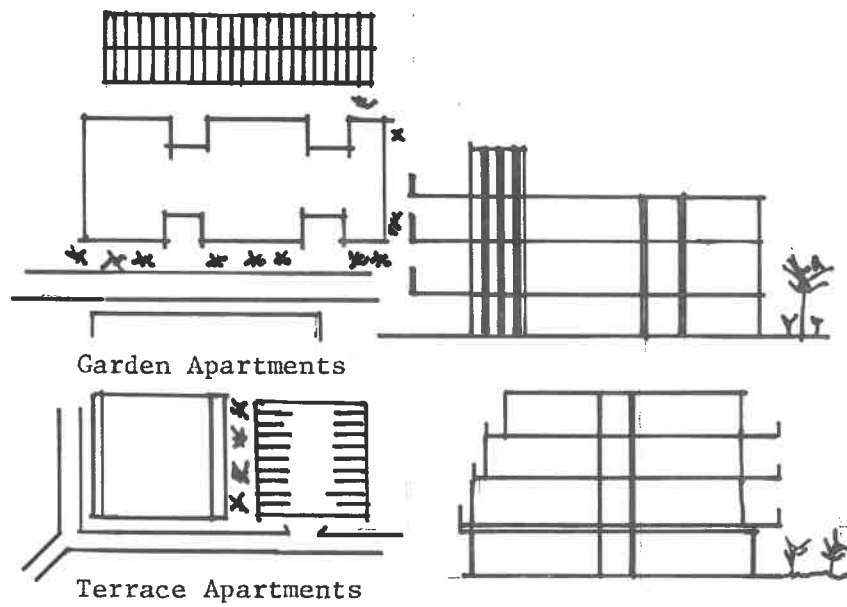
Criteria for Outdoor Living Space:

1. Adjacent to and controllable from the primary level of the dwelling unit.
2. Minimum of 50 square feet for each bedroom in the dwelling unit.
3. A minimum of 100 square feet per dwelling unit and a maximum of 300 square feet.
4. Each dwelling unit shall be provided with sufficient storage facilities.

Housing Types for Families with Children

a. **Town Houses.**





Increase the number of multi-bedroom apartments.

West End Owner Occupancy 7.5%
 West End Renter Occupancy 92.5%

(Ground orientation is defined as the situation which permits horizontal access to the primary living level of the dwelling unit from the outdoor living space, from either grade or a major pedestrian access level as defined earlier).

- b. Garden Apartments: This dwelling unit type should consist of one or two level apartments in structures of two or more stories. Each dwelling unit of this type should be open to outdoor space.
 - c. Terrace Apartments: This dwelling unit should consist of one or two level apartments in structures of two or more stories. Each dwelling unit of this type should be directly open to a contained outdoor space or terrace.
4. Dwelling unit size: Development of new and rehabilitated multi-bedroom dwelling units in the West End should be encouraged. The present average size of apartments in the area is 3.4 rooms as compared to a city average of 4.1 rooms per dwelling unit. In order to meet adequately the needs of a heterogeneous community with a balance between families without children and families with children, an increase in the number of multi-bedroom dwelling units is required. This need for larger apartments is a foremost priority of the community.
 5. Dwelling unit ownership: Development should attempt to increase the percentage of resident home ownership for the Northern West End which is currently only 7.5% as compared to the city's 38% owner occupancy rate.

C. families without children

Housing for families without children may be provided in high rise, elevator type structures. Housing of this type may be constructed over commercial, educational, and/or public service uses, or in conjunction with housing for families with children. While all efforts should be made to minimize the number of units for families without children which will be ground-oriented, some of these units may be provided in dwelling unit types suggested for families with children.

d. distribution of housing

The distribution of housing in the north West End with respect to family composition, income, and housing unit characteristics must reflect the above basic underlying goals.

1. Family Composition: The following recommendations are based on the fact that there are locational advantages in the Northern West End for both families with children and families without children, and that these advantages must be recognized if the above housing recommendations are to be successful. The basic underlying goal should always be to enforce a heterogeneous community which is capable of providing the necessary support for those facilities required by a viable community. Both the community and the facilities are interdependent with each other.

Housing for Families Without Children:

High rise elevator-structures constructed in structures which could offer additional uses such as commercial, educational or public.

Criteria for Housing for Families without children.

1. Occupy minimum of ground space
2. Each unit should be open to the outside on at least one side.
3. Parking spaces shall be provided as defined in parking recommendations, but in no case should parking be greater than 200 feet from the base of the Hi-Rise structure.

Family Composition to remain heterogeneous so as to support facilities provided within the community.

Housing for families with children to be clearly separated from vehicular traffic and have access to schools and recreational space.

CRITERIA FOR HOUSING OF FAMILIES WITH CHILDREN.

1. Housing in the Dayton-Findlay I neighborhood should be developed primarily for families with children. Housing for families with children in the other neighborhoods should not preclude development of other compatible uses.
2. Housing for families with children should be situated only in locations adequately served by the public elementary schools. Capacity of the school and ease of access should be considered.
3. Housing for families with children should be provided with the necessary recreational facilities.

- a. Families with Children: Housing for families with children may be distributed through all areas of the Northern West End suitable for housing of this occupancy type. Such areas should be adequately served by available elementary schools, be provided with sufficient recreational space, and be protected from major traffic flow.

- b. Families without children: Primary consideration for locating housing for families without children shall be given to the Brighton and Armory Central Neighborhoods.

2. Income: There is a necessity to be responsive to both the general objective of achieving a population that is heterogeneous with respect to family composition, life style and income, and the restraint imposed by the realities of the existing housing market and prevailing attitudes.

a. Fully subsidized, partially subsidized, and unsubsidized housing shall be developed in the northern West End. Distribution of subsidy types shall be by dwelling units rather than by buildings.

b. Concentration of subsidized units should be effectively avoided in order to eliminate tendency to develop project sites.

e housing location

1. Town Houses: This type of development for families with children should be limited to the Dayton-Findlay I and Dayton-Findlay II Neighborhoods. Provisions of this housing type should be accomplished by the rehabilitation of existing structures and by the construction of new in-fill housing units.

2. Garden Apartments: This type unit is most appropriate for development on a project basis in Dayton-Findlay I, Dayton-Findlay II, and Armory Central.

CRITERIA FOR HOUSING OF FAMILIES WITHOUT CHILDREN.

1. When feasible, housing for families without children shall be developed to provide an effective physical buffer for those sites developed for families with children.

Town House type units to be provided through rehabilitation of existing units and new in-fill housing.

Garden apartments to be constructed along major traffic arteries where housing is desired.

Terrace apartments to be constructed along major traffic arteries where housing is desired.

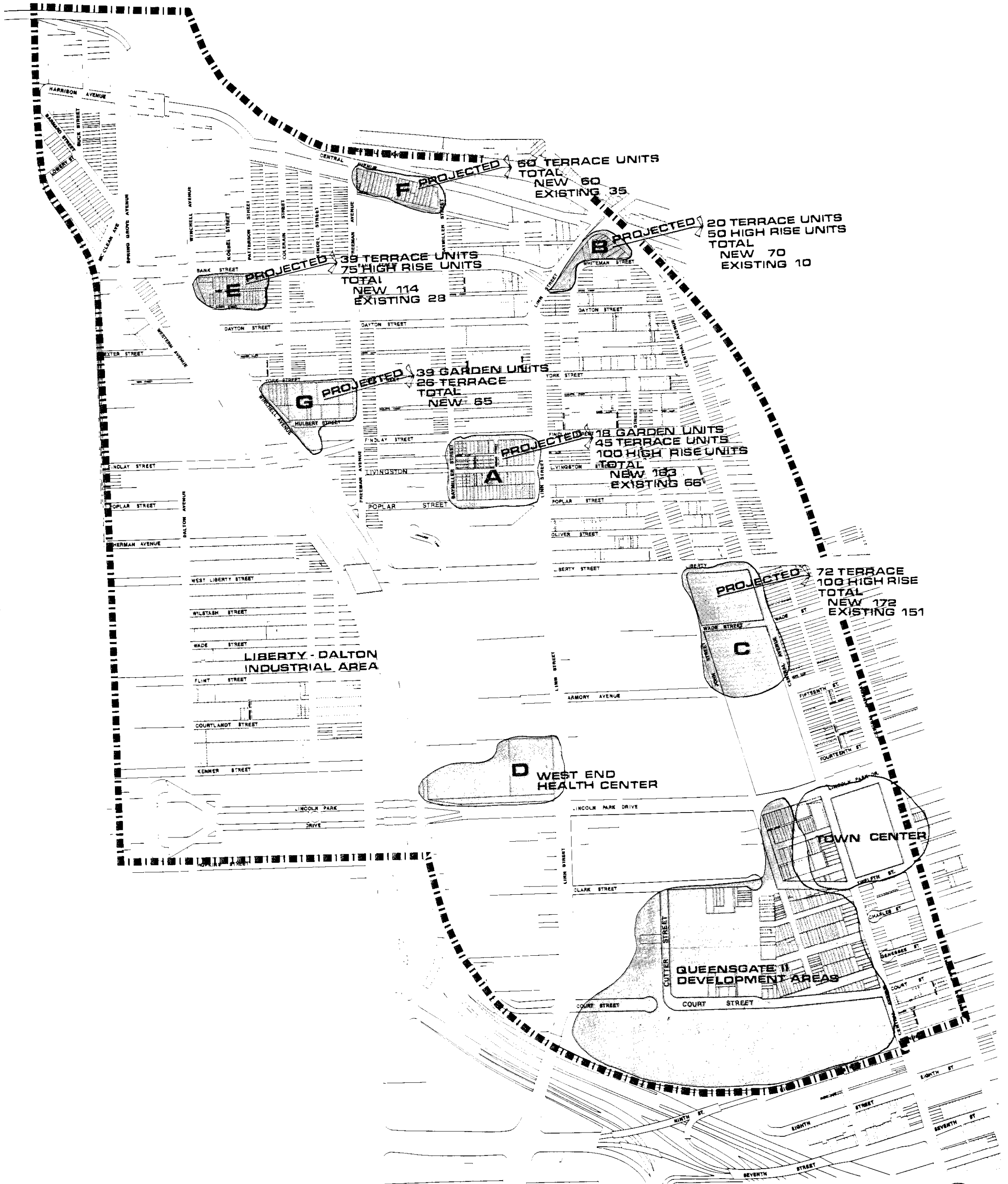
Hi-Rise housing to be constructed only along the perimeter zones of the West End to form a gradient in design.

3. Terrace Apartments: This type of housing should be predominantly utilized along all of the major traffic arteries like Central Avenue, Linn Street, Winchell Avenue, and Bank Street. The singular orientation of terrace housing facilitates orientation away from the noise and pollution of the street.
4. High Rise Apartments: High rise housing should be limited to perimeter zones of the Northern West End. Specific potential site locations include Bank and Winchell, Linn and Livingston, and John and Bauer.
5. Allocation of Dwelling Units: The specific allocation of dwelling units should be determined with the development of more detailed housing programs for each stage of implementation. Preliminary projections are as follows:

projected new dwelling units by type and site location

DEVELOPMENT SITES	Row House UNITS	Garden APARTMENT UNITS	Terrace UNIT	High Rise UNITS	Total New D.U.	Existing Occupied D.U.
Site A (Livingston)		18 D.U.	45 D.U.	100 D.U.	163 D.U.	66 D.U.
Site B (Dayton-Linn)			20 D.U.	50 D.U.	70 D.U.	10 D.U.
Site C (Armory Central)			72 D.U.	100 D.U.	172 D.U.	151 D.U.
Site D						
Site E			39 D.U.	75 D.U.	114 D.U.	28 D.U.
Site F			60 D.U.		60 D.U.	35 D.U.
Site G		39 D.U.	26 D.U.		65 D.U.	
Dayton & Freeman	4 D.U.				4 D.U.	
York & Charlotte (West)	12 D.U.	14 D.U.			26 D.U.	
York Street	3 D.U.				3 D.U.	
York & Charlotte (East)	12 D.U.			20 D.U.	32 D.U.	10 D.U.
Charlotte Street	25 D.U.				25 D.U.	10 D.U.
Findlay & Linn				40 D.U.	40 D.U.	
Distributed Row Houses	10 D.U.				10 D.U.	
Totals	66 D.U.	71 D.U.	262 D.U.	385 D.U.	784 D.U.	310 D.U.

Allocation of Dwelling Units as developed through preliminary design processes.

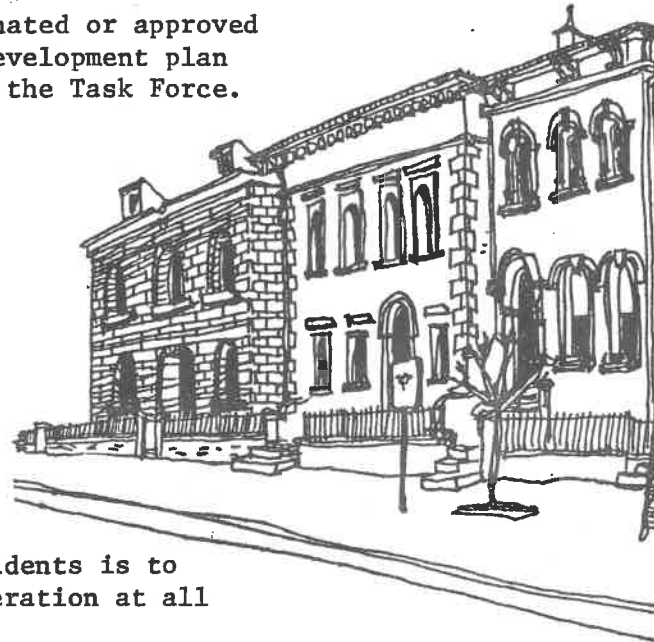


PROJECTED NEW DEVELOPMENT
BY TYPE AND SITE LOCATION

f housing rehab criteria

A major objective of the West End Development Plan is to provide quality housing by the preservation and restoration of those existing structures which possess historical, physical, and/or environmental qualities. In an attempt to achieve this general objective, the following standards should be met by all proposed rehabilitation projects.

Rehabilitation to be attempted on those areas designated or approved by the West End development plan or so approved by the Task Force.



Relocation of residents is to be a major consideration at all times.

1. Rehabilitation Process:

- a. Only buildings which are located in those areas designated by the West End Task Force Land Use Policy Decisions as appropriate for residential occupancy should be rehabilitated for residential use.
- b. All building rehabilitation should be in conformance with the West End Development Plan for the Northern West End.
- c. Priority should be given to rehabilitation of vacant structures which meet the general criteria of the Rehabilitation Standards.
- d. Proposals for the rehabilitation of occupied structures should include a satisfactory relocation plan for all occupants, residential and/or commercial. This plan should include a clear indication of funding resources, and a projected performance

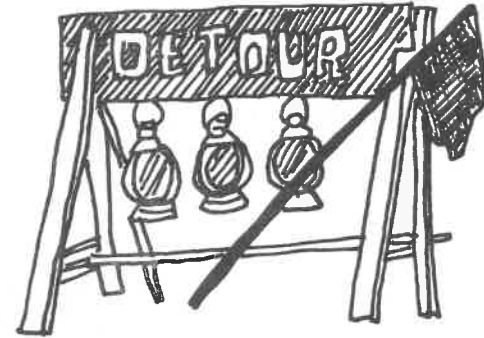
schedule.

- e. Staging of rehabilitation should minimize resident relocation and community disruption. The time required for total project construction shall be reduced to a practical minimum.
- f. Proposals for building rehabilitation should be presented to the West End Task Force for review prior to the issue of a building permit. This view should be based on the Rehabilitation Standards and the Development Plan for the Northern West End. In areas where specific plans have not been formally adopted, the West End Task Force should be responsible for interpreting the intent of the current planning process. For areas where this intent cannot be readily determined, a time period not to exceed 6 months should be allowed for further investigation and clarification.
- g. Without review by the West End Task Force, City Building Permits should not be issued for the construction of any rehabilitation project in the Northern West End. Excluded from this control are those permits issued solely for general building improvements.

2. Environmental Standards:

- a. Each property should have sufficient provisions for adequate light,

Staging of rehabilitation so as to cause a minimum amount of disruption.



Without review of rehabilitation projects by the Task Force, City Building Department should not issue Building permits.

All FHA property standards and guidelines to be met.

Adequate provisions for all facilities prescribed by the West End Development Plan should be considered in all development.

ventilation, and means of access.

- b. All FHA property standards and guidelines should be met. Wherever possible, the standards for new construction should be applied to rehabilitation projects. These standards and guidelines should not be considered as optimums, but as minimums.
- c. All accessory buildings on any property should be removed or rehabilitated to adequate standards. All garages and other accessory buildings which are retained should provide useable space which is weather proof and free from infestation of rodents, termites, etc.
- d. Adequate provisions for laundry facilities should be included within the rehabilitated structures. Exceptions shall be allowed for properties located with 400 feet of other available adequate facilities. For dwelling units of three or more bedrooms, provisions should be included for private laundry facilities which are located within each dwelling unit or in a conveniently accessible and controllable space within the building.
- e. Adequate provisions for garbage disposal and garbage storage should be included. Convenient means of access to the storage area should be provided for each dwelling unit. All storage areas should be screened from view and provided with a hard paving surface and water service. When a City dumpster

is readily accessible (located within 200 feet of the property), such a dumpster should be considered as providing the appropriate storage facility.

- f. Provisions for parking should be provided according to the Transportation objectives of the West End Development Plan.
- g. Provisions for outdoor recreation space should be provided according to the NWE Recreation Objectives.
- h. Dwelling unit allotment should conform with the Housing Objectives of the West End Development Plan.
- i. Rehabilitation of existing structures should attempt to restore the buildings to the original occupancy useage when such useage is in accordance with the West End Development Plan. When feasible and appropriate, rehabilitation will restore single family occupancy.

3. Architectural Standards:

- a. Rehabilitation should retain the structural integrity and identity of each building.
- b. Exterior masonry additions which are contrary to the general building mass or character and/or prevent development of adequate open space

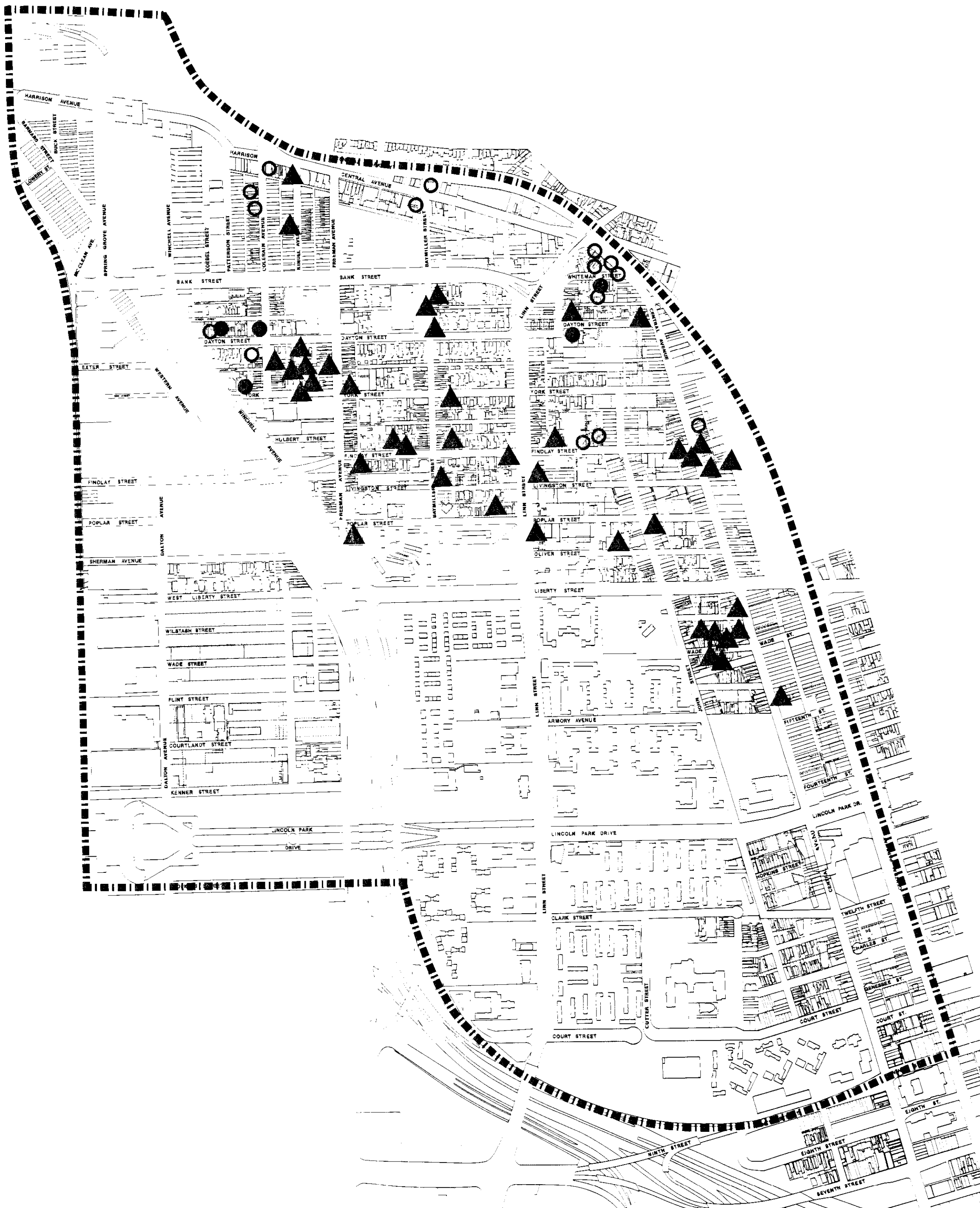


The character of the structure is to be maintained so as to provide integrity to the neighborhood through the extension of architectural details, and facades.



for residential use should be removed.

