



JRS AWG

RESOLUTION NO. _____ - 2022

APPROVING the *Belong, Be Strong: West Price Hill* plan as the planning guide for the West Price Hill neighborhood.

WHEREAS, the West Price Hill Community Council requested that the City of Cincinnati work with it, neighborhood residents, business owners, and other stakeholders to develop a neighborhood plan for the West Price Hill neighborhood; and

WHEREAS, in crafting the neighborhood plan, staff from the Department of City Planning and Engagement, members of Price Hill Will, the West Price Hill Community Council, and the community at large together engaged in a planning process, created working groups focused on themes and geographic areas of importance in the neighborhood, established goals for the future of the neighborhood, and identified solutions to existing challenges; and

WHEREAS, the planning process included community-driven brainstorming meetings, door-to-door canvassing, and the refinement of proposed goals and strategies that incorporated feedback from community members to achieve the desired neighborhood quality of life and to supplement and further direct implementation of *Plan Cincinnati* (2012); and

WHEREAS, these efforts led to the creation of the *Belong, Be Strong: West Price Hill* plan to serve as the guiding instrument for the development of the West Price Hill neighborhood; and

WHEREAS, the West Price Hill Community Council and community stakeholders desire for the *Belong, Be Strong: West Price Hill* plan to be officially approved by the Council so that it may serve as the City of Cincinnati's official planning guide for the West Price Hill neighborhood; and

WHEREAS, the *Belong, Be Strong: West Price Hill* plan is consistent with the Strategies for all five Initiative Areas of *Plan Cincinnati* (2012), including the Compete Initiative Area goal to “[f]oster a climate conducive to growth, investment, stability, and opportunity” (page 102); the Connect Initiative Area goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood vitality” (page 129); the Live Initiative Area goal to “[d]evelop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (page 150); the Sustain Initiative Area goal to “[p]reserve our natural and built environment” (page 193); and the Collaborate Initiative Area goal to “[w]ork in synergy with the Cincinnati community” (page 210); and

WHEREAS, at its meeting on August 5, 2022, the City Planning Commission reviewed the *Belong, Be Strong: West Price Hill* plan and recommended it for approval; and

WHEREAS, a committee of Council considered and approved the *Belong, Be Strong: West Price Hill* plan, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, Council considers the *Belong, Be Strong: West Price Hill* plan to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the *Belong, Be Strong: West Price Hill* plan is in furtherance of the goals, strategies, and visions of the City of Cincinnati and its comprehensive plan, *Plan Cincinnati* (2012).

Section 2. That the *Belong, Be Strong: West Price Hill* plan, attached hereto as Exhibit "A" and incorporated by reference herein, is hereby approved.

Section 3. That this resolution be spread upon the minutes of Council and that a copy be sent by the Clerk of Council to the West Price Hill Community Council at P.O. Box 5096, Cincinnati, OH 45205.

Passed: _____, 2022

Aftab Pureval, Mayor

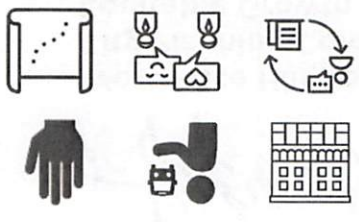
Attest: _____
Clerk

EXHIBIT A

A PLAN TO REVITALIZE WEST PRICE HILL'S BUSINESS DISTRICTS



WEST PRICE HILL **BELONG, BE STRONG**





BELONG, BE STRONG
WEST PRICE HILL

Approved

**West Price Hill Community Council
City Planning Commission
Equitable Growth and Housing Committee
City Council**

06/14/2022
xx/xx/2022
xx/xx/2022
xx/xx/2022



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ACKNOWLEDGMENTS

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Aftab Pureval

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Marketing Team

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Crime + Safety Team

Laura Hamilton
Sheila Rosenthal
Andrea Carter



Belong, Be Strong: West Price Hill
is dedicated to **Dan Dundes.**



and a **Special Shout Out**
to.....**Andy Juengling!**



EXECUTIVE SUMMARY

Belong, Be Strong: West Price Hill is the first neighborhood plan solely for West Price Hill with a focus on the commercial corridors of Glenway Avenue and W. 8th Street. The commercial areas of a neighborhood are often seen as the “front door” of the community, and can help to attract investment, business, activity, and life into a neighborhood. Neighborhood plans can be a stepping stone for neighborhoods to increase prioritizations of the community and to devise strategies to achieve their goals.

The timeline of this neighborhood plan commenced in 2019 and continued onward into 2022 for the final steps and approval process. Plan Theme Areas were identified at the beginning of the process which serve as the main ideas of this plan. These **Theme Areas** helped to guide conversations throughout the years and were the foundation in the formation of goals, strategies and action steps identified in the plan to facilitate West Price Hill realize the vision of *Belong, Be Strong: West Price Hill*.

The Plan Theme Areas include:



Business Development/Engagement

Business Recruitment | Business Retention | Building Improvements | Third Places | Signage



Transportation Infrastructure

Connectivity | Pedestrian Safety | Walkability | Public Transportation | Bus Stops



Crime + Safety

Crime | Safety | Lighting | Public Safety | Police Presence



Marketing

Image | Perception | Branding | Storytelling



Community Engagement

Activities for Residents | Events | Interest Groups | Programming

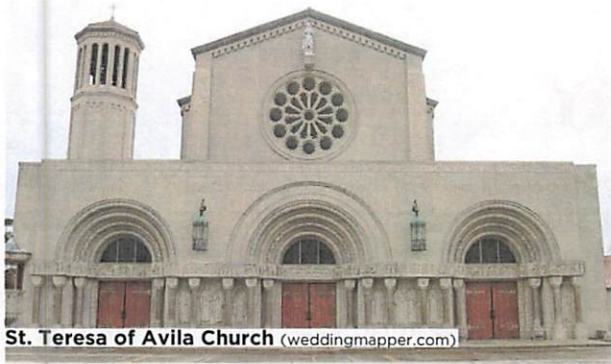


Land Use + Zoning

Connectivity | Density | Revitalization | Preserve

The entirety of this neighborhood plan incorporates the City of Cincinnati’s *Essential Elements of a Plan*, which served as a guide to enable City staff and the West Price Hill community the opportunity to produce a well-thought out, cohesive plan. This document outlines the history of West Price Hill, as well as previously approved plans, the planning process, and the overall goals with accommodating strategies and action steps. These goals, strategies, and action steps are additionally compiled in the implementation tables found at the end of this document (Appendix B).

This plan would not have been able to be created without the help of all the West Price Hill residents, community members, businesses, and neighborhood associations.



St. Teresa of Avila Church (weddingmapper.com)



Covedale Pet Hospital Mural (ArtWorks)



Crow's Nest (Cincinnati Refined)



Western Hills High School (photo by Aaron Turner)



(52cincyflags.com)



Covedale Public Library (Cincinnati Public Library)



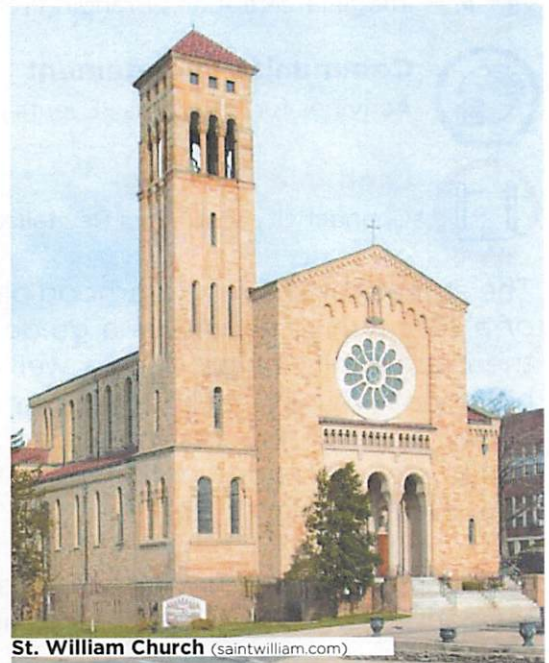
Covedale Center for the Performing Arts (roadarch.com)



Seton Students in Thanksgiving Day Parade (WCPO)



St. Joseph Cemetery (photo taken by Sandi Cook)



St. William Church (saintwilliam.com)

INTRODUCTION

Belong, Be Strong: West Price Hill is the first neighborhood plan solely dedicated to West Price Hill. Previous plans include the *Price Hill Plan* (2015), the *Western Hills Gateway Plan* (1998) and the *Price Hill Community Plan* (1978). A non-approved *Neighborhood Business District Plan* was drafted in 2017.

West Price Hill is home to three main business districts which make up the neighborhood's identity. These commercial districts are Glenway Avenue "West", Glenway Avenue "East", and West 8th Street. West Price Hill is additionally a trio of neighborhoods which consists of Price Hill. These three, unique business districts offer a different variety of amenities and organizations with many long-lived and beloved businesses that attract people from all over Cincinnati. This plan's main concept emphasizes on improving and identifying concerns of these three districts.

Belong, Be Strong: West Price Hill is based upon and consistent with the Comprehensive Plan for the City of Cincinnati, *Plan Cincinnati* (2012), which was adopted by City Council in 2012. As the goals and strategies of *Belong, Be Strong: West Price Hill* are implemented throughout the years, they will be assessed with *Plan Cincinnati* to ensure consistency with the City's comprehensive goals, mainly with the five Initiative Areas of the plan (Compete, Connect, Live, Sustain, and Collaborate). See the Consistency with *Plan Cincinnati* section of this document for more details (page 48).

The community engagement process of this plan consisted of a kick-off, church-style festival event following four public meetings of opportunities for questions, answers, community input, and feedback. All the working group and steering committee meetings were open to the public as this plan is a culmination of listening and addresses the issues, concerns and desires of the neighborhood.

The final product is the result of three years of hard work and dedication from the passionate residents and community members of West Price Hill. Community members invested hundreds of hours solely dedicated to this effort as they expressed what they loved about this neighborhood and the challenges to identify and improve to continue loving it as much as they do. This plan represents the strategic vision to implement all the goals and strategies identified by residents and outlines a 5-to-10-year structure to improve the three business districts and surrounding areas.

To quote the *Price Hill Plan* (2015), " In the end, the ultimate goal of the Price Hill Plan is to make (West) Price Hill a community where people choose to live, choose to stay, choose to work, raise a family, and play."

Belong Be Strong



Elberon Ave Streetcar at corner of W 8th St. & Nebraska Ave. (1947) (Price Hill Historical Society)



HISTORY

A Neighborhood with a Strong History

Written by Valda Moore, Price Hill Historical Society + Museum

West Price Hill was originally part of the Symmes Purchase. A section of West Price Hill was also in Delhi Township and then in 1902 it was annexed to the city of Cincinnati. The area of West Price Hill today begins at Seton Avenue and continues along Glenway Avenue to Crookshank Road, before entering the neighborhood of Westwood.

In the 1700s, the top of the Hill was a rugged wilderness with a sparsely populated Indian Territory. The hills in the area were used by the Indians as lookout posts. One of these lookout posts was an Indian mound that stood at the site of the Elberon Country Club (a Price Hill golf course) between Glenway and Rapid Run Avenues, one of the highest spots in West Price Hill.

The first white settler on Price Hill is believed to be William Terry, an Indian fighter who joined Daniel Boone in conflicts with Indians. In 1791 William Terry started purchasing over 800 acres of land in Price Hill. He raised a family of 8 children. A couple of his children settled on land, which is today the St. Joseph New Cemetery, with the boundaries of the following Streets: Pedretti, Foley, Covedale, Nebraska and Rapid Run. This property was sold to the Archdiocese of Cincinnati in 1854.

West Price Hill remained farm land with lots of grape vines during the 1800s. Covedale, an area in the far west part of West Price Hill, had borders and parts of Covedale also in Delhi and Green Townships. History states that Covedale had its own post office in 1853. It was referred to as a village, but it was never formally incorporated by the City of Cincinnati.

Slowly, a village did rise in the wilderness. The Village of Warsaw was established in 1825 along Glenway Avenue and Rapid Run Pike. People were living in cabins where Seton High School now stands. The established businesses were Hermann's Smithy and Wagon Shop, the Kreis homestead and Winery, Mrs. Wittenstatter's Greenhouse Inn, as well as general stores, barbershops, tailors and bakery shops. The rest of the Village was farmed land by the Mayhew, Cottle, Lockman, Cahill, Vaughan and Schiff families, among others. Years later, many streets took the names of settlers that lived in the Village (like Kries Lane). These early Village settlers entertained themselves with barn dances, husking, spelling bees, taffy pulls and debates. The area of the Village was so large that another community, Cedar Grove, developed within its eastern boundaries. In 1870, most of the Village was annexed to the City of Cincinnati.

Cedar Grove was a name given to property purchased by the Sisters of Charity in 1857 from Judge Alderson (33 acres and his home). Here the Sisters established Mt. St. Vincent Academy, which later became Seton High School. The Sisters continued to purchase adjoining property (some 200 acres). In 1883, they sold the acquired property, around the school, to residential developers.

The most significant structure in Price Hill's history and development was the Price Hill Incline. Completed in 1874, the Incline climbed 350 feet to the top of Price Hill for passengers and in 1876 for freight.

The growing areas of Price Hill were provided with relative ease in traveling to jobs, recreation and businesses by the use of the Price Hill Incline. The development of the Hill was attributed to the freight line being able to transport building supplies up the Hill.

In West Price Hill a roadhouse was established in 1894 and called the **Crow's Nest** at 4544, West 8th St. The founders and owners of the Crow's Nest were Mr. and Mrs. John Crow. Across the street was the New St. Joseph Cemetery. The Crow's Nest became known as the place to dine or go for wakes. Outside the front door of the Crow's Nest was "the end of the line" for the Elberon Avenue carline. And, in back of the Crow's Nest was a ballpark and summer garden, attracting crowds to watch minor league ballgames. Price Hill residents no longer go to the Crow's Nest to mourn loved ones nor enjoy the ballpark in the back, but It still remains as a popular bar in West Price Hill and is at "the end of the line" of a business district along West 8th Street in West Price Hill.

West 8th Street in the early 1900s was a nearly impassable road of clay and rocks. There was a waterhole on the corner of 8th and Sunset Avenue, where weary travelers could stop for a cold drink from the spring (now the side lawn of St. William Church). Since West Price Hill's population continued to grow and were mostly Catholic descendants of German and Irish immigrants, there was a need for a Catholic Church in West Price Hill.

The first St. William Church was built in 1910 on Rosemont Avenue and a school was built in 1911. Much later, the new St. William Church was dedicated in 1931. The Church flourished and so did the number of businesses along West 8th Street, up to the Crow's Nest.

In 1912, Overlook Avenue was built, destroying the earlier mentioned lookout Indian mound and moving the Elberon Country Club. The golf course was relocated and renamed the Western Hills Country Club in 1913.



Crow's Nest (Price Hill Historical Society)



Prout's Corner (Price Hill Historical Society)



When Overlook Ave. was completed, it ran through Glenway-Elberon Heights and back to the city by West 8th Street. This project included 45 acres of land as a new suburb within today's West Price Hill. An observation platform was built on the new Overlook Avenue (altitude of 942 feet), called "Inspiration Point." During this same period of time, the Elberon Avenue car ran to the Heights and the Warsaw Avenue carline was being planned to extend to Ferguson Road.

The well-publicized Elberon-Heights suburb, with conveniences of the city, grew rapidly. So much so, that another Catholic church was built in West Price Hill in 1916. St. Teresa of Avila Church was built on Overlook and Glenway Avenues and then in 1923 the current Spanish-mission style church was built. The founding of a school took place in 1918 and a new school was built and opened in 1941. Parish schools emphasized discipline, as well as the connection between home and school. These were significant qualities desired for the area's Catholic population.

A turnpike company erected tollgates to maintain the main thoroughfare of the Hill. The "plank road" was turned into a compacted surface, an easier traveling street. Glenway and Rosemont Avenues had tollgates, as well as what is now Overlook (once called "Gazely's Corner"). **Prout's Corner** is another business district in West Price Hill. In 1928 the Prout Building was built at Guerley and Glenway Avenues. In the area you could purchase fruits and vegetables (Dangelo's), baked goods (Dainty Maid Bakery), meats (Leuenberger's) and dry goods (Woolworth's). Today, catty-corner across the street is the long established (since 1960) Hart's Pharmacy.

Right next to Prout 's Corner is Price Hill Chili, founded in 1962. Price Hill Chili remains a popular landmark in West Price Hill. It is more than chili. It is a great family restaurant, a gathering place, a westside staple. And, right up from Prout's Corner is the Covedale Theater. The theater was purchased by Cincinnati Landmark Productions and was turned into a state-of-the-art performing art center in 2002. The Covedale originally had a grand opening in 1947, as a postwar cinema that was built by the Ackerman family.

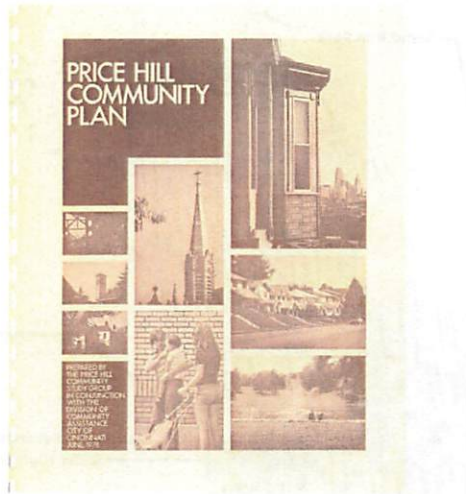
Many cinema theaters were located in West Price Hill. In 1913, the Glenway Theater was established, between Seton and Beech Avenues; the Overlook Theater in 1925 on Cleves-Warsaw Pike at Rulison Avenue; the Sunset in 1940 on Glenway and Sunset Avenues.

