

Mount Airy Plan **OUR FUTURE**

The Mt. Airy Neighborhood Plan



APPROVED BY

**Mt. Airy Town
Council**
01/19/23

**City Planning
Commission**
on xx/xx/23

**City
Council**
on xx/xx/23



Logo Source: James Weaver



Flag Source: Cincy Flags

The **MAP Our Future** plan's logo and plan layout is inspired by the Mt. Airy neighborhood flag and features in the neighborhood. The neighborhood's water tower represents the **M**. The **A** is a tree representing Cincinnati's largest park, Mt. Airy Forest. Within the **A** sits a north arrow, as Mt. Airy is one of the Cincinnati's most northern neighborhoods. Lastly, a flag with 961.5' composes the **P**. The water tower is located 961.5' above sea level, one of the highest points in Cincinnati.

The City of Cincinnati Department of City Planning & Engagement prepared this plan document.

The planning process was led by the MAP Our Future Steering Committee comprised of residents and stakeholders from Mt. Airy Town Council, Mt. Airy CURE, and Community Learning Centers Institute.

ACKNOWLEDGMENTS

Thank you to everyone who contributed to this plan by sharing your stories, ideas, expertise, and time.

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Working Group Participants

Over **300 community members** were engaged in events, working groups, or participated by providing feedback or filling out surveys throughout the planning process.

LETTER FROM **MT. AIRY TOWN COUNCIL**



November 7, 2022

When Mt. Airy Community Urban Redevelopment Enterprise (CURE) approached Mt. Airy Town Council (MATC) for support to help in the execution of a Neighborhood Plan, we were excited to participate both financially and through volunteer time from members of the Board of MATC.

This is the first time in nearly five decades that community members and residents have been able to partner with CURE, MATC and the City to create an innovative, comprehensive plan to guide Mt. Airy in the foreseeable future.

The process has been lengthy – encompassing over 2 years. Due to the pandemic, alterations needed to be made to traditional ‘in person’ meetings. Instead, numerous virtual meetings were held to collect the concerns and ideas of more than 250 Mt. Airy residents and business owners. More than 100 survey responses were collected through Mt. Airy Elementary School, sponsored events, and MATC’s website. In the end, we believe that this Neighborhood Plan speaks for our residents and business owners.

MATC is proud of the collaboration between the neighborhood organizations. We are confident the outcome of all the input and research will help bring Mt. Airy back to the gateway community that it once was!

Mt. Airy Town Council,

Lesley Jones, Interim President
Belle Walsh, Secretary
Mark Menkhaus
Terry Crooker



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EXECUTIVE SUMMARY

Mount Airy Plan: Our Future is the first comprehensive plan for the neighborhood since 1980 and represents an extensive collaboration effort between the community and the City. Mt. Airy is one of Cincinnati's northernmost neighborhoods and is positioned as a gateway between the City and surrounding townships.

MAP: Our Future encapsulates the aspirations of all the residents, business owners, and property owners who collaborated on a vision for the future of Mt. Airy. That vision centers on creating a revitalized environment, particularly within the Neighborhood Business District, connecting residents to economic and social centers, highlighting famous landmarks, and welcoming new neighbors who can contribute to the bright future of the neighborhood.

With the creation of the MAP Our Future Steering Committee, the community of Mt. Airy kicked off the two-year planning process exploring goals, strategies, and action steps in each of the Plan's **six theme areas**:



Transportation

Safe and comfortable connections between hubs of activity are the focus of Mt. Airy's transportation future. Whether a person is traveling by car, foot, bike, or bus, the overarching goal is to foster a transportation environment that allows people to easily get where they want to go while strengthening Mt. Airy's business district.



Public Safety

Getting more eyes on the street is a core component of Mt. Airy's public safety goals. The residents and businesses that are invested in creating a community that watches out for each other, the safer the neighborhood will be.



Business District

The vision for Mt. Airy's business district hinges on revitalization of both the physical built environment and the social atmosphere, transforming the district into the welcoming gateway it was meant to be.



Community and Marketing

Communicating important neighborhood meetings, issues, and opportunities to Mt. Airy residents and encouraging participation in community matters is paramount to the future development of the neighborhood. In addition to internal marketing and communication, Mt. Airy is also looking to its neighbors and the City to collaborate and share what Mt. Airy has to offer.



Housing

Mt. Airy should support existing and future residents of all income levels and lifestyles by providing a variety of quality, well-cared for housing options with incentives and assistance for property owners to maintain housing units.



Parks and Recreation

Capitalizing on Mt. Airy's current recreational resources, from the vast and beautiful Mt. Airy Forest to the Colerain and Shepherd Recreation Area, the future of Mt. Airy Parks and Recreation relies on improving existing facilities and providing greater access for all residents and visitors.

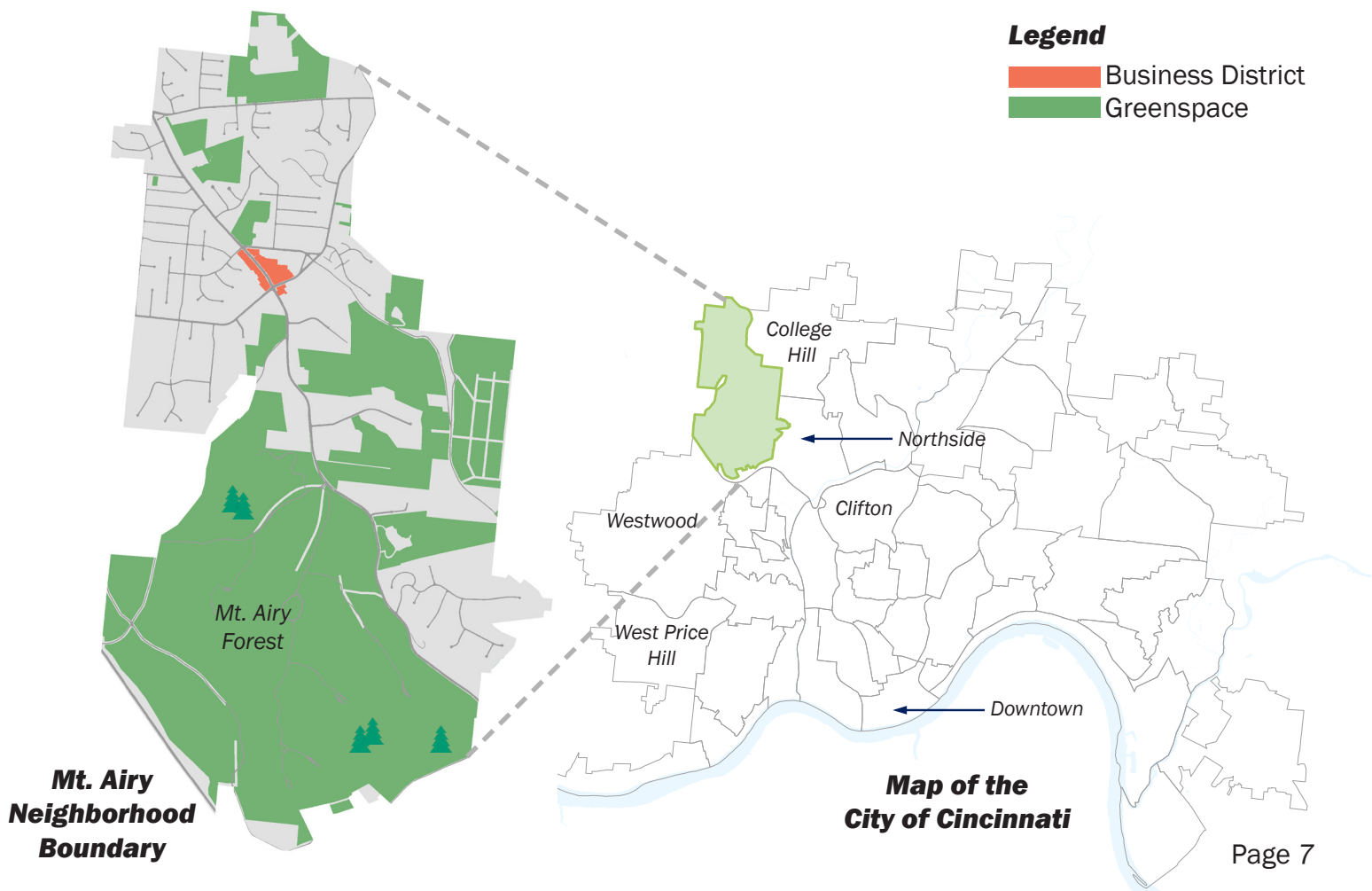
INTRODUCTION

TO MT. AIRY AND THE PLAN

Situated against the neighborhoods of College Hill, Northside, Westwood, and more, Mt. Airy is one of Cincinnati's northernmost neighborhoods. The neighborhood sits on the northern edge of the City's boundary, also bordering Colerain Township, Springfield Township, and Green Township. Known for its famous, castle-like water tower and Mt. Airy Forest, Mt. Airy is home to 9,210 residents and sits at around 2,314 acres (3.16 square miles).

As Cincinnati's largest park at 1,459 acres, Mt. Airy Forest makes up most of that acreage, taking up nearly half of the entire neighborhood. The man-made forest is home to miles of hiking trails, several picnic areas, a world-class disc golf course, and a multi-use mountain biking trail. The Forest additionally contains Ohio's only wheelchair accessible public tree house, an enclosed dog park, and a beautiful arboretum.

For the first time since 1980, Mount Airy community members and residents have partnered directly with the City to establish an innovative and progressive comprehensive plan document to continue guiding Mt. Airy for the upcoming decades. *The Mount Airy Plan: Our Future*, is the plan the neighborhood has been building for the past four decades. Neighborhood plans are vital for helping communities pinpoint development efforts as well as providing a stronger case for funding from both the City and other grants. *MAP: Our Future* builds upon previous community planning efforts and incorporates a robust community engagement process, instrumental in creating the unified vision of development.



Mt. Airy residents, in collaboration with Mt. Airy CURE (a 501(c)3 non-profit), business associations, and the Department of City Planning and Engagement, passionately and dedicatedly led the efforts to create the final draft of this document after two years of work, all during the Covid-19 global pandemic. Planning during the Covid-19 Pandemic made everyone think outside the box. Over a dozen of virtual meetings, virtual happy hours, surveys, and engagement sessions occurred to prioritize the health and safety of the community.

The Mount Airy CDC, known as CURE or Community Urban Redevelopment Enterprise, has been active in the past decade to promote the business district, apply for grants and funding, attempted to engage the business owners and identify opportunities to increase the business services and facilitate occupancy in vacant storefronts or free-standing structures.

Mt. Airy CURE has been dedicated to improving the neighborhood, specifically focusing on improving the Business District along Colerain Avenue and, along with revitalizing the key assets of the neighborhood, showcasing opportunities for growth, and organizing placemaking events. A partnership between Mt. Airy Council, Mt. Airy Civic Association, and Mt. Airy CURE led these efforts to beneficial results and create the main topics of the plan: Transportation, Public Safety, Community and Marketing, Housing, Parks and Recreation, with a focus on revitalizing the Colerain Avenue Business District.

Lastly, this plan will **map** the future of Mount Airy.

This plan charts a course beginning with the planning process, before backtracking and exploring Mt. Airy's **past** and previous planning efforts. Moving forward on the timeline to the **present** day, Mt. Airy's existing conditions and current land use and zoning are examined. Looking to the **future**, the plan navigates through Mt. Airy's focus areas and future development opportunities identified by the community.



CONSISTENCY WITH **PLAN CINCINNATI** (2012)

MAP: Our Future is based upon and consistent with the Comprehensive Plan for the City of Cincinnati, *Plan Cincinnati*, that was adopted by City Council in 2012. As the goals of *MAP: Our Future* are implemented, they will be assessed with *Plan Cincinnati* to ensure consistency with the City's comprehensive goals.

Specifically, *MAP: Our Future* is consistent with all five Initiative Areas of *Plan Cincinnati* - Compete, Connect, Live, Sustain, and Collaborate. These Initiative Areas align with the Guiding Policy Principles by increasing our population, building on our assets, becoming recognized, being aggressive and strategic in future growth and development, and to develop a culture of health embodied by thriving residents.

Compete | Be the pivotal economic force of the region.

Goal to “**Foster a climate conducive to growth, investment, stability, and opportunity**” (page 102) and the Strategy to “Pursue new growth and business recruitment efforts in target industries” (page 108). This plan is additionally consistent with the Goal to “Become nationally and internationally recognized as a vibrant and unique city” (page 121) through the Strategy to “Promote Cincinnati's lifestyle” (page 122).

As it states in *Plan Cincinnati*, “Cincinnati is a special place...our distinctive housing, unique and walkable neighborhoods...**Cincinnati can begin to grow into a large city while maintaining the benefits of a smaller community**” (page 122).

Connect | Bring people and places together.

Goal to “**Develop an efficient multi-modal transportation system that supports neighborhood vitality**” (page 129) and the Strategy to “Support regional and intercity transportation initiatives” (page 144).

Live | Strengthen our magnetic City with energized people.

Goals to “**Build a robust public life**” (page 149) and “Create a more liveable community” (page 156) and the Strategies to “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (page 150), to “**Become more walkable**” (page 157), to “Support and stabilize our neighborhoods” (page 160).

Sustain | Steward resources and ensure long-term vitality.

Goals to “**Become a healthier Cincinnati**” (page 181) and to “Preserve our natural and built environment” (page 193) with the Strategies to “Protect our natural resources” (page 194) and “Preserve our built history” (page 197).

Collaborate | Partner to reach our common goals.

Goal to “Work in Synergy with the Cincinnati Community” through the Strategy to “**Unite our communities**” (page 210).

PLANNING PROCESS

This section outlines the planning process undertaken by Mt. Airy to create this neighborhood plan. The planning process began in **mid-2020** and ended in **September 2022**.

Steering Committee

The planning process was championed by the Steering Committee, a group of five neighborhood residents and stakeholders, including representatives from Mt. Airy CURE, who met monthly with the Department of City Planning and Engagement to guide the planning structure and process. The Steering Committee was instrumental in preparing for plan events and engaging their neighbors.

Community Engagement

Plan Kick-Off (Mid 2020 to Early 2021)

The plan kicked-off in mid-2020. To maintain the health and safety of residents, the MAP Steering Committee held small group gatherings, some of them structured as happy hour gatherings, rather than large group meetings. Residents volunteered to host the meetings and distribute invitations to their neighbors. City staff and the MAP Steering Committee created the invitations and virtual meeting links, coordinated the meeting logistics, and facilitated the meetings. The following meetings were held:

- *July 28, 2020: Kiplington Neighborhood*
- *August 17 and 19, 2020: Business District*
- *October 20, 2020: Kiplingwood and Willowcove Drives*
- *October 26, 2020: NW Mt. Airy*
- *October 29, 2020: Mt. Airy School*
- *November 9, 2020: Raeburn Neighborhood*
- *November 10, 2020: Mt. Airy School*
- *November 17, 2020: SW Mt. Airy*
- *January 11, 2021: NE Mt. Airy*
- *May 2, 2021: In-Person Meeting at Mt. Airy School*

Besides being great opportunities to gather with neighbors safely during the height of the COVID-19 pandemic, the gatherings collected important information in the initial kick-off and brainstorming stage. Community members were asked to provide insight on assets, opportunities, and challenges in the neighborhood. The maps with community feedback from these meets are included in the Appendix at the end of this document.

In addition to the virtual gatherings, there were two online opportunities for input, including a survey and interactive map. All the feedback from the gatherings, survey, and interactive map was compiled into feedback summaries that are included in Appendix B. These feedback summaries informed the first draft of the goals, strategies, and action steps, as well as the future development opportunity sites.

Draft Goals and Future Development Opportunities Review

Draft goals, strategies, and action steps were created in the later half of 2021 and shared with the community

via an online feedback form and an in-person open house event. The community event was originally scheduled for January 2022; however, due to health and safety concerns associated with the COVID-19 pandemic, it was postponed to April 7, 2022.

The open house event was held at Little Brothers-Friends of the Elderly, a social service organization, in the neighborhood's Business District. The event was from 3 – 8 p.m. which allowed community members to attend at their convenience. During the event, community members reviewed the draft goals and future development opportunity sites, provided feedback, and enjoyed refreshments with their neighbors. Approximately 25 people attended the event.

In addition to the open house event, there was an online feedback survey that was open from December 2021 – May 2022. This survey was distributed to the Mt. Airy CURE contact list and shared during Mt. Airy Town Council meetings.

Prioritization and Draft Plan Review

After all the meetings were held with an enormous amount of input received, goals and strategies were prioritized and the draft plan came to fruition. This plan was guided by the *Essential Elements of a Plan*, a guide used by the Department of City Planning and Engagement for the neighborhood plan process.

Approval Process

Community Council Approval

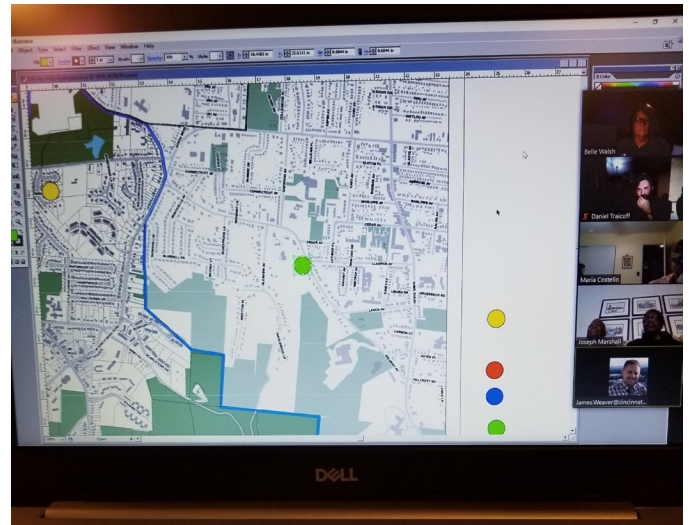
The Mt. Airy Town Council voted to approve the *MAP: Our Future Plan* on January 19, 2023. Multiple community members were in attendance and Mt. Airy Town Council voted to approve the plan following a presentation by the Steering Committee and City staff.

Departmental Review

City of Cincinnati departments, offices, and agencies reviewed this plan on February 13, 2023. Many of the departments were involved throughout the planning process while working groups were drafting and refining the goals, strategies, and action steps. Departments provided comments and thoughts on the plan.

City Planning Commission and City Council Review

The Steering Committee and members of the working groups presented this plan, along with City Planning & Engagement staff, to City Planning Commission on March 3, 2023 and to City Council in **[insert month]** 2022. The City Planning Commission recommended **[insert action]** and the City Council **[insert action]** the plan as Resolution No. **[insert number]**.



Virtual Working Group meeting during the Pandemic
(photo by Belle Walsh)



Scotty Johnson with the Steering Committee
(photo by Samantha McLean)

HISTORY

This plan acknowledges that the neighborhood is the native homeland of the Osage, Shawnee, Myaamia, Kaskaskia, Hopewell, and Adena peoples. Following the Battles of Wabash and Fallen Timbers in the late 1700s and decades of violent land disputes, these tribes signed the Treaty of Greenville and were forced to relinquish their land. This history summary of Mt. Airy begins in the mid-1800s. Until the mid-nineteenth century, Mt. Airy was known as Brown's Grove, a small rural hamlet. Even though it was incorporated as the Village of Mt. Airy in 1865 with land given by Mill Creek and Green Townships, it was sparsely populated with only 162 residents by 1880. Most of the residents of Mt. Airy worked in the farming industry or farm-related activities with some businesses scattered along Colerain Pike such as a grocery store, wagonmaker's shop, and several saloons or inns.

In the late 1880s and early 1890s, Mt. Airy experienced a burst of growth with new residents moving in, increasing the population of between 500-600 by 1893. A significant number of residents in Mt. Airy by this time had jobs located outside of the village or had businesses not related to the agricultural industry. In the late 1890s and early 1900s, both residential development and agricultural activity slowed down. In 1911, Mt. Airy was annexed by the City of Cincinnati. In the 1910s and 1920s, the agricultural industry slowly disappeared as development was revived. By the early 1930s, there were ten businesses clustered around the intersection of Colerain Avenue and North Bend Road alone, a sharp contrast from the state of the business district in the 1880s.

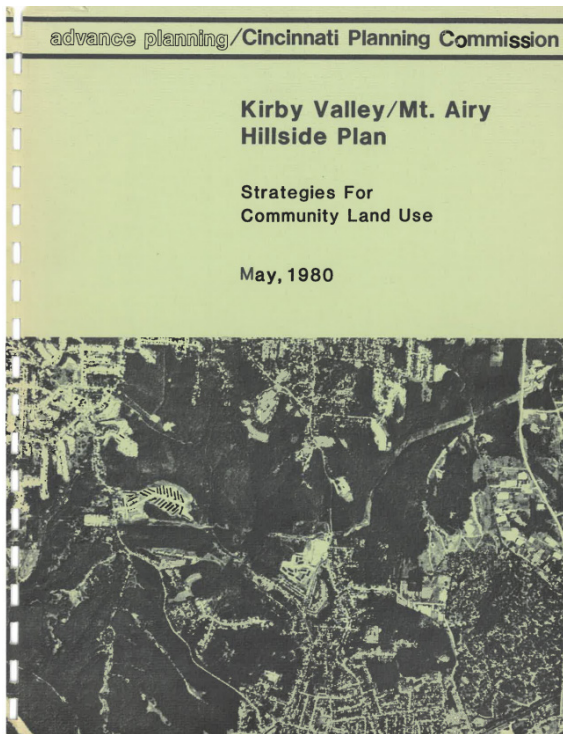
The Mt Airy neighborhood is a post war (WW II) community. Though the bulk of housing was built from 1950 to 1975, much of the single-unit construction occurred since 1980. With the City's population expanding to "suburban" City neighborhoods after WW II, the community became a strong demand destination for families desiring newer construction and larger yards. Housing styles and lot sizes reflect market demand from family households formed by the baby boomers and later generations. Ranch and 1.5 story homes with three to four bedrooms are evident as built during the decades of the 1950s through the 1970s, constructed on lots twice the size of the older urban neighborhoods of the City. Strong housing demand continued into the 1980s through to the millennium, with the housing stock increasing by 400 homes within eight subdivisions built from 1985 through 2006. These later subdivisions offered a range in settings and provided amenities and styles at affordable pricing for households looking to upgrade or to initiate their home ownership status. A drive through of the housing pockets illustrates pride in ownership for all the various price points of the community with homes and yards well maintained, complimented with tree lined streets.