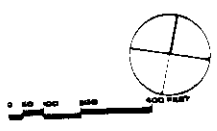
- c. Architectural features should be retained whenever feasible. When window replacement is required, the replacement units should retain the architectural character of the original units.
- d. Retention of exterior porches, railings, and traditional iron fences should be encouraged.
- e. Exterior masonry units should be either sand blasted and properly weather-sealed or painted to compliment the general environment, using traditional colors. All architectural features such as cornices, window sills, etc. should be properly painted when not of masonry construction.
- f. Use of applied materials over existing masonry such as aluminum siding, asbestos or vinyl siding, imitation masonry, or similar treatment shall be prohibited. Where such applied materials exist, restoration of the original surface shall be accomplished.
- g. Replacement or in-fill masonry shall be compatible with the existing in both size, texture, color, and treatment.



REHAB SITES

- ▲ COMPLETED REHAB PROJECTS
NOT APPROVED OR REVIEWED BY WETF
- PROPOSED REHAB PROJECTS
REVIEWED BY WETF - DISAPPROVED
- PROPOSED REHAB PROJECTS
REVIEWED BY WETF - APPROVED

WEST END
MODEL CITIES PHYSICAL PLANNING PROGRAM
 CINCINNATI, OHIO





g. public housing recommendations

Provide community identification through general revitalization of public housing structures.

Pedestrian paths to provide linkages.

Adequate lighting

Removal of eyesores, maintenance of existing open space and scattered treatment.

Modernization of structures

Rehabilitation of one and two family units.

1. A major objective of the West End development plan is to provide a sense of community identification and integration of housing elements presently regarded as public housing into the total West End. The following recommendations are examples of means to these ends.
 - a. A major consideration is the linking of community activities by means of pedestrian paths which are integrated into the existing public housing project sites. (See section on pedestrian circulation).
 - b. Adequate lighting of the pedestrian paths should provide favorable links for residents.
 - c. Removal of woven wire fences surrounding projects, maintenance of open space and various forms of treatment would enhance both the projects and walkway network.
 - d. Overall modernization in terms of aesthetically pleasing structures should be accomplished to encourage a positive sense of identification for the residents.
 - e. The possibility exists for a concerted effort on the part of CMHA to enter into concentrated rehabilitation of single and two family units so as to provide integrated public housing units. 77

h relocation housing

1. The West End Development Plan must provide an adequate supply of the types of housing required to satisfy the relocation needs of residents at costs they can afford.
2. Former residents of the West End should be encouraged to return and reverse the displacement caused by previous development and area decay.
3. To the greatest extent possible, the timing of demolition and construction should be staged so that new housing is available before families are actually displaced.
4. Relocated families, who choose to move out of the Northern West End, even though sufficient new and adequate housing is provided within the project area, should be afforded all relocation benefits in their locations.
5. Social Aspects:
 - a. Social services now available to the West End should be reviewed and coordinated to achieve the best possible level of service to present residents and future residents, in connection with the relocation program. The West End Special Services Project should be asked to provide this Coordination.

Varied housing types required.

Encourage former residents to return.

Staging to be effective.

Relocation benefits to be offered to families even if they decide to move outside the project boundaries.

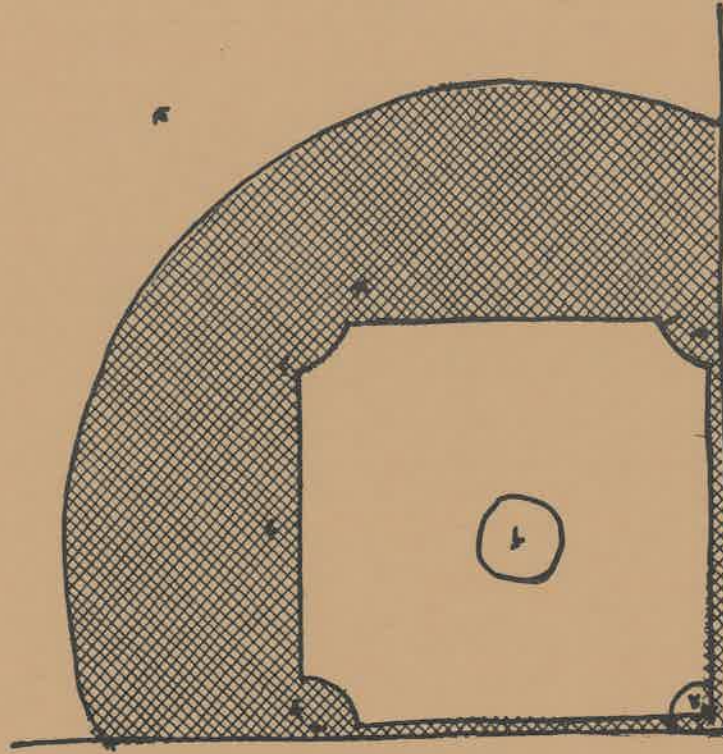
Social Services to be coordinated to afford the maximum services.

Review and Revision of present program and Social Services.

The West End Community Council is to be recognized as the official channel for citizen participation.

- b. New social services should include the use of programs not previously applied, as well as the expansion of current programs.
- c. Developers and eventual owners of housing in the Northern West End, should be required to engage in management practices which support the community spirit of the West End.
- d. The West End Community Council should be recognized as the representative organization for the West End and should be designated as the official channel for citizen participation in the development project.

recreation



i recreation objectives

- a. general objectives
- b. types of facilities
- c. accessibility
- d. service

ii recreation recommendations

- a. mini - parks
- b. neighborhood facilities
- c. community facilities

recreation objectives

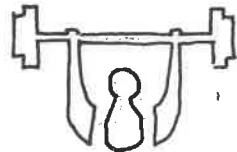
l.a. general objectives

Consideration of facilities and spaces necessary for adequate recreational needs.

Inclusion of a variety of facilities including indoor and outdoor facilities.

All new development shall consider inclusion of public open space or recreation facilities.

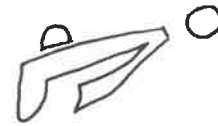
Adequate separation between residential development and recreational facilities with consideration of access



1. The West End Development Plan should include those facilities and spaces necessary for the provision of adequate community recreational services.
2. The development plan should provide the broadest range of reception potential by including a variety of indoor and outdoor facilities and spaces for all age groups.
 - a. Where possible, all parks and recreation facilities, as well as common areas, included in the West End Development Plan should be provided as public improvements or as supporting facilities to new development.
 - b. When required, identifiable physical separation between the recreational facilities and housing structures should be encouraged. While this effort will provide the means of insuring the legal feasibility of receiving adequate funding for these recreation facilities, convenient access to and from the residential development must be considered.

b types of facilities

1. **OUTDOOR LIVING SPACE:** As stated in the Housing Objectives, wherever feasible, some exterior area should be allocated to each dwelling unit as outdoor living space. This area, which may be in the form of a balcony, a terrace, or private yard, should not be considered as a part of the recreation complex, but would satisfy a major requirement for recreation within the dwelling unit.
2. **RESIDENTIAL RECREATION:** A system of exterior spaces should be developed to serve the general active recreational needs of the residents in a manner consistent with the needs of the community.
 - a. Facilities should be oriented to the residential block.
 - b. The specific recreational needs for varying age groups should be considered.
3. **NEIGHBORHOOD ORIENTED RECREATION:** On a neighborhood basis, facilities should be developed to serve the group oriented, active recreational needs of the West End.
4. **Taft HIGH SCHOOL ATHLETIC FACILITIES:** The existing athletic facilities of Taft High School should be expanded to ad-



Dwelling units are to have a portion of their floor area designated as outdoor recreational space.



Recreational facilities should serve the community and strengthen community relationships.



- a. Facilities should be oriented to the residential block.
- b. The specific recreational needs for varying age groups should be considered.



Neighborhood facilities should be directed toward group activities.

Access to facilities to be considered at all times.

Maintenance and proper staff to be designed into the facilities.



equately meet the full range of recreational activities normally provided for area high school.

- a. Such facilities should be accessible to the community during times of non-school use.

C. accessibility

All recreational facilities should be conveniently accessible to those individuals or groups for whom use of the facilities is considered appropriate.

d. service

All existing and proposed facilities should be adequately maintained and staffed.

- a. Necessary equipment should be provided and adequately maintained.
- b. Staffing should be provided as required.
- c. Special care should be given to all the landscaping, lighting, play equipment, benches and other amenities to be provided in varied recreational facilities in the West End.



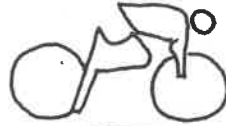
The needs of the community are to be represented by the types of facilities provided.

Block-oriented mini-parks

Convenient and safe pedestrian access

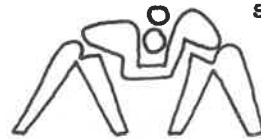
Views of each mini-park to be a major consideration to maximize child supervision from those dwelling units adjacent to the mini-park.

ii. recreation recommendations



The recreational objectives of the West End Development Plan should be achieved through the development of a system of facilities geared to the specific needs of the community.

a. mini-parks



The resident oriented, recreational objectives should be served by a system of "block-oriented" mini-parks.



1. All mini-parks should be directly accessible to and oriented toward those dwelling units served. A mini-park should not be required to be contiguous to each dwelling unit, provided that appropriate access is achieved from each dwelling unit served. Separation from parking, streets and other spaces allocated to automobiles or service traffic should be provided while maintaining convenient and safe pedestrian access.

2. The location and design of each mini-park should encourage easy visibility from inside all dwelling units served in order to allow for proper child supervision.

3. Each mini-park should be designed to emphasize both a physical and visual connection to those dwelling units which it serves.



4. A mini-park should not be required for those dwelling units which are adequately served by contiguous private exterior space.

5. The system of mini-parks for the West End should be developed to provide a minimum area fifty (50) square feet per bedroom.

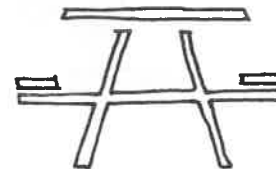
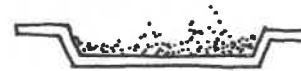
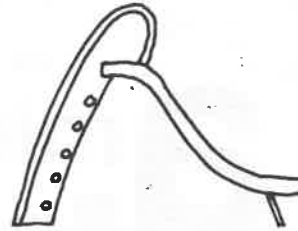
6. Each mini-park should contain:

a. A tot area including such facilities as swings, slides, jungle gyms, sand boxes, wading pools, etc.

b. An open area for informal play such as volleyball, badminton, ball toss, touch football, tag, etc. When appropriate this area should be treated with a non-compacted, natural material rather than grass to provide ease of maintenance and adequate safety.

c. A quiet area for sitting, talking, and activity watching. Such areas should be provided with benches, tables, vegetation and should be adequately buffered from the active areas of the open space.

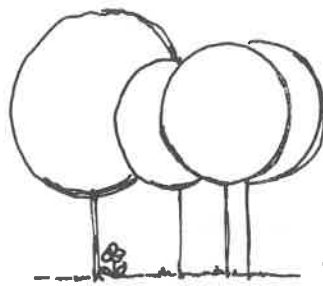
7. The specific design and allocation of facilities within each mini-park should be determined by such factors as population, age distribution, and family composition of those residents served by the mini-park. Each mini-park should be designed to allow for future



Mini parks to contain:

1. Tot lots
2. Open space for unstructured play
3. Quiet grassed area

The above should afford recreational facilities for all age groups.

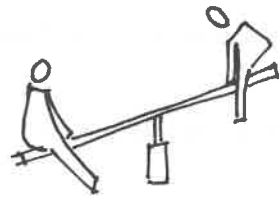


alterations in response to changes in population composition of the area served.

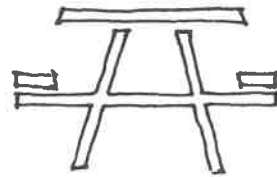
- 8. Each mini-park should be initially landscaped with mature trees to provide immediate shade, and to increase the probability of survival.

Use of improved, existing facilities.

b. neighborhood facilities

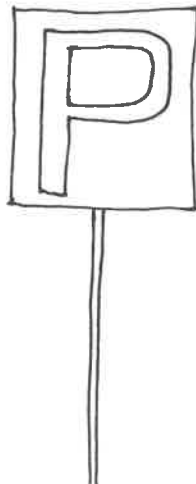


- 1. Of the existing playgrounds in the Northern West End, Dyer Playground which is 4 acres in size, along with the proposed expanded Taft High School Recreation Complex, the new Court Street Playground, other existing facilities adjacent to the area, and those facilities such as Laurel Playground (3.8 acres) and Washburn (Weaver) Playground (3.5 acres), could provide sufficient neighborhood park-playground facilities for the West End if adequate physical improvements and proper continued maintenance are provided.

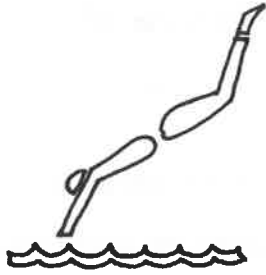


Neighborhood facilities are not to supplement mini-parks.

- 2. Except for those dwelling units developed within the Brighton Neighborhood, a neighborhood park-playground should not be substituted for the mini-park required to provide at least fifty (50) square feet of outdoor space per bedroom.



- 3. The facilities provided in Dyer Playground should include the following, clustered according to their function and level of activity:



- a. A deep water swimming pool and wading pool.
- b. Tennis and volleyball courts.
- c. Softball -Football field with stands, lights, hardware
- d. A tot lot play area.
- e. Combination clothes change-restroom facility.



- 4. Wherever possible, attempts should be made to separate the pedestrian access to the neighborhood park-playgrounds from vehicular movement. In all areas, access shall be controlled with appropriate signaling

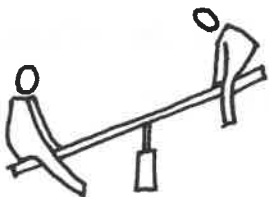
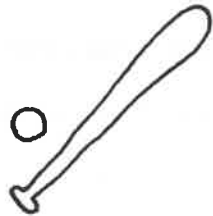


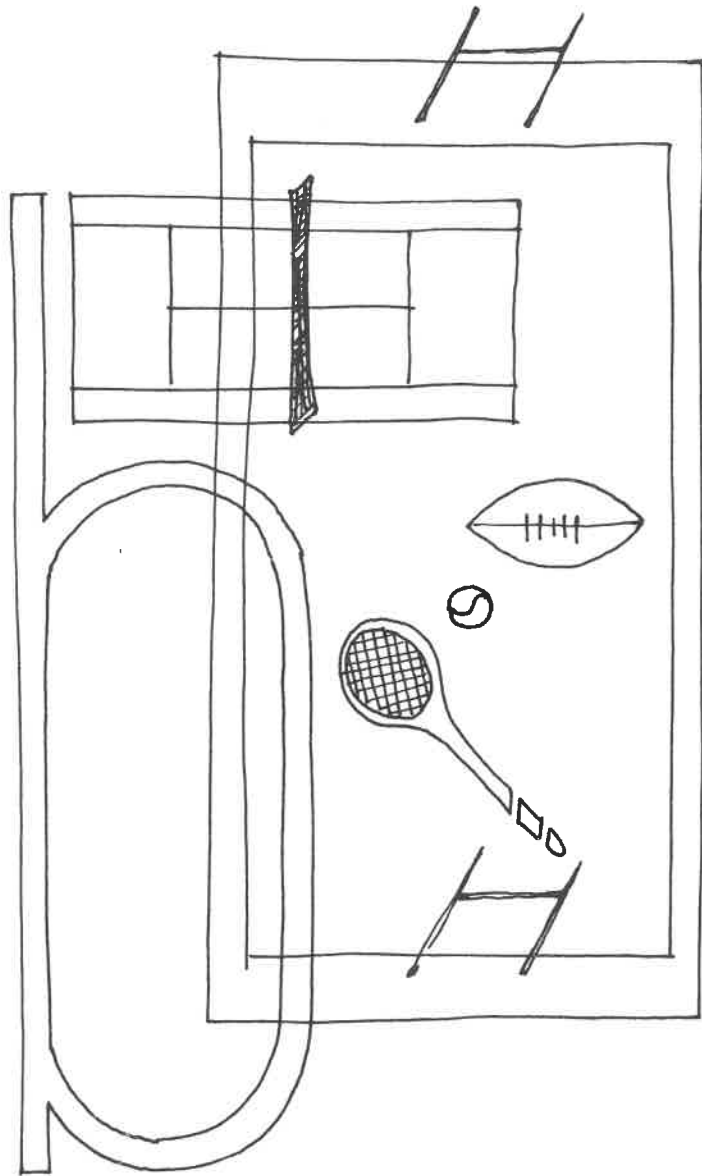
- 5. Off-street surface parking shall be provided for the neighborhood park-playgrounds.

- a. Attempts shall be made to screen all surface parking areas from a view by plantings or soil mountings.