West Price Hill can be very proud of their many schools. Seton High School began in 1927, but was previously known as Mt. St. Vincent Academy and established in 1854. Elder was established in 1922, Western Hills High School established in 1928 and Dater High School began in 2000. West Price Hill also has cemeteries of all backgrounds: Catholics, Jewish, Irish and even Potter's Field. Rapid Run Park and Dunham Recreation Center enhance the all-encompassing neighborhood of...

West Price Hill

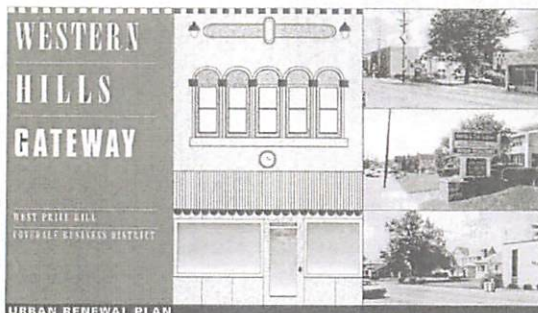
PREVIOUSLY APPROVED PLANS

West Price Hill has been included in three plans over the decades. This plan includes similar goals and strategies that have additionally been mentioned in the following plans:



Price Hill Community Plan (1978)

Approved by City Council in 1978, the *Price Hill Community Plan* contains nine components which focuses on creating a mixture of residential, commercial, public and semi-public, industrial and recreational uses and zoning, as well as reflecting on Price Hill's rich history in development and architecture. Housing is highlighted in this plan and exhibits a future potential for growth, stability or rehabilitation, as well as necessitating individual treatment by both private and public sectors in order to advance the goals.



Western Hills Gateway Plan (1998)

This plan was approved by City Council in 1998, and has a focus on urban renewal. The purpose of this urban design plan is to establish a clear set of policy guidelines and implementation strategies that will direct the future of the Western Hills Gateway District located within the West Price Hill Neighborhood. This business district is located in the western portion of the neighborhood, along Glenway Avenue, between Overlook Avenue and Sidney Road.

April 2, 2007
 Approved by Planning Commission
 August 29, 1998
 Approved by City Council
 September 14, 1998

Prepared for
 Department of Economic Development
 City of Cincinnati

Prepared by
 Office of Architecture and Urban Design
 Division of Engineering
 Department of Public Works &
 Department of City Planning
 City of Cincinnati

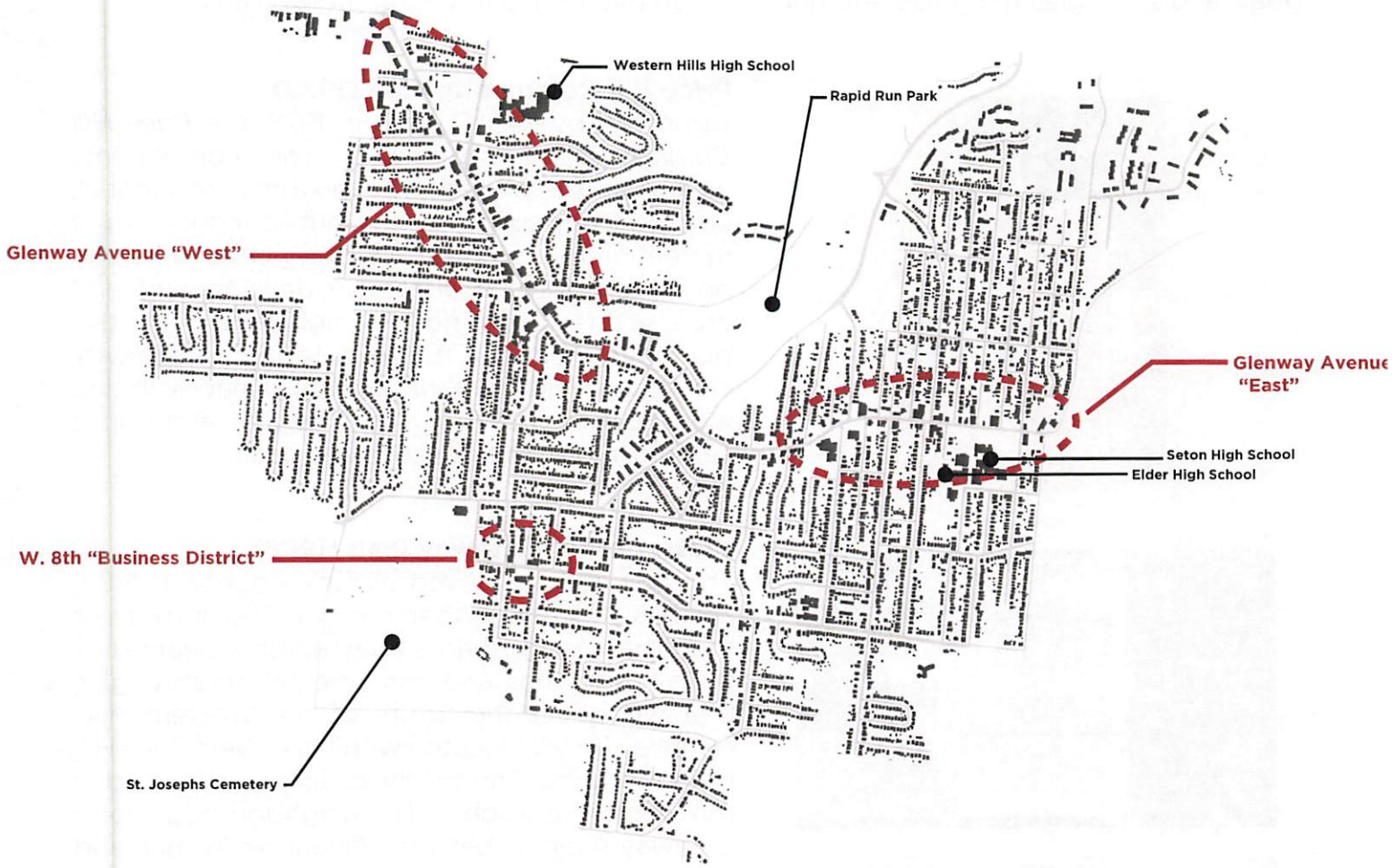


Price Hill Plan (2015)

The *Price Hill Plan* was approved by City Council in 2015. The recommendations of this plan were developed by the community of Price Hill over 9 months in 2014. The Price Hill Plan reflects the voices of residents, business owners, property owners, and stakeholders from Lower Price Hill, East Price Hill, and West Price Hill. Ideas were generated, priorities established, ultimate goals determined and strategies to get there devised and vetted by community members.

BUILDING GREAT
 NEIGHBORHOODS OF CHOICE
 FOR GENERATIONS TO COME

2014
 REPORT



2.75
SQUARE MILES
 (~1893 acres, the largest out of all three Price Hill neighborhoods)



West Price Hill's location within the entire City of Cincinnati



EXISTING CONDITIONS

West Price Hill is one of the westernmost neighborhoods in Cincinnati, after Saylor Park, Riverside, and Westwood, and is located on the City's western border abutting Green Township and Delhi Township. It shares neighborhood boundaries with Westwood, South Fairmount, and East Price Hill.

West Price Hill covers approximately 2.75 square miles and has approximately **18,776** residents as of 2020. Nearly 6,822 households reside in the neighborhood.

Brief summaries of each of the three business districts are found below:

Glenway Avenue “East”

The second largest commercial district in West Price Hill, the eastern Glenway Avenue district consists of 14.5 acres. Commercial uses comprise of nearly half the area, with office uses consisting of 13%, along with mixed-use at 11%. This district runs east past the neighborhood boundary into East Price Hill.

This eastern most district houses Elder High School, Seton High School, the Carson School, and Youthland Academy, along with several commercial businesses such as Walgreens, Boost Mobile, Rally's, and PNC Bank. Local businesses include Glenway Market, Duwel Automotive Service, Hook Fish and Chicken, and 52 Bar.

Glenway Avenue “West”

The largest out of the three commercial districts located in West Price Hill starting at the north boundary of the neighborhood just south of Crookshank Road, extending all the way south past Cleves Warsaw Pike. The total area of this commercial district is 34 acres with nearly 59% of the acreage dedicated to commercial uses.

This westernmost district has a number of commercial chain business such as Frisch's Big Boy, Little Caesars Pizza, Burger King, Subway, CVS, Advance Auto Parts, and more. Local business include the famous Price Hill Chili, Bernens Pharmacy, Covedale Center for the Performing Arts, and Rockin' Rooster Comics & Games. St. Teresa of Avila Elementary schools sits directly behind this area.

W. 8th Street

Starting at Pedretti Avenue and extending west just three blocks until St. Joseph Cemetery, this is the smallest out of the three commercial districts at just over 4.0 acres. This district is not a recognized business district by the City of Cincinnati. This area is home to many local businesses such as The Crow's Nest, Curnayn's Tavern, Maya Indian, the Covedale Pet Hospital, along with the Drive-Thru and Shamrock Coin Laundry.

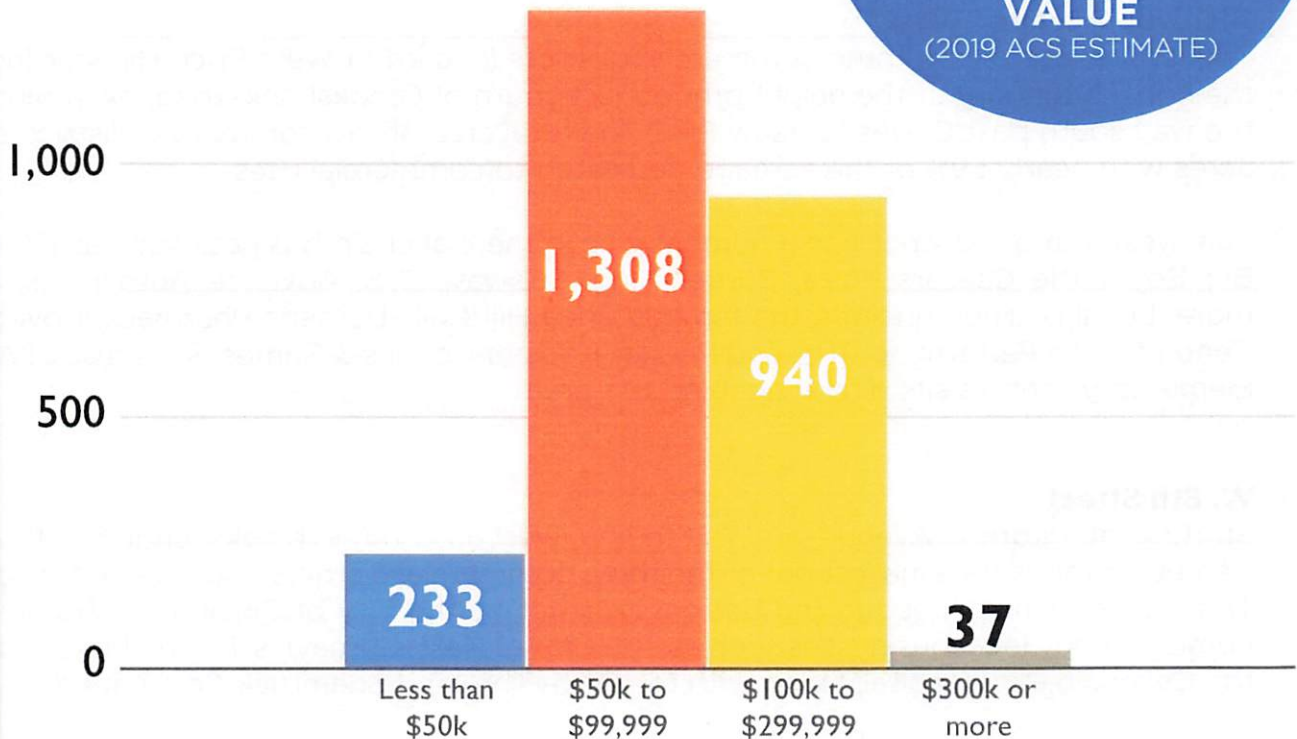


West Price Hill has approximately 18,776 residents as of the 2020 Census. This is the largest of the three Price Hill neighborhoods, both in population and area. Compared to all of the neighborhoods located in Cincinnati, West Price Hill is the second largest in population after Westwood. West Price Hill is Cincinnati's 6th largest neighborhood in physical size, with Westwood additionally being the largest and then, Mount Airy, Mount Washington, College Hill and Hyde Park respectively.

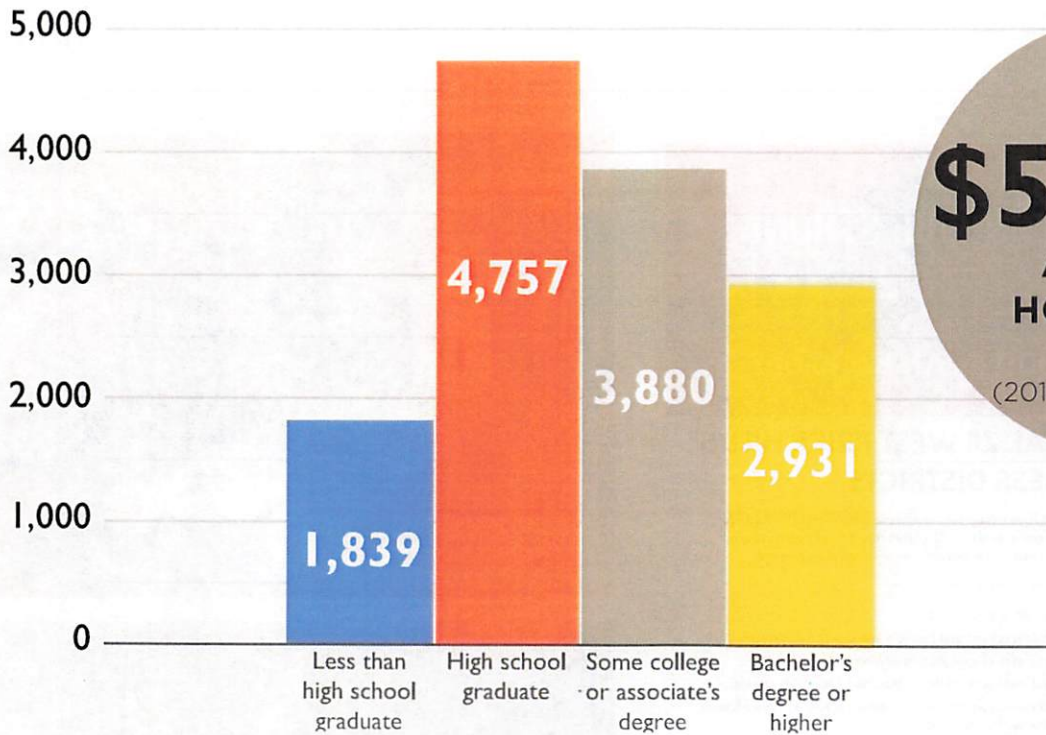
As of 2019, the neighborhood had an average household size of 2.42 people. With a **9.4% increase in population from 2010 to 2020**, the West Price Hill neighborhood's diverse residents and housing market allow the area to appear very attractive for all income levels.



HOUSING VALUE (2019 ACS ESTIMATE)



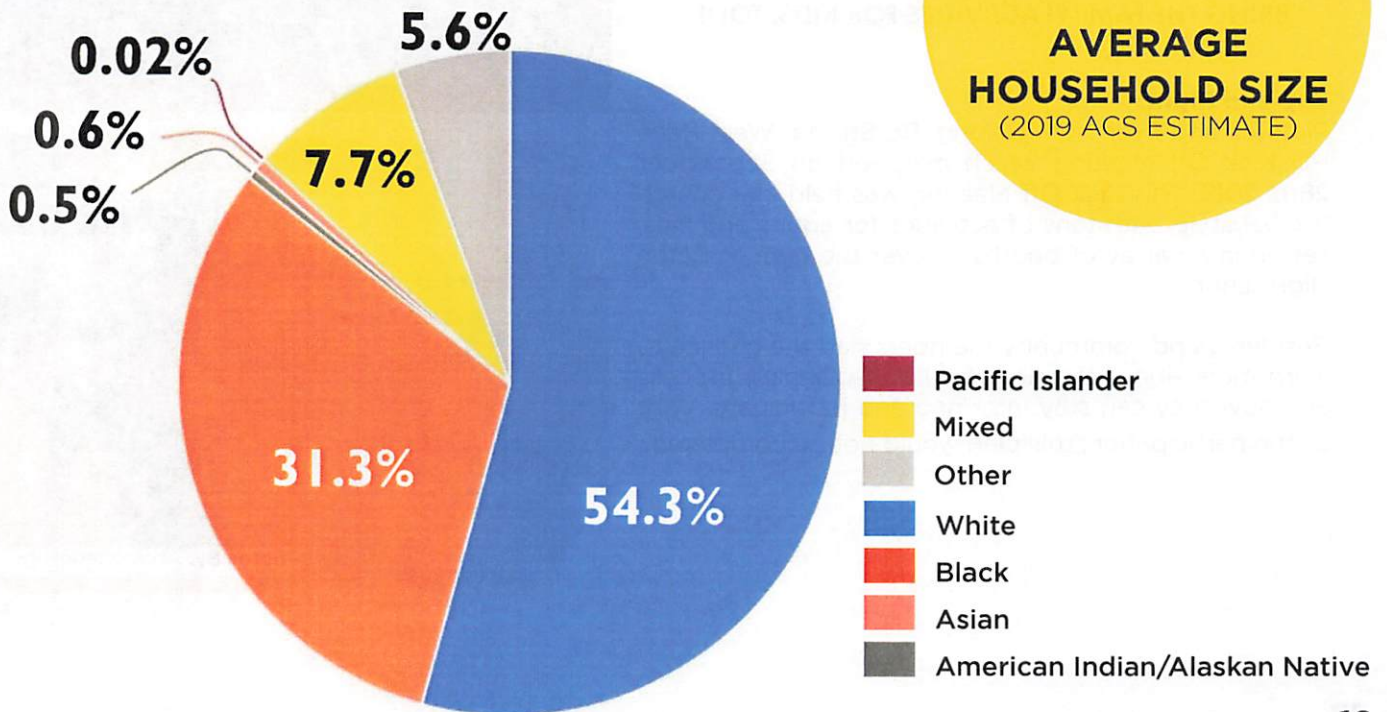
EDUCATIONAL ATTAINMENT (2019 ACS ESTIMATE)



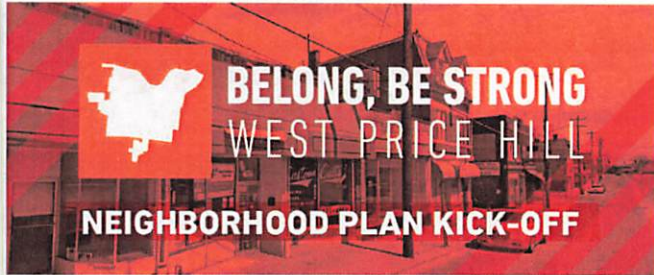
\$52,371
AVERAGE HOUSEHOLD INCOME
 (2019 ACS ESTIMATE)

The average household income in 2019 was **\$52,371** and the average housing value was **\$82,817**.