As the community developed, the one block business district offered a variety of walk-up or drive to businesses with a diversity of services commencing and stabilizing during the decade of the 1960s and 1970s. The history of the commercial district along Colerain from North Bend to Kirby offered a range of consumer services including at various or concurrent times the following: one IGA grocery, a United Dairy Farmers, three sit-down restaurants, multiple fast food restaurants, one household appliance store, one hardware store, one bookstore, one pharmacy, three dry cleaners, two banks, one bakery, one auto parts store, and more.

Currently the business district provides in part, wireless retail operators, a carwash, beauty product and clothing services, hair care operations, salons and barber shops, convenient stores with gas sales, an independent food mart, the Cincinnati Chapter of Little Brothers and Friends of the Elderly, a carryout restaurant and a property maintenance office.

PAST PLANS

Mt. Airy has had a variety of past plans: one comprehensive neighborhood plan (1980), *Neighborhood Business District Urban Design Plan* (1996), and two area specific plans, the *Kirby Valley Hillside Study* (1980) and the *Colerain Corridor Study* (1983). These plans were considered in the creation of this plan. This section provides an overview of the past plans for the neighborhood.



Kirby Valley Hillside Study (1980)

After Cincinnati City Council amended the City's Zoning Code in 1976 to include Environment Quality (EQ) District Regulations, establishing Hillside Areas under the designation of Environmental Quality Hillside (EQ-HS) type became a high priority for many neighborhoods. The 1980 Kirby Valley Hillside Study reflects the neighborhood support for defining EQ-HS districts and proposes the establishment of the Kirby Valley/Mt. Airy EQ-HS 7. The land use recommendations follow the 1980 Mt. Airy Community Plan, recommending that future residential development should primarily be low-density and cluster, although the plan allows for medium density residential in hillside properties with insufficient lot sizes. Most of the recommended zoning changes are from current medium density residential sites to low density. The plan also proposes low-density residential as an alternative land use around the proposed Colerain Modified Freeway area, recognizing the appropriateness of alternative general land uses in case the freeway project should be abandoned in the future. The plan recognizes the important role of the

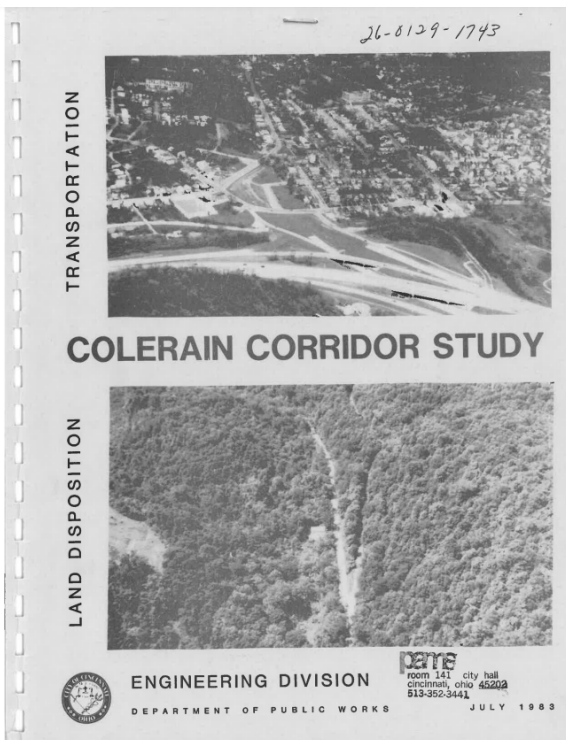
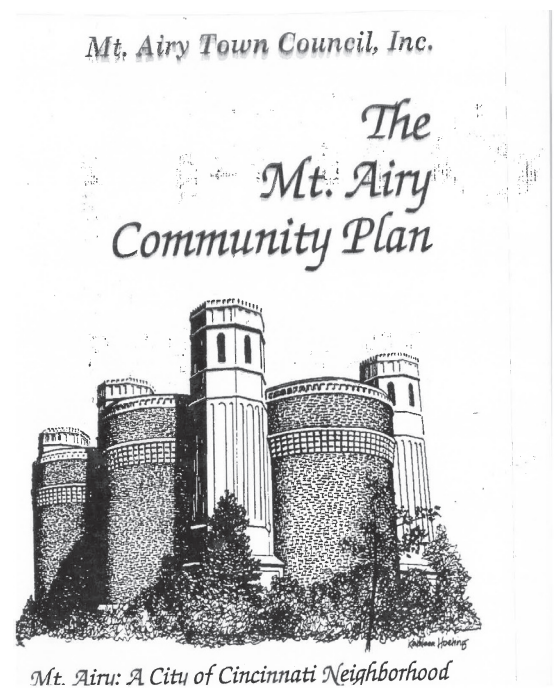
hillsides in the Mt. Airy neighborhood, where hillsides form a natural green edge delineating the College Hill, Mt. Airy, and Northside communities. The Mt. Airy Forest hillside planning boundary identified in the report stretches from 1-74 and the West Fork Valley north to North Bend Road and east to Virginia Avenue and Kirby Road. The hillside area is still an important neighborhood green space today and a touchstone of neighborhood identity.

Mt. Airy Community Plan (1980)

After a 1975 comprehensive plan for Mt. Airy failed to be adopted by the City Planning Commission due to insufficient community input, the Mt. Airy Town Council (MATC) spent the next few years surveying residents to develop the more community-based 1980 Mt. Airy Community Plan, which was amended in 1996. The plan was broken down into the following areas: land use and zoning; economic development; hillsides, parks, and open spaces; transportation; housing; recreation; public safety; health; social services; historic preservation; and education.

The overarching goals included eliminating blight in Mt. Airy's Neighborhood Business District (NBD) and encouraging revitalization of the NBD, preserving the beauty of Mt. Airy's hillsides, improving traffic safety and public transportation, developing a plan for bicycles, encouraging homeownership, providing housing for aging population, providing recreational opportunities for residents of all ages, reducing crime, improving and maintaining the health of all residents, providing support for a wide range of social services, raising community awareness of the history of Mt. Airy, ensuring that all students have a quality education, and providing opportunities for youth to be involved in the community.

The future land use plan focuses on the primarily residential character of Mt. Airy. As of the writing of the plan, about 33% of land was zoned as multi-family residential under the R-4 designation. However, due to the many hillsides present in Mt. Airy, much of the land zoned for multi-family could not be developed to that intensity with the available technology. To further protect the hillsides, the plan recommends pursuing an Environmental Quality overlay that would regulate development, which was proposed in the 1980 Kirby Valley Hillside Study.



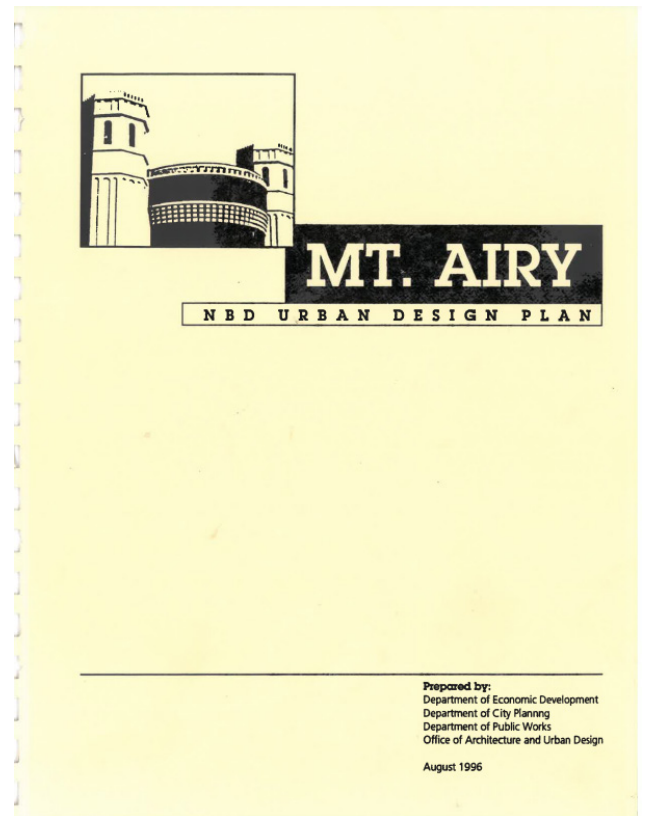
Colerain Corridor Study (1983)

The 1983 Colerain Corridor Study was created to respond to uncertainties about transportation and land use issues in the corridor. The uncertainty stemmed from changing philosophies about transportation improvement since the interchange was conceived, resulting in several iterations of the Colerain Corridor plan. The 1983 study represented a significant shift from the previously proposed expressway to identifying a group of improvements along the transportation corridor. The study also expanded on concerns mentioned in the 1980 Mt. Airy Community Plan about current residential streets, namely North Bend Road and Colerain Avenue, being treated as highways, stating that unless either the attitude changes or the city finds a way to substantially decrease traffic from those two roads. Four alternative plans for the Colerain Corridor were proposed: 1) an on-grade minimal improvement; 2) elevated connections between I-74 and Colerain; 3) adding a Virginia bypass directly connected to I-74; and 4) extending the Virginia Bypass to Hamilton and Springlawn. The four major alternatives also

included nine common roadway improvements. As of the publication of the study, a final decision had not been made on the form of improvement. Public transportation was also considered in this study, with recommendations including increased usage of route 16 buses and increasing bus service in several designated areas. The land use recommendations outlined in the study also agree with the previous Mt. Airy plans adopted by the City Planning Commission.

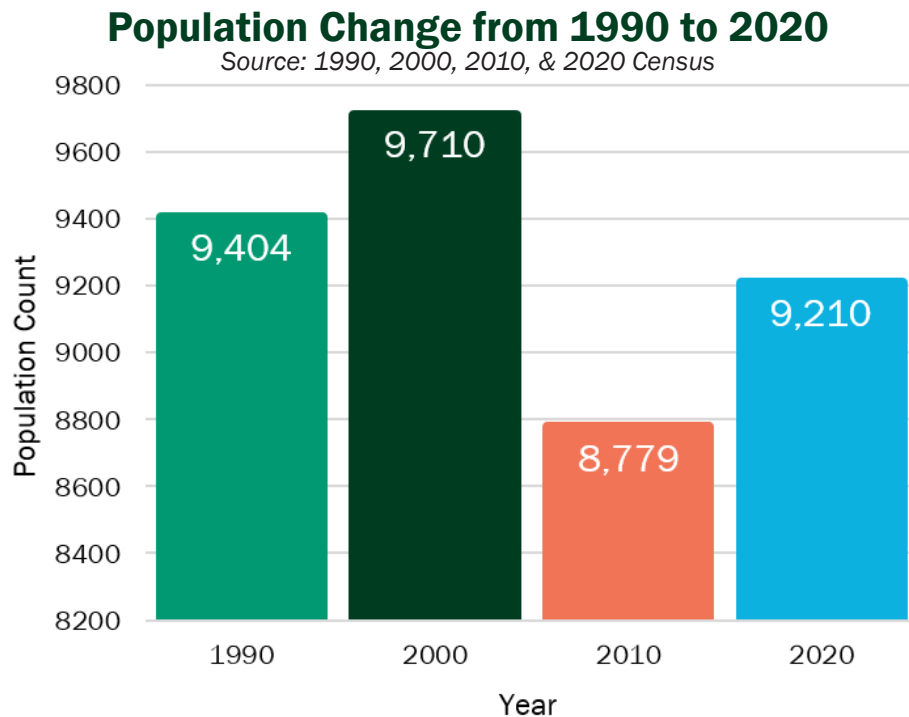
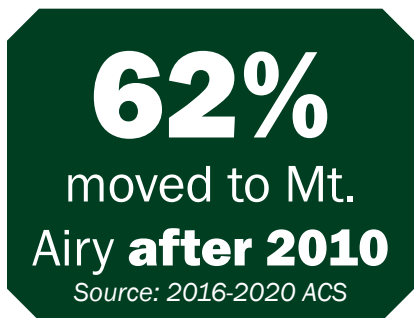
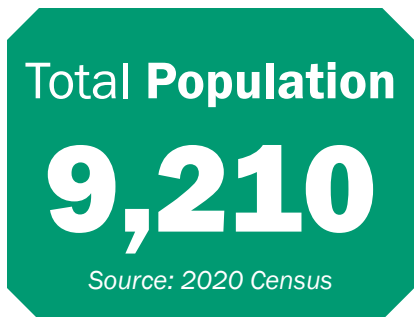
Mt. Airy Neighborhood Business District Urban Design Plan (1996)

The goal of this urban design plan was to direct the future of Mt. Airy's Neighborhood Business District (NBD). The impetus for the plan was a lack of adequate parking and the need to provide physical continuity within the district. The NBD encompasses properties along Colerain Avenue from south of North Bend Road north to Kirby Avenue and is near other economic centers. The goals and objectives of the design plan were grouped into six functional areas and ranked in order of performance: cleanliness; safety; marketing and promotions; parking and circulation; design and infrastructure; and business development. The ranking was determined through a collaboration with businesses, property owners, neighborhood residents, investors, leaders, and City staff. In addition to Urban Design implementation guidelines, an Environmental Quality-Urban District (EQ-UD) was proposed to complement the Urban Design plan by protecting and enhancing the NBD's environmental features, including signs, facades, site amenities, paving, landscaping, lighting, and parking.



EXISTING CONDITIONS

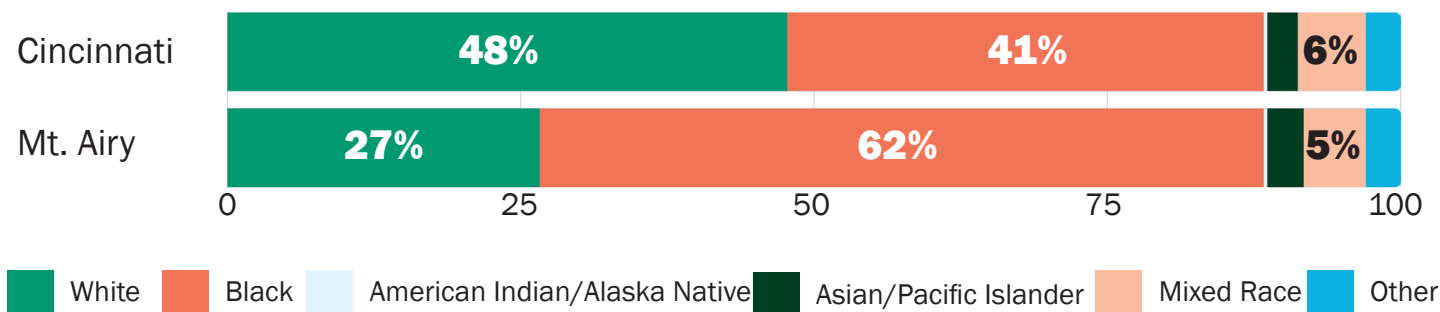
POPULATION



The total Mt. Airy population in 2020 was 9,210, a 5% increase from 2010, although still lower than 1990 and 2000 population levels. The increase in population was accompanied by an influx of new residents, with 62% of current Mt. Airy residents moving to the neighborhood after 2010. Mt. Airy is also a majority-minority neighborhood, with a higher percentage of Black or African American residents compared to Cincinnati as a whole, 62% and 41% respectively.

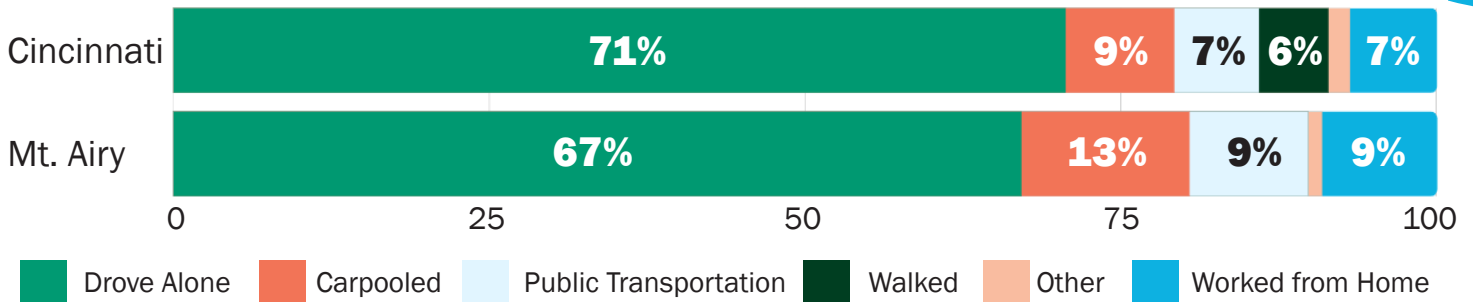
Race Breakdown in Mt. Airy compared to Cincinnati

Source: 2020 Census



Commute Methods in Mt. Airy compared to Cincinnati

Source: 2020 Census

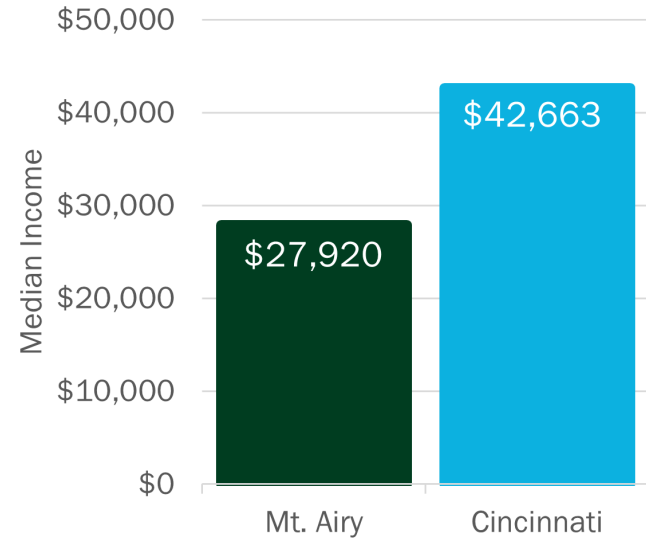


23%
of residents
**do not own a
vehicle**
Source: 2016-2020 ACS

28%
of residents
**below the
poverty level**
Source: 2016-2020 ACS

2020 Mt. Airy Median Household Income compared to Cincinnati

Source: 2016-2020 ACS



Mt. Airy and Cincinnati have a **42% difference in median income**

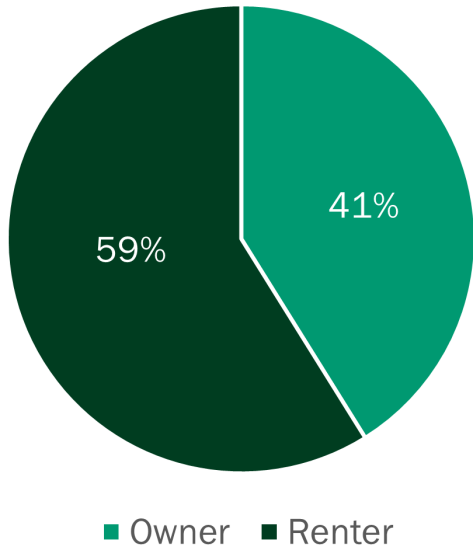
At 67%, the primary method Mt. Airy residents use to commute is driving alone in a personal vehicle, although carpooling is a distant second at 13%. The percentage of carpooling residents is four percentage points higher than in Cincinnati overall, which could be linked to 23% of Mt. Airy residents not owning a vehicle, compared to 19% of Cincinnati residents who do not own a vehicle. The largest category difference was the number of residents who commute by walking, with almost zero percent of residents in Mt. Airy walking to work.

The median household income in Mt. Airy is lower than the City as a whole, with a difference of 42% and lower by about \$14,743. Additionally, the poverty rate among Mt. Airy residents is 28%, four percentage points higher than the City of Cincinnati.

HOUSING

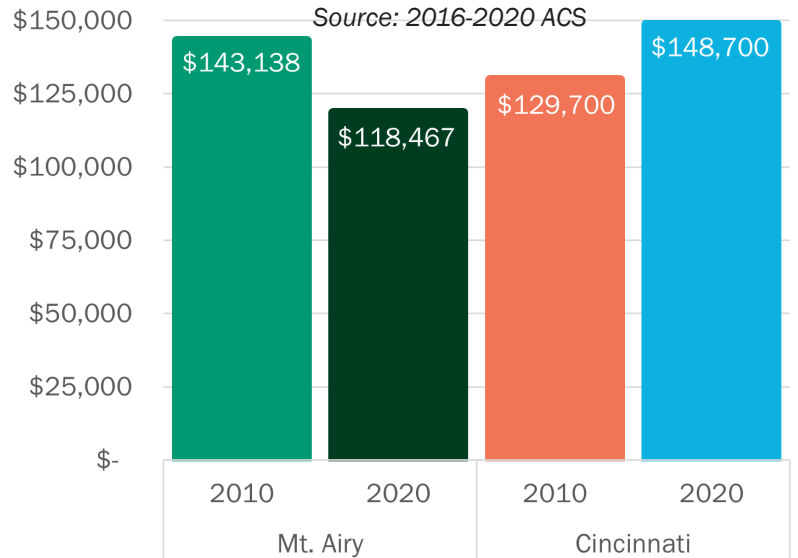
Percent of Renters and Owners in Mt. Airy

Source: 2016-2020 ACS



Comparison of Median Home Value in 2010 and 2020 between Mt. Airy and Cincinnati

Source: 2016-2020 ACS

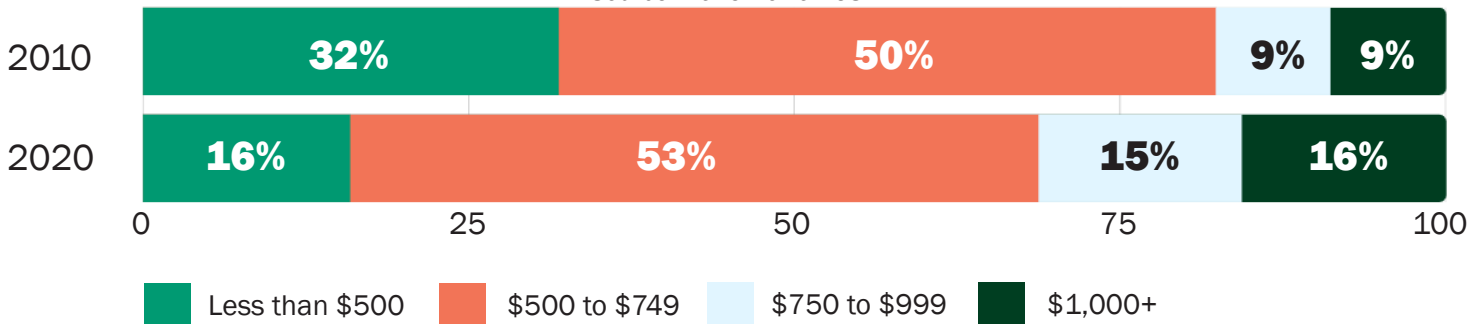


65% of housing built before **1970**
Source: 2016-2020 ACS

465 Vacant Units in Mt. Airy
Source: 2020 Census

Comparison of Mt. Airy Gross Rents between 2010 and 2020

Source: 2016-2020 ACS

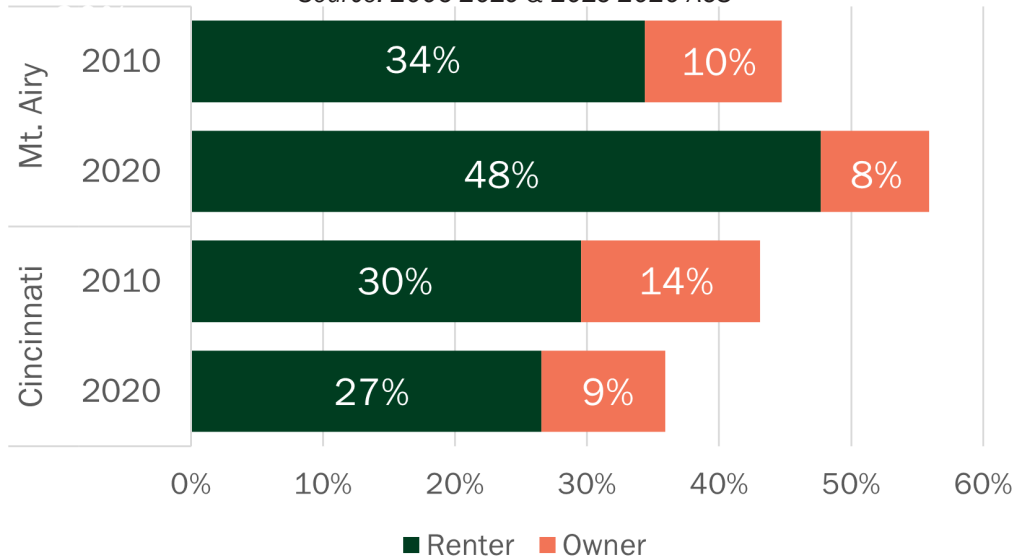


Median Gross Rent
\$672
Source: 2016-2020 ACS



Percentage of Housing Burdened Residents in 2010 and 2020

Source: 2006-2010 & 2016-2020 ACS



38%
of housing
stock is
detached
single-family

Source: 2016-2020 ACS

A majority of Mt. Airy residents rent their homes instead of owning them, 59% to 41%, respectively. Almost 50% of residents who are renting are considered housing burdened by HUD's definition, meaning nearly half of Mt. Airy renters spend 30% or more of their income on housing.