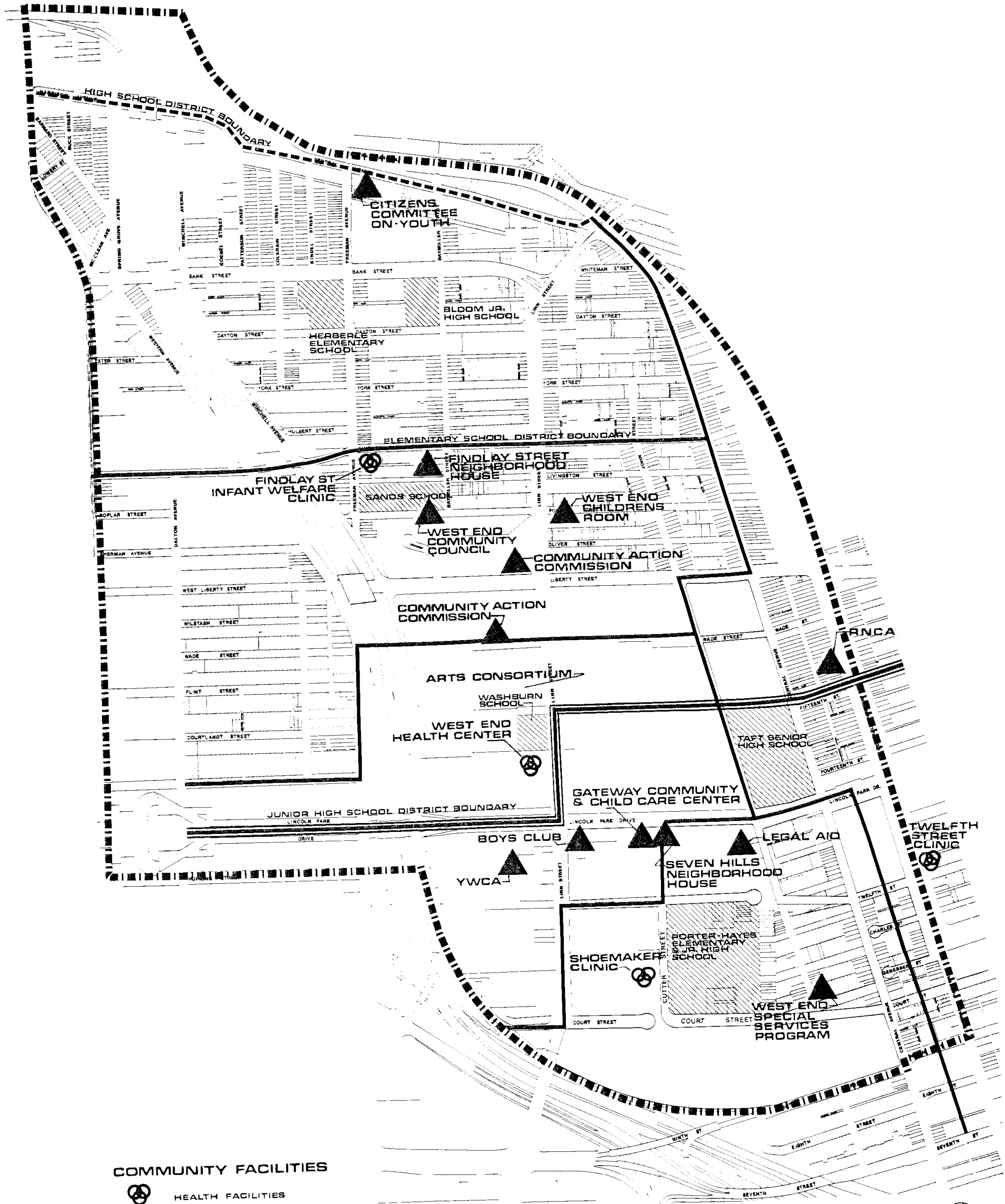
C. community facilities

- 1. In addition to the Mini-Parks and the Neighborhood Facilities, a major multi-purpose outdoor recreation facility should be developed in the Northern West End. This facility should provide complete recreational opportunities for both Taft High School and the total West End Community. Included in this facility should be:










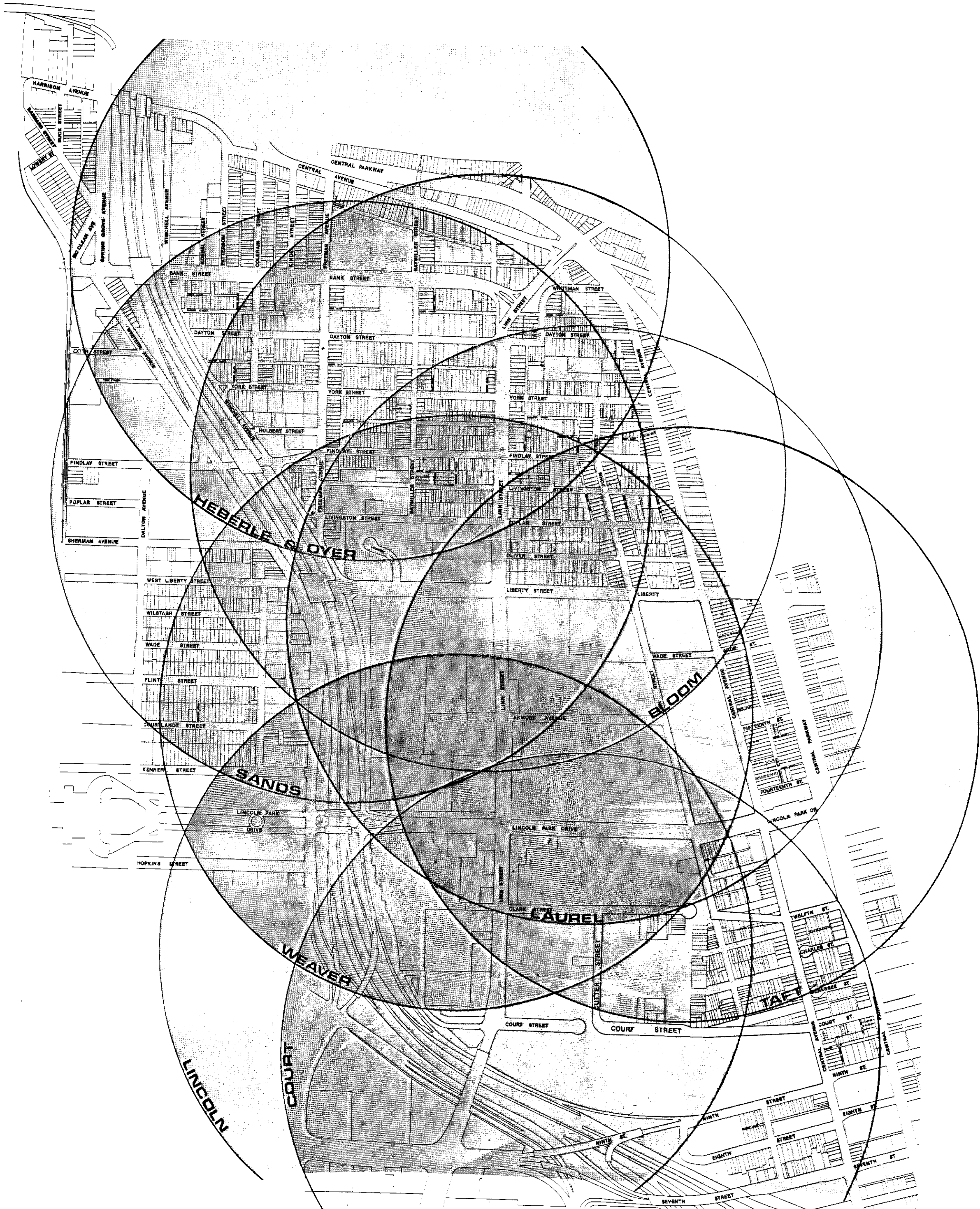
- a. Football field and related equipment
 - b. Regulation running track and field event equipment
 - c. Spectator bleachers
 - d. Lights for night time use
 - e. Tennis courts (to be located at existing police impounding lot.)
2. Limited off-street surface parking should be provided in connection with this expanded facility. Access to and use of this facility should be provided for community residents during non-school hours.



COMMUNITY FACILITIES

-  HEALTH FACILITIES
-  SOCIAL SERVICES
-  SCHOOLS
-  ELEMENTARY SCHOOL BOUNDARIES
-  JUNIOR HIGH BOUNDARY
- SENIOR HIGH BOUNDARY

1110



876

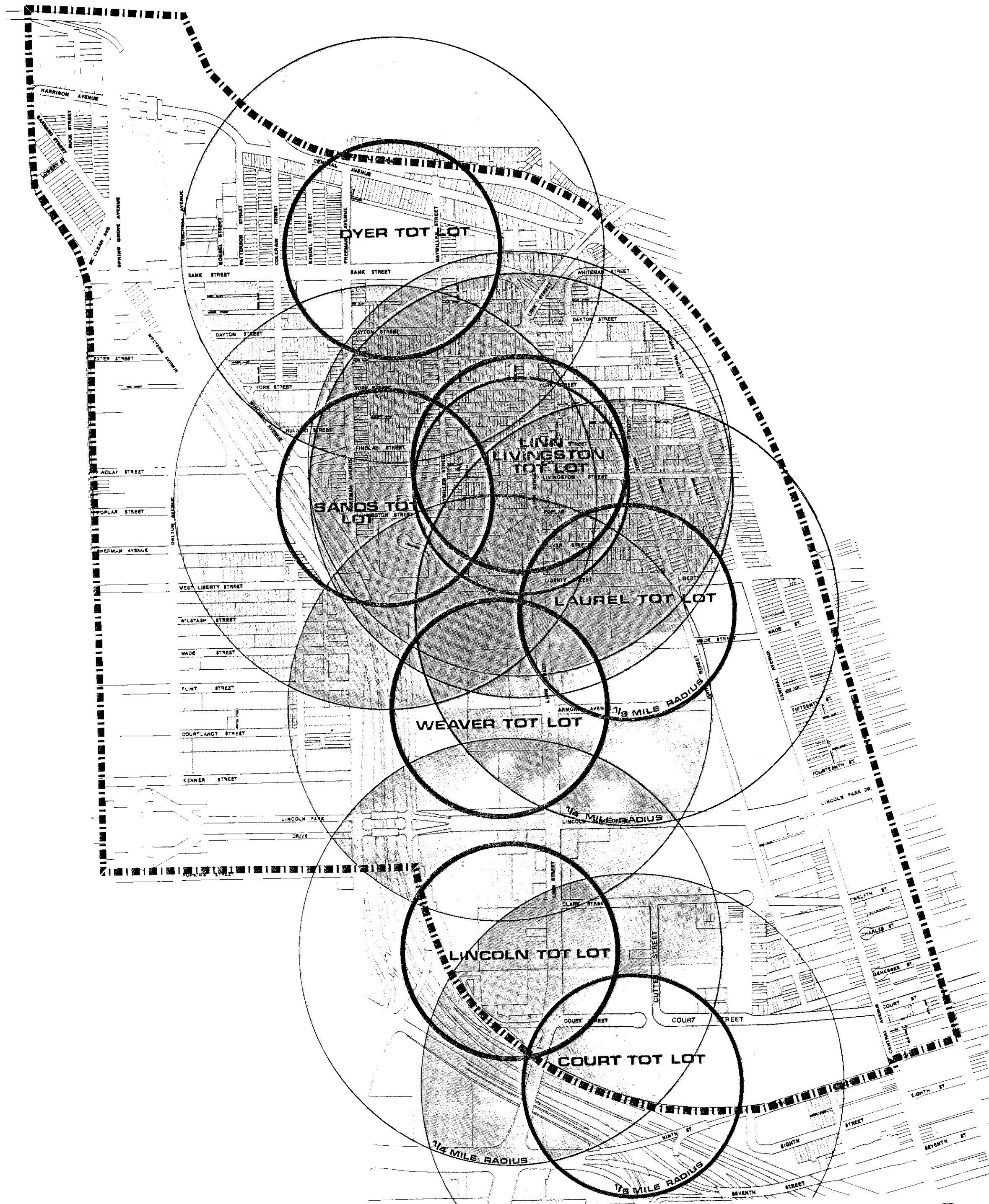
PLAYGROUNDS

— 1/2 MILE SERVICE RADIUS



WEST END

MODEL CITIES PHYSICAL PLANNING PROGRAM
CINCINNATI, OHIO

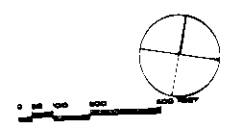




TOT LOTS

-  1/8 MILE SERVICE RADIUS
-  1/4 MILE SERVICE RADIUS

WEST END
 MODEL CITIES PHYSICAL PLANNING PROGRAM
 CINCINNATI, OHIO



commercial

i commercial objectives

- a. general objectives
- b. planning objectives
- c. merchants in the west end
- d. industries in the west end

ii commercial recommendations

- a. commercial characteristics

commercial objectives

i.a. general objectives

Commercial activities to serve two major market areas.

- a. Daily needs of West End residents.
- b. Specialized Commercial services for those working or living near by.

1. The stores and shops which are to be located in the Northern West End when the Development Plan is realized, should serve two basic market areas.

- a. The first priority should be to provide those commercial activities which serve the day-to-day needs of the residents of the West End. Included among these commercial establishments would be those convenience goods and service facilities which are considered neighborhood and community facilities such as pony-kegs, laundramats, drug stores, beauty parlors, adult social facilities, and barber shops.
- b. Opportunities should exist in the project area for serving those people who live outside the West End but who might readily utilize the commercial facilities provided there. This market area would include those individuals living nearby, those employed in the vicinity, or possibly former residents. Consideration of providing specialized commercial services for this market area should be pursued.

commercial

2. The total retail space in the Northern West End, including the Linn Street commercial district, should be planned to maintain the existing level of commercial activity. Most important the plan should try to retain, consolidate, and rejuvenate existing businesses in the area. Based upon the major development of new retail space in the Queensgate II Town Center, development of additional retail space in the Northern West End would not be appropriate. However, the rejuvenation of existing commercial facilities is of major significance to the overall West End Development Plan.

b. planning objectives

1. Retail activity in the Northern West End should be planned only for those areas identified as appropriate for commercial use by the West End Task Force Land Use Policy Decisions.
2. Primary emphasis on all retail locations in the Northern West End should be to make all stores and shops as conveniently accessible to the market served as is possible. For convenience retail trade and service facilities, locations should be within easy walking distance of residence and employment. As a maximum, these neighborhood stores and shops should be no more than 1,000 feet from customer-served, with a 750 foot walking distance radius preferable.

The plan must retain, consolidate, and rejuvenate existing businesses in the area.

Retail activity is to occur only in those areas designated by the West End Task Force.

Convenient access to commercial areas of primary concern.

Existing uses in Linn Street to be retained and restored to provide a commercial node.

Some spot zoning provisions are to be made for allocation of convenience centers.

Parking requirements and recommendation to be adhered to as best as possible within those guidelines of the community.

- a. Linn Street Shopping Center: The existing variety of uses and activities included in this shopping center should be retained and restored to maintain it as the focal center of community commercial life. Considerable physical improvement and general enhancement of the facility is required to achieve this end.
 - b. Convenience Centers: Convenience Centers should be developed within residential sectors to serve the area residents. These centers should include convenience goods and services stores and should be provided with ground floor locations.
3. The plan should allow for flexibility in store location, permitting location on the ground floor of apartment buildings where this would provide for more efficient space use, better layout, and lower costs.
 4. Adequate provisions for parking to serve the retail space must be provided.
 5. All retail businesses established in the Northern West End should strictly adhere to a policy that they will observe all equal employment opportunities laws, that they will provide quality merchandise and service consistent with their prices, and that they will control litter to the greatest extent possible so as to promote a favorable

commercial atmosphere.

C. west end merchants

1. Proprietors of shops and stores in the redeveloped Northern West End should be as efficient as possible to best serve their patrons. Instead of many competing retailers, only a proper number to adequately provide goods and services for the area population should be included in the plan. These merchants should be located in clusters or centers as described above, to best conserve space and avoid spreading-out retail space where exposure to customers would be reduced.
2. While a primary objective must be to develop adequate commercial facilities where possible, retail space should be made available to present and future community residents who would be operating their own stores and shops. Local ownership should be maximized in the West End wherever possible. The City Demonstration Agency should develop programs to facilitate this policy by encouraging local ownership and by making information available concerning federal and other assistance that could assist residents engaged in retail business.

Merchants should be organized to offer efficient consolidated services

Encourage community ownership and participation in shopping facilities. Make available all forms of assistance programs.

Staging of development to minimize disruption of existing commercial facilities.

Improvement of existing facilities within the West End are to be consistent with the development plan.

Only areas so designated for industrial use by the West End Task Force are to be approved for such use.

3. Staging of development should minimize disruption to the existing commercial activity. The displacement and relocation of existing West End merchants should be accomplished with minimum expense and effort to these merchants. Where possible, low-rent, temporary accommodations should be provided to make the move from present locations as easy as possible. Development of commercial activity in the West End should be pursued with the recognition of the WESBA as the representative of the existing area business.

d. west end industries

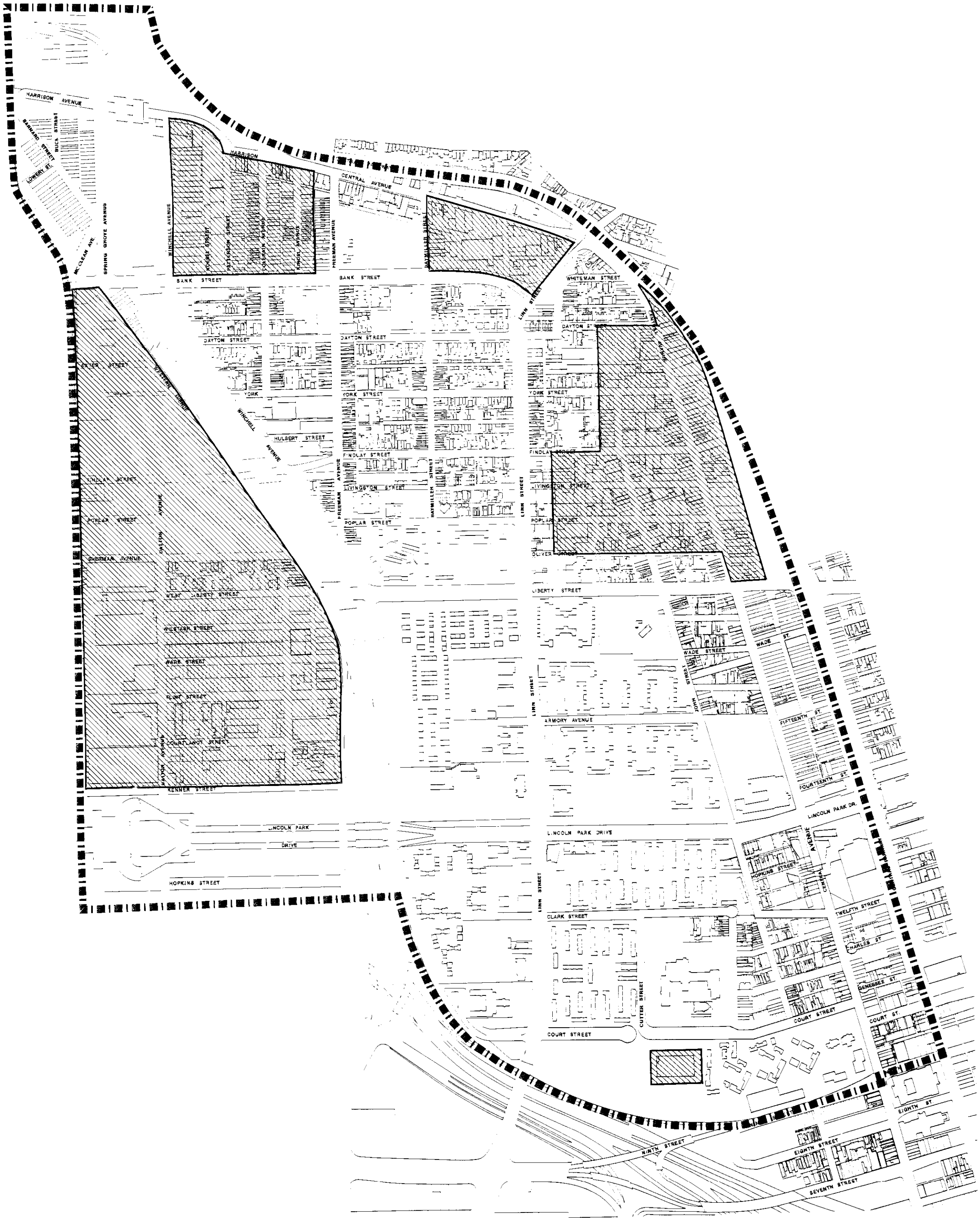
1. Improvement of the industrial facilities in the Northern West End should be pursued. Development standards regarding landscaping, parking, loading, access, building conditions, and building appearance should be applied to existing industries as well as to new development.
2. Industrial useage should be retained only in those areas indicated as appropriate for industrial activity by the West End Task Force Use Policy Decisions.

commercial

3. Relocation of industries should follow those adopted relocation policies as stated by the West End Community.

4. Industrial development in the Northern West End should effectively contribute to the employment opportunities of the West End. Development of industrial activity in the West End should be pursued with the recognition of the WEIA as the representative of the existing area industries.