RACE (2019 ACS ESTIMATE)



2.425
AVERAGE HOUSEHOLD SIZE
 (2019 ACS ESTIMATE)



A PLAN TO REVITALIZE WEST PRICE HILL'S BUSINESS DISTRICTS

This event kicks-off the Belong, Be Strong: West Price Hill business district planning process for the wider community. Neighbors will have the chance to gather and socialize, learn about the planning process, participate in brainstorming activities, and learn about how they can stay involved in the process.

This meeting will contain opportunities for:

- Residents to show their interest in improving their neighborhood.
- Community members to understand the planning process and their role in it
- Community members to understand the importance of a neighborhood plan
- Community members to learn about the initial findings about the neighborhood's business districts.
- Steering Committee to gather feedback and stories from community members to help inform work team foci, existing conditions, general vision for the neighborhood, etc.

WHEN + WHERE

SATURDAY SEP. 28
From 10am - 12pm
at SETON HIGH SCHOOL
3901 Glenway Avenue



For more information go to <https://www.cincinnati-oh.gov/planning/> or scan the QR Code

BRING THE FAMILY! ACTIVITIES FOR KIDS, TOO!

Top and Right:

Pictures and flyer from Belong, Be Strong: West Price Hill Kick Off Meeting which occurred on September 28th, 2019. This Kick Off Meeting was held in a church festival style, with tons of activities for adults and kids, set up in an array of booths all over the gym at Seton High school.

Residents and community members had the chance to learn more about the neighborhood planning process and how they can stay informed and participate. With all the participation, this plan would not be completed.



Photos By: Andy Juengling

PLAN PROCESS

Neighborhood Plans and updates are crucial in allowing communities to enhance and promote a platform for dialogue and engagement to occur between residents, businesses, and the overall neighborhood. These plans create and confirm neighborhood identities as well as their vision and goals. Eventually this helps guide policy decisions that will impact the neighborhood which helps guide future development and investment decisions as well as being used as a tool for community investment projects. Most importantly, plans demonstrate to City leaders that the neighborhood is united.

The Department of City Planning and Engagement coordinated with Price Hill Will, the West Price Hill Community Council and the residents of West Price Hill in the effort of creating a progressive and innovative neighborhood plan with a focus on the business corridors along Glenway Avenue and W. 8th Street. The purpose of the plan was to create a vision of how West Price Hill should look five, ten, fifteen years into the future and to prioritize projects and initiatives to realize this new vision. The City's guidelines, *Essential Elements of a Plan*, were the main outline which helped with the creation of this document.

In the Summer of 2019, a steering committee was created to identify theme areas that will transform into working groups. These newly created theme areas consisted of Business Development/Engagement, Transportation Infrastructure, Community Engagement, Marketing, and Crime + Safety. Land Use and Zoning were additionally explored.

The planning process started with the **Kickoff Meeting** which was held on September 28th, 2019. This meeting was the first community wide meeting which began the **Belong, Be Strong: West Price Hill** process. It was held at Seton High School as neighbors and community members came together for the opportunity to gather, socialize, learn the planning process, participate in brainstorming activities, and learn about how to continue to be involved in the process. Over sixty community members were in attendance for this kickoff. Activities for kids and interactive booths were set up as well as giveaway prizes.

The meeting allowed staff and the steering committee to obtain important feedback from everyone in attendance in addition to validating the vision and theme areas of the plan.



Photo By: Andy Juengling

A meeting was held in November of 2019 which fleshed out the theme areas to better facilitate the working group meetings. The first working group meeting was held on January 30, 2020, right before the Covid-19 Pandemic began. Dedication continued throughout the Pandemic. A second working group meeting was held on December 9, 2020; a third working group meeting held on July 22, 2021; and a fourth working group meeting/open house was held on October 7, 2021, at Price Hill Chili. The West Price Hill Community Council and Steering Committee were continually updated throughout the span of the meetings. The draft language and overall plan were lastly presented to the West Price Hill Community Council and circulated to City departments for feedback before going in front of the City Planning Commission and City Council for approval.

All the feedback and language created was posted on the City's webpage to update visitors and those who were interested. Along with all the working group meeting deliverables, the webpage additionally housed background information, neighborhoods maps, plan timeline, and information on how to participate and get involved.



Photo By: Andy Juengling

A survey, the **West Price Hill Neighborhood Plan: Attitudinal Survey**, was promoted to allow residents and community members the chance to voice their opinions on the best things about West Price Hill as well as their frustrations and challenges that they see in the neighborhood. This survey allowed everyone to learn what people's favorite memories and things were about the neighborhood (Appendix C).

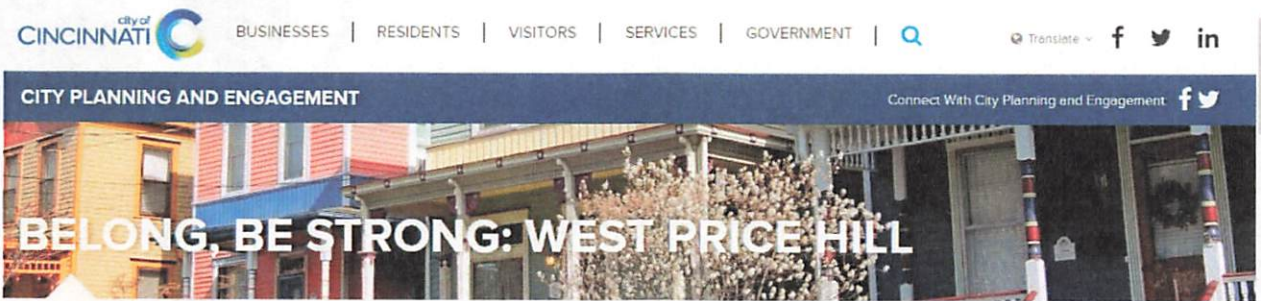
The vision, goals, strategies and action steps that were developed during this process were a prime example of excellent community engagement within the planning process. Without everyone who contributed their time to this place, West Price Hill would not have these valuable guidelines and new vision for the future of their neighborhood.

All residents and community members consistently had access to the entire process, with updates regarding meetings and revisions continually posted on the **plan's website!**



Scan Me!

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Background	Vision	Discussion	Detail	Review / Approval	Implementation
<i>Where are we now?</i>	<i>Where do we want to go?</i>	<i>What can we do to get there?</i>	<i>Who, what, when, how?</i>	<i>Reaching final consensus</i>	<i>Getting started on the work ahead</i>
Activities	Activities	Activities	Activities	Activities	Activities
Determine process	Kick-off Meeting	Working Group Meetings Develop goals, strategies, and maps	Working Group Meetings Detailed recommendations with timeline	<i>Final Steering Committee Review and Approval</i>	Start following Plan
Create Communication Systems and Methods	Small Group Meetings	2nd Community Meeting (Open House)	Draft Plan	WPHCC Review and Approval	Develop Implementation Committee on WPHCC
Neighborhood Survey	• Review meeting outcomes	• Validating Vision	Final Plan Open House	City Department Review	Determine regular review cycle
Existing Conditions Analysis	• Develop Draft Vision Statement	• Is this headed in the right direction?	• Final reaction to detailed recommendations	City Planning Commission Review and Approval	
Plan the Kick-off and Small Groups	• Plan the Working Group Meetings	Review meeting outcomes	• Prioritization	City Council Review and Approval	



City Planning and Engagement / Neighborhood Plans / Ongoing Neighborhood Planning Processes / Belong, Be Strong: West Price Hill

- CITY PLANNING AND ENGAGEMENT MENU**
- About City Planning and Engagement
 - City Planning and Engagement Calendar
 - City Planning Commission
 - Community Engagement Meetings
 - Maps, Data, and Resources
 - Neighborhood Plans**
 - Approved Plans
 - Ongoing Neighborhood Planning Processes
 - Plan Cincinnati

Belong, Be Strong: West Price Hill

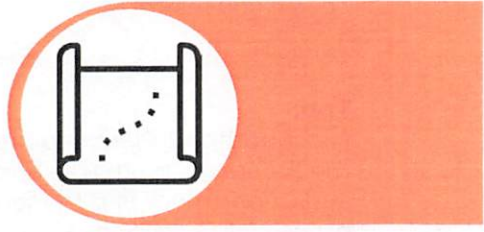
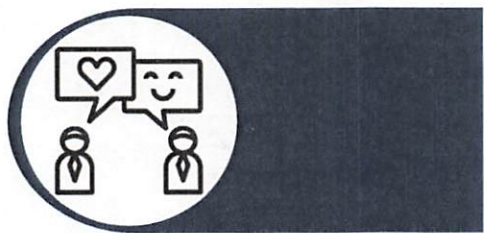
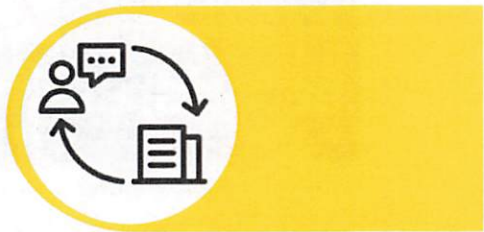
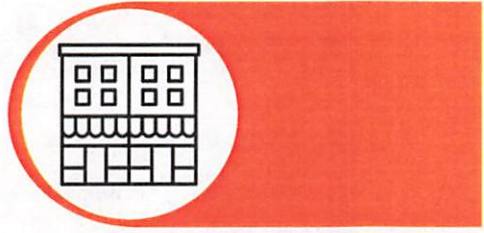


BELONG, BE STRONG
WEST PRICE HILL

Status Spotlight

Top:

Neighborhood Plans require approval from City Planning Commission, as well as City Council after the Steering Committee and Community Councils gives their final approval. The Steering Committee and Department of City Planning and Engagement staff used the chart above as a guide for the entire process. The second portion is a screenshot of the webpage that was continuously updated.



PLAN THEME AREAS

The Steering Committee worked diligently to identify **Theme Areas** that transformed into Working Groups for the planning process. These Theme Areas helped guide conversations moving forward and assisted in the formation of goals and strategies that are identified in this plan. Please find the vision for each Theme Area below:

Business Development/Engagement

Preserve and grow three distinct, vibrant, local business districts emphasizing diversity, creative resources, parking solutions, and clean and safe walkability through the enhancement and upgrading of current buildings and businesses and attracting new businesses in a collaborative manner.

Transportation Infrastructure

Create safe, vibrant, and inviting neighborhoods and neighborhood business districts for residents and visitors of West Price Hill through traffic calming, pedestrian safety, and beautification. Thereby creating connectivity with a balanced network of transportation options including enhanced roads, walkways, and trails.

Crime + Safety

Create an inviting, inclusive community and business districts where community members and police collaborate to find proactive solutions that promote a safe, clean, welcoming environment for walking and shopping.

Marketing

Embrace and project the story of West Price Hill residents, past and present, by categorizing unique gems of the area. Give a sense of pride to current and life-long residents while highlighting unique features that might attract new residents and visitors alike. West Price Hill's history should be resurrected and celebrated.

Community Engagement

Advocate for cross-generational awareness through partnerships and a celebration of diversity to continue building a more inviting and engaging community.

Land Use + Zoning

West Price Hill will be guided by progressive planning efforts that will continue to enrich all of the ideas of the neighborhood through ensuring well-planned development and future growth.



Price Hill Chili (apartments.com)

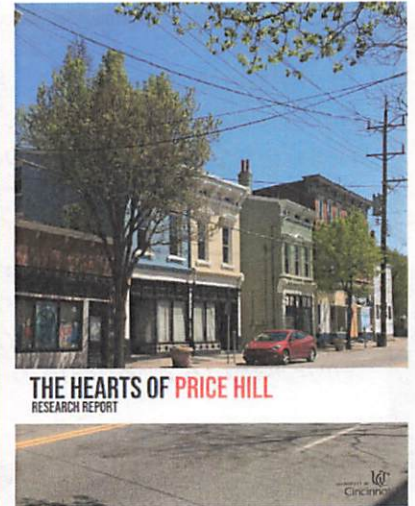
Preserve and grow three distinct, vibrant, local business districts emphasizing diversity, creative resources, parking solutions, and clean and safe walkability through the enhancement and upgrading of current buildings and businesses and attracting new businesses in a collaborative manner.

The Hearts of Price Hill | University of Cincinnati Research Report

In the Spring of 2020, students from the University of Cincinnati curated this project sponsored by the UC Niehoff Urban Studio with support from UC Forward and the UC-Service Learning Program.

Between January and April 2020, eleven students embarked on a research, planning and design trajectory and process to answer the question on how can Price Hill best serve their neighborhood business districts.

They were supervised by Dr. Conrad Kickert from the University of Cincinnati, and by John Yung, Senior Project Executive at Urban Fast Forward.



Business Development / Engagement



BUSINESS DEVELOPMENT/ ENGAGEMENT

The **Business Development/Engagement** goals and strategies are the backbone to this plan since the majority of the plan is a focus on the neighborhood's commercial corridors and business districts. Revitalizing these areas and focusing on the pedestrian experience are the key components.

GOAL 1:

Strive to revitalize empty storefronts in each business district.

Attract businesses that serve as destinations to bring people to the neighborhood.

- o Research the viability of introducing the idea of a Designated Outdoor Refreshment Area (DORA) within the business districts during certain hours.
- o Request an entertainment district to lower the cost of liquor licenses for restaurants.
- o Identify appropriate incentives that could attract locally owned businesses into the area.
- o Catalog existing historic structures for possible future preservation efforts.

Improve the response and accountability of complaints/code enforcement violations.

- o Work with Seton and Elder to organize neighborhood and business district cleanups.
- o Promote and continue the PH Safety CAT (Community Action Team) regarding weekly litter cleanups.
- o Request the neighborhood be included in any expansion of the Building & Inspections Department's Residential Rental Property Inspection Pilot Program (RRI) to utilize proactive enforcement and periodic inspection protocol to maintain the quality and safety of residential properties.

GOAL 2:

Focus on community accountability, diversity, and inclusion.

Improve communication between Community Council and Business Associations.

- o Hold quarterly meetings for faster updates and easier communication.
- o Have a liaison from each organization attend each other's monthly meetings.
- o Create a Glenway Business Association.
- o Hold business-supported, community driven events to bring the Community Council and business groups together in a social environment.

GOAL 2 (cont.):

Focus on community accountability, diversity, and inclusion.

Improve communication between businesses, residents and the City.

- o Identify and implement successful community engagement methods and procedures from other neighborhoods in Cincinnati and around the country.
- o Create an inventory of businesses with contact information and keep it updated for future usage.
- o Create a welcome packet for new businesses to provide resources for success.

GOAL 3:

Connect and improve each business district through an improved pedestrian experience.

Glen

Develop separate identities for each business district.

- o Seek out ways to incorporate placemaking and identity along major thoroughfares, trails, and walkways.
- o Work with Seton and Elder students to create new branding for each business district, similar to what was done by Oyster students and guided by Nehemiah.
- o Work with Seton and Elder and other institutions to market local businesses to families and visitors for social events.

W.

Research and begin the process of creating an official business district at W. 8th and Overlook/Trenton corridor.

Analyze existing parking regulations to determine if business districts have adequate parking.

- o Utilize existing adjacent neighborhood parking studies to develop strategies, including assessment of potential shared parking opportunities.
- o Develop agreements between nearby businesses with different hours to share parking lots.
- o Identify parking solutions for each business district.



GOAL 3 (cont):

Connect and improve each business district through an improved pedestrian experience.

Meet with the City to investigate requesting new trash receptacles and street furniture in the business districts where it is appropriate.



Top:

The map above displays the designated boundaries of the two official business districts located within the West Price Hill Neighborhood. It is important to note that the Glenway Avenue "East" business district extends far east into East Price Hill. More information regarding the business districts may be found in the "Land Use + Zoning" portion of this plan.



