



City of Cincinnati

801 Plum Street
Cincinnati, OH 45202

Agenda - Final

Equitable Growth & Housing

Chairperson, Jeff Cramerding
Vice Chairperson, Reggie Harris
Councilmember, Meeka Owens
Councilmember, Mark Jeffreys
Councilmember, Liz Keating
Vice Mayor, Jan-Michele Kearney
Councilmember, Victoria Parks
Councilmember, Scotty Johnson
Councilmember, Seth Walsh

Tuesday, March 14, 2023

1:00 PM

Council Chambers, Room 300

PUBLIC HEARING

ROLL CALL

PRESENTATIONS

Proposed Zone Change at 644-664 Crown Street in Walnut Hills

Jesse Urbancsik, Senior City Planner

Proposed Zone Change at 2380 Nova Avenue in Westwood

Gabrielle Couch, City Planner

Equitable Preservation-Based Development

Deqah Hussein-Wetzel, Urbanist Media

AGENDA

START OF PUBLIC HEARING

1. [202300672](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 2/23/2023, **AMENDING** the official zoning map of the City of Cincinnati to rezone the real property located at 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," zoning district to allow for the construction of attached single-family rowhouses. (Subject to the [Temporary Prohibition List](https://www.cincinnati-oh.gov/law/ethics/city-business) <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Ordinance](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Legislative Record](#)
 [CPC Memo to Clerk](#)
2. [202300788](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 3/14/2023, regarding a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O - Neighborhood Large Setback-Open to T5N.SS-O - Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots.

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Presentation](#)
3. [202300667](#) **ORDINANCE** submitted by Sheryl M. M. Long, City Manager, on 2/23/2023, **AMENDING** the official zoning map of the City of Cincinnati to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood from the CG-A, "Commercial General-Auto-oriented," zoning district to the SF-6, "Single-Family," zoning district to permit the restoration of an existing structure to single-family residential use. (Subject to the [Temporary Prohibition List](https://www.cincinnati-oh.gov/law/ethics/city-business) <<https://www.cincinnati-oh.gov/law/ethics/city-business>>)

Sponsors: City Manager

Attachments: [Transmittal](#)
 [Ordinance](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Legislative Record](#)
 [CPC Memo to Clerk](#)

4. [202300810](#) **PRESENTATION** submitted by Sheryl M. M. Long, City Manager, dated 3/14/2023, regarding the rezoning of property at 2380 Nova Avenue in Westwood from CG-A, "Commercial General-Auto-oriented," to SF-6, "Single-Family."

Sponsors: City Manager

Attachments: [Transmittal](#)
[Presentation](#)

END OF PUBLIC HEARING

5. [202300838](#) **ORDINANCE (C VERSION)**, submitted by Mayor Aftab Pureval, from Emily Smart Woerner, City Solicitor, **ESTABLISHING** certain policies and conditions regarding the application of residential Community Reinvestment Area real property tax abatements.

Sponsors: Mayor

Attachments: [Transmittal](#)
[Ordinance](#)
[EXHIBIT A](#)
[EXHIBIT B](#)
[EXHIBIT C](#)

6. [202300834](#) **PRESENTATION** submitted by Councilmember Cramerding titled, "Equitable Preservation-Based Development."

Sponsors: Cramerding

Attachments: [Presentation](#)

7. [202300759](#) **ORDINANCE (EMERGENCY)** submitted by Sheryl M. M. Long, City Manager, on 3/8/2023, **ACCEPTING AND CONFIRMING** the dedication to public use of an approximately 0.0745-acre tract of real property as a portion of the East Pete Rose Way public right-of-way for street purposes; and further, **DEDICATING, ACCEPTING, AND CONFIRMING** the dedication to public use of an approximately 0.0088-acre tract of real property as a portion of the East Pete Rose Way and Butler Street public rights-of-way for street purposes in the Central Business District.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Ordinance](#)
[Attachment](#)

8. [202300763](#) **RESOLUTION** submitted by Sheryl M. M. Long, City Manager, on 3/8/2023, **APPROVING** the Mount Airy Plan: Our Future as the planning guide for the Mt. Airy neighborhood.

Sponsors: City Manager

Attachments: [Transmittal](#)
[Resolution](#)
[Attachment](#)
[Legislative Record](#)
[CPC Memo to Clerk](#)

ADJOURNMENT

February 23, 2023

To: Mayor and Members of City Council

202300672

From: Sheryl M. M. Long, City Manager

Subject: Ordinance for the Rezoning of 644-664 Crown Street in Walnut Hills

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district to allow for the construction of attached single-family rowhouses.

The City Planning Commission recommended approval of the zone change at its February 17, 2023 meeting.

Summary:

The petitioner, Onyx + East, requests a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

The City Planning Commission recommended the following on February 17, 2023, to City Council:

APPROVE the proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

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

- 2023

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property generally located at 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district to allow for the construction of attached single-family rowhouses.

WHEREAS, Onyx and East, LLC (“Petitioner”) has petitioned to rezone approximately 1.45 acres of real property located at 644-664 Crown Street in the Walnut Hills neighborhood (“Property”) from the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district; and

WHEREAS, the Petitioner desires to construct 22 three-story attached single-family rowhouses on the Property; and

WHEREAS, a zone change is necessary to permit the construction of attached single-family rowhouses at the Property because the current T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district does not permit the construction of rowhouses; and

WHEREAS, the proposed zone change from the T5N.LS-O, “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district would allow the Petitioner to develop the Property in a manner that is consistent with adjacent properties located south of Crown Street and west of May Street and along Dix Street, which adjacent properties are presently zoned under the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district and on which properties the Petitioner intends to construct an additional 17 three-story attached single-family rowhouses; and

WHEREAS, the proposed zone change is consistent with the goals of the *Walnut Hills Reinvestment Plan* (2017) to encourage development fronting along Interstate 71 to “transition to that of the three-story neighborhood” (page 43); and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), specifically the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability,” (page 164), as well as the strategy to “[o]ffer housing options of varied sizes and types for residents at all stages of life” (page 169); and

WHEREAS, at its regularly scheduled meeting on February 17, 2023, the City Planning Commission determined that the proposed zone change is in the interest of the public's health, safety, morals, and general welfare, and it recommended rezoning the Property from the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," zoning district, finding it to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

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

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 644-664 Crown Street in the Walnut Hills neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the T5N.LS-O, "Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone," zoning district to the T5N.SS-O, "Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

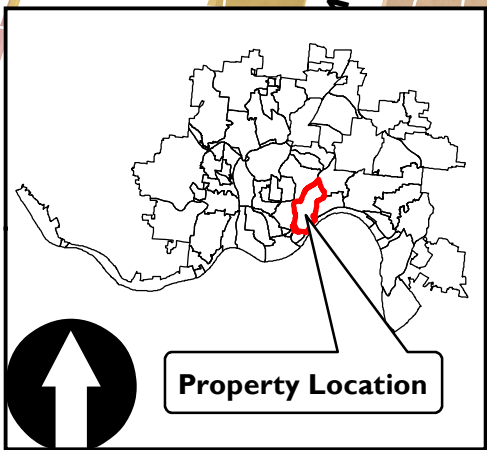
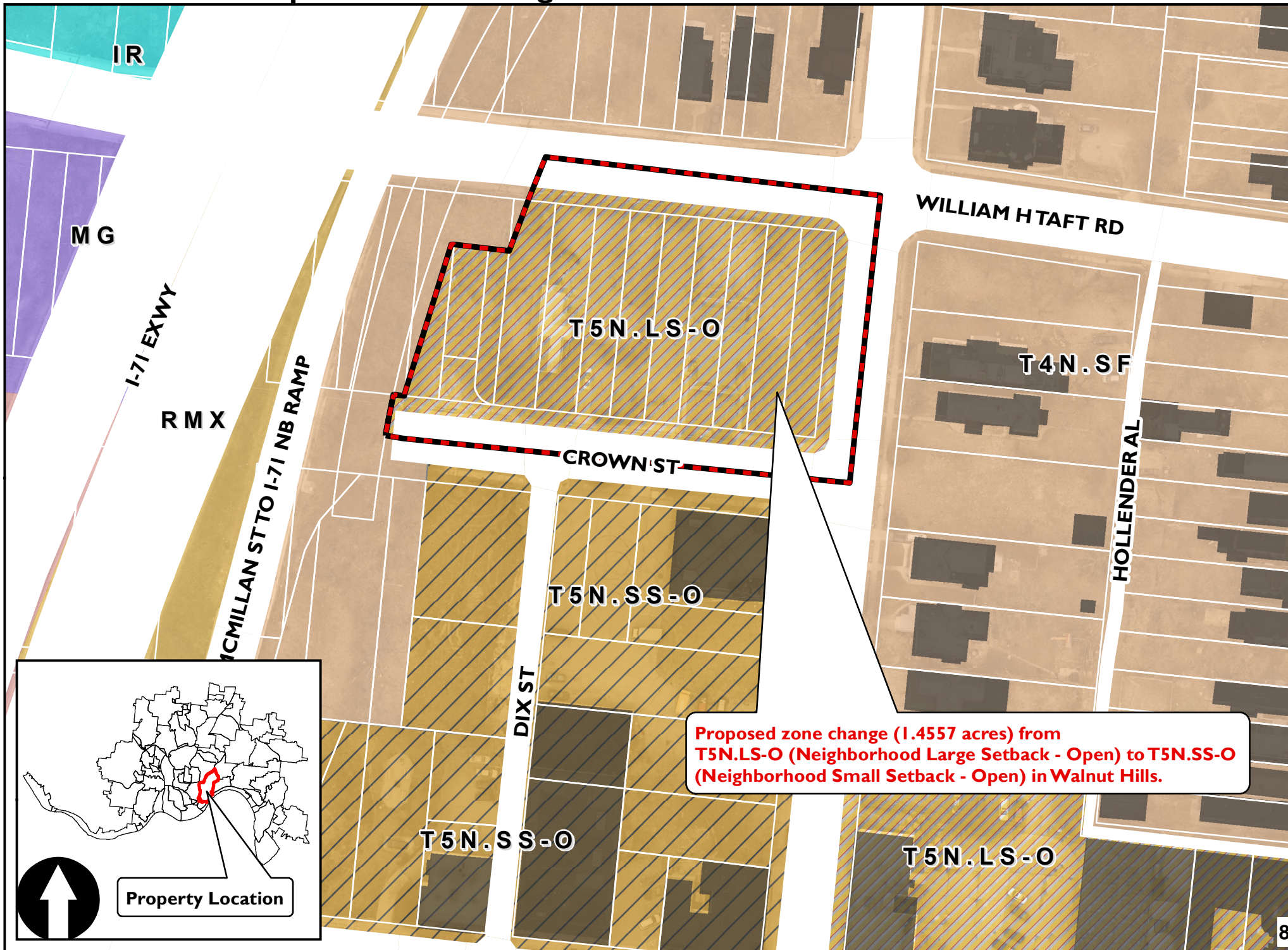
Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

Proposed Zone Change at 664 Crown Street in Walnut Hills

Exhibit A



LEGAL DESCRIPTION

1.4557 ACRE

Situated in Section 8, Town 3, Fractional Range 2, Miami Purchase, City of Cincinnati, being all of lots 1-9 and part of lots 10-12 of Arnd Kattenhorn's Subdivision as recorded in P.B. 3, Pg. 313 and all of the tracts of land conveyed by deed to 648 Crown Street LLC in O.R. 13251 Pg. 372, O.R. 13189 Pg. 384, 656 Crown Street, LLC in O.R. 13247 Pg. 679, 658 Crown Street LLC in O.R. 13189 Pg. 304 and 664 Crown Street, LLC in O.R. 13378 Pg. 259 the boundary of which being more particularly described as follows:

BEGINNING at the centerline intersection of William H. Taft and May Street;

Thence along the centerline of May Street, South $05^{\circ}52'16''$ West a distance of 210.51 feet to the centerline of Crown Street;

Thence along the centerline of Crown Street North $83^{\circ}56'07''$ West a distance of 336.90 feet to the east right of way line of Interstate 75:

Thence along said right of way the following five (5) courses:

1. North $05^{\circ}57'26''$ East a distance of 30.00 feet;
2. South $83^{\circ}56'07''$ East a distance of 6.54 feet;
3. North $17^{\circ}25'36''$ East a distance of 114.76 feet;
4. South $83^{\circ}56'10''$ East a distance of 42.00 feet;
5. North $20^{\circ}37'19''$ East a distance of 70.26 feet to the centerline of William H. Taft;

Thence along said centerline, South $83^{\circ}56'07''$ East a distance of 247.44 feet to the POINT OF BEGINNING;

Said parcel contains 1.4557 acres, more or less.

The bearings of this description are based on State Plane Coordinates, Ohio South Zone, NAD 83.

This legal description was based on a field survey under the direction of Daniel K. York, Ohio Professional Surveyor Number S-8729 in December of 2018.

February 17, 2023

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

GENERAL INFORMATION:

Location: 644-664 Crown Street, Cincinnati, OH 45206

Petitioner: Onyx + East
1828 N Central Avenue
Indianapolis, IN 46202

Property Owner: Investing for Good LLC – Samir Kulkarni
731 E. McMillan Street Ste. B
Cincinnati, OH 45206

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Application
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Proposed Development
- Exhibit F Coordinated Site Review Letter
- Exhibit G Community Engagement Summary
- Exhibit H Letter of Support

BACKGROUND:

The petitioner, Onyx + East, requests a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

The existing zoning (T5N.LS-O) does not permit any sort of rowhouses, but it does permit other residential options such as stacked flats, mid-rises and carriages houses. T5N.SS-O permits rowhouses as an allowed building type following the 1703-3.90 Standards of the Cincinnati Zoning Code – Title XVII – Land Development Code.

These properties consist of a larger development entitled “May Square” which is planned to involve a major subdivision development of 39 single-family attached rowhouses. This development plans to incorporate the properties south of Crown Street. The properties that are requesting to be rezoned would have 22 of the single-family homes constructed on them with the remaining being constructed on the southern side of Crown Street located along Dix Street and on the western side of May Street. The southern portion of the proposed development (the properties not being rezoned) is already zoned

T5N.SS-O – Neighborhood Small Setback – Open.

In 2019, the properties south of Crown Street, along Dix Street and May Street, received a zone change from T4N.SF – Neighborhood Small Footprint to the existing zoning T5N.SS-O – Neighborhood Small Setback-Open. This proposal was through a different petitioner, Paramount Redevelopment Group, which had requested the zone change to permit a multi-use development with retail on the ground floor and multi-family workforce housing on the upper floors. This project is no longer in development.

In 2020, the subject property (644-664 Crown Street, under the property owner Samir Kulkarni) also received a zone change from T4N.SF – Neighborhood Small Footprint to the existing zoning T5N.LS-O – Neighborhood Large Setback-Open to permit a four-story, multi-family residential building with 78 units and a public parking lot. This project is also no longer in development.

With this existing proposal to change the zoning, the entire development site (consisting of all properties previously mentioned north and south of Crown Street “May Square”) would all be zoned the same zoning of T5N.SS-O – Neighborhood Small Setback-Open. The open sub-zone provides the same building form but allows for a more diverse mix of uses. The applicant is intending to provide only single-family residential uses.

ADJACENT LAND USE AND ZONING:

The subject properties are currently zoned T5N.LS-O – Neighborhood Large Setback-Open as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning:	T4N.SF – Neighborhood Small Footprint
Existing Use:	Single/Multi-family houses

East:

Zoning:	T4N.SF – Neighborhood Small Footprint
Existing Use:	Single/Multi-family houses and some vacant lots

South:

Zoning:	T5N.SS-O – Neighborhood Small Setback-Open
Existing Use:	Vacant lots that will be a part of the whole complete development, church/parking, businesses along E. McMillan Street

West:

Zoning:	T4N.SF – Neighborhood Small Footprint
Existing Use:	Interstate 71

PROPOSED DEVELOPMENT:

The proposed zone change will allow the planned future construction of 39 attached single-family rowhouses. These rowhouses will be 3-floors with garages in the rear, connected with private driveways. These rowhouses will have the front of the structures face May Street, Crown Street (both north and south), Dix Street (both east and west) and south of William Howard Taft. There will also be new sidewalks implemented within the development. The brick church building located at the southwestern

corner of Crown Street and May Street is outside the project scope but is planned to be saved and redeveloped.

If the zone change is approved, all new construction will have to conform to the development regulations set forth in the Cincinnati Zoning Code in the T5N.SS-O – Neighborhood Small Setback-Open zone.

COORDINATED SITE REVIEW:

The applicant submitted their proposed project for Coordinated Site Review in November of 2022. The applicant stated their desire for a zone change during this process, from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open. This is where it was identified that rowhouses are not permitted in T5N.LS-O but are allowed in the T5N.SS-O zoning district.

Many departments had comments regarding future permits and the applicant will need to provide more detailed dimensions and items on their site plan for further zoning review and when they submit for the Major Subdivision process. The Cincinnati Fire Department identified the need to have two readily accessible fire hydrants near the project scope and the Department of Transportation and Engineering (DOT) highly recommended a Traffic Impact Study among other criteria for street adjustments and further requirements. The applicant team is aware of these recommendations and are working on addressing all of them accordingly.

PUBLIC COMMENT:

The applicant team submitted a summary of the extensive community engagement completed in advance of filing for the proposed zone change (Exhibit G). The applicant team has met with the Walnut Hills Area Council numerous times and the Council has submitted a letter of support (Exhibit H).

The Department of City Planning and Engagement held a virtual public staff conference on this proposed zone change on January 12, 2023. Notices were sent to property owners within a 400-foot radius of the subject properties, including the Walnut Hills Area Council and Walnut Hills Redevelopment Foundation. There was a total of nine (9) individuals present at the staff conference, which included three (3) members of the public in addition to City staff and multiple members from the applicant team. The members of the public supported the proposed zone change and some expressed excitement for the future development.

All property owners within a 400-foot radius of the subject properties, the Walnut Hills Area Council, and the Walnut Hills Redevelopment Foundation were also notified of the City Planning Commission meeting. No additional correspondence was received as of February 9, 2023.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to, “Create a more livable community” through the Strategy to “Support and stabilize our neighborhoods” (p. 160). This proposal is additionally consistent with the Goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Offer housing options of varied sizes and types for residents at all stages of life” (p. 169). This proposed development will increase the housing stock within the Walnut Hills neighborhood by adding 39 single-family rowhouses.

This proposed zone change is also consistent with the Guiding Policy Principles to “Increase our population” and to “Be aggressive and strategic in future growth and development” (p. 77). Economic development and job growth is the key to maintain a stable city and growing the Cincinnati tax base to allow for public services and future improvements.

Lastly, this request is additionally identified as part of the Guiding Geographic Principles section of *Plan Cincinnati* based on the principles to, “Focus revitalization on existing centers of activity” (p. 87), as the plan identifies this portion of Walnut Hills as a Traditional Neighborhood with a ‘Evolve Neighborhood Center Degree of Change’ (p. 91).

Walnut Hills Reinvestment Plan (2017)

This proposed request is consistent with Walnut Hill’s neighborhood plan, *Walnut Hills Reinvestment Plan* (2017), being identified as a ‘Interstate Transition’ which focuses on scale transitions along Interstate 71 stating, “development should transition to that of the 3-story neighborhood” (p. 43). It is also mentioned in the Invest in People, Places, and Homes section a goal to “Update the zoning map to support the neighborhood and the reinvestment plan” (p. 42).

ANALYSIS:

The current zoning district, T5N.LS-O – Neighborhood Large Setback-Open, does not permit rowhouses anywhere within the district. This zone is intended to provide a variety of urban housing choices, in medium-to-large footprint, medium-to-high density building types, which reinforce the neighborhood’s walkable nature, support neighborhood-serving retail and service uses adjacent to this zone and support public transportation alternatives.

The T5N.SS-O - Neighborhood Small Setback-Open permits rowhouses, among other residential buildings. This district intends for the same ideas of the Large Setback zone, but permits a small-to-medium footprint, building at or close to the right-of-way, with small-to-zero setback requirements and a diverse mix of frontages. These differences in zoning allow the applicant team to propose buildings closer to the street on smaller lots. The applicant will need to provide further detail in the Development Plan and will need a Subdivision Improvement Plan once it gets to the Major Subdivision submittal.

This zone change will permit the planned future construction of 39 residential rowhouses and will provide additional housing options to Walnut Hills. It is consistent with the existing surrounding zoning districts and built environment. This proposal will additionally reactivate vacant property.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. It is consistent with *Walnut Hills Reinvestment Plan* (2017).
3. It is consistent with *Plan Cincinnati* (2012) within the Live Initiative Area, specifically the goal to, “Provide a full spectrum of housing options, and improve housing quality and affordability.”

RECOMMENDATION:

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

APPROVE the proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

Respectfully submitted:



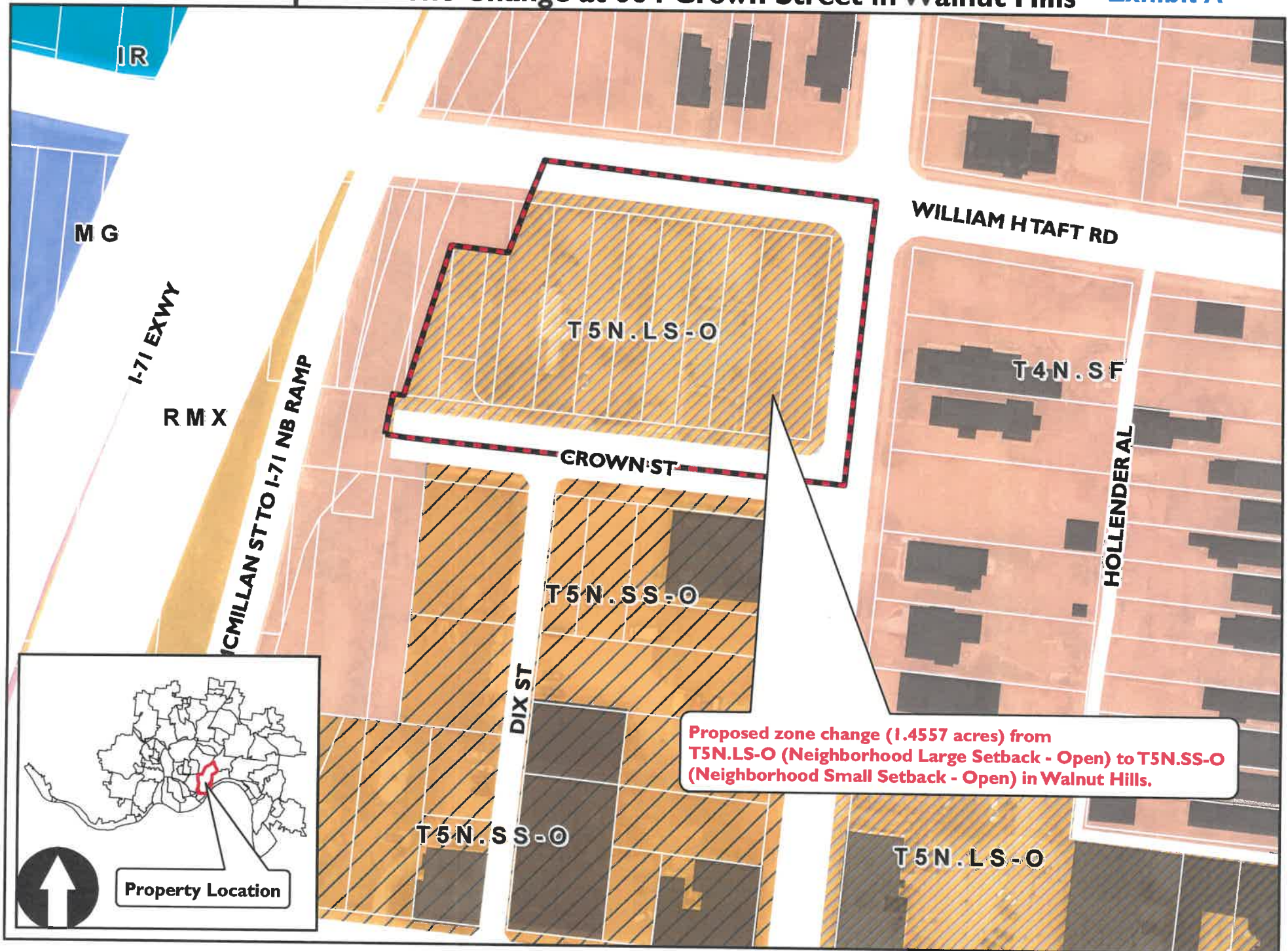
Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



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

Proposed Zone Change at 664 Crown Street in Walnut Hills Exhibit A



**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 12/16/2022

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the T5N.LS Zone District to the T5N.SS Zone District.

Location of Property (Street Address): 664 Crown Street, Cincinnati, Ohio 45206

Area Contained in Property (Excluding Streets): .912 acres

Present Use of Property: Vacant property

Proposed Use of Property & Reason for Change: New townhomes/rowhomes.

Zone change allows for rowhome product to be constructed on site.

Property Owner's Signature: _____

Name Typed: Samir Kulkarni - Investing for Good LLC

Address: 731 E. McMillan Ste B 45206

Phone: 5132536239

Agent Signature: _____

Name Typed: Bryan Scheck, Bayer Becker

Address: 1404 Race Street, Suite 204
Cincinnati, Ohio 45202

Phone: 513-336-6600

Please Check if the Following Items are Attached

Application Fee X

Copies of Plat X

Copies of Metes and Bounds X



LEGAL DESCRIPTION

1.4557 ACRE

Situated in Section 8, Town 3, Fractional Range 2, Miami Purchase, City of Cincinnati, being all of lots 1-9 and part of lots 10-12 of Arnd Kattenhorn's Subdivision as recorded in P.B. 3, Pg. 313 and all of the tracts of land conveyed by deed to 648 Crown Street LLC in O.R. 13251 Pg. 372, O.R. 13189 Pg. 384, 656 Crown Street, LLC in O.R. 13247 Pg. 679, 658 Crown Street LLC in O.R. 13189 Pg. 304 and 664 Crown Street, LLC in O.R. 13378 Pg. 259 the boundary of which being more particularly described as follows:

BEGINNING at the centerline intersection of William H. Taft and May Street;

Thence along the centerline of May Street, South 05°52'16" West a distance of 210.51 feet to the centerline of Crown Street;

Thence along the centerline of Crown Street North 83°56'07" West a distance of 336.90 feet to the east right of way line of Interstate 75:

Thence along said right of way the following five (5) courses:

1. North 05°57'26" East a distance of 30.00 feet;
2. South 83°56'07" East a distance of 6.54 feet;
3. North 17°25'36" East a distance of 114.76 feet;
4. South 83°56'10" East a distance of 42.00 feet;
5. North 20°37'19" East a distance of 70.26 feet to the centerline of William H. Taft;

Thence along said centerline, South 83°56'07" East a distance of 247.44 feet to the POINT OF BEGINNING;

Said parcel contains 1.4557 acres, more or less.

The bearings of this description are based on State Plane Coordinates, Ohio South Zone, NAD 83.

This legal description was based on a field survey under the direction of Daniel K. York, Ohio Professional Surveyor Number S-8729 in December of 2018.

C3.0



November 4, 2022

Mr. Josh Hughes
Onyx+East
2505 May Street
Cincinnati, Ohio 45206

Re: 664 Crown Street | May Square (D) – (CPRE220064) Final Recommendations

Dear Mr. Hughes,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project **664 Crown Street** in the Community of Walnut Hills. It is my understanding that you are proposing to construct a 40-townhome development project with one or two car garages for each unit, located on two private drives off of Crown Street. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **November 8, 2022 @ 2:30 pm** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning and Engagement – Planning Division

Immediate Requirements to move the project forward:

1. Staff highly recommends that this property is rezoned into a Planned Development (PD).**
2. The PD consists of:
 - Application and plans need to be submitted (including fee)
 - Staff Conference (3-4 week process)
 - City Planning Commission (4-6 weeks)
 - Equitable Growth & Housing Committee/City Council (4-14 weeks)
 - Final Development Plan (unless submitted concurrently) (2-6 weeks)
3. The project as it is would be a major subdivision. The proposed subdivision of land is considered a Major Subdivision per Section 200-01-S6 of the Subdivision Regulations:
 - a. The opening, widening, extension or improvement of a street;
 - b. The installation, extension, or modification of a public utility service line, excluding tap connections to existing utility service lines;
 - c. A request involving a parcel of land that the owner or applicant intends to further subdivide and the planned subdivision together will result in four or more lots;
 - 200-01-S6(d) A request that seeks a variance or other relief from the City's subdivision regulations or the Cincinnati Zoning Code
4. More information about the major subdivision process and regulations may be found here:
<https://www.cincinnati-oh.gov/planning/subdivisions-and-lot-splits/>

Requirements to obtain permits:

1. Approval by the City Planning Commission must be obtained for the Development Plan and Subdivision Improvement Plan.
2. Once infrastructure improvements have been made and approved by the appropriate City Department(s), the Final Plat must be submitted for consideration by the City Planning Commission.
3. The dedication of Public right-of-way requires City Planning Commission approval and acceptance by City Council (per Law's notes).
4. Final Plat must be recorded prior to the application of permits for each lot.

Recommendations:

1. It is highly recommended to reach out and share these plans to the adjacent property owners and the Walnut Hills Area Council.
2. Walnut Hills Reinvestment Plan (2017) <https://www.cincinnati-oh.gov/sites/planning/assets/File/Walnut%20Hills%20Reinvestment%20Plan%20Final.pdf>
3. Walnut Hills Urban Renewal Plan - McMillian Street NDB (1997) https://www.cincinnati-oh.gov/sites/planning/assets/File/Walnut%20Hills%20URP%20McMillan%20St_%20NBD%201997.pdf

Contact:

- **Jesse Urbancsik** | City Planning | 513-352-4843 | jesse.urbancsik@cincinnati-oh.gov

City Planning and Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Planned Development/Zone Change. The proposed development north of Crown Street is located in a T5N.LS-O Form-Based Code zoning transect. Per Sec. 1703-2.90(C), rowhouses are not an allowed building type in the T5N.LS-O transect. Therefore, you must obtain a Planned Development or a Zone Change to develop rowhouses north of Crown Street.
2. Lot Size. Per Sec. 1703-2.100(C), rowhouses are an allowed building type in the T5N.SS-O transect south of Crown Street. However, the minimum lot depth for rowhouses in any FBC transect is 80 feet. Please provide more detailed dimensions on the Site Plan for further Zoning review. It appears that the proposed development would require numerous Dimensional Variances.
3. Elevations. Provide dimensions on elevation drawings. There are no renderings of the Soho and Hosford models.
4. Street Width. You have depicted Dix Street with a width of 21 feet, but it is currently 20 feet in width. Indicate if you are planning to widen the street to have frontage for some of the lots.
5. Parking. For the models with only a one car garage, indicate total square footage of the dwelling. As to the proposed parking lot, per Sec. 1703-2.100(I), parking facilities require a Use Permit (Conditional Use approval). Per Sec. 1703-2.100(F), parking spaces require a minimum 40 feet front yard setback, so a Dimensional Variance will be required. Provide

dimensions for parking spaces, driveway width. Provide details as to screening and landscaping.