A major factor to determine potential of industrial development should be the employment opportunities for community residents.



(PROPOSED)
INDUSTRIAL DEVELOPMENT AREAS

WEST END
MODEL CITIES PHYSICAL PLANNING PROGRAM
CINCINNATI, OHIO



commercial recommendations ii.a. commercial characteristics

Resident oriented convenience goods and service facilities

Recommendations to retain, rejuvenate and consolidate existing businesses.

Neighborhood facilities to provide minimal service for immediate shopping needs.

Criteria for Development of Neighborhood facilities.

1. Development should be in a cluster form, establishing a neighborhood sub-center or nodal character.
2. Adequate service access should be provided without imposing on the residential character of the neighborhood.

Based upon the planning objectives outlined in this report, the commercial component of the West End Development Plan should provide resident oriented, convenience goods and service facilities. All recommendations should indicate a preference towards retaining, rejuvenating and consolidating existing businesses in the Community West End.

1. Neighborhood facilities: The neighborhood oriented facilities are to be located in Convenience Centers and are intended to provide a basic degree of commercial service for immediate shopping needs. Included among this type of facility might be a small scale pony-keg, news stand, laundramat, and bar. The size of each facility should be determined by the projected market area of the residential neighborhood served by the Convenience Center. In this process, consideration should be given to the concept of pedestrian access as emphasized by the West End Community. The locations of convenience centers which will be determined with further development of the proposals, should be disbursed

commercial

throughout the Northern West End.

2. Community Facilities: Community oriented facilities should continue to be located predominantly along Linn Street. These existing facilities which are to be retained should be revitalized to meet those standards as expressed by the community. Included among community oriented types of facilities might be a restaurant, clothes cleaners, and drug store. While the market area for these facilities should not be totally limited to the West-End, the size of each facility should be reasonable determined by the local area's needs and projections, while considering the customer support required for maintaining such facilities.

3. Regional Facilities: The unique location of the West End in the basin area provides a potential for developing some regional oriented commercial facilities. It's proximity to the Central Business District and its extensive work force, the adjacent Queens-

Criteria for Community Facilities:

1. Development should contribute to improving the attractiveness of the existing Linn Street Commercial area.
2. Provisions for convenient pedestrian access should be included by the development of a community pedestrian pathway system and the addition of appropriate landscaping.
3. Appropriate sign controls should be developed and enforced.
4. Development of the area should attempt to establish it as physical-commercial-social center of the West End Community by including the Lincoln Recreation Center, the Regal Theater, the Public Library, YWCA, the proposed West End Health Center, and Gateway Center in a comprehensive design package.

Regional Facilities are to provide for those in areas adjacent to or in reasonable proximity to the area. Facilities in such regional centers should represent the interests of shoppers in the general area.

Criteria for Regional Facilities:

Adequate parking and service access for regional oriented commercial facilities must be developed in a manner which will not detract from the residential usage of the area. In general, access to such commercial facilities should be independent of and external to the residential orientation of the West End. Consideration should be given to dual level development.

Regional Facilities to provide for wholesaling and specialty merchandising prime considerations for such facilities are vehicular access and availability of parking.

gate 1 and the Liberty Dalton Industrial areas, and the closeness of Music Hall provides attractions for many non West End residents. While the Queensgate II Town Center should satisfy much of this potential market, the opportunity still exists for secondary site locations to be developed in the northern West End.

4. Commercial Locations

a. Neighborhood Facilities: Suggested locations for neighborhood oriented Convenience Centers include the following:

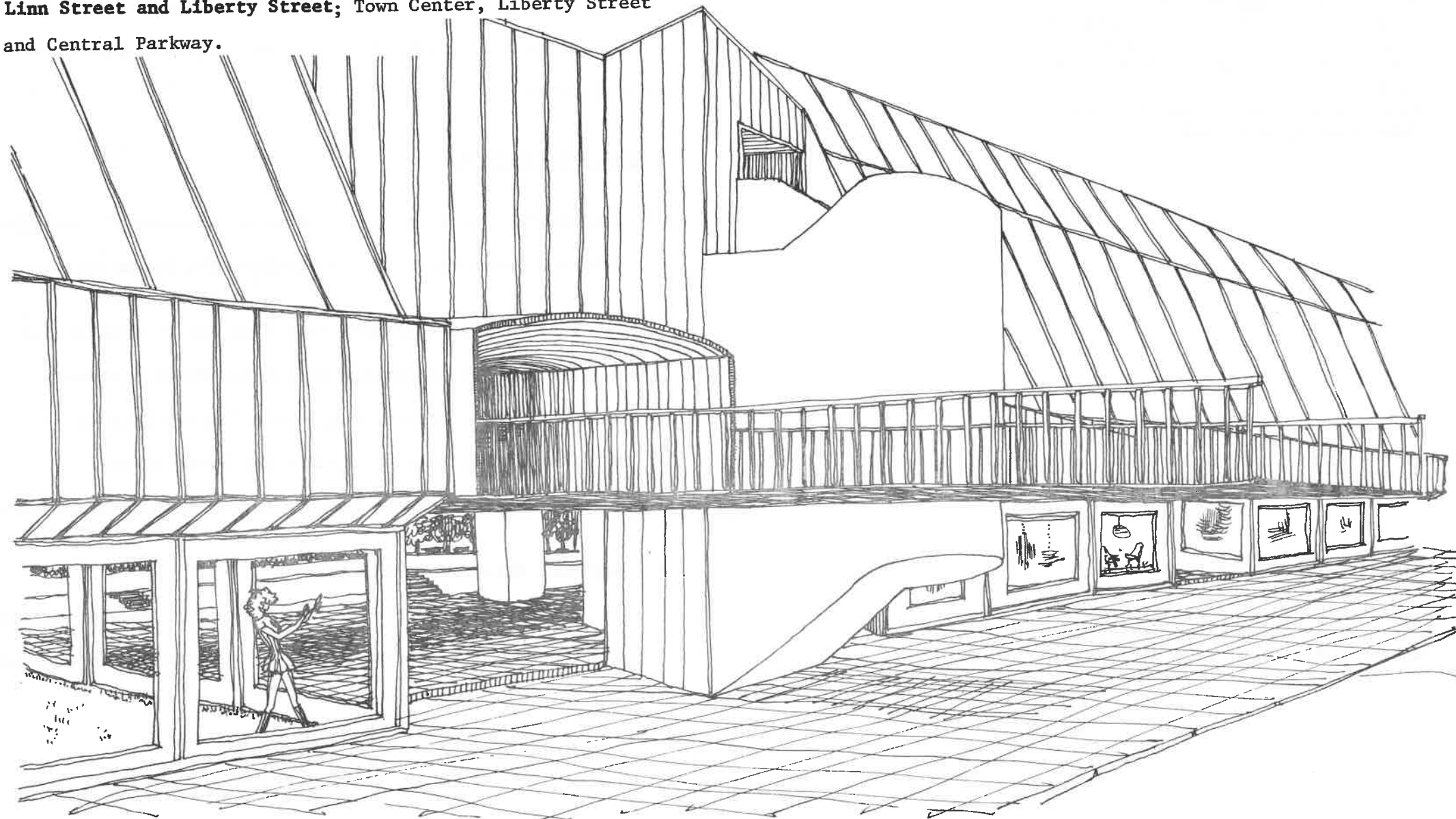
1. Central Avenue between Baymiller and Freeman Avenue
2. Freeman Avenue between Dayton and Findlay Streets
3. Linn Street between Poplar and Findlay Streets
4. John Street between Liberty and Bauer Streets
5. Linn Street between Lincoln Park Drive and Clark Street

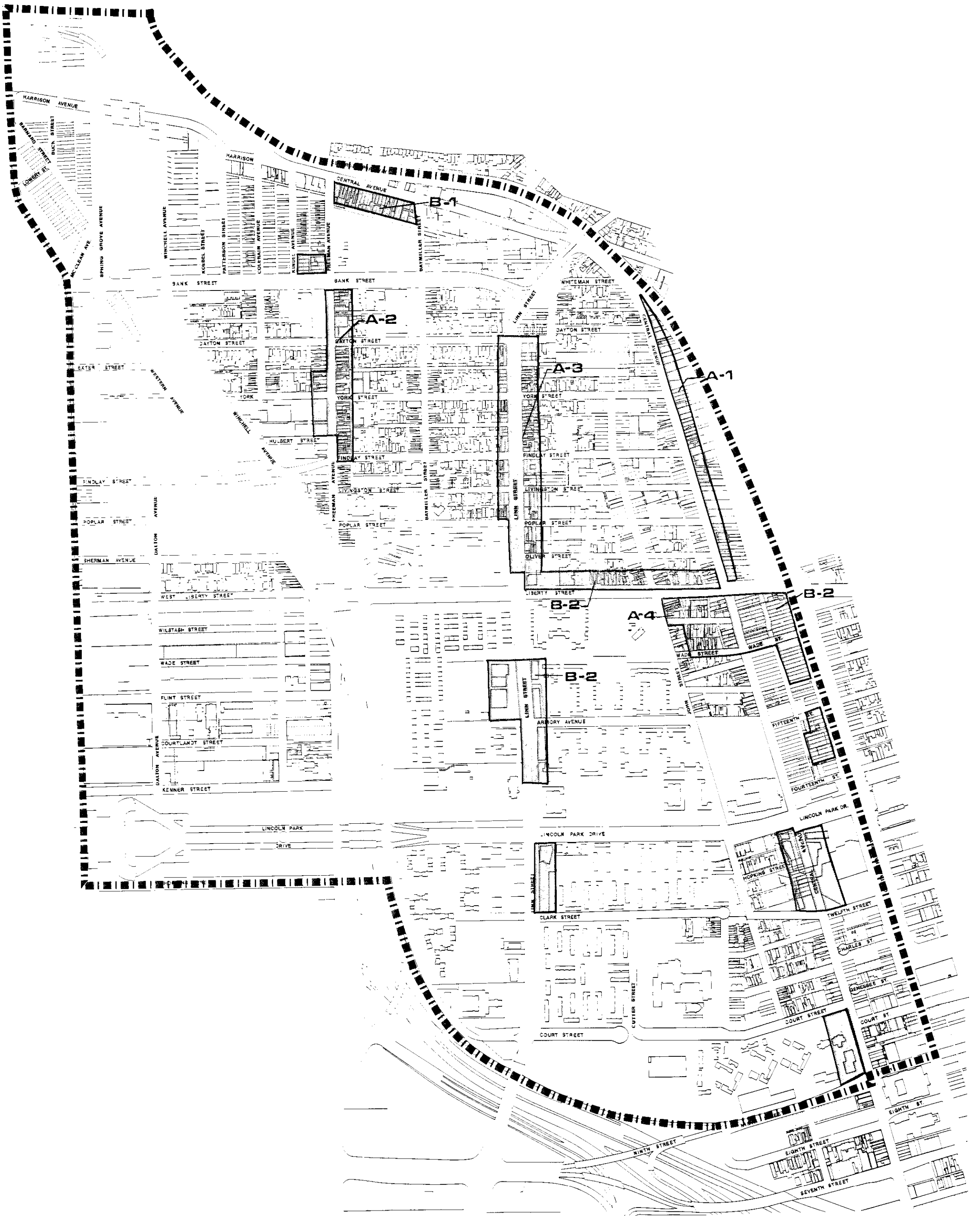
b. Regional Oriented Facilities:

- 1) The Brighton Area, due to its physical separation from the West End and based on the vehicular access available.

provides the prime location for regional oriented commercial activity. Appropriate types of activity include wholesaling, and specialty merchandizing.

2) Additional locations for regional oriented facilities include Linn Street and Liberty Street; Town Center, Liberty Street and Central Parkway.

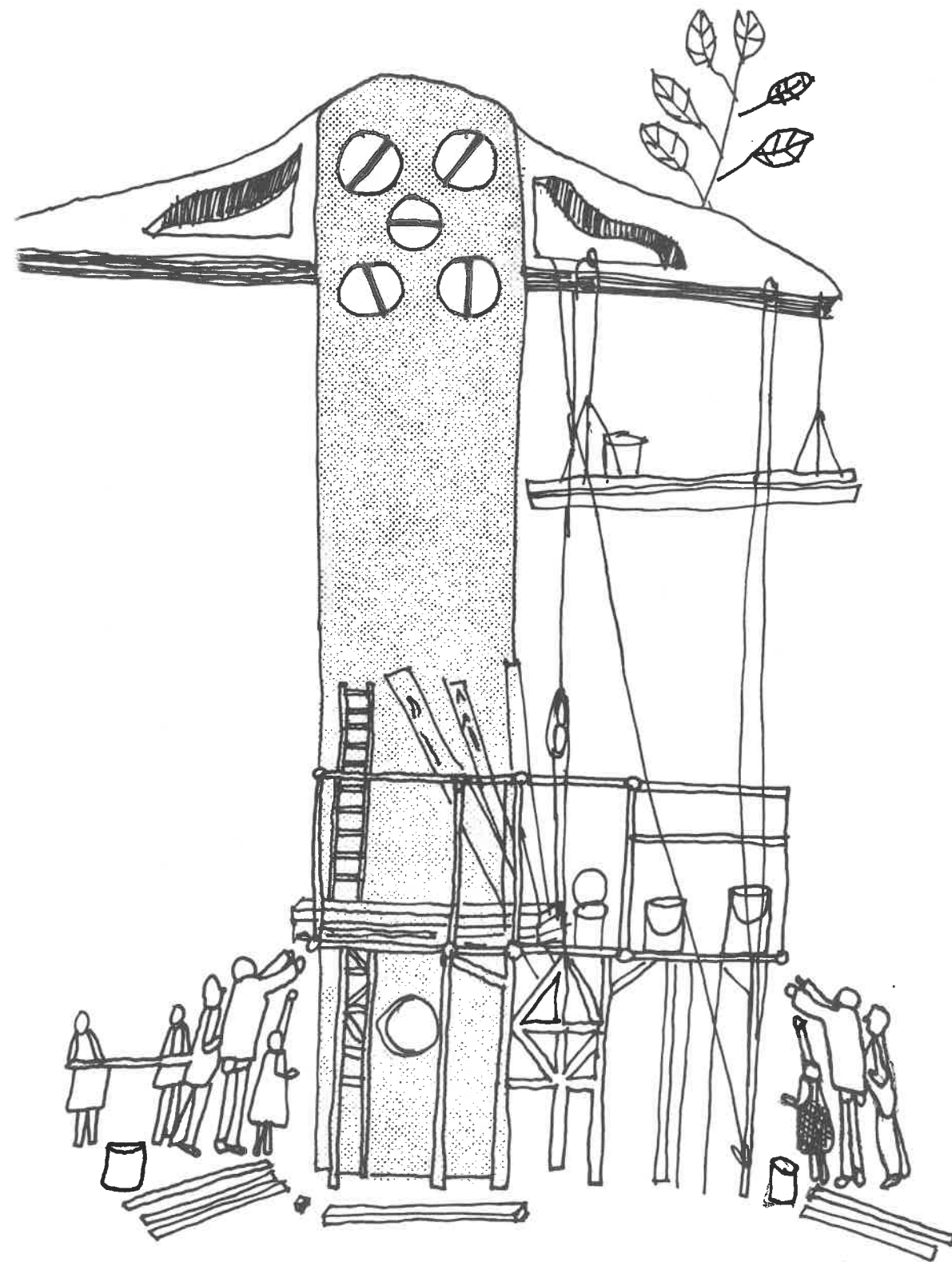




978

**(PROPOSED)
COMMERCIAL DEVELOPMENT AREAS**

implementation



implementation

In view of the present situation regarding federal funding a new approach to implementation must be explored. Trends have shifted in federal grants from a war on poverty to a new federalism, many specialized grants may not be available, therefore overall concepts must be explored to offer a total package for funding. In response to the changing format of federal programs and the increased demand upon local government, the City of Cincinnati has formulated Project C.O.P.E. Project C.O.P.E. will try to facilitate a functional approach to City services. Each basic city service will be dealt with by a specific task force. The West End Community will have to emphasize to these task forces their desire to reserve certain rights to implementation within the Community.

These varied task forces will deal with all communities within the City as equal entities, priorities of the communities will be dealt with and the city's priorities established from these. C.O.P.E. will represent a forum where all communities will compete to exhibit their priorities as city priorities, thereby expediting implementation within the city.

implementation

development sites appendix a

development site a

development site b

development site c

development site d

development site e

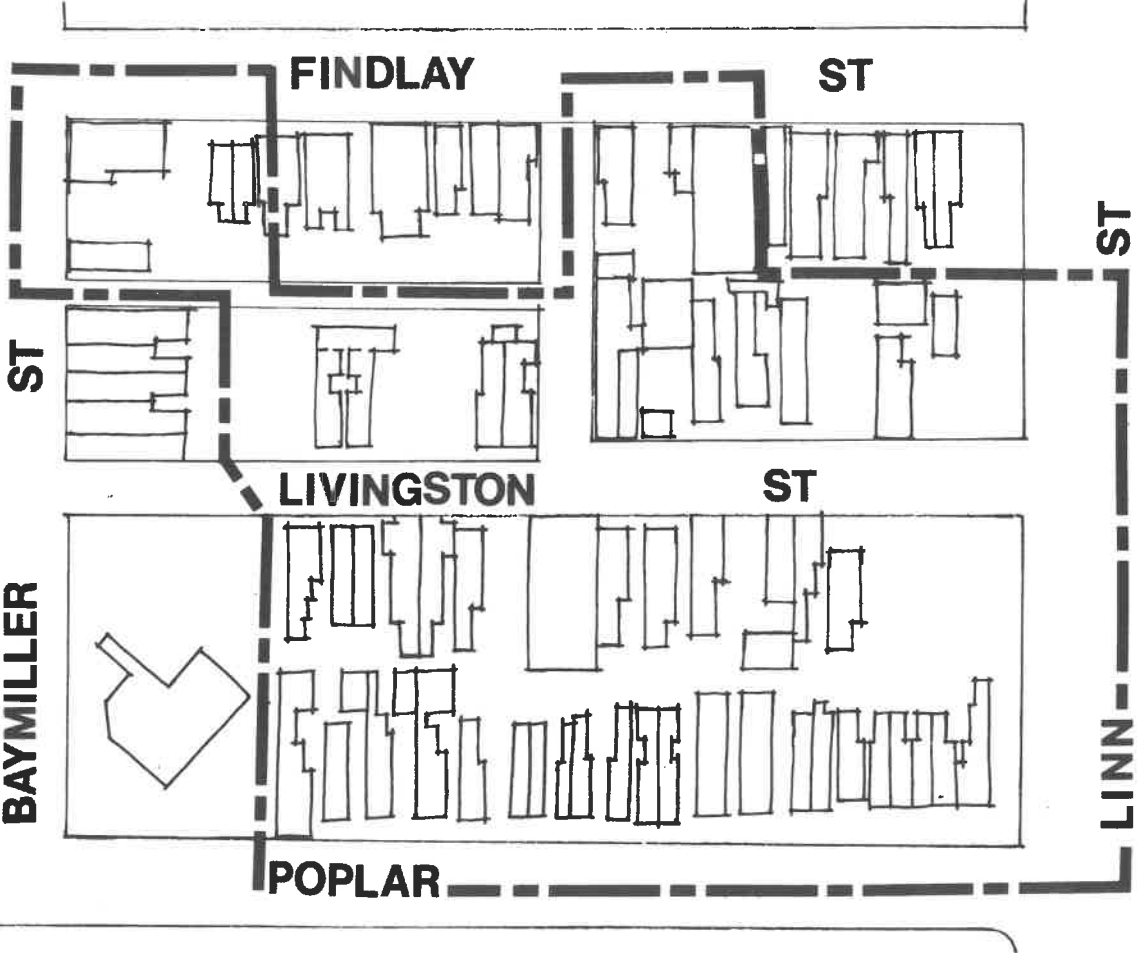
development site f

development site g

development site a

1. site description

Development Site A contains an area of approximately 160,000 sq.ft. The site is bounded on the north by Findlay Street running east from Baymiller to a point around 100 feet east then south to Ashton Alley, then east along Ashton Alley to Werner Street, then north along Werner Street to Findlay Street, then east along Findlay Street to a point around 100 feet east of Werner Street, south to the mid-block property line, then east on the mid-block property line to Linn Street, then south along Linn Street to Poplar Street, then west along Poplar Street to a point around 100 feet east of Baymiller Street, then north on Baymiller to Findlay Street. The irregular configuration is to exclude the site of the new West Cincinnati Presbyterian Church, a completed FHA Rehabilitation project on Baymiller between Livingston Street and Ashton Alley, and a number of relatively sound structures on Findlay Street. The site is immediately adjacent to the new Findlay Street Neighborhood House and is one half block from the West End Community Council building, the Sands Elementary School, and the Sands Playground, which is scheduled to be improved by the Model Cities



Recreation Program. The Sands Elementary School which has a student capacity of 960, had a total enrollment for the 1972-73 academic year of only 529 children. Therefore, with the obvious potential of accommodating additional children in the elementary school, and with the many positive amenities which are available in the immediate area, this site offers a prime potential for effective family development. This potential should even be increased with the proposed change of the adjacent, public housing high rise building from units for families with children to units for the elderly.

