

SUBJECT: A report and recommendation on proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount.

GENERAL INFORMATION:

Location: The area generally surrounding the Lick Run Corridor, south of Westwood Avenue and north of Queen City Avenue.

Petitioner: South Fairmount Community Council

Property Owner: Multiple property owners

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Zone Change Request Letter
- Exhibit B American Institute of Architects (AIA) Workshop Concept Plan
- Exhibit C Boundary Map
- Exhibit D Phasing Map
- Exhibit E Existing Zoning Map
- Exhibit F Proposed Zone Changes Map
- Exhibit G AIA Workshop Results Presentation

BACKGROUND:

The Department of City Planning and Engagement (DCPE) conducted a zoning analysis in response to a request from the South Fairmount Community Council (SFCC) to study the area including and around the Lick Run Greenway. During the process, DCPE engaged the Metropolitan Sewer District (MSD), Department of Community and Economic Development (DCED), and the Department of Transportation and Engineering (DOTE), along with the community. These proposed zone changes are a result of over two and a half years of analysis and community input and engagement.

In February 2020, the American Institute of Architects (AIA) Cincinnati organized a “Public Participation Urban Design Workshop” in partnership with the South Fairmount Community Council to explore the area around the Lick Run Greenway since the greenway construction was nearing completion. During the workshop, community members shared their vision for the area surrounding the Lick Run Greenway which may be found in Exhibits B and G. The community’s vision calls for a more walkable, pedestrian-scaled environment, whereas the current zoning is for a more auto-oriented environment.

Additionally, in May 2021, the Lick Run Greenway, a \$103 million-dollar investment, officially opened. The Lick Run Greenway is a stormwater management project that doubles as a park providing both recreational and educational opportunities for community members. It is the first daylighted stream in the nation to control sewer overflows.

Staff from DCPE has been working on this analysis and zoning study for over two years and the results

take place in the form of the proposed changes and recommendations (Exhibit F).

ZONING STUDY BOUNDARY AND PHASING:

The zoning study area was drawn based on the community’s Concept Plan from the AIA Workshop (Exhibit B). This boundary (Exhibit C) was drawn to include key components of the Concept Plan, while respecting the parcel boundaries.

The Metropolitan Sewer District is in the process of re-platting parcels owned by Hamilton County. These parcels will be re-platted to reflect the final configuration of the Lick Run Greenway. Once re-platted, parcels not included in the Lick Run Greenway will be available for sale at a future point.

The current zoning of the area between Queen City Avenue and Westwood Avenue is Commercial Community - Auto (CC-A) except for the property owned by the City of Cincinnati and operated by the Cincinnati Recreation Commission which is zoned Park and Recreation (PR). Once re-platted, the all of the entire property within the Lick Run Greenway will be proposed to be rezoned from CC-A to Parks and Recreation (PR).

Since the exact replat is unknown at this time, the Department of City Planning and Engagement recommends that there are two phases of zone changes:

1. **Phase I:** Property south of Westwood Avenue and north of Queen City Avenue (this staff report and recommendation).
2. **Phase II:** Property between Westwood Avenue and Queen City Avenue (once the replat is complete).

A map of the proposed phases is included as Exhibit D. This proposal outlines suggested zone changes for Phase I.

PUBLIC COMMENT AND ENGAGEMENT:

In February 2020, the American Institute of Architects (AIA) Cincinnati organized a “Public Participation Urban Design Workshop” in partnership with the South Fairmount Community Council (SFCC). This was the beginning of the public engagement and the results of this workshop helped spur the reasoning behind the proposed zone changes. Staff from the Department of City Planning and Engagement met with the SFCC multiple times after this workshop, met with associated City departments, and walked the corridor itself to experience and survey the area and adjacent properties. The results were presented at the Neighborhood Summit in 2021 at an educational session (Exhibit G).

There was a public staff conference held on October 18, 2022 via Zoom with twenty three (23) people in attendance, including City staff and members from the SFCC. The majority of the community members were supportive of the zone change, while two individuals did not want the zoning to change on their subject properties. Many people had questions regarding the possible timeline and next steps. Some others had questions regarding nonconformities. All property owners within the study area and the property owners within 400-feet were notified via USPS mail for the public staff conference, with additional posts to DCPE’s Facebook and Twitter accounts and a webpage created for the proposed changes.

Staff additionally presented to the SFCC on August 9, 2022 and September 13, 2022, before the public

staff conference to make the council aware of the proposed changes and to get any input. The SFCC supports the proposed zone changes.

All property owners within a 400-foot radius of the subject properties, the SFCC, and property owners that have been correspondence with staff were notified of the March 17, 2023 City Planning Commission meeting. No additional correspondence was received as of March 9, 2023.

EXISTING ZONING:

There are four overarching zoning districts present in the zoning study area: manufacturing, commercial, single-family residential, and residential multi-family. An existing zoning map and zoning composition of the area is included as Exhibit E. These zoning districts include:

Manufacturing Districts - Subdistrict: Manufacturing General (MG)

To create, preserve and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access. Uses that may inhibit industrial development are prohibited.

The MG zoning district is one of the most prevalent zoning districts in the zoning study area; however, it is found towards the eastern periphery of the area. 30% of the zoning study area is MG. The MG area abuts the Mill Creek industrial corridor.

Commercial Districts - Subdistrict: Commercial Community (CC)

To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses.

Community Character Designation: Auto-oriented (CC-A)

This district designation is intended for areas that provide for easy automobile access. Large buildings are located on the site with parking in front. Out lots associated with shopping centers often contain auto-oriented businesses. Performance standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.

15% of the study area is zoned CC-A. The CC-A zoning districts are found on the western portion of the study area, as well as along Queen City Avenue.

Community Character Designation: Mixed (CC-M)

This district designation is intended to provide for a mix of the pedestrian and auto-oriented development. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses.

10% of the study area is zoned CC-M. These zoning districts are found along both Queen

City Avenue and Westwood Avenue.

Single-Family Districts – Subdistrict: SF-2

The specific purposes of the SF single-family districts are to create, maintain and enhance neighborhood residential areas that are characterized by detached, single-unit structures. Future development must remain single-family residential in character, although some public and non-residential uses may be permitted in certain districts. SF-2 allows high-density, small lot, single-family developments. The minimum lot size is 2,000 square feet.

Single-family zoning constitutes 18% of the study area. It is found a block north of Queen City Avenue, as well as to the northwest of the study area.

Residential Multi-Family Districts (RM)

The specific purposes of the RM Residential Multi-family subdistricts are to create, maintain and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Future development will be primarily residential in character, although some small-scale public and non-residential uses on the ground floor in a mixed-use building on an arterial street may be allowed with specific limitations.

Subdistrict: Residential Mixed (RMX)

This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

The RMX zoning district in the Phase I zoning study area is located on the northern border between Harrison Avenue and Tremont Street and south of Westwood Avenue. The district is characterized primarily by single-family and two-family houses on small lots. There are some smaller-scale apartment buildings as well along Westwood Avenue.

Subdistrict: Residential Multi-Family 1.2 (RM-1.2)

This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. The minimum land area for every dwelling unit is 1,200 square feet.

RM-1.2 is found along Queen City Avenue towards the center of the stud area and extends north to Tremont Avenue. The area primarily consists of two large parcels with a school and a senior housing facility. 11% of the study area is RM-1.2.

PROPOSED ZONE CHANGES AND ANALYSIS:

The proposed zone changes consist of a total of 1,283 properties within the study area. 460 of these properties are being proposed to change their existing zoning with approximately 163 property owners affected. These changes are outlined in the proposed zoning map found in Exhibit F.

There are four (4) main areas that are being requested to change zoning districts. These areas include:

1) Manufacturing General (MG) to Urban Mix (UM)

These properties are currently zoned MG and are found in the southeast corner of the study area south of the Harrison Avenue ramp and north of Queen City Avenue. This area consists of approximately 54 acres and 236 properties. This area is 30% of the Phase I study area. This portion includes the Lunkenheimer building, Cincinnati Fire Department Station 21, and multiple construction and industrial businesses and self-storage facilities.

All the proposed zone changes are being proposed to zoning districts that currently exist in the study area with the only exception being the introduction of the Urban Mix (UM) zoning district.

Urban Mix

The purposes of Urban Mix district are to:

- (a) Provide a balance of uses and amenities fostering a vital economic, livable and cultural area and enhance its urban, aesthetic qualities.
- (b) Protect and enhance historic, cultural, economic and architectural resources.
- (c) Preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors and workers.
- (d) Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.
- (e) Bring most daily activities within walking distance, giving the elderly, young and disabled increased independence of movement.
- (f) Reduce the number of automobile trips; minimize congestion, consumption of resources and air and noise pollution.

The UM zoning district permits single-family homes (attached and detached), multi-family dwellings, offices, hospitals, hotels, daycares, eating and drinking establishments with no drive-throughs, business services, and a variety of other commercial uses. This use restricts vehicular services, storage services, and other industrial uses. This area was identified by the community to allow for more entertainment uses including event space, restaurants, and possible brewery or winery. This area is one of the gateways to the Lick Run Corridor and should allow uses for pedestrians to easily access from this corridor, safely and appropriately.

2) Commercial Community – Auto (CC-A) to Commercial Community – Mixed (CC-M)

This area consists of properties located in the southwestern corner of the study area and are located south of Queen City Avenue and west of Quebec Road. The existing uses within this area cater towards vehicular services and commercial uses. This area consists of approximately 11 acres and 54 properties.

The properties directly east across the other side of Quebec Road are currently zoned CC-M, so staff and the community members thought it was appropriate to downzone this existing zoning district to more of a middle ground zoning district. The CC-M zoning district is intended to provide for a mix of pedestrian and auto-oriented developments. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses. Car washes and fuel sales are permitted within the CC-M zoning districts.

3) Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P)

This area consists of the properties north of Queen City Avenue, adjacent and below Harrison Avenue (west of the existing BP gas station) and just east of Grand Avenue. 64 properties belong to this area and consists of approximately 6 acres and currently has small businesses, abandoned buildings with many of the building fronts up against the right-of-away, and the Cincinnati Water Works Western Hills Pumping Station.

This area was identified by the community to include mixed-use infill efforts. The proposed zone changes to CC-P would allow a traditional urban character where buildings are built to the street line to provide close relationships with the pedestrians that walk by on the sidewalk and that are coming from the Lick Run Corridor. This zoning district may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified verbatim in the community plan.

4) Commercial Community – Mixed (CC-M) to Commercial Community – Pedestrian (CC-P)

This last main zone change area consists of 106 properties and sits at approximately 11.5 acres. All these properties are currently zoned CC-M and are being requested to change to the CC-P zoning district. Buildings in this area consists of places of worship, residences, a tire shop, a carwash, vacant lots, and multiple dilapidated buildings.

These areas were identified in the concept plan to include walkable, mixed-use, pedestrian-scale developments in which CC-P would permit these efforts. With the intent of reducing the amount of vehicular-oriented zoning, pedestrians might feel more comfortable with walking to businesses or places. These proposed zone changes are one of the many attempts to reduce speeding and to increase the pedestrian safety of the neighborhood and community as a whole.

ZONING DISTRICTS RECOMMENDED TO STAY THE SAME:

No zone changes are being proposed for the following areas:

RM-1.2

This zone permits moderately high multi-family residential densities. The community's concept plan does indicate a desired change to this area. The existing zoning within the study area that is current zoned RM-1.2 is appropriate for the current uses.

RMX

This zone permits a mix of lot sizes and residences with up to three units. This is in line with the community's concept plan which calls for attached and detached single-family infill housing.

SF-2 - West of White Street

The concept plan calls for a job training center on the site of the old school on the parcel in the northwest along White Street. The SF-2 zoning district's uses are restrictive, which provides protection for this site until there is a proposal for redevelopment. The zoning for this site can be examined when there is a plan for the site in the future.

CC-A - Harrison Avenue Area

The area north of Harrison Avenue that is zoned CC-A is not proposed to be changed. The community's concept plan does not make a note of this area. The area is at the intersection of two main roads; auto-oriented uses are appropriate here.

CC-M (Quebec Road)

The area zoned CC-M along Quebec Road is not proposed to be changed. The community's concept plan calls for this area to have an event center, destination restaurants, and mixed uses. It also can serve as a gateway area. The community's desired uses require a mix of pedestrian and auto-oriented development.

CONSISTENCY WITH PLANS:

South Fairmount currently has two plans that have set vision and goals for the neighborhood, including the *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).

The proposed zone changes are consistent with aspects of both plans, including goals and strategies related to:

- Creating a strong neighborhood core for South Fairmount.
- Promoting a walkable, mixed use business district by improving pedestrian safety.
- Promoting market driven redevelopment along Queen City Avenue.
- Improving desirability of housing by increasing commercial and recreational options in the neighborhood.
- Emphasizing the Lick Run corridor and maximizing density and retail opportunities along the corridor.

Plan Cincinnati (2012)

These proposed zone changes are additionally consistent with *Plan Cincinnati* (2012) goals in the Compete, Connect, Live, and Sustain Initiative Areas. The plan specifically notes the South Fairmount/Lick Run areas as a future opportunity for mixed-use developments or a neighborhood center.

These proposed zone changes are additionally consistent with the Geographic Principle to "Create new centers of activity where appropriate" (p. 94). While much of the City of Cincinnati is within close distances to center of activities, or multiple centers of activity, some residential populations are not being adequately served by existing centers. Currently, there are large under-served areas on the west and north sides of the City. South Fairmount is identified as one of these under-served communities.

South Fairmount used to be known as Cincinnati's 'Little Italy' and had a much greater and dense population than it does today. These proposed zone changes are intended to help the neighborhood and the greater community to get back to its roots, to help set up success for more pedestrian-oriented revitalization and development, and to contribute to the success of the Lick Run Corridor improvements.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed changes in zoning as identified in Exhibit F for the following reasons:

1. The proposed zone changes are consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.

2. The proposed zone changes are consistent with the *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).
3. The proposed zone changes are consistent with four of the Initiative Areas and the Geographic Principle to “Create new centers of activity where appropriate” of *Plan Cincinnati* (2012).
4. This has been a community-driven initiative with buy-in from a majority of property owners within the proposed zone change area.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount as identified in Exhibit F.

Respectfully submitted:



Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

SOUTH FAIRMOUNT COMMUNITY COUNCIL

Dear Mr. Peppers and Ms. Keough-Jurs,

The South Fairmount Community Council is requesting zoning changes in the area surrounding the Lick Run Greenway.