6. Easements. Easements would be needed for private drives crossing over parcels and maintenance of these drives should be addressed in HOA documents.

Requirements to obtain permits:

1. Final recorded Subdivision Plat, Site Plans and dimensioned Elevation Drawings.

Recommendations:

1. Discuss the development further with Zoning and Planning Staff.

Contact:

- **Tre Sheldon** | ZPE | 513-352-2422 | henry.sheldon@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A PTI from the OEPA will be required for sewer extension. Please contact Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 for assistance.
2. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
3. An approved site utility plan will be required for each residence to receive approved permit.

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention
 - Detention is required, refer to MSD calculations for design.
 - Submit following documents - detention calculations, drainage map, detailed drawing of Detention Control structure with elevations, detentions shop drawings (manufacturer drawing), major storm calculations / flood routing
2. Storm Requirements
 - Calculations for storm water conveyance system.
3. Utility Plan
 - Label all pipes materials
 - In the public R/W, pipes to be DIP or RCP
 - Show Top & Invert elevations for all Appurtenances
 - Show slopes for all pipes
4. Easement requirements: if a pipe crosses a private property line, developer must submit separately a "recorded private drainage easement"

5. Curb cuts: driveway aprons at min. 5' away from SMU inlets
6. Cannot tie into curb inlets
7. Grading Plan
 - o Grading must show existing and proposed contours
 - o Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - o Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - o Impervious surfaces allowed to drain towards public R/W with limit of 800sf per project. Exemptions granted on case-by-case basis (if SMU inlets can collect runoff).
8. Erosion & Sediment Control Plan is required.
 - o Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
9. SMU Standards Plans Notes is required.
 - o Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
10. As-Built survey is required. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - o State Plane Coordinates (N,E) for all MH's and Catch Basins
 - o Inverts and Top elevations for all MHs and Catch Basins
 - o Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@gcww.cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. Owner/developer will need to submit for a Greater Cincinnati Water Works Preliminary Application for water main extension in Dix Street. Cincinnati Water Works (GCWW) Contact Phil Young at 513-591-6567 or Phillip.Young@gcww.cincinnati-oh.gov .
 - a. The proposed water main alignment, including fire hydrant location and tap locations, is not approved at this conceptual review and will be approved during the GCWW Preliminary Application and Design Plan approval process. Developer will be required to provide an easement for the fire hydrant.
2. It is advised that GCWW has a construction project that has started to replace the 6" water mains in Crown Street and May Street with an 8" main, replace 8" water main in William Howard Taft Road and replace the transmission main in Crown Street.

Requirements to obtain permits:

1. Before any building permits are approved, the owner/developer will be required to meet all conditions of the approved preliminary application. This generally includes the completion of approved plans, all submittals including environmental report, easement plat, contractor bond and letter of intent.
2. Greater Cincinnati Water Works (GCWW) will need a stamped and recorded consolidated/split plat before any building permits will be approved.
3. The subject development property is receiving water service from the 6" public water main in Crown Street and the 6" public water main in May Street.

Address	Branch #	Size	Meter #	Size
643 Crown St.	H-238490	3/4"	238490	5/8"
650 Crown St.	H-21352	5/8"	056516	5/8" Lead on public and private side*
656 Crown St.	H-21524	5/8"	045675	5/8" Lead on public and private side*
658 Crown St.	H-233954	1.5"	233954	1.5"
664 Crown St.	H-25307	5/8"	056646	3/4" Lead on public and private side*
2517 Dix St.	H-224895	3/4"	224895	5/8"
2521 May St.	H-66640	5/8"	020434	5/8" Lead on public and private side*
648 Crown St.	H-21353	3/4"	- FOD	
652 Crown St.	H-29082	3/4"	- FOD	
654 Crown St.	H-92404	5/8"	- FOD	
2513 May St.	H-26866	5/8"	- FOD	
2517 May St.	H-280702	5/8"	- FOD	
2507 May St.	H-31851	3/4"	- FOD	
2509 May St.	H-31852	5/8"	- FOD	
2519 May St.	H-39829	5/8"	- FOD	

*Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing water service lines (H-21352, H-21524, H-25307 and H-66640) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if it is to remain.

4. Any new/existing water service branch(es) that will cross parcel lines will need a water service branch easement.
5. If the existing water service branch for this project is not to be used for this development, it must be properly disconnected at the owner's / developer's expense. Owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of any existing water service branch before any new water service can be sold.
6. Abandoned branches will require a drawing showing which branches are to be physically removed from the main. Each branch will need to show the branch number. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov

Recommendations:

1. Water Availability Letter is forthcoming.
2. Missing water service branch for unit 16.
3. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
4. The Owner(s)/Developer(s) must have a licensed plumber that is bonded and certified with GCWW and fire protection company to fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.
5. Contact me for general questions and Phil Young, for Water main extension questions at 513-591-6567, or by email at Phillip.Young@gcww.cincinnati-oh.gov

Contact:

- Rick Roell | WaterWorks | 513-591-7858 | richard.roell@gcwww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. Provide a site plan confirming that there are at least 2 readily accessible fire hydrants within 400 feet from all parts of each structure.
2. The minimum fire flow requirements are 1800 gallons/per/minute (GPM) @ 20 pressure/per/square inch (psi) (138Kpa)

Requirements to obtain Permits:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
2. Dead-end fire apparatus access roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.
3. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
4. The weight of our apparatus is as follow:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22'2"	9' 2"	18,500			34'/41'

Recommendations:

- None

Contact:

- Gregory Phelia Jr. | Fire Dept. | 513-357-7598 | gregory.pheliar@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapters 1101 and 1031.
3. This project may need to include a new City permanent public utility easement. The City's acquisition of the easement must receive environmental approval from OES.

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The development goal should be to earn at a minimum the LEED Certified rating level.

- b. Rooftop solar should be considered in the design as a renewable energy source.
- c. Site parking should be wired for electric vehicle charging.
- d. Site areas designated for trash carts should also have at least equal space designated for recycling carts.
- e. The use of trees in the landscape design should be included to enhance urban forestry.
- f. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. If working within 15 foot of street tree, contact Urban Forestry (Jacob Edwards) to obtain public street tree permit.
2. If any tree needs to get removed due to construction then compensation must occur prior to removal.

Recommendations:

1. If they would like to add any street trees or replacements, contact Urban Forestry (Jacob Edwards) to discuss layout of cut-outs and plantings.

Contact:

- **Jacob Edwards** | Urban Forestry | 513-861-9070 | jacob.edwards@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. While DOTE is not requiring a Traffic Impact Study, such study may become required contingent upon community review and request.
2. Submit a Trip Generation and Trip Distribution Study to DOTE for review and approval.
3. May Street:
 - a. Remove existing abandoned curb cuts and driveway aprons.
 - b. Design and construct new 10'-0" wide minimum sidewalk from face of curb to back of walk, including a DOTE standard concrete curbing Type-P5, tree lawn, and a 5'-0" wide concrete walk.
 - c. Provide a DOTE standard cross slope of 2% through all sidewalks.
 - d. Design and construct a new DOTE standard commercial driveway apron at the May Street entrance to the shared surface parking lot. The 2-way traffic entrance / exit to the parking lot shall be 20'-0" wide, (minimum), 24'-0" wide, (preferred).
4. Crown Street:
 - a. Remove existing abandoned curb cuts and driveway aprons.
 - b. Curb bump-ins for on-street parking are not permitted.

- c. Curb bump-outs designed and constructed in compliance with DOTE standards may be installed at both the intersection of Crown and May and Crown and Dix, including the following:
 - Provide 20'-0" curb radius at corner.
 - Provide 20'-0" minimum width from face of curb to face of curb.
 - Construct full width concrete walk within the radius.
 - Design and construct new curb ramps with detectable warnings in compliance with DOTE standards.
 - Ensure proper stormwater drainage flow around each new bump-out through the provision of acceptable gutter grading in compliance with DOTE and MSD standards or through the provision of new stormwater drainage facilities in compliance with DOTE and MSD standards.
 - d. Design and construct new 10'-0" minimum sidewalk along both sides of Crown Street from face of curb to back of walk, including a DOTE standard concrete curbing Type-P5, tree lawns, 5'-0" wide concrete walks, and DOTE standard driveway aprons.
 - e. Provide a DOTE standard cross slope of 2% through all sidewalks.
 - f. Design and construct a turnaround at the western terminus of Crown in compliance with DOTE standards located within the existing public right-of-way and on the adjacent State of Ohio property.
 - g. Provide a 5'-0" wide concrete walk completely around the perimeter of the turnaround.
5. Dix Street:
- a. To provide for pedestrian safety, provide a sidewalk along both sides of Dix Street from the southern terminus of the new housing development to the intersection with Crown Street, in compliance with one of the 2-following options:
 - A 10'-0" minimum sidewalk from face of curb to back of walk is preferred, including a DOTE standard concrete curb Type-P5, tree lawn, and a 5'-0" wide concrete walk.
 - An 8'-0" wide sidewalk from face of curb to back of walk is acceptable, including a DOTE standard concrete curb Type-P5, and a full width concrete walk.
 - b. Planning options for the new Dix Street sidewalks include the following:
 - Modify private property parcels abutting Dix Street as needed to donate and dedicate land for use as public right-of-way with a width as required to accommodate the construction of the new sidewalk.
 - Record a public access easement along each private property parcel abutting Dix Street with a width as required to accommodate the construction of the new sidewalk.
 - c. Provide a DOTE standard cross slope of 2% through all sidewalks.
 - d. The garage entrances to the units along the west side of Dix Street must be located either 20'-0" back from the back of walk or located immediately at the back of walk to prevent vehicles from parking over the sidewalk and/or into the street.
6. Shared Private Streets:
- a. Private Streets are required to be 21'-0" wide, (minimum), from face of curb to face of curb.

- b. Private Streets shall be designed and constructed in compliance with DOTE public street standards.
 - c. Design and construct new DOTE standard driveway aprons instead of a street opening cuts at the entrance to each private street. The driveway apron flares shall not pass the property line shared by the adjacent property owner.
 - d. Please note the following:
 - The property owner and project design professionals are responsible for compliance with all federal ADA pedestrian building access requirements.
 - These design exceptions may preclude the City from accepting or approving any future application for converting the new private street property to public right-of-way and the new private street to a public street.
7. Shared Private Driveways:
- a. Shared private driveways located on private property shall be designed and constructed in compliance with building code requirements.
 - b. Shared private driveways accommodating 2-way traffic are recommended to be 20'-0" wide, (minimum), from edge to edge
 - c. Design and construct new DOTE standard driveway aprons instead of a street opening cuts at the entrance to each private driveway. The driveway apron flares shall not pass the property line shared by the adjacent property owner.
8. Shared private sidewalks located on private property shall be designed and constructed in compliance with building code requirements.
9. Private, individual unit driveway flares shall not encroach beyond property lines.
10. Consult with Urban Forest Mgmt. staff regarding the location and type of street trees. Note that tree locations may be impacted by compliance with right-of-way sight line requirements.
11. Any new retaining walls, including footings shall be located on private property.
12. All work in the public right-of-way will require a separate DOTE permit. Prepare dimensioned plans, including all surface items, and all aboveground and underground utility facilities in compliance with DOTE standards as required for permit approval.
13. Before submitting permit applications, contact DTEaddress@cincinnati-oh.gov to have addresses assigned for each home. Once the homes are constructed, each address number must be posted and visible from the street.

Recommendations:

- 1. DOTE recommends that standard 10' wide, (preferred), or 8' wide, (acceptable), DOTE sidewalks be designed and constructed along each side of each new private street in compliance with DOTE standards. However, DOTE is not requiring this as the new private streets are located on private property and are not located within the public right-of-way.
- 2. DOTE recommends that separate driveways be designed and constructed as continuous driveway aprons are not recommended and not allowed along public streets or in the public right-of-way. However, DOTE is not requiring this as the new private streets are located on private property and are not located within the public right-of-way.

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Emergency egress is required from bedrooms.
2. Exterior walls at a zero-property line must be rated for 1-hour with exposure from both sides.
3. No portion of a building may extend beyond a property line.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. If permitted by DOTE, private infrastructure in the public right-of-way will require an easement.
2. An easement requires the following:
 - A coordinated report
 - appraisal
 City Planning Commission approval
 City Council approval.

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

1. Applicant can apply for a Commercial CRA Tax Abatement prior to the start of construction: <https://choosecincy.com/wp-content/uploads/2022/08/Commercial-CRA-Application-6.22.docx.pdf>. Should you have any questions, please contact Derek McCain at derek.mccain@cincinnati-oh.gov or 513-352-1968.

Contact:

- **Roy Hackworth** | DCED | 513-352-4648 | roy.hackworth@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

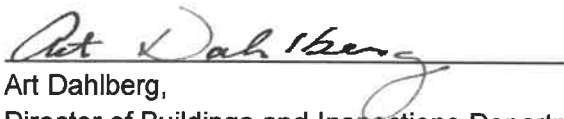
Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair



Rodney D. Ringer,
Development Manager

AD:RDR:hs



MAY SQUARE
Community Engagement Calendar
As of 12/17/22

Walnut Hills Area Council	
7/28/22	Introductory meeting with Walnut Hills Area Council Working Group
8/11/22	Formal project introduction to Walnut Hills Area Council – Full Body
9/1/22	Walnut Hills Planning & Economic Development Committee
10/13/22	Walnut Hills Area Council – vote to support rezoning

¹ At their October 13, 2022, meeting, the Walnut Hills Area Council voted in favor of Onyx+East's proposed rezoning to T5N.SS

² Onyx+East will request a letter of support from the Walnut Hills Area Council for required variances prior to filing for Major Subdivision.



area
council

2640 kemper lane
cincinnati ohio 45206

www.wearewalnuthills.org

Jesse Urbancsik, Senior City Planner
City of Cincinnati
805 Central Ave, Suite 720
Cincinnati, OH 45202

RE:
Onyx + East
644 – 664 Crown Street
Application for Zone Change

Delightful Day:

On behalf of the Walnut Hills Area Council please accept this letter in support of Onyx + East's proposed rezoning of 644 – 664 Crown Street, part of the May Square project, from T5 Neighborhood Large Setback (T5N.LS) to T5 Neighborhood Small Setback (T5N.SS).

Joshua Hughes and Jake Dietrich introduced the proposed rezoning: at a Walnut Hills Working Group meeting, then presented the proposed rezoning at a WHAC general meeting, and the Planning & Economic Development meeting that led to a Walnut Hills Area Council vote on October 13, 2022, during our full body meeting via Zoom call. The motion was worded as follows: *"A motion to support Onyx + East's efforts to rezone the property north of Crown Street to the T5N.SS zoning district"*

The vote resulted in:

- 7 in favor
- 0 against
- 1 abstain

Therefore, the motion for the letter in support of rezoning passed.

The Walnut Hills community looks forward to working closely with Onyx + East and the City of Cincinnati to support this development.

If we can be of any further assistance, please do not hesitate to reach out.

Share your joy,

A handwritten signature in black ink, appearing to read 'K. Gardette'.

Kathryne Gardette
President, Walnut Hills Area Council

February 23, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone the real property located at 644-664 Crown Street in the Walnut Hills neighborhood from the T5N.LS-O “Transect Zone 5 Neighborhood Large Setback, Open Sub-Zone,” zoning district to the T5N.SS-O, “Transect Zone 5 Neighborhood Small Setback, Open Sub-Zone,” zoning district to allow for the construction of attached single-family rowhouses.

The City Planning Commission recommended approval of the zone change at its February 17, 2023 meeting.

Summary:

The petitioner, Onyx + East, requests a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

The City Planning Commission recommended the following on February 17, 2023, to City Council:

APPROVE the proposed zone change from T5N.LS-O (Neighborhood Large Setback-Open) to T5N.SS-O (Neighborhood Small Setback-Open) located at 644-664 Crown Street in Walnut Hills.

Motion to Approve: Mr. Eby

Ayes:

Mr. Eby

Ms. Kearney

Seconded: Mr. Weber

Mr. Samad

Mr. Stallworth

Mr. Weber

THE CITY PLANNING COMMISSION



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

March 14, 2023

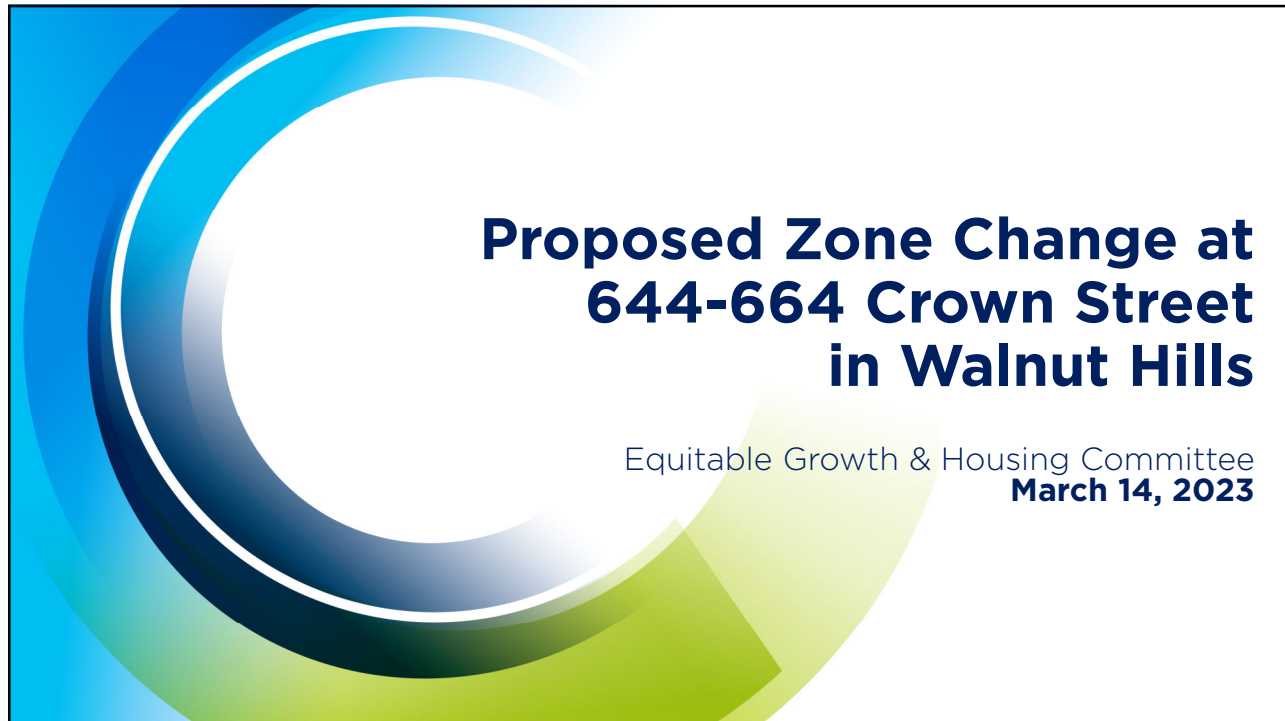
TO: Mayor and Members of City Council 202300788

FROM: Sheryl M. M. Long, City Manager

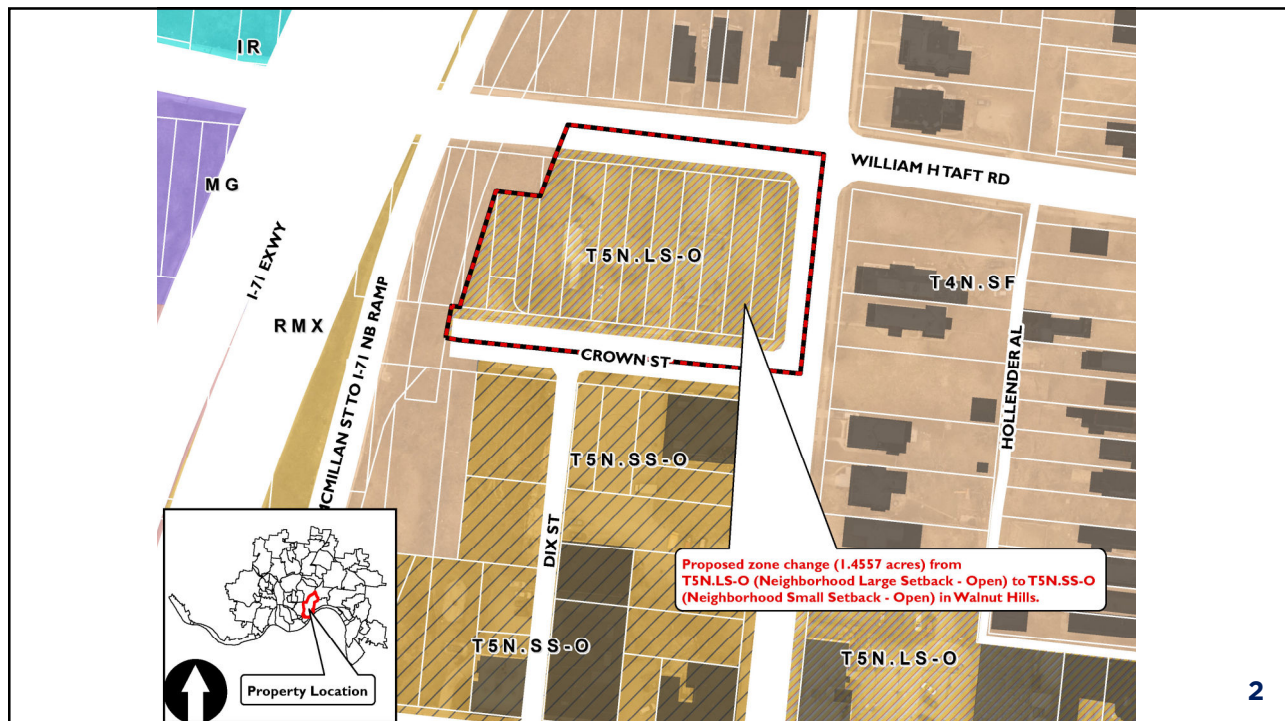
SUBJECT: Presentation – Ordinance – Zone Change at 644-664 Crown Street in Walnut Hills

Attached is the presentation for a zone change located at 644 to 664 Crown Street in Walnut Hills from T5N.LS-O – Neighborhood Large Setback-Open to T5N.SS-O – Neighborhood Small Setback-Open to permit the future construction of single-family attached rowhouses on their own separate lots. Currently, the subject property consists of nine parcels that will be consolidated into a single parcel consisting of 1.45 acres to be reclassified.

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



1



2

Proposed Zone Change

Existing Zoning District:

T5N.LS-O - Neighborhood Large Setback - Open

- Does not permit rowhouses
- Intended to provide a variety of urban housing choices, in **medium-to-large footprint**, medium-to-high density building types, which reinforce the neighborhood's walkable nature, support neighborhood-serving retail and service uses adjacent to this zone and support public transportation alternatives

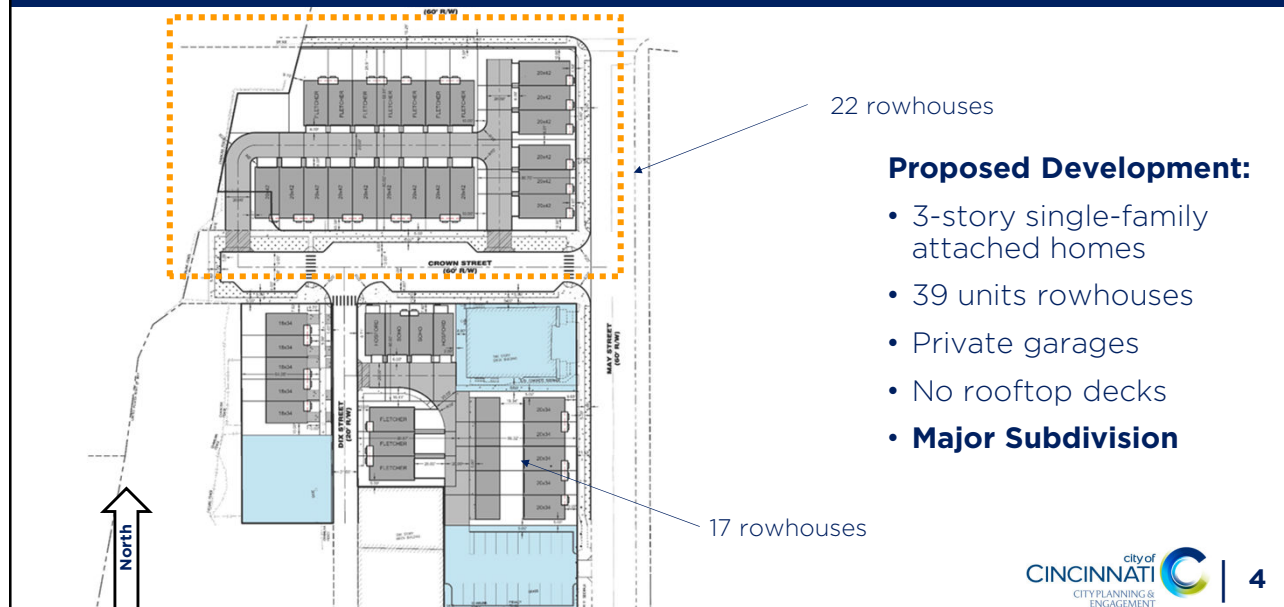
Proposed Zoning District:

T5N.SS-O - Neighborhood **Small** Setback - Open

- **Permits rowhouses**
- Intended to provide same choices as Large Setback, but permits a **small-to-medium footprint** with the building close to the ROW and **small-to-zero setback requirements**.

3

Future of the Subject Property



4

Coordinated Site Review

- **Coordinated Site Review (Zone Change)**

- November 2022

- **Coordinated Site Review (Major Subdivision)**

- Will have to come back through CSR to divide the 39 lots individually + SIP (and then Final Plat)
 - Needs further zoning review
 - If additional variances or zoning relief is needed, the applicant team may additionally request this through this process or through ZHE
- Work with associated departments to obtain further permits

Public Comment

- **Engagement Efforts by Onyx + East**

- Met with Walnut Hills Area Council (Exhibit G)

- **Public Staff Conference**

- Held on January 12, 2023

- **Mailed Notification for Staff Conference and City Planning Commission**

- 400' of subject property to adjacent property owners, Walnut Hills Area Council and Walnut Hills Redevelopment Foundation

- **Letter of Support Submitted**

- **City Planning Commission** – approved February 17, 2023

Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goal to “create a more livable community” (p. 156) through the **strategy** to “support and stabilize our neighborhoods” (p.160)

Walnut Hills Reinvestment Plan (2017)

Goal to “update the zoning map to support the neighborhood and reinvestment plan” (p. 42).

7

Conclusions

Proposed zone change would:

- Be consistent with the existing surrounding zoning districts and built environment
- Permit rowhouses
- Permit homes to have smaller setbacks, allowing closer proximity to the sidewalks and street and enhancing the pedestrian environment

8

CPC Recommendation

City Planning Commission recommends the following action:

APPROVE the proposed zone change from **T5N.LS-O** – Neighborhood Large Setback – Open to **T5N.SS-O** – Neighborhood Small Setback – Open located at 644-664 Crown Street in Walnut Hills.

February 23, 2023

To: Mayor and Members of City Council 202300667
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Rezone property at 2380 Nova Avenue in Westwood from CG-A, “Commercial General-Auto-oriented,” to SF-6, “Single-Family.”

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood from the CG-A, “Commercial General-Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district to permit the restoration of an existing structure to single-family residential use.

The City Planning Commission recommended approval of the designation at its February 17, 2023 meeting.

Summary

The applicant is requesting a zone change from a Commercial General – Auto-oriented (CG-A) district to a Single-family Residential (SF-6) district at 2380 Nova Avenue in Westwood. The subject property is a former single-family residence that is currently occupied by a hair salon, and the applicant is looking to revert the site back to a single-family residential use.

The City Planning Commission recommended the following on February 17, 2023 to City Council:

APPROVE the proposed zone change from Commercial General – Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

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



City of Cincinnati

CHM

EESW

An Ordinance No. _____

- 2023

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district to permit the restoration of an existing structure to single-family residential use.