The present zoning of the site is R-7 and the area has been identified by the West End Task Force Land Use Policy Decisions as appropriate for residential use. The current land use includes one industrial operation and approximately 70 dwelling units, of which approximately 30 are vacant. The industrial operation, which is a non-conforming use, is Screen Print Productions, Inc. This company is willing to relocate if a new site in the area is provided and the costs incurred in relocating are compensated.

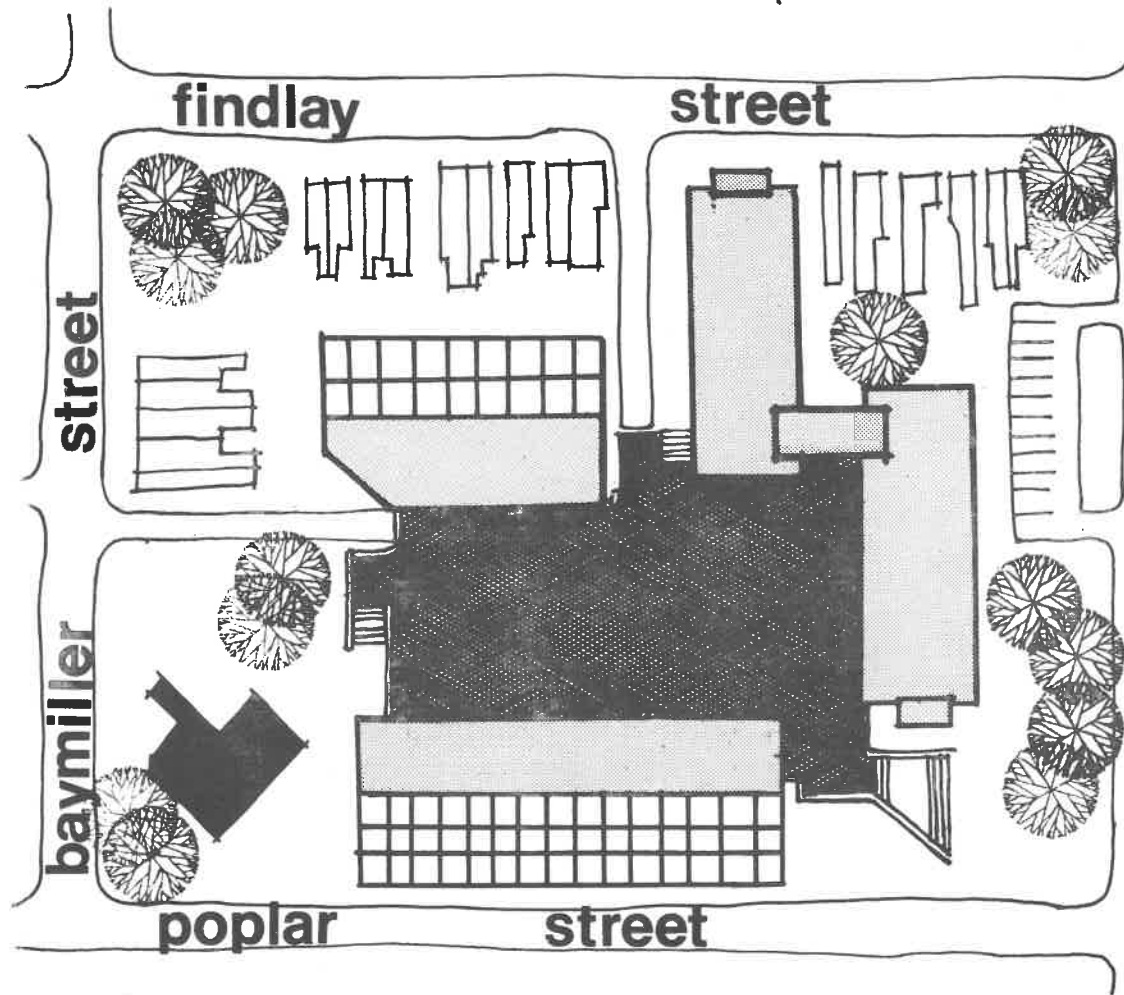
2. development recommendations

While the rate of dwelling unit occupancy for this site is comparatively high in relation to the other development sites in the West End, the development opportunities of this site allow for effective staging in order to minimize forced relocation out of the area. The existing vacant buildings and cleared land on the north side of Livingston Street offer the opportunity of developing new housing which can then be utilized to accommodate those families currently residing in the area.

Also, the site of the Linn-Livingston tot-lots can accommodate new housing without requiring any family relocations. While the tot-lots are two of the few currently existing in the West End, their location along Linn Street, a major traffic artery, is considered inappropriate. The minimal useage of these tot-lots by children, a fact which has been observed during field surveys, tends to support this evaluation.

A conscientiously developed project can easily provide for the replacement of these facilities in a more appropriate location.

The amenities of Development Site A, both existing and potential, suggest that there should be a high priority for the development of this area.



18 GARDEN UNITS
45 TERRACE UNITS
100 HIGH RISE UNITS

development site b

1. site description

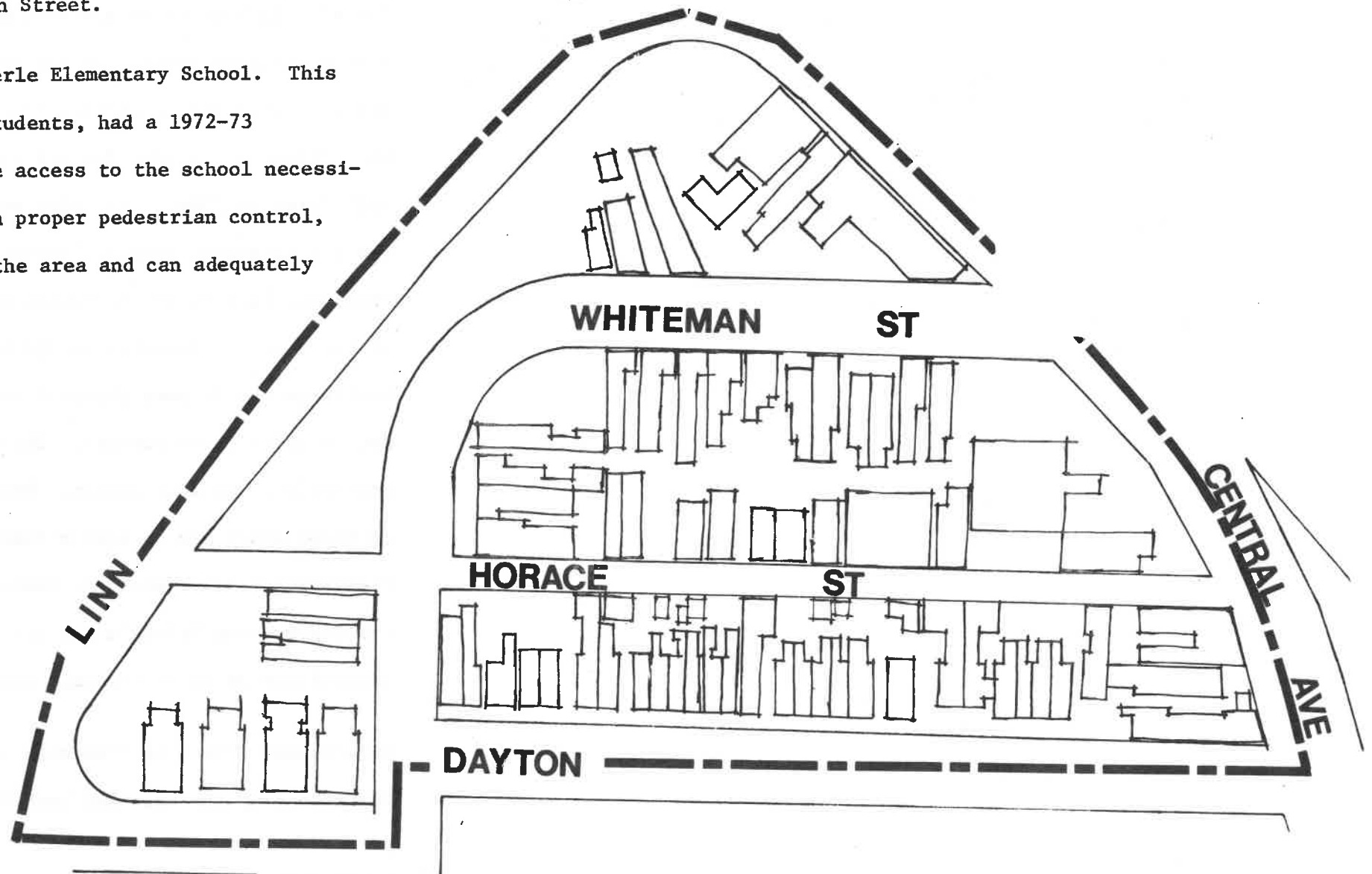
Development Site B contains an area of approximately 70,000 sq. ft.

The site is bounded on the northwest by Linn Street, on the northeast by Central Avenue, on the south by Whiteman Street and Horace Street. This site comprises the northern portion of the Dayton-Linn Triangle. A plan for the triangle was adopted by the West End Task Force in 1968. This plan was then forwarded to City Council for its adoption, however, action was never formally taken. The remaining portion of the Dayton-Linn Triangle is comprised of some of the finest structures in the West End. Even though many of the buildings are in poor physical condition, their rehabilitation for family units is encouraged. Their character and scale are extremely appropriate for such action. Many of these structures are similar to those which are located within the Dayton Street Historic Preservation Area, which is immediately west of Linn Street. However, the Dayton-Linn Triangle has not been considered appropriate for identification as an historic preservation area.

Development Site B is presently zoned R-6 and the area has been identified by the West End Task Force and Land Use Policy decisions

as appropriate for residential use. The current land use includes one commercial establishment, a store front church, the temporary employment office and approximately 30 dwelling units, of which 25 are vacant. A major portion of the site is cleared land, which remains from the widening of Linn Street.

This Development Site is served by Heberle Elementary School. This school, which has a capacity of 1260 students, had a 1972-73 enrollment of only 740 children. While access to the school necessitates the crossing of Linn Street, with proper pedestrian control, the school is conveniently located to the area and can adequately serve new development.

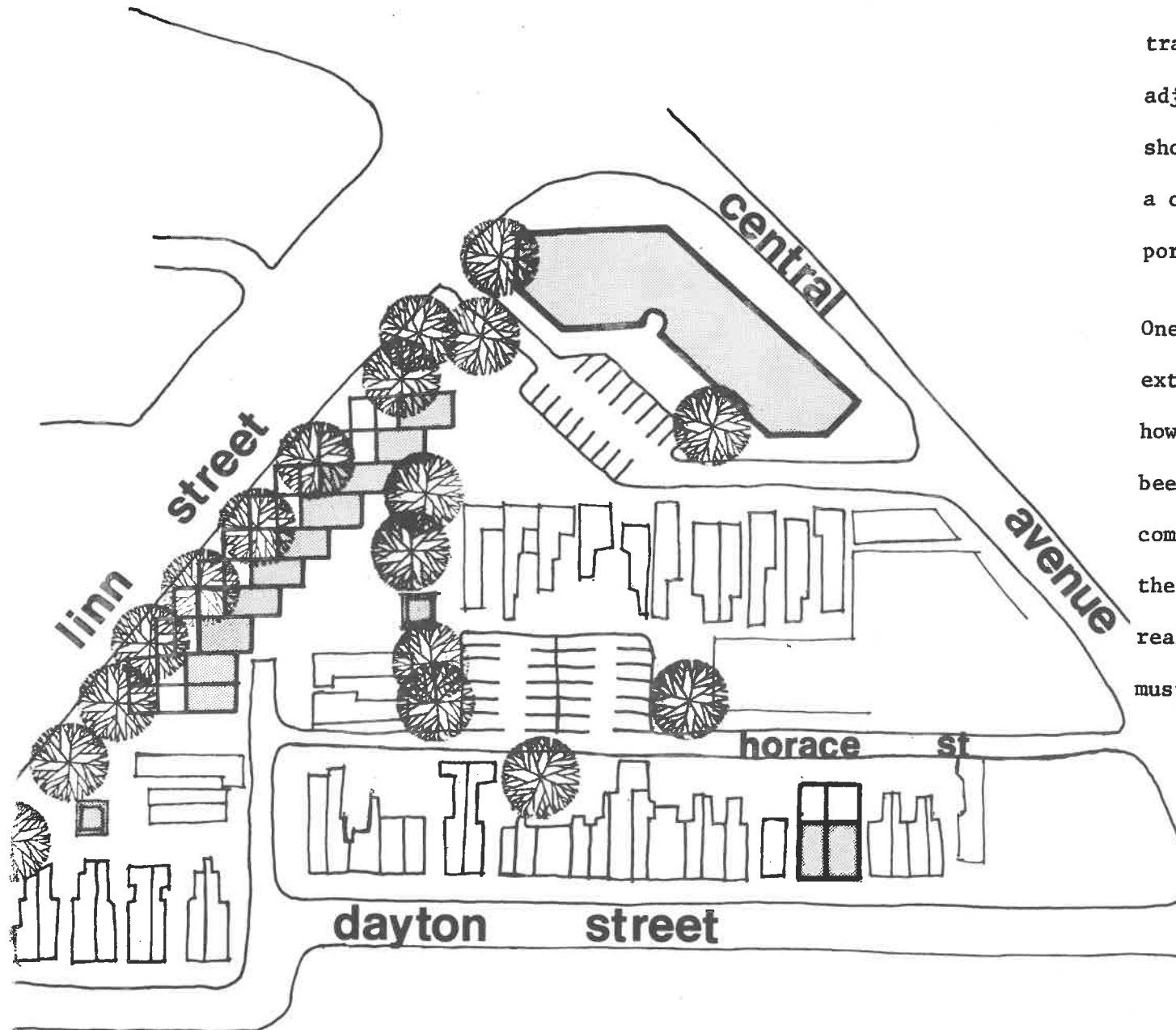


2. development recommendations

Development of the area should provide a buffer from the major traffic arteries of Linn Street, Central Avenue, and the adjacent Central Parkway. Orientation of the new development should be directed internally to the Dayton Linn Triangle, with a character and scale which is compatible with the remaining portion of the area.

One major drawback to development of this site has been the extremely unpleasant odor from the adjacent meat packing plant, however, with recent pollution control equipment, the odors have been drastically reduced and are presently at a level which are comparable to that found in most areas of Cincinnati. While there is no desire to condone pollution of any kind, it must be realized that if unfortunately it does exist, then development must consider methods of minimizing such negative impact.

20 TERRACE UNITS
50 HIGH RISE UNITS



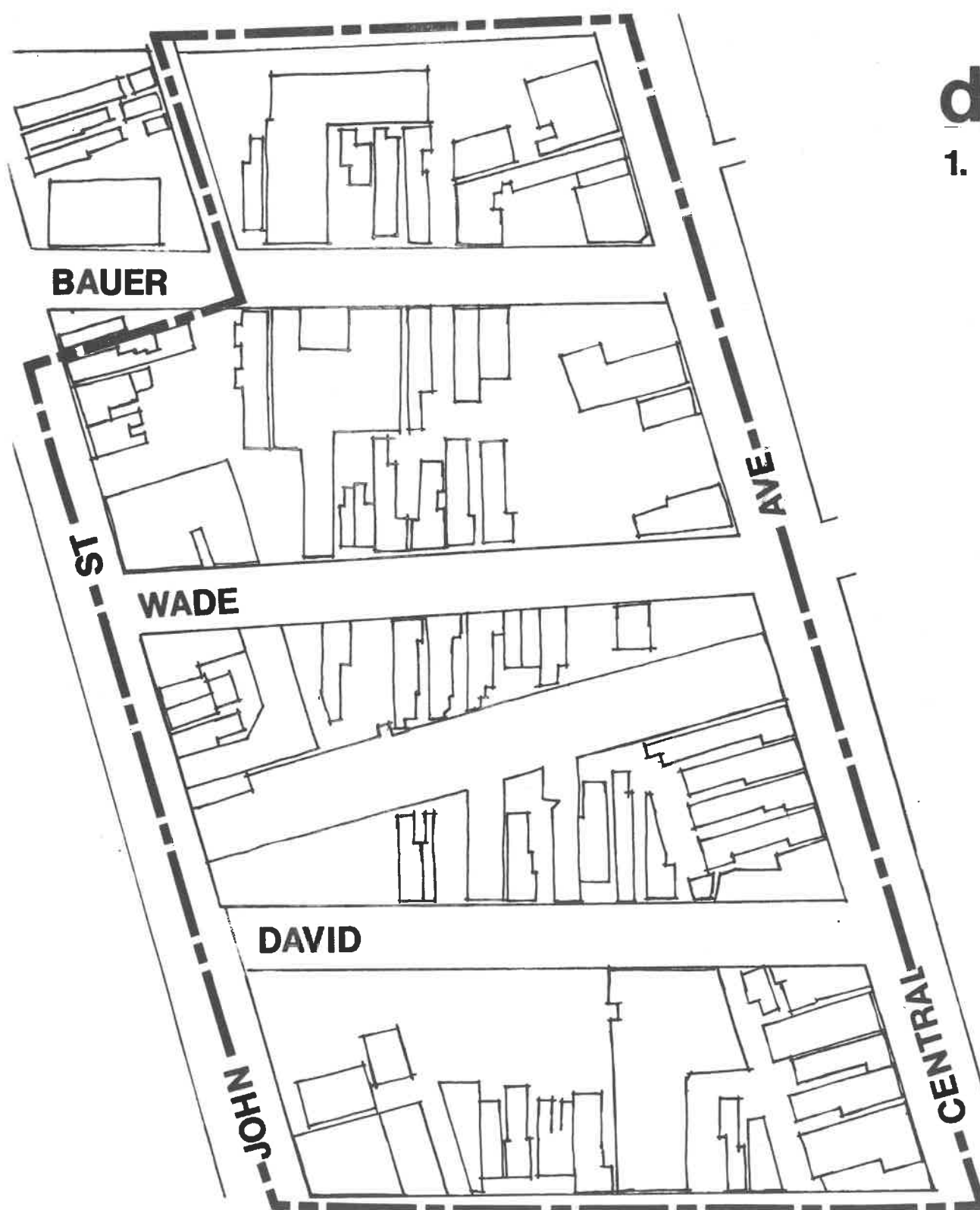
development site c

1. site description

Development Site C is the area of the West End referred to as Armory Central and contains approximately 350,000 sq. ft. The site is bounded on the north by Liberty Street, on the east by Central Avenue, on the south by Armory Avenue and on the west by John Street from Armory Avenue to Bauer Street and by Bard Alley from Bauer Street to Liberty Street. With the exclusion of the site of the Revelation Baptist Church both its existing building and its proposed expansion, Development Site C includes all the land, between John Street and Central Avenue, north of Taft High School to Liberty Street.