The South Fairmount Community Council had a zoning workshop in 2020. The drawings with the preferred areas for zone changes indicated had been voted on, agreed upon, and sent to your office in 2020. Your question about how we want the different areas zoned is more complex than what we achieved in the workshop. I think it would be in the best interest of the South Fairmount Community Council and residents to schedule a meeting with the Planning Department. As the area is nearing completion other requests have been made of the Council to address, such as more pedestrian friendly streets and crossings.

The South Fairmount Community Council would like to formally request an advisory meeting with the planning staff so we can share the drawings from the workshop and seek guidance for the rezoning request.

Sincerely,

James Casey
President South Fairmount Community Council

cc. Councilmember Chris Seelbach

South Fairmount
Community Council
PO Box 14165
Cincinnati, Ohio 45250

PHONE 513-567-2243
EMAIL southfairmountcouncil@gmail.com

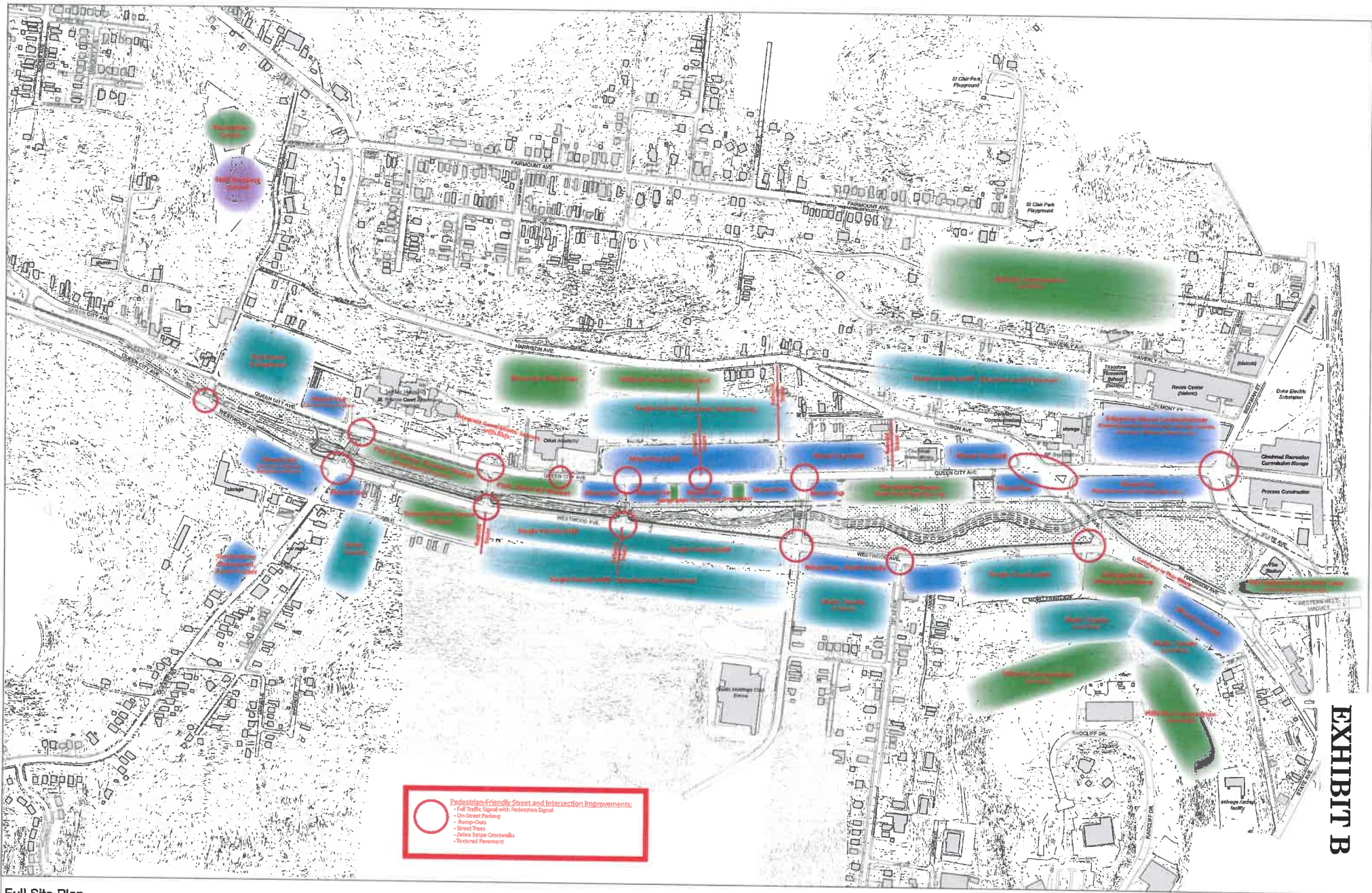


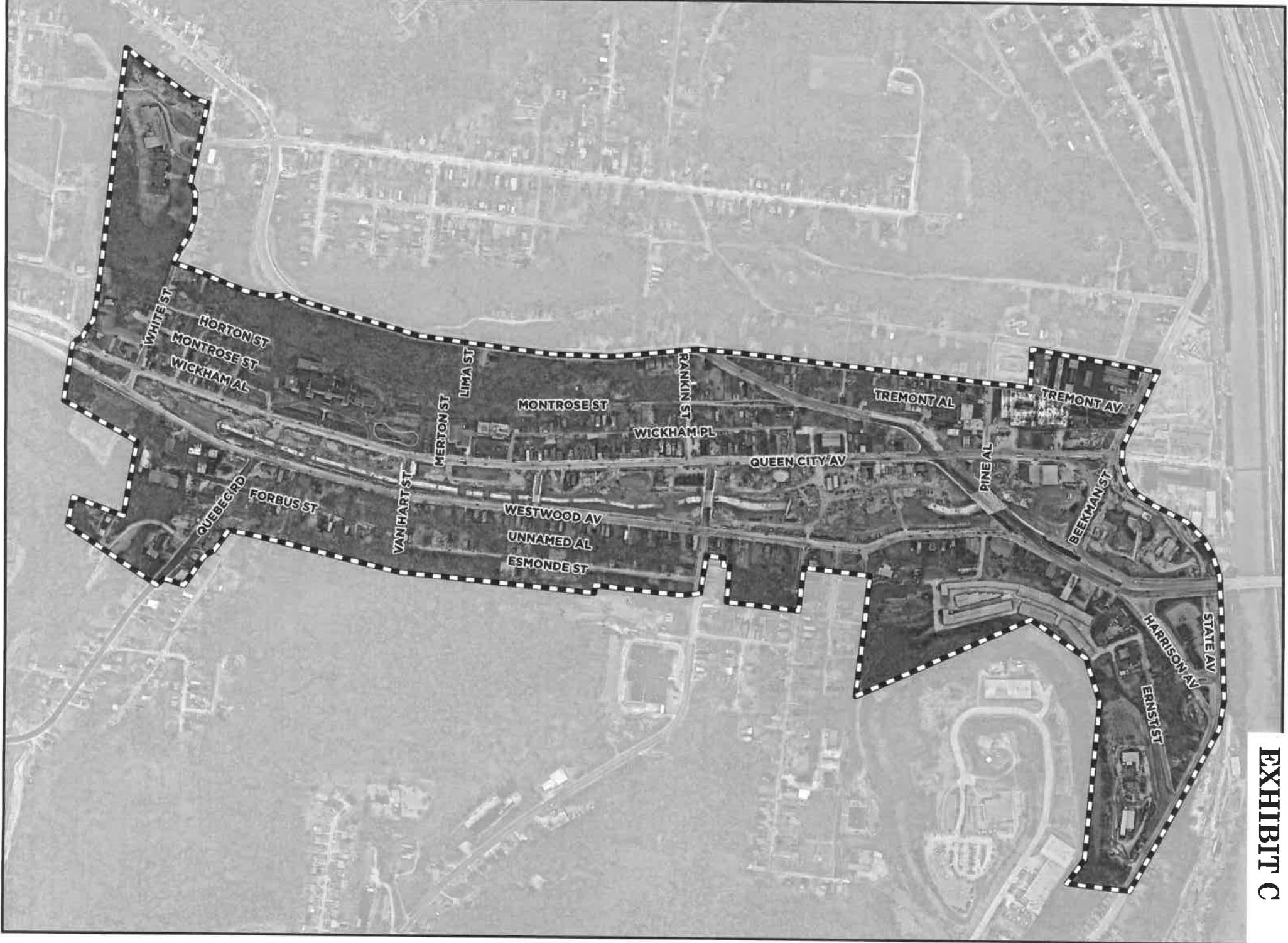
EXHIBIT B

Full Site Plan

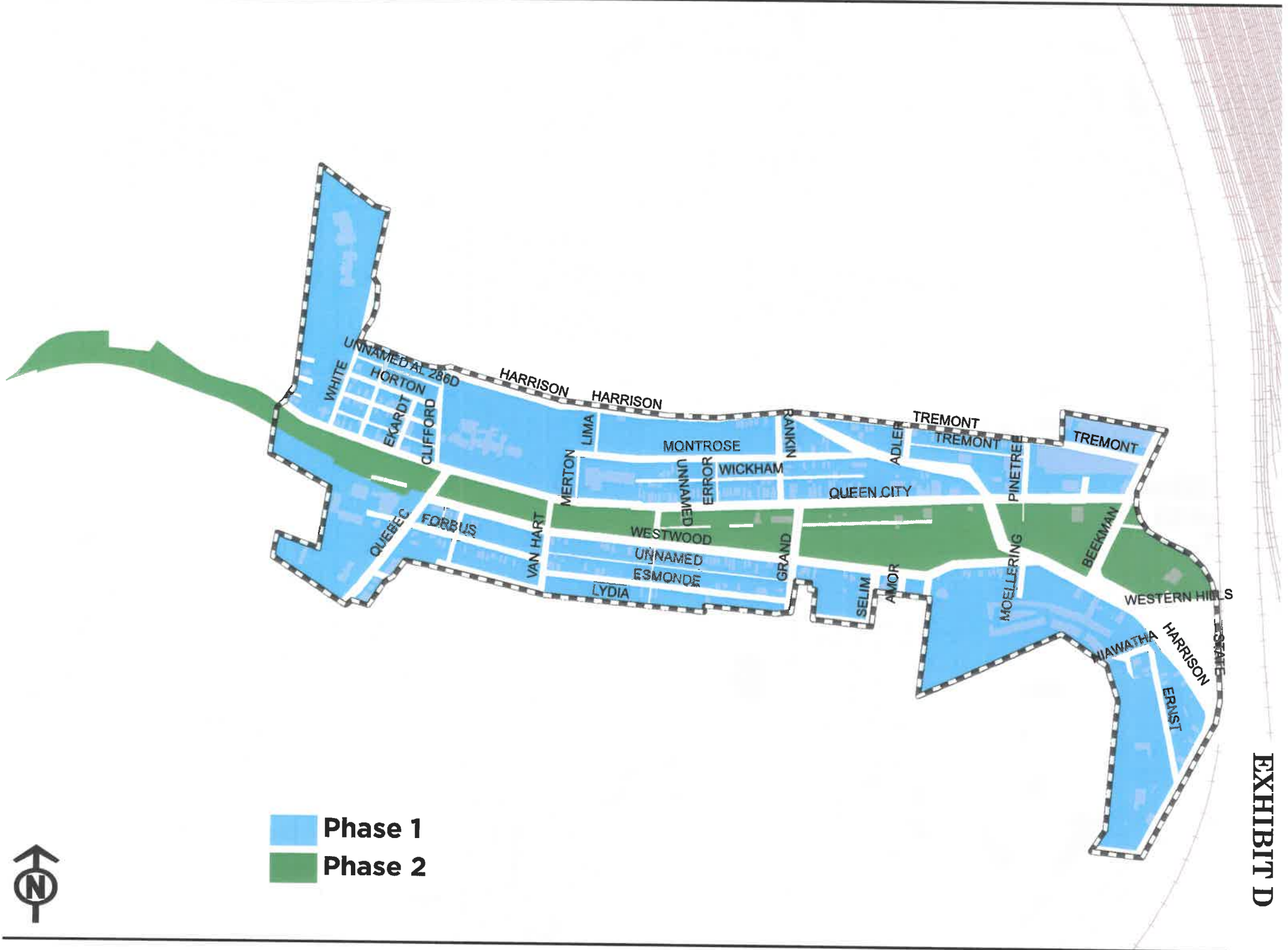
SOUTH FAIRMOUNT LICK RUN DISTRICT

Scale: 1"