The overall percentage of housing burdened residents in Mt. Airy is around 20 percentage points higher than Cincinnati as a whole.

The **median rent in Mt. Airy increased since 2010**, going from \$583 to \$672 per month, with the percentage of units renting at \$750 per month or more increasing from 18% to 31%.

CURRENT LAND USE



53% PUBLICLY OWNED

21% SINGLE FAMILY

6% VACANT

6% APARTMENTS - 20+ UNITS

3% COMMERCIAL

3% PARK / RECREATIONAL

CURRENT ZONING

PARKS & RECREATION **51%**

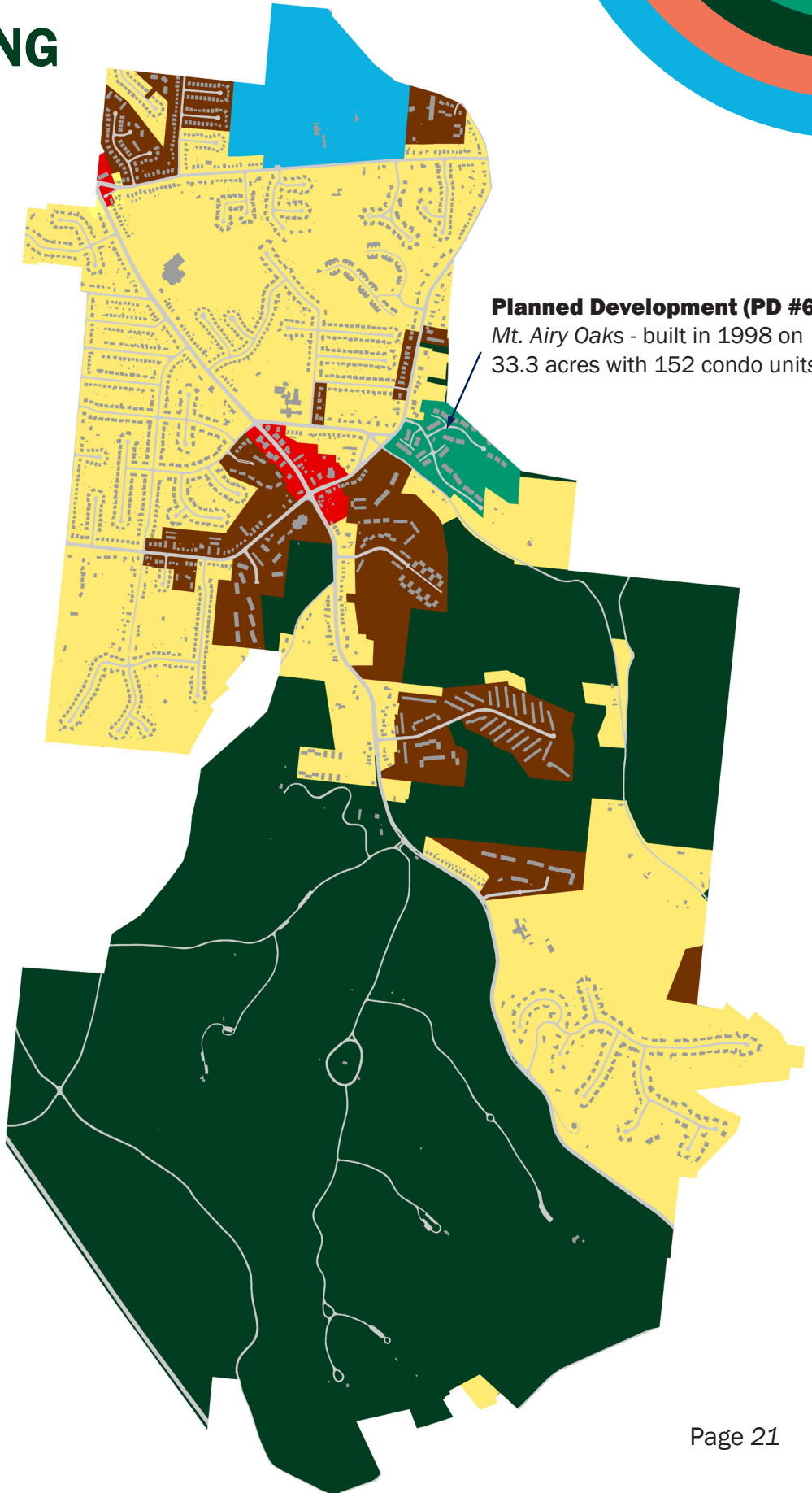
SINGLE FAMILY **35%**

RESIDENTIAL MULTI-FAMILY **9%**

INSTITUTIONAL RESIDENTIAL **3%**

PLANNED DEVELOPMENT **1%**

COMMERCIAL **1%**



Planned Development (PD #6)
Mt. Airy Oaks - built in 1998 on
33.3 acres with 152 condo units.

THE GUIDING **VISION**

Mount Airy is a **gateway** neighborhood, with access points to three townships and other Cincinnati neighborhoods, that strives to create an *inviting, appealing, safe,* and **revitalized** environment, highlighting famous *landmarks* and **welcoming** new neighbors who will work collaboratively with one another to **map** the future of Mount Airy.

The six Theme Areas for Mount Airy: Map our Future are found on the next page (page 23).

Each of these theme areas have detailed goals, strategies, and action steps that prioritize the ideas of the community. Each of these may be found in the Implementation Tables in the Appendix located at the end of the document. These Implementation Tables will help the community prioritize each goal and strategy, while identifying appropriate resources and timelines.





TRANSPORTATION



PUBLIC SAFETY



**BUSINESS
DISTRICT**



**COMMUNITY &
MARKETING**



HOUSING



**PARKS &
RECREATION**

TRANSPORTATION

GOALS, STRATEGIES, & ACTION STEPS



Safe and comfortable connections between hubs of activity are the focus of Mt. Airy's transportation future. Whether a person is traveling by car, foot, bike, or bus, the overarching goal is to foster a transportation environment that allows people to easily get where they want to go while strengthening Mt. Airy's business district.

GOAL 1

Implement traffic calming on major thoroughfares to reduce accidents and speeding

Strategy 1.1: Increase on-street parking

Strategy 1.2: Consider a roundabout at Kirby Road and the W. North Bend Road intersection

Strategy 1.3: Consolidate or eliminate left hand turns in the business district

Action Step 1.3.1: Review crash data for left hand turns, specifically at Thornton's, Taco Bell, and the southern portion of the Business District where appropriate

Action Step 1.3.2: Work with businesses to combine access points to eliminate excessive curb cuts

Action Step 1.3.3: Reference and coordinate goals from Colerain Township's Colerain Corridor Study

GOAL 2

Enhance multi-modal transportation options and increase pedestrian safety

Strategy 2.1: Improve crosswalks with enhanced lighting or traffic lights

Strategy 2.2: Build sidewalks where needed and repair existing sidewalks to City standards

Strategy 2.3: Develop a bike/walking trail from Mt. Airy Forest to the Business District

Mt. Airy CURE Colerain Avenue Corridor Study (June 2021)

In pursuit of creating a consistent, appealing, and safe public environment along the Colerain Avenue Corridor, Mt. Airy CURE, in partnership with KZF Design, generated goals and recommendations that will foster a safer transportation experience. The recommendations from the study are:

- Construct new 8' minimum sidewalks with 2' collector strip, curbs, and rebuild driveways along both sides of Colerain Avenue
- Incorporate street trees along the Corridor where possible
- Buffer areas between street, sidewalk, and parking lots
- Utilize service/access roads
- Enforce uniform signage and consolidation
- Implement pedestrian-scale lighting along the Corridor

The **proposed improvements** to Colerain Avenue were explored in the graphic below.



Source: Mt. Airy CURE Colerain Avenue Study

PUBLIC SAFETY

GOALS, STRATEGIES, & ACTION STEPS



Getting more eyes on the street is a core component of Mt. Airy's public safety goals. The more residents and businesses are invested in creating a community that watches out for each other, the safer the neighborhood as a whole will be.

GOAL 1

Reduce speeding on Colerain Avenue and North Bend Road

Strategy 1.1: Install raised crosswalks, bump outs, speed cushions where appropriate and make crosswalks more visible

Action Step 1.1.1: Prioritize these improvements along Colerain Avenue and W. North Bend Road and areas with higher pedestrian traffic

Strategy 1.2: Work with Police District 5 to increase targeted speeding enforcement

GOAL 2

Work with Police District 5 to improve community/police relations

Strategy 2.1: Work with District 5 to assign a Community Police Officer specifically for Mt. Airy who is involved in the community

Strategy 2.2: Identify resources and social capital to restart Citizens on Patrol

Action Step 2.2.1: Partner with local businesses for sponsorships of forest amenities

Strategy 2.3: Partner with Police with National Night Out or bus students to Police Station for tours/touch a truck

GOAL 3

Implement a neighborhood wide Neighborhood (Block) Watch program

Strategy 3.1: Create a neighborhood safety plan with the Police advising

Action Step 3.1.1: Work with institutions to run safety/ outreach campaigns in neighborhood

Action Step 3.1.2: Lights on front porches, lock doors, design standards to reduce crime

Strategy 3.2: Collaborate with Recreation for amenities and programming and the Colerain and Shepherd Recreation Area

Action Step 3.2.1: Connect youth who sell water on corners with the established programming

GOAL 4

Increase safety on Hawaiian Terrace and Bahama Terrace

Strategy 4.1: Work with property owners to improve buildings, playgrounds and common spaces

Action Step 4.1.1: Apply for the City's rental inspection program

Strategy 4.2: Encourage landlords neighborhood wide to accept a mix of market rate and housing vouchers with the aim to deconcentrate poverty

Strategy 4.3: Create plan for purchasing the property if owners decide to sell



BUSINESS DISTRICT

GOALS, STRATEGIES, & ACTION STEPS



The vision for Mt. Airy's business district hinges on revitalization of both through the physical built environment and the social atmosphere, transforming the district into the welcoming gateway it was meant to be.

GOAL 1

Develop the Business District into an attractive environment for both Mt. Airy residents and visitors

Strategy 1.1: Develop attractive gateways at both entrances to the Business District

Strategy 1.2: Make the Business District more pedestrian friendly

Action Step 1.2.1: Design and implement a well-lit, aesthetically pleasing, safe, and uniform streetscape

Action Step 1.2.2: Study the feasibility of landscape medians, bump outs, raised crosswalks, etc.

Action Step 1.2.3: Create more public gathering spaces that are programmed year-round

Strategy 1.3: Hold more events within the Business District

Action Step 1.3.1: Build partnerships with local businesses to host these events

Strategy 1.4: Address litter challenges in the Business District

GOAL 2

Improve the built environment of the Business District

Strategy 2.1: Strategically acquire and redevelop property according to the Urban Design Overlay District standards

Strategy 2.2: Work with the Department of Transportation & Engineering to implement the KZF study recommendations

GOAL 2

Improve the built environment of the Business District (cont.)

Action Step 2.2.1: Study the feasibility of an access road behind the eastern businesses to help eliminate lefthand turns onto Colerain Avenue

Strategy 2.3: Focus on maintaining and creating building facades that contribute to the streetscape of the Business District

Action Step 2.3.1: Help current businesses freshen up their storefronts

Strategy 2.4: Prioritize future redevelopment efforts for one-to-two single story commercial uses where appropriate for the corner of Colerain Avenue and W. North Bend Road

Action Step 2.4.1: Reassess potential opportunities (if any come to fruition) in 2-3 years and rethink efforts to include 3-4 story mixed-use development(s)

Action Step 2.4.2: Continue outreach to potential developers or investors to highlight corner property

Action 2.4.3: Ensure all developments meet the Urban Design Overlay District guidelines and continue to update the guidelines to meet the community's wishes

Action 2.4.4: The existing buildings on this corner are recommended for demolition by this Plan (see map on page 39)

Strategy 2.5: Expand the existing Neighborhood Business District north along Colerain to include Little Flower Future Development Opportunity (FDO):

Action 2.5.1: Explore the option of 'splitting' the Little Flower FDO to allow for the possibility of mixed-use development along the eastern side of Colerain Avenue allowing the western half of the site to continue with future single-family development or mixed-use efforts.

COMMUNITY & MARKETING

GOALS, STRATEGIES, & ACTION STEPS



Communicating important neighborhood meetings, issues, and opportunities to Mt. Airy residents and encouraging participation in community matters is paramount to the future development of the neighborhood. In addition to internal marketing and communication, Mt. Airy is also looking to its neighbors and the City to collaborate and share what Mt. Airy has to offer.

GOAL 1

**Develop programs/
incentives for more
people to attend Mt.
Airy Town Council
meetings**

Strategy 1.1: Partner with Mt. Airy institutions to raise awareness of meetings and issues affecting the neighborhood

GOAL 2

**Strengthen the
Quality-of-Life
Committee under Mt.
Airy Town Council**

Strategy 2.1: Recruit volunteers to attend meetings and get organized

Strategy 2.2: Lobby the City for the Neighborhood Enhancement Program (NEP)

Strategy 2.3: Increase access to resources for housing, job centers, events and social service programming

Action Step 2.3.1: Recruit social services into the neighborhood during neighborhood events, etc.

Action Step 2.3.2: If demand is there, recruit job and social service providers to open an office in the neighborhood

GOAL 3

Develop a community meeting space for Mt. Airy residents to gather

Strategy 3.1: Host pop-up community events to create temporary gathering spaces

Action Step 3.1.1: Have a mobile circus event in Business District and Church parking lot

Action Step 3.1.2: Partner with Little Flower Parish to host events on their property

Strategy 3.2: Create a designated indoor/outdoor public space at Mt. Airy School or within the Business District

GOAL 4

Create a neighborhood roundtable with other neighborhoods to discuss similar problems/solutions

Strategy 4.1: Reach out to College Hill, Northside, Villages at Roll Hill, Westwood, and Colerain and Green Township to discuss common issues and developments that may affect both areas

Action Step 4.1.1: Develop contacts with each neighborhood and share information when needed

GOAL 5

Market Mt. Airy's assets to existing and future residents, business owners, and visitors

Strategy 5.1: Develop a marketing program for Mt. Airy Community Learning Center, Mt. Airy School-Based Health Center, Mt. Airy Forest, Mt. Airy Commons, etc.

Action Step 5.1.1: Research existing Mt. Airy businesses that could help, or utilize UC students, as part of a design studio



HOUSING

GOALS, STRATEGIES, & ACTION STEPS



Mt. Airy should support existing and future residents of all income levels and lifestyles by providing a variety of quality, well-cared for housing options with incentives and assistance for property owners to maintain housing units.

GOAL 1

Maintain and enhance the single-family housing stock

Strategy 1.1: Conduct outreach and connect property owners with financial and technical assistance to help them maintain their property

Action Step 1.1.1: Identify and connect property owners with programs, such as the Homestead Exemption, that can assist them with rapidly increasing property taxes and other financial assistance programs, such as utility assistance

Action Step 1.1.2: Partner with landlords of single-family properties to address property maintenance concerns

Action 1.1.3: Continue to report and be proactive with reporting code violations

Strategy 1.2: Create an incentive program for well-maintained properties

Action Step 1.2.1: Start a “Home of the Month” program with yard signs

GOAL 2

Identify blighted and problem properties and work with property owners to improve them

Strategy 2.1: Create a landlord partnership with larger multi-family properties to help better understand landlords and what services could be provided to assist them

Action Step 2.1.1: Build a database of existing multi-family properties and contact information and keep it updated

Action Step 2.1.2: Hold quarterly meetings with landlords to discuss common issues/problems and brainstorm ideas for solutions and incentives to help

Strategy 2.2: Encourage a mix of market-rate and subsidized rental units in large apartment complexes

Strategy 2.3: Improve the quality of rental units

Action Step 2.3.1: Apply for the City rental inspection pilot program to inspect all units in Mt. Airy

GOAL 3

Support existing residents who want to stay in Mt. Airy

Strategy 3.1: Develop tenant support programs to help families address substandard living conditions without fear of retaliation from their landlord

Strategy 3.2: Develop more senior housing so seniors can stay in Mt. Airy

Strategy 3.3: Develop support/toolkits to assist low-moderate income homeowners and increase homeownership opportunities

PARKS & RECREATION

GOALS, STRATEGIES, & ACTION STEPS



Capitalizing on Mt. Airy's current recreational resources, from the vast and beautiful Mt. Airy Forest to the Colerain and Shepherd Recreation Area, the future of Mt. Airy Parks and Recreation relies on improving existing facilities and providing greater access for all residents and visitors.

GOAL 1

Hold more events in Mt. Airy Forest to bring people into the neighborhood

Strategy 1.1: Partner with Cincinnati nature groups to bring events to Mt. Airy Forest

Strategy 1.2: Improve perception of safety in Mt. Airy Forest

Action Step 1.2.1: Add more security lighting in Park

Action Step 1.2.2: Add functioning and regularly maintained cameras to the Forest

GOAL 2

Work with the Park Board to implement the recommendations of the Mt. Airy Forest Plan

Strategy 2.1: Continue to market and attend Mt. Airy Forest Advisory Committee meetings to maintain and improve the forest

Strategy 2.2: Improve identification and wayfinding signage for the forest

Action Step 2.2.1: Partner with local businesses for sponsorship of forest amenities

Strategy 2.3: Develop a bike/walking trail from Mt. Airy Forest to the Business District

GOAL 3

Increase awareness/
utilization of
existing recreational
amenities and
enhance existing
recreation assets
to serve the
neighborhood
population

Strategy 3.1: Utilize Mt. Airy School for community events, potentially partnering with Cincinnati Recreation Commission


Strategy 3.2: Collaborate with Cincinnati Recreation Commission and local nature clubs for amenities and programming, including the Colerain and Shepherd Recreation Area





thefuture

FUTURE DEVELOPMENT OPPORTUNITIES



Based on the many goals and strategies that were outlined in the previous section, the following six future development opportunities (FDOs) were identified on page 37. These areas were identified solely as **potential** development opportunities in the future, in case there would be possibilities of redevelopment or sales.