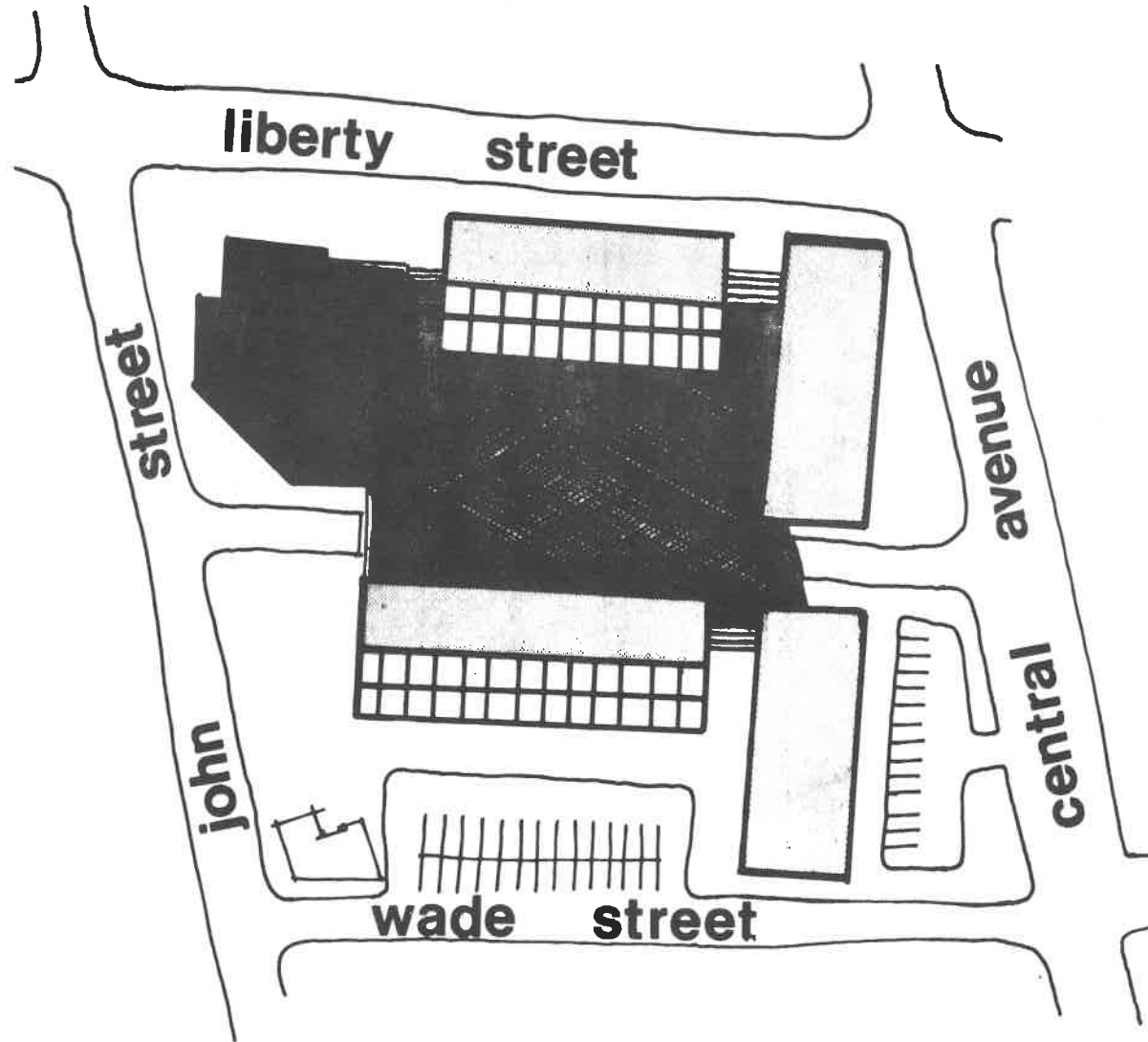
While the present zoning of the site is M-2, the area has been identified by the West End Task Force Land Use Policy Decisions as appropriate, through major redevelopment, for residential use, with the addition of commercial use along Central Avenue. The current land use includes numerous commercial establishments, several industrial operations, and 290 dwelling units, of which approximately 80 are vacant.

The site is immediately adjacent to Laurel Playground. The area is presently served by Washington Park Elementary School which is outside



the West End and across Central Parkway. While redistricting might be possible to allow the area to be included in the Washburn School District, which is somewhat under capacity, the location and nature of the site suggests that development should be dwelling units for families without children.

72 TERRACE UNITS
100 HIGH RISE UNITS



taft high school expansion

2. development recommendations

The general condition of most of the structures in the development site area is extremely poor. In 1969, after considerable review and examination of the area, the West End Task Force recommended that the area be made a separate Urban Renewal Project, requiring large scale clearance and redevelopment.

Since then, consideration of the education and recreation needs for the West End has suggested that a major portion of Development Site C be allocated for the expansion of the Taft High School Campus. This expansion is currently proposed to extend from the existing northern boundary of the school property across Armory Street and David Street to Wade Street. Since this would entail removal of several structures which have been recently rehabilitated, expansion might be limited to the rear property line of those properties on the south side of Wade Street.

The remaining portion of Development Site C would be redeveloped for residential use, with the inclusion of commercial use along Central Avenue and the church and the northeast corner of Bauer and John Street. While most of the existing structures are in extremely poor condition, several of the buildings have recently been completely

rehabilitated under FHA Project Rehab. Development should attempt to retain those structures appropriately rehabilitated and to integrate them positively into the total development.

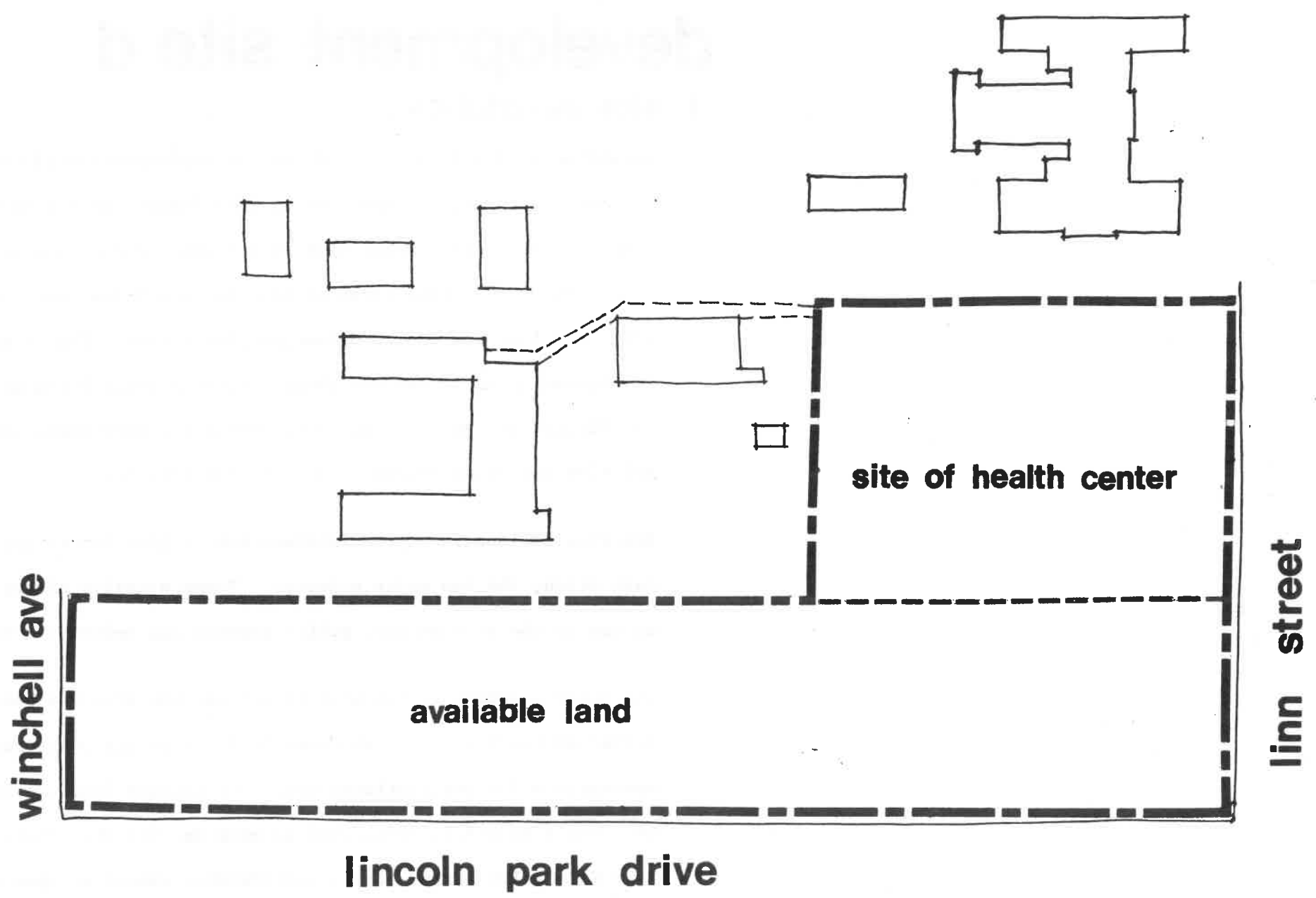
development site d

1. site description

Development Site D contains an area of approximately 195,000 Sq. Ft. The site is bounded on the east by Linn Street, on the south by Lincoln Park Drive, on the west by Winchell Avenue to a point approximately 150 feet north of Lincoln Park Drive, east 550 feet, north 225 feet and east 300 feet to Linn Street. The irregular configuration is to exclude those buildings still being used by the Sisters of the Poor and to encompass the area where their existing abandoned hospital facility was situated.

The site is located at the intersection of Linn Street and Lincoln Park Drive, the two major arteries. These arteries afford easy access to the site by car, public transit and pedestrian movement.

The present zoning of the site is R-7 and the area has been identified by the West End Task Force Land Use Policy Decisions as appropriate for institutional use. The current land use includes St. Mary's Hospital, demolished to make way for the proposed West End Health Center, and a considerable amount of open space approximately 127,500 sq. feet to be developed in a manner compatible with that of the Health Center.



winchell ave

lincoln park drive

linn street

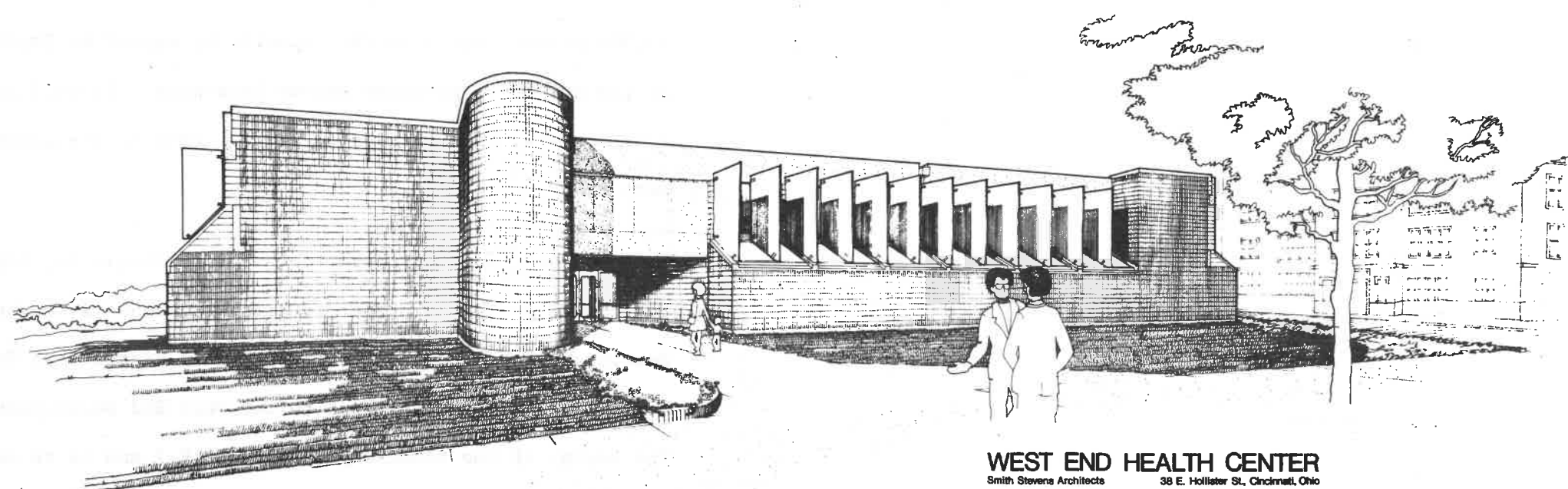
available land

site of health center

2. development recommendations

The northern portion of the site located along Linn Street, once the site of St. Marys Hospital is to be the location of a new two story Community Health Center with a floor area of 10,000 square feet with the capacity to expand to 20,000 sq. ft. as the number of patients served increases. It will provide comprehensive family oriented medical care to residents of the West End.

The remaining portion of the development site along Lincoln Park Drive from Linn Street to Winchell Avenue is to be developed in a manner compatible to that of the West End Health Center and consistent to the West End Development Plan. The zoning of the remaining portion is R-7 and is to remain unchanged until such time that it is necessary to change it so that successful development might occur. The West End Task Force has expressed its interest in maintaining the R-7 zone and having the remaining portion of the site developed as a compatible institutional use.



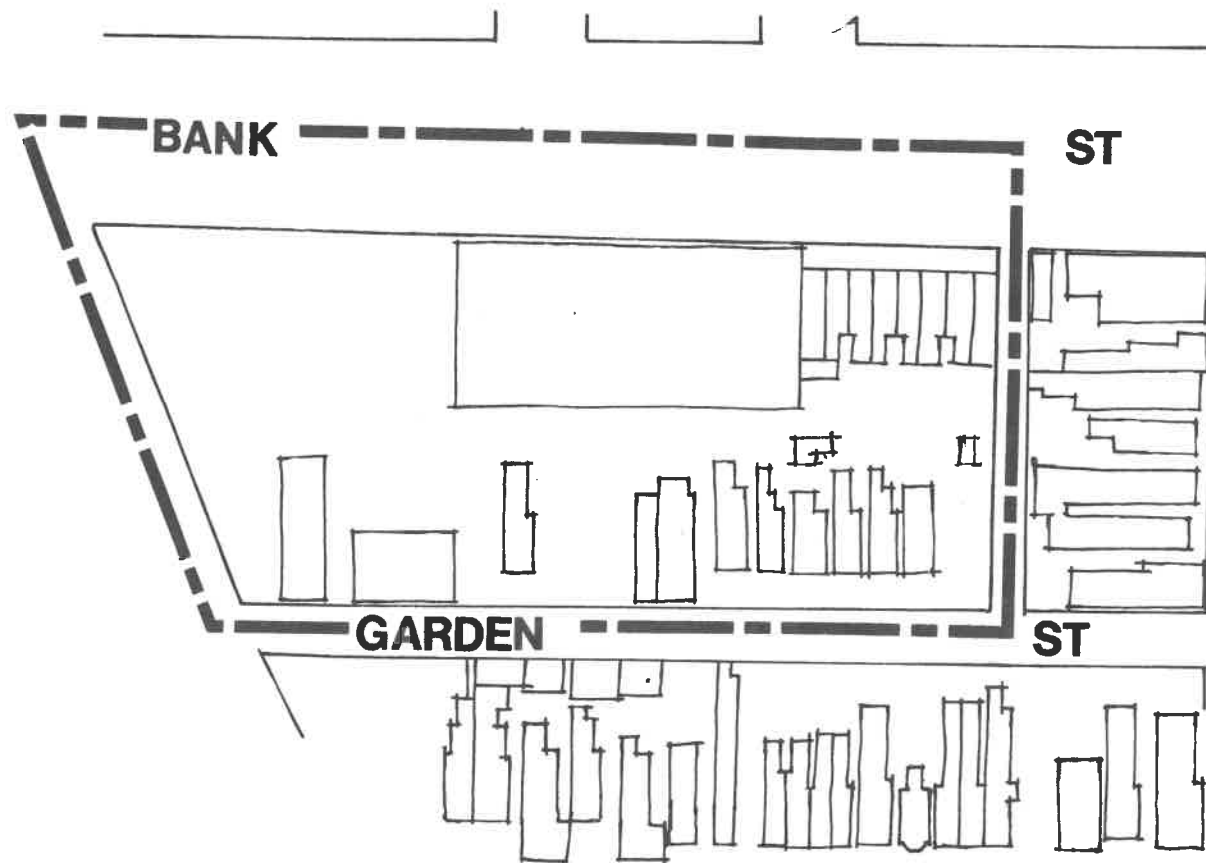
WEST END HEALTH CENTER
Smith Stevens Architects 38 E. Hollister St., Cincinnati, Ohio

development site e

1. site description

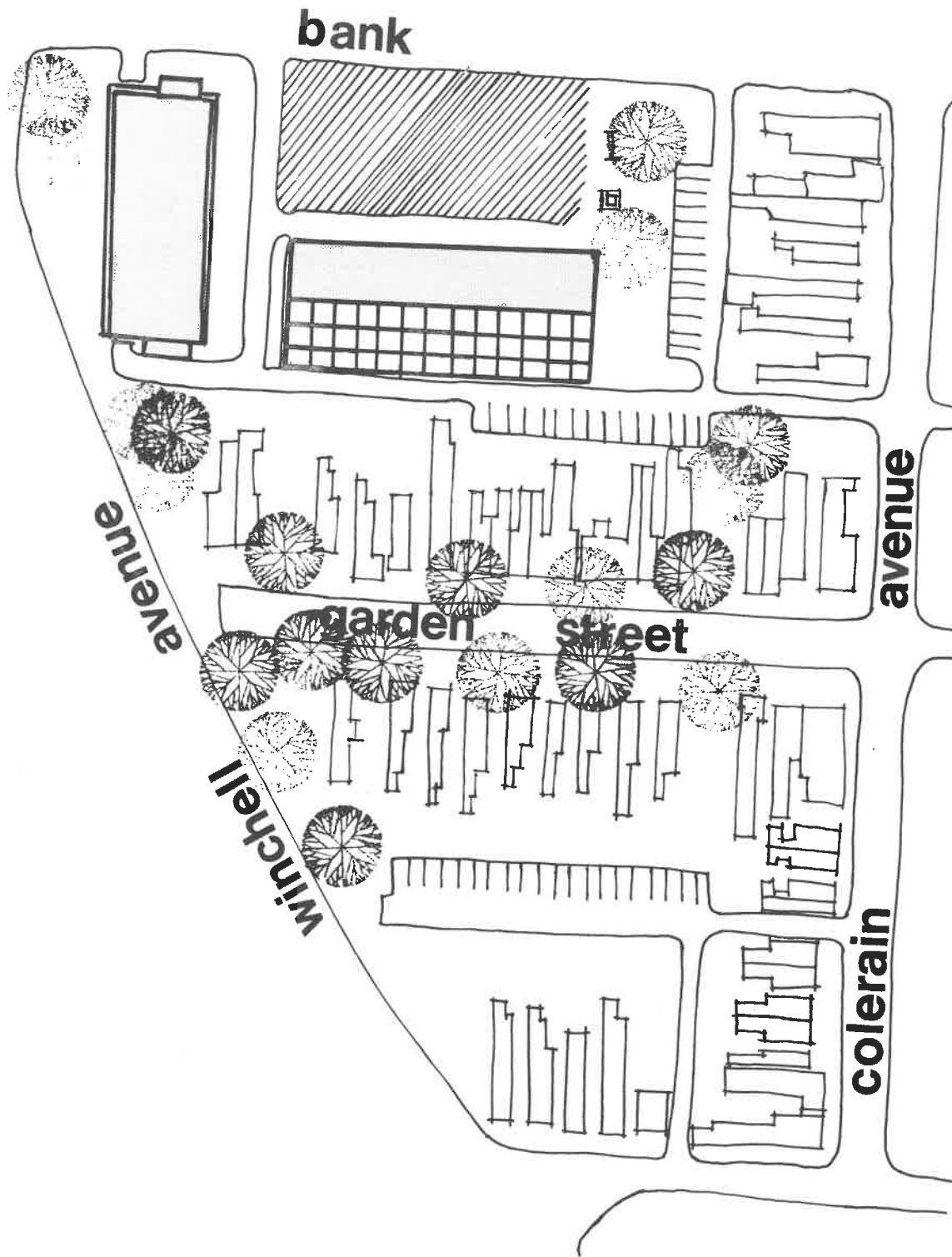
Development Site E contains an area of approximately 92,000 sq. ft.