SOUTH FAIRMOUNT/LICK RUN STUDY BOUNDARY



SOUTH FAIRMOUNT/LICK RUN POTENTIAL PHASES



SOUTH FAIRMOUNT/LICK RUN EXISTING ZONING

Exhibit E

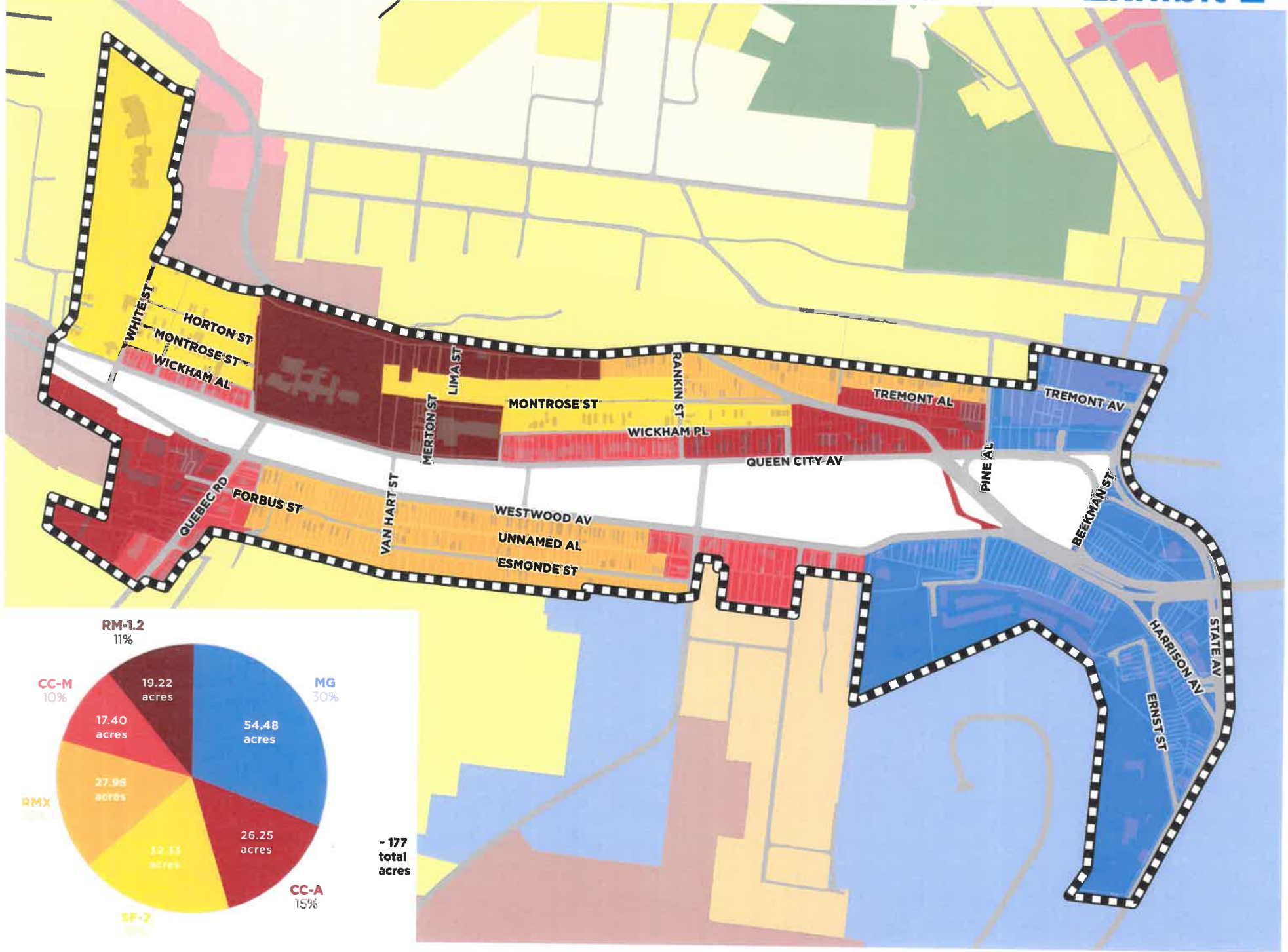
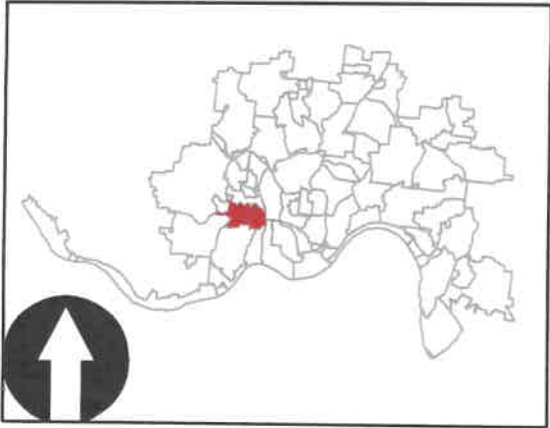
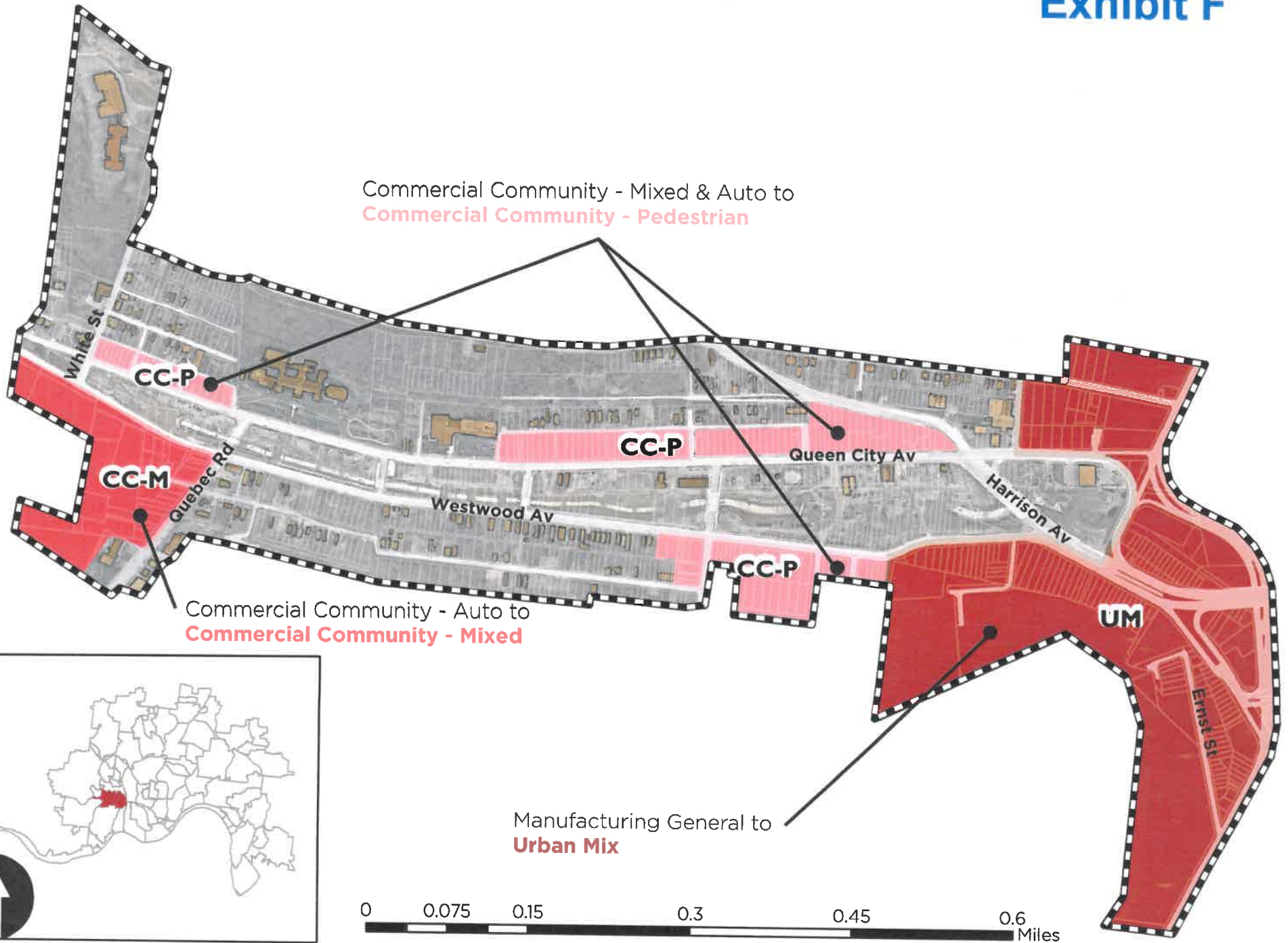


Exhibit F


Commercial Community - Mixed & Auto to
Commercial Community - Pedestrian



Public Participation Urban Design
Workshops
by AIA Cincinnati

HELPING NEIGHBORHOODS CREATE A VISION FOR THEIR FUTURE

1



South Fairmount on the Rise
PUBLIC PARTICIPATION URBAN DESIGN WORKSHOP
for the
Lick Run District
of the
South Fairmount Neighborhood
Hosted by

**SOUTH FAIRMOUNT
COMMUNITY
COUNCIL**

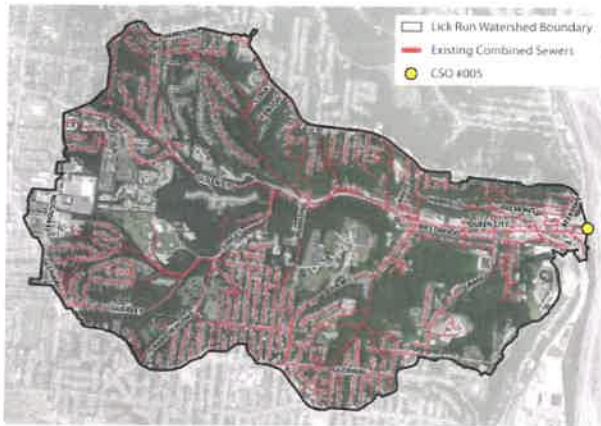
 **AIA
Cincinnati**
est. 1870 CELEBRATING 150 YEARS

2

LICK RUN WATERSHED

An Outsized Impact

"The Lick Run Watershed contributes the largest volume of overflows from combined sewers of any watershed in Hamilton County" - MSD



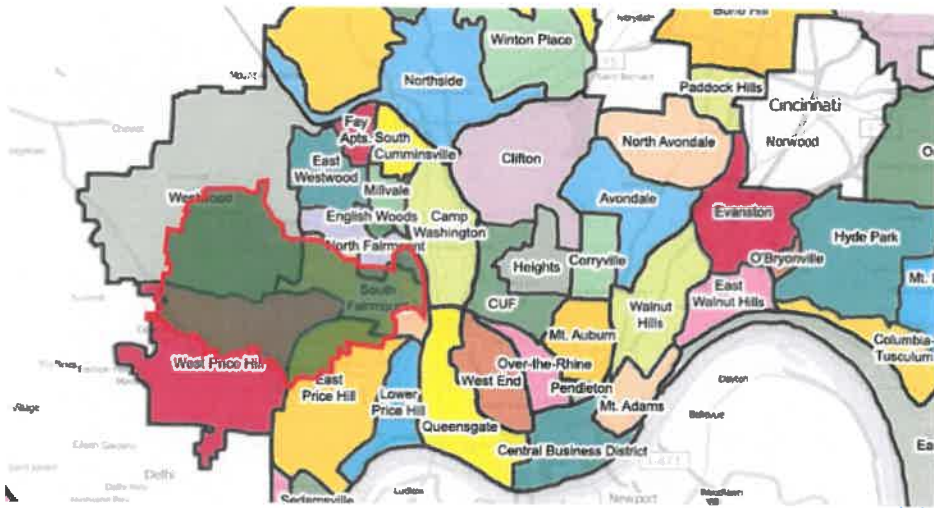
CSO #005 during wet weather



3

LICK RUN WATERSHED

Covering nearly the entire South Fairmount neighborhood



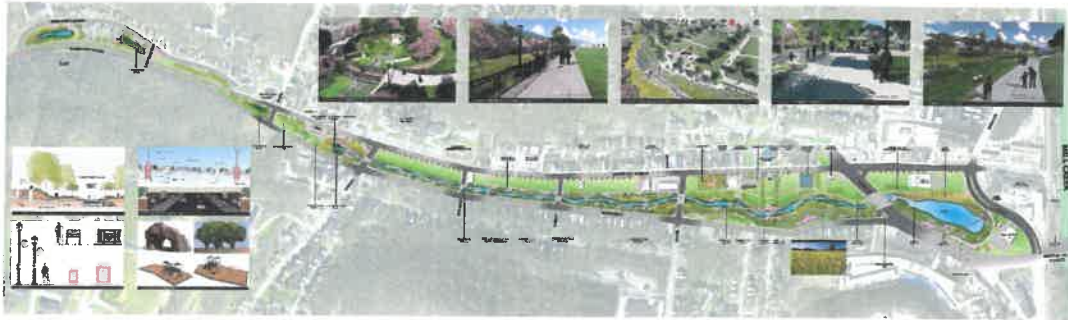
4

2022 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

DRAFT

AN INNOVATIVE SOLUTION – DAYLIGHTING A STREAM

A 1.5 Mile, \$90 Million, Amenity-rich Greenway



DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati

2023 Neighborhood Summit

5

5

NOW WHAT?

What image should be cultivated?

What should be developed around the Greenway?

- Housing?
- Business?
- Retail?
- Restaurants?
- Manufacturing?
- Cultural Institutions?
- Storage / Shipping?
- Entertainment / Recreation?

Gathering spaces?

How intense and dense?

How pedestrian and bicycle friendly?

How should street corridors be treated?

How should the community get what it wants?

How should it start?

WHAT'S THE VISION FOR THIS DISTRICT?

DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati

2023 Neighborhood Summit

6

FRAMEWORK –SOUTH FAIRMOUNT HISTORY

From Farms & Grapevines to Working Class Neighborhood

- French & German immigrants
- Industry and jobs
- Neighborhood businesses
- Three breweries
- Northern hillside of grape vines
- Shooting range ("Shooters Hill")
- Population peak: 15,000



2020 Neighborhood Summit
 Public Participation Urban Design Workshops
 AIA Cincinnati

7

FRAMEWORK –SOUTH FAIRMOUNT HISTORY

A Brief History of What This Neighborhood Once Was



2020 Neighborhood Summit
 Public Participation Urban Design Workshops
 AIA Cincinnati

8

FRAMEWORK –SOUTH FAIRMOUNT HISTORY

A Brief History of What This Neighborhood Once Was



DRAFT

2020 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

9

FRAMEWORK –SOUTH FAIRMOUNT HISTORY

A Brief History of What This Neighborhood Once Was



DRAFT

2020 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

10

FRAMEWORK –SOUTH FAIRMOUNT HISTORY

Recent Thinking About What This Neighborhood Can Be

CINCINNATI CHOICE NEIGHBORHOODS TRANSFORMATION PLAN:

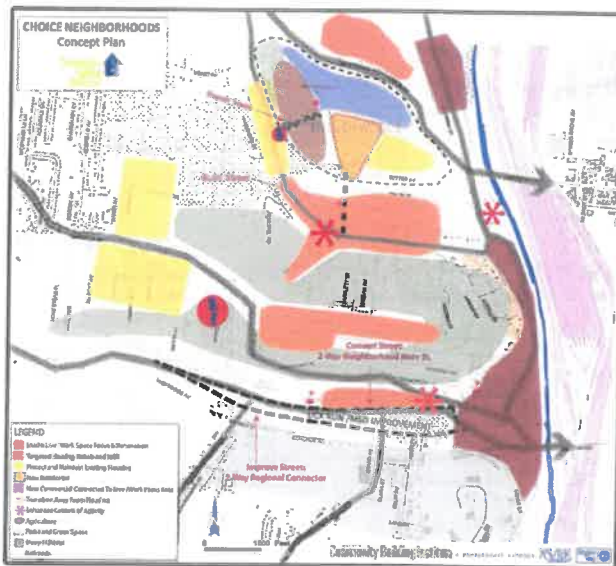
A COMPREHENSIVE COMMUNITY
DEVELOPMENT STRATEGY FOR ENGLISH
WOODS, NORTH FAIRMOUNT, AND
SOUTH FAIRMOUNT

FINAL PLAN

November 18, 2013

Updated March 16, 2014

*Prepared by the Community Building Institute with support from
the Cincinnati Metropolitan Housing Authority, Michaeli Develop-
ment Company, Model Group, and WRT Design*