A Metro Bus (Cincinnati Enquirer)

Create safe, vibrant, and inviting neighborhoods and neighborhood business districts for residents and visitors of West Price Hill through traffic calming, pedestrian safety, and beautification. Thereby creating connectivity with a balanced network of transportation options including enhanced roads, walkways, and trails.

Transportation Infrastructure



TRANSPORTATION INFRASTRUCTURE

The **Transportation Infrastructure** goals and strategies primarily focus on the safety of the pedestrian and vehicular experience while thinking about solutions on how to alleviate traffic congestion and roadway accidents. The Department of Transportation and Engineering (DOTE) additionally provided guidance to implement solutions of decade-long issues within these corridors with a major focus on including first steps for a Thoroughfare Plan.

Many of the goals and strategies outlined in this portion of the plan coincide with the ideas of the Business Development/Engagement strategies. Having successful transportation infrastructure is key in thriving business districts.

GOAL I:

Enhance pedestrian and roadway safety along main corridors.

Collaborate with the Ohio Department of Transportation (ODOT) and the City Department of Transportation and Engineering (DOTE) to employ appropriate traffic calming techniques to ensure safe pedestrian travel.

- o Prioritize installation opportunities for speed cushions, bump outs and other traffic reducing techniques.
- o Create buffers between pedestrians and vehicles while aiming to promote pedestrian friendly opportunities along roadways and in front of businesses.

Identify unsafe intersections for pedestrians and to see which intersections need improvement.

- o Prioritize and catalog all major intersections throughout the neighborhood.
- o Work with DOTE to obtain traffic volume numbers and accident data.
- o Work with associated agencies to analyze funding options for priority pedestrian and roadway infrastructure improvements.

Aim to reduce pedestrian and vehicle conflicts at major intersections.

- o Identify solutions for decreasing speed limit of major corridors.
- o Strive to eliminate slip turn lanes in the business districts.

GOAL 2:

Coordinate and partner to create an integrated multi-modal connectivity network.

Continue educating the community regarding best practices in mobility and transportation while incorporating Complete Streets policies and design approaches.

- o Collaborate with DOTE and ODOT to evaluate the use of Bus Rapid Transit (BRT) concepts along Glenway Avenue.
- o Deploy smart technology innovations to improve safety, traffic flow, curb lane management, wayfinding, trip planning and parking.
- o Develop streets that are conducive to walking, biking, transit, and development.

Glenwa

Research the benefits of a potential Thoroughfare Plan* to help alleviate traffic congestion and mobility throughout the business districts.

GOAL 3:

Continue the ongoing maintenance of assets.

W. 8th

Develop and enhance the aesthetic and identity of the major transportation corridors.

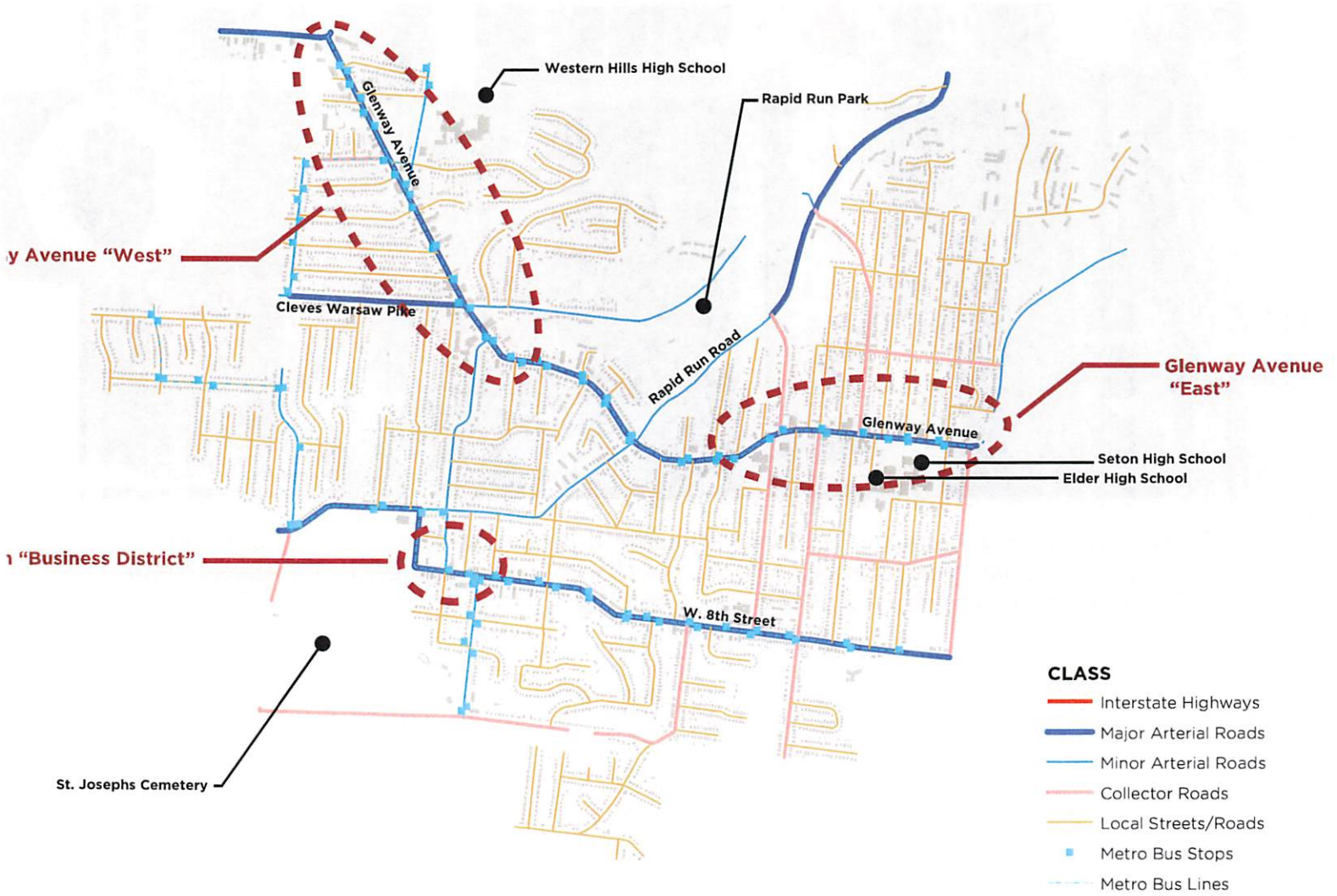
- o Aim to install and repair existing street furniture while promoting the usage of the Fix It Cincy mobile app.
- o Identify sidewalk and pavement priority areas that are in desperate need of repairs.
- o Look into the creation of Sidewalk Cleanup improvements.

Identify other resources for road improvements and safety.

Thoroughfare Plan | Guidance from DOTE

A thoroughfare plan is a long-range planning document used to guide the development of a community's roadway system. The purpose of the plan is to ensure the future transportation network meets the travel needs of the growing region for all modes of travel, including walking, bicycling, driving, and public transportation. A plan could emphasize the consideration of Complete Street principles and context sensitive solutions in the development of the future Glenway Avenue road network.

The main objectives of a thoroughfare plan could possibly include reducing congestion, provides safe travel options, supports land use goals, prioritizes cost-effective improvements, increases multi-modal options, improves the local economy and lastly improves the overall connectivity of the community.



- CLASS**
- Interstate Highways
 - Major Arterial Roads
 - Minor Arterial Roads
 - Collector Roads
 - Local Streets/Roads
 - Metro Bus Stops
 - Metro Bus Lines

Top:

The map above displays the street classifications of the roadways found in West Price Hill, as well as the location of the Metro Bus stops and lines. The Metro bus routes are primarily found along Glenway Avenue and W. 8th Street, with the majority of the stops in these locations as well.

The five different street classifications are found in the legend to the right. These consist of Interstate Highways, Major Arterial Roads, Minor Arterial Roads, Collector Roads, and Local Streets/Roads. There are no Interstate Highways located within the neighborhood. The two Major Arterial Roads are conventionally located within each of the business districts (with the exception of Rapid Run Road).



Create an inviting, inclusive community and business districts where community members and police collaborate to find proactive solutions that promote a safe, clean, welcoming environment for walking and shopping.

Crime + Safety



CRIME + SAFETY

Concerns with **crime, safety** and the **perception** of West Price Hill outlined the goals and strategies in this section. Residents (and the community as a whole) have the strong desire to maintain West Price Hill's business districts as a safe place to live, work, shop, and play. This will require to continued collaboration and trust with the Cincinnati Police Department and businesses throughout the community.

GOAL I:

Increase the actual and perceived safety in the business district.

Promote a sense of confidence and security among visitors and residents in each of the business districts.

- o Increase police engagement, presence and visibility.
- o Promote the Neighborhood Block Watch to continue collaboration with community officers and improve public safety.

Foster trust between all members of the community.

- o Increase collaboration and foster trust between residents and police in our community.
- o Increase collaboration and foster more trust between police and the Latino community.
- o Increase collaboration between the Cincinnati Police Department and neighborhood stakeholders, business owners, and overall community.

City of Cincinnati



To: Paula Boggs Muething, Interim City Manager
From: Ethel Cogan, NEP Manager
West Price Hill Neighborhood Enhancement Program (NEP)
Copies to: West Price Hill NEP Team
Subject: West Price Hill NEP Final Report

This is the Final Report for the West Price Hill NEP, which started March 1, 2020 and ended on June 30, 2020. A large kickoff event was held on March 4, 2020, in the parking lot of the community's selected NEP Signature project. Elder High School Steel Drum Band performed to an enthusiastic crowd. Not long after that, COVID-19 happened, drastically affecting all activities that required community interaction. The NEP Team has put forth an excellent effort in adapting to this unprecedented situation.

This report covers the activities of the Police Department, Buildings and Inspections Department and Fire Department which mainly cover the enforcement aspects of this project. Keep Cincinnati Beautiful, Public Services Department, Department of City Planning, Department of Transportation and Engineering, Recreation Department and the Department of Community and Economic Development provide customer/citizen assistance as part of the effort. Community Stakeholders in West Price Hill include the West Price Hill Community Council, Price Hill Will, Community Police Partnering Center, Santa Maria Community Services, Shakeley Boys and Girls Club, Warsaw Federal, PNC Bank, Huntington Bank, Keep Cincinnati Beautiful, First Financial Bank, Archdiocese of Cincinnati, Christ Church Cathedral, Elder High School and Seton High School. The NEP Fund, administered by Price Hill Will, raised \$34,000 to go toward the NEP Signature Project.

Community members decided that the NEP Signature project would focus on renovating buildings on Glenway Avenue between Gilew and Elm. Bringing back these dilapidated buildings to productive community use will have a positive ripple effect in the surrounding area. A family friendly restaurant and craft brewery are filling a need for local gathering places as identified by the community stakeholders.

West Price Hill Neighborhood Enhancement Program (NEP)

The Neighborhood Enhancement Program is a 90-day collaborative effort between City departments, neighborhood residents and community organizations. A report for this program outlines the program which started March 1, 2020 and ended on June 30, 2020.

This report covers the activities of the Police Department, Buildings and Inspections Department and Fire Department which highlights the enforcement aspects of this project. Keep Cincinnati Beautiful, Public Services Department, Department of City Planning and Engagement, DOTE, Recreation Department and the Department of Community and Economic Development provided customer/citizen assistance as part of the effort.

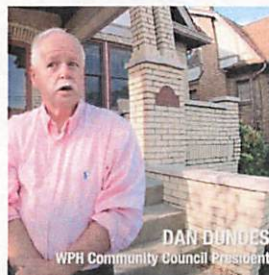


Embrace and project the story of West Price Hill residents, past and present, by categorizing unique gems of the area. Give a sense of pride to current and life-long residents while highlighting unique features that might attract new residents and visitors alike. West Price Hill's history should be resurrected and celebrated.

Creating a Neighborhood Plan for the Future of West Price Hill

Price Hill Will curated a promotional video to help promote the Kick-Off Meeting and to get people involved with the planning process. This brief video displayed a fun and creative way on gathering people's responses to:

- o Describe West Price Hill.
- o Why should someone join Belong, Be Strong?
- o How to get involved.



Check out the link below to watch the video:

https://www.youtube.com/watch?v=GI0r_o__xNQ (Price Hill Will's Youtube Channel)



MARKETING

The **Marketing** goals and strategies encapsulate the feedback on the image, perception, branding, and stories of West Price Hill. Marketing efforts are crucial for successful community engagement opportunities in addition to providing residents resources and information regarding events happening in and around the neighborhood, and how to get involved with community organizations.

With advancing technology and social media, spreading information has never been easier. Continuing to spread positivity will help establish the uniqueness and image of West Price Hill for years to come.

GOAL I:

Promote the history and pride of West Price Hill.

Increase the availability and access of neighborhood media and information to all residents and businesses.

- o Create a photo and video series that includes a variety of stories and experiences utilizing interviews with residents and resident taken photos.
- o Create quarterly print marketing to be in neighborhood hot spots and residential zones identifying that quarter's events and new locations.
- o Create a social media presence that will be managed by the West Price Hill Community Council.
- o Update "Distinctly Suburban" logo and motto.
- o Work with local high school media classes to serve as regular contributors to a library of content used by the West Price Hill Community Council for social or print media.

Connect with local organizations to promote everything that West Price Hill has to offer.

- o Support community tours with local partners (Price Hill Historical Society, etc.).
- o Continually promote best practices to all residents for reaching out to CDC's, Community Councils, City Council, and other organizations.

Marketing



Price Hill Thanksgiving Day Parade 2012 (West Price Hill Community Council)

Advocate for cross-generational awareness through partnerships and a celebration of diversity to continue building a more inviting and engaging community.

Tools That the City of Cincinnati Uses to Currently Engage Residents

- o Website (cincinnati-oh.gov)
- o Social Media (i.e. Facebook, Twitter, NextDoor)
- o City Council and Committee Meetings (in-person, virtual meetings, CitiCable)
- o City-led presentations at Community Council and Invest In Neighborhood Meetings
- o Mobile App and 513-591-6000 (Fix it Cincy App/Phone)
- o Board and Commission Meetings (i.e. Cincinnati City Parks Board, Planning Commission)
- o Community Budget Requests (CBRs) and Neighborhood Project Suggestions
- o Neighborhood Planning Process
- o Special Events (i.e. Neighborhood Summit, Neighborhood Leadership Academy)
- o City led, special engagement meetings and processes (topic- and site-based project meetings, i.e., Oskamp Recreation Area Expansion, Rapid Run Park/Dunham Recreation Center Connection, and Property Tax Working Group)

COMMUNITY ENGAGEMENT

West Price Hill may be one of the largest neighborhood's in the City, but it still has a small town feel with the community being very well connected and everyone seems to know what is going on. Successful **community engagement** incorporates inclusion and demographic diversity in addition to careful planning, preparation, transparency, and most importantly, collaboration.

This section of the plan relies heavily on the Marketing goals and strategies to serve as a mechanism to produce more community engagement. West Price Hill may utilize existing City tools to assist with these ideas.

GOAL 1:

Increase connections between people and information through accessible communication networks.

Spread informational tools through different ways of communication.

- o Create a tri-fold brochure highlighting the three business districts and neighborhood organizations.
- o Develop a neighborhood directory.
- o Identify and assign neighborhood captains to help spread communication.

Promote and celebrate West Price Hill's positive assets through marketing and advertising.

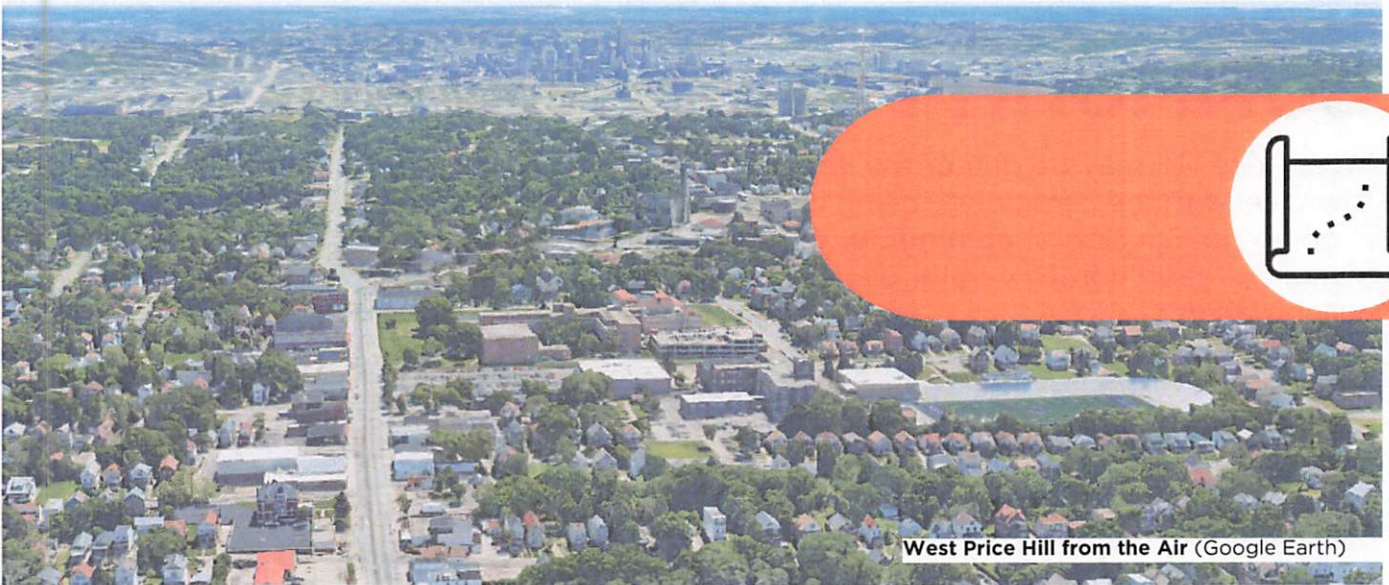
- o Make press by regularly posting positive press and profiles about community spaces, features, parks, and schools.