1

ACADIA

2

BUSINESS DISTRICT

3

HAWAIIAN & BAHAMA

4

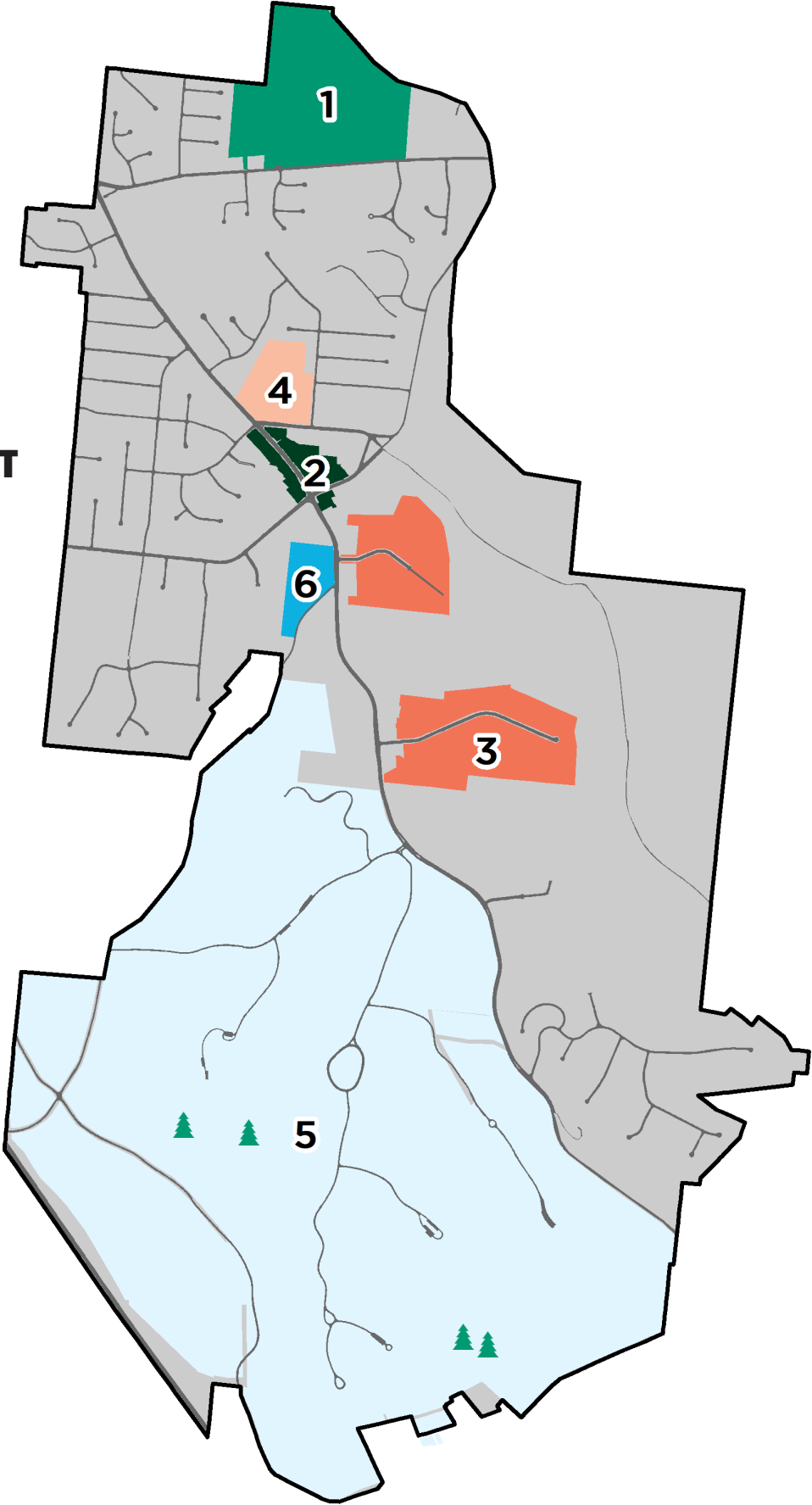
LITTLE FLOWER

5

MT. AIRY FOREST

6

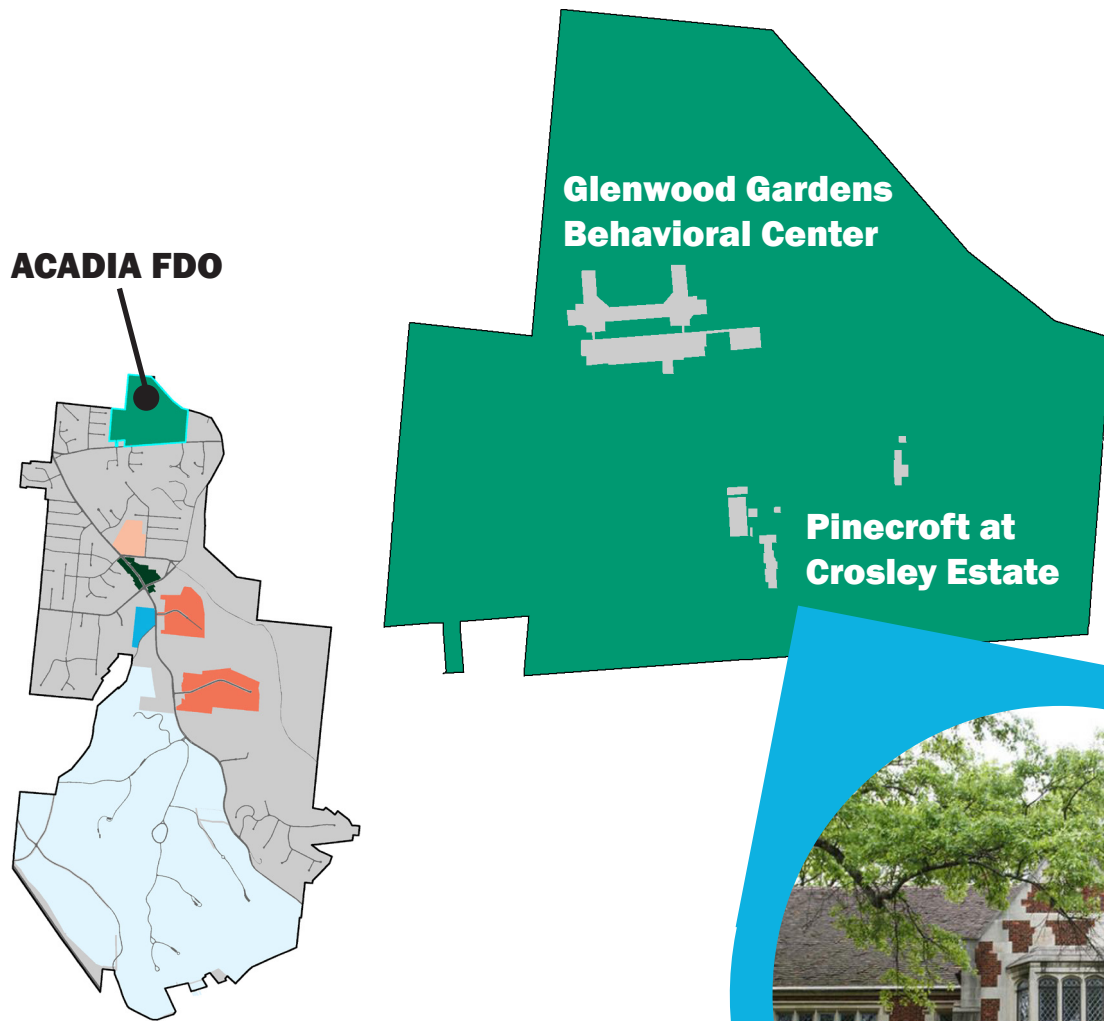
SHEPHERD



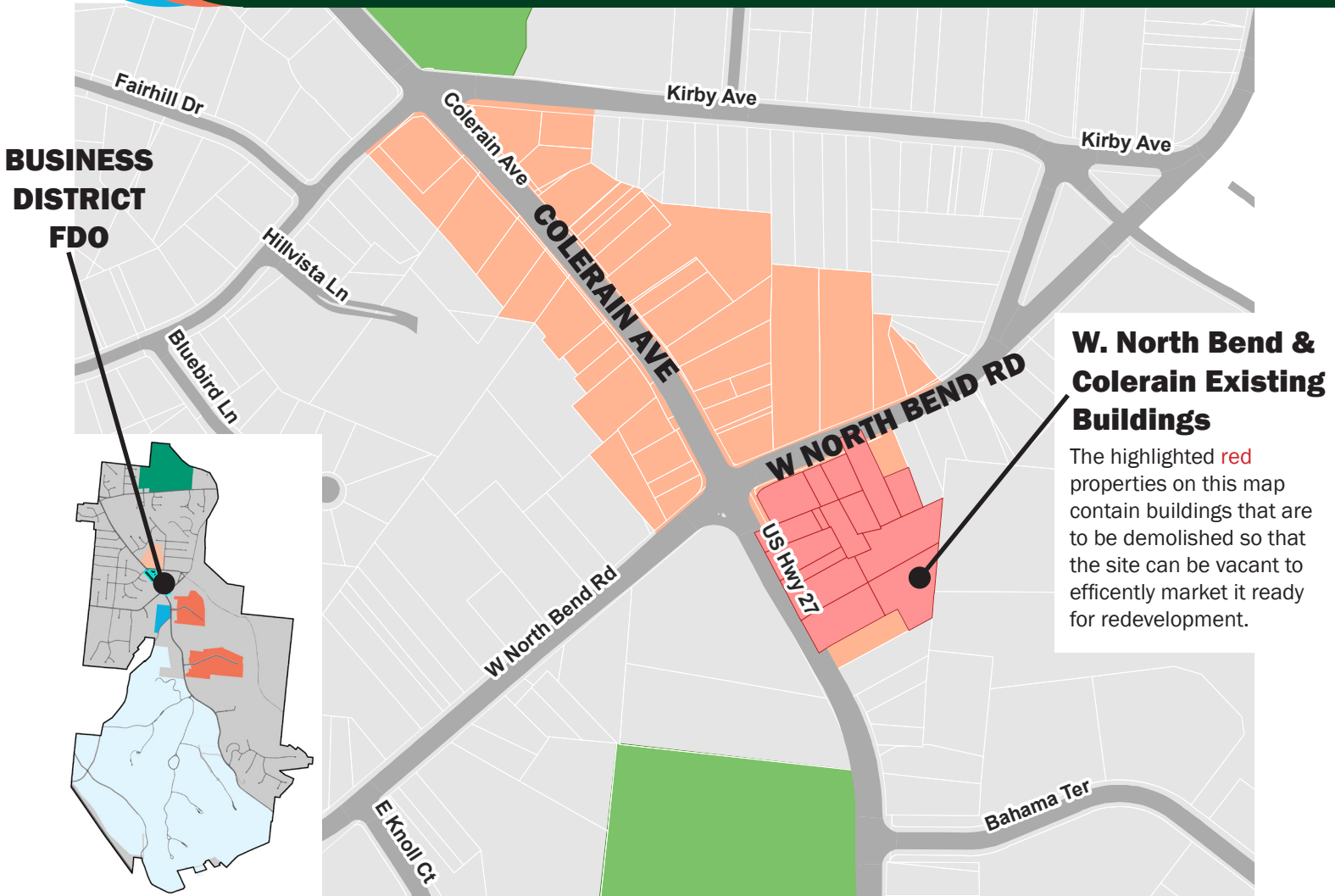
ACADIA

Future development opportunities for the **excess land surrounding the Pinecroft at Crosley Estate** and the Glenwood Gardens Behavioral Center focus on bringing more recreational opportunities to Mt. Airy residents. Recreational concepts proposed include an outdoor or drive-in movie theater, a park with a walking loop connecting to Pinecroft, and a fishing lake.

The goal of the development would be to attract more people to the area and add to Mt. Airy's portfolio of recreational activities. Another potential development option is to construct more single-family homes on the excess land, contributing to the neighborhood's residential character.



BUSINESS DISTRICT



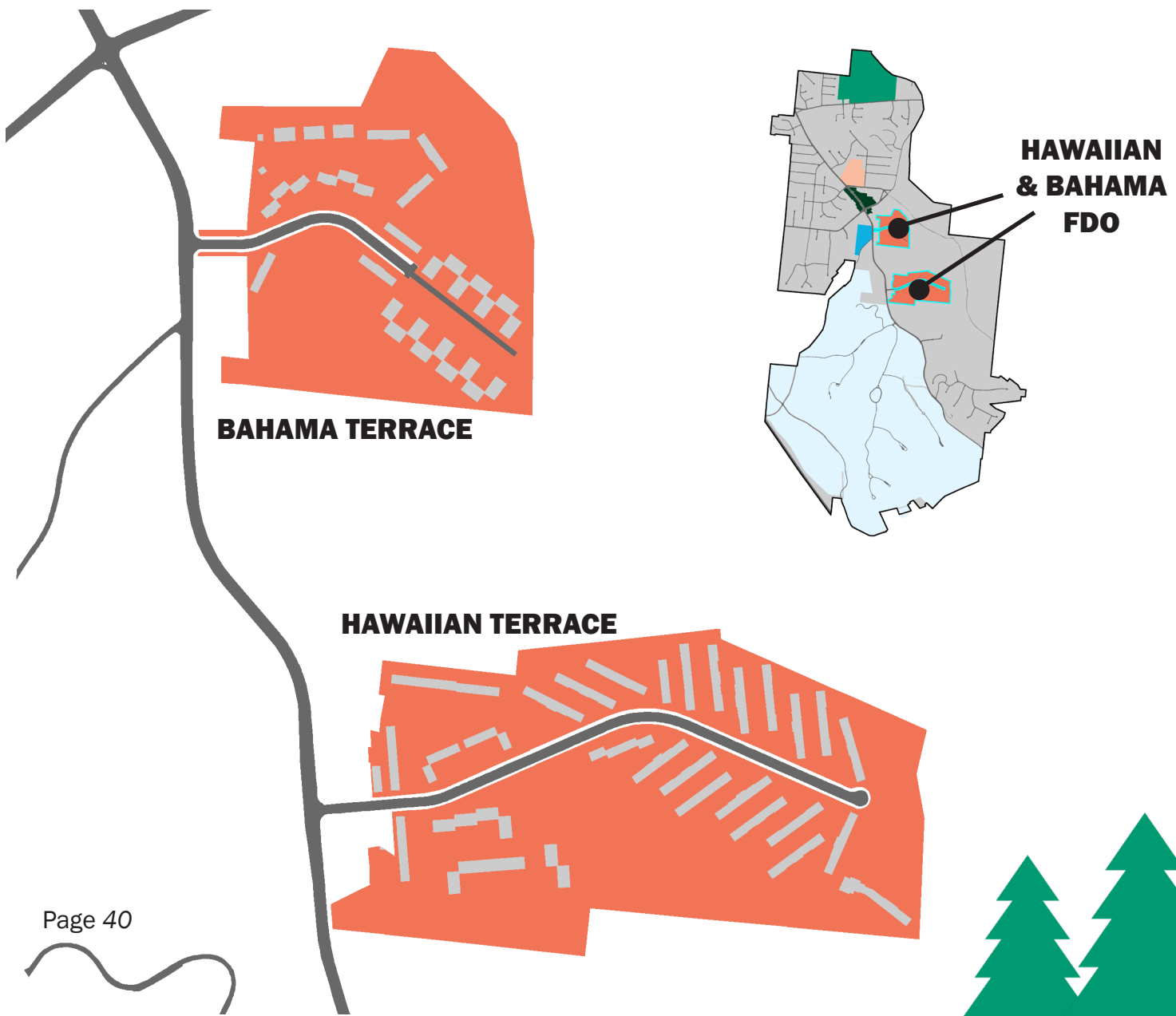
While Mt. Airy's current **Neighborhood Business District** is a little lackluster, a partnership with KZF Design produced a plan to make the district a focal point for the community. A major factor impacting accessibility in the district is traffic safety. Between excessive speeding on Colerain Avenue and dangerous intersections, particularly at crossroads North Bend and Colerain, implementing traffic calming measures is a priority to make the street safer. Some ideas for future development that could slow traffic and create a safer pedestrian experience are adding a roundabout or square at the intersection of Colerain and North Bend, making the intersection a gateway into the district, constructing medians on the stretch of Colerain Avenue that runs through the business district, widening sidewalks to eight feet, and improving crosswalks.

Other development opportunities identified in the business district are using the Impact Worship Center and Little Flower Church parking lots for big events, engaging Speedway and Thornton's to become more integrated into the community, bringing a wider variety of businesses to the district and creating job opportunities for Mt. Airy residents, more extensive marketing of Mt. Airy restaurants, and exploring the potential for rooftop gardens in the district. The corner of North Bend and Colerain is ideal for redevelopment efforts. Page 39

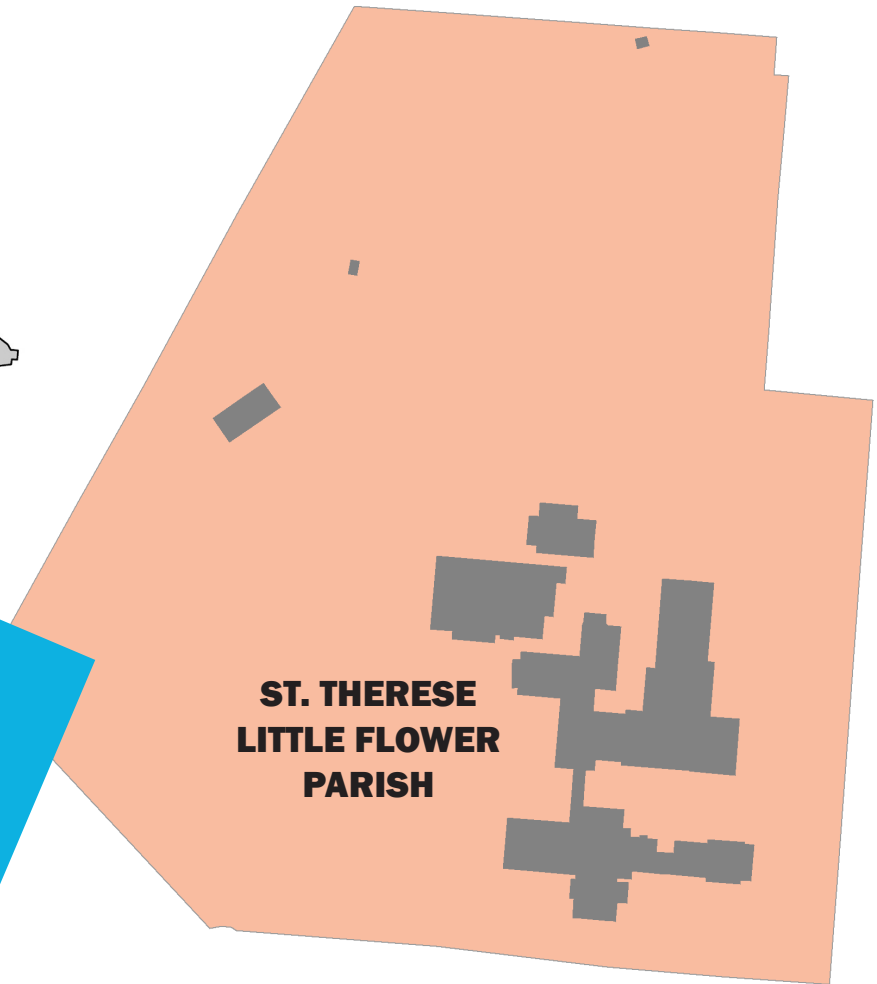
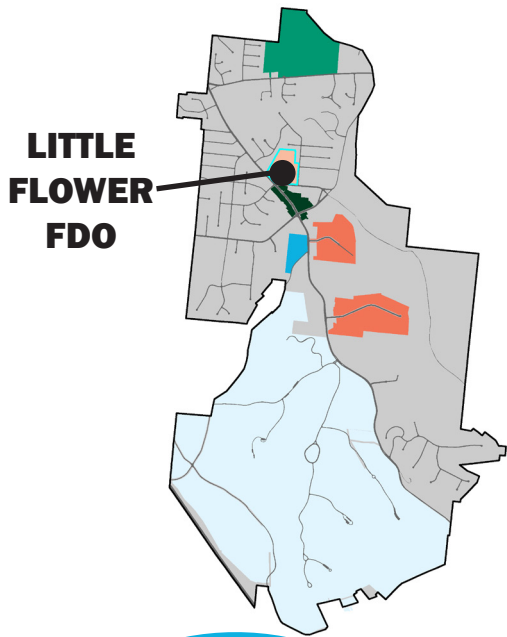
HAWAIIAN & BAHAMA

Redevelopment along **Hawaiian Terrace and Bahama Terrace** presents several opportunities to improve the lives of residents on those streets. According to feedback, current living conditions are poor, with reports of broken playground equipment, absentee landlords, neighborhood isolation, lack of amenities, and long distances to bus stops, with some apartments being up to a mile away.

The proposed future development of these streets includes creating a mixed-income community with different types of housing by maintaining the current number of low-income units and adding additional mixed-income units. Existing buildings and landscape should be improved, and initiatives to get more residents involved with the Mt. Airy Town Council would help current residents guide the development of their communities.



LITTLE FLOWER



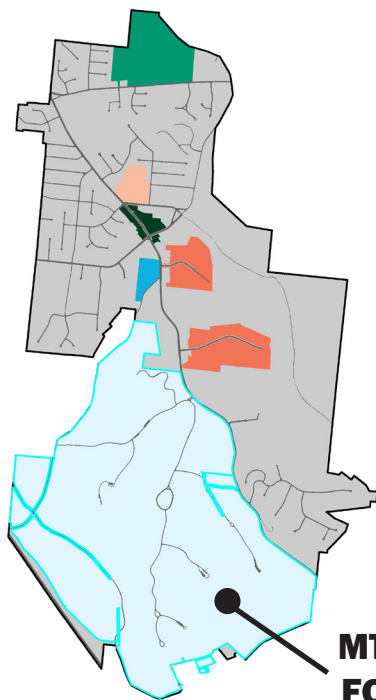
St. Therese Little Flower Parish is a Catholic Church on the corner of Kirby Avenue and Little Flower Avenue, just north of Mt. Airy's business district. While the church will ideally stay in operation, potential redevelopment options were considered in case they decide to relocate. The existing buildings could be used by future institutions, although other options include creating a public park with programming as a community gathering space, starting a community garden, adding walking paths to connect surrounding neighborhoods to the business district, bringing more commercial development along Colerain Avenue, and using the land for more single-family homes with some park space. While all the options described are potential redevelopment opportunities, if the site is ever sold, it will be imperative to involve the community early on in any redevelopment plans. Across the street from Little Flower Parish, south of Kirby Avenue, another development opportunity was identified: building a playground behind the Little Brothers - Friends of the Elderly building. The playground addition would benefit the nearby Constance Constant Care daycare center.