WHEREAS, JKV Workforce I LLC, a Delaware limited liability company (“Petitioner”), has petitioned to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood (“Property”) from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district; and

WHEREAS, the Petitioner desires to restore an existing structure to single-family residential use; and

WHEREAS, a zone change is necessary to permit the single-family residential use of the Property because the current CG-A, “Commercial General–Auto-oriented,” zoning district does not permit single-family residential uses; and

WHEREAS, the proposed zone change from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district would allow for the Property to be restored and used in a manner that is consistent with its prior use as a single-family residence and similar uses of adjacent properties along Nova Avenue; and

WHEREAS, the proposed zone change is consistent with *Plan Cincinnati* (2012), particularly the plan’s goals to “[p]rovide a full spectrum of housing options and improve housing quality and affordability” (page 164); and

WHEREAS, at its regularly scheduled meeting on February 17, 2023, the City Planning Commission determined that the proposed zone change is in the interest of the public’s health, safety, morals, and general welfare, and it recommended rezoning the Property from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district; and

WHEREAS, a committee of Council held a public hearing on the proposed rezoning of the Property following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved rezoning the Property, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, the Council resolves to rezone the Property from the CG-A, “Commercial General–Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district, finding it

to be in the interest of the public's health, safety, morals, and general welfare; now, therefore,

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

Section 1. That the shape and area of the City of Cincinnati's official zoning map in the location of the real property located at 2380 Nova Avenue in the Westwood neighborhood, shown on the map attached hereto as Exhibit "A" and incorporated by reference, and being more particularly described on the legal description contained in Exhibit "B" attached hereto and incorporated herein by reference, is hereby amended from the CG-A, "Commercial General-Auto-oriented," zoning district to the SF-6, "Single-Family," zoning district.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

Proposed Zone Change at 2380 Nova Avenue in Westwood

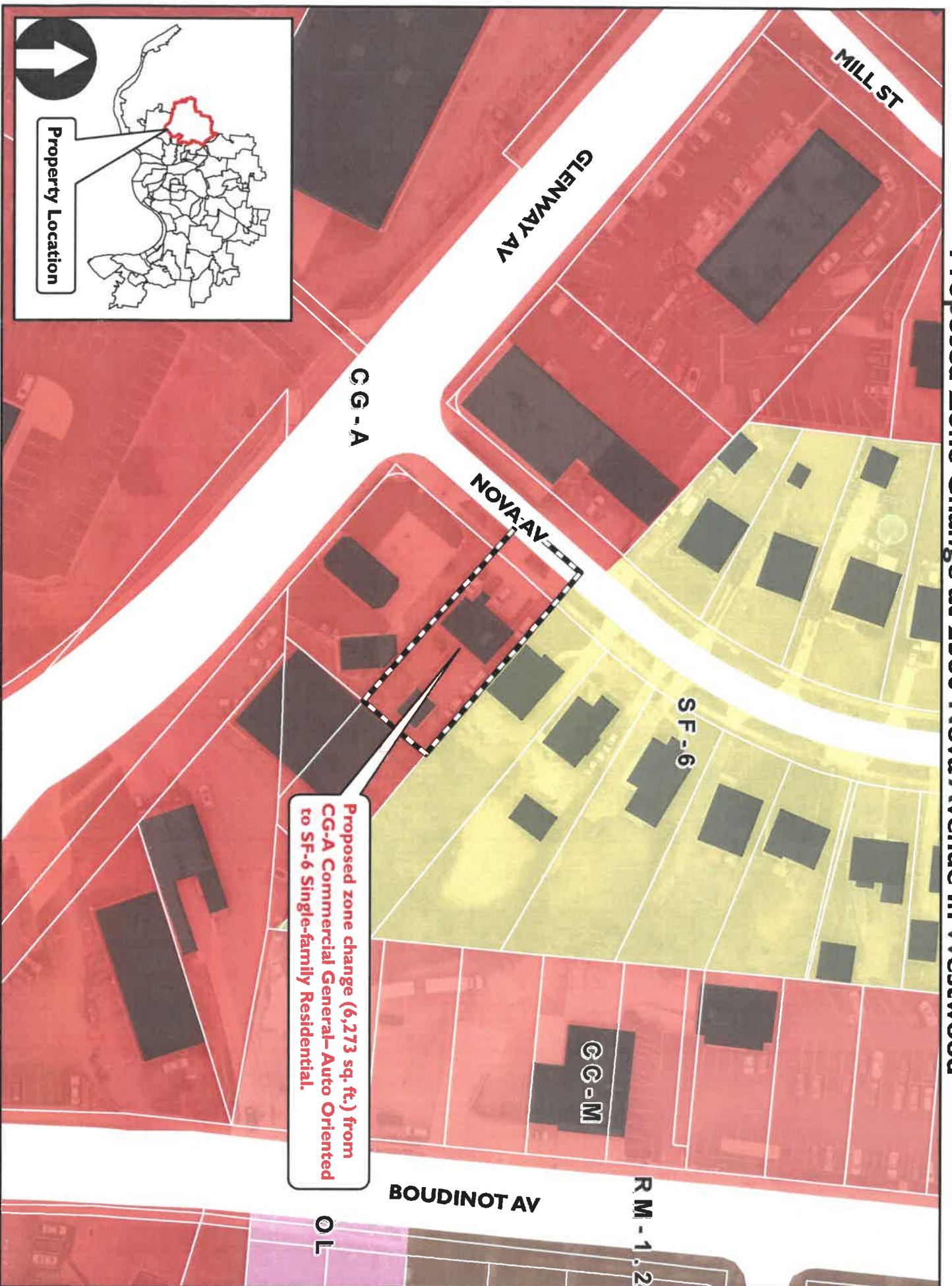


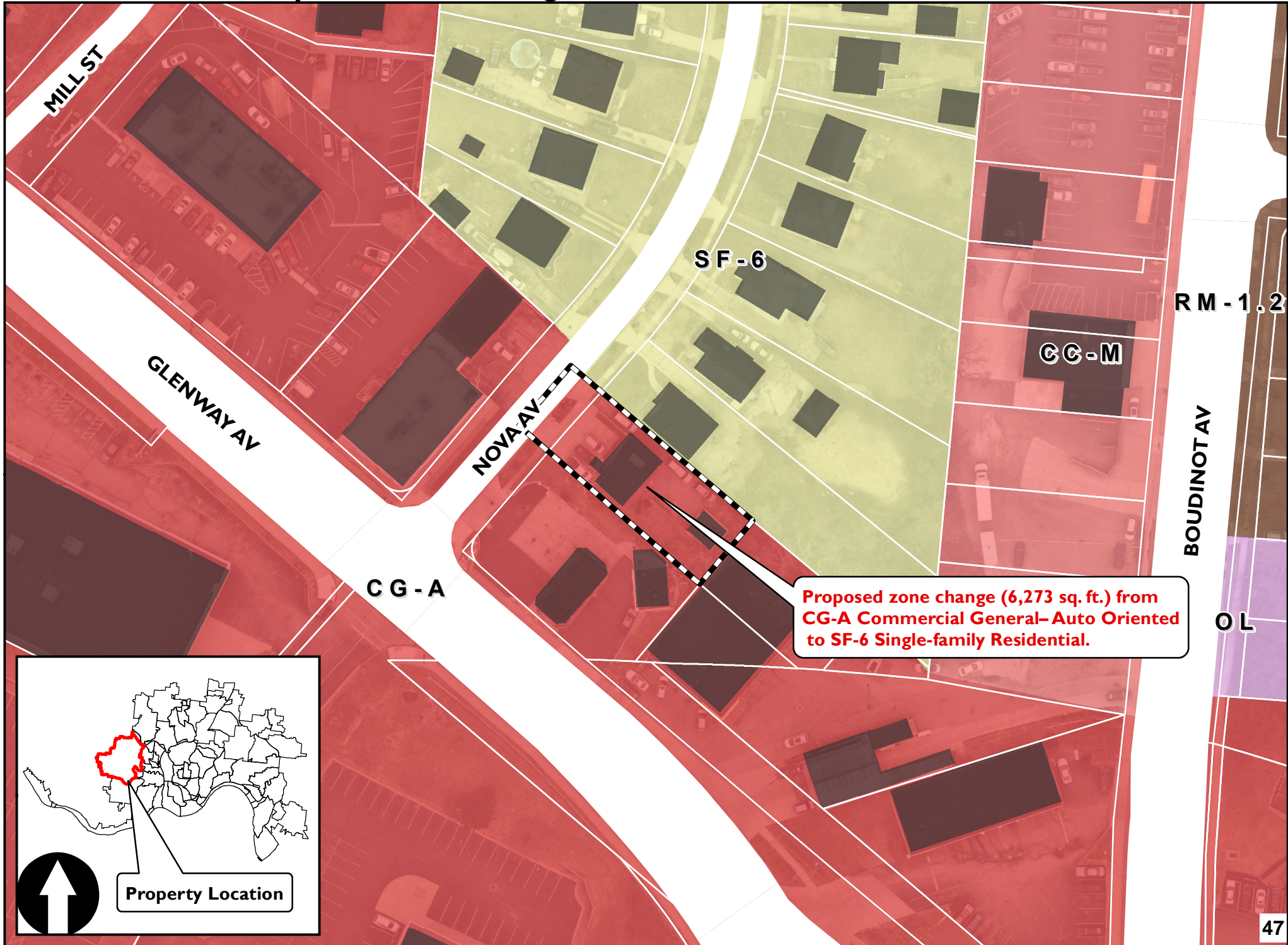
EXHIBIT B

LEGAL DESCRIPTION

Situated in the City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the intersection between the centerlines of Glenway Avenue and Nova Avenue; thence, northwardly with the centerline of Nova Avenue approximately 114-feet to the point of intersection with the northwesterly extension of the south parcel line of Parcel 140, HCAP Book 248, Page 3, **THE POINT OF THE BEGINNING**; thence southeastwardly along the south parcel line as extended to the centerline of Nova Avenue and south parcel line of said parcel approximately 150 feet to the point of intersection with the southeastern corner of said parcel; thence, northeastwardly along the east parcel line of said parcel approximately 115.25 feet to the point of intersection with the northeastern corner of said parcel; thence, northwestwardly along the north parcel line and said north parcel line as extended to the point of intersection with the centerline of Nova Avenue approximately 150 feet; thence, southwestwardly with the centerline of Nova Avenue approximately 50 feet to **THE POINT OF THE BEGINNING**.

Proposed Zone Change at 2380 Nova Avenue in Westwood



LEGAL DESCRIPTION

Situated in the City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the intersection between the centerlines of Glenway Avenue and Nova Avenue; thence, northwardly with the centerline of Nova Avenue approximately 114-feet to the point of intersection with the northwesterly extension of the south parcel line of Parcel 140, HCAP Book 248, Page 3, **THE POINT OF THE BEGINNING**; thence southeastwardly along the south parcel line as extended to the centerline of Nova Avenue and south parcel line of said parcel approximately 150 feet to the point of intersection with the southeastern corner of said parcel; thence, northeastwardly along the east parcel line of said parcel approximately 115.25 feet to the point of intersection with the northeastern corner of said parcel; thence, northwestwardly along the north parcel line and said north parcel line as extended to the point of intersection with the centerline of Nova Avenue approximately 150 feet; thence, southwestwardly with the centerline of Nova Avenue approximately 50 feet to **THE POINT OF THE BEGINNING**.

SUBJECT: A report and recommendation on a proposed zone change from Commercial General - Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

GENERAL INFORMATION:

Location: 2380 Nova Avenue, Cincinnati OH, 45238

Petitioner: Tatiana Pasichnyk

Petitioner's Address: 1201 Dove Street, Suite 100, Newport Beach CA, 92660

Property Owner: John Kralick, JKV Workforce LLC

Owner's Address: 1201 Dove Street, Suite 100, Newport Beach CA, 92660

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Site Photo
- Exhibit C – Zone Change Application
- Exhibit D – Zone Change Plat
- Exhibit E – Legal Description

BACKGROUND:

The petitioner, Tatiana Pasichnyk, on behalf of property owner John Kralick of JKV Workforce LLC, is requesting a zone change at 2380 Nova Avenue in Westwood from Commercial General – Auto-oriented (CG-A) to Single-family Residential (SF-6). The subject property is a former single-family residence that is currently occupied by a hair salon, which is why it is zoned commercially. The applicant wishes to revert the existing structure back to a single-family residential use, which is not permitted within the CG-A district. The property is located roughly a quarter mile north of the West Price Hill Neighborhood Business District and in the Westwood neighborhood. It is not located in a Hillside Overlay District or Local Historic District. The total zone change area measured to the street centerline will be approximately 0.17 acres. This item was not required to undergo a Coordinated Site Review because there is no proposed demolition and new construction associated with the change of zoning; just a change in use from commercial back to residential.

ADJACENT LAND USE AND ZONING:

The property is currently zoned Commercial General – Auto-Oriented (CG-A), and the adjacent zoning and land uses are as follows (also see Exhibit A):

Northeast:

Zoning: Single-family Residential (SF-6)

Use: Single-Family Residence

Northwest:

Zoning: Commercial General – Auto-oriented (CG-A)

Use: Nikkinails Nail Salon

Southeast:

Zoning: Commercial General – Auto-oriented (CG-A)

Use: Sunoco Gas Station

Southwest:

Zoning: Commercial General – Auto-oriented (CG-A)

Use: Midas Auto-Repair Shop

PROPOSED DEVELOPMENT:

The applicant wishes to maintain the existing building and revert it to its original use for single-family residential occupancy. The property will be either owner-occupied or operated as a rental with a local property manager.

PUBLIC COMMENT AND NOTIFICATION:

A virtual Public Staff Conference was held on Wednesday, January 25, 2023 to discuss the proposed zone change. Members of staff from the Department of City Planning and Engagement and the applicant were present, but no members of the public attended. Notice of the Staff Conference, as well as the February 17, 2023 City Planning Commission meeting, was sent to all property owners within 400 feet of the property, the Westwood Civic Association, Westwood Community Urban Redevelopment Corp., and Westwood Works. No correspondence has been received at this time. The applicant has indicated they have reached out to the Westwood Civic Association and have received no support nor opposition regarding the request.

CONSISTENCY WITH PLANS:

The Westwood Strategic Plan (2010)

The proposed zone change is consistent with the Housing and Neighborhood Development Goal of *The Westwood Strategic Plan (2010)* to “Enhance the quality of the housing stock (both owner-occupied and rental), and increase the ratio of single-family, owner-occupied housing units in Westwood” (p. 20). The reconversion of this property to a residential use will enhance the housing stock in Westwood.

Plan Cincinnati (2012)

The proposed zone change is also consistent with the Live Initiative Area of *Plan Cincinnati (2012)* and the goal to “Provide a full spectrum of housing options and improve housing quality and affordability” (p. 164), by increasing the supply of available housing within the city.

RECOMMENDATION:

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

APPROVE the proposed zone change from Commercial General - Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

Respectfully submitted:



Gabrielle Couch, City Planner
Department of City Planning & Engagement

Approved:



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

February 23, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood from the CG-A, “Commercial General-Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district to permit the restoration of an existing structure to single-family residential use.

Summary:

The applicant is requesting a zone change from a Commercial General – Auto-oriented (CG-A) district to a Single-family Residential (SF-6) district at 2380 Nova Avenue in Westwood. The subject property is a former single-family residence that is currently occupied by a hair salon, and the applicant is looking to revert the site back to a single-family residential use.

The City Planning Commission recommended the following on February 17, 2023 to City Council:

APPROVE the proposed zone change from Commercial General – Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

Motion to Approve: Ms. Samad
Seconded: Mr. Weber

Ayes: Mr. Eby
Ms. Kearney
Mr. Samad
Mr. Stallworth
Mr. Weber

THE CITY PLANNING COMMISSION



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

March 14, 2022

To: Mayor and Members of City Council

202300810

From: Sheryl M. M. Long, City Manager

Subject: Presentation – Rezone property at 2380 Nova Avenue in Westwood from CG-A, “Commercial General-Auto-oriented,” to SF-6, “Single-Family.”

Attached is the presentation for the rezoning of property at 2380 Nova Avenue in Westwood from CG-A, “Commercial General-Auto-oriented,” to SF-6, “Single-Family.”

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



Proposed Zone Change at 2380 Nova Avenue in Westwood

Equitable Growth & Housing Committee

March 14, 2023

1

Proposed Zone Change

Existing District

Commercial General – Auto-Oriented (CG-A)

A mix of commercial, office, recreation and entertainment and arts uses that serve as region-drawing centers of activity. This district provides for easy automobile access, with large buildings and parking in the front.

Proposed Change

Single-Family Residential (SF-6)

A neighborhood residential area that is characterized by detached, single-unit structures at a medium-density. The minimum lot size is 6,000 sq ft.

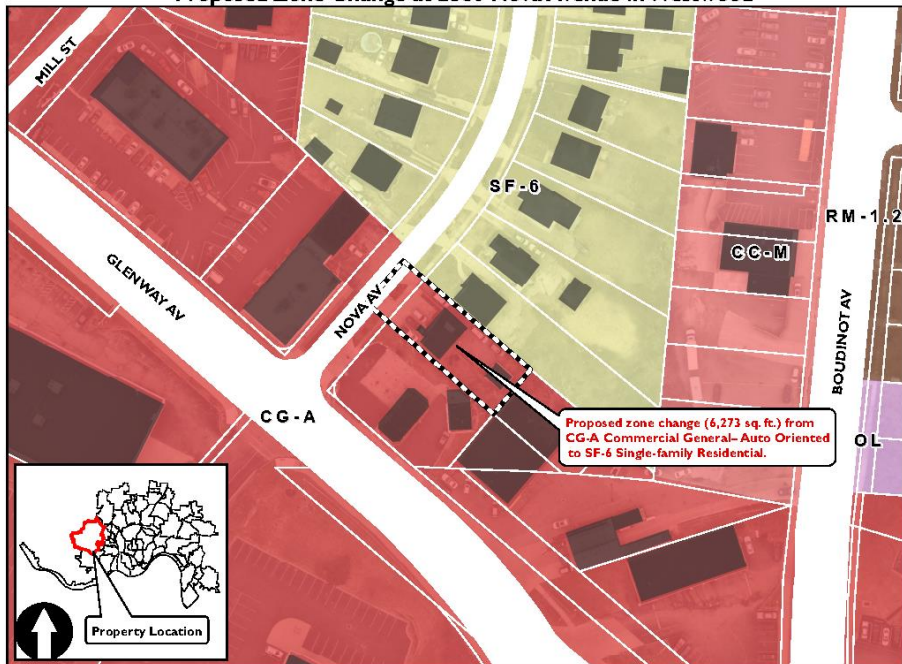
2

Site View looking East on Nova Avenue



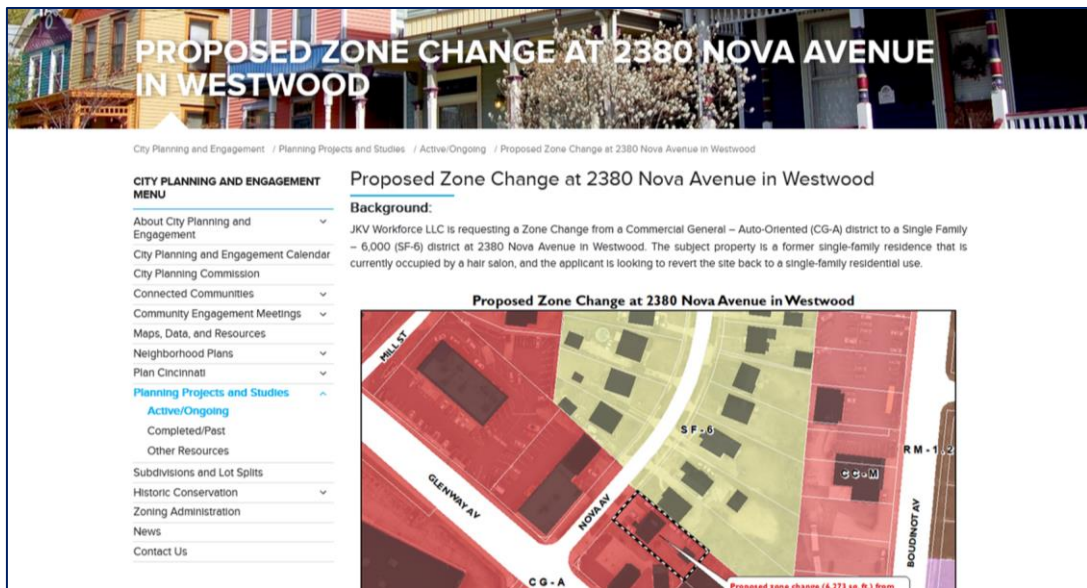
3

Proposed Zone Change at 2380 Nova Avenue in Westwood



4

Notice & Public Comment



PROPOSED ZONE CHANGE AT 2380 NOVA AVENUE IN WESTWOOD

City Planning and Engagement / Planning Projects and Studies / Active/Ongoing / Proposed Zone Change at 2380 Nova Avenue in Westwood

CITY PLANNING AND ENGAGEMENT MENU


- About City Planning and Engagement
- City Planning and Engagement Calendar
- City Planning Commission
- Connected Communities
- Community Engagement Meetings
- Maps, Data, and Resources
- Neighborhood Plans
- Plan Cincinnati
- Planning Projects and Studies
 - Active/Ongoing
 - Completed/Past
 - Other Resources
- Subdivisions and Lot Splits
- Historic Conservation
- Zoning Administration
- News
- Contact Us

Proposed Zone Change at 2380 Nova Avenue in Westwood

Background:

JKV Workforce LLC is requesting a Zone Change from a Commercial General – Auto-Oriented (CG-A) district to a Single Family – 6,000 (SF-6) district at 2380 Nova Avenue in Westwood. The subject property is a former single-family residence that is currently occupied by a hair salon, and the applicant is looking to revert the site back to a single-family residential use.

Proposed Zone Change at 2380 Nova Avenue in Westwood



5

Consistency with *Plan Cincinnati* (2012)

Live Initiative Area

Goal: Provide a full spectrum of housing options and improve housing quality and affordability.

How: By increasing the supply of available housing in the City.

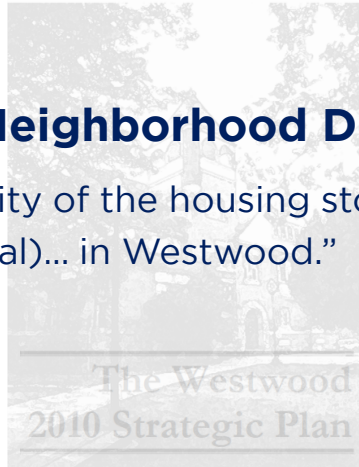
6

Consistency with *The Westwood Strategic Plan (2010)*

Housing and Neighborhood Development

“Enhance the quality of the housing stock (both owner-occupied and rental)... in Westwood.”

(p. 20).



Conclusions

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is **consistent with the existing surrounding built environment** and adjacent zoning districts.
2. It is **consistent with *The Westwood Strategic Plan (2010)*** through the Housing and Neighborhood Development Theme Area.
3. It is **consistent with *Plan Cincinnati (2012)*** within the Live Initiative Area.

Recommendation

The City Planning Commission recommends that City Council take the following action:

APPROVE the proposed zone change from Commercial General – Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

Date: March 8, 2023

To: Mayor Aftab Pureval
From: Emily Smart Woerner, City Solicitor *EESW*
Subject: **Ordinance – Residential CRA Policy Ordinance 2023 Updates
(C VERSION)**

Transmitted herewith is an ordinance resolution captioned as follows:

ESTABLISHING certain policies and conditions regarding the application of residential Community Reinvestment Area real property tax abatements.

EESW/EVK/(dmm)
Attachment
372637

EVK/C
EESW

City of Cincinnati
An Ordinance No. _____ - 2023

ESTABLISHING certain policies and conditions regarding the application of residential Community Reinvestment Area real property tax abatements.

WHEREAS, pursuant to Ordinance No. 274-2017, passed on September 27, 2017, as amended by Ordinance No. 166-2018, passed on June 27, 2018, and Ordinance No. 370-2020, passed on November 12, 2020 (the “2020 CRA Ordinance”), City Council designated the area within the corporate boundaries of the City of Cincinnati as a Community Reinvestment Area (the “CRA”) pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the “Statute”), which authorized up to the maximum real property tax abatements for newly constructed and remodeled one-, two-, three-, and four-dwelling unit residential structures (including owner-occupied residential condominium structures) (collectively, “Residential Improvements”) permitted pursuant to the Statute within the CRA; and

WHEREAS, Ordinance No. 276-2017, passed on September 27, 2017 (as amended by the 2020 CRA Ordinance, the “Residential Policy Ordinance”), set forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled residential structures in the CRA (such policy, as amended, being referred to herein as the “Residential CRA Policy”); and

WHEREAS, Motion Nos. 201801401 and 201900467, as adopted by Council on October 3, 2018, and April 3, 2019, respectively, established the Property Tax Working Group to (i) study trends related to real property taxes, especially the issue of rising real property taxes in areas of significant levels of development; (ii) make recommendations to City Council aimed at helping to keep senior citizens in their homes and communities; (iii) report on best practices in other cities and states facing similar challenges; and (iv) review the City’s Residential CRA Policy; and

WHEREAS, Motion No. 202000945, as adopted by this Council on September 2, 2020, set forth certain short-term and long-term recommendations from the Property Tax Working Group related to the Residential CRA Policy, including exploring a neighborhood-based tiering of the Residential CRA Policy based upon extensive study (collectively with Motion Nos. 201801401 and 201900467, the “PTWG Motions”); and

WHEREAS, pursuant to the PTWG Motions, Ordinance No. 333-2020, passed on September 30, 2020 (the “Study Ordinance”), appropriated funding for the research and design of a tiered Residential CRA Policy and recognized that tax abatements for Residential Improvements are vital to the growth of the City’s housing stock and tax base, and need to be reassessed to determine if changes to the City’s Residential CRA Policy are appropriate; and

WHEREAS, in furtherance of the Study Ordinance, the City commissioned HR&A Advisors, Inc. to provide professional services for a housing study to analyze current information

on the City of Cincinnati's housing market and the availability and affordability of single-family and multi-family housing for the purpose of better targeting the City's housing incentive programs, including the Residential CRA Policy, to maximize the overall housing stock available within the City of Cincinnati (the "Study"); and

WHEREAS, the Study recommended that the Residential Policy Ordinance be modified to align the level of incentive more closely with the amount of development a neighborhood within the City of Cincinnati is experiencing; and

WHEREAS, in furtherance of the results of the Study, City Council wishes to revise its Residential CRA Policy to incentivize development in neighborhoods where residential CRA tax abatements are historically underutilized to enhance the opportunities for growth and housing preservation in these areas; and

WHEREAS, the City Administration and the Mayor's Office recommend this ordinance based upon engagement with key stakeholder groups and the Housing Advisory Board (collectively, the "Engagement"); and

WHEREAS, to achieve the City's current policy goals, in furtherance of the Engagement, and pursuant to the Study, City Council desires to establish a three-tiered Residential CRA Policy tailored to address future housing market changes based upon objective data; and

WHEREAS, City Council desires to encourage the development of real property in a more environmentally friendly manner; and

WHEREAS, City Council desires to incentivize development that is accessible to senior citizens and individuals with mobility impairments, including for individuals to visit and reside in the home; and

WHEREAS, City Council desires to incentivize development that creates more naturally-occurring affordable and sustainable housing; and

WHEREAS, City Council desires to incentivize multi-family developments along public transit lines to provide the City's residents better access to jobs, education, healthcare, childcare, and recreation within the City; and

WHEREAS, City Council desires to incentivize the preservation of the City's historic housing stock; and

WHEREAS, the Director of the City's Department of Community and Economic Development intends to adopt formal rules and regulations for the operation of the residential CRA program, which include, without limitation: (i) modifications to the application to require that applicants certify that property under their or any of their affiliates' control or is currently meeting all requirements of the City's Building Code, (ii) certifications as to whether a condominium unit is owner-occupied to address the use of such units on a long-term basis as short-term rentals, and

(iii) to encourage the sustainable development of Residential Improvements in an environmentally friendly manner; and

WHEREAS, City Council desires to modify the terms and conditions applicable to CRA real property tax abatements with respect to the remodeling and new construction of Residential Improvements to further the aforementioned policy objectives; now, therefore,

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

Section 1. That City Council approves real property tax abatements for one-, two-, three-, and four-dwelling unit residential structures (collectively, “Residential Improvements”) in the amounts and for the durations listed on the applicable table within Exhibit A attached hereto and fully incorporated herein, *provided that* the Residential Improvements satisfy all other requirements for a real property tax abatement under this ordinance, the ordinance establishing the City of Cincinnati Community Reinvestment Area (“CRA”), Ordinance No. 274-2017, passed on September 27, 2017, as amended by Ordinance No. 166-2018, passed on June 27, 2018, and Ordinance No. 370-2020, passed on November 12, 2020 (as amended, the “Reauthorizing Ordinance”), and all applicable state law. For the purposes of this ordinance, each owner-occupied residential condominium unit is considered a separate structure containing one-dwelling unit. For the avoidance of doubt, a Residential Improvement constructed pursuant to a permit for an addition constitutes remodeling and not new construction.

Section 2. That City Council finds that neighborhoods in the City of Cincinnati are experiencing differing amounts of development, and, therefore, neighborhoods in the City of Cincinnati need varying levels of incentives to encourage the construction and remodeling of Residential Improvements. Accordingly, City Council adopts the following framework for determining the level of incentive on a neighborhood-basis in accordance with Exhibits A and B hereto, as designated by the community council boundaries for such neighborhood and depicted on maps adopted by the Housing Officer (as defined below):

(A) Criteria: The following criteria (collectively, the “Criteria” and each, a “Criterion”) are equally weighted to determine whether a neighborhood constitutes a “Lift,” “Expand,” or “Sustain” neighborhood (each as defined below):

1. **Average Household Income**: the average of the median household income weighted proportionally based on the population for each census tract in a neighborhood, as measured by the United States Census Bureau. A neighborhood meets this Criterion if the weighted average of the median household income for each census tract in such neighborhood, calculated in accordance with the foregoing sentence, is equal to or greater than the Cincinnati, OH-KY-IN Metropolitan Statistical Area median household income, as determined by the United States Census Bureau, which as of the date of passage of this ordinance is \$63,654.
2. **Poverty Rate**: the percentage of the population in a neighborhood living at or below the federally established poverty level, adjusted for family size. A neighborhood meets this Criterion if the poverty rate for such neighborhood is equal to or less than the poverty rate for the City of Cincinnati, which as of the date of passage of this ordinance is 26.3%.
3. **Housing Value**: the percentage of owner-occupied housing units in a neighborhood demonstrating a concentration of housing with values in excess of \$500,000 or such other value as may be designated by the housing officer based upon market conditions (such person as designated pursuant to Section 4 of the Reauthorizing Ordinance, as may be amended, being referred to herein as the “Housing Officer”), using data from the United State Census Bureau or any other

indices selected by the Housing Officer from real estate or housing industry sources. As of the date of this ordinance, a neighborhood meets this Criterion if 10% or more of the housing units in a neighborhood have a value over \$500,000, as measured by the United States Census Bureau.

4. **Mortgage Applications Approved and Originated:** the percentage of mortgage applications in a neighborhood that are approved and originated, as measured using an index or indices selected by the Housing Officer from real estate or housing industry sources. A neighborhood meets this Criterion if the percentage of mortgage applications that are approved and originated in such neighborhood is equal to or greater than the percentage of mortgage applications that are approved and originated in the City of Cincinnati, which as of the date of passage of this ordinance is 54.65%.
5. **Market Value Change:** the percentage of total market value change (including both land and improvements) for one-to-three-unit parcels in a neighborhood from 2010-2021 (or such other time period in the future that the Housing Officer deems appropriate to reflect market change), as measured by any index or indices selected by the Housing Officer from real estate or housing industry sources. A neighborhood meets this Criterion if its percentage of total market value change (including both land and improvements) for one-to-three-unit parcels is equal to or greater than the City of Cincinnati's percentage of total market change for one-to-three-unit parcels, which as of the date of passage of this ordinance is 26.36%.
6. **New Construction Permit Activity:** the percentage of one-to-three-unit parcels (or, when such data becomes available one-to-four-unit parcels) in a

neighborhood with a new construction permit issued since 2017 (or such other date as determined by the Housing Officer), as measured using City of Cincinnati permit data and any index or indices selected by the Housing Officer from real estate or housing industry sources. A neighborhood meets this Criterion if the percentage of new construction permits issued for one-to-three-unit parcels (or, when such data becomes available, one-to-four-unit parcels) in such neighborhood is equal to or greater than such percentage of new construction permits issued in the City of Cincinnati, which as of the date of this ordinance is 0.8%.

(B) Neighborhood Designations: As more particularly described within Exhibit B hereto, City Council adopts the following neighborhood designations:

1. **Lift**: a neighborhood that meets zero to two of the Criteria.
2. **Expand**: a neighborhood that meets three to four of the Criteria.
3. **Sustain**: a neighborhood that meets five to six of the Criteria.

(C) Re-Evaluation of Neighborhood Tiers: City Council requests that the Housing Officer reassess the neighborhood designations in Section 2(B) based upon the Criteria considering any updates to the data supporting the Criteria every three years. City Council requests that the Housing Officer present such first reassessment to City Council for approval no later than September 1, 2026, and every three years thereafter so that City Council may re-evaluate the neighborhood designations.