Public Participation Urban Design Workshops
AIA Cincinnati

2023 Neighborhood Summit

11

FRAMEWORK – THE LICK RUN GREENWAY

Preliminary Urban Waterway Concept Plan



Public Participation Urban Design Workshops
AIA Cincinnati

2023 Neighborhood Summit

12

FRAMEWORK – THE LICK RUN GREENWAY

The Headwater Zone – A Community Amenity



DRAFT

2020 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

13

FRAMEWORK – THE LICK RUN GREENWAY

View Along Narrow Channel Zone – Opportunity for Redevelopment



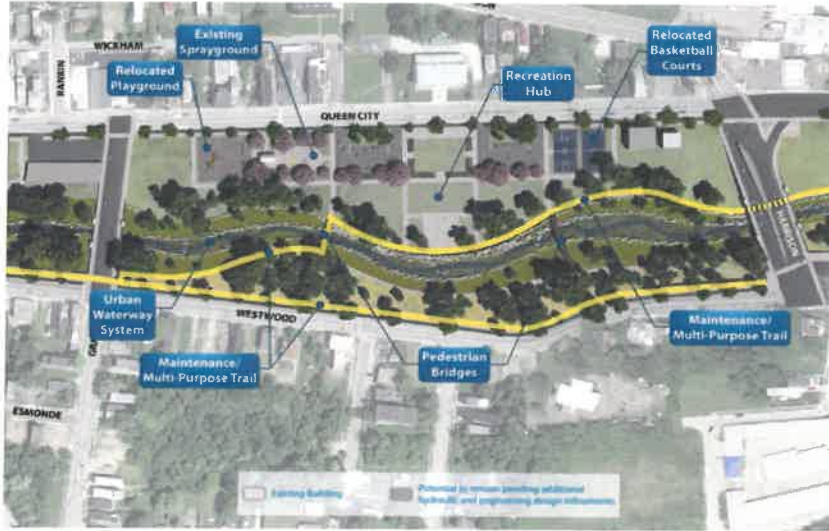
DRAFT

2020 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

14

FRAMEWORK – THE LICK RUN GREENWAY Civic Recreation Area



DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati
2020 Neighborhood Survey

15

FRAMEWORK – THE LICK RUN GREENWAY Civic Recreation Area



DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati
2020 Neighborhood Survey

16

FRAMEWORK – THE LICK RUN GREENWAY
Civic Recreation Area



DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Summit

17

FRAMEWORK – THE LICK RUN GREENWAY
Civic Recreation Area



DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Summit

18

EXISTING CONDITIONS

A Valley Neighborhood



19

19

DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati

2022 Neighborhood Survey

EXISTING CONDITIONS

A Valley Neighborhood



From Queen City (Family Dollar looking east)



20

DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati

2022 Neighborhood Survey

EXISTING CONDITIONS

A Thruway



Westwood looking east toward Quebec



21

2022 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

EXISTING CONDITIONS

A Thruway



Westwood looking east from Grand



22

2022 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

EXISTING CONDITIONS

A Thruway



Queen City Ave looking West (p)

Queen City looking west toward Grand



2020 Neighborhood Summit
 Public Participation Urban Design Workshops
 AIA Cincinnati

23

EXISTING CONDITIONS

Building Fabric



Westwood Ave looking north

Westwood remaining



2020 Neighborhood Summit
 Public Participation Urban Design Workshops
 AIA Cincinnati

24

EXISTING CONDITIONS

Building Fabric



Queen City Ave looking south toward houses on Westwood

Queen City remaining

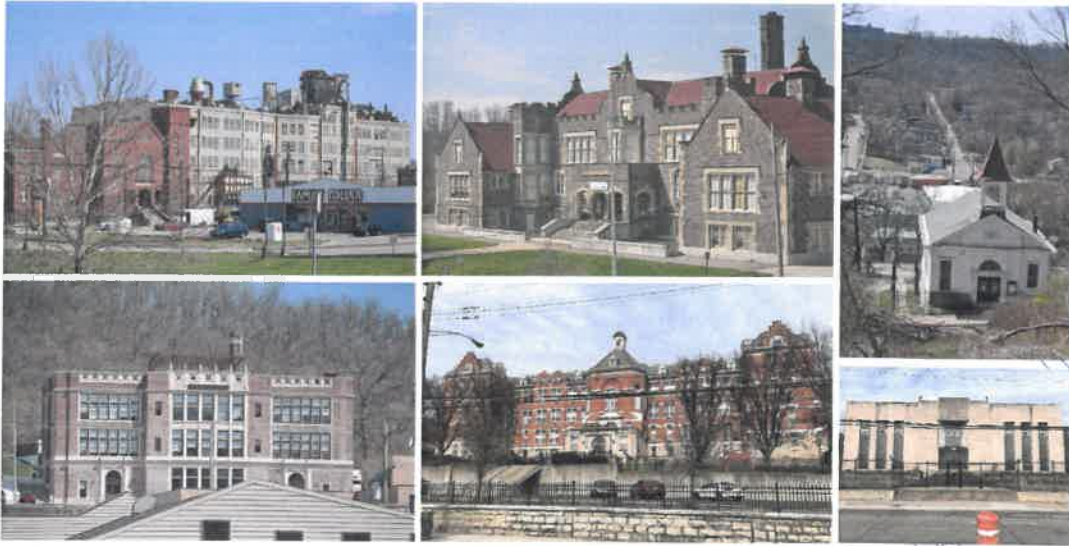


2020 Neighborhood Summit
 Public Participation Urban Design Workshops
 AIA Cincinnati

25

EXISTING CONDITIONS

Building Fabric – Key Buildings



2020 Neighborhood Summit
 Public Participation Urban Design Workshops
 AIA Cincinnati

26

EXISTING CONDITIONS

Building Fabric – Vernacular Buildings; and Other Elements



2022 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

27

VISUAL PREFERENCE ARRAY

Choice to Seed Visions of Possibilities

- Sub-Urban Residential
- General Urban
- Urban Center
- Urban Core
- Business Parking
- Public / Gathering Places
- Hillside Development
- **Streets**



2022 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

28

28

VISUAL PREFERENCE ARRAY

Choice to Seed Visions of Possibilities



29

29

2023 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

DRAFT

BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities



30

30

2023 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

THE MOST WONDERFUL THINGS ABOUT THIS NEIGHBORHOOD

- Community (formerly)
- Unique Geography
- "Urban Nature"
- Wildlife
- Proximity to Downtown
- Great Pieces of Architecture



31

2020 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

31

BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

BIG IDEAS

- Water Themes
 - Mill Creek Connection
 - Swan Boats in Lake
 - Hydro-Electric Water Mill
- Recreation Themes
 - Dog Park
 - Zip Line (a big one)
 - Bike link to Mill Creek Trail
 - Kayaking
- Business Themes
 - Work Skill-Building Academy
 - Non-traditional Office
 - International Hub
- Entertainment
 - Winery / Orchard
 - Brewery
- Housing
 - Infill Throughout (including hillsides)
 - Senior
- Urban Agriculture



32

2020 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

32

BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

AROUND THE GREENWAY

- Transportation & Streets
 - Slow the Traffic Down (Two-way?)
 - Pedestrian Features (bump-outs, crosswalks / lights, ground signs, etc.)
 - Redbike Station
 - Run Streetcar to South Fairmount
 - Make Stairs Nice Again
- Neighborhood Business District
 - Local Unique Eating Attractions
 - Outdoor Dining
 - Local Retail
 - Farm to Table
 - Housing above Shops
- Lunkenheimer Reuse (very large Industrial building)
 - Senior / Transitional Housing
 - Retail Center
 - Maker / Craft Training Center
 - Cultural Center



33

33

SMALL GROUP PLANNING SESSION

Preparations

Five Small Groups:

Geographical

- West
- Center
- East

Topical

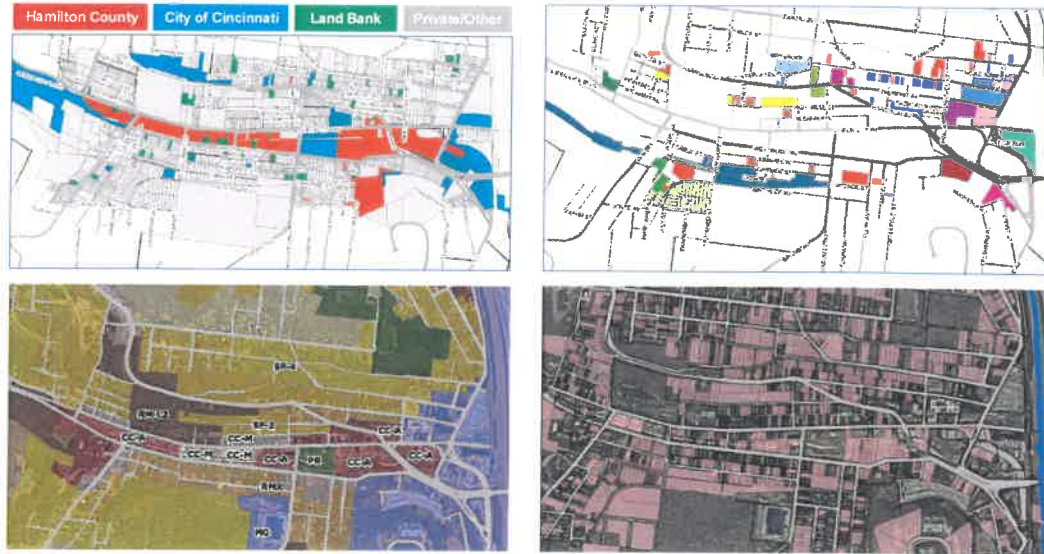
- Branding / Image
- Civic Infrastructure / Implementation



34

34

SMALL GROUP PLANNING SESSION Preparations



35

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Summit

35

SMALL GROUP PLANNING SESSION Discussions and Sketches

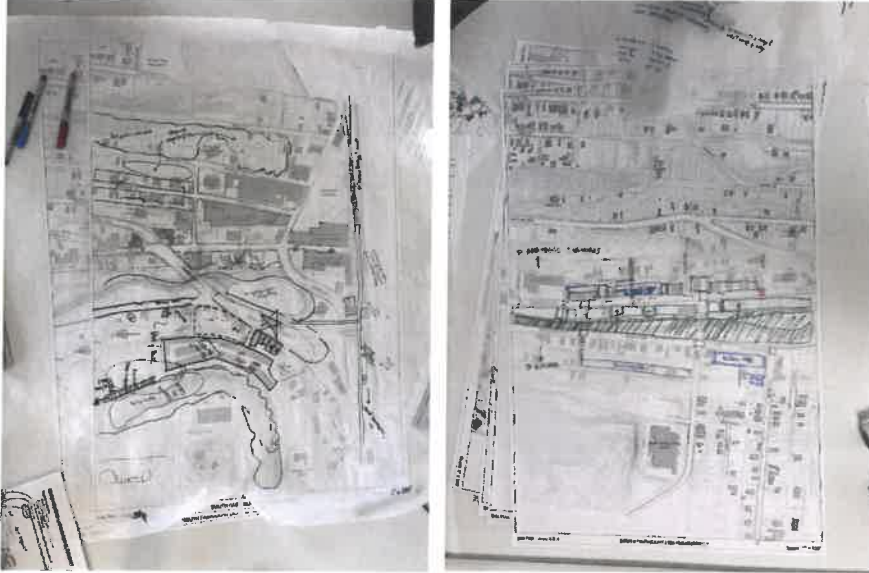


36

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Summit

36

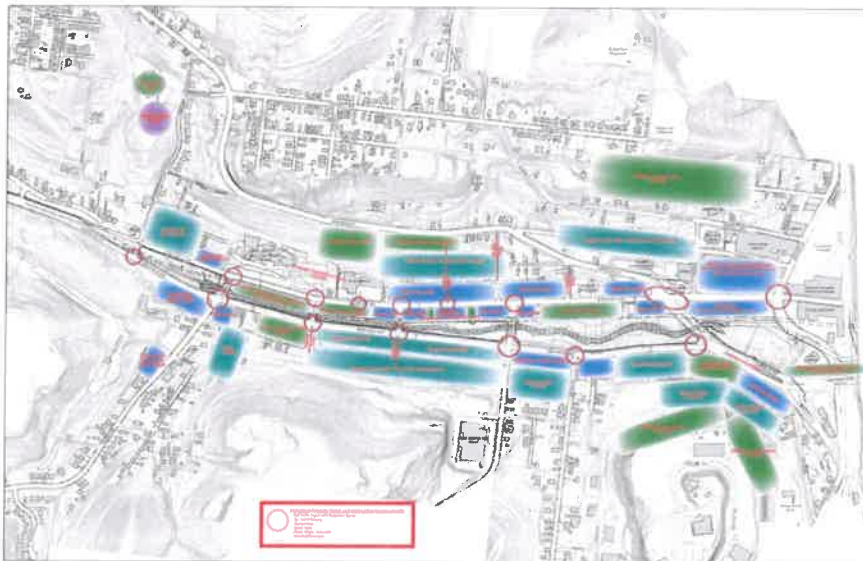
SMALL GROUP PLANNING SESSION Output



DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Journal

SMALL GROUP PLANNING SESSION Output



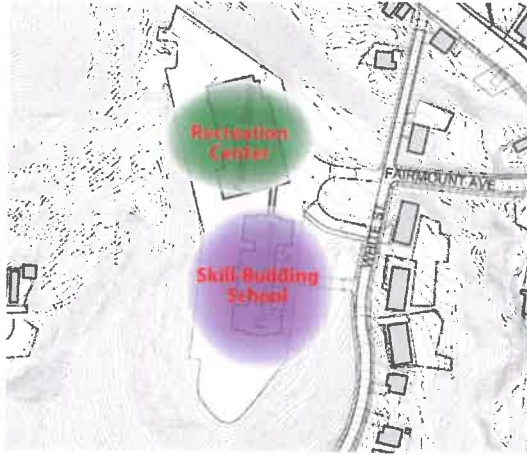
South Fairmount 2026

South Fairmount, just minutes from downtown Cincinnati, is a community with deep heritage and strong 21st century assets. Home to the Lick Run Greenway, the area is a national model for green infrastructure solutions and creative urban agriculture. Historic small homes and imposing 19th century factory buildings shelter families, industry and cultural institutions. Hillside stairways lead to a network of parks where wildlife still roam and bike paths connect to adjacent communities and the Mill Creek waterway. Affordable and close knit, the community also sports a thriving business district and serves as the gateway to Cincinnati's beautiful west side.

DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Journal

SMALL GROUP PLANNING SESSION Output

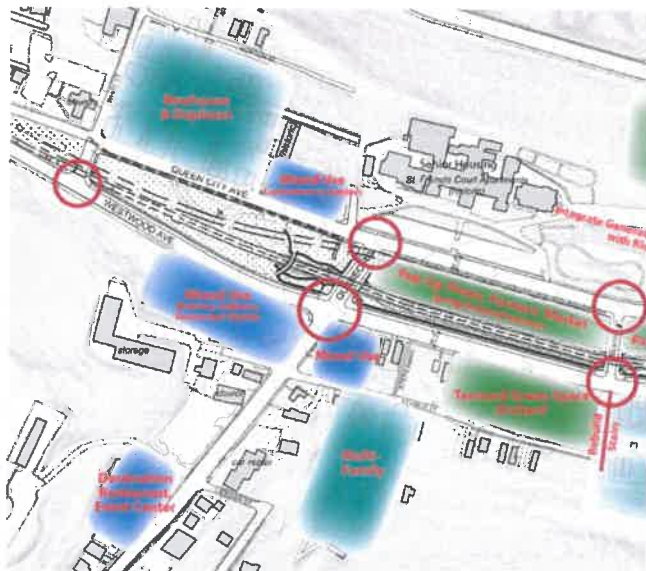


DRAFT

2020 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

39

SMALL GROUP PLANNING SESSION Output

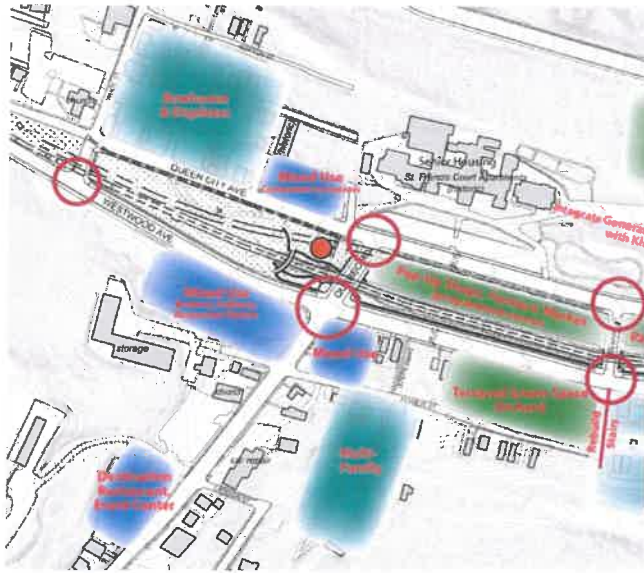


2020 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

40

SMALL GROUP PLANNING SESSION

Output



41

41

Public Participation Urban Design Workshops
AIA Cincinnati

2020 Neighborhood Survey

SMALL GROUP PLANNING SESSION

Output



42

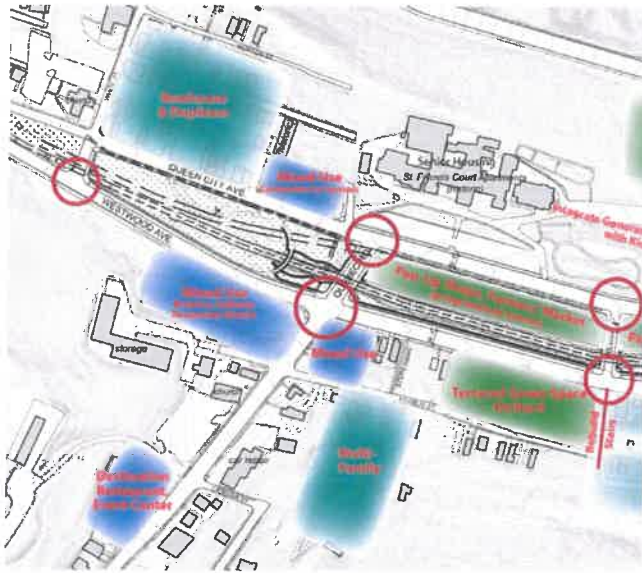
42

Public Participation Urban Design Workshops
AIA Cincinnati

2020 Neighborhood Survey

SMALL GROUP PLANNING SESSION

Output



43

43

SMALL GROUP PLANNING SESSION

Output



44

44

2023 Neighborhood Summit
 CATEGORY Public and Gathering Spaces
 Public Participation Urban Design Workshops
 AIA Cincinnati

2023 Neighborhood Summit
 CATEGORY Urban Center
 CATEGORY Hillside Development
 Public Participation Urban Design Workshops
 AIA Cincinnati

SMALL GROUP PLANNING SESSION Output

CATEGORY: Hillside Development
Plot G8

CATEGORY: Sub-Urban Residential
Plot A8

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Summit

45

SMALL GROUP PLANNING SESSION Output

CATEGORY: Urban Core
Plot D6

CATEGORY: Urban Core
Plot C7

Public Participation Urban Design Workshops
AIA Cincinnati
2022 Neighborhood Summit

46

SMALL GROUP PLANNING SESSION Output

47

2020 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

Category: Hillside Development

47

SMALL GROUP PLANNING SESSION Output

48

2020 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

Category: Hillside Development

48

SMALL GROUP PLANNING SESSION Output

This page features a detailed urban planning map on the left and two photographs on the right. The map shows a street grid with various colored zones: blue for 'Single Family 1st Floor', green for 'Neighborhood Square (Mixed Use, Park, etc.)', and red for 'Mixed Use 1st Floor'. Key streets labeled include Harrison Ave, Queen City Ave, West Rock Ave, and Westling Ave. Red circles highlight specific intersections. The top-right photo shows a street view with brick buildings and parked cars. The bottom-right photo shows a sidewalk with a white car and a street lamp. A color-coded legend at the bottom right indicates 'VEHICULAR SCALED' and 'PEDESTRIAN SCALED' with a 'C7' category label.

Public Participation Urban Design Workshops
AIA Cincinnati
2023 Neighborhood Summit

49

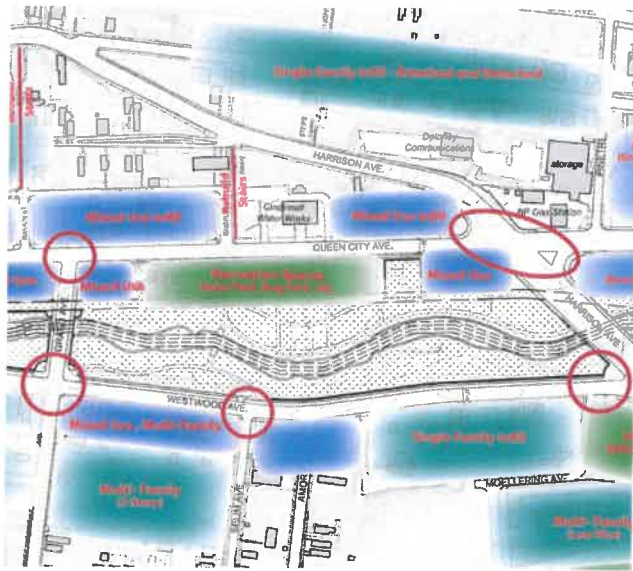
SMALL GROUP PLANNING SESSION Output

This page features a detailed urban planning map on the left and two photographs on the right. The map is identical to the one on page 49, showing the same street grid and colored zones. The top-right photo shows a group of people sitting on large rocks in a public space, with a dog nearby. The bottom-right photo shows a skatepark with several people using the ramps. A color-coded legend at the bottom right indicates 'VEHICULAR SCALED' and 'PEDESTRIAN SCALED' with a 'C7' category label.

Public Participation Urban Design Workshops
AIA Cincinnati
2023 Neighborhood Summit

50

SMALL GROUP PLANNING SESSION Output

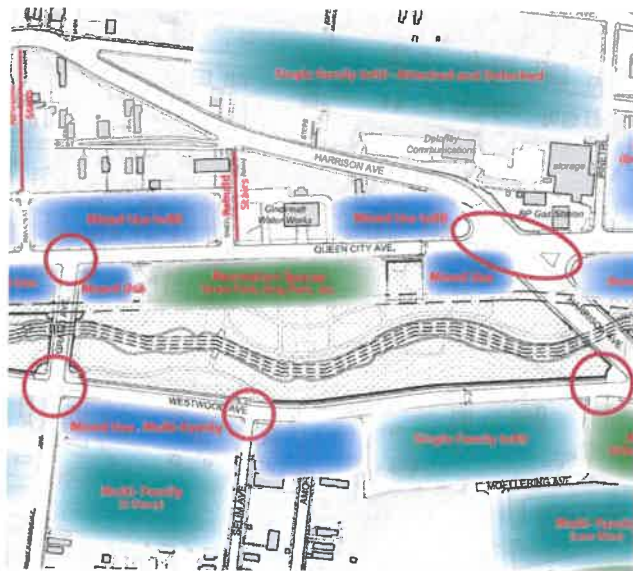


51

51

Public Participation Urban Design Workshops
AIA Cincinnati
2020 Neighborhood Survey

SMALL GROUP PLANNING SESSION Output

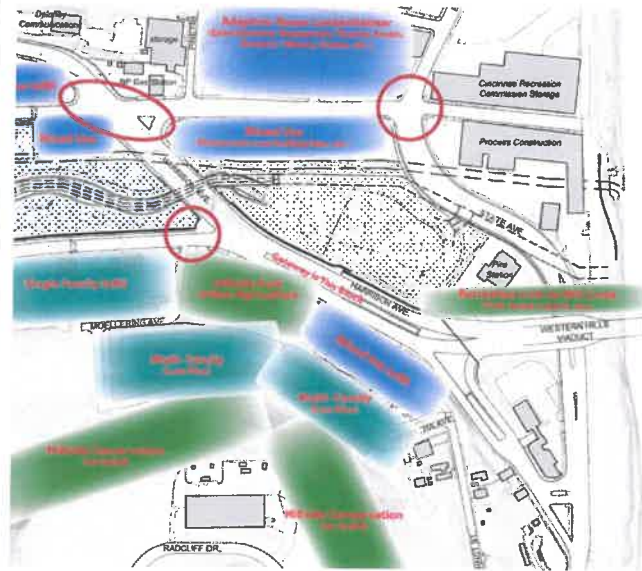


52

52

Public Participation Urban Design Workshops
AIA Cincinnati
2020 Neighborhood Survey

SMALL GROUP PLANNING SESSION Output

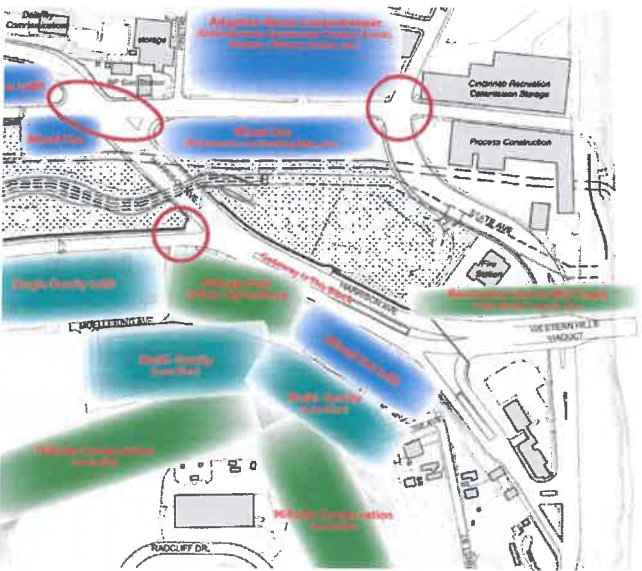


53

2022 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

53

SMALL GROUP PLANNING SESSION Output



54

Page F3
CATEGORY: Public and Gathering Spaces

2022 Neighborhood Summit
Public Participation Urban Design Workshops
AIA Cincinnati

54

SMALL GROUP PLANNING SESSION Output



Site plan map showing various zones and buildings. Key features include: "Adaptive Access Landmark" (blue), "Cincinnati Recreation Commission Storage" (grey), "Process Construction" (grey), "Single Family Landmark" (green), "Multi-Family Landmark" (blue), "Hillside Construction" (green), "Westerfield Project" (grey), and "Ridgely Drive" (road). Red circles highlight specific areas on the map.



Photograph showing a house and garden area, labeled "Hillside Spaces".



Photograph showing a large green lawn area, labeled "Hillside Spaces".

55

2023 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

Category: Public and Gathering Spaces

F2

55

SMALL GROUP PLANNING SESSION Output



Site plan map showing various zones and buildings. Key features include: "Adaptive Access Landmark" (blue), "Cincinnati Recreation Commission Storage" (grey), "Process Construction" (grey), "Single Family Landmark" (green), "Multi-Family Landmark" (blue), "Hillside Construction" (green), "Westerfield Project" (grey), and "Ridgely Drive" (road). Red circles highlight specific areas on the map.



Photograph showing a row of townhouses, labeled "Hillside Development".



Photograph showing a modern townhouse, labeled "Hillside Development".

56

2023 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

Category: Hillside Development

G7

Category: General Urban

B6

VENCHAS SCALED

STREETScape

56

SMALL GROUP PLANNING SESSION

Output



Pedestrian-Friendly Street and Intersection Improvements:

- Full Traffic Signal with Pedestrian Signal
- On-Street Parking
- Bump-Outs
- Street Trees
- Zebra Stripe Crosswalks
- Textured Pavement



Full Site Plan

SOUTH FARMINGTON LICK RUN DISTRICT

Scale: 1" = 200'

DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati

2020 Neighborhood Summit

57

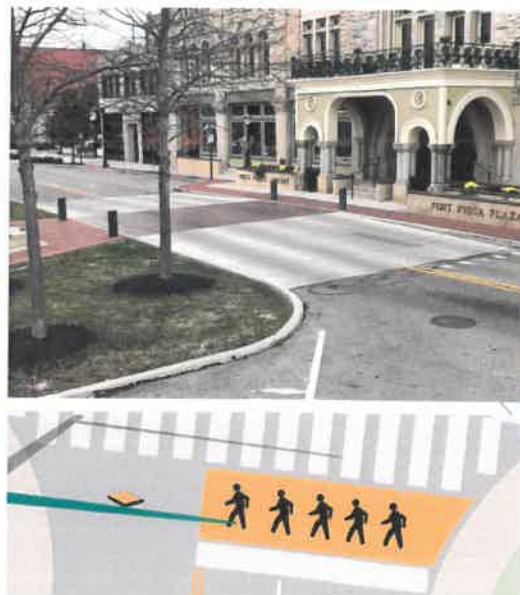
SMALL GROUP PLANNING SESSION

Output



Pedestrian-Friendly Street and Intersection Improvements:

- Full Traffic Signal with Pedestrian Signal
- On-Street Parking
- Bump-Outs
- Street Trees
- Zebra Stripe Crosswalks
- Textured Pavement



58

DRAFT

Public Participation Urban Design Workshops
AIA Cincinnati

2020 Neighborhood Summit

58

SMALL GROUP PLANNING SESSION Output

- Pedestrian-Friendly Street and Intersection Improvements:**
 - Full Traffic Signal with Pedestrian Signal
 - On-Street Parking
 - Bump-Outs
 - Street Trees
 - Zebra Stripe Crosswalks
 - Textured Pavement



59

2023 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

59

SMALL GROUP PLANNING SESSION Output



FBI Site Plan

SOUTH FAIRMOUNT LICK RUN DISTRICT

Scale: 1" = 200'

60

2023 Neighborhood Summit

Public Participation Urban Design Workshops
AIA Cincinnati

DRAFT

60

SMALL GROUP PLANNING SESSION

Community Image and Brand

The Personality Statement

(first Draft)

South Fairmount 2026

South Fairmount, just minutes from downtown Cincinnati, is a community with deep heritage and strong 21st century assets. Home to the Lick Run Greenway, the area is a national model for green infrastructure solutions and creative urban agriculture. Historic small homes and imposing 19th century factory buildings shelter families, industry and cultural institutions. Hillside stairways lead to a network of parks where wildlife still roam and bike paths connect to adjacent communities and the Mill Creek waterway. Affordable and close knit, the community also sports a thriving business district and serves as the gateway to Cincinnati's beautiful west side.