MT. AIRY FOREST

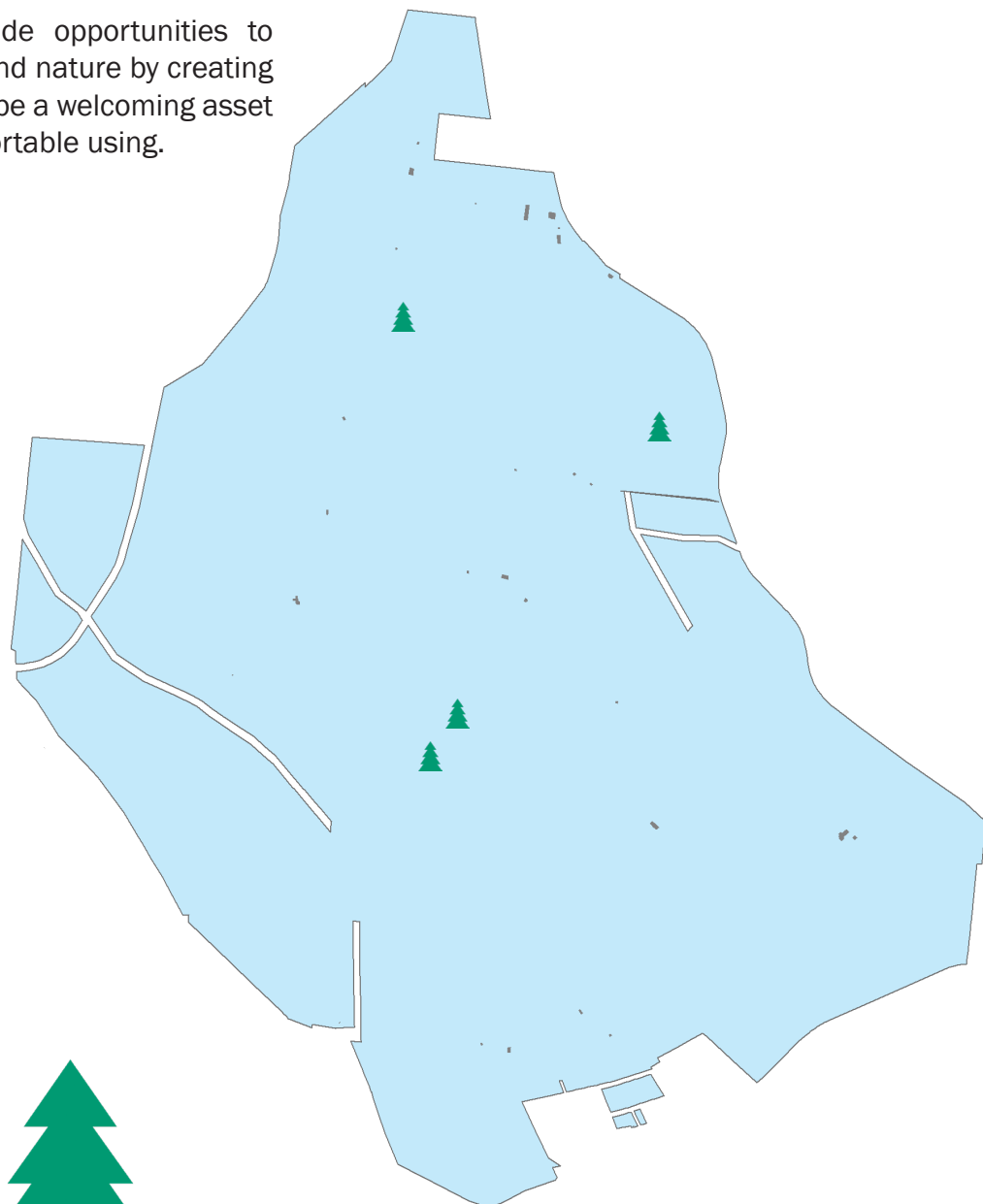
The **Mt. Airy Forest** is a recreational highlight of the neighborhood, although feedback recognized that the sites existing assets and events, including disc golf, walking groups, arboretum, and amphitheater, could benefit from better advertising. In addition to supporting existing facilities, more mountain bike trails would benefit visitors, since people are currently mountain biking on hiking trails when they are muddy, which tears them up and makes hiking on the trails less pleasant. The horse trail along Shepherd Creek should also be improved to make it more navigable by foot.

To expand the forest, the City should purchase the property northwest of Shepherd Creek Road and Diehl Road between I-74 and West Fork Road. Another focus in the Mt. Airy Forest is increasing investments in safety measures and litter reduction, including more frequent security patrols and removing graffiti at Trail Ridge.

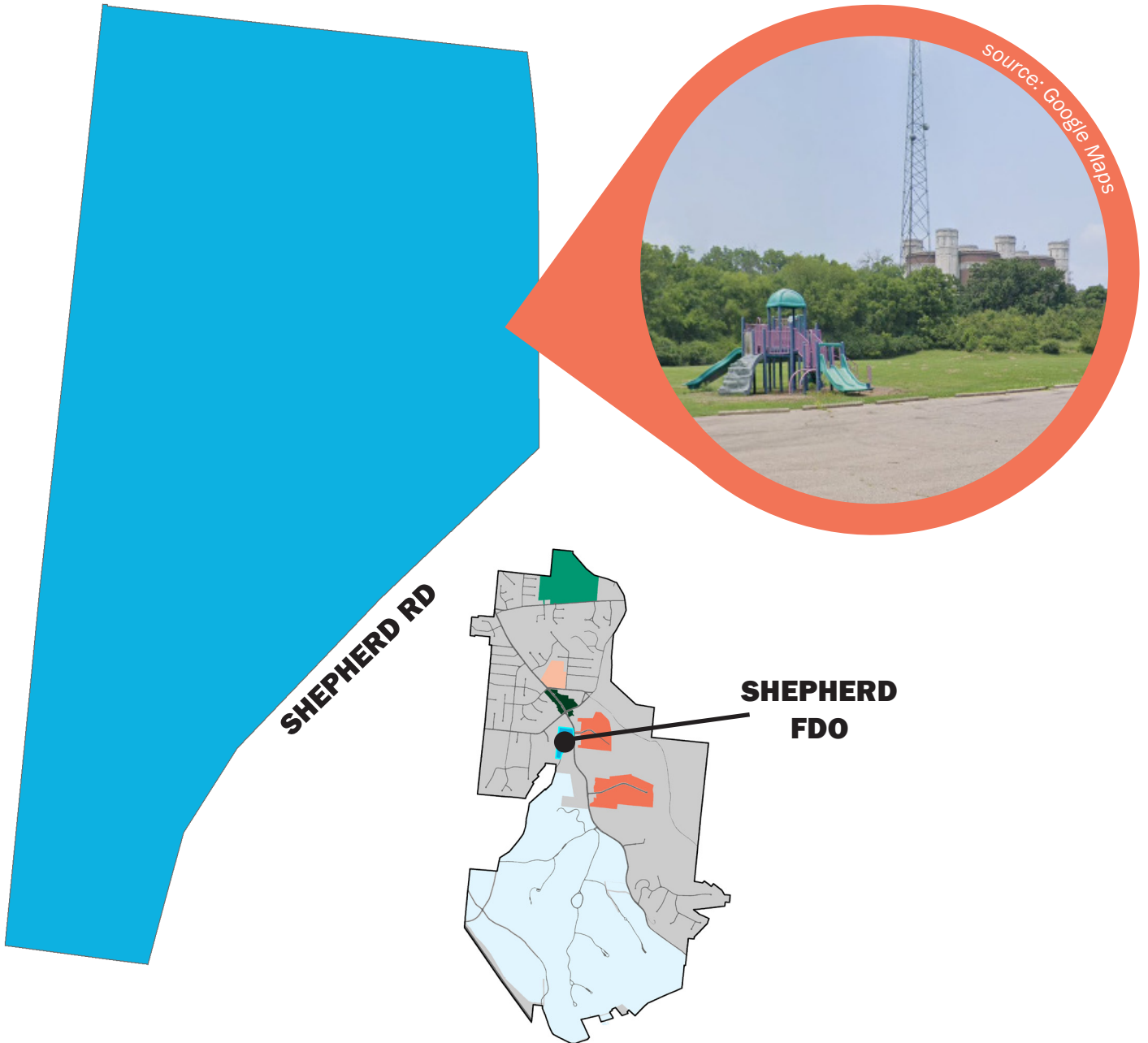
Maintaining the forest could provide opportunities to involve young people with the park and nature by creating paid jobs. The Mt. Airy Forest should be a welcoming asset that all residents feel safe and comfortable using.



MT AIRY FOREST FDO



SHEPHERD



The current **Shepherd Recreation Area** is underutilized; more activities are needed for children and youth. Activities could include a winter park, flag football leagues, a splash pad, and more active programming, such as a fitness trail. The recreation space has tremendous potential to connect the business district to Mt. Airy Forest and surrounding neighborhoods and includes a great view of the water towers.

The developed amenities, including more seating and lighting, would also serve the nearby area as a safety measure, putting more eyes on the street. Traffic calming elements should also be explored, particularly adding a sheltered bus stop in front of the water towers and installing traffic lights at Bahama Terrace and south of Bahama Terrace.

APPENDICES

IMPLEMENTATION TABLES



ABBREVIATIONS

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 that could assist or can collaborate with in the implementation of the vision. Abbreviations of suggested partners may be found below.

Abbreviations:

- B&I** – Department of Buildings and Inspections
- CCA** - Citizen Complain Authority
- CPD** – Cincinnati Police Department
- CP** - Cincinnati Parks
- CPS** - Cincinnati Public Schools
- CRC** - Cincinnati Recreation Commission
- 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
- INN** - Invest in Neighborhoods
- ODOT** - Ohio Department of Transportation
- OKI** - Ohio Kentucky Indiana Regional Council of Governments
- MACLC** - Mt. Airy Community Learning Center
- MAFAC** - Mt. Airy Forest Advisory Committee
- MAS** - Mt. Airy School
- MATC** - Mt. Airy Town Council
- NBW** - Neighborhood Block Watch
- TST** - Tri-State Trails



TRANSPORTATION

GOALS, STRATEGIES, & ACTION STEPS



<u>Goals</u>	<u>Strategies</u>	<u>Action Steps</u>	<u>Time Frame</u>	<u>Priority Level</u>	<u>Potential Partners</u>
Transportation					
Goal 1: Implement traffic calming on major thoroughfares to reduce accidents and speeding.	1.1 Increase street parking		Ongoing	Medium	DOTe
	1.2: Consider a roundabout at Kirby Road and the W. North Bend Road intersection		2-5 Years	Low	DOTe, ODOT, MATC
	1.3: Consolidate or eliminate left hand turns in the business district	1.3.1: Review crash data for left hand turns, specifically at Thorton's, Taco Bell, and the southern portion of the Business District where appropriate	2-5 Years	Medium	OKI, DOTe, ODOT
		1.3.2: Work with businesses to combine access points to eliminate excessive curb cuts	Ongoing	Medium	Businesses, MATC, DOTe
		1.3.3: Reference and coordinate goals from Colerain Township's Colerain Corridor Study	Ongoing	Medium	Colerain Township, DOTe, ODOT
Goal 2: Enhance multi-modal transportation options and increase pedestrian safety.	2.1: Improve crosswalks with enhanced lighting or traffic lights		Ongoing	High	ODOT, DOTe
	2.2: Build sidewalks where needed and repair existing sidewalks to City standards		Ongoing	High	ODOT, DOTe
	2.3: Develop a bike/walking trail from Mt. Airy Forest to the Business District		5-10 Years	Low	Parks, Businesses, TST

PUBLIC SAFETY

GOALS, STRATEGIES, & ACTION STEPS



Public Safety					
Goals	Strategies	Action Steps	Time Frame	Priority Level	Potential Partners
Goal 1: Reduce speeding on Colerain Avenue and North Bend Road.	1.1: Install raised crosswalks, bump outs, speed cushions where appropriate and make crosswalks more visible	1.1.1: Prioritize these improvements along Colerain Avenue and W. North Bend Road and areas with higher pedestrian traffic	Ongoing	High	ODOT, DOTE
	1.2: Work with Police District 5 to increase targeted speeding enforcement		Ongoing	High	CPD
Goal 2: Work with Police District 5 to improve community/police relations.	2.1: Work with District 5 to assign a Community Police Officer specifically to Mt. Airy who is involved in the community		Ongoing	High	CPD
	2.2: Identify resources and social capital to restart Citizens on Patrol	2.2.1: Partner with local businesses for sponsorships of forest amenities	Ongoing	Medium	Local Businesses, City Departments
	2.3: Partner with Police with National Night Out or bus students to Police Station for tours/touch a truck		Ongoing	Low	CPD
Goal 3: Implement a neighborhood wide Neighborhood (Block) Watch program.	3.1: Create a neighborhood safety plan with the Police advising	3.1.1: Work with institutions to run safety/outreach campaigns in neighborhood	Ongoing	Low	CPD
		3.1.2: Lights on front porches, lock doors, design standards to reduce crime	Ongoing	Medium	CPD
	3.2: Collaborate with Recreation for amenities and programming and the Colerain and Shepherd Recreation Area	3.2.1: Connect with youth who sell water on corners with the established programming	1-2 Years	Low	Youth, Schools, MATC

PUBLIC SAFETY

GOALS, STRATEGIES, & ACTION STEPS



Goal 4: Increase safety on Hawaiian Terrace and Bahama Terrace.	4.1: Work with property owners to improve buildings, playgrounds and common spaces	4.1.1: Apply for the City's rental inspection program	1-2 Years	Low	B&I
	4.2: Encourage landlords neighborhood wide to accept a mix of market rate and housing vouchers with the aim to deconcentrate poverty		Ongoing	Medium	DCED, City Departments
	4.3: Create plan for purchasing the property if owners decide to sell		2-5 Years	Medium	DCED, City Departments

BUSINESS DISTRICT

GOALS, STRATEGIES, & ACTION STEPS



Business District					
<u>Goals</u>	<u>Strategies</u>	<u>Action Steps</u>	<u>Time Frame</u>	<u>Priority Level</u>	<u>Potential Partners</u>
Goal 1: Develop the Business District into an attractive environment for both Mt. Airy residents and visitors.	1.1: Develop attractive gateways at both entrances to the Business District		5-10 Years	High	
	1.2: Make the Business District more pedestrian friendly	1.2.1: Design and implement a well-lit aesthetically pleasing, safe, and uniform streetscape	2-5 Years	High	
		1.2.2: Study the feasibility of landscape medians, bump outs, raised crosswalks, etc.	2-3 Years	High	ODOT, DOTE
		1.2.3: Create more public gathering spaces that are programmed year-round	Ongoing	Medium	Parks, Businesses
	1.3: Hold more events within the Business District		Ongoing	Low	Businesses, MATC
	1.4: Address litter challenges in the Business District		Ongoing	Medium	DPS
	Goal 2: Improve the built environment of the Business District.	2.1: Strategically acquire and redevelop property according to the Urban Design Overlay District standards		5-10 Years	Medium
2.2: Work with the Department of Transportation and Engineering (DOTE) to implement the KZF study recommendations		2.2.1: Study the feasibility of an access road behind the eastern businesses to help eliminate left-hand turns onto Colerain Avenue	2-5 Years	High	DOTE
2.3: Focus on maintaining and creating building facades that contribute to the streetscape of the Business District		2.3.1: Help current businesses freshen up their storefronts	Ongoing	High	Businesses

2.4: Prioritize future redevelopment efforts for one-to-two single story commercial uses where appropriate for the corner of Colerain Avenue and W. North Bend Road	2.4.1: Reassess potential opportunities in 2-3 years and rethink efforts to include 3-4 story mixed-used development(s)	2-3 Years	Medium	DCED
	2.4.2: Continue outreach to potential developers or investors to highlight corner property	Ongoing	Medium	DCED, City Depts.
	2.4.3: Ensure all developments meet the Urban Design Overlay District guidelines and continue to update guidelines to meet the community's wishes	Ongoing	Medium	DCPE, City Depts.
	2.4.4: The existing buildings on this corner are recommended for demolition by this Plan	1-2 Years	High	Buildings, City Depts.
2.5: Expand the existing NBD north along Colerain to include Little Flower FDO	2.5.1: Explore the option of 'splitting' the Little Flower FDO to allow for the possibility of mixed-use development along the eastern side of Colerain Ave, allowing the western half of the site to continue with future development efforts	2-5 Years	Low	MATC, DCED

COMMUNITY & MARKETING



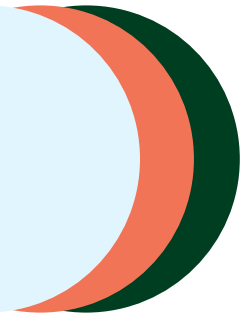
GOALS, STRATEGIES, & ACTION STEPS

Community & Marketing					
<u>Goals</u>	<u>Strategies</u>	<u>Action Steps</u>	<u>Time Frame</u>	<u>Priority Level</u>	<u>Potential Partners</u>
Goal 1: Develop programs/incentives for more people to attend Mt. Airy Town Council Meetings.	1.1: Partner with Mt. Airy institutions to raise awareness of meetings and issues affecting the neighborhood.		Ongoing	Medium	Businesses, MATC
Goal 2: Strengthen the Quality-of-Life Committee under Mt. Airy Town Council.	2.1: Recruit volunteers to attend meetings and get organized		Ongoing	Medium	MATC
	2.2: Lobby the City for the Neighborhood Enhancement Program (NEP)		Ongoing	High	City Departments
	2.3: Increase access to resources for housing, job centers, events and social service programming	2.3.1: Recruit social services into the neighborhood during neighborhood events, etc.	Ongoing	High	Businesses, City Departments
		2.3.2: If demand is there, recruit job and social service providers to open an office in the neighborhood	Ongoing	Medium	
Goal 3: Develop a community meeting space for Mt. Airy residents to gather.	3.1: Host pop-up community events to create temporary gathering spaces	3.1.1: Have a mobile circus event in Business District and Church parking lot	1-2 Years	Low	Businesses, Church
		3.1.2: Partner with Little Flower Parish to host events on their property	Ongoing	Low	Little Flower
	3.2: Create a designated indoor/outdoor public space at Mt. Airy School or within the Business District		2-3 Years	Medium	DCED, City Departments

<p>Goal 4: Create a neighborhood roundtable with other neighborhoods to discuss similar problems/solutions.</p>	<p>4.1: Reach out to College Hill, Northside, Villages at Roll Hill, Westwood, and Colerain and Green Township to discuss common issues and developments that may affect both areas</p>	<p>4.1.1: Develop contracts with each neighborhood and share information when needed</p>	<p>Ongoing</p>	<p>Medium</p>	<p>DCED, City Departments</p>
<p>Goal 5: Market Mt. Airy's assets to existing and future residents, business owners, and visitors.</p>	<p>5.1: Develop a marketing program for Mt. Airy Community Learning Center, Mt. Airy School-based Health Center, Mt. Airy Forest and Mt. Airy Commons</p>	<p>5.1.1: Research existing Mt. Airy businesses that could help, or utilize UC students, as part of a design studio.</p>	<p>2-5 Years</p>	<p>Low</p>	<p>UC, Schools, Businesses</p>

HOUSING

GOALS, STRATEGIES, & ACTION STEPS



Housing

<u>Goals</u>	<u>Strategies</u>	<u>Action Steps</u>	<u>Time Frame</u>	<u>Priority Level</u>	<u>Potential Partners</u>
Goal 1: Maintain and enhance then single-family housing stock.	1.1: Conduct outreach and connect property owners with financial and technical assistance to help them maintain their property	1.1.1: Identify and connect property owners with programs, such as the Homestead Exemption, that can assist them with rapidly increasing property taxes and other financial assistance programs, such as utility assistance	2-5 Years	High	City Depts.
		1.1.2: Partner with landlords of single-family properties to address property maintenance concerns	Ongoing	High	Landlords, MATC
		1.1.3: Continue to report and be proactive with reporting code violations	Ongoing	High	CPD
	1.2: Create an incentive program for well-maintained properties	1.2.1: Start a "Home of the Month" program with yard signs	6 Months - 1 Year	Low	MATC
Goal 2: Identify blighted and problem properties and work with property owners to improve them.	2.1: Create a landlord partnership with larger multi-family properties to help better understand landlords and what services could be provided to	2.1.1: Build a database of existing multi-family properties and contact information and keep it updated	Ongoing	Low	City Depts.
		2.1.2: Hold quarterly meetings with landlords to discuss common issues/problems and brainstorm ideas for solutions and incentives	Ongoing	Medium	Landlords, MATC
		2.2: Encourage a mix of market-rate and subsidized rental units in large apartment complexes	Ongoing	High	City Depts.

	2.3: Improve the quality of rental units	2.3.1: Apply for the City rental inspect pilot program to inspect all units in Mt. Airy	2-3 Years	Low	B&I, City Depts.
Goal 3: Support existing residents who want to stay in Mt. Airy.	3.1: Develop tenant support programs to help families to address substandard living conditions without fear of retaliation from their landlord		Ongoing	Medium	Landlords, MATC, City Depts.
	3.2: Develop more senior housing so seniors can stay in Mt. Airy		Ongoing	High	City Depts.
	3.3: Develop support/toolkits to increase low-moderate income homeowners and homeownership opportunities		Ongoing	Medium	CMHA, City Depts.

PARKS & RECREATION

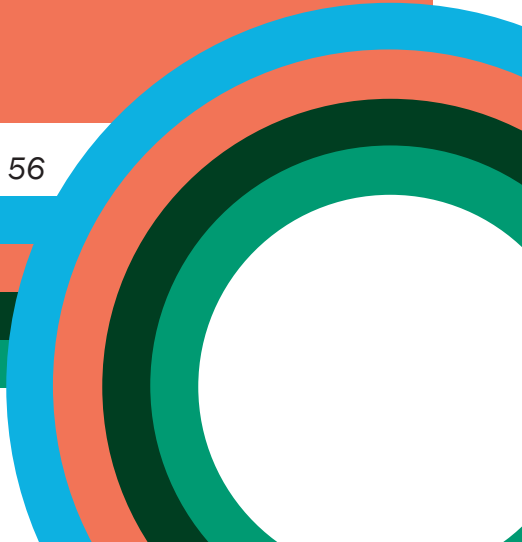
GOALS, STRATEGIES, & ACTION STEPS



Parks & Recreation					
<u>Goals</u>	<u>Strategies</u>	<u>Action Steps</u>	<u>Time Frame</u>	<u>Priority Level</u>	<u>Potential Partners</u>
Goal 1: Hold more events in Mt. Airy Forest to bring people into the neighborhood.	1.1: Partner with Cincinnati nature groups to bring events to Mt. Airy Forest		Ongoing	Medium	MATC
	1.2: Improve perception of safety in Mt. Airy Forest	1.2.1: Add more security lighting in Park	2-5 Years	High	CPD
Goal 2: Work with the Park Board to implement the recommendations of the Mt. Airy Forest Plan.	2.1: Continue to market and attend Mt. Airy Forest Advisory Committee meetings to maintain and improve the forest		Ongoing	High	MAFAC
	2.2: Improve identification and wayfinding for the forest	2.2.1: Partner with local businesses for sponsorships of forest amenities	Ongoing	High	Businesses
	2.3: Develop a bike/walking trail from Mt. Airy Forest to the Business District		5-10 Years	Medium	Businesses, MAFAC
Goal 3: Increase awareness/utilization of existing recreational amenities and enhance existing recreation assets to serve the neighborhood population.	3.1: Utilize Mt. Airy School for community events, potentially partnering with Cincinnati Recreation Commission		Ongoing	Low	Schools
	3.2: Collaborate with Cincinnati Recreation Commission (CRC) and local nature clubs for amenities and programming, including the Colerain and Shepherd Recreation Area		Ongoing	Medium	CRC

**MT. AIRY
COLERAIN AVENUE
CORRIDOR STUDY**

KZF Design & Mt. Airy Cure



Mt. Airy Colerain Avenue Corridor Study

June 2021



www.mtairycure.com

Acknowledgements



Mount Airy Community Urban Redevelopment Enterprise (CURE)

Daniel Traicoff, Former Executive Director, Mt. Airy CURE

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Executive Summary

Mount Airy Community Redevelopment Enterprise (CURE) has been working to create a consistent, appealing, safe public environment along the Colerain Avenue Corridor that will be impactful for quality of life and property values in Mt. Airy.