Section 3. That, for the avoidance of doubt, City Council recognizes the Housing Officer's administrative authority to adopt and amend rules and regulations to efficiently administer and operate the CRA program for Residential Improvements in accordance with this ordinance and

prior ordinances governing such program. Further, City Council authorizes the Housing Officer to certify additional environmental programs by promulgating rules and regulations for additional incentives in accordance with this ordinance, provided that such programs are consistent with the policies and goals of City Council to encourage the sustainable development of Residential Improvements in an environmentally friendly manner (the “Certified Environmental Programs”).

Section 4. That in order to be eligible for the corresponding (a) U.S. Green Building Council Leadership in Energy and Environmental Design (“LEED”) or (b) Living Building Challenge (“LBC”) Net Zero, Full, or Petal (which must comply with the requirements of “Energy Petal” of the LBC) (collectively, “LBC Qualified,” and the attainment of such criteria being “LBC Qualification”) bonus to a real property tax abatement, an applicant must provide the City with evidence of the certification of the completed structure to the required LEED standard (Silver, Gold, or Platinum) by the U.S. Green Building Council or of LBC Qualification with reference to the applicable LBC standards and certifications provided by the International Living Future Institute, as applicable, and satisfy all other requirements for a real property tax abatement under this ordinance.

Section 5. That in order for a remodeled Residential Improvement to be eligible for a Home Energy Rating System (“HERS”) bonus to a real property tax abatement, an applicant must (a) have a certified Home Energy Rater conduct a home energy rating (“Initial Rating”), and (b) (i) if the structure’s initial index score from the Initial Rating is equal to or above 85, the applicant must reduce the structure’s index score to at most 70, or (ii) if the structure’s initial index score from the Initial Rating is below 85, the applicant must reduce their HERS score by at least 20% (each of the foregoing (1) as confirmed by a certified Home Energy Rater conducting a second home energy rating (“Subsequent Rating”) and (2) will make the Residential Improvement “HERS

Qualified”). Documentation establishing the index score from Initial Rating and the Subsequent Rating must be provided to the City for the remodeled Residential Improvement to be HERS Qualified.

Section 6. That for the new construction or remodeling of a Residential Improvement to be eligible for a visitability and universal design certification bonus and an additional visitability bonus (if applicable), an applicant must initiate the visitability and universal design certification process at the beginning of the permit application process with the City’s Department of Buildings and Inspections. At the final permit inspection, a building inspector will verify whether the applicant has met the standards attached hereto as Exhibit C (the “Cincinnati Visitability and Universal Design Standards” and “Visitability+,” respectively). To be eligible for a Visitability+ bonus, the remodeling or new construction of a Residential Improvement must (i) meet the Cincinnati Visitability and Universal Design Standards and (ii) include a fully accessible bathroom and bedroom on the ground level (or elevator accessible). If the inspector determines that the structure meets the Cincinnati Visitability and Universal Design Standards and Visitability+ (as applicable), the building inspector shall indicate visitability and universal design certification on the final certificate of occupancy, if applicable. If the remodeling of a Residential Improvement does not require a permit, to be eligible for the visitability and universal design certification (a) such dwelling shall meet the Cincinnati Visitability and Universal Design Standards, and Visitability+ (as applicable) and (b) the remodeling of the Residential Improvement must directly enhance the visitability and universal design of such structure.

Section 7. That the new construction or remodeling of a Residential Improvement that consists of two- to four-dwelling units is eligible for a “Missing Middle Bonus” to a real property tax abatement. An applicant is eligible for a Missing Middle Bonus on a per-unit basis. The bonus

incentive increases with the number of units (a two-unit building will have a bonus incentive, a three-unit building will have a higher bonus incentive, and a four-unit building will have the highest bonus incentive).

Section 8. That the new construction or remodeling of a Residential Improvement that consists of two- to four-dwelling units is eligible for a “Public Transit Corridor Bonus” to a real property tax abatement. The Public Transit Corridor Bonus will apply to eligible Residential Improvements located along the 24-hour bus lines within the City, including within a ¼ mile on either side of the bus line. City Council authorizes the Housing Officer to adopt maps depicting these boundaries, and such maps may be updated consistent with changes to the bus lines. An applicant is eligible for a Public Transit Corridor Bonus on a per-unit basis. The bonus incentive increases with the number of units (a two-unit building will have a bonus incentive, a three-unit building will have a higher bonus incentive, and a four-unit building will have the highest bonus incentive).

Section 9. That to be eligible for a “Historic Restoration Bonus” to a real property tax abatement, (a) a remodeled Residential Improvement must have been built at least 50 years prior to the date the permit application for the remodeling is submitted to the City’s Department of Buildings and Inspections, as memorialized in the Hamilton County Auditor’s records and (b) during the term of the abatement, no Residential Improvements that constitute “new construction” shall be constructed on the subject property (“Historic Restoration”). For the avoidance of doubt, a Residential Improvement meets the threshold set forth in Section 9(a) if it was built at any point during the calendar year that is 50 years prior to the permit application date (for example, a Residential Improvement that is listed on the Hamilton County Auditor’s website as built on

December 15, 1973 meets the criteria in Section 9(a) for a permit applied for at any time during calendar year 2023).

Section 10. That to be eligible for a tax abatement pursuant to this ordinance and as required by state law, the cost of the remodeling or new construction of (a) a Residential Improvement containing one- or two-dwelling units must be at least \$2,500 and (b) a Residential Improvement containing three- or four-dwelling units must be at least \$5,000.

Section 11. That it is hereby found and determined that any abatements (a) granted pursuant to or under the legal authority of Ordinance No. 119-2007, passed on March 28, 2007, as amended, or under Ordinance No. 276-2017, passed on September 27, 2017, as amended (collectively, the “Existing Policy Ordinances”), and (b) granted after the date of this ordinance pursuant to or under the legal authority of (i) Ordinance No. 189-2021, passed on May 26, 2021, and (ii) Ordinance No. 229-2021, passed on June 16, 2021 (the “Sanctuary Green Ordinance”) related to applications received by the City on or before January 1, 2026, with respect to the Property as defined in the Sanctuary Green Ordinance, shall not be in any way modified or impacted by the passage of this ordinance. Any applications made and abatements granted pursuant to the Existing Policy Ordinances shall continue in full force and effect in accordance with the provisions of the Existing Policy Ordinances as it applied to that application or abatement, subject to any legal rights the City may have to revoke, terminate, or modify the abatements or otherwise exercise remedies.

Section 12. That, except as noted in the above section, this ordinance shall only apply to applications for tax abatements for Residential Improvements where, if a permit is required pursuant to applicable law, the permit application for the construction or remodeling is deemed complete by the City’s Department of Buildings and Inspections on and after September 1, 2023

(“Permit Acceptance Date”). If a permit application for Residential Improvements is deemed complete by the City’s Department of Buildings and Inspections prior to the Permit Acceptance Date and actual construction does not begin on the Residential Improvements within one year after such permit is issued, then such Residential Improvements are subject to this ordinance. If permits are not required by applicable law, the construction or remodeling must commence on and after September 1, 2023, as determined by evidence acceptable to the Housing Officer, for this ordinance to apply to such Residential Improvements.

Section 13. That proper application shall be made by a property owner at any time during the period in which the abatement would have applied if the abatement had been approved in the year the new construction or remodeling would first have been taxable, except that no abatement may be claimed for any tax year in that period that precedes the tax year in which the application is filed.

Section 14. That property abatements administered by the Hamilton County Auditor pursuant to the Existing Policy Ordinances and this ordinance shall be assessed in accordance with this Section and Ohio Revised Code Sections 3735.65-3735.70. The maximum abatement level of the eligible structure or improvements shall be calculated at the time of the original City Council approval of the abatement policy for such property. The value of the abatement may vary annually with changes to assessed property values. If the assessed value exceeds the maximum abatement level in any year, then the property owner shall receive only the maximum level of abatement, as designated by the applicable ordinance.

Section 15. That the proper City officials are hereby authorized to do all things necessary to carry out the provisions of this ordinance.

Section 16. That the Clerk of Council is directed to send a certified copy of this ordinance to the Hamilton County Auditor as a matter of information.

Section 17. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

EXHIBIT A

Exhibit A

(Residential CRA Program)

Baseline Incentive Table:

LIFT (0-2 Criteria)	Abatement Term Length	Maximum Increase in Assessed Market Improvement Value
Remodeling	15 years	\$350,000
New Construction	15 years	\$300,000
EXPAND (3-4 Criteria)	Abatement Term Length	Maximum Increase in Assessed Market Improvement Value
Remodeling	12 years	\$350,000
New Construction	10 years	\$300,000
SUSTAIN (5-6 Criteria)	Abatement Term Length	Maximum Increase in Assessed Market Improvement Value
Remodeling	8 years	\$250,000
New Construction	5 years	\$200,000

Bonus Incentive Table:

Bonus Incentive	Additional Amount of Increase to Assessed Market Improvement Value
LEED Silver HERS Qualified Certified Environmental Programs	\$200,000
LEED Gold or Platinum LBC Qualified Net Zero, Full, or Petal – must include “Energy Petal”	\$300,000
Meets the Cincinnati Visitability and Universal Design Standards	\$50,000
Meets Visitability+	\$25,000
Missing Middle Bonus (2 to 4 units)	\$75,000 for 2 units \$150,000 for 3 units \$225,000 for 4 units
Public Transit Corridor Bonus (2 to 4 units)	\$75,000 for 2 units \$150,000 for 3 units \$225,000 for 4 units
Historic Restoration (remodeling only)	\$50,000

The applicable City officials are hereby authorized to award real property tax abatements in the above amounts and durations, based upon the conditions present in the Residential Improvement and in accordance with this ordinance, the Reauthorizing Ordinance, and all applicable state law.

For the avoidance of doubt, in the event a property is subject to multiple real property tax abatements at a given time pursuant to this ordinance and the Existing Policy Ordinances (if applicable), at no point shall the total value of the abatements exceed the applicable maximum increase in assessed market improvement value per the tables above.

In addition to the maximum increases in assessed market improvement value in the Baseline Incentive Table, an additional incentive is available if the Residential Improvements satisfy one or more of the following: meet LEED (Silver, Gold, or Platinum), LBC Qualified (Net Zero, Full, or Petal), are HERS Qualified, meet the requirements of a Certified Environmental Program, meet the Cincinnati Visitability and Universal Design Standards (and Visitability+, as applicable), the Missing Middle Bonus, the Public Transit Corridor Bonus, and/or constitute a Historic Restoration at the corresponding amounts listed in the Bonus Incentive Table. For the avoidance of doubt, only one environmental bonus incentive is available for each Residential Improvement project.

For example, if an applicant is remodeling a single-family home and the applicant's Residential Improvements are in a neighborhood in the designated "Lift" tier, then the applicant is eligible for a 15-year tax abatement on \$350,000 of increase to the property's assessed market improvement value. However, if the applicant qualifies for additional incentives, like LEED Silver, then the applicant may receive an additional bonus above the amounts listed in the Baseline Incentive Table. In this scenario, if the applicant qualifies for LEED Silver, then the applicant is eligible for an abatement on a total increased assessed market improvement value of \$550,000.

Bonus incentives are also cumulative. For example, if an applicant is remodeling a duplex and the applicant's Residential Improvements are in a neighborhood in the designated "Sustain" tier and along a 24-hour bus line, then the applicant is eligible for an 8-year tax abatement on \$250,000 of increase to the property's assessed market improvement value, plus an additional \$75,000 Missing Middle Bonus, and an additional \$75,000 Public Transit Corridor Bonus. If the applicant also qualifies for LEED Gold and meets the Cincinnati Visitability and Universal Design Standards, then the applicant is eligible for an additional \$300,000 from the LEED Gold certification and an additional \$50,000 for meeting the Cincinnati Visitability and Universal Design Standards. The applicant may also add a Visitability+ bonus of \$25,000 if the Visitability+ requirements are met. In this scenario, an applicant meeting all of the foregoing criteria is eligible for an abatement on a total increased assessed market improvement value of \$775,000.

EXHIBIT B

Exhibit B

(Residential Tax Abatement Neighborhood Tiers)

Based upon the Criteria, as of the date of this ordinance, City Council hereby categorizes the fifty-two neighborhoods of the City of Cincinnati in accordance with the below tables for the purposes of determining the level of incentive for each neighborhood, as designated by the community council boundaries for such neighborhood and depicted on maps adopted by the Housing Officer. City Council intends to re-evaluate the below designations upon receipt of the Housing Officer's recommendations every three years.

SUSTAIN (5-6 Criteria)	
Columbia Tusculum	Mt. Adams
Hyde Park	Mt. Lookout
Linwood	Oakley

EXPAND (3-4 Criteria)	
California	Madisonville
Clifton	Northside
Downtown	Over-the-Rhine
East End	Pendleton
East Walnut Hills	Pleasant Ridge

LIFT (0-2 Criteria)	
Avondale	Mt. Washington
Bond Hill	North Avondale
Camp Washington	North Fairmount
Carthage	Paddock Hills
College Hill	Queensgate
Corryville	Riverside
CUF	Roselawn
East Price Hill	Sayler Park
East Westwood	Sedamsville
English Woods	South Cumminsville
Evanston	South Fairmount
Hartwell	Spring Grove Village
Heights	Villages at Roll Hill
Kennedy Heights	Walnut Hills
Lower Price Hill	West End
Millvale	West Price Hill
Mt. Airy	Westwood
Mt. Auburn	Winton Hills

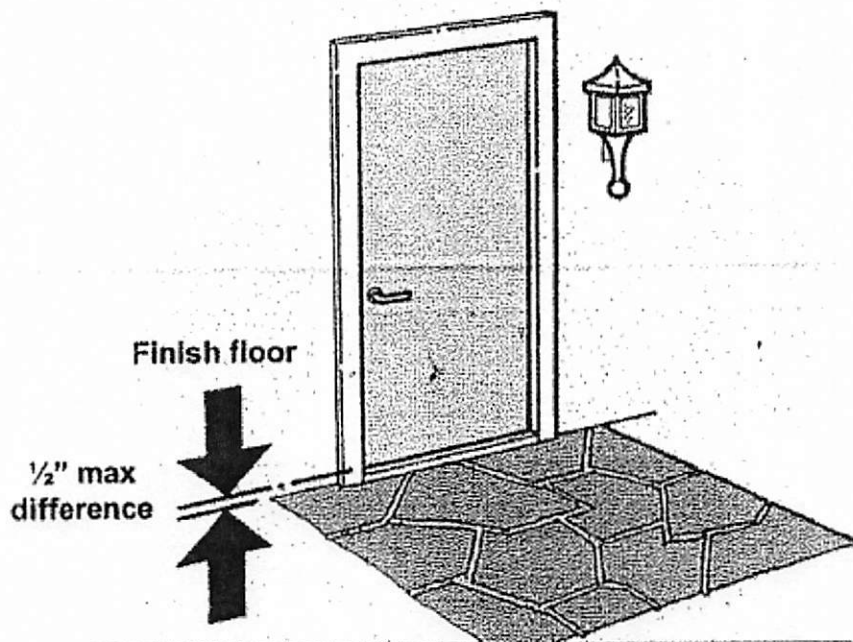
EXHIBIT C

Exhibit C

(Cincinnati Visitability and Universal Design Standards and Visitability+)

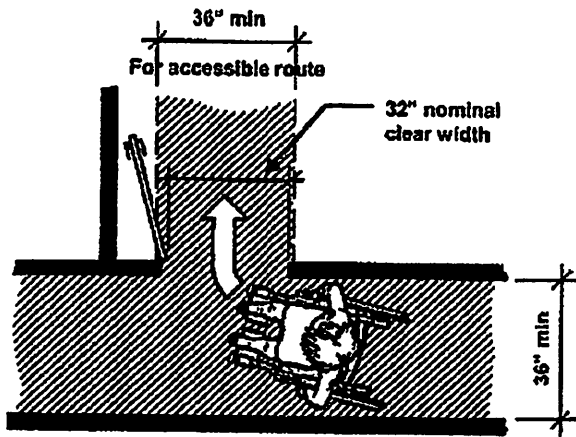
Cincinnati Visitability and Universal Design Standards (A-D)

(A) No Step Entrance. The dwelling unit must provide at least one "No Step Entrance." The required No Step Entrance must be visitable from the driveway or public way via a Visitable Path. "No Step" means no greater than a one-half inch ($\frac{1}{2}$ ") elevation change unless access is provided using a code compliant ramp under the Residential Code of Ohio or the Ohio Building Code, as applicable.



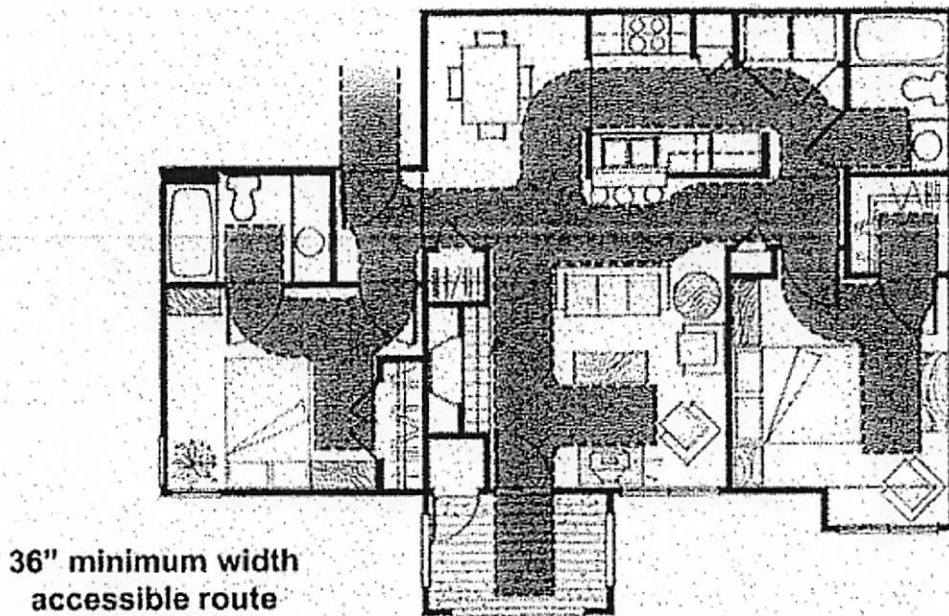
1. At least one
no step entrance
via a visitable path

(B) Visitable Path. All hallways and corridors from the No Step Entrance to the central gathering place of the residence (e.g., great room, living room, or family room) (the “Central Gathering Place”) and the Visitable Bathroom must be Visitable Paths. A “Visitable Path” means a No Step path of travel with a continuous minimum net clear width of at least thirty-six inches (36”).



2. Doors and openings along the visitable route shall have a minimal net clear width of 32”.

(C) Doors/Openings. All doors and openings along the Visitable Path from the No Step Entrance to the Central Gathering Place shall have a minimum net clear width of at least thirty-two inches (32"), including the doorway to at least one Visitable Bathroom along the Visitable Path.

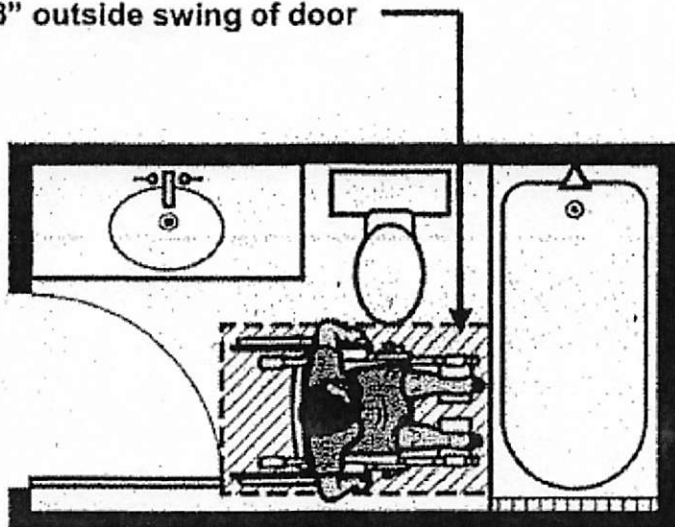


3. Hallways and corridors from the no step entrance to at least one visitable common living space are at least 36" wide.

(D) Visitable Bathroom. There shall be at least one Visitable Bathroom located on a Visitable Path between the Central Gathering Place and the No Step Entrance. "Visitable Bathroom" means

a full bathroom, half bathroom, or powder room having a clear floor space of at least thirty inches by forty-eight inches (30" x 48").

30"x48" outside swing of door

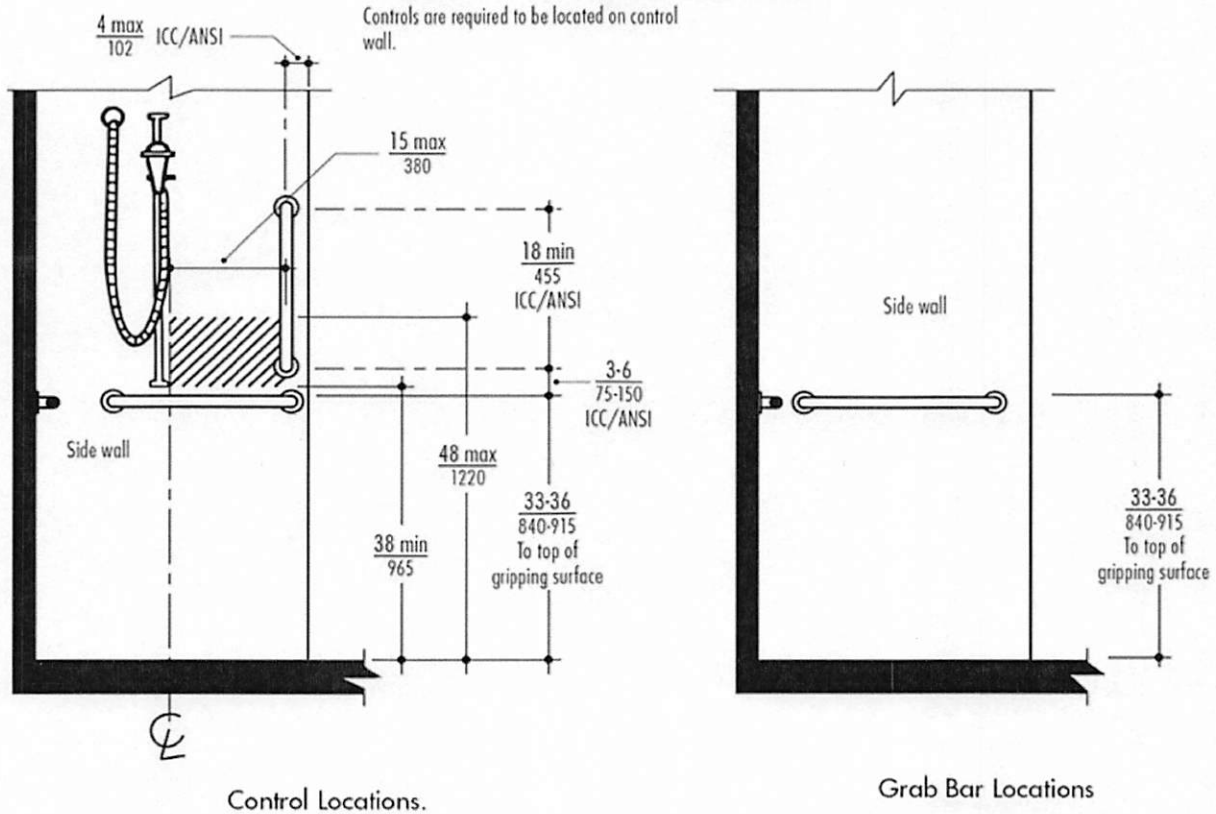


4. A bath, half-bath or powder room on the main floor with clear floor space of at 30" x 48"

Requirements for Visitability+

- A. Must meet Cincinnati Visitability and Universal Design Standards to be eligible for Visitability+; and
- B. Minimum of one accessible bedroom and one accessible full bathroom on the ground level (or elevator accessible). Examples of features or options for an accessible full bathroom are below.

Shower Features and Grab Bars



Lavatory Faucet Features

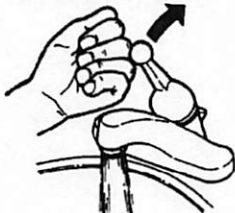
Cabinet Handle Features

Door Handle Features

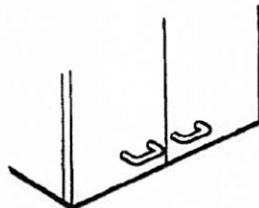


Lever Faucet Handles

a single lever is the easiest faucet handle for most people to use



49



Loop Handles Horizontally Mounted



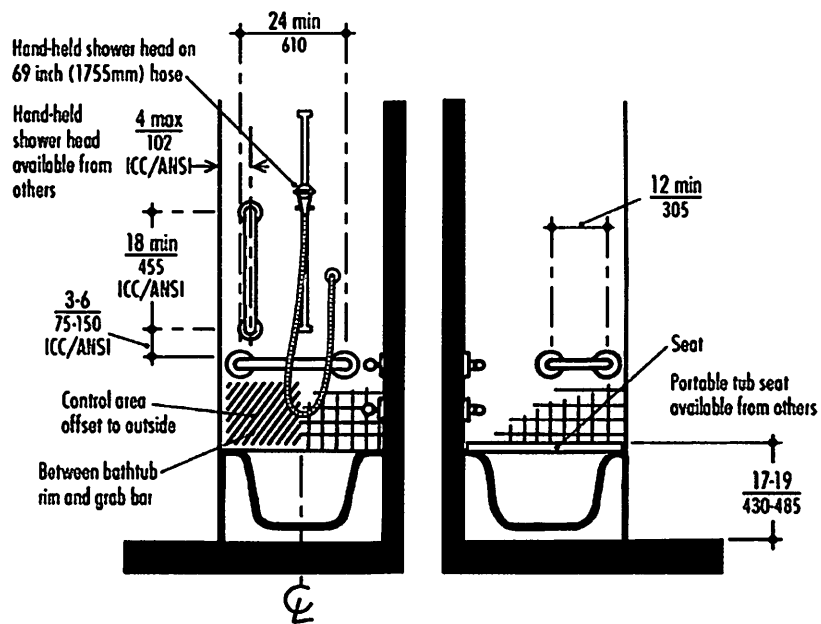
Lever Handle

lever and large loop handles are easiest to use with one hand



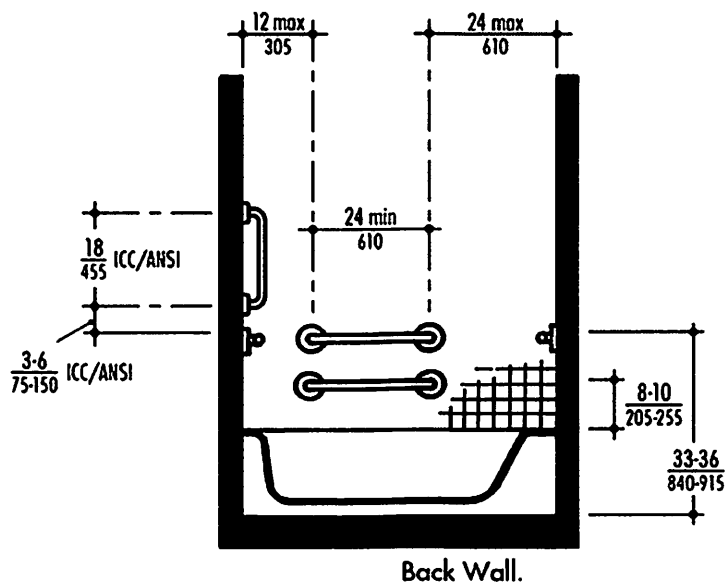
Loop Handle

Tub Features and Grab Bars



Control Wall.

Head of Tub.





Equitable Preservation-Based Development

Deqah Hussein-Wetzel

URBANIST MEDIA

Only 2% of places in the National Register of Historic Places represent Black spaces. Under 10% of nominations highlight people of color.

When development happens, the places significant to these groups are almost always destroyed.

Urbanist Media's mission is to elevate underrepresented voices and ensure the places significant to them are preserved.

The Urban Roots podcast unearths little-known stories from urban history focusing on people of color and women.

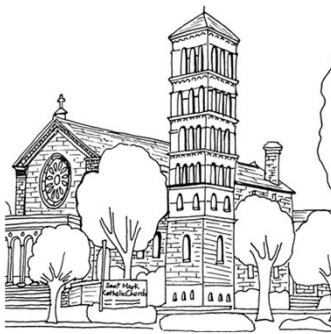
We hope to inspire those working in the built environment toward more inclusive forms of planning, development, and preservation.

Urbanist Media: About Us

HERITAGE CONSULTATION



PRESERVATION RESOURCES



PODCAST PRODUCTION



LOCAL HISTORY PROGRAMS



CULTURAL COLORING PAGES

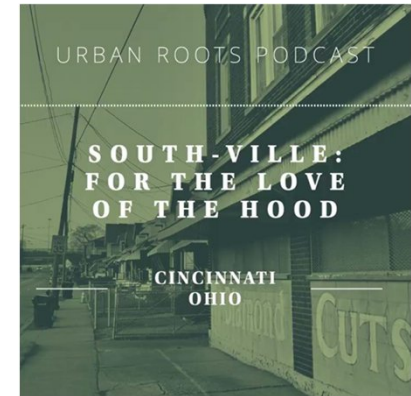
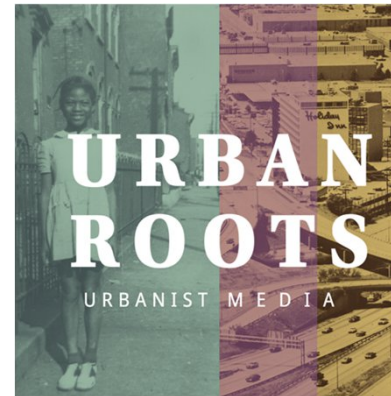


Urbanist Media is part of a larger collective -- we are creating a coalition of folks focused on preserving cultural diversity through historic preservation, storytelling, public history, and place-based economic development. We want to make preservation, planning, architecture, and history more equitable and accessible to all.

Urban Roots Podcast: Preservation Through Storytelling



By working with Invest in Neighborhoods, I was connected to Tim Canady of South Cumminsville, who graciously took me (and my listeners) on a tour of his neighborhood and introduced me to his neighbors.



We have thousands of listeners, many of whom live in our city! Through our Lost Voices of Cincinnati podcast series, we were able to hear directly from long-term Black residents about just how badly highways like I-74 and I-71 divided their communities.