GOAL 2:

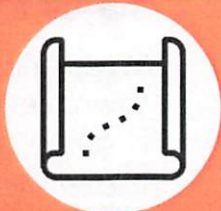
Promote a larger sense of community.

Bring community members, organizations, and residents together.

- o Increase involvement of the Community Council in the neighborhood.
- o Hold regular events such as block parties and festivals.
- o Recruit and identify Block Captains/Rep/Influencers and mail a list of representatives to residents.



West Price Hill from the Air (Google Earth)



West Price Hill will be guided by progressive planning efforts that will continue to enrich all of the ideas of the neighborhood through ensuring well-planned development and future growth.



Single Family Home (realtor.com)

46%

Single-Family Residential

Single Family Residential is the largest use located within the West Price Hill neighborhood, with just a little under half of the area designated as such. Single family residential uses are meant to be used as living space, and not for multiple families or a commercial venture.

It is important to note that land use and zoning are different terms. Land use refers to the building and occupancies of the land while zoning highlights the activities and development permitted.

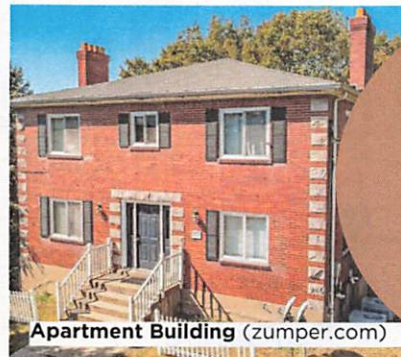
Land Use + Zoning



LAND USE + ZONING

Land Use and Zoning are important aspects of thriving communities. The purpose of incorporating these themes into neighborhood plans help to designate a community's future land use patterns based on analyses of all other elements including: population projections, community facilities needs and projections, natural resources, public health, and existing land uses (including vacant or undeveloped land).

This section includes a synopsis of the current land uses and zoning in West Price Hill, as well as an outline of how the land use could be curated in the future to meet the goals and strategies in this plan.



15%
Multi-Family Residential

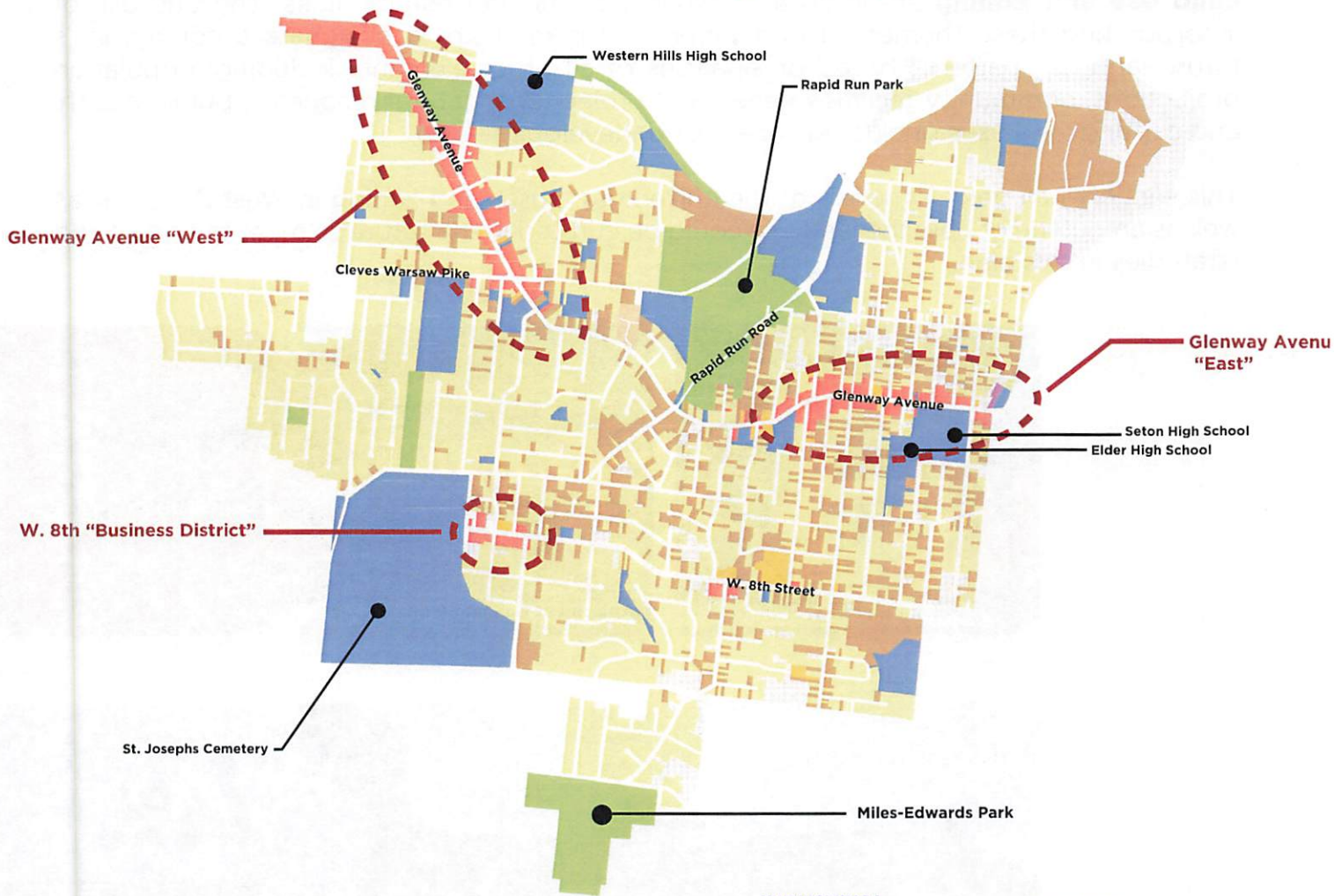


16%
Governmental & Educational



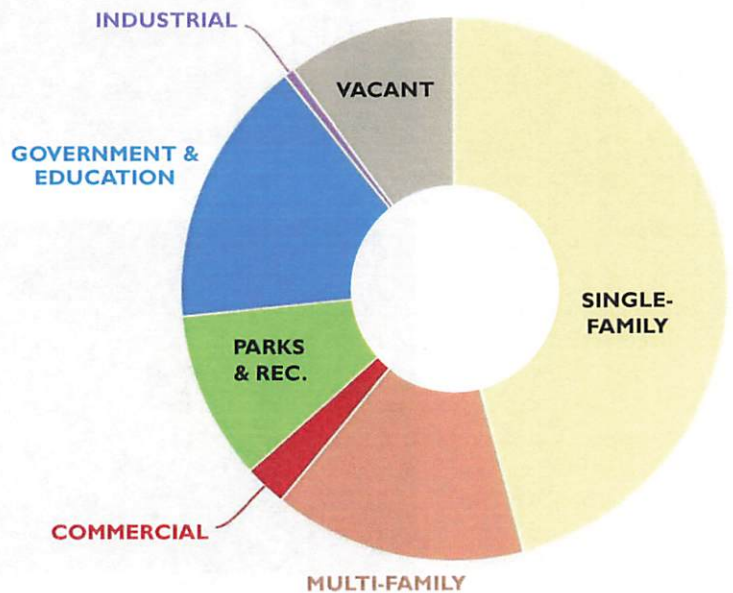
10%
Parks, Recreation & Greenspace

EXISTING LAND USE (2022)



Land Uses (reference Land Use Definitions on page 40 for more information regarding each of the designations).

- Single-Family Residential**
- Multi-Family Residential**
- Commercial**
- Parks, Recreation, & Greenspace**
- Governmental & Educational**
- Industrial**
- Vacant or Unused Land**



LAND USE DEFINITIONS

Single-Family

- Uses in these areas should be **predominately single-family residential** with some two-family dwellings or duplexes. This use should promote single-family developments of appropriate sizes where compatible.

Multi-Family

- Uses in these areas should be a **mix of residential properties** consisting of multi-family residences, encouraging moderate-density, detached, or attached housing (2-4-unit apartment buildings, larger apartment complexes and rental properties) and related compatible uses (excluding industrial or large commercial uses) which provide a transition between single-family residential and other types of development.

Commercial

- Uses in this area should be prominently of commercial uses, along with office and business facilities. These areas **may also include mixed-use developments** that integrate **retail commercial, service commercial uses, with major box stores and chain restaurants**. This use is found primarily along each of the main business corridors and should promote more commercial density along with new and/or infill development.

Parks, Recreation & Greenspace

- Uses in this area should focus on **preserving** and **enhancing the natural and environmental resources**. This use serves for spaces that are heavy in greenery and landscaping which can include, untouched greenspace, parks, and preserved, scenic natural areas. Uses in this area include parks and recreation facilities, community gardens, and outdoor gathering spaces.

Governmental & Educational

- This use serves a broad range of **public, semi-public, and institutional uses** such as schools, churches, community centers, and educational, philanthropic, religious, or charitable institutions. Utilities include facilities for gas, electric, water, sewer, cable television, cellular towers, or other compatible uses.

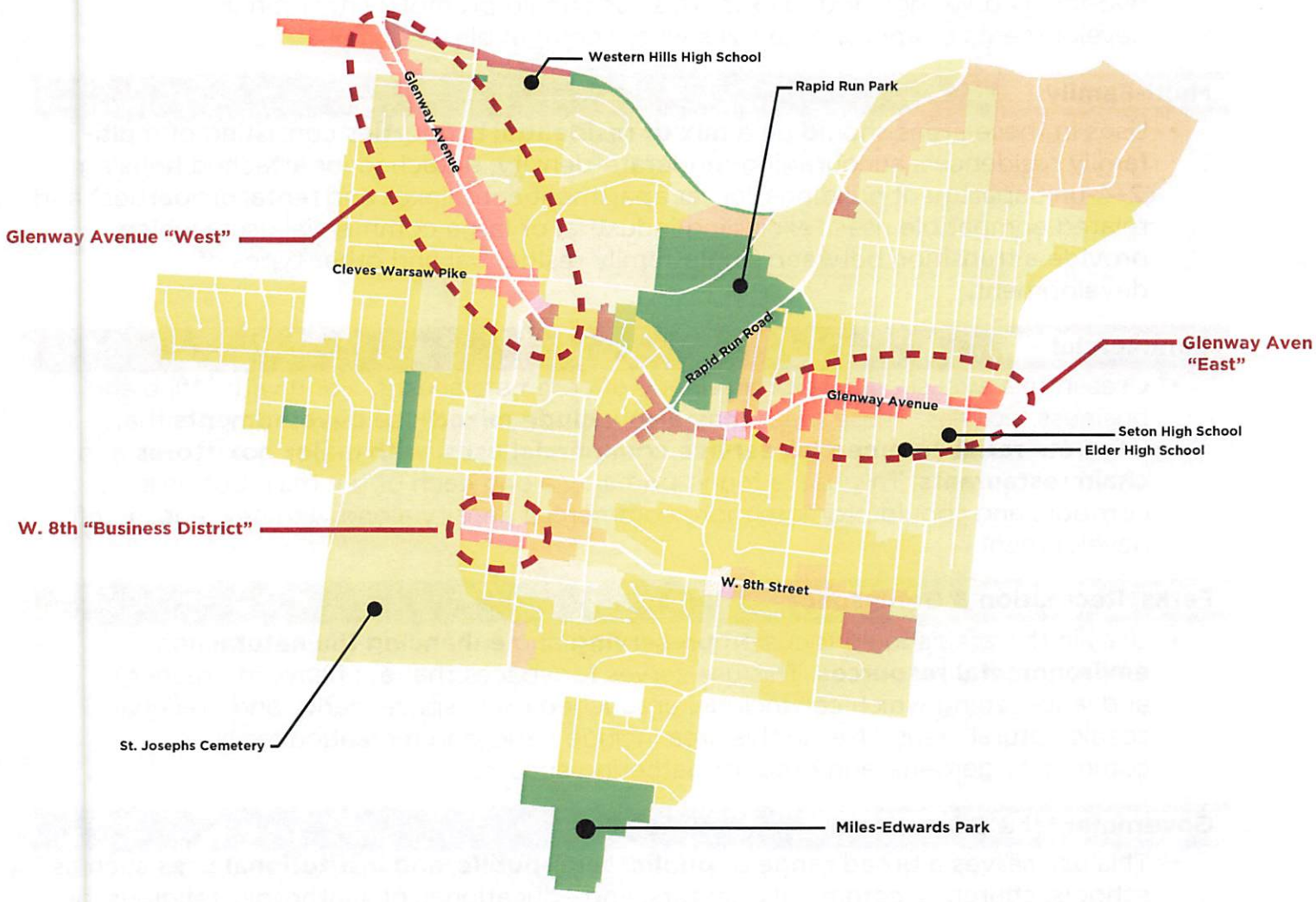
Industrial

- This use serves smaller scale **industrial uses** such as warehouses, storage facilities, limited manufacturing and repair facilities, research and development, transit terminals and wholesaling activities in mostly enclosed facilities without offensive emissions or nuisances.









Vacant or Unused Land

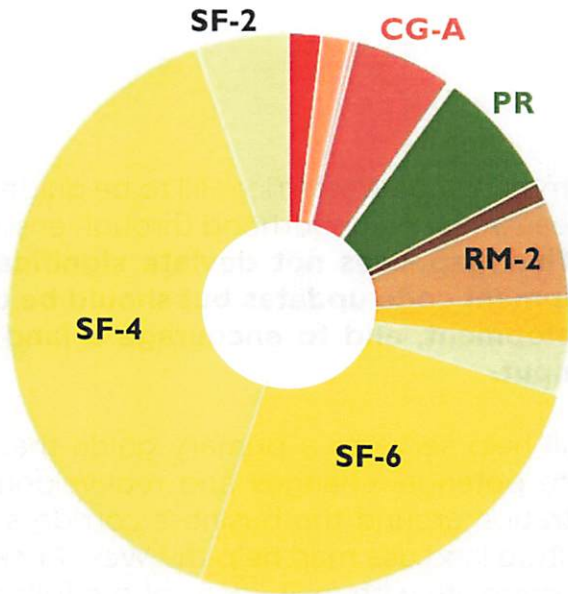
- Vacant or under-utilized land that could **potentially be developed** or is private property and is not technically considered Parks, Recreation & Greenspace.

EXISTING ZONING (2022)



Zoning Designations

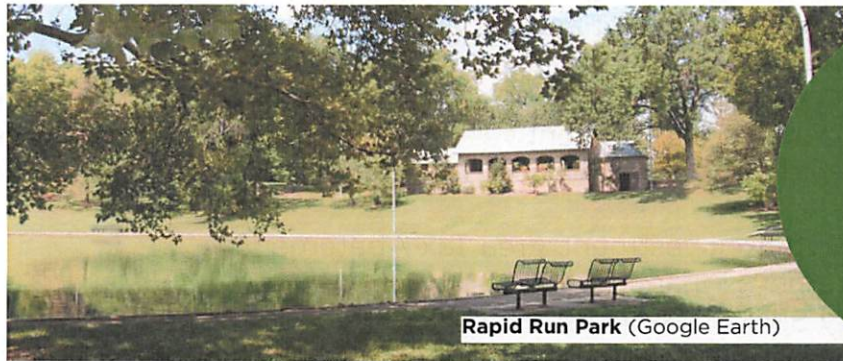
- | | |
|---|--|
|  CC-A Commercial Community Auto |  RM-1.2 Residential Multi-Family (1,200 sf) |
|  CC-M Commercial Community Mixed |  RM-2.0 Residential Multi-Family (2,000 sf) |
|  CC-P Commercial Community Pedestrian |  RMX Residential Mixed |
|  CG-A Commercial General |  SF-10 Single-Family Residential (10,000 sf) |
|  CN-M Commercial Neighborhood Mixed |  SF-6 Single-Family Residential (6,000 sf) |
|  OL Office Limited |  SF-4 Single-Family Residential (4,000 sf) |
|  PD-33 Planned Development |  SF-2 Single-Family Residential (2,000 sf) |
|  PR Parks and Recreation | |



39.6%
Single-Family
(4,000 sq ft)



25.3%
Single-Family
(6,000 sq ft)



7.24%
Park &
Recreation



5.72%
Commercial
(General)

The majority of West Price Hill is zoned as residential. However, West Price Hill also has several areas zoned for commercial and parks & recreation spaces to help enhance the residential neighborhood, giving the area more assets and amenities.