As part of this process, Mt. Airy CURE and KZF Design partnered to perform a study for strategic enhancements to the neighborhood's section of Colerain Avenue.

As a gateway neighborhood to three Townships, Mt. Airy is a diverse area with a suburban feel that is very much part of the urban community of the City of Cincinnati. With significant landmarks such as Mt. Airy Forest and the iconic, castle-like Mt. Airy Tanks, there are many unique features to this charming neighborhood that can benefit from improving conditions along Colerain Avenue.

Process of the Study

The Colerain Avenue Corridor Study began with evaluating existing conditions supported by base mapping, crash and traffic data, and driving and walking the Corridor followed by analyzing said existing conditions through a series of maps that combined conditions and feedback from meetings with Mt. Airy CURE.

After meeting with Mt. Airy CURE, recommendations made prioritized safety and consistent design along the Corridor. Some items discussed focused on landscaping, such as street trees and greenspace, and access, such as providing continuous and adequate sidewalks along Colerain Avenue and connecting businesses through new access points while exploring methods to reduce vehicle speed.

After these discussions, the design was

digitally tested and illustrative mapping was developed that would demonstrate how improvements could be implemented.

The design team held two Working Committee Meetings consisting of CURE members and representatives from KZF Design and the City of Cincinnati throughout the duration of this study.

Meetings that occurred during the duration of the Study are included below:

- 07/21/20 - Project Kickoff Meeting
- 07/28/20 - Existing Conditions Discussion
- 10/01/20 - City Planning Meeting
- 12/04/20 - Preliminary Recommendations
- 03/10/21 - Final Plan & Renderings Review
- 05/20/21 - DOTE Review

Mt. Airy CURE's Goals

- Relate the Mt. Airy segment of Colerain Avenue to the Colerain Township and Green Township sections
- Look at key Mt. Airy intersections and stretches of road for potential road improvements to improve the walkability, safety, traffic calming, and transit options for Colerain Avenue
- Identify estimated costs that CURE and DOTE could use to apply for grants to implement the proposed changes
- Develop a plan that is feasible and can be collaboratively implemented by CURE and the City of Cincinnati

Colerain Avenue Corridor Study's Goals, Strategies, and Design Standards

Safety

- Consolidate number of driveways
- Create safe pedestrian spaces
- Provide continuous and accessible sidewalks along Colerain Avenue

Beautification

- Incorporate gateways and signage
- Install street trees, landscape buffers, and pedestrian-scale lighting
- Create buffer between vehicles and pedestrians

Access Management

- Efficient traffic flow throughout the Corridor
- Access improvements and developing service/access roads
- Design bus-stop pull-offs to alleviate congestion along Colerain Avenue

Cleanliness

- Reduce visual clutter along the roadway
- Utilize trash receptacles and recycling bins at bus-stops
- Consolidate signage and enforce sign code

Redevelopment

- Provide opportunity for catalytic development and redevelopment
- Break up and connect fields of parking
- Update and enhance buildings

Project Implementation

Implementation of this study will take a coordinated effort between CURE, the City of Cincinnati, Hamilton County, and the businesses and residents in Mt. Airy. This study is an essential step in a multi-year process to create a safe public environment along Colerain Avenue and offer a series of public improvements that will further the growth and development of private investment for decades to come spanning multiple jurisdictions.

The work laid out in this study is broken out in to short- and long-term improvements. Short term improvements should be implemented within three years of adopting this study. A three-year time-frame is critical because these improvements are at the forefront with residents. Long term improvements are much broader and include projects that will need to be scaled based on funding opportunities, will, and capacity.

Project	Estimated Cost	Possible Funding Sources
Traffic Analysis:		
Signal Timing, Midblock Crossing, Unrestricted Parking	\$30,000	STP, SCIP, LTIP
Signage Standards/Guidelines	\$30,000	TA, TID
Mt. Airy NBD Streetscape Improvements:		
Landscaped Medians, Landscaping, etc.	\$1,500,000	STP, TA, TID
Sidewalk Improvements*:		
*Factored at \$190/LF (\$1M/mile) - 3.1 Miles Studied	\$3,100,000	STP, TID, CMAQ
Crosswalk Improvements*:		
*Considered at \$5,000/intersection - 4 Studied	\$20,000	OPWC
Safety, Median, and Streetscape Engineering Fees	\$468,000	FHWA
Total	\$4,680,000	

Funding Source		Funding Agency	Type	Award	Min. Match	Categories
Surface Transportation Program OKI						
Application Deadline - June (Annually)	STP	OKI	Grant	Varies	20%	Roads, Safety, Economic Development
Transportation Alternatives OKI						
Application Deadline - June (Annually)	TA	OKI	Grant	Varies	20%	Bikepaths, Streetscape, Economic Development
Hamilton County TID						
Application Deadline - June (Annually)	TID	COUNTY	Grant	Varies	75%	Roads, Bridges, Bikepaths, Trails, Streetscape, Economic Development
State Capital Improvement Program Dist. 2						
Application Deadline - September (Annually)	SCIP	OPWC	Grant/Loan	\$ SCIP: \$10,738,100	10%	Roads, Bridges, Safety
Local Transportation Improv. Program Dist. 2						
Application Deadline - September (Annually)	LTIP	OPWC	Grant/Loan	\$ LTIP: \$4,410,000	10%	Safety, Economic Development
Congestion Mitigation and Air Quality Improv.						
Application Deadline - February (Annually)	CMAQ	FHWA	Grant	\$ FEDERAL \$ 2.499 B	n/a	Roads, Transportation

Design Standards

The following design standards were used as strategies and guidelines for development of the conceptual planning within this report.

Safety Principles

Continuous and Accessible Sidewalks

Mt. Airy must construct 8' wide (minimum) accessible sidewalks along the entire Colerain Avenue Corridor.

Sidewalks are essential in providing safe facilities to pedestrians, bicyclists, and transit users. Current facilities are adequate along some areas of Colerain Avenue and absent entirely in others.

Additional safety principles that could be considered for traffic calming efforts and pedestrian safety could include, but are not limited to, raised crosswalks, and flashing signage at pedestrian crossings.

There are many segments of roadway along this Corridor that do not have any sidewalks or those that have fallen into disrepair.

At the time this report was published, seven (7) foot wide sidewalks meet ODOT's minimum design standards. Sidewalk benefits include improved safety, mobility, and healthier communities. Inadequate sidewalks can lead to vehicle-pedestrian conflicts and accidents. Providing walkways separated from travel lanes could help to prevent up to 88 percent of "walking along roadway crashes," as noted in FHWA's An Analysis of Factors Contributing to "Walking Along Roadway" Crashes: Research Study and Guidelines for Sidewalks and Walkways. By providing facilities that are more comfortable, Mt. Airy can encourage walking, particularly in areas with mixed land uses.

High Visibility Crosswalks

Mt. Airy must work with the City of Cincinnati to provide clear and boldly-marked crosswalks at all intersections.

Intersection crossings are the places where the potential for conflict is increased. Creating an environment where pedestrians feel safe to cross is critical to the success and overall connectivity of Colerain Avenue. The signalized intersections of Colerain Avenue and W. North Bend Road and Colerain Avenue and Kilby Avenue should have compliant pedestrian crossing signals with countdown beacons and proper crosswalk markings.

Buffer Between Vehicles and Pedestrians

Mt. Airy should work with private property owners to encourage landscaping and knee walls to better define the pedestrian "safe zone" along the roadway.



Example of the buffer between vehicles and pedestrians

Many private parking lots along the Corridor encroach on the public right-of-way and/or sidewalks, creating an unpleasant environment for pedestrians and bicyclists. With little or no distinction between private property and the sidewalk, and sidewalk

and the roadway, there is a prominent safety issue for pedestrians, as well as a cramped and chaotic feeling to the Corridor.

Landscape buffers between sidewalk and parking lots must be created, where applicable, as many areas have the sidewalk directly abutting the parking areas which creates safety issues. By constructing wider sidewalks, redefining continuous curb cuts, and “right-sizing” existing driveways, Mt. Airy can calm traffic and provide safer pedestrian spaces.

ODOT must replace missing or inadequate curbs throughout the Corridor. In many areas along the Corridor, curbs are 1” to 2” in height where they exist, and many areas have no curbs to adequately protect pedestrians from vehicular traffic.

Access Roads at Rear of Properties

Mt. Airy must work with the City of Cincinnati, as well as individual property owners, to develop service and access roads at the rear of properties.

As indicated on the Proposed Site Plan maps, there are opportunities to create cross-access between properties along Colerain Avenue. Service/access roads can be public or private in ownership and allow access to properties from side streets at the rear of the property. Service/access roads make it safer to access signals, and when accompanied with consolidated signage, make finding businesses easier.

Cross-Access Between Parking Lots

Mt. Airy must work with property owners to reduce barriers between parcels and connect abutting parking lots.

Cross-access points connect adjacent parcels, allowing circulation between parking lots and relieving traffic on Colerain Avenue. Parking lot connections make it easier for drivers to move from one business to another without having to enter Colerain Avenue.



Creating cross-access between parking lots and providing access to service roads at the rear of businesses/properties.

Cross-access between parking lots can also make it easier for drivers to access nearby signals, providing safe options for turning onto Colerain Avenue. A right-turn only situation exists with most driveways, and increasing cross-access options/locations can relieve current traffic.

Street Connectivity

Mt. Airy must plan for future connections between existing properties and roadways and future developments.

Street network connectivity can help reduce the volume of traffic and traffic delays on Colerain Avenue. Street network connectivity is achieved by providing connections within individual developments, between developments, and having a well-planned collector road network to complement the existing roadway network.

Shared Parking Lots

Mt. Airy must encourage the development of shared parking, allowing multiple businesses to utilize a single lot.

Shared parking allows for more efficient use of parking facilities. Parking can be shared among different buildings and facilities in an area to take advantage of different peak periods. For example, an office complex can efficiently share parking facilities with a restaurant or theaters, since offices require maximum parking during weekdays, while restaurants and theaters require maximum parking during evenings and weekends. As

Design Standards Continued

a result, the total amount of parking can be reduced 40-60% compared with standard off-street parking requirements for each destination. Shared parking facilities allow for additional “greenspace” throughout the corridor, create new opportunities for development, and increase development density throughout the Corridor.

Many private parking lots along the Corridor encroach on the public right-of-way and/or sidewalks, creating an unpleasant business district.

Beautification

Streetscape/Landscaping Buffer Zone

Mt. Airy should consider zoning/land use updates to require a streetscape/landscape buffer zone outside of the City of Cincinnati’s right of way that is solely dedicated to lighting and landscape improvements.



Example of Streetscape improvements within the buffer zone

To create a consistent aesthetic, more appealing streetscape experience, and beautify the corridor, Mt. Airy should collaborate with the City of Cincinnati to develop a legislative mechanism to encourage landscaping, gateway, signage,

and lighting improvements between the sidewalk and parking areas/buildings that face Colerain Avenue. Since the City of Cincinnati’s right-of-way is dedicated to roadway, sidewalks and other infrastructure, Mt. Airy should look to establish a formal streetscape/landscape buffer zone area. This area will be dedicated to the streetscape improvements laid out in this study.

Streetscape, Landscape, and Aesthetic Improvements

Street Trees:

Mt. Airy should encourage street trees spaced a maximum of 30’ on center, located between the sidewalk and parking areas/buildings.

Street trees should be utilized to create a continuous “green” element throughout the Corridor. Trees can make the pedestrian environment more appealing by defining the boundaries between the road and pedestrian areas, screening parking lots and utility poles, encouraging more appropriate traffic speeds, and creating visual “walls” that frame streets. Street trees also allow features, that should be dominant, to be seen, such as traffic, regulatory, and business signage. Tree locations should take into consideration overhead utilities.

For areas of concentrated development or catalytic development projects, Mt. Airy should implement concentrated street tree elements in 1,500 linear foot increments, where trees are spaced 10’ to 20’ on center.

Site Landscaping:

Mt. Airy should encourage additional site landscaping on private property.

Updating zoning regulations to require additional site landscaping will help soften

the harsh aesthetics and sharp lines of concrete and asphalt throughout the Corridor. Specific site landscaping improvements include:

- *Additional landscaping between the sidewalk and parking areas/buildings*
- *Tree lines perpendicular to Colerain Avenue along property lines*
- *Landscaped islands in parking lots*
- *Evergreen screening of buildings*
- *Tree-lined private drives*

Bus Stops:

Mt. Airy and SORTA/Metro should work to improve the design of bus stops to improve aesthetics.

Transit organizations have been moving toward transit “hubs” that offer amenities and design improvements to make the transit experience more appealing. Hubs can include custom shelters highlighting Mt. Airy community icons, plazas, lighting/vertical elements for pedestrian and vehicular identification, stop markers, kiosks featuring routes and neighborhood information and ticketing vending machine technology for convenient bus pass purchases.

Pedestrian-Scale Lighting:

Implementation of pedestrian-scale lighting spaced a maximum of 60’ on center located between the sidewalk and parking areas/buildings throughout the corridor.



Visionaire Lighting New Orleans II High-Top Lighting which is being incorporated along the Colerain Avenue Corridor

Pedestrian-scale lighting should continue to be installed in the streetscape/landscape buffer zone. For areas of concentrated development or catalytic development projects, concentrated lighting lights are recommended spaced 40’ on center.

Gateways and Signage

Mt. Airy should implement strategic gateway elements to create a more consistent look, enhance wayfinding and establish a visual identity for the corridor.

A hierarchy of gateway elements is recommended, adding walls and signage using materials that utilize Mt. Airy’s monument signage. Color could be coordinated to ease in wayfinding and should be implemented in the form of banners on light poles, color of lettering on gateway elements and color of LED lighting in towers.

Gateway elements should follow a hierarchy, with the largest elements focused on neighborhood boundaries, then key intersections throughout the corridor, with smaller intersection improvements at all other locations.

Neighborhood Gateways

Improvements occur at intersection corners within the right-of-way and include 6’ high walls, 8’ to 12’ high internally-illuminated towers and 2’ to 3’ high knee walls, with landscaping and signage identifying the two entries into Mt. Airy.



Newly installed Neighborhood Gateway monument sign located at the corner of W. North Bend Road and Colerain Avenue

Design Standards Continued

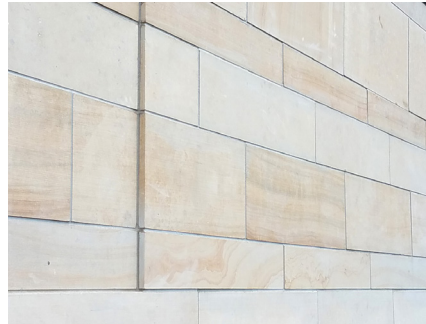
Hardscape Palette

To soften the harshness of the existing streetscape along Colerain Avenue, streetscape features such as street trees, planters, benches, pedestrian lighting, and others should be implemented into the Corridor. The goal is to introduce more natural materials such as wood, stone, and light colors, in addition to screening landscaping and walls along Colerain Avenue.

Below are several examples of collector strip materials and other various hardscape elements such as stone screening walls, planters and bus stop benches.



Collector Strip Material (Example 1)



Collector Strip Material (Example 2)



Collector Strip Material (Example 3)



Trash Receptacles



Pedestrian Lighting



Black Intersection Mast Arms



Black and Metal Bus Stop Benches



Landscape Planters at Corners

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Design Recommendations and Goals

Mt. Airy CURE's Mission

- Relate the Mt. Airy segment of Colerain Avenue to the Colerain Township and Green Township sections
- Look at key Mt. Airy intersections and stretches of road for potential road improvements to improve the walkability, safety, traffic calming, and transit options for Colerain Avenue.
- Identify estimated costs that CURE and DOTE could use to apply for grants to implement the proposed changes
- Develop a plan that is feasible and can be collaboratively implemented by CURE and the City of Cincinnati

Recommendations

- Construct new 8' minimum sidewalks with 2' collector strip, curbs, and rebuild driveways along both sides of Colerain Avenue
- Incorporate street trees along the Corridor where possible
- Buffer areas between street sidewalk and parking lots
- Utilize service/access roads
- Enforce uniform signage and consolidation
- Implement pedestrian-scale lighting along the Corridor

Colerain Avenue from Virginia Avenue to Highforest Lane:

- Where possible, widen sidewalks to a minimum of 8' to meet current standards
- Explore options of reducing lane widths from 12' and 11' lanes, to a 10' inside lane and 11' outside lane with a possible 3-4' striped median with a center line rumble strips incorporated
- Study the possibility of extending traffic calming measures, such as medians

Colerain Avenue from Highforest Lane to Blue Spruce Road:

- Where possible, widen sidewalks to a minimum of 8' to meet current standards

Colerain Avenue from Blue Spruce Road to W. North Bend Road:

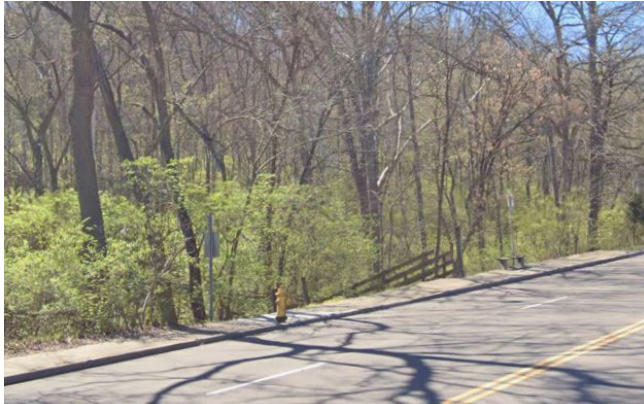
- Where possible, widen sidewalks to a minimum of 8' to meet current standards
- Construct a grass median at Bahama Terrace
- Explore options of adding a climbing bike lane and possible center median along this portion of Colerain Avenue
- Explore options of reducing speed limit to 25 MPH and introduce speed limit pavement striping

Colerain Avenue from W. North Bend Road to Kirby Avenue:

- Repair and construct new sidewalks along both sides of Colerain Avenue to meet current standards
- Incorporate grass medians with street trees in targeted areas along the Corridor
- Incorporate street trees and bike racks as part of a streetscape project
- Construct curb bump outs and introduce striped crosswalks to improve pedestrian safety
- Introduce painted sharrows for bikers
- Explore options of acquiring Thorntons Gas Station and developing a Mt. Airy Square
- Coordinate with the City to study a possible signal mid-block and raised crosswalk
- Study options of converting rush-hour restricted outside lanes into 24-hour parking, narrowing this section to one lane both Northbound and Southbound

Colerain Avenue from Kirby Avenue to Kipling Avenue:

- Where possible, widen sidewalks to a minimum of 8' to meet current standards



Current sidewalk conditions between Virginia Avenue and Highforest Lane along Colerain Avenue



Current sidewalk conditions between Hawaiian Terrace and Shepherd Creek Road along Colerain Avenue



Current sidewalk conditions in the Mt. Airy NBD in the 5500 Block of Colerain Avenue



Current road conditions of Colerain Avenue through the Mt. Airy Neighborhood Business District

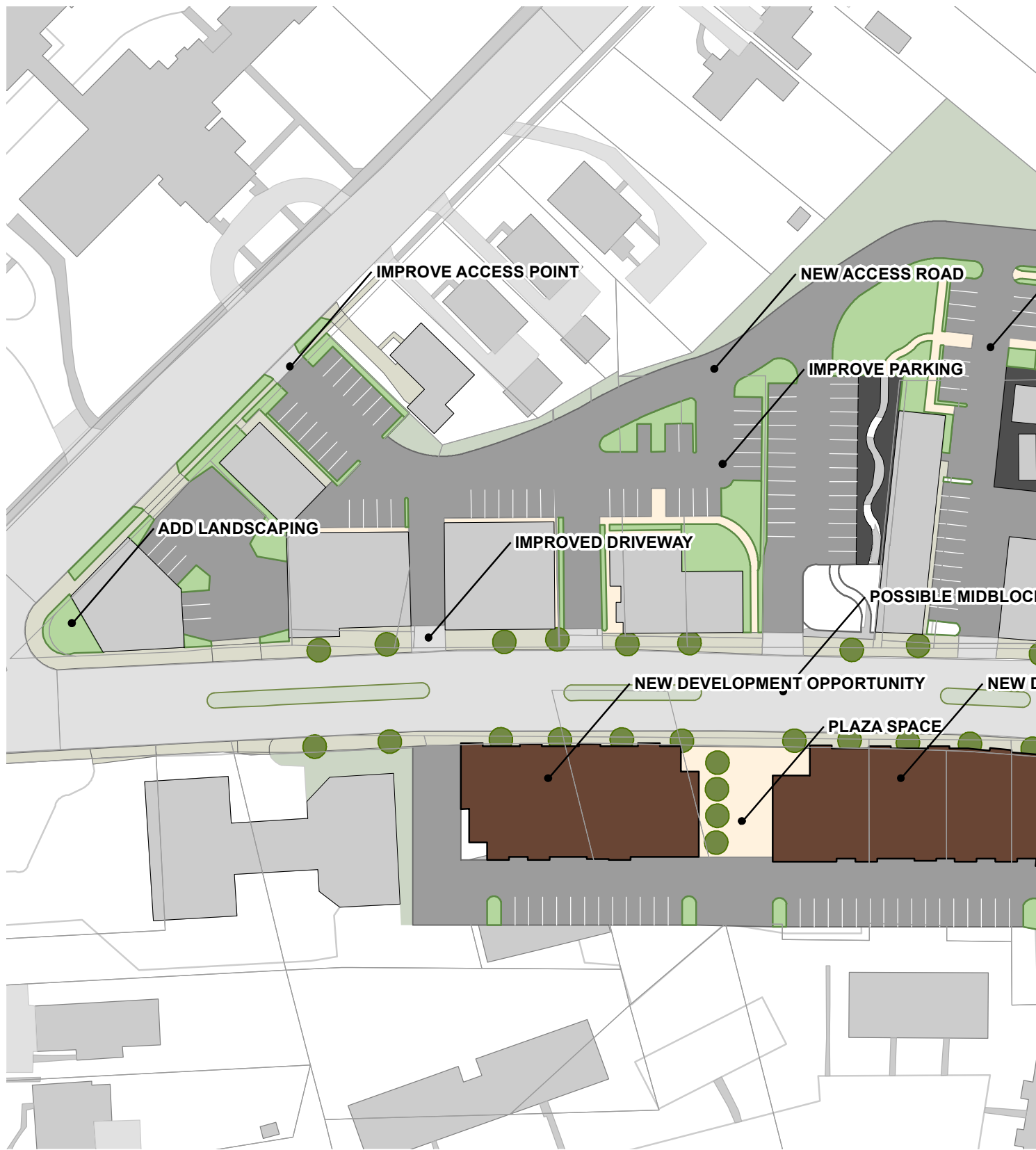


Redevelopment opportunity at the corner of W. North Bend and Colerain Avenue (5400 Block)



Additional redevelopment opportunity in the 5500 Block of Colerain Avenue

Renderings are for illustrative purposes only and are intended to convey a concept and vision. They are for guidance only and may alter as design and engineering work progresses. They do not represent a true and accurate depiction of a final design.