Listen & Learns: Direct Anti-Racist Action



URBAN ROOTS | LISTEN & LEARN | 2.25.23

AVONDALE

IT TAKES A VILLAGE









URBAN ROOTS | LISTEN & LEARN | 3.4.23

SOUTH CUMMINSVILLE

FOR THE LOVE OF THE NEIGHBORHOOD

EVANSTON 3.18.23

EVANSTON RECREATION CENTER
3204 Woodburn Ave

LISTEN & LEARN 12PM - 1PM
ARCHIVAL SCANNING 1PM - 4PM

SOUTH CUMMINSVILLE 3.4.23

WORKING IN NEIGHBORHOODS
1814 Dreman Ave

LISTEN & LEARN 12PM - 1PM
ARCHIVAL SCANNING 1PM - 4PM

AVONDALE 2.25.23

AVONDALE BRANCH LIBRARY
3566 Reading Rd

LISTEN & LEARN 12PM - 1PM
ARCHIVAL SCANNING 1PM - 4PM

Podcast Press: Urban Roots + Urbanist Media



5 Nonprofit Podcasts Helping Their Organizations Grow

techsoup

Podcast: *Urban Roots*

Launched this summer by Deqah Hussein-Wetzel, a local historic preservationist and urban planner, and New York-based journalist Vanessa Quirk, *Urban Roots* unearthed Queen City Black history in every captivating episode. "We are strong believers that podcasts are a powerful public history tool that has started to change the game for both historic and cultural preservation," Hussein-Wetzel says. The duo is currently working on more stories about people of color from around the world, so be on the lookout for season two soon. • urbanistmedia.org/about-urban-roots

Local News

Cincinnati Neighborhoods Focus Of New Urban Roots Podcast

91.7 WYXX | By Michael Monks
Published July 15, 2021 at 4:00 AM EST

LISTEN • 18:29

Cincinnati Edition

Urban Roots podcast co-host explores local Black history with a series of events

Published February 6, 2022 at 4:00 AM EST

LISTEN • 21:29

National Trust for Historic Preservation
Save Places • Explore Places • Our Work

Preservation Month 2022: Podcasting for Preservation

ENTERTAINMENT

'These stories are important.' New podcast dives into Cincinnati's Black history

Sarah Michels
Cincinnati Enquirer
Published 11:22 a.m. ET June 25, 2021

View Comments

Cincinnati was one of the most trafficked stops on the Underground Railroad, but its Black history doesn't stop there.

Cincinnati historic preservationist Deqah Hussein-Wetzel and New York City reporter and podcaster Vanessa Quirk set out to fill in the blanks in their new podcast. They spent months talking to expert sources and delving into archives, diving deep into the roots of three of Cincinnati's historically Black neighborhoods: Evanston, Avondale and South Cumminsville.



News

URBAN ROOTS PODCAST RETURNS FOR SECOND SEASON

The podcast uncovers more urban histories, this time beyond Cincinnati.

By Allison Kiehl • June 23, 2022

African American Historic Places Project in Los Angeles



Getty + the Los Angeles City Planning's African American Historic Places Project Los Angeles project has been taking action to identify, protect and celebrate Black heritage since 2018 with their African American historic resources survey and context statement .

What is Community Preservation?

ArchDaily > Architecture News > On Community Preservation with Vishaan Chakrabarti in Urban Roots Podcast

On Community Preservation with Vishaan Chakrabarti in Urban Roots Podcast



Founder of Practice for Architecture and Urbanism and College of Environmental Design at the UC Berkeley and former director of the Manhattan Office for the New York Department of City Planning.

Brent Legg's Challenge to Cincinnati



Brent Leggs is the Director of the African American Cultural Action Fund at the National Trust for Historic Preservation in Washington, D.C. He has raised nearly 90 million dollars to preserve African American places.



**National Trust for
Historic Preservation®**
Save the past. Enrich the future.



Preservation-Based Economic Development



Decades of disinvestment, top-down planning, and insensitive preservation practices have left places significant to underrepresented communities at risk of being demolished. It's time to ...

BUILD - BACK - BLACK



Urban Main Street Programs as an Economic Driver

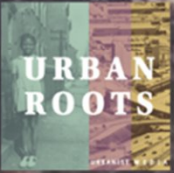
ATLANTA, GA
URBAN HISTORIC
MAIN STREET



BIRMINGHAM, AL
URBAN HISTORIC MAIN STREET



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www.urbanistmedia.org



@URBANROOTSCULTURE

URBANIST MEDIA

Date: March 8, 2023

To: Mayor and Members of City Council 202300759

From: Sheryl M. M. Long, City Manager

Subject: EMERGENCY ORDINANCE – DEDICATION OF PORTIONS OF EAST PETE ROSE WAY AND BUTLER STREET

Attached is an emergency ordinance captioned as follows:

ACCEPTING AND CONFIRMING the dedication to public use of an approximately 0.0745-acre tract of real property as a portion of the East Pete Rose Way public right-of-way for street purposes; and further, **DEDICATING, ACCEPTING, AND CONFIRMING** the dedication to public use of an approximately 0.0088-acre tract of real property as a portion of the East Pete Rose Way and Butler Street public rights-of-way for street purposes in the Central Business District.

The Port of Greater Cincinnati Development Authority (“Port”) holds title to 0.0745-acre tract of property (“Port Dedication Property”) along East Pete Rose Way in the Central Business District.

The City of Cincinnati (“City”) owns an adjacent, approximately 0.0088-acre tract of property (“City Dedication Property”) located at the southwest corner of East Pete Rose Way and Butler Street in the Central Business District, which is under the management of the City’s Department of Transportation and Engineering. Both properties are depicted in Attachment A.

The Port and the City wish to dedicate the two properties to be included as a portion of the East Pete Rose Way and Butler Street rights-of-way for street purposes.

The City Engineer has examined the Dedication Plat as to its technical features and found it to be correct.

The City Planning Commission approved the Dedication Plat and the dedication of additional portions of East Pete Rose Way and Butler Street to public use at its meeting on January 20, 2023.

The Administration recommends passage of the attached emergency ordinance.

Attachment A – Dedication Plat

cc: John S. Brazina, Director, Transportation and Engineering

EMERGENCY

CHM

- 2023

ACCEPTING AND CONFIRMING the dedication to public use of an approximately 0.0745-acre tract of real property as a portion of the East Pete Rose Way public right-of-way for street purposes; and further, **DEDICATING, ACCEPTING, AND CONFIRMING** the dedication to public use of an approximately 0.0088-acre tract of real property as a portion of the East Pete Rose Way and Butler Street public rights-of-way for street purposes in the Central Business District.

WHEREAS, the Port of Greater Cincinnati Development Authority, an Ohio port authority (“Port”), by and through its duly authorized representative, has dedicated to public use an approximately 0.0745-acre tract of real property (“Port Dedication Property”) as a portion of the East Pete Rose Way public right-of-way for street purposes by a plat attached to this ordinance as Attachment A and incorporated herein by reference (“Dedication Plat”); and

WHEREAS, the City of Cincinnati owns an approximately 0.0088-acre tract of real property located at the southwest corner of East Pete Rose Way and Butler Street that is more particularly depicted on the Dedication Plat (“City Dedication Property”), which City Dedication Property is under the management of the City’s Department of Transportation and Engineering (“DOTE”); and

WHEREAS, the City Manager, in consultation with DOTE, desires the City Dedication Property as depicted on the Dedication Plat to be dedicated and accepted and confirmed as public right-of-way as portions of the East Pete Rose Way and Butler Street public rights-of-way for street purposes; and

WHEREAS, Lisa M. Wharton, a reputable attorney practicing in Hamilton County, Ohio, has provided an Attorney’s Certificate of Title dated February 27, 2023, certifying that the Port holds title to the Port Dedication Property depicted on the Dedication Plat in fee simple, with full power to convey, subject to certain encumbrances and matters of record, including real estate taxes not yet due and payable, and that the Law Department’s Real Estate Services Division has reviewed the encumbrances and matters of record and confirmed that the Port has made satisfactory provision for the encumbrances and matters of record, including the payment of all real estate taxes and assessments; and

WHEREAS, the office of the City Engineer has examined and checked the Dedication Plat as to its technical features and found it to be correct; and

WHEREAS, the City Planning Commission approved the Dedication Plat and the dedication of the additional portions of East Pete Rose Way and Butler Street to public use as public rights-of-way for street purposes at its meeting on January 20, 2023; and

WHEREAS, based on the foregoing, the City Manager, upon consultation with DOTE, recommends that Council accept and confirm the dedication of the Port Dedication Property and the City Dedication Property, as depicted on the Dedication Plat, as portions of the East Pete Rose Way and Butler Street public rights-of-way for street purposes; now, therefore,

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

Section 1. That the dedication to public use of an approximately 0.0745-acre tract of real property (“Port Dedication Property”) in the Central Business District as a portion of the East Pete Rose public right-of-way for street purposes, as depicted and described on the plat attached to this ordinance as Attachment A and incorporated herein by reference (“Dedication Plat”) is hereby accepted and confirmed. The Port Dedication Property is more particularly described as follows:

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at a set cross notch at the intersection of the east line of Pike Street and the south line of existing Pete Rose Way;

Thence with the south line of said existing Pete Rose Way, North 53°12’07” East, 86.02 feet to a set cross notch AND North 52°18’47” East, 265.61 feet to a set cross notch in the west line of existing Butler Street;

Thence with the west line of said existing Butler Street, along a curve to the right, having a radius of 85.00 feet, and arc length of 22.57 feet, a delta angle of 15°12’49” and being subtended by a chord bearing North 78°10’21” East, 22.50 feet to a set cross notch in the new south line of Pete Rose Way;

Thence with the new south line of said Pete Rose Way the following three (3) courses:

1. South 52°26’26” West, 339.77 feet to a set cross notch;
2. North 84°28’51” West, 10.96 feet to a set cross notch;
3. South 54°08’35” West, 24.12 feet to a set iron pin in the east line of aforesaid Pike Street;

Thence with the east line of said Pike Street, North 37°36'40" West, 2.12 feet to the POINT OF BEGINNING.

CONTAINING 0.0745 Acres and being subject to all legal easements and highways of record.

The above-described parcel being part of Hamilton County Auditor's Parcel 084-0005-0311 as conveyed to Port of Greater Cincinnati Development Authority in Official Record 13997, Page 999 of the Hamilton County Recorder's Office.

Bearings of Bearings are based on Official Record 13997, Page 999 of the Hamilton County Recorder's Office. All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".

Prepared by G.J. BERDING SURVEYING, INC. on August 26, 2022. Based on a Dedication Plat prepared by G.J. BERDING SURVEYING, INC. on June 10, 2022.

Section 2. That the City of Cincinnati hereby dedicates, accepts, and confirms the dedication to public use of an approximately 0.0088-acre tract of real property ("City Dedication Property") in the Central Business District as a portion of the East Pete Rose and Butler Street public rights-of-way for street purposes, as depicted and described on the Dedication Plat. The City Dedication Property is more particularly described as follows:

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

COMMENCING at a set cross notch at the intersection of the east line of Pike Street and the south line of existing Pete Rose Way;

Thence with the south line of said existing Pete Rose Way, North 53°12'07" East, 86.02 feet to a set cross notch AND North 52°18'47" East, 265.61 feet to a set cross notch in the east line of existing Butler Street and the POINT of BEGINNING;

Thence with the projection of the south line of said Pete Rose Way, North 52°18'47" East, 47.99 feet to a set cross notch in the projection of the west line of Butler Street;

Thence with the projection of the west line of said Butler Street, South 37°39'53" East, 30.82 feet to a set cross notch in the new west line of said Butler Street;

Thence with the new west line of said Butler Street, North 43°12'16" West, 21.05 feet to a set cross notch AND South 52°26'26" West, 25.71 feet to a set cross notch in the west line of existing Butler Street;

Thence with the west line of said existing Butler Street, along a curve to the left, having a radius of 85.00 feet, and arc length of 22.57 feet, a delta angle of 15°12'49" and being subtended by a chord bearing South 78°10'21" West, 22.50 feet to the POINT OF BEGINNING.

CONTAINING 0.0088 Acres and being subject to all legal easements and highways of record.

The above-described parcel being part of Hamilton County Auditor's Parcels 084-0005- 0159 & 0160 as conveyed to the City of Cincinnati in Deed Book 3605, Page 177 of the Hamilton County Recorder's Office.

Bearings of Bearings are based on Official Record 13997, Page 999 of the Hamilton County Recorder's Office.

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC". Prepared by G.J. BERDING SURVEYING, INC. on August 26, 2022. Based on a Dedication Plat prepared by G.J. BERDING SURVEYING, INC. on June 10, 2022.

Section 3. That the proper City officials are hereby authorized to take all necessary and proper actions to carry out the terms of this ordinance, including without limitation the execution of all any and all ancillary agreements, deeds, plats, or other real estate documents, as deemed necessary or appropriate by the City Manager.

Section 4. That the City Solicitor shall cause an authenticated copy of this ordinance to be filed with the Hamilton County, Ohio Auditor's Office and recorded in the Hamilton County, Ohio Recorder's Office.

Section 5. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II,

Section 6 of the Charter, be effective immediately. The reason for the emergency is the immediate need for the City's Department of Transportation and Engineering to coordinate the maintenance and repair of the newly dedicated public right-of-way with the maintenance and repair of adjacent public rights-of-way.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

March 08, 2023

To: Mayor and Members of City Council 202300763

From: Sheryl M. M. Long

Subject: Resolution for the *Mount Airy Plan: Our Future* as the planning guide for the Mt. Airy neighborhood

Transmitted is a Resolution captioned:

APPROVING the *Mount Airy Plan: Our Future* as the planning guide for the Mt. Airy neighborhood.

The City Planning Commission recommended approval of the plan at its March 03, 2023 meeting.

Summary:

For the first time since 1980, Mt. Airy community members and residents have partnered directly with the City of Cincinnati to establish an innovative and progressive comprehensive plan document to continue guiding Mt. Airy for the upcoming decades. *Mount Airy Plan: Our Future* (MAP: *Our Future*) represents an extensive collaborative effort between the community and the City of Cincinnati. The plan encapsulates all the aspirations for the residents, business owners, property owners, and visitors of Mt. Airy who all collaborated over the past three years.

The planning process of *MAP: Our Future* was led by the Steering Committee which was comprised of residents and stakeholders from the neighborhood and was supported by members of the Department of City Planning and Engagement staff, Mt. Airy Town Council (MATC), Mt. Airy Community Urban Redevelopment Enterprise (CURE), and Community Learning Center Institute. These groups and the entire community created a new vision for the future of Mt. Airy that centers on creating a revitalized environment, particularly within the neighborhood business district (NBD), connecting residents to economic and social centers, highlighting famous landmarks, and welcoming new neighbors who will contribute to the bright future of the neighborhood.

The City Planning Commission recommended the following on March 03, 2023, to City Council:

APPROVE the proposed *Mount Airy Plan: Our Future* as the Mount Airy neighborhood's guiding comprehensive plan document.

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



CHM

Legislative Resolution

RESOLUTION NO. _____ - 2023

APPROVING the *Mount Airy Plan: Our Future* as the planning guide for the Mt. Airy neighborhood.

WHEREAS, beginning in 2020, the City and a group of community stakeholders, including residents, business owners, the Mt. Airy Town Council, and Mt. Airy Community Urban Redevelopment Enterprise, formed a Steering Committee to champion a planning process to develop a progressive, comprehensive plan for the Mt. Airy neighborhood, through a series of virtual meetings to identify neighborhood assets, opportunities, challenges, and strategies to achieve desired neighborhood quality of life and redevelopment goals; and

WHEREAS, community stakeholder engagement led to the creation of the *Mount Airy Plan: Our Future* (“Plan”) to serve as the guiding instrument for the future development of the Mt. Airy neighborhood; and

WHEREAS, the Mt. Airy Town Council and community stakeholders desire for the Plan to be officially approved by the Council so that it may serve as the City of Cincinnati’s official planning guide for the Mt. Airy neighborhood; and

WHEREAS, the Plan is consistent with the Strategies for all five Initiative Areas of *Plan Cincinnati* (2012), particularly the “Compete” Initiative Area goal to “[f]oster a climate conducive to growth, investment, stability, and opportunity” (page 102); the “Connect” Initiative Area goal to “[d]evelop an efficient multi-modal transportation system that supports neighborhood vitality” (page 129); the “Live” Initiative Area goal to “[d]evelop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (page 150); the “Sustain” Initiative Area goal to “[p]rotect our natural resources” (page 194); and the Collaborate Initiative Area goal to “[w]ork in synergy with the Cincinnati community” (page 210); and

WHEREAS, at its meeting on March 3, 2023, the City Planning Commission reviewed the Plan and recommended it for approval; and

WHEREAS, a committee of Council considered and approved the Plan, finding it in the interest of the public’s health, safety, morals, and general welfare; and

WHEREAS, Council considers the Plan to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

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

Section 1. That the *Mount Airy Plan: Our Future* furthers the goals, strategies, and visions of the City of Cincinnati and its comprehensive plan, *Plan Cincinnati* (2012).

Section 2. That the *Mount Airy Plan: Our Future*, attached hereto as Exhibit “A” and incorporated herein by reference, is hereby approved.

Section 3. That this resolution be spread upon the minutes of Council, and that the Clerk of Council send a copy to the Mt. Airy Town Council at 2563 West North Bend Road, Suite 201, Cincinnati, OH 45239.

Passed: _____, 2023

Aftab Pureval, Mayor

Attest: _____
Clerk

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.

City of Cincinnati Mayor

Aftab Pureval

City Council

Jan-Michele Kearney, Vice Mayor
Victoria Parks, President Pro Tem
Jeff Cramerding, Councilmember
Reggie Harris, Councilmember
Mark Jeffreys, Councilmember
Scotty Johnson, Councilmember
Liz Keating, Councilmember
Meeka Owens, Councilmember
Seth Walsh, Councilmember

City Manager's Office

Sheryl Long, City Manager
William Weber, Assistant City Manager
Virginia Tallent, Interim Assistant City Manager

City Planning Commission

Byron Stallworth, Chair
Sheryl Long, City Manager
Jan-Michele Kearney, Vice Mayor
John Eby
Jacob Samad
Anne Sesler

Department of City Planning & Engagement

Katherine Keough-Jurs, Director
Alex Peppers, Deputy Director
Jesse Urbancsik, Senior City Planner and Project Manager

James Weaver, Former Senior City Planner and Project Manager

Samantha McLean, Former Senior City Planner and Project Manager

Emily Burns, Former Seasongood Intern and Assistant Project Manager

Steering Committee

Adelyn Hall, Community Learning Center Institute
Mark Menkhaus, Mt. Airy Civic Club and Mt. Airy Town Council

Belle Walsh, Kiplington Homeowners Association and Mt. Airy Town Council

Casandre Walsh, Mt. Airy CURE

Daniel Traicoff, formerly with Mt. Airy CURE

Emma Norbut, formerly with Mt. Airy CURE

City Department Staff

Bryan Williams, Department of Transportation and Engineering

Steve Shuckman, Formerly with Cincinnati Parks

Dan Jones, Cincinnati Recreation Center

Steve Pacella, Cincinnati Recreation Center

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



TABLE OF CONTENTS

Executive Summary	6
Introduction to Mt. Airy & The Plan	7
Planning Process	10
The Past	
History.....	12
Past Plans.....	13
 Existing Conditions	 16
 Vision, Goals & Strategies	 22
Business District.....	24
Community & Marketing.....	26
Housing.....	28
Parks & Recreation.....	30
Public Safety.....	32
Transportation.....	34
 Future Development Opportunities	 36
Acadia.....	38
Business District.....	39
Hawaiian and Bahama.....	40
Little Flower.....	41
Mt. Airy Forest.....	42
Shepherd.....	43
 Appendices	 44
Implementation Tables.....	46
Mt. Airy Colerain Corridor Study.....	56
Mt. Airy Survey Results and Feedback Documents	78

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.

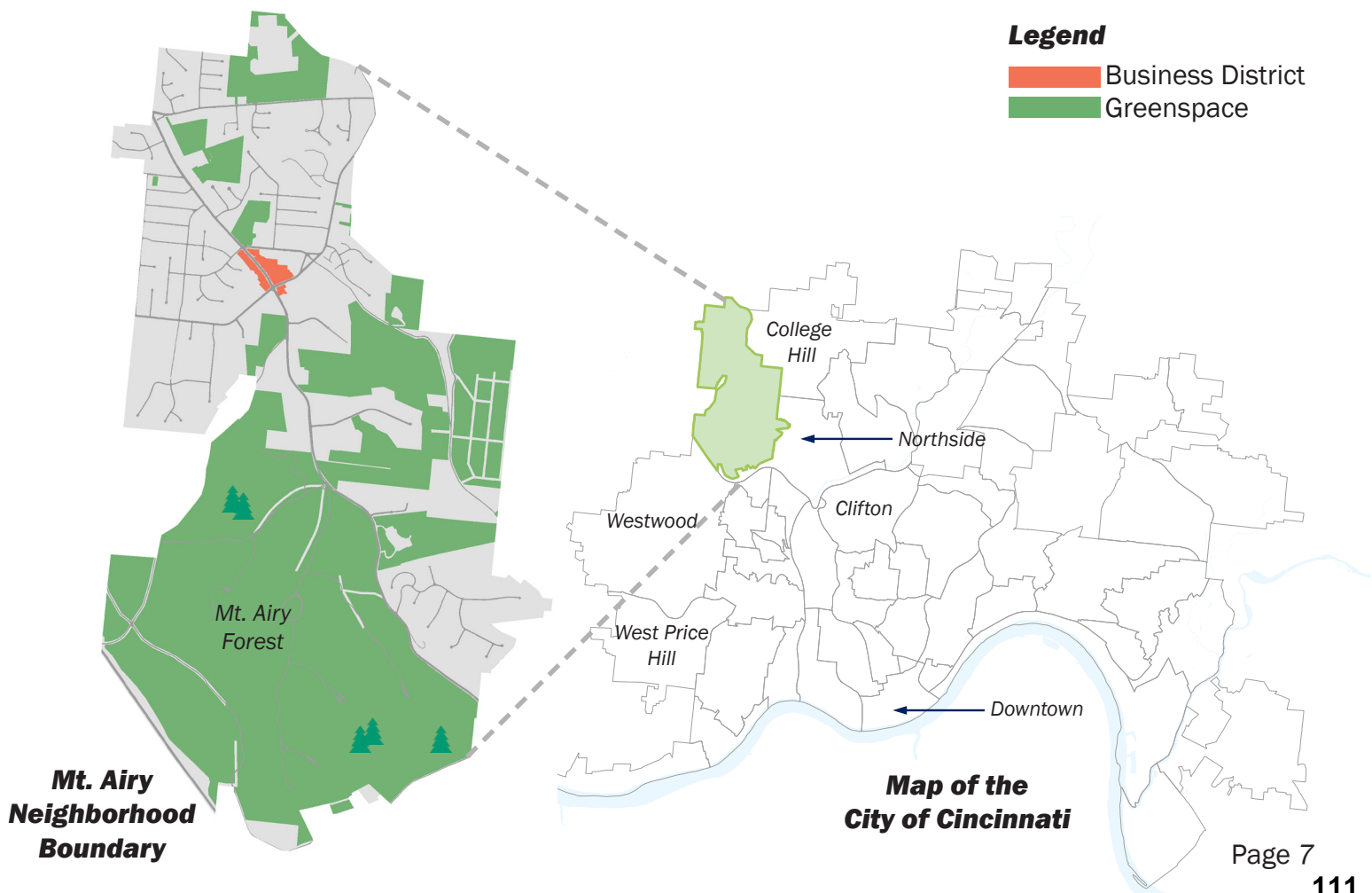
INTRODUCTION

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

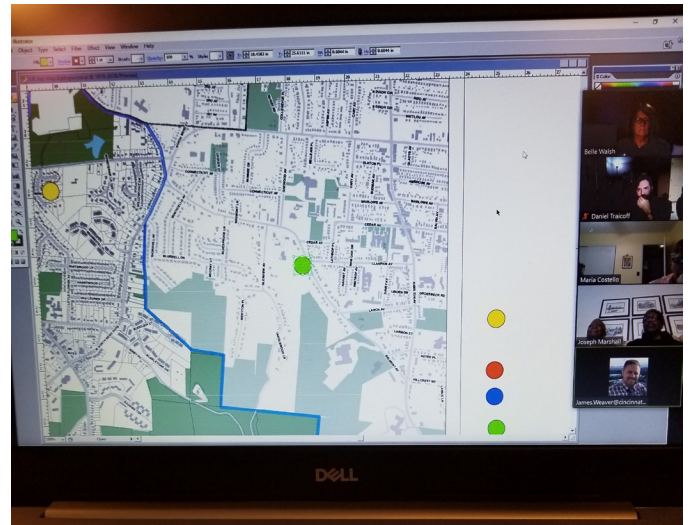
The Mt. Airy Town Council voted to approve the *MAP: Our Future Plan* on January 19, 2023. Multiple community members were in attendance and Mt. Airy Town Council voted to approve the plan following a presentation by the Steering Committee and City staff.

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.

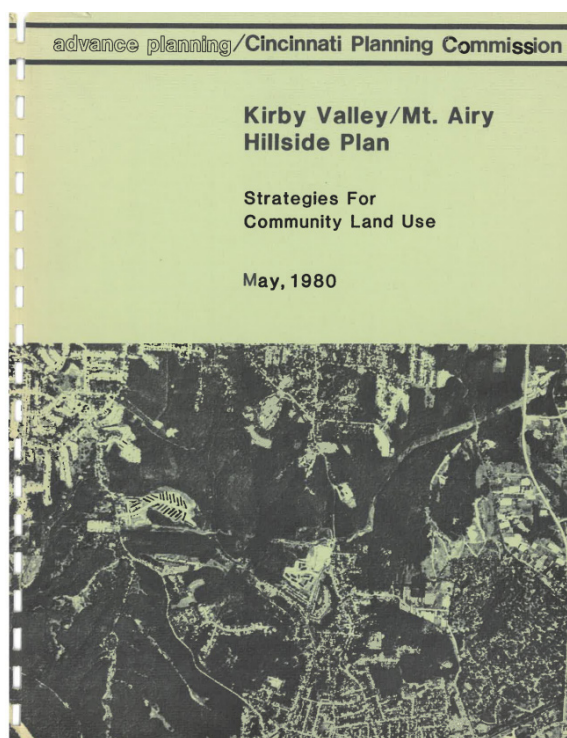
The Mt Airy neighborhood is a post war (WW II) community. Though the bulk of housing was built from 1950 to 1975, much of the single-unit construction occurred since 1980. With the City's population expanding to "suburban" City neighborhoods after WW II, the community became a strong demand destination 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

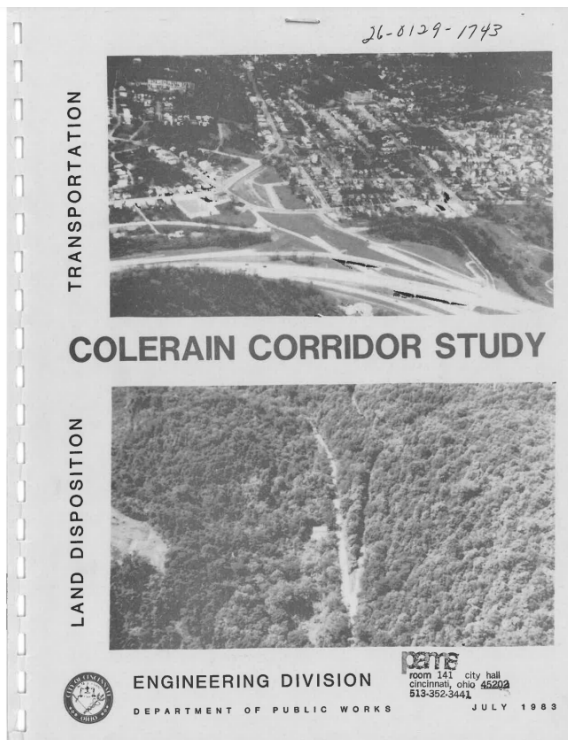
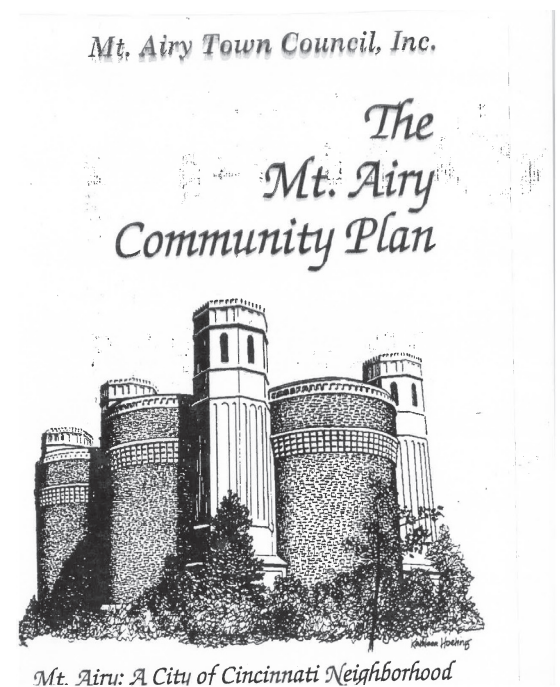
hillsides in the Mt. Airy neighborhood, where hillsides form a natural green edge delineating the College Hill, Mt. Airy, and Northside communities. The Mt. Airy Forest hillside planning boundary identified in the report stretches from 1-74 and the West Fork Valley north to North Bend Road and east to 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.