The site is bounded on the north by Bank Street, on the east by Gibson Alley, on the south by Garden Street, and on the west by Winchell Avenue. This site, which is located at the northwest corner of Dayton-Findlay I and is adjacent to I-75, abuts the rear property line of the north side of Dayton Street. It is one block from the Herberle Elementary School and two blocks from Bloom Junior High School and Dyer Playground. The present zoning of the site is R-7 and the area has been identified by the West End Task Force Land Use Policy Decisions as appropriate for residential use. The current land use includes one scrap metal dealer, the St. Vincent de Paul, and 34 dwelling units, of which approximately ten are vacant. The scrap metal dealer, who is currently operating as a non-conforming use has not expressed any interest in relocating. However, the operation is definitely not conducive to residential development. St. Vincent de Paul, another non-conforming use, has previously indicated a willingness to relocate.



If this is not feasible, with minimal improvements of the structure the existing operation could continue without imposing a major negative impact on future development.

While the current percentage of residential occupancy in the site is around eighty percent, the majority of the buildings do not provide adequate housing. The buildings, many of which are frame construction, are in delapidated condition and do not offer the necessary conveniences. Therefore, while relocation will be required, such action would remove substandard conditions and would be appropriate.



2. development recommendations

While many of the amenities of the surrounding neighborhood imply that the site could support development for families with children, the adjacency of Bank Street and Interstate 75, convenient access and egress from the Interstate highway system, and the proximity of existing and future industrial development, suggest that the site offers better potential for residential use for families without children. Market studies should be performed prior to final site use determination.

The property along Winchell Avenue is currently vacant. With the removal of the scrap metal dealer, a site for initial construction would be available. In addition to providing a facility to accommodate some of the necessary relocation, this initial development could establish an effective buffer from Interstate 75, thereby increasing the environmental attributes of the site.

39 TERRACE UNITS

75 HIGH RISE UNITS

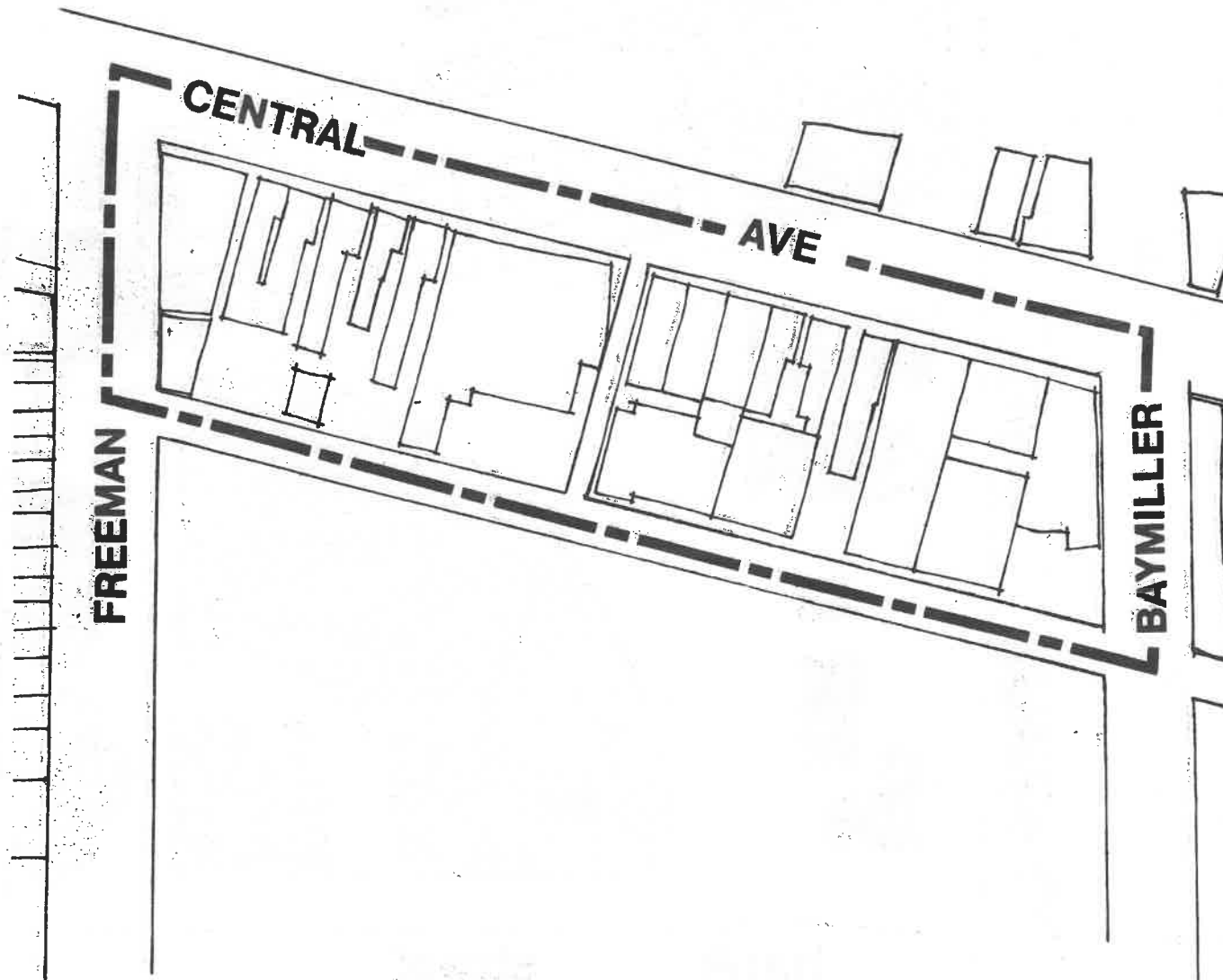
development site f

1. site description

Development Site F contains an area of approximately 125,000 Sq. Ft. The site is bounded on the north by Central Avenue; on the east by Baymiller Street; on the south by Clearwater Street and on the west by Freeman Avenue.

While the present zoning of the site is M-2, the area has been identified by the West End Task Force Land Use Policy Decisions as appropriate through major redevelopment, for residential use, with the addition of commercial along Central Avenue. The current land use includes numerous commercial establishments, several residential structures and a few vacant structures.

The site is immediately adjacent to Dyer playground. The area is presently served by Herberle Elementary School. This school, which has a capacity of 1260 students, had a 1972-73 enrollment of only 740 children. While access to the school requires the crossing of Bank Street, with proper pedestrian control, the school is conveniently located to the area and can adequately serve new development.

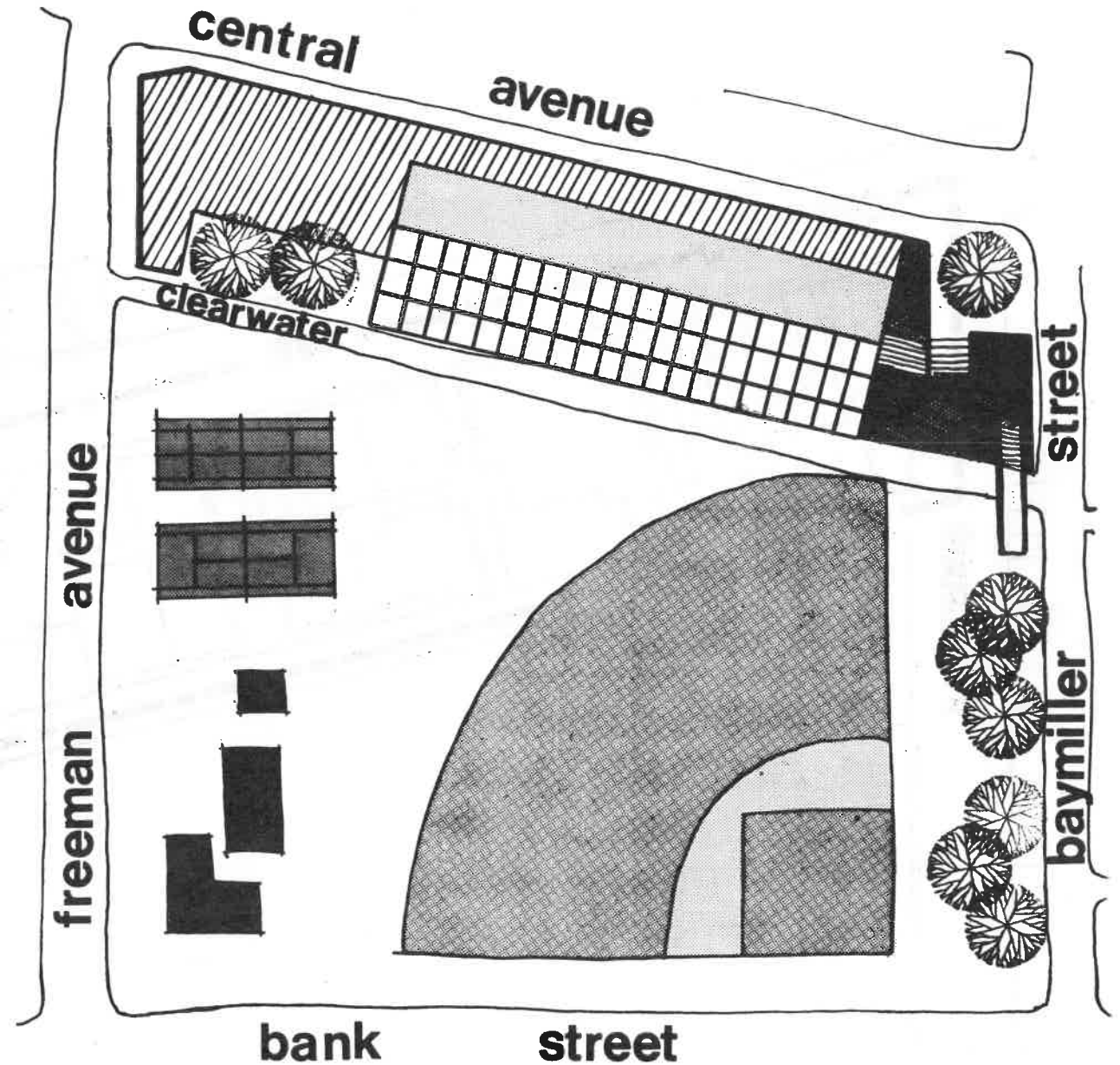


2. development recommendations

While the general condition of most of the structures in the development site area is fair, the existing uses are not consistent with those of the overall West End Development Scheme. After considerable review and examination of the area, the West End Task Force Land Use Policy Decisions recommended that the area be re-developed as a residential/commercial serving area.

Orientation of the new development should be directed as follows: the residential structures toward Clearwater Street thereby affording a pleasant view of Dyer playground and a buffer from existing traffic arteries, while commercial development should be focused along the Central Avenue side thereby creating a new resident serving commercial node in the Northern West End.

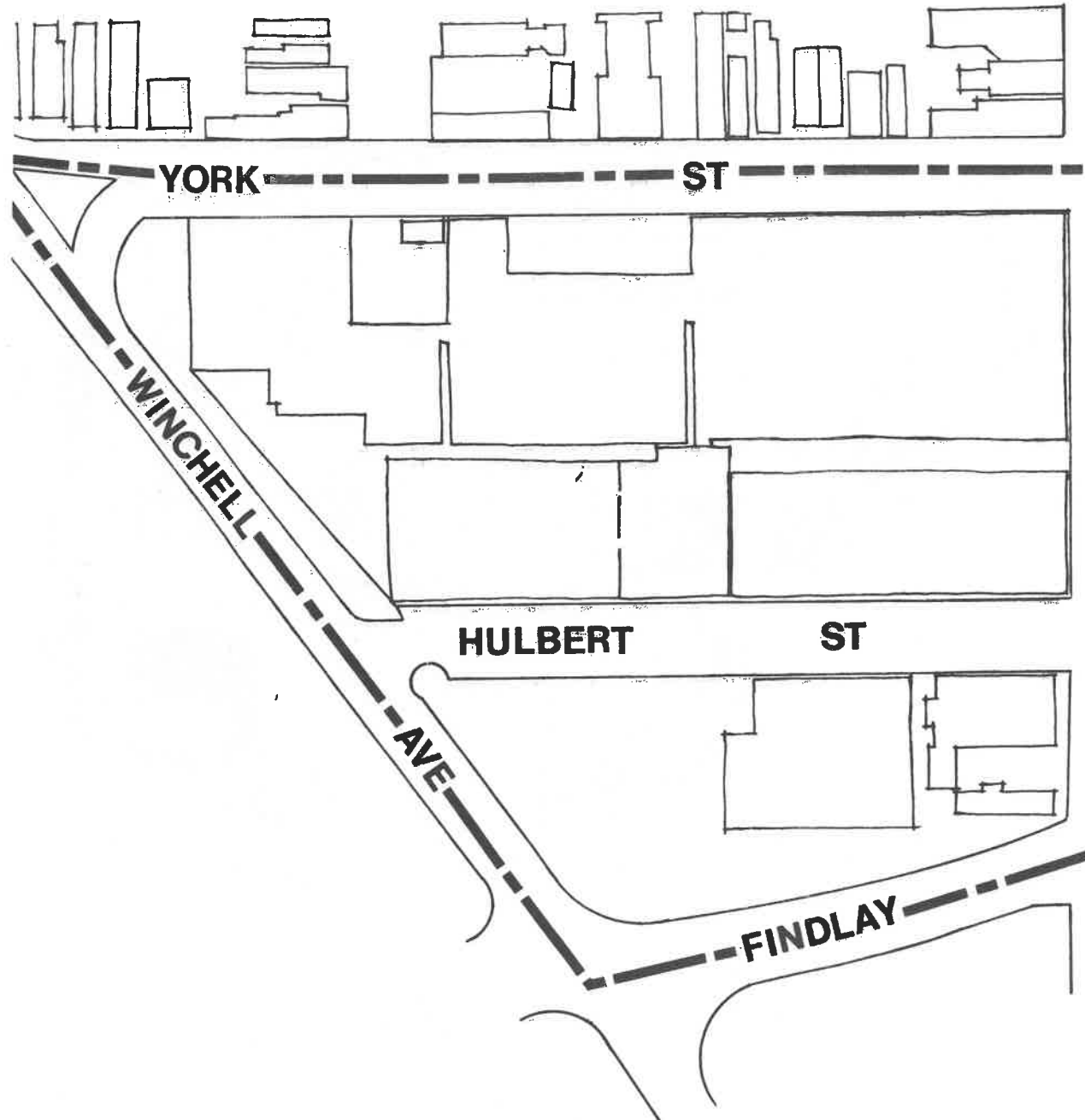
The location and nature of this site suggests that development should be dwelling units for families with children, while utilizing terrace type units on the northern side and ground oriented apartments adjacent to Dyer Playground. This site affords suitable housing for families with children in that provisions exist for adequate recreational space, schools and buffers from traffic arteries.



60 TERRACE UNITS

development site g

1. site description



Development Site G contains an area of approximately 250,000 sq. ft. The site is bounded on the north by York Street, on the East by Freeman Avenue, on the south by Findlay Street, and on the west by Winchell Avenue.

While the present zoning of the site is M-2, the area has been identified by the West End Land Use Policy Decisions as appropriate through major redevelopment for residential use, with the addition of resident serving commercial along Freeman Avenue. The current land use includes several manufacturing establishments, the First Reformed Church and several parcels of city owned property.

The site would be served by Sands School which is located to the east of the Development site on Findlay Street. This school, which has a capacity of 960 students, had a total enrollment for the 1972-73 academic year of only 529 children. Therefore, with the obvious potential of accommodating additional children in the elementary school, and with the many positive amenities which are available, (i.e. Findlay Street Neighborhood House), this site offers a certain degree of potential for effective family development. However, development of this area is contingent upon the voluntary relocation of those existing industries.

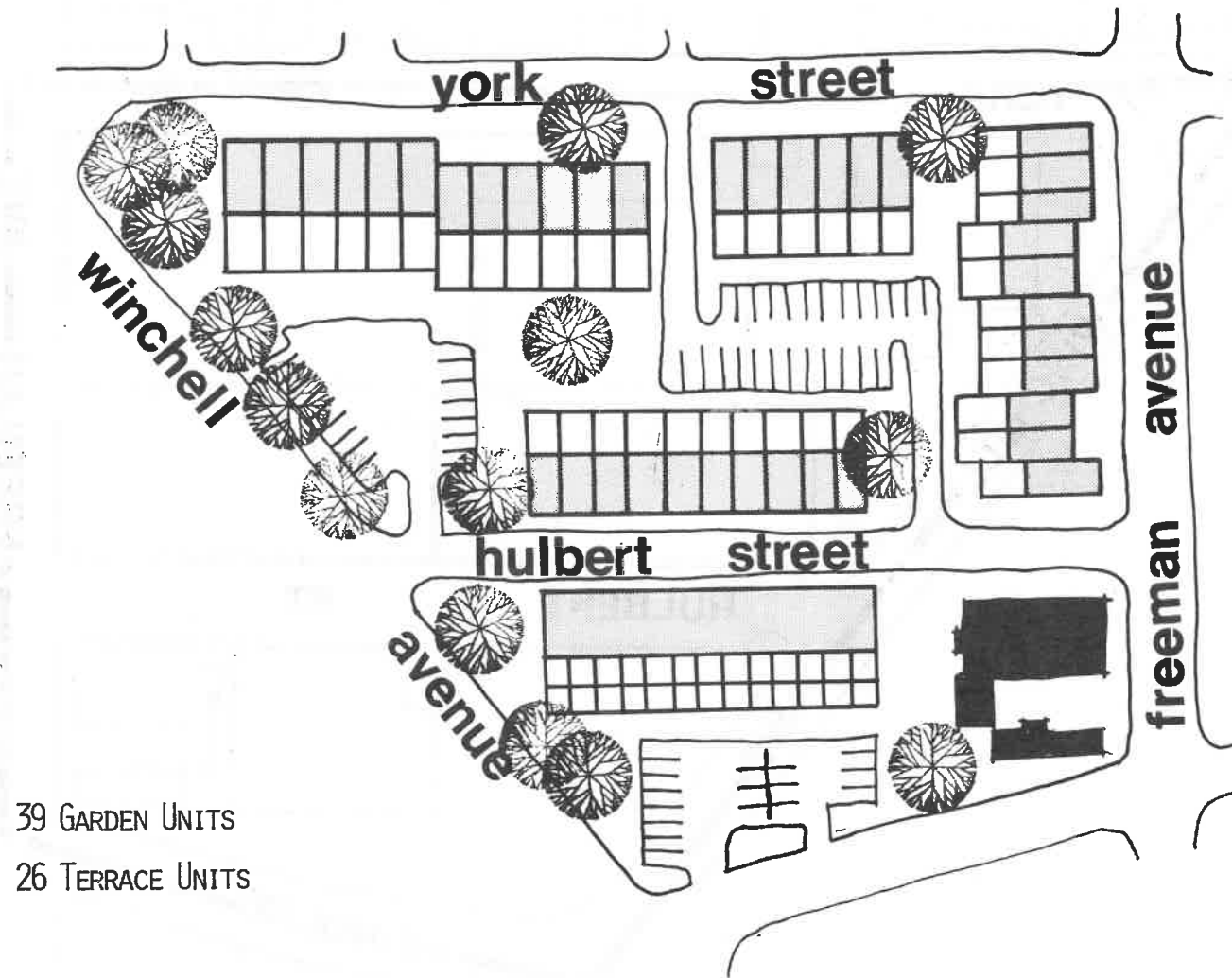
development recommendation

In the event that the existing industries relocate and the proposed residential development becomes feasible, it should be approached in such a manner so as to provide internal emphasis and buffers from the existing traffic arteries surrounding the site.