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Conceptual Development Information*:

- 17,000 Square Feet of Potential Commercial Space, Underground Parking located on site
- 51 Total Units - 27 One-Bedroom / 24 Two-Bedroom Units

**Square footage and unit counts are approximations and are derived from conceptual renderings. They do not represent a true and accurate depiction of a final design.*



Southeast Intersection of W. North Bend Road and Colerain Avenue

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Conceptual Development Information*:

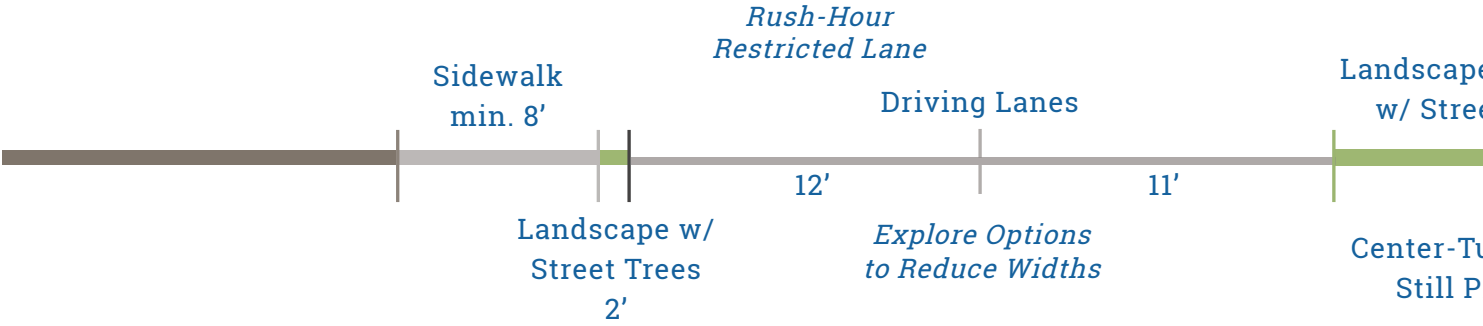
- 22,000 Square Feet of Potential Commercial Space, Underground Parking located on site
- 60 Total Units - 36 One-Bedroom / 24 Two-Bedroom Units

**Square footage and unit counts are approximations and are derived from conceptual renderings. They do not represent a true and accurate depiction of a final design.*

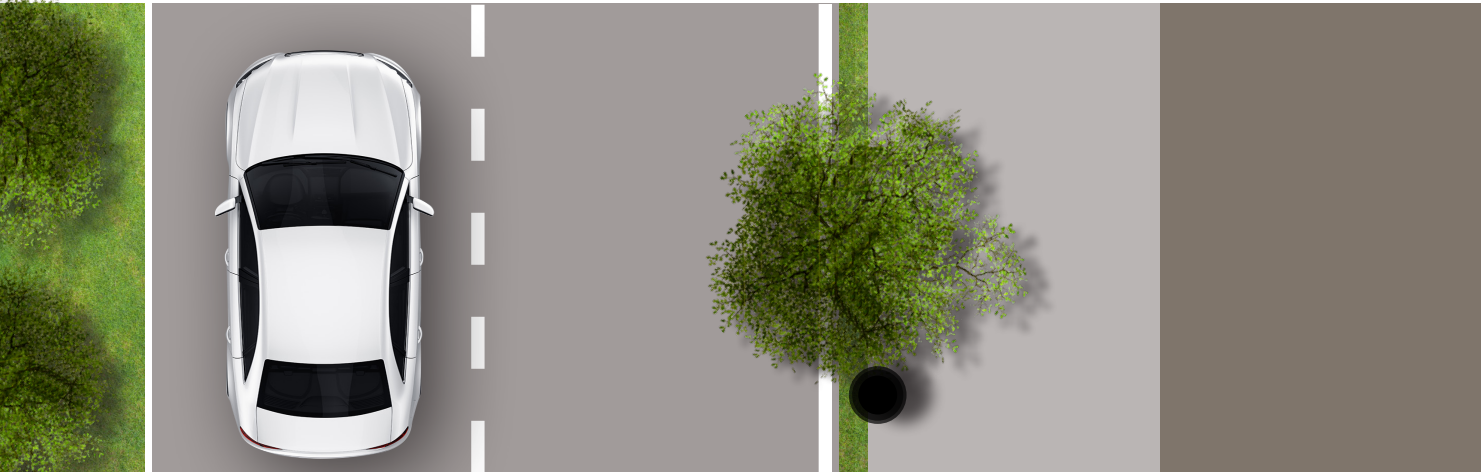
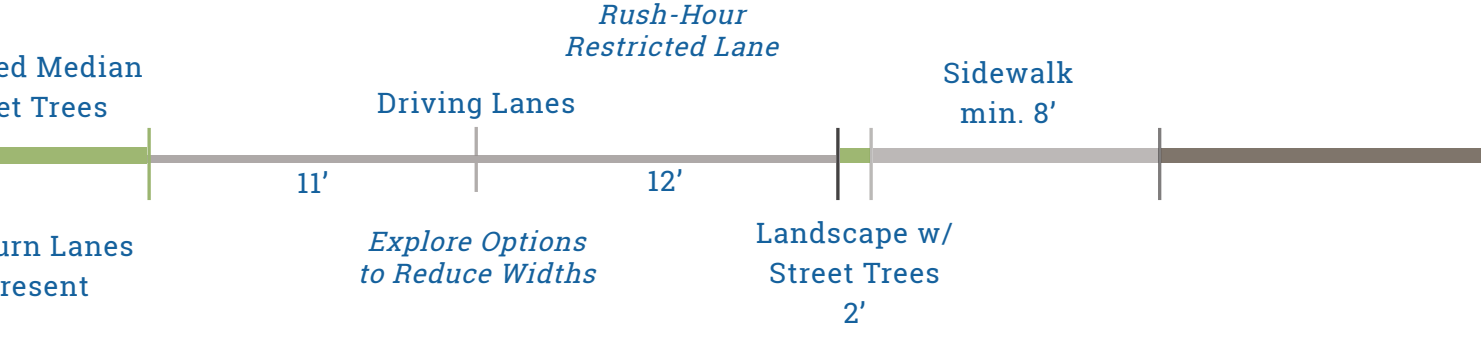


5500-5549 Block of Colerain Avenue

Proposed Road Improvements



NOT DRAWN TO SCALE



Typical Section of Colerain Avenue in Mt. Airy

Contact Us:

Mount Airy Community Urban Redevelopment Enterprise (CURE)
2563 W. North Bend Road
Cincinnati, Ohio 45239
Phone: 513-437-2873
mtairycure@gmail.com



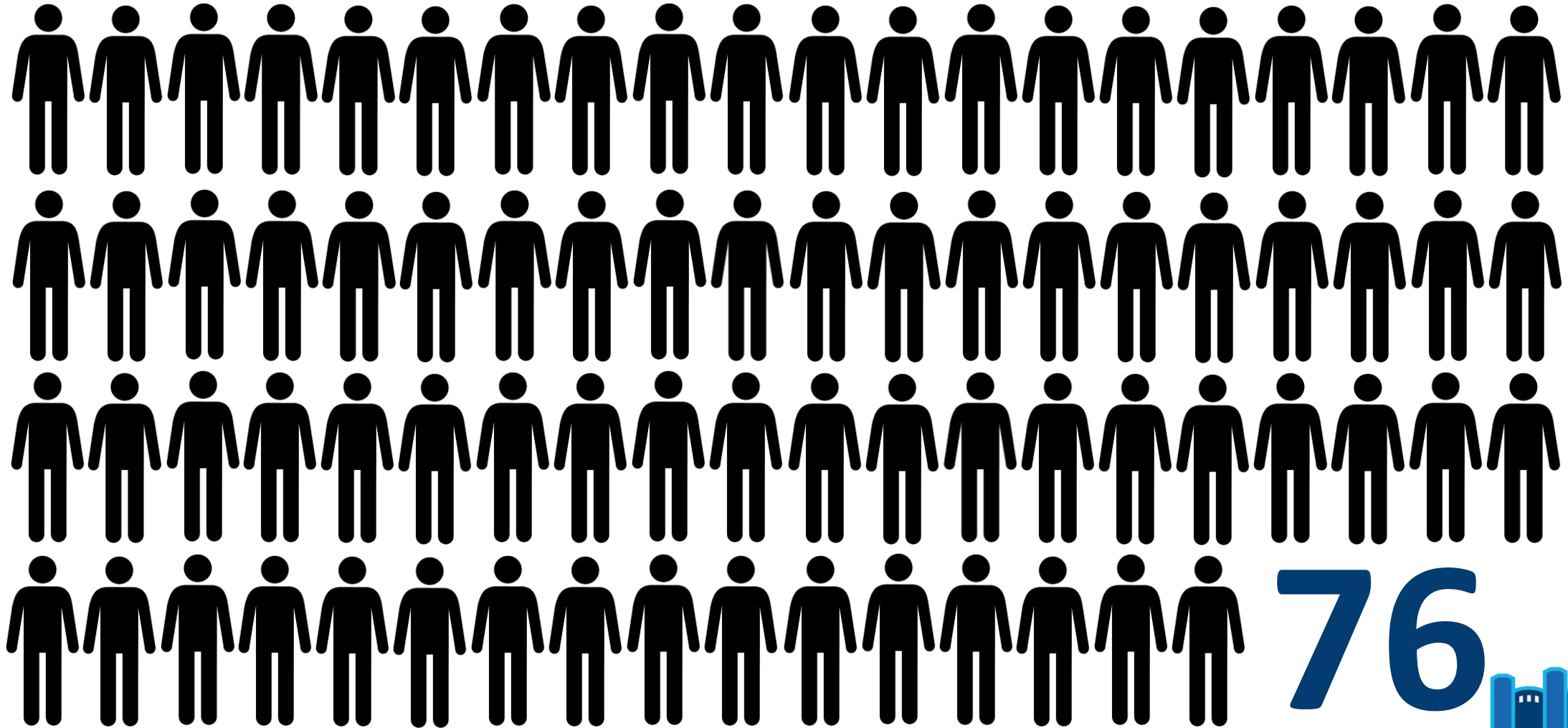
www.mtairycure.com

MOUNT AIRY PLAN: OUR FUTURE

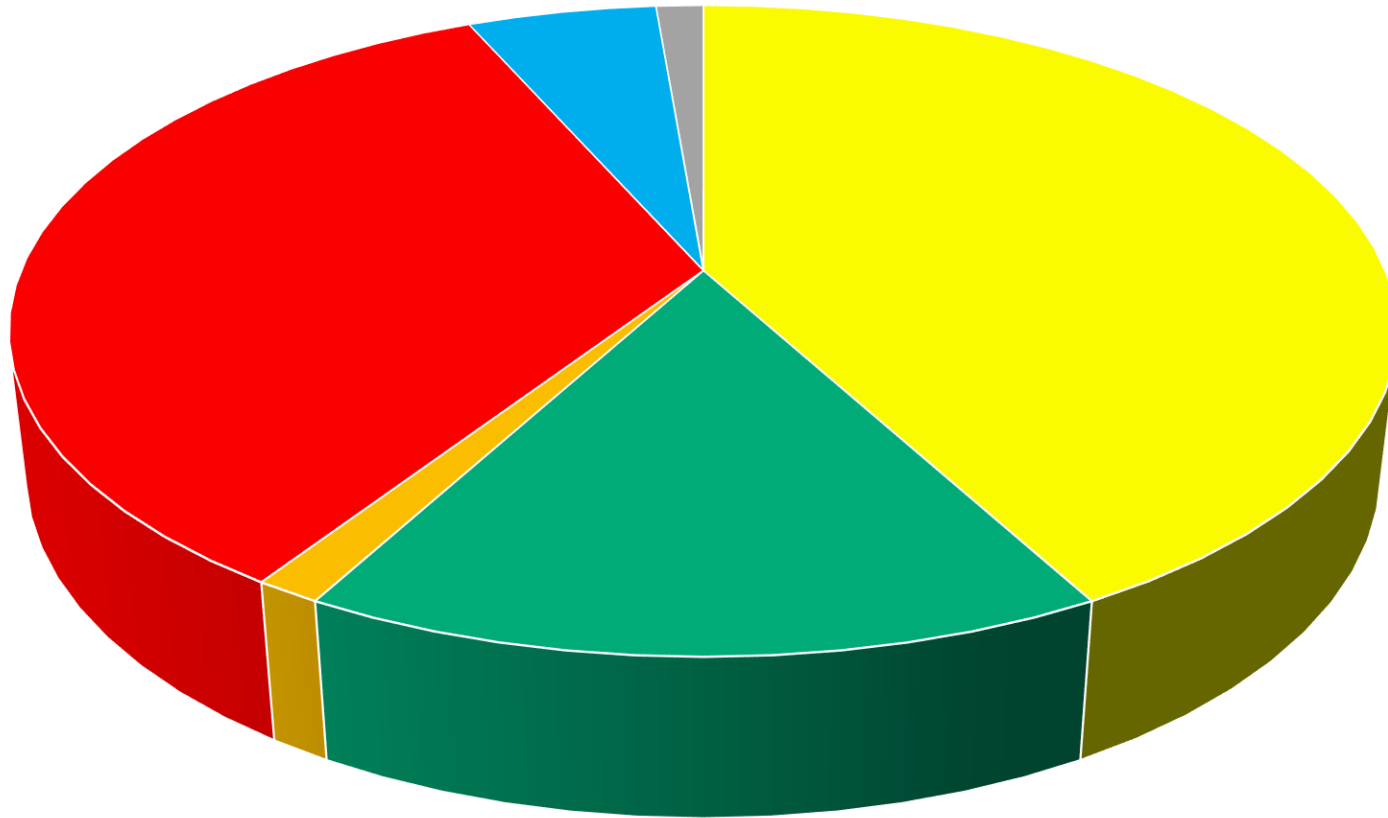
MOUNT AIRY SCHOOL: SURVEY RESULTS



SURVEYS COLLECTED:



CONNECTION TO MT. AIRY



■ I live in Mt. Airy (32)

■ I live in and own property in Mt. Airy (1)

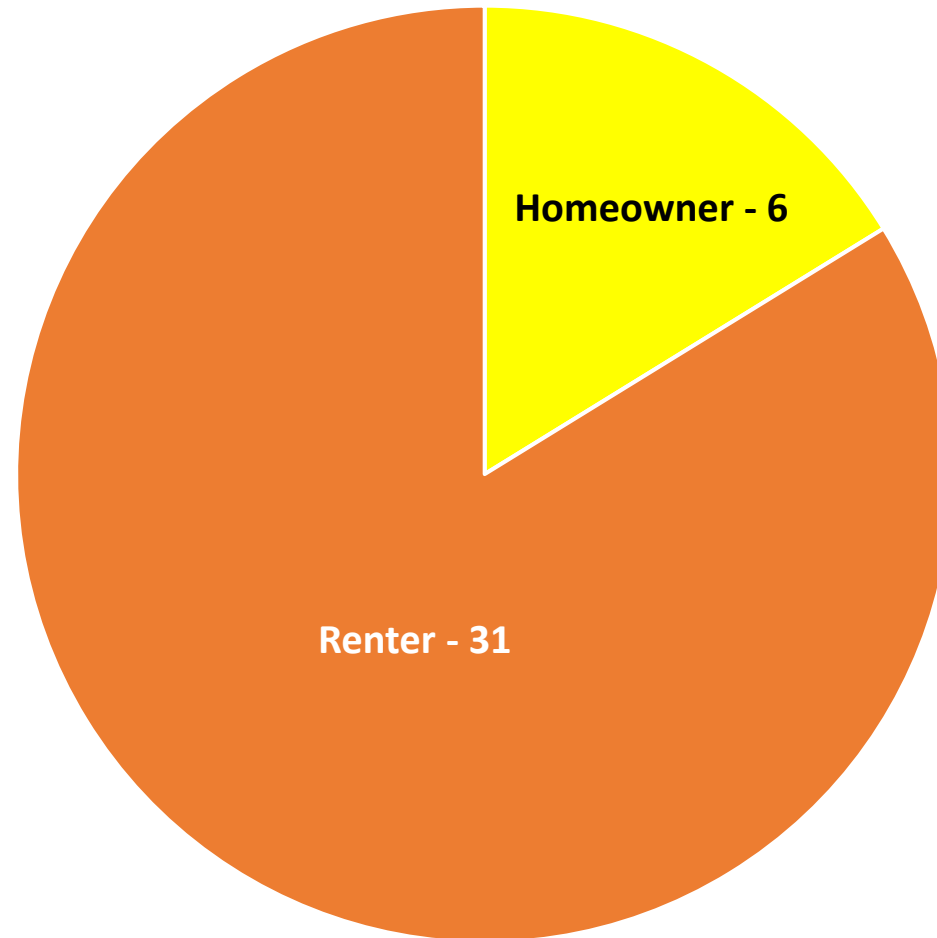
■ I work in and visit Mt. Airy (4)

■ I visit Mt. Airy (12)

■ I work in Mt. Airy (26)

■ I live in North College Hill (1)

HOUSING STATUS

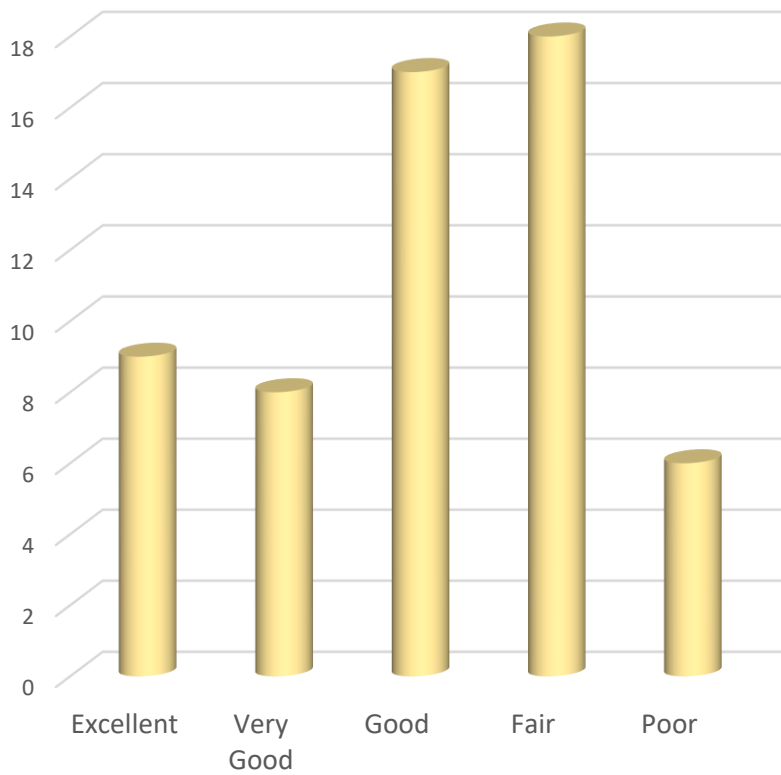


I CHOOSE MT. AIRY BECAUSE:

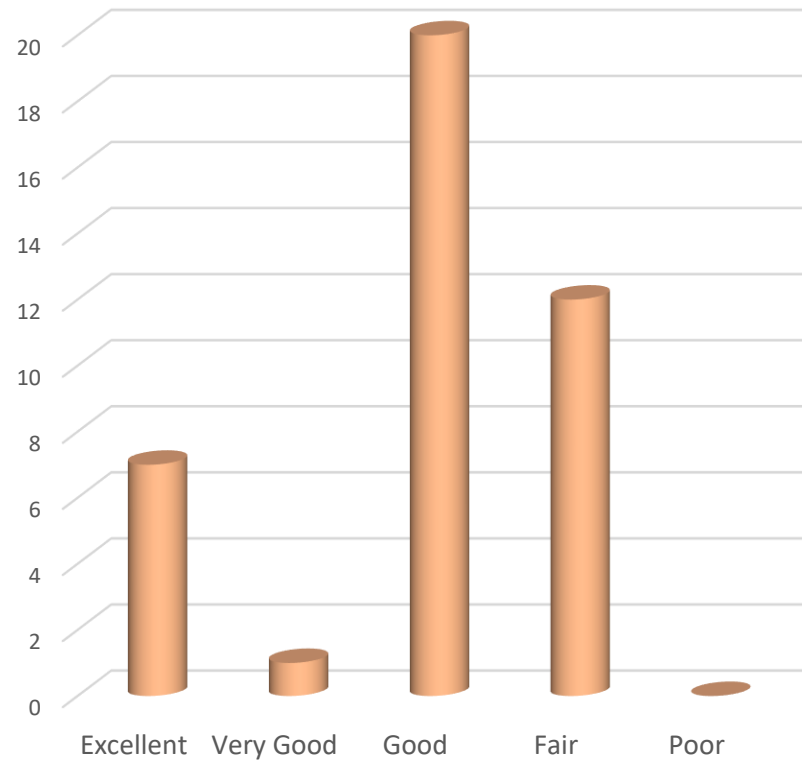
- “It is quiet and everything that my family needs is within a 5-10 minute distance from our home.”
- “I have family here.”
- “Very peaceful place to raise my children.”
- “Mt. Airy Elementary - CLC and Mt. Airy Forest.”
- “The surrounding businesses & restaurants and how close it is to other neighborhoods.”
- “Very clean neighborhood, good stores available.”
- “I believe the community has a lot to offer if provided enough support and resources.”
- “I love where I live. Its quiet, close to everything and just perfect.”
- “I live in Bahama most unsafe place to live.”
- “School.”
- “It was the perfect community when we were looking for a house.”
- “We have a great school family!”
- “Love the school! One of the best schools I have ever worked at. Love hiking in Mt. Airy Forest.”
- “I have lived in Mt. Airy in the past and still attend church here.”