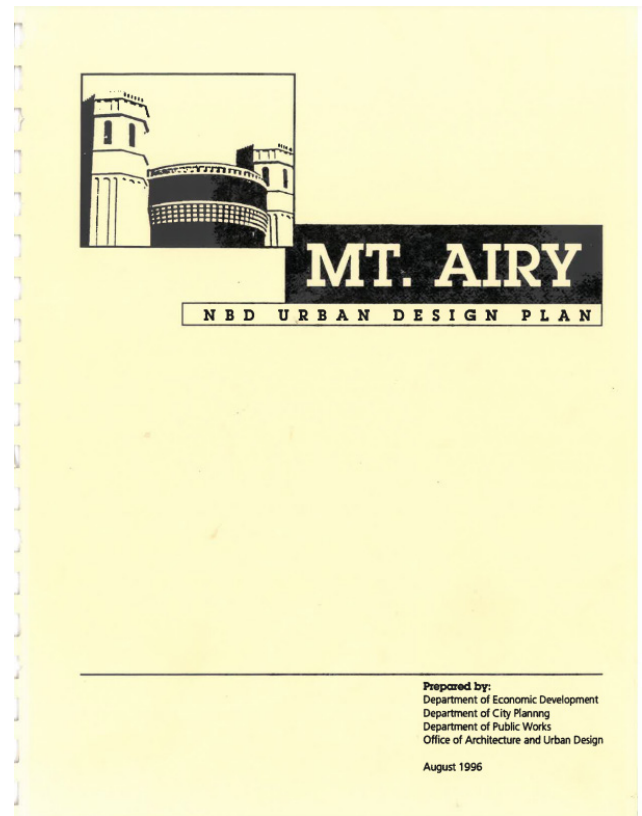
Colerain Corridor Study (1983)

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 publishment 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

Total Population

9,210

Source: 2020 Census

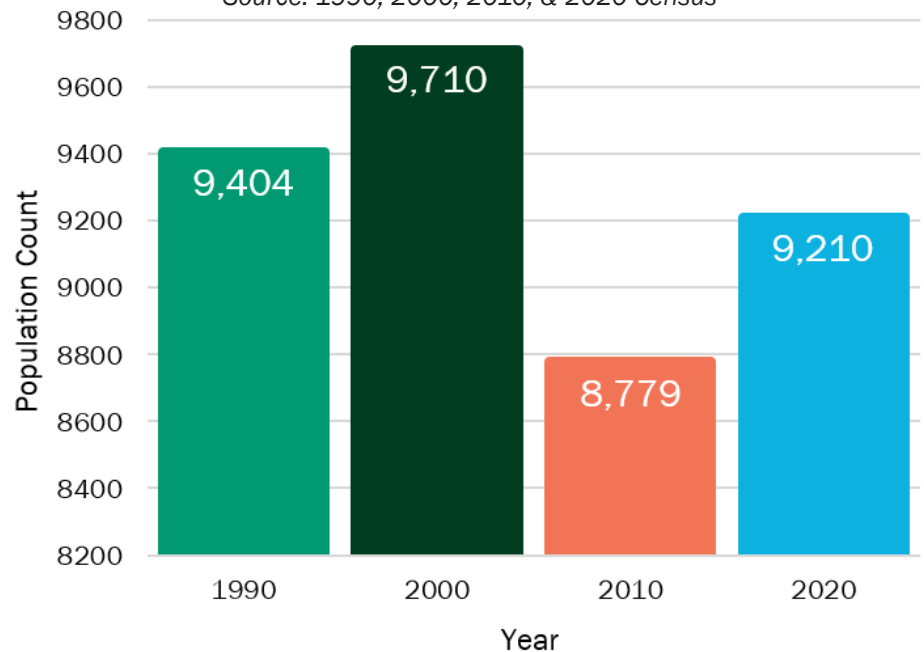
62%

moved to Mt.
Airy **after 2010**

Source: 2016-2020 ACS

Population Change from 1990 to 2020

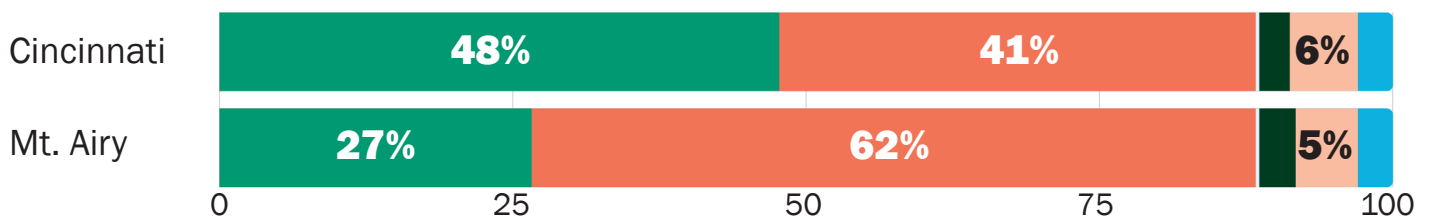
Source: 1990, 2000, 2010, & 2020 Census



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

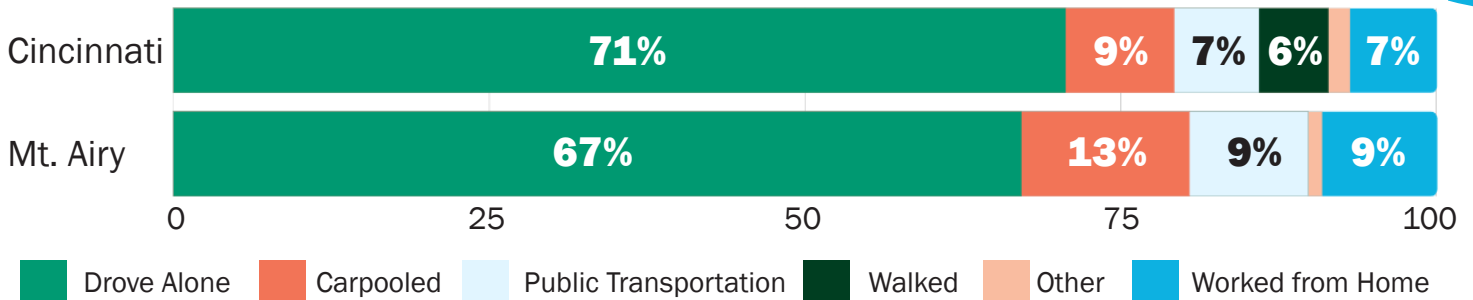
Source: 2020 Census



White Black American Indian/Alaska Native Asian/Pacific Islander Mixed Race Other

Commute Methods in Mt. Airy compared to Cincinnati

Source: 2020 Census



23%
of residents
**do not own a
vehicle**

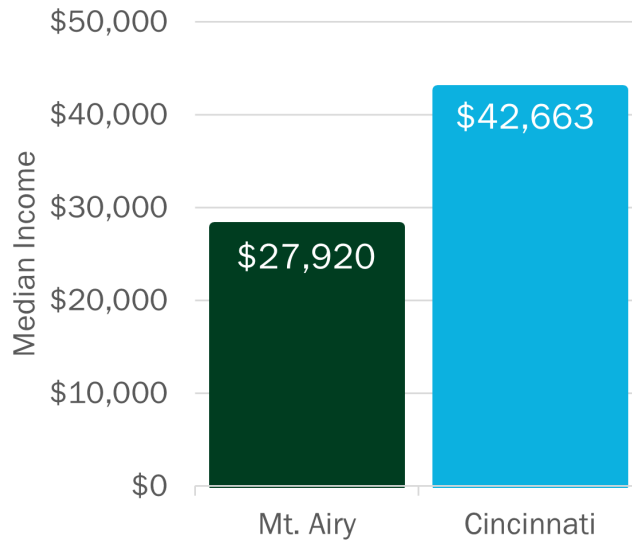
Source: 2016-2020 ACS

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**

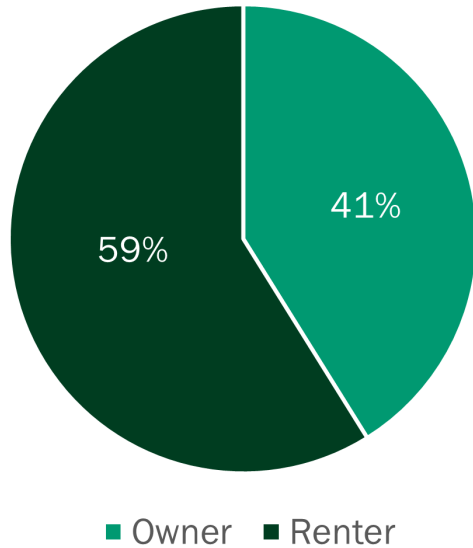
At 67%, the primary method Mt. Airy residents use to commute is driving alone in a personal vehicle, although carpooling is a distant second at 13%. The percentage of carpooling residents is four percentage points higher than in Cincinnati overall, which could be linked to 23% of Mt. Airy residents not 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

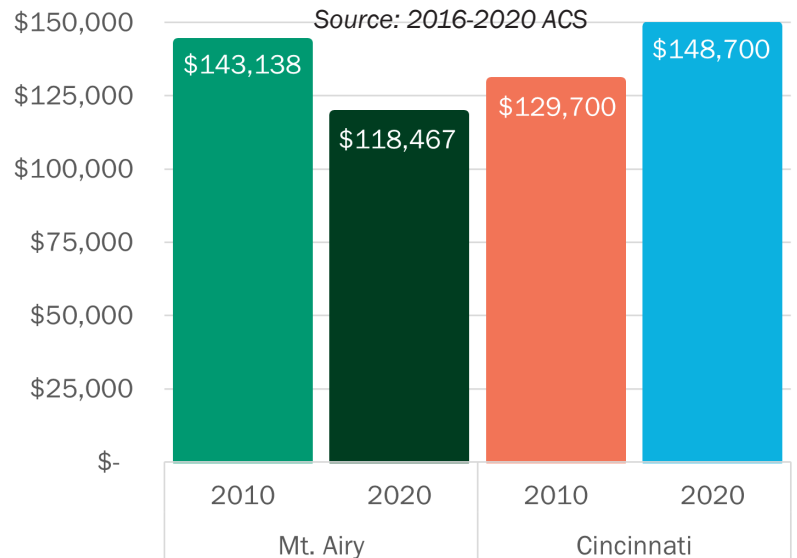
Percent of Renters and Owners in Mt. Airy

Source: 2016-2020 ACS



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

Source: 2016-2020 ACS

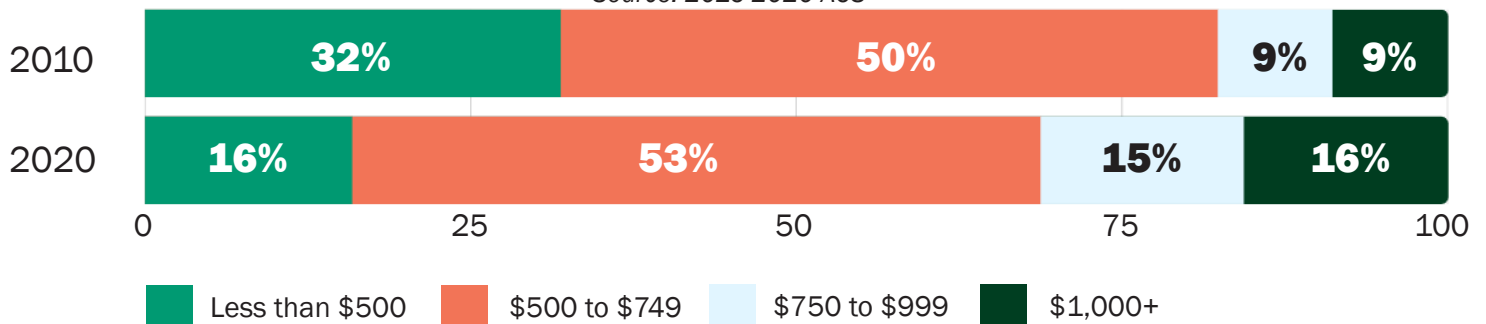


65% of housing built before **1970**
Source: 2016-2020 ACS

465 Vacant Units in Mt. Airy
Source: 2020 Census

Comparison of Mt. Airy Gross Rents between 2010 and 2020

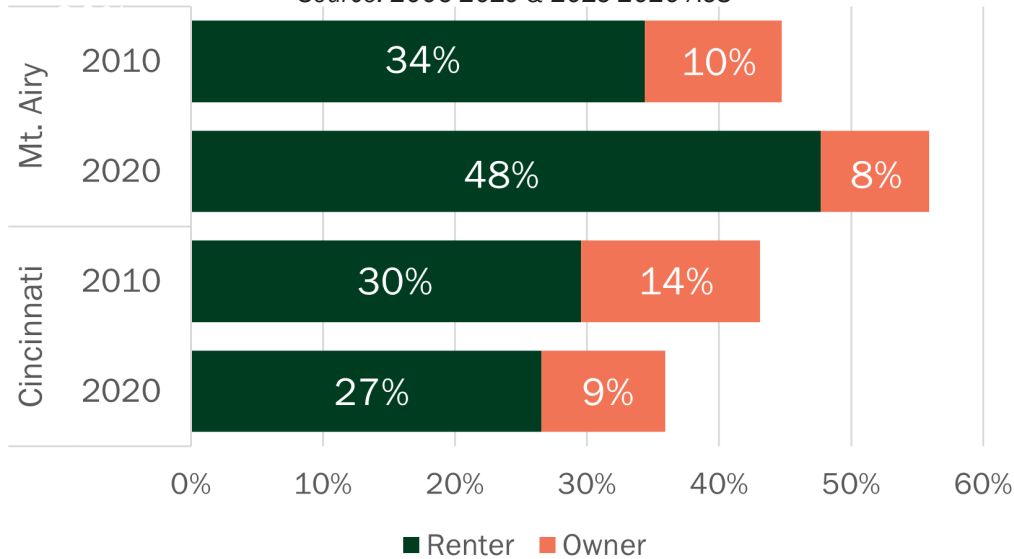
Source: 2016-2020 ACS



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

The other **8%** include other uses not listed above.

CURRENT ZONING

PARKS & RECREATION **51%**

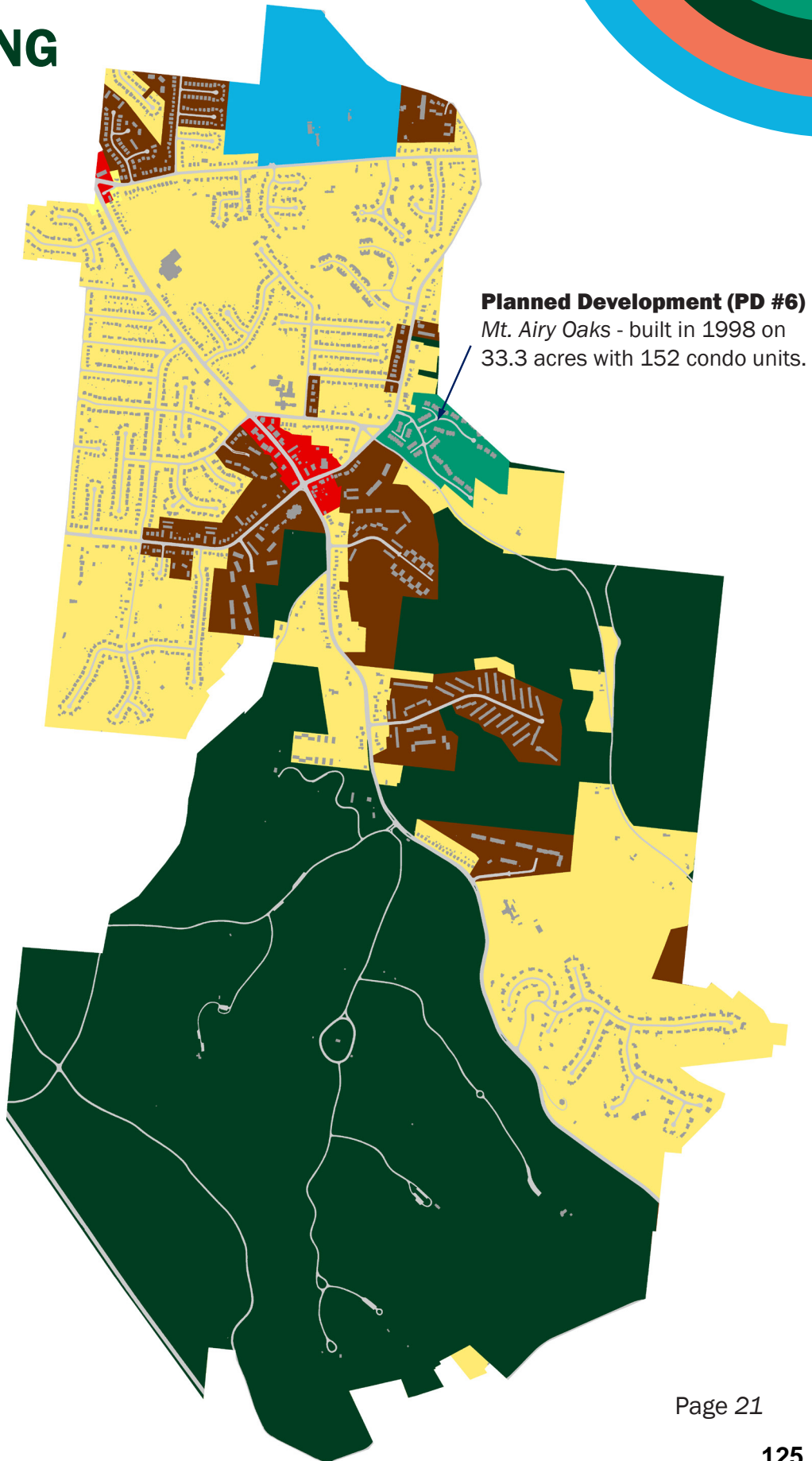
SINGLE FAMILY **35%**

RESIDENTIAL MULTI-FAMILY **9%**

INSTITUTIONAL RESIDENTIAL **3%**

PLANNED DEVELOPMENT **1%**

COMMERCIAL **1%**



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

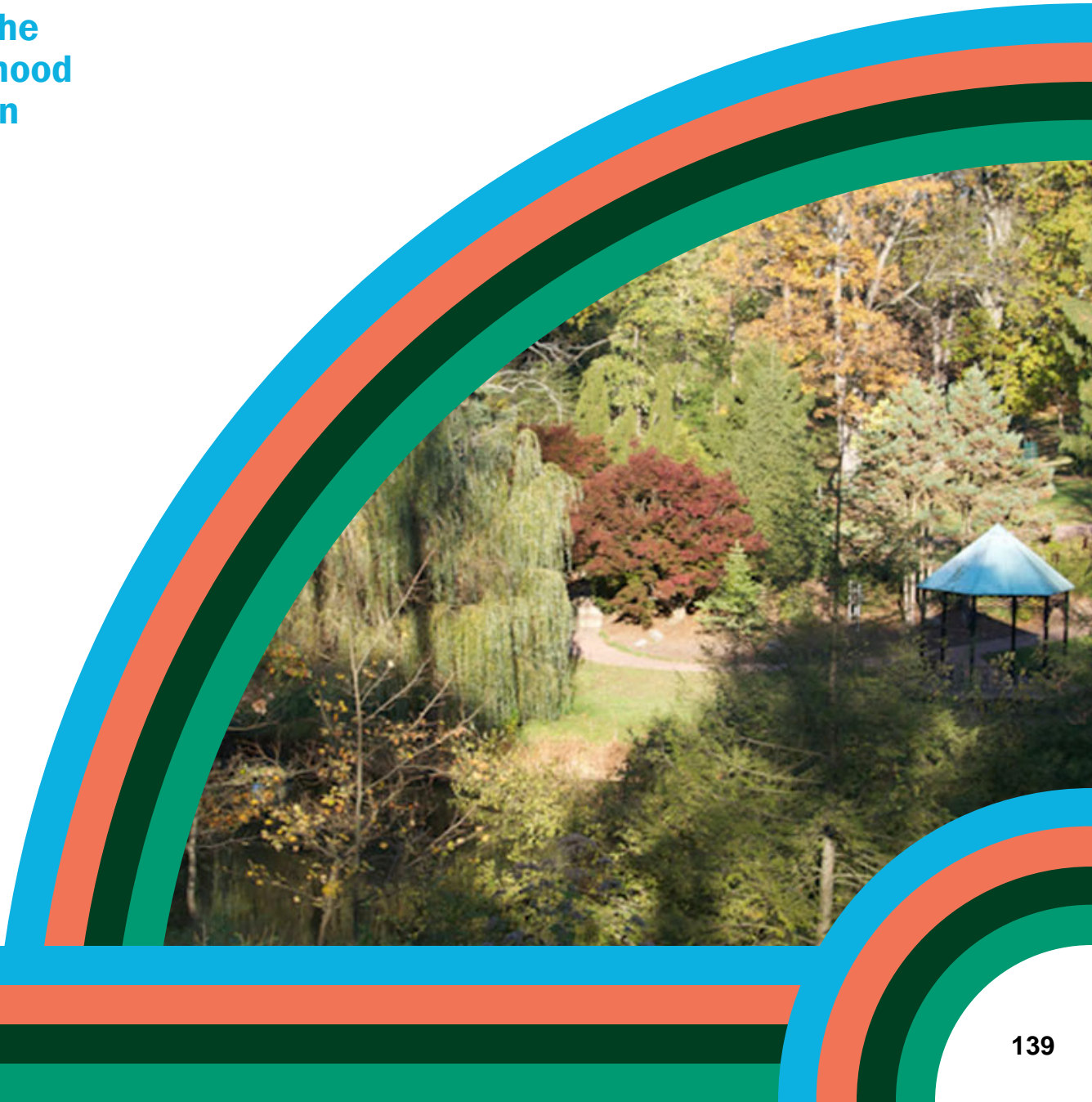
Strategy 2.3: Develop a bike/walking trail from Mt. Airy Forest to the Business District