61

Public Participation Urban Design Workshops
AIA Cincinnati

2020 Neighborhood Summit

61

SMALL GROUP PLANNING SESSION

Community Image and Brand

A Heritage and a Name

The neighborhood has heritage.
The community has Catholic roots.
It has Italian roots.
It has Appalachian roots.
It has German roots.

This is a community of heritage and heritage is the point and you can drill down and find all the heritage points beneath that.

The neighborhood affirms its name. **South Fairmount** is the neighborhood's historic name— and its future name.

South Fairmount is home to the Lick Run Greenway, much as Mt. Lookout is home to Ault and Alms Parks and Over-the-Rhine is home to Washington Park.



62

Public Participation Urban Design Workshops
AIA Cincinnati

2020 Neighborhood Summit

62

SMALL GROUP PLANNING SESSION

Implementation and Civic Infrastructure

Key Needs

The Civic Infrastructure/ Implementation group identified several key needs for the Lick Run area and surrounding community. The needs are:

- Control Over Development – this was identified as the primary need
- Business Attraction
- Education Improvement
- Transportation Advocacy
- Development of Urban Agriculture network
- Blight Elimination
- Crime Prevention

The group also recognized limitations such as:

- A lack of resident capacity,
- A five-member community council board, and
- Limited attendance at community council meetings.

The Community will need partners to achieve its goals

"If you want to do any type of reconfiguration of the road network, now is the time to get started on that planning right now."

"If we want to make any changes we have to get a handle on the zoning and to start acting right away."

"We should consider whether or not we want to keep existing buildings, historic buildings. Hillside development has a lot of challenges."

"In all honesty there is a lot of opportunity to work with the City and intergovernmental agencies like the Port, the Land Bank, Community Development Corporations and others to achieve our goals."

63

63

SMALL GROUP PLANNING SESSION

Implementation and Civic Infrastructure

Goals and Next Steps

Next Step	Potential Partners
Promote residents to be proactive and reporting issues in the neighborhood	City's Property Maintenance and Code Enforcement Division
Have a voice in the acquisition and disposition of property, consider the REACH program	Port Authority Landbank
Make proactive changes residents want to zoning now, rather than waiting for more development interest (then it's too late to stop development we don't want)	City Planning Department and Zoning Division
Continue moving forward with WIN on Beekman Street initiative and other initiatives	Working in Neighborhoods
Build membership in the community council and engage renters, as well as review bylaws	Invest in Neighborhoods
Gain a better understand of programs and resources available for economic development	City Department of Community and Economic Development Program Officer

Some Immediate and Short Term Actions

- Continue to plan cleanups and beautification projects.
- Explore ways to bring artists and public art (such as murals) to the community.
- Prepare to advocate for transportation changes along with Western Hills viaduct project.
- Build community capacity to enact and advocate for identified Goals and Next Steps listed above

"Our primary partners are WIN and the community councils."

"We should partner with neighborhoods who've come a long way like Westwood where several organizations work together and property values have gone up, more restaurants and businesses have moved in. Camp Washington too."

"We should work on short term efforts too: Trash, beautification efforts, cleanups which allow community members to participate, welcoming new people into the community, Community gathering spaces. Building that community infrastructure."

"There have been some conversations with Artworks about putting murals up. Need to ID a fundraising campaign to pay for them, maybe GoFundMe."

64

64

SMALL GROUP PLANNING SESSION

Implementation and Civic Infrastructure

Conclusion

The overall conversation and impressions from the Implementation and Civic Infrastructure group was that the Lick Run Greenway project presented a **tremendous opportunity** for the South Fairmont Community.

Community leaders in the breakout group developed key connections with other community development leaders in learning some best practices and insights into spurring momentum in older city neighborhoods.

South Fairmont is uniquely positioned today with a blend of **significant history behind it**, challenge in front of it, and **boundless opportunity ahead of it**.

This plan is a roadmap forward for this community coming out of the Lick Run Greenway Project, **let's get started**.