LEVELS OF SATISFACTION

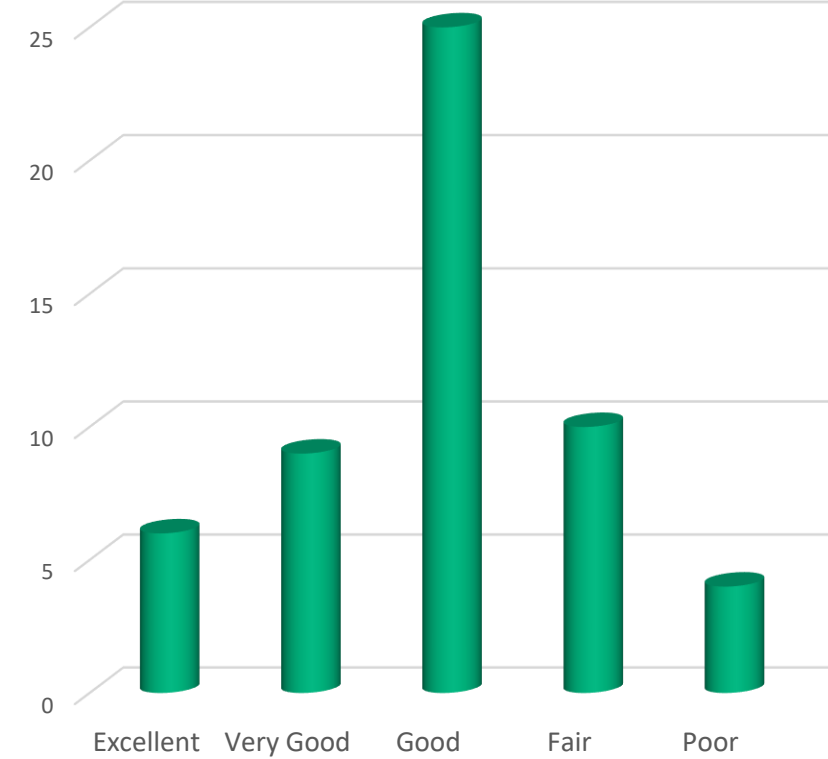
Level of Satisfaction: Living in Mt. Airy



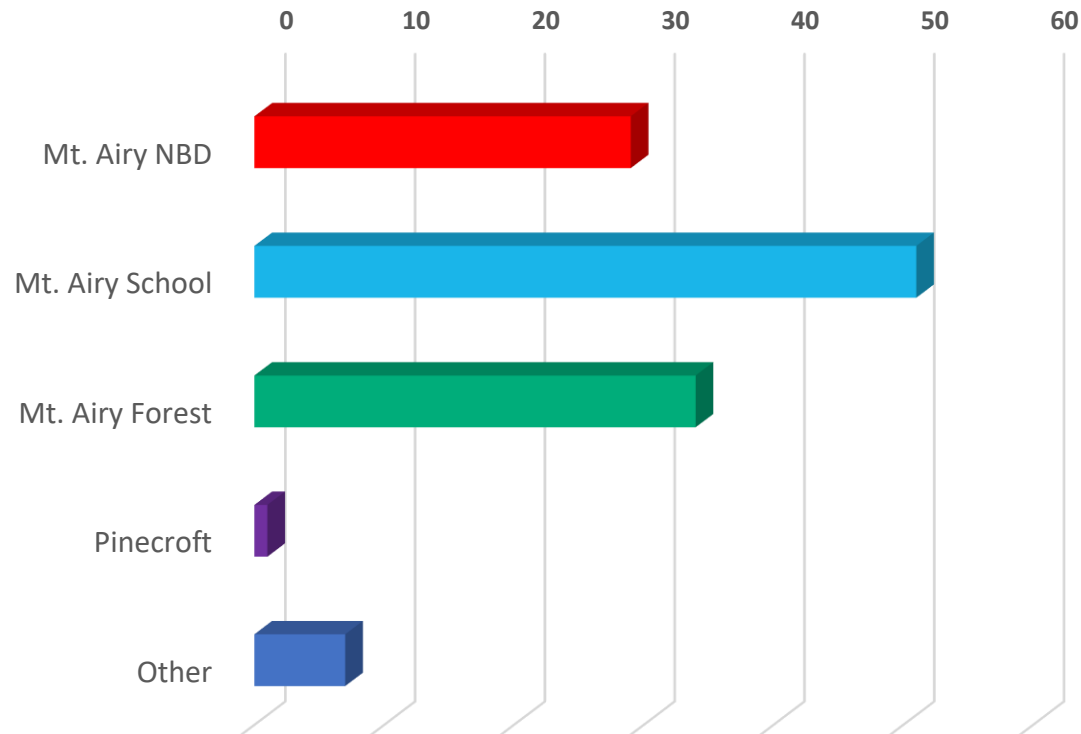
Level of Satisfaction: Working in Mt. Airy



Level of Satisfaction: Visiting Mt. Airy



PLACES VISITED



“Impact Worship Center Church”

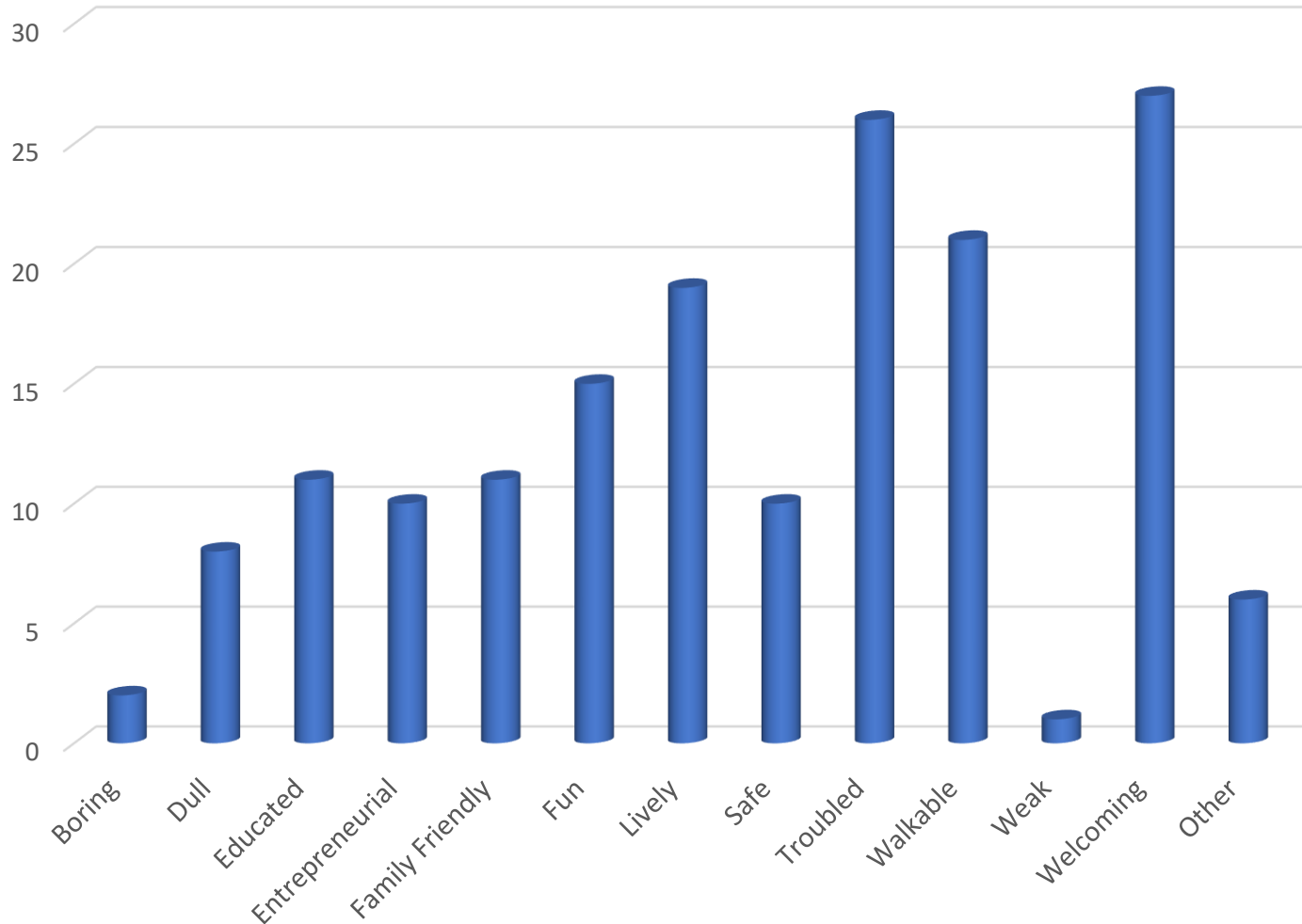
“Friends and family members houses”

“Grandparents live here”

“Apartments”

“Family”

I WOULD DESCRIBE MT. AIRY AS:



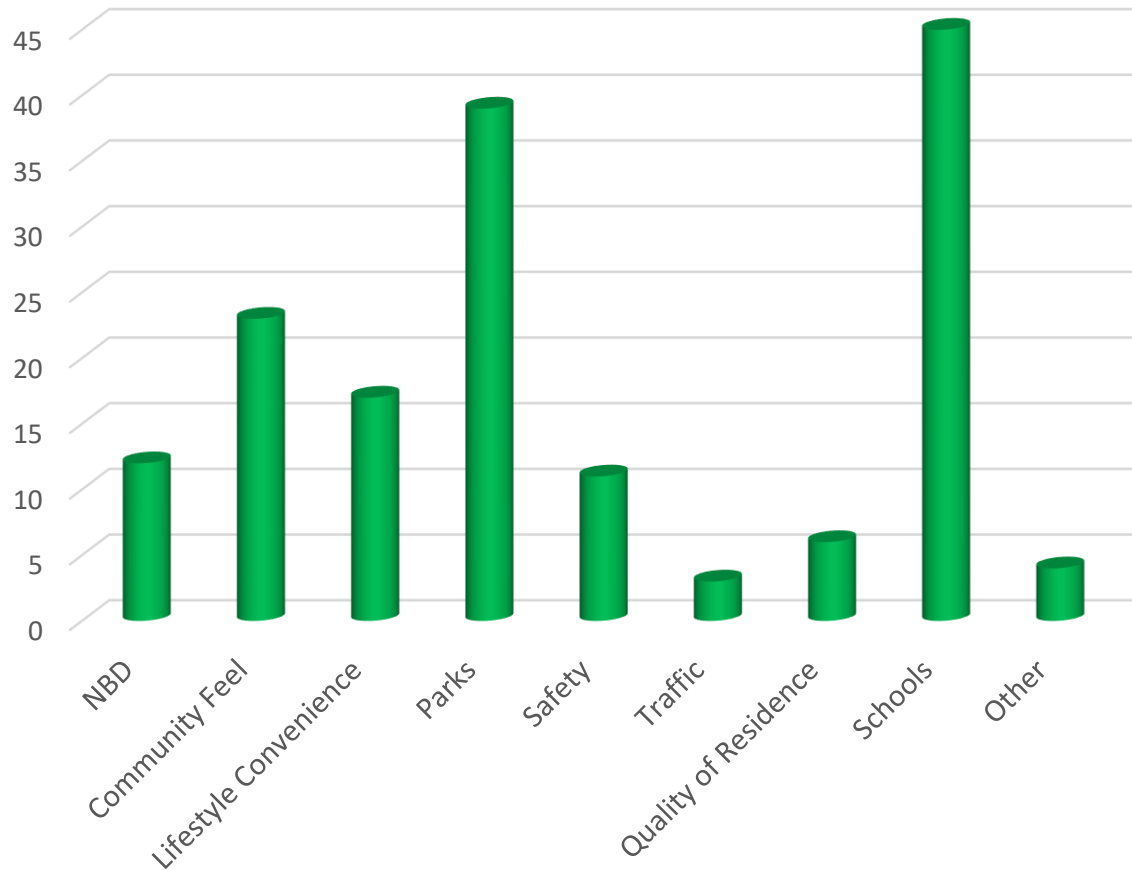
“Need more businesses to draw in visitors”

“Walkable”

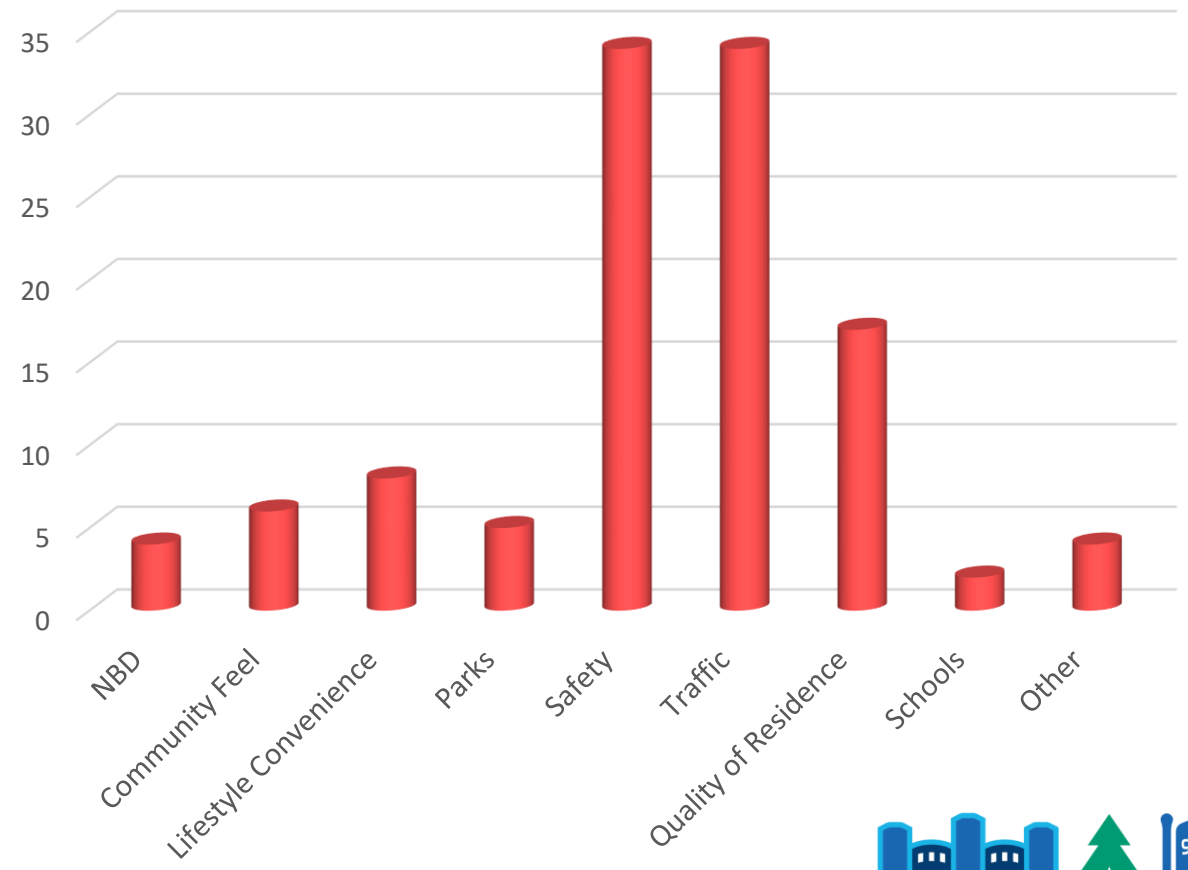
“Lots of potential”

LIKES AND DISLIKES

I like ____ the best



I like _____ the least



OPPORTUNITIES

- “Better housing. Grocery stores. Coffee place. Many more.”
- “Family-friendly businesses.”
- “Making low-income housing safer.”
- “Need a grocery store.”
- “Improve traffic (speeding) and crime.”
- “Hawaiian and Bahama Terrace need more attention, beautification, more than one entrance in and out.”
- “Business District (NBD) – plenty of street visibility”
- “Heavy traffic on Colerain is crazy. Need more crosswalks for teens crossing the street during school hours.”
- “Mt. Airy CLC as hub for community. More resources can be provided to entire neighborhood community”



MOUNT AIRY PLAN: OUR FUTURE

BUSINESS DISTRICT

ASSETS

- Plenty of street visibility
- Some great restaurants that need more publicity

NEEDED IMPROVEMENTS

- Loitering at Thornton's and Speedway
- Block off cut-through from apartments to NBD on east side
- **Nothing to do besides getting gas**, I didn't know there was a business district
 - No real anchor in NBD
- Lack of diversity in businesses
- Opportunities for minority owned businesses
- **Feels unsafe – crime and speeding on Colerain Avenue**
 - Sidewalks too close to street or missing completely – kids walking next to speeding cars
 - Hard to cross the street as a pedestrian
- **North Bend/Colerain Intersection is unsafe**
 - Turning left out of Thornton's is dangerous
- Too much litter

OPPORTUNITIES

- The Colerain/Northbend intersection needs to be a gateway
- Engage Speedway/Thornton's to become a part of the community
- Impact Worship Center and Little Flower have large parking lots that could be used for events
- **Create a bypass around business district, like Montgomery**
 - Mt. Airy Square
- **Tear down business district and start over**
- Streetscape improvements and landscaping
 - **Widen sidewalks/make sure they connect, better crosswalks**
- Attract a wider variety of businesses (grocery store, sit-down/quick service restaurants, coffee shop, hardware store, brewery/taproom, deli/bakery, arts and crafts, dry cleaner game room, etc.) and employ Mt. Airy residents
- Rooftop gardens in business district
- **Restaurant district – need more publicity**

OPPORTUNITY SITES

- **Mt. Airy Square**
 - Creating a roundabout or square at the intersection of Colerain and Northbend was brought up to help calm traffic
- **Little Flower Church and School**
 - The campus is ~15 acres just north of the business district. While ideally Little Flower will stay, there needs to be a redevelopment plan in place if they decide to leave Mt. Airy





MOUNT AIRY PLAN: OUR FUTURE

HOUSING & NEIGHBORHOOD

ASSETS

- High quality affordable housing stock
- Central location – close to everything
- Friendly and diverse
- Mt. Airy School
- Religious institutions

NEEDED IMPROVEMENTS

- **Hawaiian Terrace and Bahama Terrace**
 - Unsafe for kids/students, playground equipment is broken, poor living conditions, cut off from rest of neighborhood
 - Bus routes pick up at Colerain – over a mile from some apartments
- Poor living conditions at Shady Mist Apartments
- **Absentee landlords**
- **Need a way for people without a car to obtain fresh food (grocery store)**
- Vacant commercial properties in proximity to Mt. Airy
 - Kroger area in Green Township

OPPORTUNITIES

- **Hawaiian and Bahama Terrace**
 - Could be redeveloped into mixed-income community with different types of housing
- Getting more residents involved with Mt. Airy Town Council
 - Partner with churches
- Working together with surrounding neighborhoods/jurisdictions
- Have Business Association meetings before CURE to get more people involved
- Community housing for the elderly
- **Need for more neighborhood services**
 - Job center, health clinic, youth center

OPPORTUNITY SITES

- **Acadia – Excess Land**
 - Could be an outdoor theatre or drive-in, a park/walking loop that connects to Pinecroft, something to attract people
- **Hawaiian and Bahama**
 - Could be redeveloped into a mixed-income area with different types of housing
- **Lot adjacent to Raeburn**
 - Donate to Hillside Trust – park, trails to avoid walking next to Colerain Avenue





MOUNT AIRY PLAN: OUR FUTURE

RECREATION

ASSETS

- Mt. Airy Forest
 - Arboretum
- Pinecroft at Crosley Estate
- Water Tower
- Shepherd Recreation Area
- Mt. Airy Park
- Tanglewood

NEEDED IMPROVEMENTS

- Too few cultural events/activities
- No community pool, recreation center or sports complex
- Community needs a third space to go besides home and work
- **Shepherd Recreation Area underutilized**
- More events at schools and churches for kids
- **Very few activities for young people**
- Mt. Airy Forest
 - Crime/sexual activity in forest
 - Lots near Putz's are small, fill up quickly
 - Not enough programming/marketing
 - Poor access for walkers and bikers

OPPORTUNITIES

- Pinecroft Estate
- Excess land on Acadia site
 - Outdoor theatre/drive in
 - Park, walking trail loop – tie in to Pinecroft Estate
- Shepherd Recreation area – need more activities for children and youth
 - Winter park, flag football leagues, splash pad, more active space
- Mt. Airy Forest
 - More mountain bike trails
 - Focus on safety, litter reduction, and increase investment
 - Not properly advertised
 - Find a way for young people to work with nature (paying jobs)
 - Walking groups, disc golf leagues, beer garden, amphitheater, marketing
 - Large events have been successful – drive-thru circus sold out
 - Arboretum

OPPORTUNITY SITES

- **Shepherd Recreation Area**
 - This area below the water towers is a tremendous opportunity for a large recreation space to connect the business district to the neighborhood
- **Mt. Airy Forest**
 - The Park Board is going through a process for updates to the Forest Master Plan





MOUNT AIRY PLAN: OUR FUTURE

SAFETY

ASSETS

- Safety is improving in Mt. Airy the last few years
- Several institutions that can create programming to give young people something to do

NEEDED IMPROVEMENTS

- Loitering at gas stations (Thornton's and Speedway)
- **Drugs, crime, violence**
- Police
 - More presence in business district
 - Better community/police relations especially in high crime areas
- Some areas are safe, some areas aren't
 - Little Flower neighborhood
- Cleanliness and upkeep
- Families don't know each other in some areas

OPPORTUNITIES

- Business owners pooling resources for more cameras in the business district
- Few activities for young people – places to work or play
- Programs for youth and children – apprenticeships, after school programs
 - More activities from institutions (churches, school, etc.)
- Neighborhood watch groups/Citizens on Patrol



MOUNT AIRY PLAN: OUR FUTURE

TRANSPORTATION

ASSETS

- Easy access to downtown/highways
- Proximity to bus lines

NEEDED IMPROVEMENTS

- Traffic on Colerain Avenue

- Business district
- Speeding/accidents on the curve going down the hill to Northside
- **Sidewalks too close to street, missing or in poor condition**
 - Business district, Kirby/North Bend triangle (redesign), Kipling and North Bend
 - Hard for students to walk to school, catch a bus
- Hard to get out of Kiplington neighborhood
- Traffic on North Bend Road
 - Accidents, hard to turn left onto Colerain Avenue
- Students in Hawaiian and Bahama have to walk up to a mile to catch a school bus
 - Bus only picks up on Colerain Avenue

OPPORTUNITIES

- 24-hour street parking in business district
- Safer crosswalks
 - Signage, striping
- Widen sidewalks, add trees and grass
- Targeted traffic enforcement
- Traffic calming measures on Colerain Avenue and North Bend Road
 - Roundabout, Mt. Airy Square
- Enhancing the sidewalk/trail network to connect the business district with Mt. Airy Forest, neighborhoods and other amenities