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

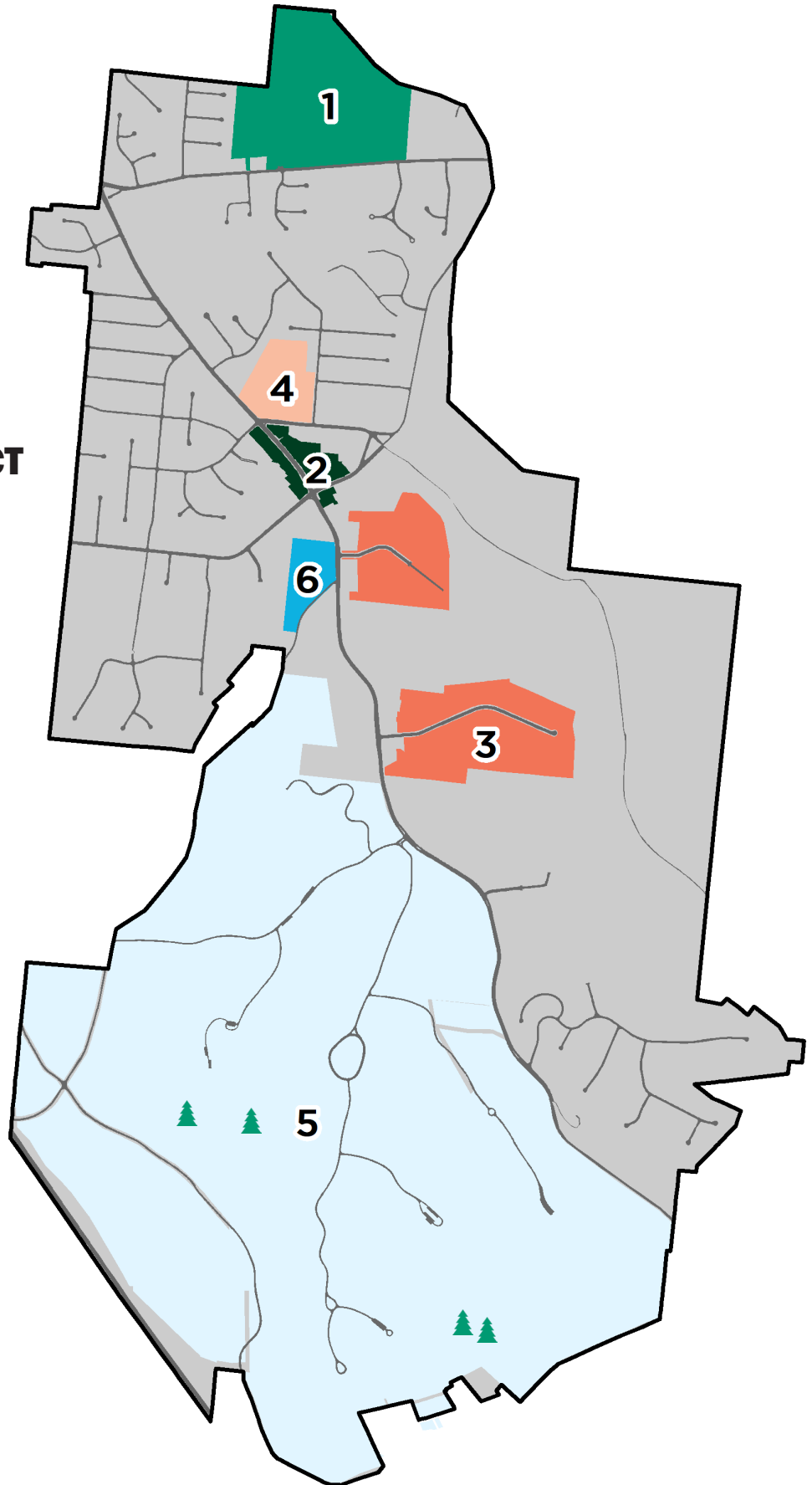
LITTLE FLOWER

5

MT. AIRY FOREST

6

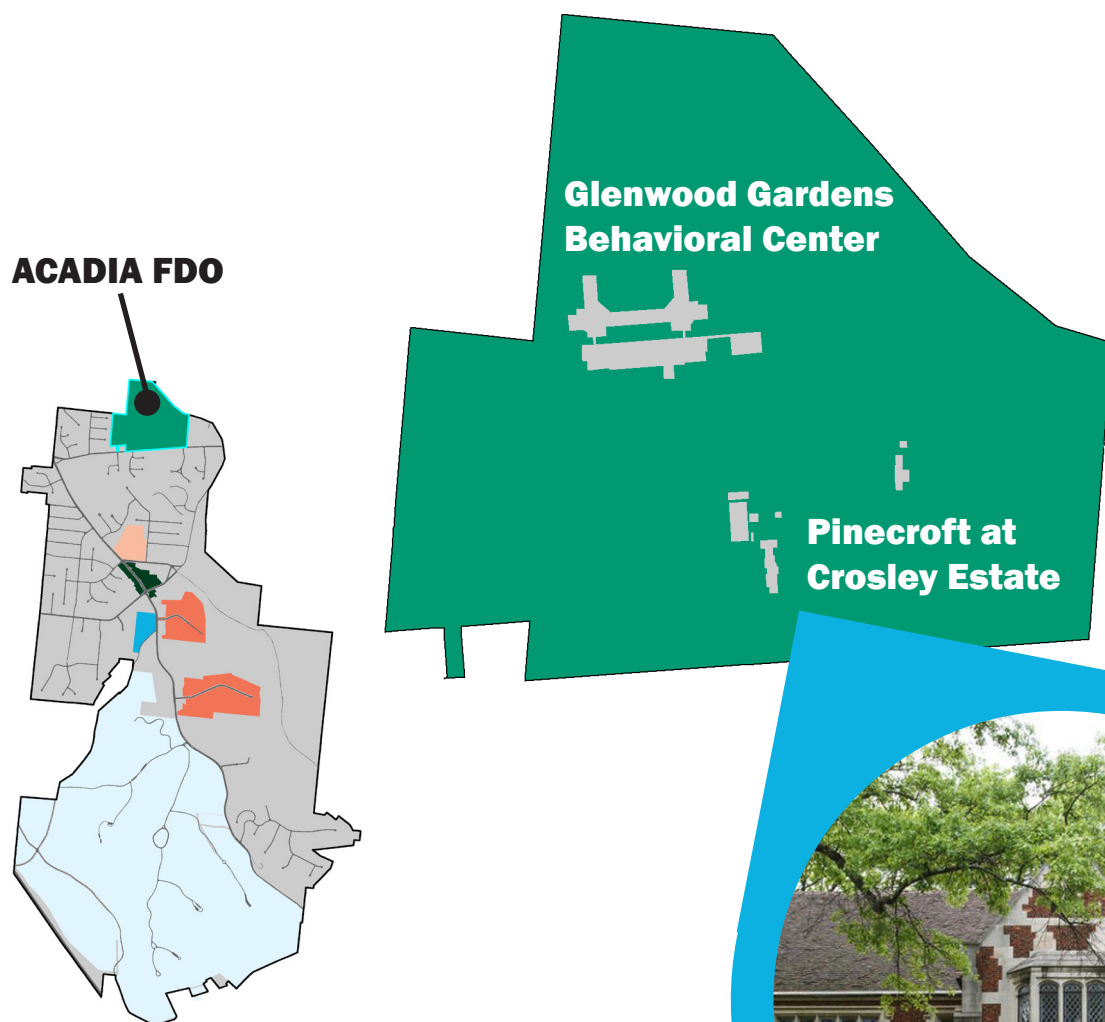
SHEPHERD



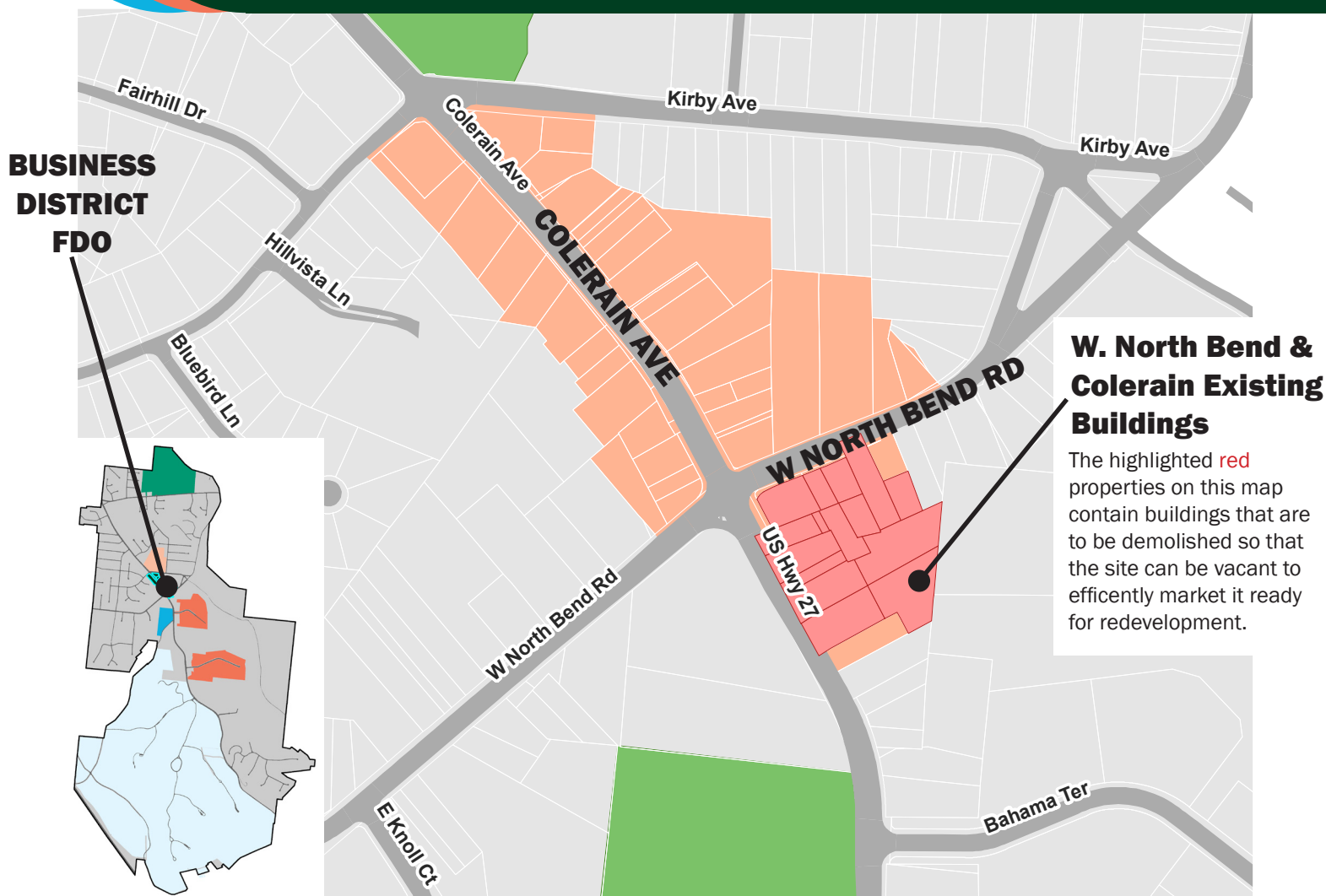
ACADIA

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



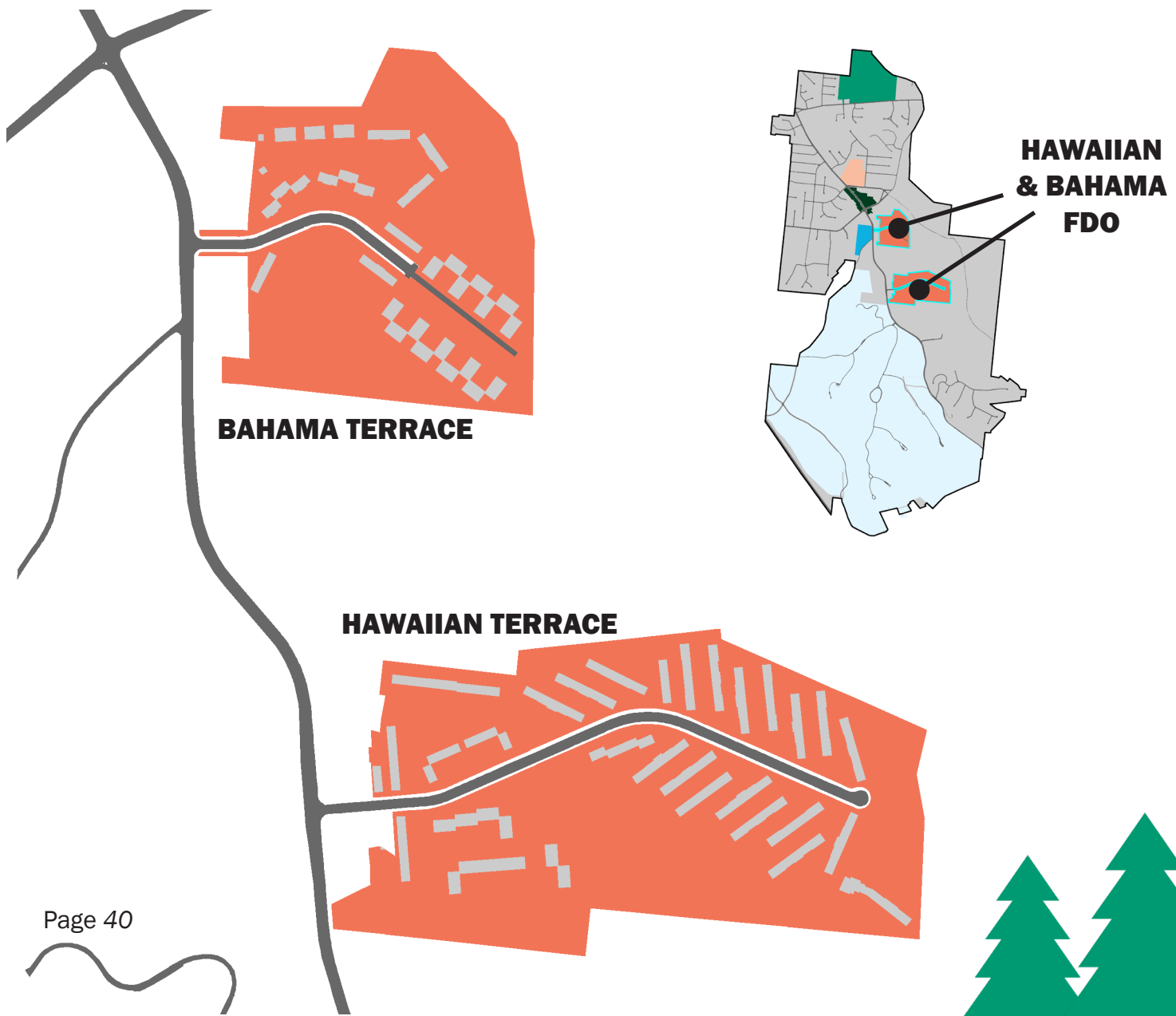
While Mt. Airy's current **Neighborhood Business District** is a little lackluster, a partnership with KZF Design produced a plan to make the district a focal point for the community. A major factor impacting accessibility in the district is traffic safety. Between excessive speeding on Colerain Avenue 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

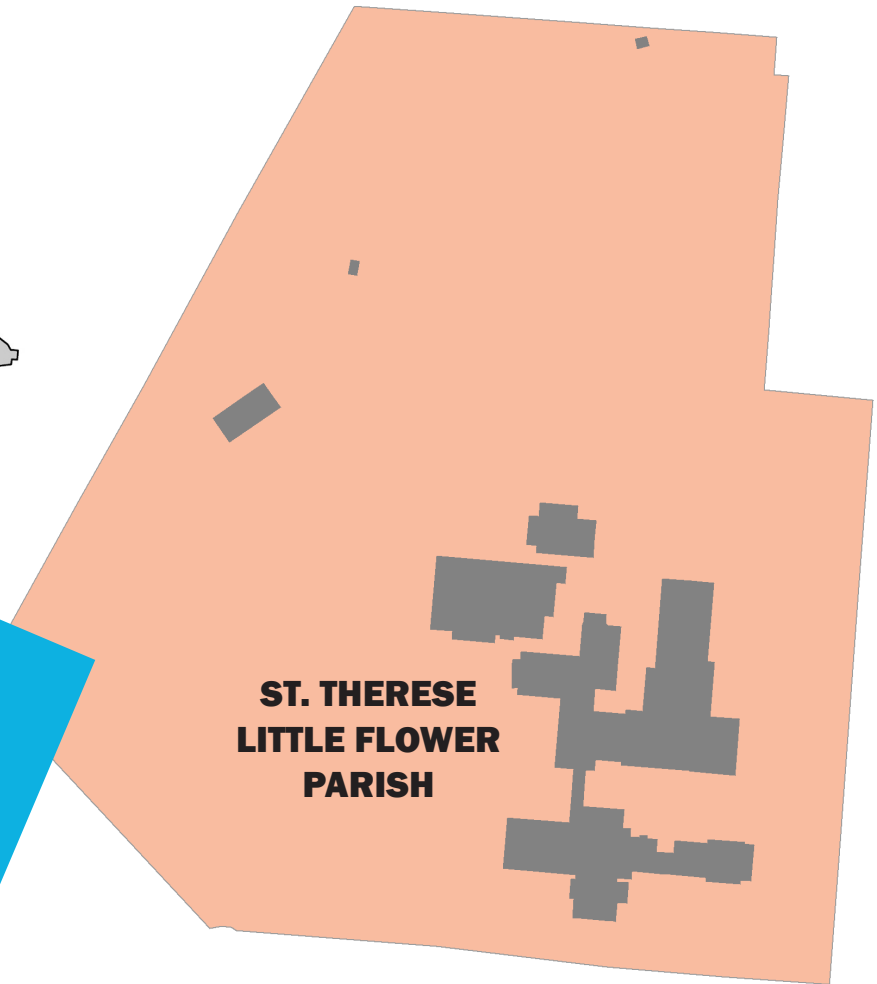
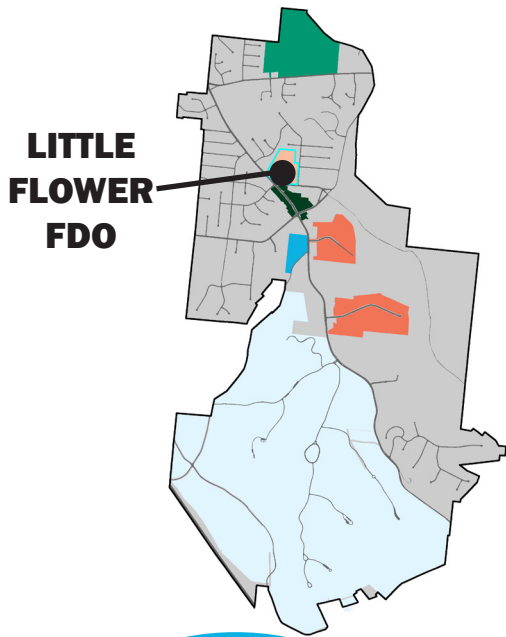
HAWAIIAN & BAHAMA

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



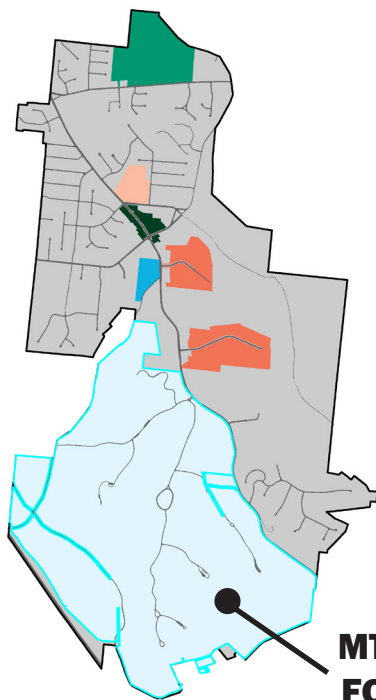
St. Therese Little Flower Parish is a Catholic Church on the corner of Kirby Avenue and Little Flower Avenue, just north of Mt. Airy's business district. While the church will ideally stay in operation, potential redevelopment options were considered in case they decide to relocate. The existing buildings 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

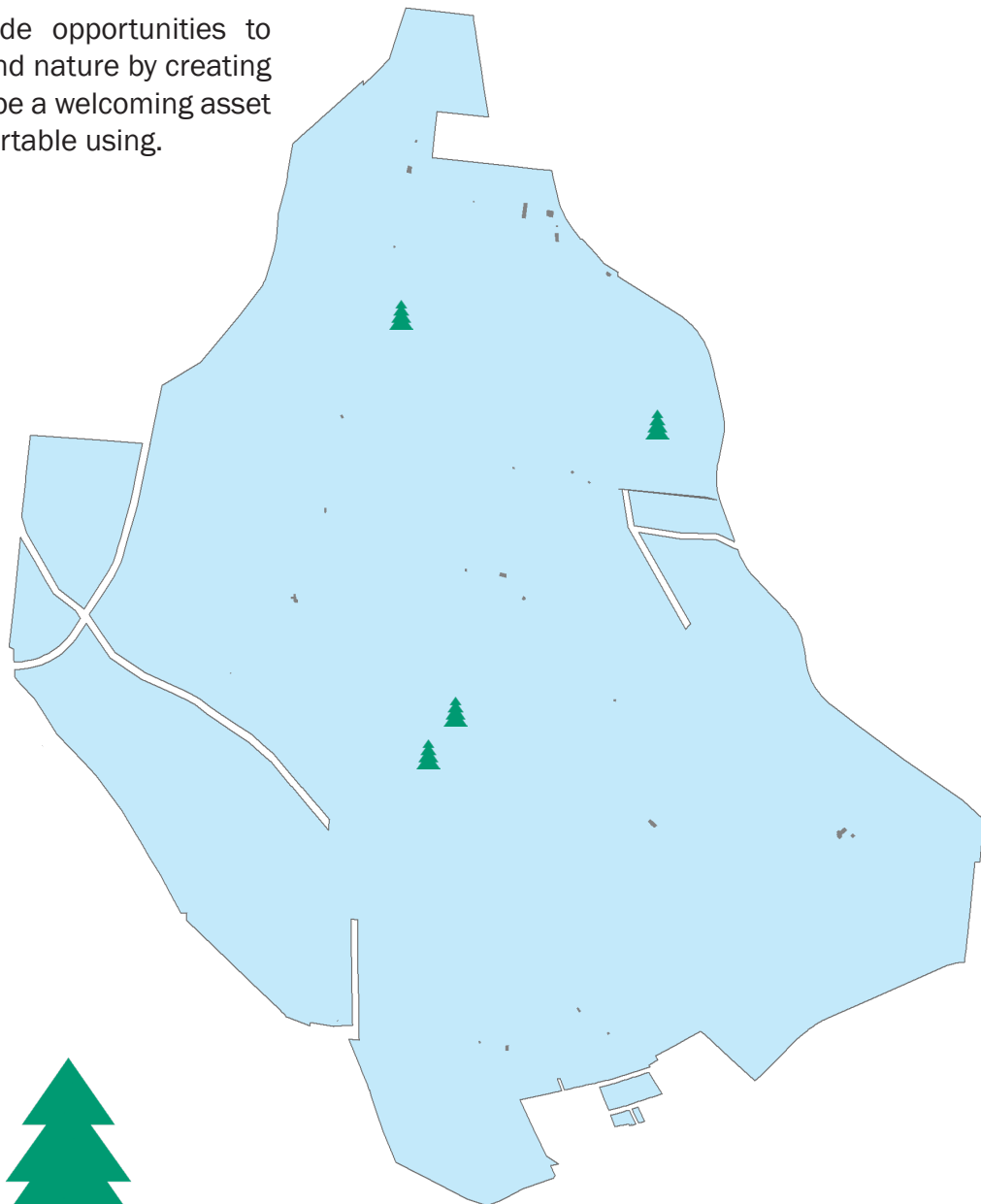
The **Mt. Airy Forest** is a recreational highlight of the neighborhood, although feedback recognized that the sites existing assets and events, including disc golf, walking groups, arboretum, and amphitheater, could benefit from better advertising. In addition to supporting existing facilities, more 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.

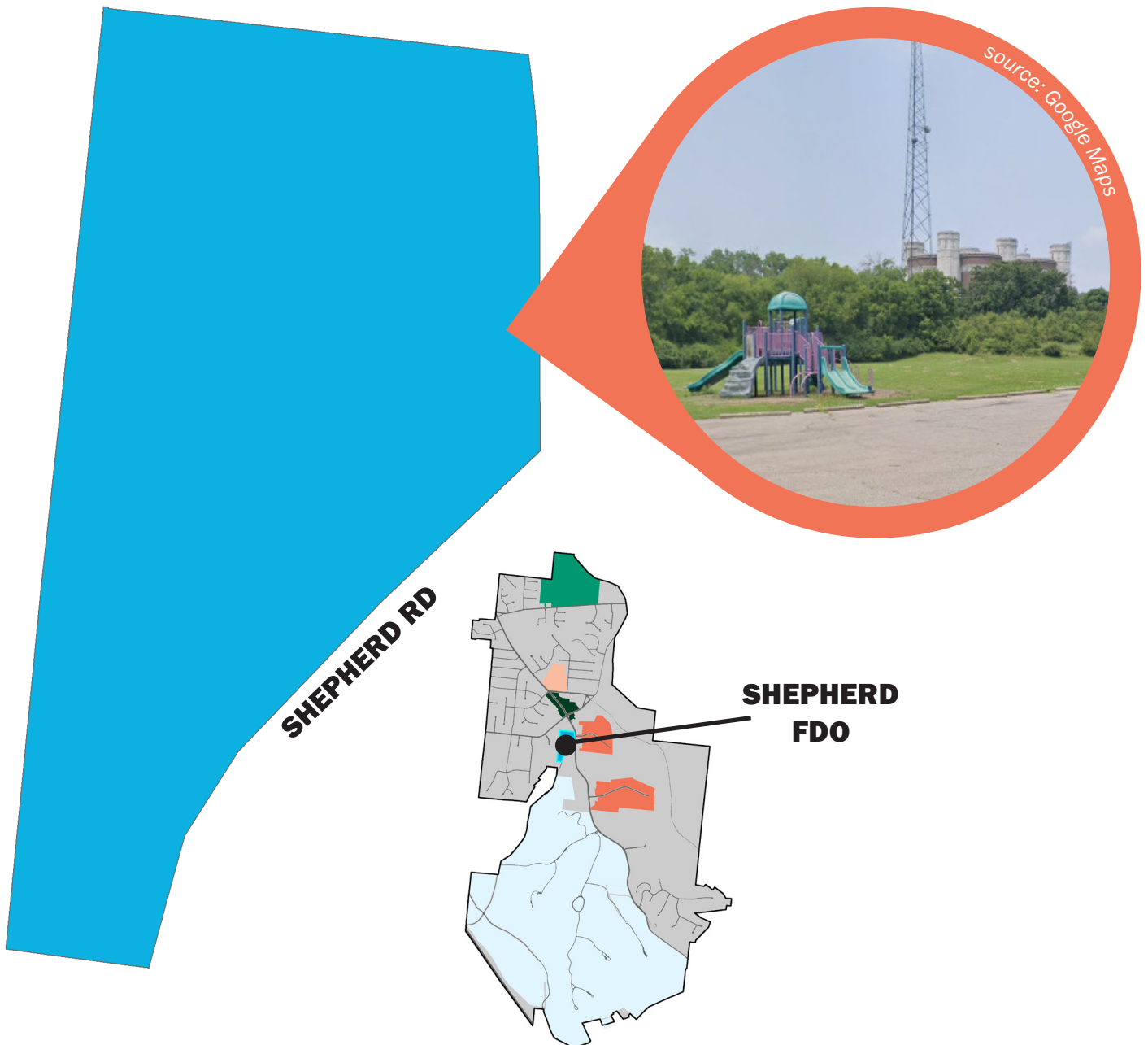
Maintaining the forest could provide opportunities to involve young people with the park and nature by creating paid jobs. The Mt. Airy Forest should be a welcoming asset that all residents feel safe and comfortable using.



**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
DOTE - 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	DOT
	1.2: Consider a roundabout at Kirby Road and the W. North Bend Road intersection		2-5 Years	Low	DOT, 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, DOT, ODOT
		1.3.2: Work with businesses to combine access points to eliminate excessive curb cuts	Ongoing	Medium	Businesses, MATC, DOT
		1.3.3: Reference and coordinate goals from Colerain Township's Colerain Corridor Study	Ongoing	Medium	Colerain Township, DOT, 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, DOT
	2.2: Build sidewalks where needed and repair existing sidewalks to City standards		Ongoing	High	ODOT, DOT
	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					
<u>Goals</u>	<u>Strategies</u>	<u>Action Steps</u>	<u>Time Frame</u>	<u>Priority Level</u>	<u>Potential Partners</u>
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	The Port, DCED, City Depts.
	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 lefthand 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

Goal 4: Create a neighborhood roundtable with other neighborhoods to discuss similar problems/solutions.	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	4.1.1: Develop contracts with each neighborhood and share information when needed	Ongoing	Medium	DCED, City Departments
Goal 5: Market Mt. Airy's assets to existing and future residents, business owners, and visitors.	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	5.1.1: Research existing Mt. Airy businesses that could help, or utilize UC students, as part of a design studio.	2-5 Years	Low	UC, Schools, Businesses

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



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Table of Contents

Executive Summary	4
Design Standards	6
Design Recommendations and Goals	12
Proposed Site Plan and Renderings	14
Proposed Road Improvements	20

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 Towers, 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

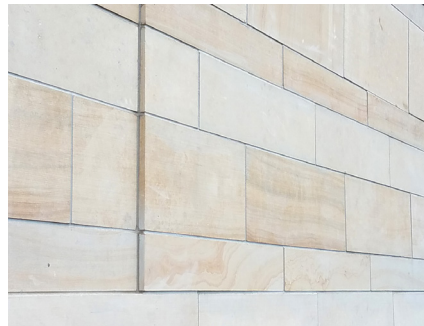
Hardscape Palette

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

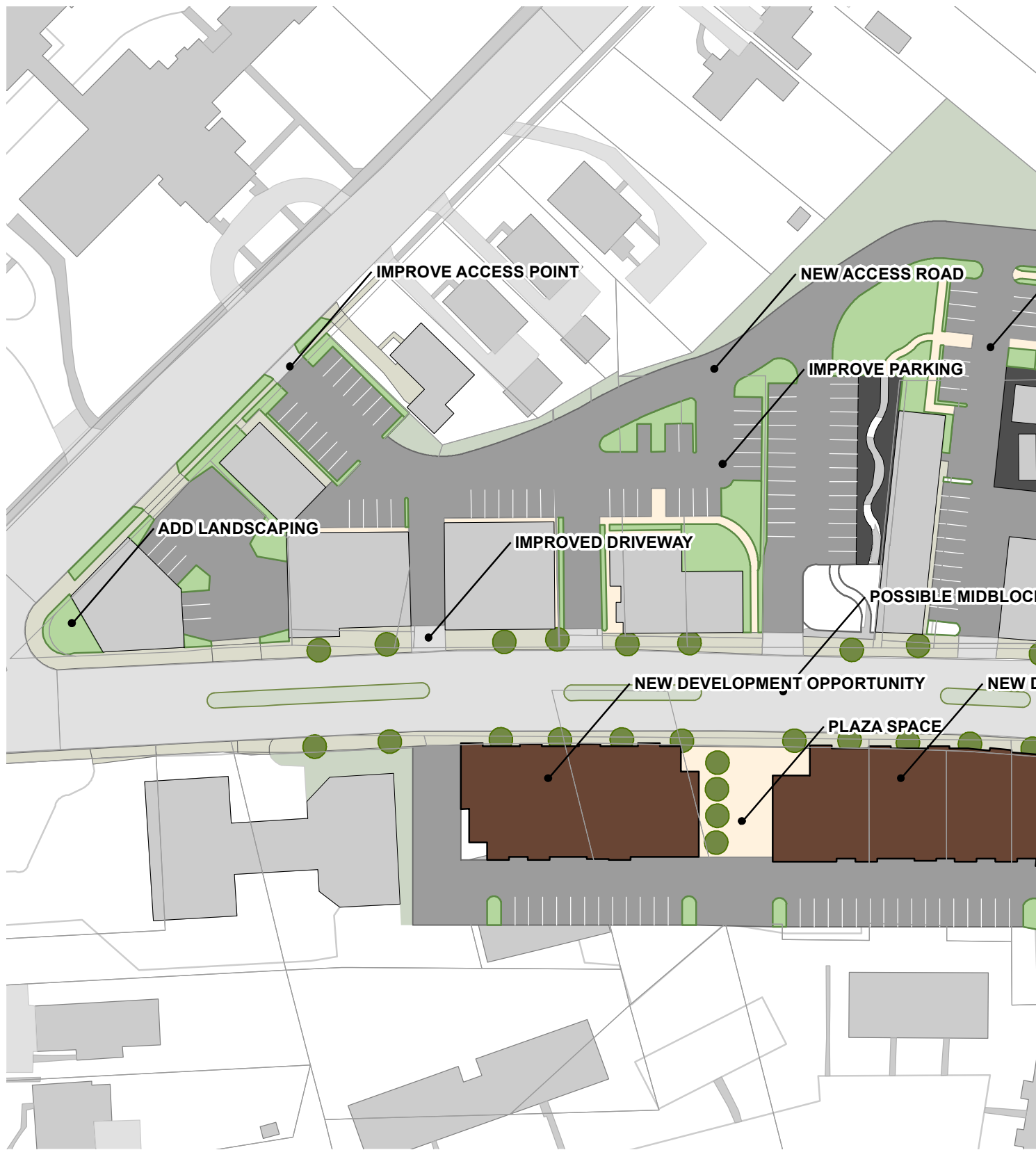


Redevelopment opportunity at the corner of W. North Bend and Colerain Avenue (5400 Block)



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.





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.



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.*

NOT FOR CONSTRUCTION



Southeast Intersection of W. North Bend Road and 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.



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

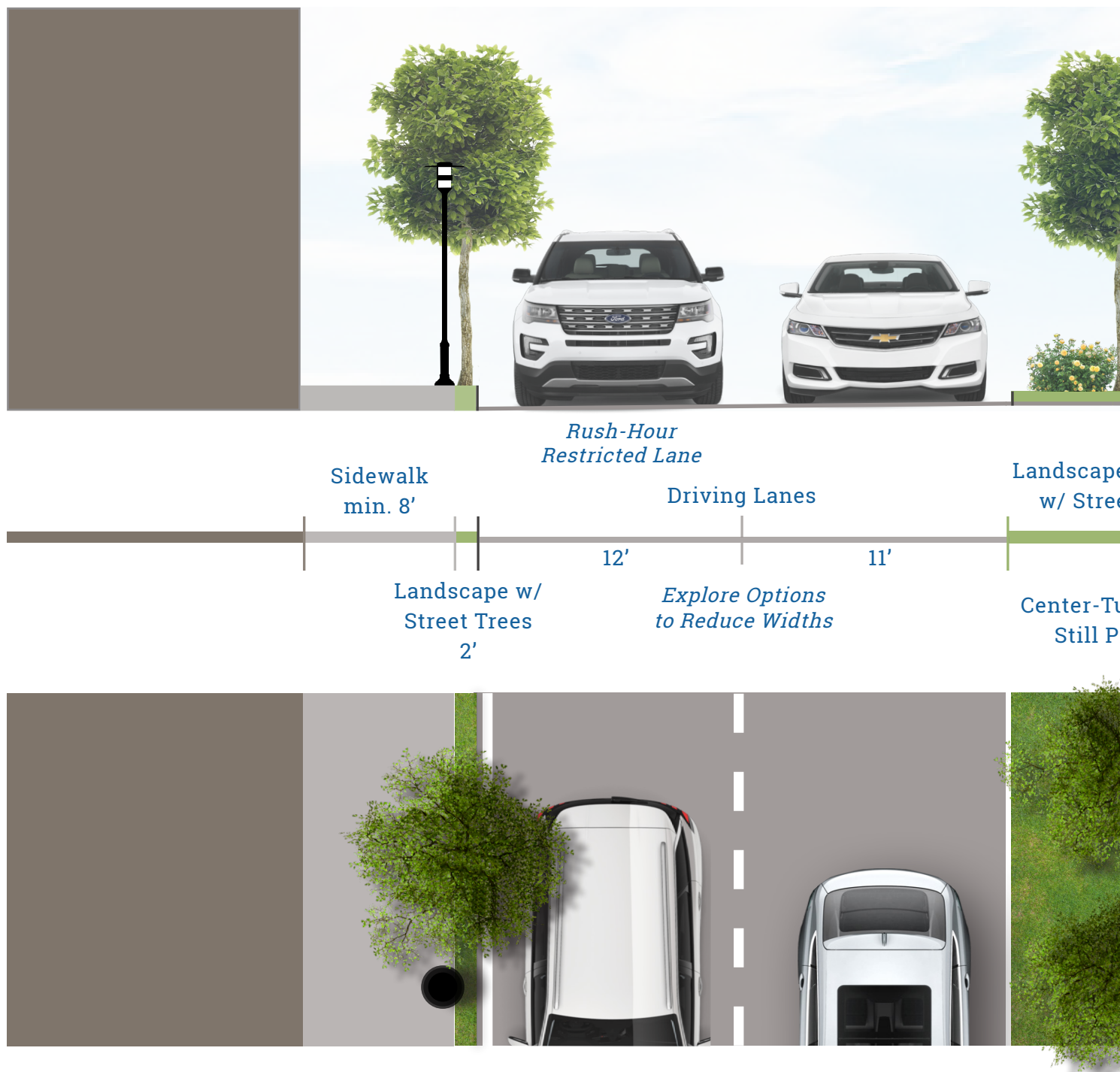
**Square footage and unit counts are approximations and are derived from conceptual renderings. They do not represent a true and accurate depiction of a final design.*