65

Public Participation Urban Design Workshops
AIA Cincinnati

2024 Neighborhood Summit

1550 QUEEN CINCINNATI LLC
1425 MOUNTAIN DR
BETHLEHEM PA 18015

1624 WAVERLY LLC
1317 HOPPLE ST
CINCINNATI OH 45225

1632 QUEEN CITY LLC
P O BOX 141462
CINCINNATI OH 45250

1676 QUEEN CITY LLC
4821 READING RD # 11
CINCINNATI OH 45237

1929 MONTROSE LLC
959 DELHI AVE # 4
CINCINNATI OH 45204

1993 STATE LLC
PO BOX 9422
CINCINNATI OH 45209

2 K K PROPERTIES LLC
10043 PIPPIN RD
CINCINNATI OH 45231

213 PROPERTIES LLC
P O BOX 29042
CINCINNATI OH 45229

2181 GRAND AVE LLC
5782 WULFF RUN RD
CINCINNATI OH 45233

2236 2238 SELIM LLC
2635 HIGHLAND AVE #2
CINCINNATI OH 45219

2279 SCHOEDINGER AVE LLC
P O BOX 9422
CINCINNATI OH 45209

2283 SCJOEDINGER AVE LLC
4041 READING RD
CINCINNATI OH 45229

4 PACK HOLDINGS LTD
P O BOX 24134
CINCINNATI OH 45224

A & A ULTIMATE ENTERPRISES INC
5562 WERK RD
CINCINNATI OH 45238

ADVANTAGE BANK
814 WHEELING AVE
CAMBRIDGE OH 43725

AFFORDABLE HOUSING CORPORATION LLC
2902 GRANDIN RD
CINCINNATI OH 45208

AIM HIGH PROPERTIES LLC
3521 S RIDGEVIEW DR
SPOKANE WA 99206

AIM HILL LLC
61 N DIXIE DR
VANDALIA OH 45377

AKORLI R
2011 BURNET AVE
CINCINNATI OH 45219

AKOSH ACCOMMODATIONS LLC
1697 WESTWOOD AVE
CINCINNATI OH 45214

ALLIANCE SERVICES LTD
3306 MILTON CT
CINCINNATI OH 45229

ALTIORA FUND THE
3900 VINCENT AVE
CINCINNATI OH 45205

ANDERSON LAWRENCE
2416 RANKIN ST
CINCINNATI OH 45214

ARCHBISHOP OF CINCINNATI TR
108 E 8TH ST
CINCINNATI OH 45208

ARMSTRONG INEZ
1586 TREMONT STREET
CINCINNATI OH 45214

ARMSTRONG TRENELL
1742 TUXWORTH AVE
CINCINNATI OH 45238

AUSTIN LATONYA
2280 SCHOEDINGER AVE
CINCINNATI OH 45214

B/K HOUSING DEVELOPMENT LLC
14105 N MORRIS ST
BATESVILLE IN 47006

BALTIMORE & OHIO RAILROAD COMPANY
500 WATER ST
JACKSONVILLE FL 32202

BARBER WILLIAM
8181 DESOTO DR #E9
WEST CHESTER OH 45069

BARKLEY KEVIN J & ADRIENNE J
1664 NORTHSIDE AVE
CINCINNATI OH 45214-1513

BARNABY RIDGE PROPERTIES LLC
1030 PAMELA DR
CINCINNATI OH 45255

BETHEL #2 APOSTOLIC PENTECOSTAL
CHURCH
2319 QUEBEC RD
CINCINNATI OH 45214

BH REALTY GROUP LLC
213 FINDLAY ST UNIT 1
CINCINNATI OH 45202

BHANDAURIA RAJAT & RAJAT SHARMA
4422 WINTON RD
CINCINNATI OH 45232

BISOKA ISSA
1679 WESTWOOD AVE
CINCINNATI OH 45214

BJM INVESTMENTS AND HOLDINGS LLC
1093 WIONNA AVE
CINCINNATI OH 45224

BLACKFOOT PROPERTIES LLC
745 AVON FIELDS
CINCINNATI OH 45229

BLWWN LLC
PO BOX 4755
PARKER CO 80134

BODERONE ANTHONY V & MARY JANE
1994 QUEEN CITY AVE
CINCINNATI OH 45214-1047

BORTHWICK RICHARD A
1625 BALTIMORE AVE
CINCINNATI OH 45225

BOWLING MARY LOU
585 KINGS RUN DR
CINCINNATI OH 45232

BOYASKO GREGORY P
PO BOX 9522
CINCINNATI OH 45209

BRANDON BLAIR YOUTH CENTER INC
1615 TREMONT ST
CINCINNATI OH 45214

BRENNER & JANSEN PROPERTIES INC
PO BOX 36008
CINCINNATI OH 45236

BROOKS ANBER M
1900 FREEMAN AV E #10
CINCINNATI OH 45214

BROUSSARD TIREE G
1684 QUEEN CITY AVE
CINCINNATI OH 45214-1443

BROWN CHARLES J & TINA SUE
1672 QUEEN CITY AVE
CINCINNATI OH 45214

B'S REPAIR LLC
2240 SELIM AVE
CINCINNATI OH 45219

BUILDING COMPACT LLC
3559 EDEN AVE
CINCINNATI OH 45229

BURD STEPHANIE
1930 STATE AVE
CINCINNATI OH 45204

BURGIN THEODORE T & GRACE M
2333 QUEBEC RD
CINCINNATI OH 45214

BUSH AARON
1724 ESMONDE ST
CINCINNATI OH 45214

BUSH DOROTHY A
1729 WESTWOOD AVE
CINCINNATI OH 45214-1337

BYRD JEFFREY ALLEN
5731 NORTHGLEN RD
CINCINNATI OH 45220

CANNON BRYAN C
213 FINDLAY ST APT 1
CINCINNATI OH 45202

CARPENTER CLEM J & GARY DAVIS
1714 ESMONDE ST
CINCINNATI OH 45214

CARROLL JASEN
1011 KEMPER MEADOW DR
CINCINNATI OH 45240

CCSLI INC
10917 MERRIT ST
CASTROVILLE CA 95012

CHANCE GARY L
5867 BROOKE MEADOWS CT
HAMILTON OH 45011

CHAPPELL TERRY
8894 PLANET DR
CINCINNATI OH 45231

CHARTER DEVELOPMENT COMPANY LLC
3850 BROADMOOR STE 201
GRAND RAPIDS MI 49512

CHEIK ABDI
2925 W MCMICKEN AVE
CINCINNATI OH 45225

CHHAY CHANNY & ADAM A CAMERON
1681 WESTWOOD AVE
CINCINNATI OH 45214

CHISCHILLIE JACQUELYN & JAMES D CASEY
1755 MONTROSE PL
CINCINNATI OH 45214

CHITWOOD PROPERTIES
5941 LAWRENCE RD
CINCINNATI OH 45248

CINCINNATI BELL TELEPHONE COMPANY
221 E FOURTH ST
CINCINNATI OH 45202

CINCINNATI BLUE LINE FOUNDATION INC
2060 RADCLIFF DR
CINCINNATI OH 45204

CINCINNATI MUSEUM ASSOCIATION
953 EDEN PARK DR
CINCINNATI OH 45202

CINCINNATI S & M PROPERTIES LLC
P O BOX 37147
CINCINNATI OH 45222

CINCY INVESTMENT V LLC
7672 MONTGOMERY RD SUITE 211
CINCINNATI OH 45236

CLARK KATRINA M
2428 WHITE ST
CINCINNATI OH 45214-1169

CLEMSON REALTY INC
1421 QUEEN CITY AVE
CINCINNATI OH 45214

CODY ERIC
1538 ST CLAIR AVE
CINCINNATI OH 45231

COLLINS MADALINE
1399 HARRISON AVE
CINCINNATI OH 45214

COLVIN SHANNON
1599 TREMONT AVE
CINCINNATI OH 45214

CONLEY BRANDON
2270 QUEBEC RD
CINCINNATI OH 45214

CONNAIRE JAMES
417 PURCELL AVE
CINCINNATI OH 45205

CONNER MICHAEL
4397 SKYLARK DR
CINCINNATI OH 45237

CONNORS ROGER T & DEBORAH
3491 HILLSIDE AVE
CINCINNATI OH 45204

COOPER CLYDE S JR & NANCY L ROBERTS
2194 GRAND AVE
CINCINNATI OH 45214

COOPER MELISSA
1680 NORTHSIDE AVE
CINCINNATI OH 45214

CRAWFORD JAMES L
1920 HORTON ST
CINCINNATI OH 45214

CRAWFORD JAMES L
3212 BASSETT RD
CINCINNATI OH 45205

CUTIE PIE PROPERTIES IV
P O BOX 19129
CINCINNATI OH 45219

D SOUZA LEO
G BLOCK BKC BANDRA EAST
MUMBAI MH INDIA 400051

DANIEL ALICE E
4334 RUNNING FAWN DR
CINCINNATI OH 45247

DAVIS CRYSTAL I
312 AVIARY
TRENTON OH 45067

DAVIS DENNY W & AUDREY
1916 QUEEN CITY AVE
CINCINNATI OH 45214-1016

DAVIS HAZEL
171 1/2 ESMONDE ST
CINCINNATI OH 45214

DAVIS KENDALL W
36 KESSLER PLACE
CINCINNATI OH 45217

DAVIS SIMON JACOB
4441 HAMILTON AVE
CINCINNATI OH 45223

DEEL EMMIT
101 MARGARET ST
CINCINNATI OH 45214

DESBOROUGH ANDREW
1933 STATE AVE
CINCINNATI OH 45204-1811

DILIO LLC
11711 PRINCETON PIKE STE 341-331
CINCINNATI OH 45246

DOLL EUGENE P
2935 LEHMAN RD
CINCINNATI OH 45204

DRB CONSULTANTS THREE LTD
8950 OLD LEGEND CT
CINCINNATI OH 45249

DTH INVESTMENTS LLC
4 W FOURTH ST
NEWPORT KY 41071

DUBOSE CHARLES
2338 IROLL AVE
CINCINNATI OH 45225

DUKE ENERGY OHIO INC
139 E 4TH STREET
CINCINNATI OH 45202

DUNCAN NICHOLAS & CHRISTIAN HAKALA
2216 SELIM AVE
CINCINNATI OH 45214

DYMCO PROPERTIES LLC
PO BOX 36106
CINCINNATI OH 45236

EDELSTEIN MICHAEL
P O BOX 62779
CINCINNATI OH 45262

EH MORRIS LLC
1666 QUEEN CITY AVE
CINCINNATI OH 45214

ENCOMPASS INTERNATIONAL LLC
2209 QUEEN CITY AVE
CINCINNATI OH 45214

EQUITY TRUST COMPANY
P O BOX 141261
CINCINNATI OH 45250

ERIC AHLERS TRUST
36 BEIHL ST
NEWPORT KY 41071

ERVIN DONALD II & AMANDA MARIE CRAIG
1694 MONTROSE ST
CINCINNATI OH 45214

ESSEL WILLIAM G & ROBERT E
14975 HIGHLAND TL
MINNETONKA MN 55345-4620

ETIQUETTE HOUSING LLC
165 SUMMERTOWN PL
GALLOWAY OH 43119

ETTER ANTONIO
1790 LOCKBORNE DR
CINCINNATI OH 45240

EVEGAN WILLIAM F
2554 ORLAND AVE
CINCINNATI OH 45211

EVELYNS POINTE OF VIEW LLC
3587 PURDUE
CINCINNATI OH 45220

FAIR FUTURE HOMES LLC
2859 WESTBROOK DR
CINCINNATI OH 45211

FAIRMOUNT METHODIST
1617 TREMONT ST
CINCINNATI OH 45214-1439

FAIRVIEW ESTATES LIMITED PARTNERSHIP
21 W 13TH ST SUITE 100
CINCINNATI OH 45202

FAMILY DOLLAR STORES OF OHIO INC
PO BOX 1017
CHARLOTTE NC 28201-1017

FEUCHT CINDY ROSE @3
8790 CARROUSEL PARK CIR #144
CINCINNATI OH 45251

FITZHUGH KENNETH & LYDIA
2170 SELIM AVE
CINCINNATI OH 45214

FLAX JAMES TR
3707 WARSAW AVE
CINCINNATI OH 45205

FORTY-NINE PROPERTIES AND
ACQUISITIONS LLC
3755 SUNBURST RIDGE
CINCINNATI OH 45248

FRANKLIN MARK A
1865 WESTWOOD AVE
CINCINNATI OH 45214

FREEMAN OTHNIEL
9139 WHITEHEAD DR
CINCINNATI OH 45251

FREEMAN VIKKI E
1756 QUEEN CITY AVE
CINCINNATI OH 45214

GABLE EDWARD
565 PURCELL AVE
CINCINNATI OH 45205

GALLOWAY JOYCE L & DONALD
2223 SELIM AVE
CINCINNATI OH 45214

GALLOWAY SEAN
1380 MEREDITH DR
CINCINNATI OH 45231

GAY R MARC
5380 SIDNEY RD
CINCINNATI OH 45238

GIPSON TASHA LENA E
10155 KINGSPORT DR
CINCINNATI OH 45241

GIVEN A CHANCE DEVELOPMENT
3639 DAWSON
CINCINNATI OH 45223

GLASPY CAROLYN
1583 TREMONT AVE
CINCINNATI OH 45244

GO FORWARD VENTURES LTD
C/O RAW PROPERTY MANAGEMENT 5535
COLERAIN AVE
CINCINNATI OH 45239

GODBAY JAMES D & ERLINDA
2268 QUEBEC RD
CINCINNATI OH 45214-1356

GOEDDE JOSEPH N
1527 KNOX AVE
CINCINNATI OH 45214

GOFF JERRE D
124 NORTHFIELD DR F167
BROWNSBURG IN 46112

GOHS ROBERT B
1669 HARRISON AVE
CINCINNATI OH 45214

GOINES CHARLES E
2307 HARRISON AVE
CINCINNATI OH 45211

GOINES CHARLES E JR
2168 HARRISON AVE 1ST FLOOR
CINCINNATI OH 45211

GONZALEZ SAMUEL
19 HOBMOOR AVE
BUFFALO NY 14216

GOODIN GODS EYES LLC
P O BOX 754
PORTSMOUTH OH 45662

GORDON ERICA
9029 WEEPY HOLLOW TRL
FORT WORTH TX 76179

GRAU JEFFREY A
6535 HAMILTON AVE
CINCINNATI OH 45224

GRAUSE RON & RHONDA ADAMS
2308 QUEBEC RD
CINCINNATI OH 45214

GRAY HOUSE PROPERTIES LLC
3347 WOOD BURN AVE
CINCINNATI OH 45207

GREEN ELMER L JR
2257 QUEBEC RD
CINCINNATI OH 45214

GREEN SHERMAN E
2274 QUEBEC RD
CINCINNATI OH 45214-1356

GRIMME FAMILY PARTNERS
1925 WESTWOOD AVE
CINCINNATI OH 45214

GROSS DANNY & BONNIE
1681 MONTROSE ST
CINCINNATI OH 45214-1407

H&E ENTERPRISES LLC
PO BOX 62779
CINCINNATI OH 45262

HACKLE RICKY
1570 TREMONT AVE
CINCINNATI OH 45214

HADDENS ENTERPRISE LLC
2434 BLOOM AVE
CINCINNATI OH 45214

HAFIDI ELOUADOUDI
7753 TLYERS RESERVE DR
WEST CHESTER OH 45069

HALBERT CHARLES
4259 FERGUS STREET
CINCINNATI OH 45223

HALL MICHAEL TR
40701 RANCHO VISTA BLVD #310
PALMDALE CA 93551

HALSELL DAVID K
1101 PURCELL AVE
CINCINNATI OH 45205

HAMILTON COUNTY OHIO BOARD OF
COUNTY COMMRS THE
138 E COURT ST 6TH FL
CINCINNATI OH 45202

HARNIST & CORCORAN PROPERTIES LLC
1457 HARRISON AVE
CINCINNATI OH 45214

HARRIS RONALD L SR & PAULETTE
6432 WITHERBY AVE
CINCINNATI OH 45224

HASAN RAMZI
1400 ERNST ST
CINCINNATI OH 45204

HASBRA LOGISTICS LLC
1491 POLARIS PKWY
COLUMBUS OH 43204

HASSAN ABDUIKDIR
2722 ERLINE DR APT 314
CINCINNATI OH 45238

HAUCK INVESTMENTS LLC
1727 E GALBRAITH RD
CINCINNATI OH 45215

HAYNES JERRY
2226 AMOR PL
CINCINNATI OH 45214

HELTON JOHN & DEBORAH
1573 TREMONT AVE
CINCINNATI OH 45214

HEMAYA AHMAD
35 KOSSUTH ST
NEW HAVEN CT 06519

HENDRICKSON ROSETTA R
1663 HARRISON AVE
CINCINNATI OH 45214-1446

HERNANDEZ GERVASIO JOEL
1629 WESTWOOD AVE
CINCINNATI OH 45231

HERNANDEZ HORACIO
1847 FORBUS ST
CINCINNATI OH 45214

HIGDON-SMITH ANTHONY K
1934 QUEEN CITY AVE
CINCINNATI OH 45214

HILL NORMAN
2166 SELIM AVE
CINCINNATI OH 45204

HILMER BRENT
2654 FENTON AVE
CINCINNATI OH 45211

HOLDEN MARY LACEFIELD
1592 TREMONT AVE
CINCINNATI OH 45214

HOLDEN TERRY
1588 TREMONT STREET
CINCINNATI OH 45214

HOLIDAY GERWAN
6291 WILLOWBROOKE
LIBERTY TOWNSHIP OH 45011

HOOD REGINALD L
1909 MONTROSE ST
CINCINNATI OH 45214

HOOP 121 LLC TR
1727 E GALBRAITH RD
CINCINNATI OH 45215

HORBLAND TERRITORIES
5 MCCORMACK CRESCENT
<Null>

HOWARD-LEWIS MARILYN
3636 BORDEN ST
CINCINNATI OH 45223

HSU JAMES
1751 WESTWOOD AVE
CINCINNATI OH 45214

HSU PING
2318 QUEBEC RD
CINCINNATI OH 45214-1330

HUNTER DONNA
2721 ORLAND AVE
CINCINNATI OH 45211

IMMANUEL EVANG CHURCH THE
1520 QUEEN CITY AVE
CINCINNATI OH 45214

IRWIN NINA D & STEVEN A
1962 QUEEN CITY AVE
CINCINNATI OH 45214-1014

ISAIAH 55 INC
2232 BURNET AVE
CINCINNATI OH 45219

ITS FRANCHISING LTD
PO BOX 9626
CINCINNATI OH 45209

JACOB BEN SHOUSHAN LLC
10901 REED HARTMAN HW SUITE 314
BLUE ASH OH 45242

JACOB HOLDINGS LLC
138 LOOKOUT FARM DR
COVINGTON KY 41017

JKV ALPHA SFR I LLC
1749 WESTWOOD AVE
CINCINNATI OH 45214

JOHNSON DAVINA
2269 QUEBEC RD
CINCINNATI OH 45214

JONES & TUGGLE RENTAL PROPERTIES LLC
1078 ADDICE WAY
CINCINNATI OH 45224

JONES BRENDA LEE & JERRY FRANKLIN
JONES
1727 E GALBRAITH RD