The internal emphasis should allow for ground related dwelling units within the core and terrace type units on the perimeter.

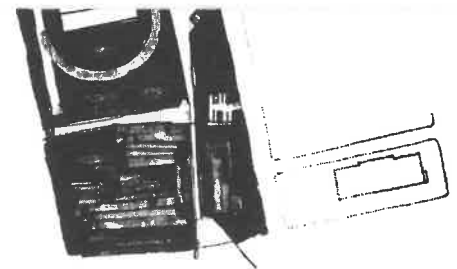
The commercial areas should be focused along Freeman Avenue so that it may provide shopping facilities for those existing housing units within that portion of the Northern West End.

Pedestrian control should be considered for those resident's children wishing to make use of those existing facilities in the Dayton-Findlay I Area.





WEST END



planning actions appendix b

1. dayton-findlay I policy decisions
2. queensgate I policy decisions
3. dayton-findlay II policy decisions
4. queensgate II policy decisions
5. dayton-findlay II zone changes
6. zone change in armory-central
7. queensgate II policy decision
8. hirschfield printing company
9. linn-livingston tot lot
10. code enforcement in queensgate II
11. armory-central policy decisions
12. queensgate II proposed work program
13. armory-central policy decisions
14. supplemental phase two planning
policy decisions
15. dayton-linn triangle

16. zone change dayton-findlay I
17. urban conservation project
18. queensgate II land use policy
19. queensgate II planning decision
20. public housing development
21. queensgate II transportation decisions
22. zone change dayton-findlay I
23. h. h. meyer packing company
24. policy decision of the west end
community council
25. policy decisions for queensgate II
26. cross-basin connector expressway
27. queensgate II plan
28. block "c" queensgate II
29. queensgate II zone change
30. west end planning guidelines
31. garfield place plan
32. traffic flow study
33. dayton - findlay I phase II policy decisions
34. queensgate II-ndp funds

planning actions

During the planning process followed for the West End, numerous topics have been considered and discussed by the West End Task Force. Listed below are those major actions that were approved by the Task Force.

1

DAYTON-FINDLAY I POLICY DECISIONS, March 16, 1967

Content: The West End Task Force proposed that the area known as Dayton-Findlay I be developed as a predominantly residential area. Industries not compatible with residential use should be removed from the area. (See published copy of DF I Policy Decisions)

Official Action: City Planning Commission adopted Dayton Findlay I Policy Decisions as a general development guideline for DF I at its meeting of October 4, 1968. City Council approved the proposal as a general guideline for future planning and development on April 10, 1968.

2

QUEENSGATE I POLICY DECISION, June 7, 1967

Content: Following the request of the Better Housing League, the West End Task Force recommended the designation of Block 14, Queensgate I, for housing for the elderly with incomes comparable to those in the neighborhood and with the further restriction that once the plans are developed they should be resubmitted to the Task

Force for review and consideration.

Official Action: At its meeting of April 28, 1968, the City Planning Commission deferred any action on this proposal indefinitely or until such time that further study of the Queensgate I and Queensgate II areas has been made.

3

DAYTON-FINDLAY II POLICY DECISIONS, June 22-23, 1967

Content: Because of the relationship of Dayton-Findlay II to the other neighborhoods in the West End, the West End Task Force proposed the land use of the area should be residential and industrial. (See published copy of Dayton-Findlay II Policy Decisions)

Official Action: The City Planning Commission adopted the proposal as a general development guideline for DF II at its meeting of October 4, 1968. City Council approved the proposal as a general guideline for future planning and development on April 10, 1968.

4

QUEENSGATE II POLICY DECISIONS, July 20 & 27, 1967

Content: The West End Task Force proposed that in Queensgate II, residential and commercial uses should be separated into identifiable neighborhoods, insofar as is feasible. (See published copy of Queensgate II

Policy Decisions)

Official Action: City Planning Commission adopted the proposal as a general development guideline for Queensgate II at its meeting of October 4, 1968. City Council approved the proposal as a guideline for future planning and development on April 10, 1968.

5

DAYTON-FINDLAY II ZONE CHANGES, December 28, 1967

Content: The West End Task Force recommended a zone change from M-2 to R-6 within the Dayton-Findlay II neighborhood for the area bounded by Linn Street, Central Avenue, and Dayton Street, including properties located at 439-461 Dayton Street. The West End Task Force recommended a zone change from M-2 to B-2 within the Dayton-Findlay II neighborhood for the area bounded by Linn Street, Dayton Street, Keywith Alley, and Findlay Street, as well as the property on the east side of Linn Street between Findlay and Liberty Streets, to a depth of approximately 100 feet.

Official Action: City Planning Commission adopted these changes at its meeting of February 9, 1968. City Council adopted the zone changes at its meeting of April 3, 1968.

6

ZONE CHANGE IN ARMORY-CENTRAL, 1967

Content: The West End Task Force recommended that the zoning for the site of Taft High School and one block south to Hopkins Street be changed from C-2 to R-7 zoning.

Official Action: City Council approved the zone change at its meeting of November 1, 1967.

7

QUEENSGATE II POLICY DECISIONS, March 21, 1968

Content: The West End Task Force recommended that the area east of the expressway (1-75), encompassing the Queensgate II area, not be designated for industrial use but that it be designated for residential use.

8

HIRSCHFIELD PRINTING CO.-April 11, 1968

Content: The West End Task Force approved the expansion of the Hirschfield Printing Company parking area at 411 Elizabeth Street with the request that the facility be available for neighborhood recreational use in evening hours.

9

LINN-LIVINGSTON TOT LOT, April 11, 1968

Content: The West End Task Force recommended that the City proceed with the play-lot at the NW corner of Livingston and Linn, utilizing the Spire Foundation grant in accordance with the original plans.

Official Action: The tot-lot was constructed.

10

CODE ENFORCEMENT IN QUEENSGATE II, May 16, 1968

Content: The West End Task Force recommended that strict code enforcement in Queensgate II be temporarily held in abeyance until specific property proposals are adopted.

Official Action: Reversed by WETF at its meeting of June 27, 1968.

11

ARMORY-CENTRAL POLICY DECISIONS, June 27, 1968

Content: The West End Task Force recommended that the Armory Central area be made a separate Urban Renewal Project and that the Policy Decisions be based on this recommendation.

12

QUEENSGATE II PROPOSED WORK PROGRAM, July 11, 1968

Content: The West End Task Force recommended approval of the proposed Work Program Plan for Queensgate II Development Plan.

13

ARMORY-CENTRAL POLICY DECISION, August 18, 1968

Content: The West End Task Force established the Land Use Policy Decisions for the Armory-Central area through an item by item review.

14

SUPPLEMENTAL PHASE TWO PLANNING POLICY DECISIONS, August 29, 1968

Content: The West End Task Force approved the Land Use Policy Decisions for Armory-Central and Brighton areas and requested that the report be forwarded to City Planning Commission and City Council for their consideration and action.

Official Action: The City Planning Commission adopted the proposals as general development guidelines for the West End at its meeting of October 4, 1968. (Note: All five sub-areas considered at one time)
City Council approved the proposal as a guideline policy for planning, at its meeting of November 20, 1968.

15

DAYTON-LINN TRIANGLE, September 12, 1968

Content: The West End Task Force recommended adoption of the Better Housing League's Proposal for the Dayton-Linn Triangle.

Official Action: Proposal was forwarded to City Council without any action being taken. Item was filed.

16

ZONE CHANGE- DAYTON-FINDLAY I, October 31, 1968

Content: The West End Task Force recommended a change in zoning from B-4 to B-1 on the following sites:

- 1) On the block bounded by Bank, Linn, Horace Alley and Baymiller.
- 2) On the east side of Freeman Avenue from Bank Street to Dayton Street

Official Action: City Planning Commission approved the changes at its meeting of January 31, 1969.

City Council adopted the zone changes at its meeting of March 19, 1969.

17

URBAN CONSERVATION PROJECT, December 19, 1968

Content: The West End Task Force recommended the use of the site at the northwest corner of York & Linn Streets for the initial low cost Housing Proposal of the Urban Conservation Project.

Official Action: Project never built due to termination of the Urban Conservation Project.

18

QUEENSGATE II LAND USE POLICY, February 6, 1969

Content: The West End Task Force endorsed the primary use of the land in Queensgate II for residence and residence-serving facilities, indicating that institutional or other use be considered only on a secondary basis.

Official Action: This intent was pursued by the Queensgate II Consultants in their planning program.

19

QUEENSGATE II PLANNING DECISIONS - December 12, 1968

Content: The West End Task Force adopted the general planning decisions which were utilized by the University of Cincinnati Queensgate II Consultants in their planning program.

20

PUBLIC HOUSING DEVELOPMENT, April 17, 1969

Content: The West End Task Force recommended approval of the development plan and the site location for the Cincinnati Metropolitan Housing Authority's new public housing units on the south side of Court Street between Mound and John Streets.

Official Action: No development of project.

21

QUEENSGATE II TRANSPORTATION DECISIONS, August 7, 1969

Content: The West End Task Force adopted the general transportation decisions to be included in the Queensgate II Planning Program.

22

ZONE CHANGE-DAYTON FINDLAY I, 1969

Content: The West End Task Force recommended that the zoning of the southwest corner of Findlay and Baymiller Streets be changed from R-7 to R-7 (E-OV)

Official Action: City Council approved the zone change at its meeting of February 18, 1971.

23

H. H. MEYER PACKING COMPANY, January 20, 1970

Content: The West End Task Force recommended that the H. H. Meyer Packing Company be granted approval for the acquisition of sites in the Brighton Area for the improvement of their facilities.

Action: The H. H. Meyer Packing Company is currently in the construction phase of a major addition/renovation of their facility. Plans for this development were presented to and approved by the Task Force at its meeting of February 1, 1973.

24

POLICY DECISION OF WEST END COMMUNITY COUNCIL, April 9, 1970

Content: At a caucus of the West End Community Council Delegation it was decided that: "Income and racial heterogeneity (mixed population) as a prime goal...be tabled at this particular time and...be phased in at a later time if the opportunities so permit..."

25

POLICY DECISIONS FOR QUEENSGATE II

Content: At the meetings so noted, the following Policy recommendations and guidelines for Queensgate II were adopted by the West End Task Force:

July 9, 1970- Education

July 9, 1970- Social Services

July 9, 1970- Retail

July 16, 1970-Family Relocation

July 16, 1970-Housing

July 16, 1970-Transportation

26

CROSS-BASIN CONNECTOR EXPRESSWAY, September 10, 1970

Content: The West End Task Force requested that reference to the Cross-Basin Connector Expressway be deleted from the Queensgate II Transportation Plan and went on record objecting to "any such

artery of traffic in the entire Model Cities Area."

Action: The West End Task Force reaffirmed its stand at its meeting of April 22, 1971 and is currently involved in the study to find alternatives to this connector. This study is being prepared by Transportation Consultants for the Model Cities Physical Planning Program.

27

QUEENSGATE II PLAN, October 12, 1970

Content: The West End Task Force approved the Queensgate II Plan in the following sections:

Urban Design Plan (Appendix No. -401-A)

Land Disposition Supplement (Appendix No. -401-B)

Official Action: The City Council adopted the Queensgate II Plan at its meeting of October 21, 1970.

28

BLOCK "C", QUEENSGATE II, October 14, 1971

Content: The West End Task Force recommended that the City Manager negotiate exclusively with Mr. Stanley Gershuny for the development of Stage "C" of Queensgate II, provided that Mr. Gershuny maintain continued involvement with the community and the City and included an alternative plan which would include a site for a department store.

Action: Mr. Gershuny did not receive formal authorization for exclusive development of Stage "C". Open proposals for development were accepted.

32

TRAFFIC FLOW STUDY, April 13, 1972

Content: The Action Committee recommended to the Task Force that they request of the City Manager that a study be made of the traffic flow in the West End, and that they offer the services and support of the Task Force in this endeavor.

Official Action: West End Task Force approved the recommendation at its meeting of June 29, 1972.

33

DAYTON-FINDLAY I PHASE II POLICY DECISIONS, April 20, 1972

Content: The West End Task Force proposed that the Phase II Policy Decisions for DF-1 be adjusted to reflect residential-serving commercial uses as they generally exist, and that the zoning should be changed accordingly.

34

QUEENSGATE II- NDP FUNDS, September 28, 1972

Content: The West End Task Force supported the merger of A91 and A911 NDP funds, with the draw down of the Queensgate II reservation with the stipulation that top priority for expenditure of the reservation be given to development in the West End.

At its meeting of March 14, 1973, City Council selected Ben Schottenstein as developer.

29

QUEENSGATE II ZONE CHANGE, November 18, 1971.

Content: The West End Task Force recommended that the two blocks bounded by Central Avenue, Court Street, John Street, and Ninth Streets be changed from R-7 to C-2.

Official Action: The City Council adopted this zone change at its meeting of June 13, 1973.

30

WEST END PLANNING GUIDELINES, March 16, 1972

Content: The West End Task Force expressed general approval of Project Oriented Development as the basis of planning for the Northern West End.

31

GARFIELD PLACE PLAN, April 6, 1972

Content: The West End Task Force requested that the Garfield Place Urban Design Plan be restated to allow for a mixture of income levels within the physical structures of the plan.

planning reports
appendix c

planning reports

During the recent planning process, numerous reports have been developed for the West End. Some of the materials included in these reports have been incorporated into this report and so identified with proper footnotes. Additional material has provided the foundation for this study. The following is a list of those reports which have been previously published dealing with the West End Community.

1 A PROGRAM FOR THE WEST END COMMUNITY (January, 1966)

Reviews some of the problems facing the West End and calls for the formation of the West End Task Force.

2 Draft of Proposed Work Program- WEST END GENERAL NEIGHBORHOOD RENEWAL PLAN (June 22, 1966)

Staff presentation #1, on June 22, 1966

Overview of contemplated renewal action for the West End General Neighborhood Renewal Area and review of general objectives.

3 HOUSING AND POPULATION SURVEY OF THE WEST END (July, 1966)

Presents the results of a housing and population survey in the areas of Queensgate II, Armory-Central.

4 Proposed Work Schedule-GNRP-PHASES ONE & TWO (July 21, 1966)

5 ANALYSIS OF PROPOSALS BY NEIGHBORHOOD-INTERIM WEST END TASK FORCE

Staff Presentation #1, July 21, 1966

6 HOUSING OBJECTIVES- POPULATION DENSITY- INTERIM WEST END TASK FORCE

Staff Presentation #2, August, 1966

Analysis of extent of Residential blight within the GNRP area including documentation with respect to number of substandard units, residential value and families involved, the potential for rehabilitation as an alternative to clearance; identification of amount of land potentially available for new residential and residence-related development; review of potential population levels for the community at varying standards of residential density.

7 SOCIO-ECONOMIC OBJECTIVES-Interim West End Task Force, Staff Presentation #4, September 12, 1966

Documentation of the Socio-economic composition of existing population, including families expected to be displaced by renewal action; reviews of relationships between income and housing costs; and of provisions for assisting low-income families

with rent; analysis of problems and opportunities for achieving meaningful racial and/or economic heterogeneity within the West End.

8 INTERIM WEST END TASK FORCE, Staff Presentation #5, September 22, 1966. Review and interpretation into physical dimensions of land use and social goal decisions; identification of areas of conflict and problems relating to proximity of non-compatible uses; analysis of emerging circulation problems and opportunities for their solution; identification of space needs for auxiliary uses, i.e., recreation, shopping areas, institutions, etc.

9 SUMMARY OF STAFF PRESENTATIONS, #1 through #5, (October 6, 1966)
This report is a summary of the Task Force staff presentations for Phase I of the Task Force work program.

10 SUPPLEMENTAL REPORT ON HOUSING AND POPULATION IN THE WEST END
(October, 1966)

Presents data reviewing housing and population in Lincoln Court, Laurel Homes, Parktown, Richmond Village and Stanley Rowe

11 NEIGHBORHOOD ANALYSIS- DAYTON-FINDLAY I (November 3, 1966)

This report presents possible schemes for the development of

Dayton-Findlay I. These schemes show different configurations of land uses which hopefully will aid the Task Force in discussing the many problems associated with the future of the neighborhood.

12 DAYTON-FINDLAY II PLANNING OBJECTIVES (April 19, 1967 & May 3, 1967) presents a statement of planning objectives and policies to utilize in developing improvement plans for the Dayton-Findlay II neighborhood.

13 QUEENSGATE II PLANNING OBJECTIVES (June 7, 1967)
An initial statement of planning objectives and policies to be utilized in developing improvement plans for the Queensgate II Neighborhood.

14 BRIGHTON PLANNING OBJECTIVES (July 13, 1967)
An initial statement of planning objectives and policies to be utilized in developing improvement plans for the Brighton neighborhood.

15 Framework of a proposal for the WEST END COMPREHENSIVE HEALTH CENTER (August, 1967)
Reviews some of the needs and problems of the area, the goals and implications for health care, community participation and

scope of services.

- 16** ARMORY-CENTRAL NEIGHBORHOOD- Initial Presentations and Development Concepts (November, 1967)
Presents existing conditions, planning objectives, and development concepts for the Armory-Central Neighborhood.

- 17** PHASE II POLICY DECISIONS (December, 1967)

- 18** A COMMUNITY ORGANIZES FOR PLANNING: THE WEST END TASK FORCE (January, 1968)

Reviews the formation and progress of the West End Task Force

- 19** PORTRAIT OF HEALTH CONDITIONS IN THE WEST END (June, 1968)

Presents data and information regarding the status of health services and programs in the West End.

- 20** PHASE II SUPPLEMENTAL POLICY DECISIONS (September, 1968)

Documents the policy decisions made by the Task Force in Dayton-Findlay I, Dayton-Findlay II, Armory-Central, Brighton and Queensgate II

- 21** QUEENSGATE II PLAN, VOL. I AND II (August, 1970)

Presents recommendations for social services, education,

relocation procedures, etc. for Queensgate II; prepared by the
Institute for Metropolitan Studies, University of Cincinnati.

22 QUEENSGATE II PLAN, VOL. III

Compilation of background and research papers used in preparation
of Queensgate II plan by the Institute for Metropolitan Studies.

23 QUEENSGATE II PLAN, VOL. IV.

Policies submitted to and approved by the West End Task Force by the
Institute for Metropolitan Studies.

24 URBAN DESIGN PLAN FOR QUEENSGATE II

(Appendix ND-401A of the NDP Urban Renewal Plan) (October, 1970)

Final Urban Design Plan for Queensgate II; adopted by City Council.

25 WEST END DEVELOPMENT PLAN

A guideline for the future development within the Northern West-End
based upon adopted West End Land Use Policy Decisions, the Queensgate
II Urban Design Plan and the Community interests as expressed by the
West End Task Force.

These Reports are available for review at the offices of the City Planning
Commission, City Hall

THE FOLLOWING GROUPS AND INDIVIDUALS CONTRIBUTED TO THE WEST END DEVELOPMENT PLAN.

WEST END TASK FORCE

WEST END COMMUNITY COUNCIL

MODEL CITIES PHYSICAL PLANNING PROGRAM

DIRECTOR: GEORGE C. MARTIN

PLANNERS IN CHARGE: DAVID LEE SMITH JANUARY 1972 - JULY 1973

ROBERT A. LEVINE JANUARY 1973 - JANUARY 1974

REPORT DESIGN GRAPHICS: TONI A. CLARK

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