FUTURE LAND USE

(Reference Future Land Use Map on page 44)

Conceptual Land Use Map

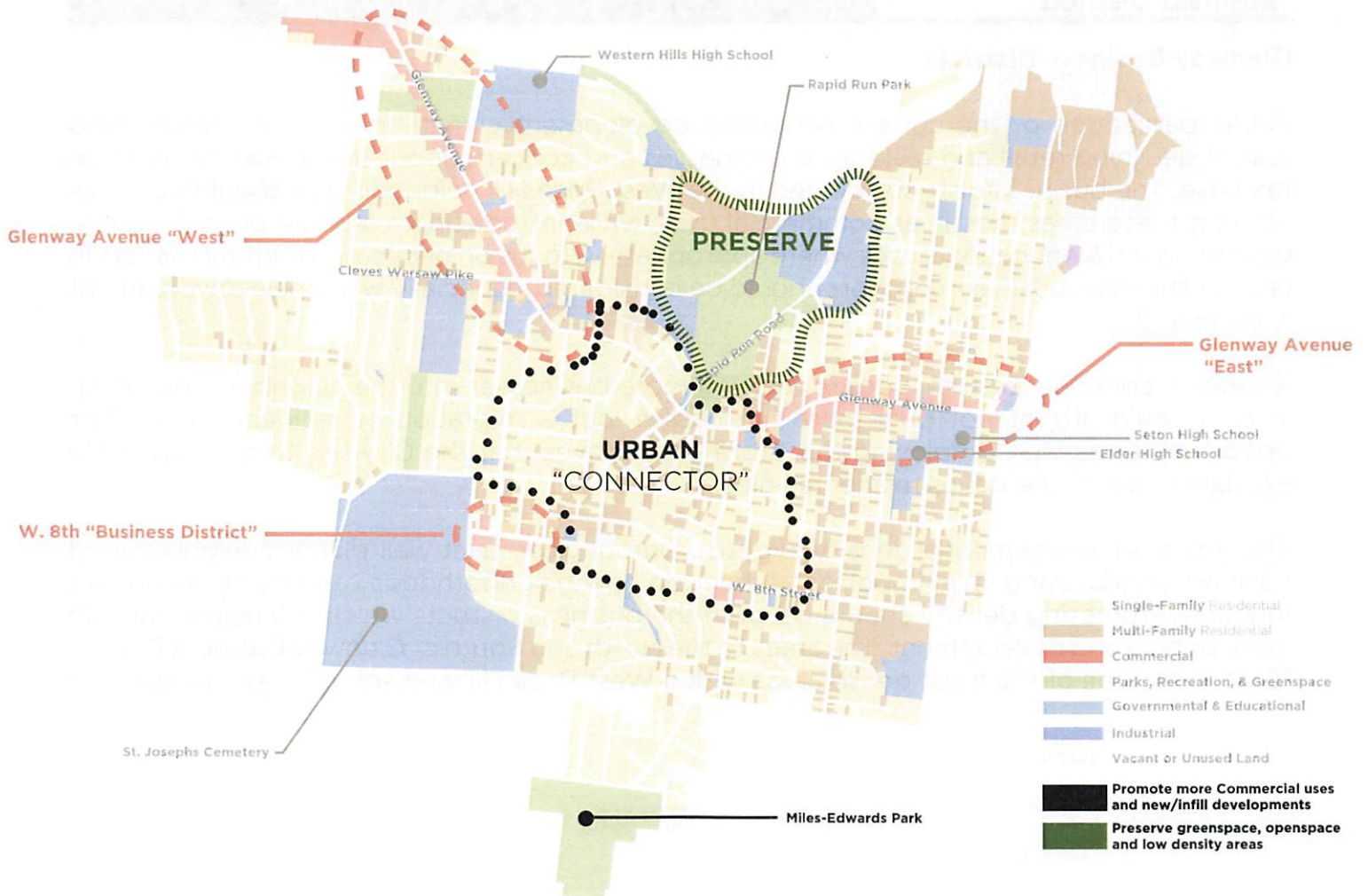
The conceptual future land use map allows the community of West Price Hill to be guided by planning efforts that will continue to enrich the ideas of the neighborhood through ensuring well planned development and future growth. **This map does not deviate significantly from existing zoning or preliminary land development code updates but should be used to guide potential zoning changes and redevelopment, and to encourage a land use planning process that emphasizes community input.**

The goals and strategies outlined in this plan will help serve as a primary guide that the community could utilize to help determine these potential changes and redevelopment opportunities, with a primary focus and concentration around the business corridors and districts. The concepts areas highlighted on the future land use map help the West Price Hill neighborhood concentrate on specific areas that correlate with main ideas of the following goals:

- Increasing commercial uses and meaningful development along each of the business districts, major corridors and wherever it is deemed appropriate.
- Strives to revitalize empty storefronts in each business district by using existing businesses or redevelopment efforts.
- The idea of a Designated Outdoor Refreshment Area (DORA) or Entertainment District could help connect and expand the existing business districts in addition to attracting more residents and shoppers.
- Highlighting existing incentives which could assist existing and future businesses and organizations. Using incentives and regulations can direct growth to the areas consistent with the future land use map. These incentives that the City offers include:
 - o Community Reinvestment Area Tax Abatements
 - o Tax Increment Financing (TIFs)
 - o Property Sale Assistances
 - o Neighborhood Business District Improvement Program (NBDIP)
 - o Neighborhood Activation Fund (NAF)
 - o Neighborhood Business District Support Grants (NBDSG)
- Highlighting current commercial use areas to identify parking regulations and issues to help guide existing and future businesses regarding adequate space and volume demands. Knowing how large certain properties are and “what is allowed” verses “what is not allowed” can help potential businesses determine where to put (or expand) their business. Residents and businesses can utilize the Department of City Planning & Engagement - Zoning Division to help with interpreting the Cincinnati Zoning Code.



- Emphasizing placemaking and separate identities for each business district could help expand the business districts to their highest potential and create vibrancy.
- Developing and enhancing the aesthetic and identity of the main transportation corridors, from a transportation perspective. This could show visitors and passerby pedestrians or vehicles all what West Price Hill has to offer.
- Helps identify where thoroughfares can go between each of the business districts. A thoroughfare plan could help alleviate traffic and congestion along major corridors which in turn would aim to reduce pedestrian and vehicle conflicts at major intersections and roadways.



Further explanation regarding the highlighted areas may be found on pages 45-46.

The **main ideas behind this future land use map** emphasize the uses of each of the three business districts, while highlighting the possible **“connections”** between the business districts, promoting and preserving density where it is appropriate, and preserving the built environment and heritage of certain pockets in West Price Hill.

These ideas strive for a mixture of uses and density levels of all land uses which include single-family residential, multi-family residential, commercial, parks, recreation, greenspace, governmental, educational, industrial, and vacant land.

Business Districts

Glenway Business Districts

Public perception of the current economic development climate includes a broadly held fear of declining retail and restaurant businesses and concern about the overall commercial tax base. The business districts located in the West Price Hill neighborhood should continue utilizing these areas mostly as commercial uses, while introducing a mixture of multi-family, governmental & educational uses where appropriate. A focus on pedestrian friendly aspects in each of the main business corridors should be considered, especially when new development is proposed.

Residents continue to state a desire to bring more businesses into the neighborhood which in turn could attract not only more businesses, but a migration of residents and other opportunities as well. Employing the existing incentives that the City has to offer can help alleviate some of the issues residents voice.

The effective management of density is key to promoting compact, well-planned neighborhood business districts and is an important aspect on how neighborhoods (and cities in general) function. Promoting density should occur in the business districts which will help centralize more people and development. The areas to the North and South of Glenway Business District “East” are some of the most dense areas within West Price Hill and should stay this way.

Preserve

Rapid Run Park and surrounding areas

This area should stay the same, as Rapid Run Park takes up most of the area. Rapid Run Park sits at just under 50 acres and offers an assortment of outdoor activities spaces for visitors and residents.

Preserving open space and greenspace should be a priority in at least one area of every neighborhood to enhance the quality of life and adds value to the community. This area should consider limiting development - where appropriate. Utilizing the existing greenspaces and park lands as a buffer between the low density residential uses and transition into the dense center of the neighborhood towards Glenway Avenue.

Urban "Connector"

Between Business Districts

This area can serve as the primary connector between the three business districts. The majority of this area is residential, but other uses in small doses could centralize the neighborhood even further. Creating a connector between the business districts could unite West Price Hill's pride as well as creating new branding opportunities.

This area should also prioritize connecting Rapid Run Park via walkways or future trail connections. To enhance the pedestrian experience, residents and visitors need a variety of options to get from Point A to Point B. Including areas for possible pedestrian connections will allow the community the option to walk or bike, instead of being transported by cars or the bus.

Report with Part II and with details of the

The report will be prepared by the relevant departments and will be submitted to the relevant committees for their consideration and approval.

The report will also be submitted to the relevant committees for their consideration and approval. The report will be prepared by the relevant departments and will be submitted to the relevant committees for their consideration and approval.

General Business Division

The General Business Division is responsible for the management of the business of the company. It is responsible for the overall performance of the company and for the implementation of the company's strategy.

The General Business Division is also responsible for the management of the company's financial resources. It is responsible for the overall financial performance of the company and for the implementation of the company's financial strategy.



CONSISTENCY WITH PLAN CINCINNATI

Belong, Be Strong: West Price Hill is eminently consistent in multiple components of the City-wide plan, *Plan Cincinnati* (2012). The vision of *Plan Cincinnati* is focused on an unapologetic drive to create and sustain a thriving inclusive urban community “thriving Re-Urbanization”. With the emphasis of focusing mainly on the three, unique business districts of West Price Hill, this fits aptly with the goal to re-urbanize the neighborhood in general.

The five primary initiatives of *Plan Cincinnati* (**Compete, Connect, Live, Sustain, and Collaborate**) tie in with the theme areas (Business + Development, Transportation Infrastructure, Community Engagement, Marketing, and Crime + Safety) created with this neighborhood plan. The goals, strategies and action steps that were created during the planning process represent the pride and confidence that West Price Hill residents and community have with their efforts to implement these innovative and creative strategies to propel the neighborhood forward.

With the approval of this plan, the plan will be utilized throughout City Departments and will be continually referenced when used to determine project recommendations or denials. This plan could additionally be used to help guide other neighborhoods a path forward in the updating community’s visions.

Plan Cincinnati’s five distinct areas may be found to the right. These five initiatives areas intermingle with most of the goals and strategies outlined in *Belong, Be Strong: West Price Hill*. These initiatives were originally the 12 elements which help shaped these into five.

Compete | *Be the pivotal economic force of the region.*

Connect | *Bring people and places together.*

Live | *Strengthen our magnetic City with energized people.*

Sustain | *Steward resources and ensure long-term vitality.*

Collaborate | *Partner to reach our common goals.*

Initiative Area	Elements Integrated
Compete	Economic Development and Business Retention, Arts and Culture, Fiscal Impact, Institutions
Connect	Transportation and Transit, Economic Development and Business Retention, Land Use, Utilities and Infrastructure
Live	Housing and Neighborhood Development, Urban Design, Arts and Culture, Land Use
Sustain	Health, Environment, and Open Space, Fiscal Impact, Historic Conservation, Land Use, Utilities and Infrastructure
Collaborate	Intergovernmental Cooperation, Institutions, Utilities and Infrastructure

WORLDWIDE WATER

Worldwide Water is a leading provider of water and wastewater treatment solutions. Our expertise spans across various industries, including manufacturing, pharmaceuticals, and food processing. We offer a comprehensive range of services, from design and engineering to construction and operation, ensuring the highest quality and efficiency for our clients.

Our commitment to innovation and sustainability is reflected in our advanced technologies and eco-friendly solutions. We work closely with our clients to understand their specific needs and provide tailored solutions that optimize water usage and reduce environmental impact. With a global network of experienced professionals, we are well-equipped to handle complex projects and deliver exceptional results.

Worldwide Water is proud to be a part of the global water infrastructure industry. We are dedicated to providing reliable and cost-effective solutions that ensure a sustainable future for all. Contact us today to learn more about our services and how we can help you achieve your water management goals.

Our services include:

- Design and Engineering
- Construction and Installation
- Operation and Maintenance
- Water Treatment and Purification
- Wastewater Treatment and Recycling
- Water Distribution and Supply

Worldwide Water is a leader in providing innovative water and wastewater treatment solutions. Our expertise spans across various industries, including manufacturing, pharmaceuticals, and food processing. We offer a comprehensive range of services, from design and engineering to construction and operation, ensuring the highest quality and efficiency for our clients.

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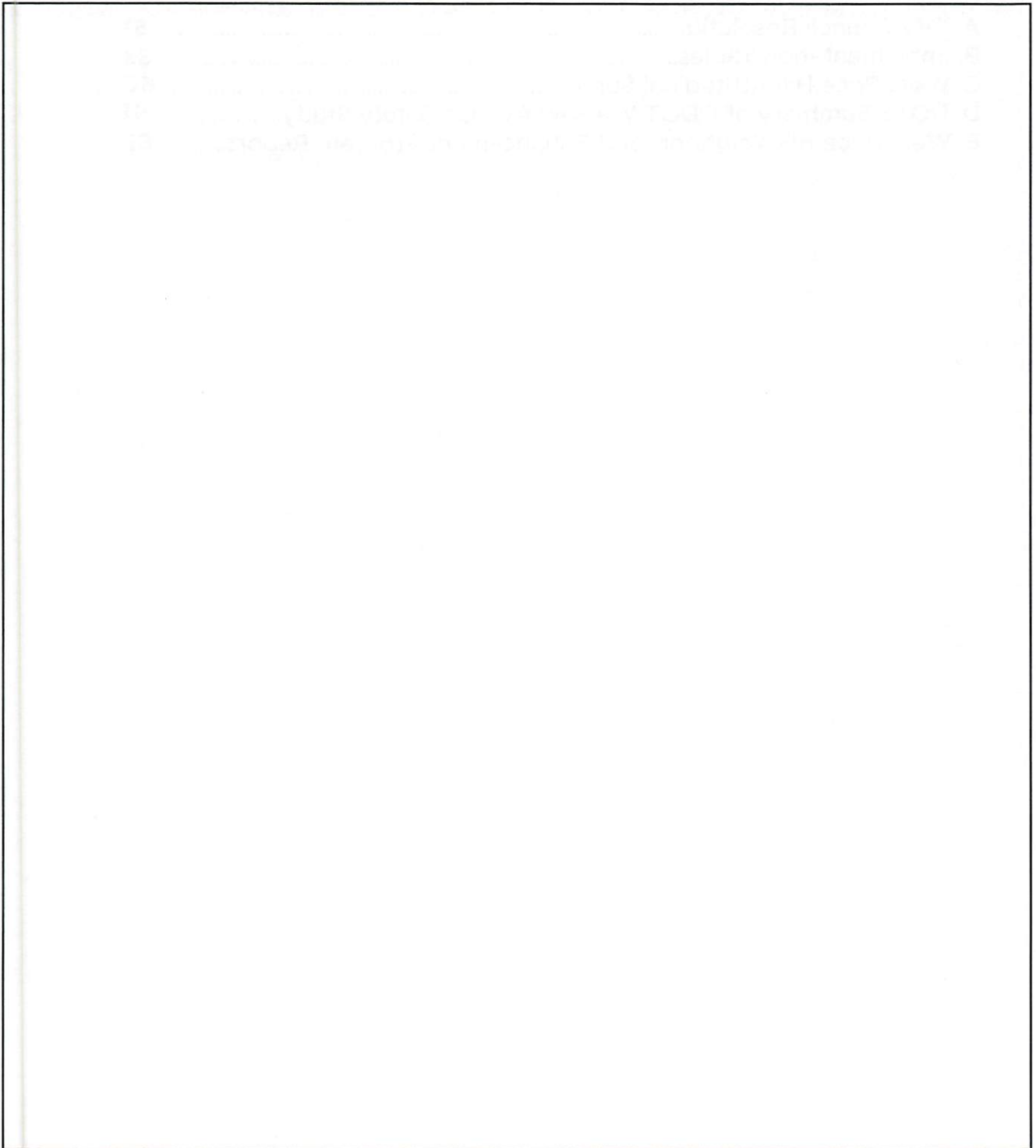


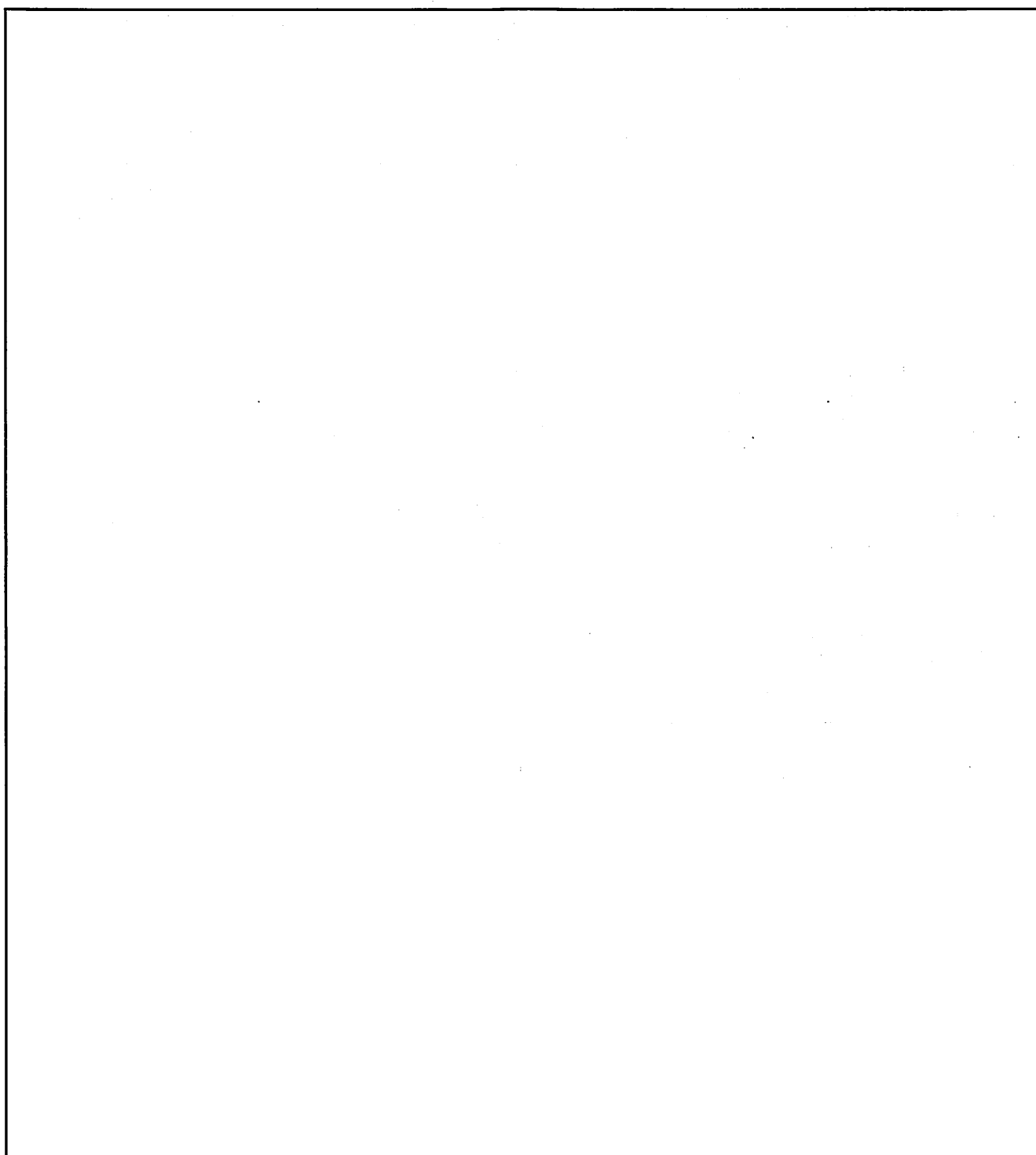
APPENDIX

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RESOLUTION





IMPLEMENTATION TABLES

The adoption of *Belong, Be Strong: West Price Hill* is just the first step, and then the hard work truly begins. The work to implement the strategies and action steps set forth in this plan is going to be the hard work. The implementation tables found in this portion of the Plan is pivotal to reaching the vision of West Price Hill.