CINCINNATI OH 45215

JOYFUL GIVING LLC
114 CAMINO PLAZA
UNION CITY CA 94587

KAG WORLDWIDE LLC
1809 CENTRAL AVE
CINCINNATI OH 45214

KAK LLC
2439 ALEXANDRIA PIKE STE A
NEWPORT KY 41076

KANE TOSEF TR
808 COTTONWOOD LN
CENTERVILLE IN 47330

KAPPEN CARL
5545 RAPID RUN PIKE
CINCINNATI OH 45238

KAUFHOLD BROTHERS LLC
43 LOZIER RD
BUDD LAKE NJ 07828

KBF RENTALS LLC
3103 DIXIE HIGHWAY
HAMILTON OH 45015

KEITH JILL ANN
1753 MONTROSE ST
CINCINNATI OH 45214-1409

KELLEY & KELLEY INVESTMENTS LLC
3328 GRAYDON AVE
CINCINNATI OH 45207

KING DEBRA M
636 ORIENT AVE
CINCINNATI OH 45232

KING RANDALL & PATRICIA
2543 DIXIE HWY
FT MITCHELL KY 41017

KRUMDIECK ROBERT J
6257 SPRINGDALE RD
CINCINNATI OH 45247

KUHLMANN DEBORAH M
2203 SELIM AVE
CINCINNATI OH 45214

LACEY JEFFREY L & JEFFREY H LACEY
2212 SELIM AVE
CINCINNATI OH 45214

LEE ALVIN
1914 WEST FORK RD
CINCINNATI OH 45223

LEVALS LEGACY LLC
1610 QUEEN CITY AVENUE APT #1
CINCINNATI OH 45214

LEVI YEHUDA PAKANAIEV
P O BOX 62007
CINCINNATI OH 45262

LEWIS DAMIN
2135 FREEMAN AVE APT B
CINCINNATI OH 45214

LIBRANDI STEVE
2250 QUEBEC RD
CINCINNATI OH 45214

LITTLE KEITH D
1960 STATE AVE
CINCINNATI OH 45204-1858

LIU BIYAO
12151 MARWOOD LN
CINCINNATI OH 45246

LMNOP PROPERTIES LLC
2426 ROOSEVELT AVE
CINCINNATI OH 45231

LONG LOUIS T & ANGELA
1686 QUEEN CITY AVE APT #1
CINCINNATI OH 45214

LOPEZ JUAN P SILVA
1587 TREMONT ST
CINCINNATI OH 45214

LOPEZ MANUEL DE JESUS
3179 MAYRIDGE CT # 2
CINCINNATI OH 45211

LOVE JONATHAN TR
2208 GRAND AVE
CINCINNATI OH 45214

LUNKEN BUILDING LLC
1530 TREMONT ST
CINCINNATI OH 45214

LUTZ SHANNON RAE
1679 WAVERLY
CINCINNATI OH 45214

LYNN ALISA L
3635 FYFFE AVE
CINCINNATI OH 45211

MALONEY LINDA
10501 W BROWARD BLVD APT 307
FORT LAUDERDALE FL 33324

MARCUM EDWARD
1768 ESMONDE ST
CINCINNATI OH 45214

MARDAPH III LLC
2636 FENTON AVE
CINCINNATI OH 45211

MARTIN MEDIA
1260 EDISON DR
CINCINNATI OH 45216

MARTIN WILLIAM H
1716 WICKHAM AL
CINCINNATI OH 45214

MARTIN WILLIAM III & CIARA Y HARDIN
1701 MONTROSE ST
CINCINNATI OH 45214

MATHIEU NTUNZWENIMANA
3142 MELISSA RIVER WAY
DALLAS TX 75222

MATHIS JEFFREY SR & KENNETH
4944 CHARLEMAR DR
CINCINNATI OH 45227

MCCLOUD WINNIE
1552 TREMONT AVE
CINCINNATI OH 45214-1431

MCKINNEY DOUGLAS A
2442 RIVERSIDE DR
CINCINNATI OH 45202

MESSER STERLING D
1624 TREMONT AVE
CINCINNATI OH 45214

METROMEDIA INC
1260 EDISON DR
CINCINNATI OH 45216

MEYER MANAGEMENT INC
PO BOX 5486
CINCINNATI OH 45205

MHD I LTD
2921 WERK RD
CINCINNATI OH 45211

MILLER TODD D
4560 HAMILTON AVE
CINCINNATI OH 45223

MINIARD DAVID R
9568 CARROLL CT
LOVELAND OH 45140

MONROE RENITA
2171 SELIM AVE
CINCINNATI OH 45214

MONTGOMERY KEITH R
2158 SELIM AVE
CINCINNATI OH 45214

MONTGOMERY LAURETTA
2154 SELIM AVE
CINCINNATI OH 45214

MOORE DARYL L
PO BOX 53203
CINCINNATI OH 45253

MOORE RICHARD
5115 MT AIRY
CINCINNATI OH 45223

MORALES MARVIN ALEXANDER RAMIREZ
X 3792 WESTMONT DR APT 211
CINCINNATI OH 45205

MORRIS TRACI A & GREGORY A
4735 WINTON RD STE 100
CINCINNATI OH 45232

MOSS BRYAN W
1998 QUEEN CITY AVE
CINCINNATI OH 45214-1047

MULLINS PROPERTIES 1634 LLC
2126 WERON LN
CINCINNATI OH 45225

MURPHY JERALD P
1672 NORTHSIDE AVE
CINCINNATI OH 45214-1513

NA KOLODNY PROPERTIES LLC
4400 EASTON COMMONS WAY SUITE 125
COLUMBUS OH 43219

NAGEL ROBERT A
1903 GEORGE ST
GOSHEN OH 45122

NATURE JONES
1664 NORTHSIDE AVE
CINCINNATI, OH 45214

NAUMENKO ANDRAYA TR
1934 INDEPENDENCE RD
INDEPENDENCE KY 41051

NEEDOM CHARLES & SHIRLEY CORELL
1942 QUEEN CITY AVE
CINCINNATI OH 45214

NELSON JOHN S & VICKI L
1980 QUEEN CITY AVE
CINCINNATI OH 45214-1047

NEWTON ELECIA J
2262 QUEBEC ROAD
CINCINNATI OH 45214

NICHOLS ANTOINE
838 HERMOSA AVE
CINCINNATI OH 45238

NIRO REAL ESTATE INVESTMENT LLC
962 HATCH ST
CINCINNATI OH 45202

NORTH FAIRMONT COMMUNITY CENTER
1826 BALTIMORE AVE
CINCINNATI OH 45225

OUT THE MUD INVESTMENTS LLC
PO BOX 11545
CINCINNATI OH 45211

PANTHER ATHLETIC COMPLEX FUND
3723 POWNER RD
CINCINNATI OH 45248

PATTERSON WARREN C
2290 QUEBEC RD
CINCINNATI OH 45214

PECOT JEFFREY
PO BOX 9916
GLENDALE CA 91226

PERKINS BRANDON
10127 CHESTER RD
CINCINNATI OH 45215

PERKINS CARL
1989 STATE AVE
CINCINNATI OH 45204

PETRANEK PAMELA JOY
1621 WESTWOOD AVE
CINCINNATI OH 45214-1526

PHILLIPS JOSEPH
4346 CAPPEL DR
CINCINNATI OH 45205

PHILLIPS KAIWAN SR
70 LYDIA AVE
CINCINNATI OH 45214

PIERRE WENDELL
526 44TH ST NE
WASHINGTON DC 20019

POPE ANDREW & BRITTANY MANGEL
331 HARVESTWAY
CRITTENDEN KY 41030

PORT OF GREATER CINCINNATI
DEVELOPMENT AUTHORITY
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202

RALEIGH JOHN E
401 BREEZEWOOD CT
COVINGTON KY 41016

RAMSEY JULIE
1686 MONTROSE ST
CINCINNATI OH 45214

RE RECYCLE IT LLC
8326 SCHRAEDER LN
AURORA IN 47001

REDDEN RONALD JAY
3359 WUNDER AVE
CINCINNATI OH 45211

REDMON INGRID
9972 CHESTER RD
CINCINNATI OH 45215

RELLAR FAMILY PROPERTIES LLC
5540 FOLEY RD
CINCINNATI OH 45238

RICE FRANK A
8725 ANTHONY WAYNE AVE
CINCINNATI OH 45216

RIVER CITY HOLDINGS LLC
4680 MISSION LN
CINCINNATI OH 45223

RIVER METALS RECYCLING LLC
334 BEECHWOOD RD SUITE 401
FT MITCHELL KY 41017

RJC REAL ESTATE INVESTMENTS III LLC
325 WEST MCMICKEN AVE
CINCINNATI OH 45214

RO & RU LLC
2192 GRAND AVE
CINCINNATI OH 45214

ROBERTS SHIRLEY
5784 FIELDS ERTEL RD
CINCINNATI OH 45241

ROBINSON COURTNEY L
1540 WAVERLY AVE
CINCINNATI OH 45214-1251

RODRIGUEZ ABEL
1263 HAVEMEYER AVE #2F
BRONX NY 10462

RODRIGUEZ-CEDILLO BENJAMIN
1881 WESTWOOD AVE
CINCINNATI OH 45214

ROGERS DONALD S
5631 =SORG RD
WINCHESTER OH 45697

ROSENFELD JOHN H & DONALD W
ROSENFELD JR
2224 AMOR PL
CINCINNATI OH 45214-1515

ROSS PATRICIA JEAN
10526 WEST RD #6
HARRISON OH 45030

ROTH JORIAN GETTLER
7803 KELLER RD
CINCINNATI OH 45243

ROYAL FRESH HOUSES LLC
2747 W NORTHBEND RD
CINCINNATI OH 45239

RTS PROPERTIES LLC
P O BOX 23061
CINCINNATI OH 45223

RZA PROPERTIES LLC
6782 HARRISON AVE # 95
CINCINNATI OH 45247

SANDIA PROPERTIES LLC
P O BOX 389196
CINCINNATI OH 45238

SANDLIN DAVID
1918 MONTROSE ST
CINCINNATI OH 45214-1168

SANDS JAMES AARON JR
136 W BELMONT AVE 11-105
CALHOUN GA 30701

SANTANGELO MARK E
1737 MONTROSE ST
CINCINNATI OH 45214

SAUNDERS DOMINIQUE L SR
1629 TREMONT ST
CINCINNATI OH 45214

SCHAFFER TIMOTHY TR
1727 E GALBRAITH RD
CINCINNATI OH 45215

SCHALLER CLIFFORD J & MINDY L
3847 POWNER RD
CINCINNATI OH 45248-2918

SCHEPER GEORGE J
3730 YELLOWSTONE DR
CINCINNATI OH 45251

SCHEPERS ERMA J
1721 MONTROSE ST
CINCINNATI OH 45214

SCHEPERS JAMES
1729 MONTROSE ST
CINCINNATI OH 45214

SCHEPERS SCOTT
1735 MONTROSE ST
CINCINNATI OH 45214

SCHNEIDER JUDITH
98 WHIPPOORWILL DR
HARRISON OH 45030

SCHULTZ JAMES E & SALLY M WEBER
1476 DEVILS BACKBONE RD
CINCINNATI OH 45233-4959

SCHULTZ JEAN E & LISA A HURST
336 CORWIN AVE
HAMILTON OH 45015

SEAL MATTHEW KENNETH
1986 QUEEN CITY AVE
CINCINNATI OH 45214

SELIM APARTMENTS LLC
926 SOUTH SECOND ST
HAMILTON OH 45011

SFR3-020 LLC
228 PARK AVE S SUITE 73833
NEW YORK NY 10003

SHEWAT LTD
PO BOX 141203
CINCINNATI OH 45250

SIAM IZZEDEAN Y
1703 WESTWOOD AVE
CINCINNATI OH 45214-1337

SMALL ANNIE L
1668 NORTHSIDE AVE
CINCINNATI OH 45214-1513

SMITH CHARLENE & PAUL
3015 KLEEMAN CT
CINCINNATI OH 45211

SMITH LATOSHA & DARYLE L HAYES JR
1633 TREMONT AVE
CINCINNATI OH 45214

SMITH LENDELL
2435 BLOOM ST
CINCINNATI OH 45214

SORDO GRIFFIN
3200 WALWORTH AVE
CINCINNATI OH 45226

SOTO VINICIO HERNAN SANTIZO
1730 ESMANDE ST
CINCINNATI OH 45214

SOUTH FAIRMOUNT COMMUNITY COUNCIL
P.O. BOX 14165
CINCINNATI, OH 45214

SOWLES GENE H
2428 BLOOM ST
CINCINNATI OH 45214

SPEGAL JOSEPH M
5596 LEUMAS RD
CINCINNATI OH 45239

SS MOELLERING LLC
PO BOX 320099 SI # 2012
ALEXANDRIA VA 22320

ST FRANCIS COMMUNITY URBAN
REDEVELOPMENT CORP
PO BOX 54947
CINCINNATI OH 45254

STAR-LET CORP THE
3475 VISTA AVE
CINCINNATI OH 45208

STEINBACH MARTIN C TR
2106 GREEN BRIAR PL
UNION KY 41091

STOKER MICHAEL & JUDITH
4672 KIRBY AVE
CINCINNATI OH 45223

STRATEGIC ASSETS LLC
P O BOX 1508
FLORENCE KY 41042

STRICKLEN BRANDON
8412 READING RD
CINCINNATI OH 45215

STROUD ANTHONY W TR
3252 NORTHBEND RD
CINCINNATI OH 45239

STROUD MARK
10506 S STATE ROUTE 48
LOVELAND OH 45140

SUMMERS RODNEY
908 LEXINGTON AVE
CINCINNATI OH 45229

SWAT PROPERTIES LLC
100 TIMBERWOOD LN
SPRINGBORO OH 45066

SWEET JAMES W
1401 ERNST ST
CINCINNATI OH 45204-1803

SWEWAT LTD
1744 QUEEN CITY AVE
CINCINNATI OH 45214

T & T RENTAL ASSETS LLC
40 E MITCHELL AVE
CINCINNATI OH 45217

T B F CT LLC
9435 WATERSTONE
CINCINNATI OH 45249

TALBERT SERVICES INCORPORATED
2600 VICTORY PKWY
CINCINNATI OH 45206

TEKIE SAMUEL & DAHLAK GOITOM
1783 WESTWOOD AVE
CINCINNATI OH 45214

TEMAJ MACEDONIO
4543 GLENWAY AVE APT 4
CINCINNATI OH 45205

TENDE EDOUARD & SOPHIE MAKAL
1557 TEMONT SRT
CINCINNATI OH 45214

THINNES PROPERTY LLC
1919 THINNES ST
CINCINNATI OH 45214

THOMAS RENE B
1733 MONTROSE ST
CINCINNATI OH 45214-1409

THOMPSON RONALD E & RUBY LEWIS-
BEAN
100 RIVERBOAT ROW #C2
NEWPORT KY 41071

TOLL JAMES
932 CHANCELLOR CT
FLORENCE KY 41042

TOLL TONYA P
P O BOX 6054
FLORENCE KY 41022

TRAPANNI PROPERTIES LLC
1795 WESTWOOD AVE
CINCINNATI OH 45214

TRENT TERESA R
2217 MOELLERING AVE
CINCINNATI OH 45214

TROSE PROPERTIES LLC
754 WATCH POINT DR
CINCINNATI OH 45230

TRUTTER JUDITH A
1668 TREMONT AVE
CINCINNATI OH 45214

TURNER & YOUNG PROPERTIES LLC
P O BOX 258
NEW RICHMOND OH 45157

TUSCAN HILLSIDE DEVELOPMENT LLC
PO BOX 58397
CINCINNATI OH 45258

UNITED COMMUNITY BUILDERS INC
1651 JONATHAN AVE
CINCINNATI OH 45207

UTR LLC
5661 ALOMAR DR
CINCINNATI OH 45238

VANKIRK JANELL
2916 STOUT RD
CINCINNATI OH 45251

VAUGHN DELIAH REFILL
2224 SELIM AVE
CINCINNATI OH 45214

VERN STEWART LLC
308 N LEE AVE
FULLERTON CA 92833

VOLLHARDT VICTOR
9344 LAUREL
FONTANA CA 92335

VOLLMAN GREGORY J & JOSEPH M ALLEN
1210 HAYWARD AVE
CINCINNATI OH 45208-4327

WAINSCOTT ROSE MARIE & RONNIE JONES
1409 ERNST ST
CINCINNATI OH 45204

WALKER CLAYTON
PO BOX 19550
CINCINNATI OH 45215

WALTERS MARK
2216 AMOR PL
CINCINNATI OH 45214

WARD TYLA
5220 READING RD
CINCINNATI OH 45237

WATTS VICTOR E
1966 QUEEN CITY AVE
CINCINNATI OH 45237

WEDGE INTEGRITY LLC SERIES 1 DBA 1740
QUEEN CITY LLC
222 WEST JOHNSTOWN RD
CINCINNATI OH 45230

WEILER JAMES F
1699 WESTWOOD AVE
CINCINNATI OH 45214-1551

WELDEMIKAL AYALEW
1150 TAMARACK CIR
FLORENCE KY 41042

WELLS MICHAEL L
2409 REAR W CLIFTON
CINCINNATI OH 45219

WESLEY SERVICES ORGANIZATION
3333 GLENMORE AVE
CINCINNATI OH 45211

WEST SIDE HOLDINGS I LLC
2589 COUNTRYLAKE DR
CINCINNATI OH 45233

WESTSIDE BLUE JAY LLC
9970 CEDARWOOD DR
UNION KY 41091

WHAM PROPERTIES VII LLC
PO BOX 8233
CINCINNATI OH 45208

WHITE ELAINE
2436 BLOOM ST
CINCINNATI OH 45214-1216

WHITFIELD LAWAYNE
1945 STATE AVE
CINCINNATI OH 45204

WHITTON WASTE AND RECYCLING LLC
1478 FITZPATRICK ST
CINCINNATI OH 45204

WILLIAMS ARTHUR G & SUSAN M
2193 CLARA ST
CINCINNATI OH 45214-1538

WILLIS ASHLEY @3
1930 QUEEN CITY AVE
CINCINNATI OH 45214

WILSON CHARLES JR
1370 ERNST ST
CINCINNATI OH 45240

WINTERS JANICE M
2752 QUEENSWOOD DR
CINCINNATI OH 45211

WOESTE BROTHERS PROPERTIES LTD
PO BOX 53895
CINCINNATI OH 45253

WOOD CHARLES L
11065 STIRRUP LN
WALTON KY 41094

WOOD GLEN C TR
PO BOX 84
NORTH BEND OH 45052

WORLD PEACE EARTH INC
268 LUDLOW AVE
CINCINNATI OH 45220

WOW PROPERTY MANAGEMENT LLC
1393 HARRISON AVE
CINCINNATI OH 45214

WXIX LLC
201 MONROE ST
MONTGOMERY AL 36104

XL INVESTMENTS LLC
P O BOX 42489
CINCINNATI OH 45242

YASJAM LTD
67 SPRUCEWOOD
ALISO VIEJO CA 92656

YOUNG CHARLES W JR
1537 KNOX ST
CINCINNATI OH 45214

ZOE CONSULTING LLC
4962 KELLNICK CT
INDEPENDENCE KY 41051