Each goal, strategy and action step may be found outlined in each of the appropriate tables on the next few pages. These are highlighted in addition to the priority level, approximate time frames, and suggested partners or resources that could assist in the implementation of the vision. Abbreviations of suggested partners and resources may be found below.

Abbreviations:

- B&I** - Department of Buildings and Inspections
- CAT** - Community Action Team
- CPD** - Cincinnati Police Department
- CPS** - Cincinnati Public Schools
- CSR** - Customer Service Request (*system*)
- DCED** - Department of Community and Economic Development
- DCPE** - Department of City Planning and Engagement
- DPS** - Department of Public Services
- DOT** - Department of Transportation and Engineering
- ODOT** - Ohio Department of Transportation
- OKI** - Ohio Kentucky Indiana Regional Council of Governments
- NBW** - Neighborhood Block Watch
- PHHS** - Price Hill Historical Society
- PHW** - Price Hill Will
- WPHCC** - West Price Hill Community Council

Goal	Strategy	Action Steps	Priority	Time Frame	Partners/Resources
Business Development/Engagement					
Goal 1: Strive to revitalize empty storefronts in each business district.	<i>Attract businesses that serve as destinations to bring people to the neighborhood.</i>	<i>Research the viability of introducing the idea of a Designated Outdoor Refreshment Area (DORA) within the business districts during certain hours.</i>	High	6 Months - 1 Year	DCED, DOTE, City Council, Business Owners, Business Association
		<i>Request an entertainment district to lower the cost of liquor licenses for restaurants.</i>	High	1-2 Years	DCED, WPHCC, Business Owners, Business Association
		<i>Identify appropriate incentives that could attract locally owned businesses into the area.</i>	Medium	Ongoing	DCED, Business Association
		<i>Catalog existing historic structures for possible future preservation efforts.</i>	Low	3-6 Months	PHHS, DCP&E, WPHCC
	<i>Improve the response and accountability of complaints/code enforcement violations.</i>	<i>Work with Seton and Elder to organize neighborhood and business district cleanups.</i>	High	Ongoing	Seton, Elder, Business Owners, Business Associations
		<i>Promote and continue the PH Safety CAT (Community Action Team) regarding weekly litter cleanups.</i>	Medium	Ongoing	CAT, WPHCC, Business Owners
		<i>Request the neighborhood be included in any expansion of the Building & Inspections Department's Residential Rental Property Inspection Pilot Program (RRI) to utilize proactive enforcement and periodic inspection protocol to maintain the quality and safety of residential properties.</i>	Medium	2-3 Years	B&I
Goal 2: Focus on community accountability, diversity, and inclusion.	<i>Improve communication between Community Council and Business Associations.</i>	<i>Hold quarterly meetings for faster updates and easier communication.</i>	High	Ongoing	WPHCC, PHW, Business Associations
		<i>Have a liason from each organization attend each other's monthly meetings.</i>	Medium	Ongoing	WPHCC, Business Associations
		<i>Create a Glenway Business Association.</i>	Low	6 Months - 1 Year	Business Owners
		<i>Hold business-supported, community driven events to bring the Community Council and business groups together in a social environment.</i>	Medium	Ongoing	Business Owners, Price Hill Will, WPHCC
	<i>Improve communication between businesses, residents and the City.</i>	<i>Identify and implement successful community engagement methods and procedures from other neighborhoods in Cincinnati and around the country.</i>	Medium	Ongoing	DCPE, WPHCC, Residents, PHW

Goal 3: Connect and improve each business district through an improved pedestrian experience.		<i>Create an inventory of businesses with contact information and keep it updated for future usage.</i>	Medium	<i>3-6 Months</i>	Business Owners, PHW
		<i>Create a welcome packet for new businesses to provide resources for success.</i>	Low	<i>3-6 Months</i>	Business Owners, Residents, Business Associations, WPHCC
	<i>Develop separate identities for each business district.</i>	<i>Seek out ways to incorporate placemaking and identity along major thoroughfares, trails, and walkways.</i>	High	<i>Ongoing</i>	Business Owners, DOTE, ODOT, CRC, Private Consultants
		<i>Work with Seton and Elder students to create new branding for each business district, similar to what was done by Oyler students and guided by Nehemiah.</i>	Medium	<i>Ongoing</i>	Seton, Elder, Oyler
		<i>Work with Seton and Elder and other institutions to market local businesses to families and visitors for social events.</i>	Medium	<i>Ongoing</i>	Seton, Elder
	<i>Research and begin the process of creating an official business district at W. 8th and Overlook/Trenton corridor.</i>		High	<i>1-2 Years</i>	Cincinnati Neighborhood Business Districts United, DCED, WPHCC, Price Hill Will
	<i>Analyze existing parking regulations to determine if business districts have adequate parking.</i>	<i>Utilize existing adjacent neighborhood parking studies to develop strategies, including assessment of potential shared parking opportunities.</i>	High	<i>Ongoing</i>	Existing Neighborhood Plans
		<i>Develop agreements between nearby businesses with different hours to share parking lots.</i>	Medium	<i>Ongoing</i>	Business Owners
		<i>Identify parking solutions for each business district.</i>	Medium	<i>Ongoing</i>	Business Owners, DCPE - Zoning Division
	<i>Meet with the City to investigate requesting new trash receptacles and street furniture in the business districts where it is appropriate.</i>		Medium	<i>1 Year</i>	DOTE

Transportation Infrastructure					
Goal 1: Enhance pedestrian safety and roadway safety along main corridors.	Collaborate with the Ohio Department of Transportation (ODOT) and the City Department of Transportation and Engineering (DOTE) to employ appropriate traffic calming techniques to ensure safe pedestrian travel.	Prioritize installation opportunities for speed cushions, bump outs and other traffic reducing techniques.	High	Ongoing	DOTe, ODOT, Metro
		Look into ideas to creating buffers between pedestrians and vehicles while aiming to promote pedestrian friendly opportunities along roadways and in front of businesses.	High	1-2 Years	DOTe, ODOT, Metro, Business Owners
	Identify unsafe intersections for pedestrian and to see which intersections need improvement.	Prioritize and catalog all major intersections throughout the neighborhood.	Medium	2-3 Years	WPHCC, Business Owners
		Work with DOTE to obtain traffic volume numbers and accident data.	Medium	1-2 Years	DOTe, OKI
		Work with associated agencies to analyze funding options for priority pedestrian and roadway infrastructure improvements.	Medium	Ongoing	OKI, DOTE
Goal 2: Coordinate and partner to create an integrated multi-modal connectivity network.	Continue educating the community regarding best practices in mobility and transportation while incorporating Complete Streets policies and designs in approaches.	Work with DOTE and ODOT to evaluate the use of Bus Rapid Transit (BRT) concepts along Glenway Avenue.	Medium	3-5 Years	DOTe, ODOT
		Deploy smart technology innovations to improve safety, traffic flow, curb lane management, wayfinding, trip planning and parking.	Medium	3-5 Years	DOTe, ODOT, OKI
		Develop streets that are conducive to walking, biking, transit, and development.	High	3-5 Years	DOTe, Green Umbrella, Tri-State Trails
	Research the benefits of a potential Thoroughfare Plan to help alleviate traffic congestion and mobility throughout the business districts.		Medium	2-3 Years	DOTe, The Port, ODOT

Goal 3: Continue the ongoing maintenance of assets.	Develop and enhance the aesthetic and identity of the major transportation corridors.	<i>Aim to install and repair existing street furniture while promoting the usage of the Fix It Cincy mobile app.</i>	High	<i>Ongoing</i>	DOTe, B&I, CSR
		<i>Identify sidewalk and pavement priority areas that are in desperate need of repairs.</i>	Medium	<i>1-2 Years</i>	DOTe, ODOT
		<i>Look into the creation of Sidewalk Cleanup improvements.</i>	Low	<i>1-2 Years</i>	DOTe, DPS
	Identify other resources for road improvements and safety.		Medium	<i>Ongoing</i>	DOTe, ODOT, OKI, DPS

Crime + Safety

Goal 1: Increase the actual and perceived safety in the business districts.	Promote a sense of confidence and security among visitors and residents in each of the business districts.	<i>Increase police engagement, presence and visibility.</i>	High	<i>Ongoing</i>	CPD
		<i>Promote the Neighborhood Block Watch to continue collaboration with community officers and improve public safety.</i>	Medium	<i>Ongoing</i>	NBW, CPD, WPHCC
	Foster trust between all members of the community.	<i>Increase collaboration between and foster trust between residents and police in our community.</i>	High	<i>Ongoing</i>	CPD, WPHCC
		<i>Increase collaboration and foster trust between police and the Latino community.</i>	Medium	<i>Ongoing</i>	CPD
		<i>Increase collaboration between the Cincinnati Police Department and neighborhood stakeholders, business owners, and overall community.</i>	Medium	<i>Ongoing</i>	CPD, WPHCC, Business Owners

Marketing

Goal 1: Promote the history and pride of West Price Hill.	<i>Increase the availability and access of neighborhood media and information to all residents and businesses.</i>	<i>Create a photo and video series that includes a variety of stories and experiences utilizing interviews with residents and resident taken photos.</i>	Low	<i>2-3 Months</i>	WPHCC, PHW, Residents
		<i>Create quarterly print marketing to be in neighborhood hotspots and residential zones identifying that quarter's events and new locations.</i>	Low	<i>Ongoing</i>	Residents, PHW, WPHCC, PHHS
		<i>Create a social media presence that will be manage by the West Price Hill Community Council.</i>	Medium	<i>Ongoing</i>	WPHCC
		<i>Update "Distinctly Suburban" logo and motto.</i>	Low	<i>3-6 Months</i>	WPHCC
		<i>Work with local high school media classes to serve as regular contributors to a library of content used by the West Price Hill Community Council for social or media print.</i>	Low	<i>1-2 Years</i>	Western Hills, Elder, Seaton, CPS, WPHCC
	<i>Connect with local organizations to promote everything that West Price Hill has to offer.</i>	<i>Support community tours with local partners (Price Hill Historical Society, etc.)</i>	High	<i>Ongoing</i>	PHHS
		<i>Explain to residents the best practices for reaching out to CDC's, Community Councils, City Council, and other organizations.</i>	High	<i>Ongoing</i>	PHW, WPHCC, PHHS, City Council

Community Engagement					
Goal 1: Increase connections between people and information through accessible communication networks.	<i>Spread informational tools through different ways of communication.</i>	<i>Create a tri-fold brochure highlighting the three business districts and neighborhood organizations.</i>	Medium	<i>3-6 Months</i>	Business Associations, Business Owners
		<i>Develop a neighborhood directory.</i>	Medium	<i>3-6 Months</i>	WPHCC
		<i>Identify and assign neighborhood captains to help spread communication.</i>	Low	<i>3-6 Months</i>	WPHCC
	<i>Promote and celebrate West Price Hill's positive assets through marketing and advertising.</i>	<i>Make press by regularly posting positive press and profiles about community spaces, features, parks, and schools.</i>	High	<i>Ongoing</i>	PHW, PHHS, WPHCC, Residents
Goal 2: Promote a larger sense of community.	<i>Bring community members, organizations, and residents together.</i>	<i>Increase involvement of the Community Council in the neighborhood.</i>	High	<i>Ongoing</i>	PHW, WPHCC, Residents, Business Owners, PHHS
		<i>Hold regular events such as block parties and festivals.</i>	Medium	<i>Ongoing</i>	WPHCC, PHW, Business Associations
		<i>Recruit and identify Block Captains/Rep/Influencers and mail a list of representatives to residents.</i>	Low	<i>1 Year</i>	WPHCC, Residents

West Price Hill Neighborhood Plan Attitudinal Survey

Hello! As we are embarking on the West Price Hill Neighborhood Plan, we'd love to hear from you! Please take a few minutes to respond to the questions below. Surveys can be returned to Rachel Hastings at Price Hill Will in person or at rachel@pricehillwill.org.

What are your favorite memories about West Price Hill?

What are the best things about West Price Hill today?

What frustrations or challenges do you see in West Price Hill?

What ideas do you have for making West Price Hill the best it can be?

What would you be willing to do to make West Price Hill even better?

DOT Summary of ODOT Warsaw Ave Safety Study September 2020

ODOT Study Completed Summer 2020

Warsaw Ave – Glenway Ave to Grand Ave

Crash Analysis

- 376 crashes occurred in the Warsaw Ave corridor from 2016 through 2018.
- There were two (0.5%) fatalities, both involving pedestrians, during the study period.
- 111 (29.5%) crashes resulted in some level of injury.
- The highest concentration of crashes at an intersection was at the 5-point intersection of Glenway Ave, Quebec Rd, Seton Ave, and Warsaw Ave with a total of 79 (21%) crashes.
- The next highest concentration was at the Warsaw and Grand intersection with 36 (9.5%) crashes.
- 182 (48.4%) of the crashes were considered not intersection-related. The greatest concentration of crashes not at an intersection was between St. Lawrence Ave and Considine Ave.
- There was a total of 21 pedestrian crashes which consisted of 2 fatality-related crashes, 18 injury-related crashes, and 1 property damage only crash.

Crash Pattern & Contributing Factors

- Glenway Ave, Quebec Rd, Seton Ave, and Warsaw Ave: The crash patterns at this location are related to the non-standard traffic paths and configurations. The three pedestrian crashes can be contributed to the unusual vehicular paths and the high amount of pedestrian traffic in the area.
- St. Lawrence Ave, Enright Ave, and Warsaw Ave: The intersection traffic patten/signal phasing is the main contributing factor to the intersection crashes. The adjacent mid-block pedestrian crashes may be related to long wait times for pedestrian crossings at the signalized intersection.
- Warsaw Ave between McPherson Ave and Considine Ave: More than 50% (11) of the pedestrian crashes occurred in this 0.4-mile section. Pedestrian crashes were in crosswalk and at unprotected midblock locations. Vehicular speed, lack of driver attention, and high pedestrian volumes appear to be contributing factors to the crash patterns in this area.
- Grand Ave and Warsaw Ave: Crashes at this intersection consisted mostly of angle/left turn collisions. There were 2 pedestrian crashes within the marked crosswalks. Turning movements are higher here than at other intersections, which is a contributing factor for the crash patten.

Recommended Countermeasures

Short Term

- Road Diet (See attached Options 1-3): convert 4-lane cross section to 3-lane with center turn lane using pavement markings, which includes:
 - o Add left-turn lane at signalized intersections using pavement markings

- Improve signal timing/phasing, combined with pavement marking revisions
- Improve crosswalks with high visibility pavement markings
- Upgrade signal heads to LED lamps
- Remove Seton Ave approach to Glenway Ave, Quebec Rd, and Warsaw Ave intersection and adjust signal splits to improve signal operation (See attached Option A)

Medium Term

- Road Diet (See attached Options 1-3): installing curb extensions (bump-outs) and/or refuge islands at pedestrian crossings and improve crosswalk markings to incorporate curb extensions.
- Install RRFB (rectangular rapid flashing beacon) at midblock crossing between Purcell Ave and Considine Ave (See below for RRFB example, RRFBs are installed at Kroger driveway and Warsaw & Woodlawn)

Long Term

- Convert signal to roundabout at St. Lawrence Ave, Enright Ave, and Warsaw Ave
 - DOTE does not recommend due to the steep grades and necessary property acquisition required
- Realign Warsaw Ave approach to Glenway Ave, Quebec Rd, and Warsaw Ave to a single point across from Quebec Rd to improve signal operation and reduce pedestrian crossing distances (See attached Options B & C for intersection realignment)

-OR-

Convert Signal to roundabout at Glenway Ave, Quebec Rd, and Warsaw Ave

- DOTE does not recommend due to the steep grades and necessary property acquisition required



City of Cincinnati



Interdepartmental
Correspondence

July 20, 2020

To: Paula Boggs Muething, Interim City Manager

From: Ethel Cogen, NEP Manager
West Price Hill Neighborhood Enhancement Program (NEP)

Copies to: West Price Hill NEP Team

Subject: West Price Hill NEP Final Report

This is the Final Report for the West Price Hill NEP, which started March 1, 2020 and ended on June 30, 2020. A large kickoff event was held on March 4, 2020, in the parking lot of the community's selected NEP Signature project. Elder High School Steel Drum Band performed to an enthusiastic crowd. Not long after that, COVID-19 happened, drastically affecting all activities that required community interaction. This NEP Team has put forth an excellent effort in adapting to this unprecedented situation.

This report covers the activities of the Police Department, Buildings and Inspections Department and Fire Department which mainly cover the enforcement aspects of this project. Keep Cincinnati Beautiful, Public Services Department, Department of City Planning, Department of Transportation and Engineering, Recreation Department and the Department of Community and Economic Development provide customer/citizen assistance as part of the effort. Community Stakeholders in West Price Hill include the West Price Hill Community Council, Price Hill Will, Community Police Partnering Center, Santa Maria Community Services, Sheakley Boys and Girls Club, Warsaw Federal, PNC Bank, Huntington Bank, Keep Cincinnati Beautiful, First Financial Bank, Archdiocese of Cincinnati, Christ Church Cathedral, Elder High School and Seton High School. The NEP Fund, administered by Price Hill Will, raised \$34,000 to go toward the NEP Signature Project.

Community members decided that the NEP Signature project would focus on renovating buildings on Glenway Avenue between Gilsey and Iliff. Bringing back these dilapidated buildings to productive community use will have a positive ripple effect in the surrounding area. A family friendly restaurant and craft brewery are filling a need for local gathering places as identified by the community stakeholders.

Enforcement

Police District 3

The West Price Hill community requested an increased police presence in hot spots of their community, asking police to focus on traffic and parking violations and drug activity. District Three traffic enforcement officers provided speed enforcement in the NEP area. District Three's Neighborhood Liaison Unit and beat officers provided 70.75 hours of directed patrols concentrating on increased police visibility. District Three's Violent Crimes Squad conducted several plain clothes operations in the area.

The following is a summary of District Three's activity regarding the West Price Hill Neighborhood Enhancement Project (NEP) for the period March 4, 2020, thru July 4, 2020:

Speed Enforcement

District Three traffic/patrol officers targeted speed enforcement in the NEP area amounting to 17 traffic stops with 2 traffic citations. The targeted areas included:

- 4000 block of Glenway
- 1100 block of Beech
- 1200 block of Gilsey
- 4500 block of Glenway

Parking Enforcement

District Three NLU officers targeted parking violations in the NEP area resulting in 13 parking citations. Five vehicles were towed for overtime parking. The targeted areas included:

- 1200 block of Manss
- 1100 block Gilsey

Drug Enforcement

District Three's Violent Crimes Squad (VCS) and patrol officers targeted drug activity in the NEP area resulting in 34 misdemeanor and 5 felony arrests. The targeted areas included:

- 1200 block of Beech
- 1200 block of Iliff
- 1100 block of Gilsey

Crime

The following are Part 1 crime statistics for East Price Hill for the period March 4, 2020, thru July 4, 2020:

Homicide	1	0.0% reduction compared to the same period in 2019
Robbery	26	0.0% reduction compared to the same period in 2019
Rape in 2019	8	166.7% increase compared against the same period
Burglary 2019	58	32.6% reduction compared against the same period in 2019
Auto Thefts 2019	32	13.5% reduction compared to the same period in 2019
Thefts	162	11.72% increase compared to the same period of 2019

Miscellaneous

- 18 warrants served
- 19 contact cards
- 34 misdemeanor arrests
- 5 felony arrest

Contraband Seized

- 19 grams crack cocaine
- 4 Handguns
- 1 Crack pipes

Sustainability

District Three will continue to review crime statistics and neighborhood complaints on a weekly basis related to the Glenway corridor between Quebec and Rapid Run. As hot spots develop, District Three will commit resources to abate the issue(s).

Department of Buildings and Inspections

During the past 90 days of the West Price Hill NEP, members of Property Maintenance Code Enforcement (PMCE) have been working diligently on properties along Glenway Avenue business corridor between Quebec Road and Sunset Avenue, in the NEP area. During the 90 days of the West Price Hill NEP, 26 properties on Glenway Avenue were found in violation of the Cincinnati Building Code (CBC). In addition, four "offending" buildings on the Glenway corridor were returned to code compliance and those cases are now closed. In the past 90 days PMCE conducted inspections throughout the West Price Hill NEP area in response to citizen complaints and on properties with pending CBC orders. 19 properties with CBC violation orders were re-inspected and found

returned to code compliance. Those case are now in "Closed" status. Although the NEP timeframe has come to an end, PMCE will continue to work with the community and property owners in maintaining all buildings in a safe and code compliant condition.

Fire

During the 90 days of West Price Hill's Neighborhood Enhancement Program, COVID-19 significantly changed the manner that the Cincinnati Fire Department was conducting business. For example, fire inspections were discontinued. However, fire hydrants were serviced.

The Fire Department's focus was on the delivery of emergency services

During the blitz period, the Cincinnati Fire Department Engine 24, Ladder 24 and Medic 24 were very active responding to emergencies in the West Price Hill area with total responses by fire companies of **919** incidents.

The following is a breakdown of the responses by the fire companies:

Medical Runs = 762

Fire Response Runs = 157

The Fire Department is happy to have a part in the Neighborhood Enhancement Program's efforts in the West Price Hill, and we look forward to contributing towards the continued success of that area.

II. Community Enhancement/Citizen Assistance

Department of Public Services (DPS)

In a good faith effort, the Department of Public Services planned to service West Price Hill as much as possible during COVID-19. Several of the cleanup programs were cancelled. Since March, DPS was able to provide corner can collection on Fridays only.

Corner Can Collection

Action: On the below dates, DPS scheduled a sanitation crew to collect all corner cans to prevent them from overflowing.

March 6th, 13th, 20, & 27th

April 3rd, 10th, 17th, & 24th

May 1st, 8th, 15th, 22nd, & 29th

June 5th, 12th, 19th, & 26th

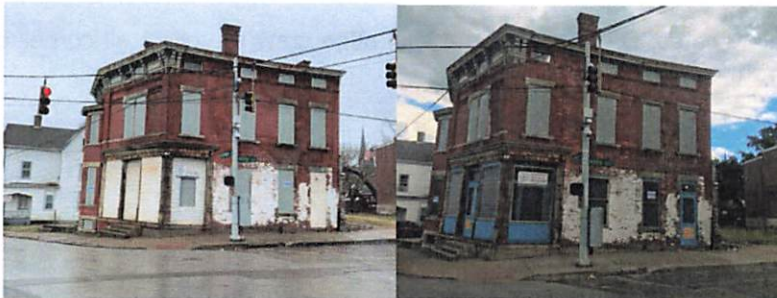
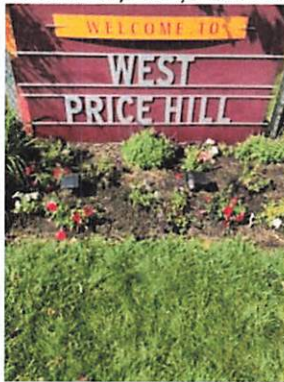
In the future, DPS will continue to try and schedule a sanitation crew to collect corner cans on Fridays only.

Keep Cincinnati Beautiful

KCB hosted a flower giveaway in early June to support beautification efforts in the NEP zone and the entire Price Hill Area. Six different community groups received over 15 trays of flowers to be planted by volunteers in gateways and public greenspaces around the neighborhood.

On June 12th, as a part of KCB's Future Blooms Program, KCB staff painted the barricades on 3717-3719 Glenway Avenue with a windows and doors facade. The property was previously boarded and collecting trash and hazardous materials along the sidewalk. This low-cost, high-impact solution to vacancy not only helps reduce graffiti and dumping, but it has also shown to reduce crime by 15% and blight by 17% while increasing economic development in the area by 48%. By painting the barricades this project creates a cleaner, safer environment and will encourage positive behavior and use of the space.

KCB will continue to support the West Price Hill community beyond the NEP through Education, Arts, Environmental Services, Greenspace, and Volunteer Programming.





Community and Economic and Development

The Department of Community and Economic Development (DCED) assumed the responsibility for coordinating and leading the West Price Hill initiative. Economic Development Division continues to work closely with Price Hill Will on the NEP Signature project.

Transportation & Engineering (DOTE)

DOTE is pleased to report on accomplishments in West Price Hill (WPH) as a result of the Neighborhood Enhancement Program (NEP). The WPH Community Council (WPHCC) provided a wish list. Items on the list within the purview of DOTE fell into short-term and long-term items. In general, long term items identified are being addressed through a community neighborhood planning process that was kicked-off congruently with the WPH NEP program. Despite delayed coordination due to COVID19 Virus social distancing mandates, progress was made on both short and long-term items.

Prior to the WPH Kick-off, DOTE was engaged with ODOT on a Safety Study for Warsaw Avenue (between Glenway and Grand Avenues) that included some proposed improvements at Glenway, Warsaw, Seton, & Quebec Avenues. The study was recently completed but due to COVID has not yet been presented to the communities. Due to COVID and recent Budget cuts (2020-21), estimated time frames are pending (TBD); however, some items are being addressed with DOTE Vision Zero Funding, such as crosswalk restriping, converting standard crosswalks to zebra crosswalks, and

pavement tattoos that say "25 MPH" on the roadway. These projects are planned for WPH this year, as well as some signage upgrades around schools or crossings.

Short Term Projects

Generally resolved within the 90-day NEP time frame, short term projects, such as street pavement markings and supplemental traffic signs are currently 'in progress' for completion in 2020, but all work is subject to change due to shifting resources as a result of COVID and budget cuts.

DOTe Street Rehabilitation is programmed on a 3-year neighborhood cycle, so staff will address WPH worst case pavement conditions in 2021. Some pavement work is being done due to recent Cincinnati Water Works activity in Glenway Avenue from Seton to Sliker Avenues.

Short term projects identified are:

Crosswalk Marking Improvements

- Beech and Glenway Av
- Sunset and Glenway

Pavement Condition Improvements

- Glenway, Carson to Warsaw * (on WPH NEP Wish List but in EPH)
- Glenway, Rapid Run to Parkside Ct *

Signs/Signals - Additions and Replacement

- St. Williams/Sunset - warning of new stop before intersection
- Additional '25 mph' speed limit signs - Glenway, Crookshank to Sidney* (work order placed)
- Eliminate parking - Glenway at Warsaw (completed)

Long Term Projects

Long-range item categories include intersection reconfigurations; traffic signal changes; curbside parking removal; bike facilities; pedestrian enhancements; bus route modifications; and traffic calming/road diets. A dozen long-term projects from the WPH NEP Wish List will be vetted through the 'Belong, Be Strong: WPH' neighborhood plan initiative when it resumes. The Cincinnati City Planning Department is facilitating the planning process and community outreach, likely subject to COVID safety guidelines. Several items were already discussed during a transportation focus group session at a pre-COVID public charrette in WPH, and other items were considered during the DOTE-ODOT Safety Study, which will be presented to the community. Some items require coordination with partner agencies such as METRO. The long-term items will continue to be monitored with status updates pending future community and agency coordination. Although the DOTE Street Calming Program funding was cut in 2019, DOTE continues to search for grants and other funding sources for ROW safety improvements.

Long term projects for further consideration:

- Five Points Intersection * - Quebec; Glenway; Seton; Warsaw; St. Lawrence (ODOT Safety Study)

- traffic
- roundabout
- slow down cars
- Cleves Warsaw & Guerley *
 - Turn light at onto Glenway Avenue
 - Consider eliminating left turn lane - Glenway at Cleves Warsaw
- Glenway Av (trade-offs TBD)
 - Road diet
 - Center left turn lane
 - Bike lanes
 - 24-hour parking
- Too many offset intersecting streets (Concept plan to be vetted in Neighborhood Plan process)
- More pedestrian friendly; parking; walking (Funding/sponsor TBD)
- Multiple Bus Route/Stop Issues (Rapid Run, #32, benches)
- Traffic calming on W. 8th Street at Overlook
- Close/dead-end Academy at W. 8th
- Streetcar

(*) NEP wish list items that extend beyond the NEP boundary

III. Community Stakeholders

Price Hill Will

Since the kickoff event on March 4, PHW has worked with our architect (Denis L. Back and Associates) and surveyor (Leesman Engineering) to measure PHW's buildings between 4022-4042 Glenway. This is the site of the WPH NEP signature project. Our goal is to determine if our concept plan for joining the buildings under one roof for a craft brewery and restaurant is feasible. Denis Back completed measured drawings of the buildings and Leesman surveyed the parcels and did elevation measurements of the buildings so we could determine the change in floor level from building to building. The good news is that the buildings line up very well and we continue to believe joining them is very possible.

As a next step, we'd intended to begin working on proposed new floorplans that would be more detailed than our concept plan. Unfortunately, this has been paused due to COVID19. To move to this next phase, we need input from our developer partner, Daffin Development; our craft brewery, Verge Brewing; our restaurant partner, Cafeo Hospitality; City of Cincinnati DCED staff; and Price Hill Will. Unfortunately, due to COVID, many DCED staff were furloughed for several months. Also, Cafeo Hospitality had to shut down all of their restaurants being closed do to the Governor's orders. Some of Cafeo's restaurants have reopened in the last few weeks, but with all of the

challenges in operating a restaurant with new social distancing and hygiene guidelines in place, we haven't wanted to distract the Cafeos at this time. Thankfully, our craft brewery partner, Verge Brewing, has used this time to perfect beer recipes, interview some interior designers, and continue to flesh out their business plan.

Also in the last few months, PHW hired SBE/MBE subcontractors to do some minor repair and stabilization work on our 4022-4042 Glenway buildings. We had minor roof repair completed at 4036 Glenway (there was an active water leak), remediated asbestos at 4026 Glenway, and did interior cleanout of debris at all addresses. In many buildings, we also removed dropped ceilings and moldy carpet so we could better examine the condition of historic tin ceilings and wood/tile floors - this will be important as we work on renovation plans as we'd like to maintain as much original character as possible.

PHW allowed the PH Safety CAT to use our lots on Glenway to organize the Price Hill Block Clean-up on May 16:
<https://www.facebook.com/events/534177753934706/><https://www.facebook.com/events/534177753934706/>. For this social distanced cleanup, the Safety CAT distributed bags and gloves and encouraged families to do litter pickups together in an area of WPH of their choosing. We asked folks to get rid of bags in their home toter if possible. The weather was not great, but we had pretty good participation and got some great photos! Some folks have continued this work past May 16.



Community Police Partnering Center

The Community Police Partnering Center served as a consultant helping the West Price Hill Community Council form a joint Youth Council with East Price Hill. The formation of the Youth Council was considered a companion project for the West Price Hill NEP (Neighborhood Enhancement Program). The project had the full support of Laura Hamilton, president of the West Price Hill Community Council and Sheila Rosenthal, president of the East Price Hill Improvement Association (EPHIA).

Groups participating in forming the joint youth council are West Price Hill Community Council, East Price Hill Improvement Association, The Boys and Girls Club of America, the Cincinnati Police Department and its PIVOT Unit, Price Hill Safety CAT and the Community Police Partnering Center.

The Joint Youth Council Working Group were concerned about a group of juveniles that had been approaching people, assaulting them and taking their cars. The group's concerns were growing incidents of Part 1 crimes, the impact of gangs on neighborhood youth, the lack of parental control and programs or services available to youth, and the impact the youth were having on the neighborhood. During the discussion, the group used the problem solving tool SARA (Scanning, Analysis, Response and Assessment) to how to best serve the youth in both West and East Price Hill.

Because of the COVID-19 public health crisis the Joint Youth Council Working Group is now on hold. The public health crisis has shifted the priorities of the neighborhoods. They realize that problems with the youth continue and are being exacerbated by the shutdowns ordered by the public health crisis. The Partnering Center is staying in touch with both neighborhoods and believe the project can be restarted in the future.

The Port

- **3104 Warsaw:** Stabilization of 3104 Warsaw to abate nuisance conditions is well underway through the Historic Stabilization program at The Port's expense. Working with SSRG, we have completed substantial asbestos remediation and abated the majority of nuisance conditions. The remaining scope of work, which includes installation of a new roof, will wrap up in March 2020.
- **3517-3519 Warsaw:** The HCLRC completed stabilization of this structure in December 2019; The property is currently listed with a realtor to boost exposure and attract an end user; interested parties are still required to go through the Landbank's application process, which allows the team to vet for applicant eligibility, adequate financing, and feasibility of proposed development plan, timeline, design, and proposed end use. The Port has partnered with Cincinnati Police to monitor this site in the meantime. Additionally, HCLRC has further secured the site with fencing in collaboration with CPD and neighbors on Warsaw.
- **3624 Warsaw** – The HCLRC will be stabilizing this structure on behalf of the Port sometime this year – it will likely include some demolition of non-historic additions to the building. The stabilization is in queue and will likely commence Q1 or Q2 2020.
- **1016 Ross Ave:** The Port has completed the rehab of 1016 Ross through the REACH program and will be listed to the MLS in the coming days.
- The Landbank through our NIP program demolished 9 structures in 2019.