NOT FOR CONSTRUCTION

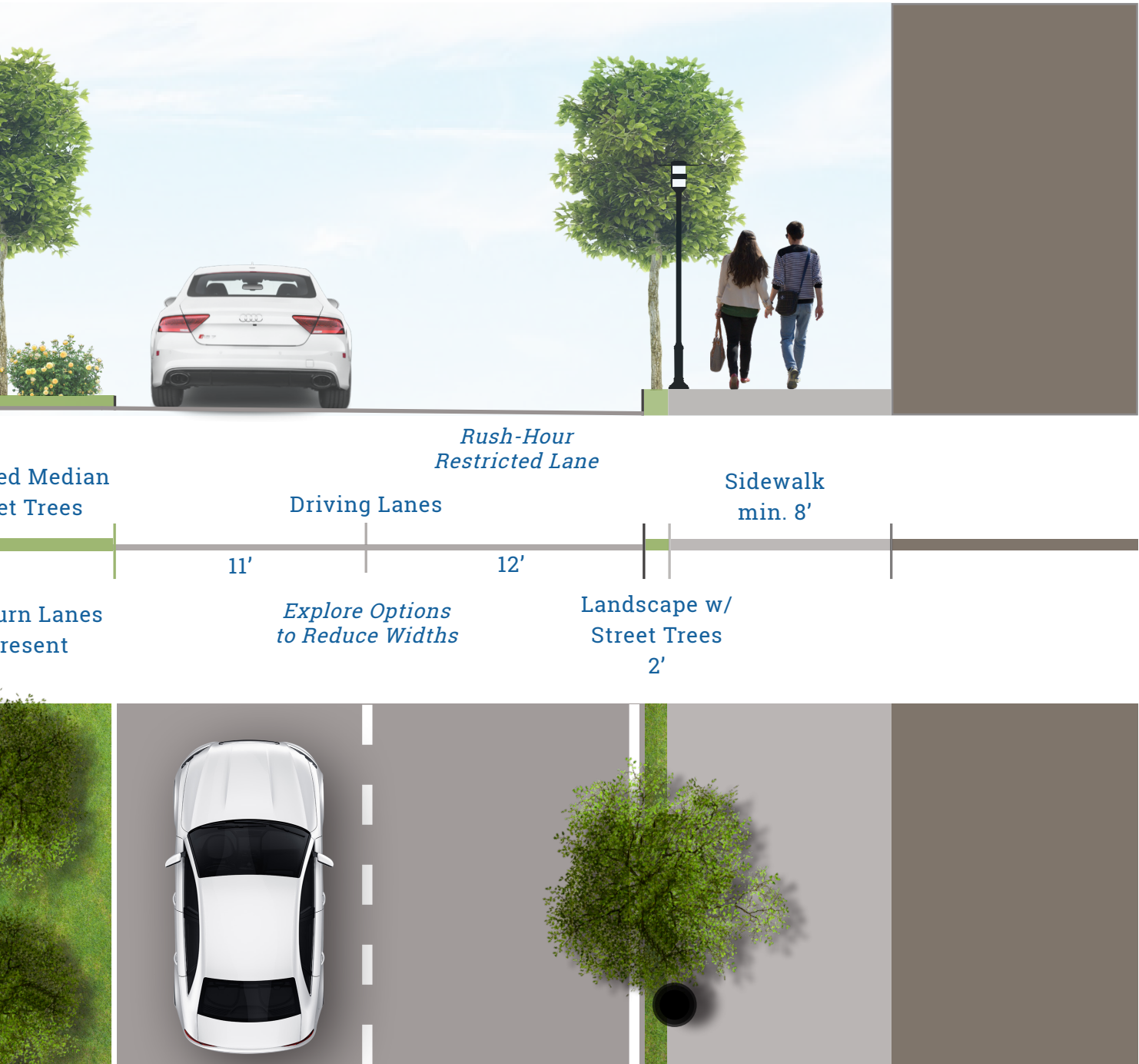


5500-5549 Block of Colerain Avenue

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

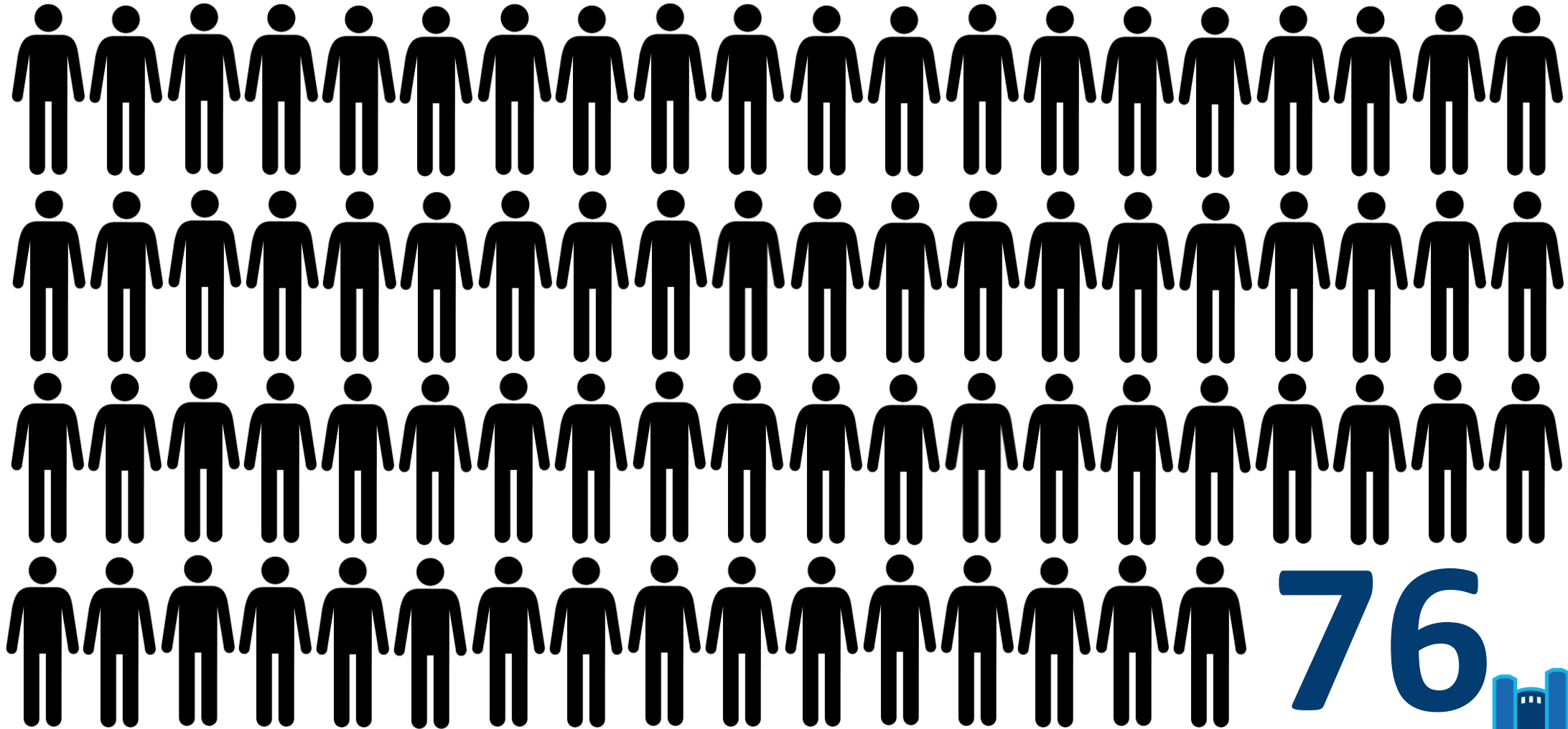


www.mtairycure.com

MOUNT AIRY PLAN: OUR FUTURE

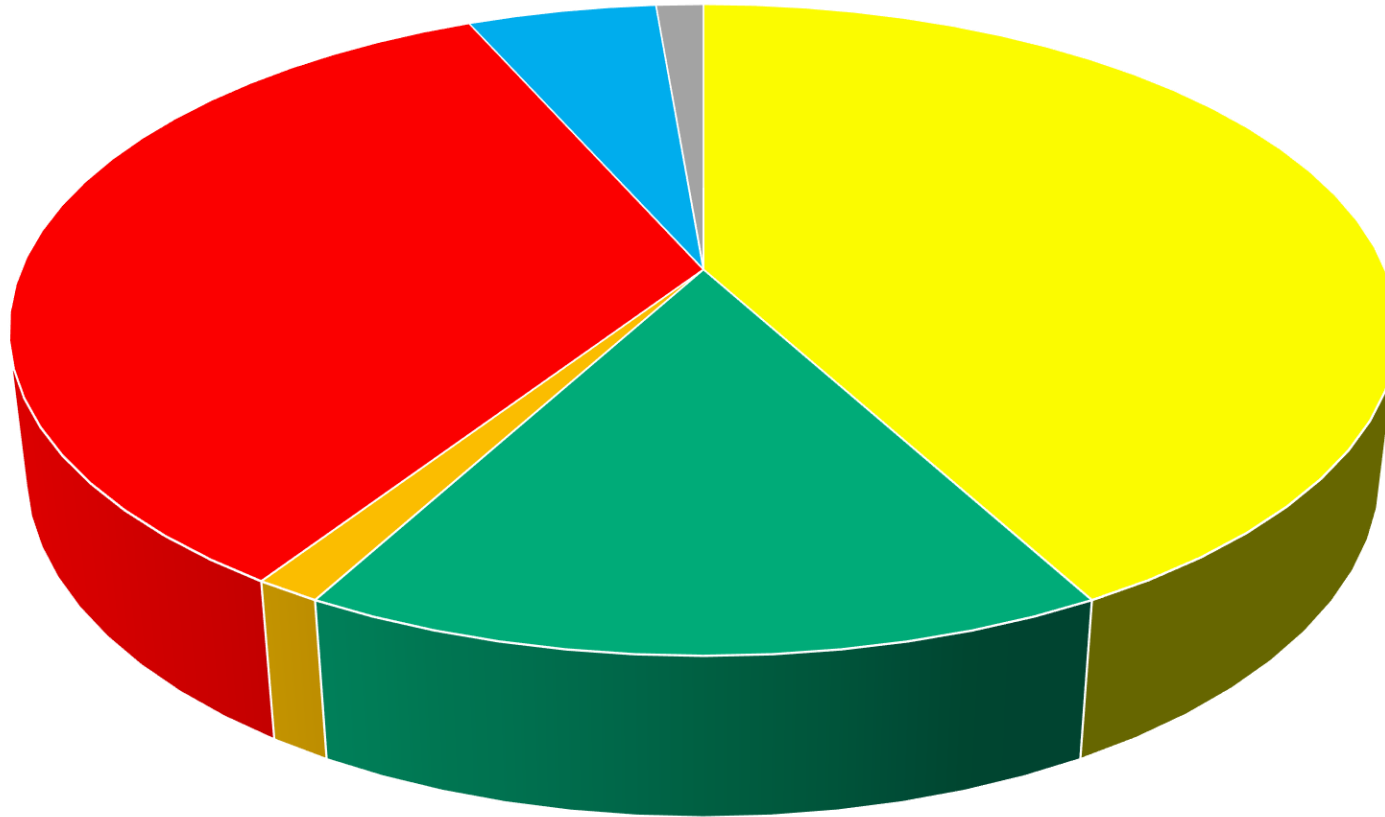
MOUNT AIRY SCHOOL: SURVEY RESULTS

SURVEYS COLLECTED:



76

CONNECTION TO MT. AIRY



■ I live in Mt. Airy (32)

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

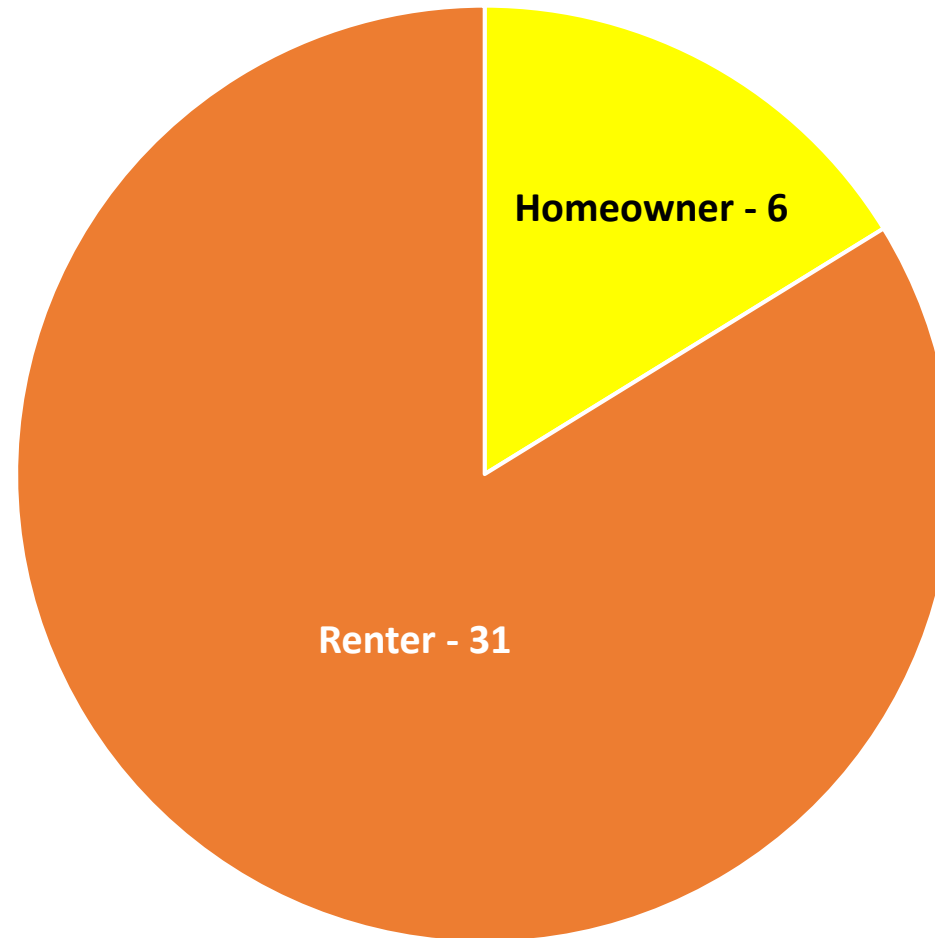
■ I work in and visit Mt. Airy (4)

■ 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:

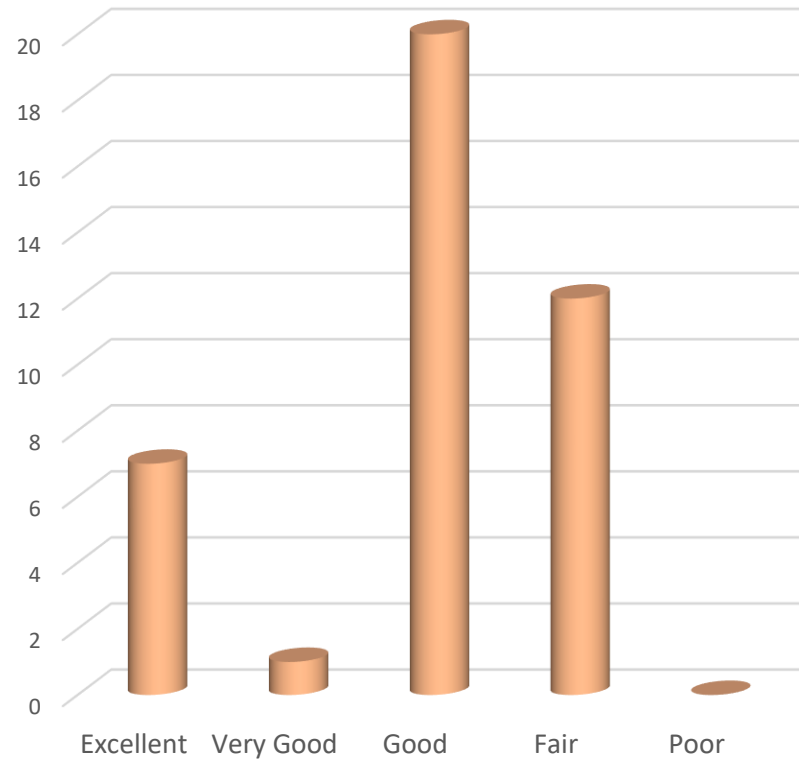
- “It is quiet and everything that my family needs is within a 5-10 minute distance from our home.”
- “I have family here.”
- “Very peaceful place to raise my children.”
- “Mt. Airy Elementary - CLC and Mt. Airy Forest.”
- “The surrounding businesses & restaurants and how close it is to other neighborhoods.”
- “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

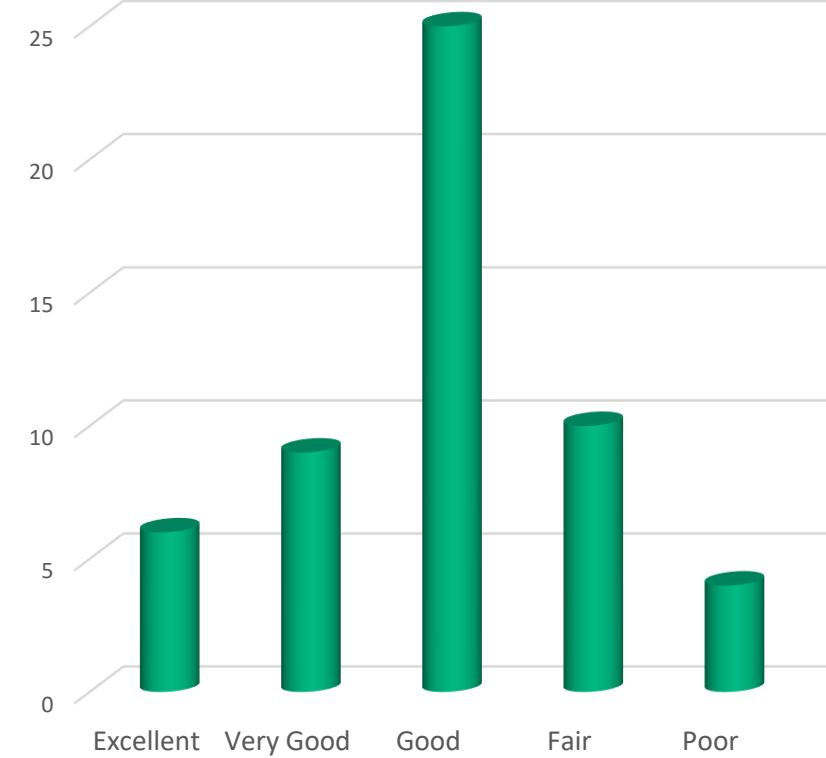
Level of Satisfaction: Living in Mt. Airy



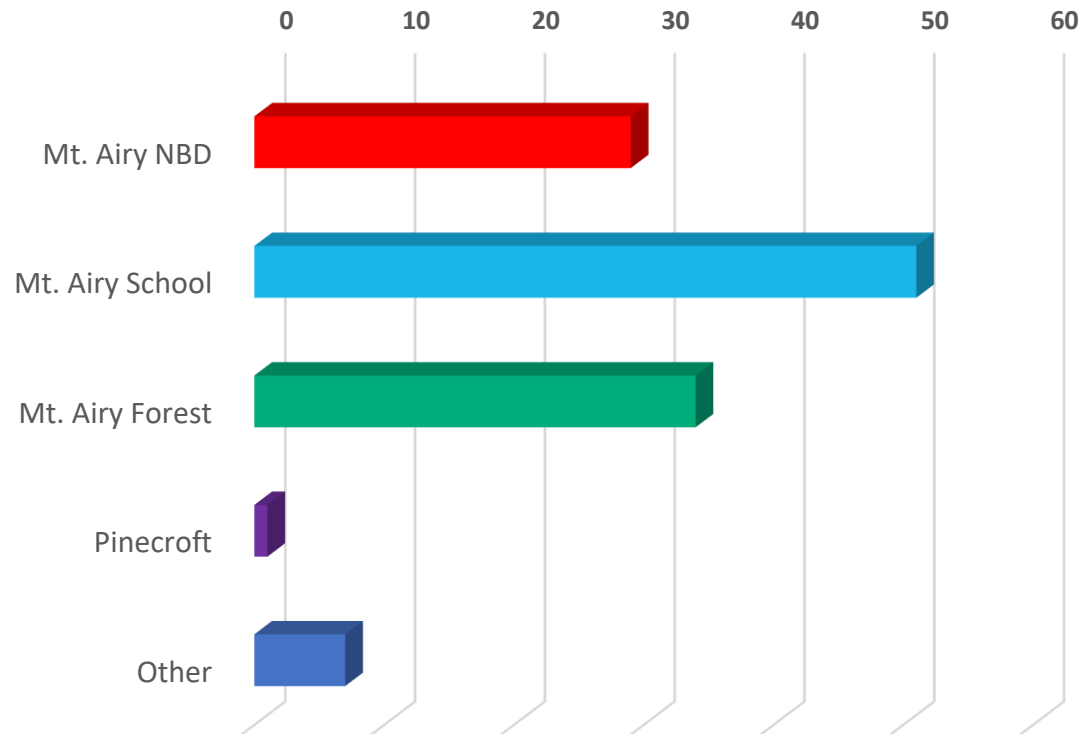
Level of Satisfaction: Working in Mt. Airy



Level of Satisfaction: Visiting Mt. Airy



PLACES VISITED



“Impact Worship Center Church”

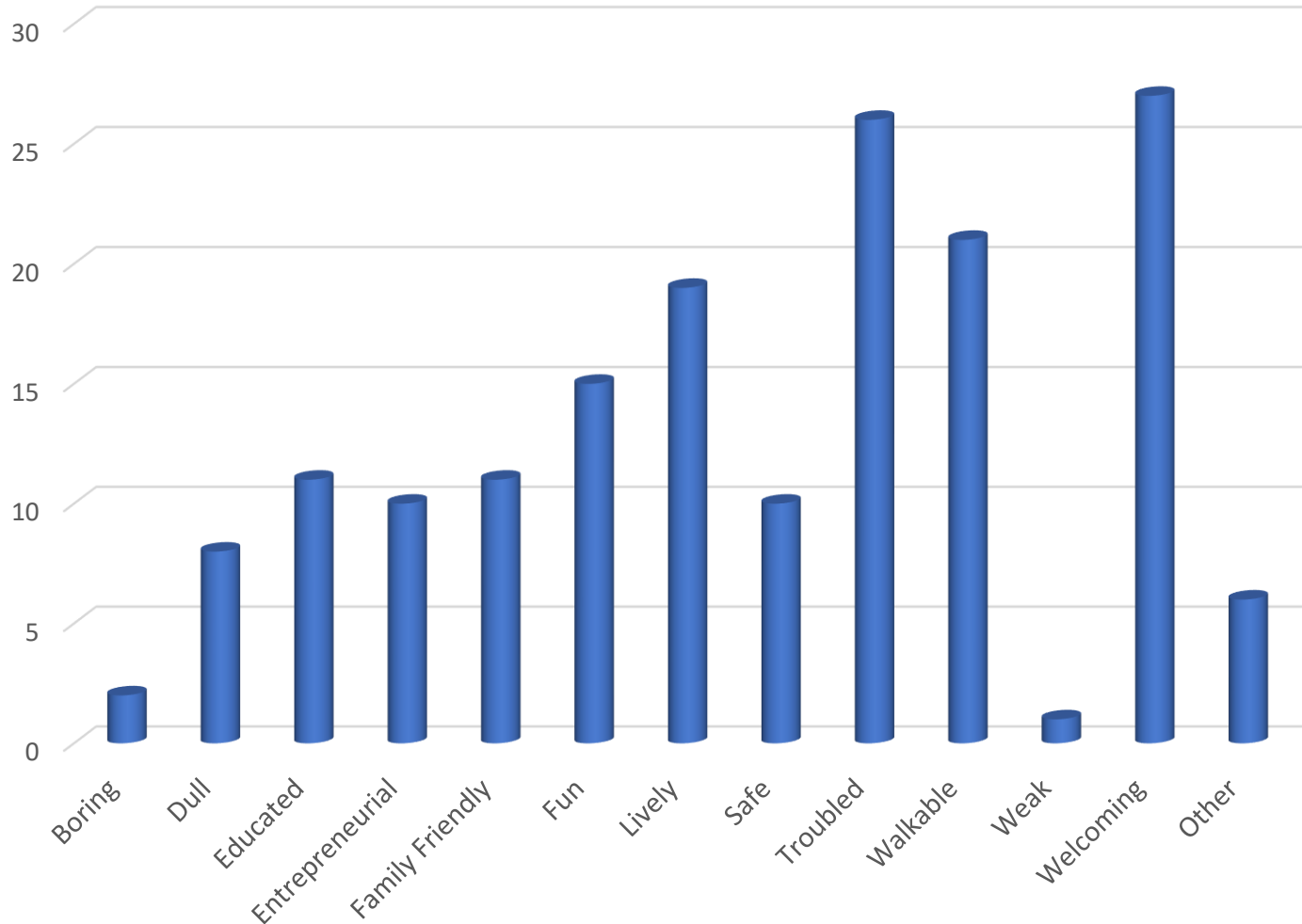
“Friends and family members houses”

“Grandparents live here”

“Apartments”

“Family”

I WOULD DESCRIBE MT. AIRY AS:



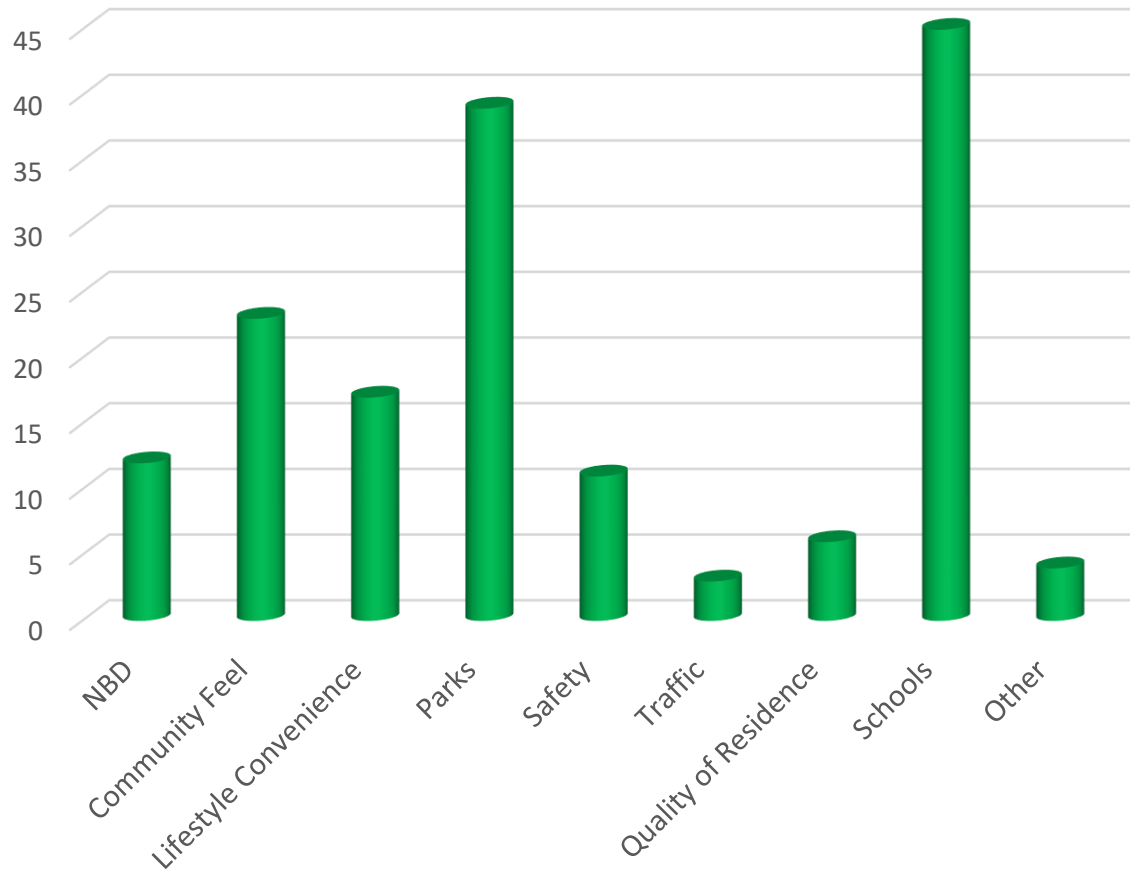
“Need more businesses to draw in visitors”

“Walkable”

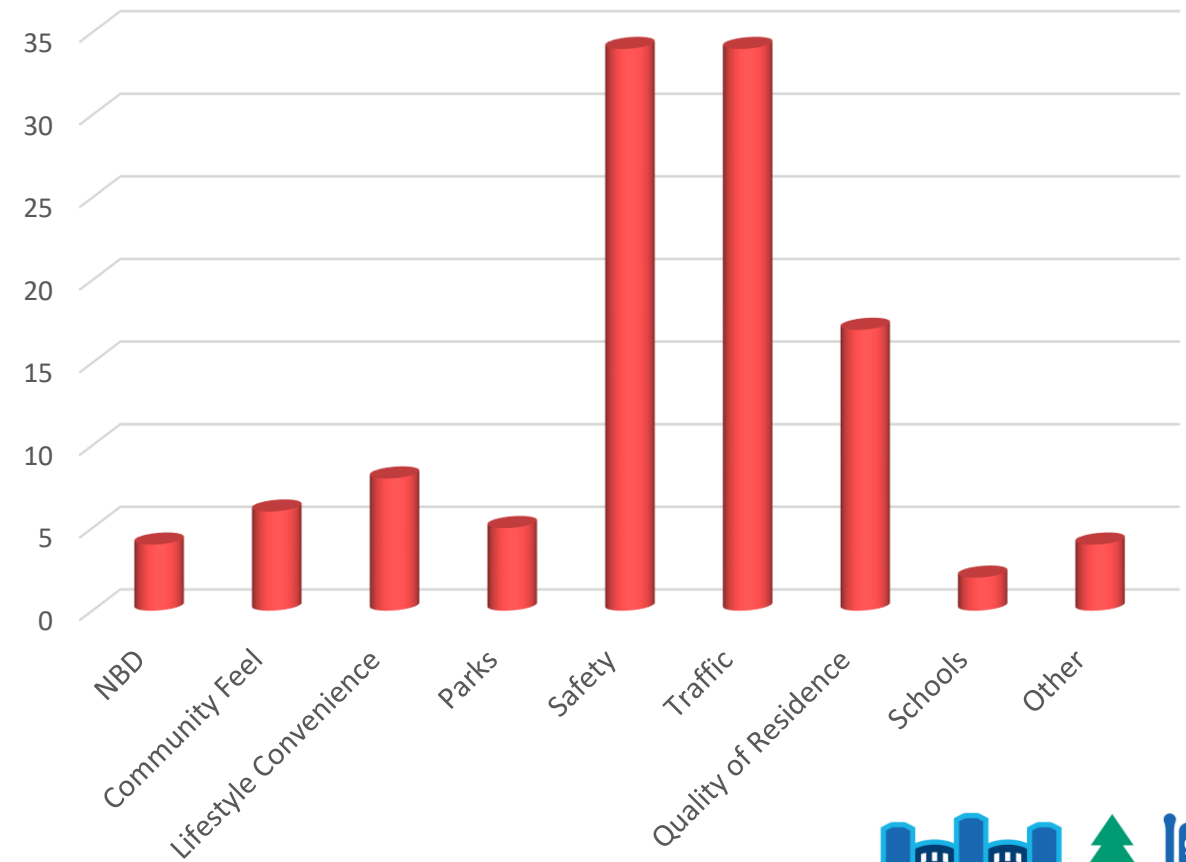
“Lots of potential”

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

Honorable City Planning Commission
Cincinnati, Ohio

March 3, 2023

SUBJECT: A report and recommendation on the proposed *Mount Airy Plan: Our Future* as the Mount Airy neighborhood's guiding comprehensive plan document.

BACKGROUND:

Situated adjacent to the neighborhoods of College Hill, Northside, and Westwood, 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 approximately 9,210 residents and sits at around 2,314 acres (3.16 square miles) in size. 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. Mt. Airy 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, Mt. Airy community members and residents have partnered directly with the City of Cincinnati to establish an innovative and progressive comprehensive plan document to continue guiding Mt. Airy for the upcoming decades. *Mount Airy Plan: Our Future (MAP: Our Future)* represents an extensive collaborative effort between the community and the City of Cincinnati. The plan encapsulates all the aspirations for the residents, business owners, property owners, and visitors of Mt. Airy who all collaborated over the past three years.

The planning process of *MAP: Our Future* was led by the Steering Committee which was comprised of residents and stakeholders from the neighborhood and was supported by members of the Department of City Planning and Engagement staff, Mt. Airy Town Council (MATC), Mt. Airy Community Urban Revitalization Enterprise (CURE), and Community Learning Center Institute. These groups and the entire community created a new vision for the future of Mt. Airy that centers on creating a revitalized environment, particularly within the neighborhood business district (NBD), connecting residents to economic and social centers, highlighting famous landmarks, and welcoming new neighbors who will contribute to the bright future of the neighborhood.

PROCESS & COMMUNITY ENGAGEMENT:

The neighborhood planning process began in the summer of 2020 (during the height of the global pandemic) with the entire planning process being championed by the Steering Committee. To maintain the health and safety of residents and the community, the *MAP: Our Future* Steering Committee held small group gatherings virtually, some of them structured as happy hour events, rather than meeting in large groups. Residents volunteered to host meetings and to distribute invitations to their neighbors. Ten of these meetings occurred with most meetings being focused on different locations throughout Mt. Airy. Besides being insightful opportunities to gather with neighbors safely during the height of the 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. These results were then combined into one map to summarize the initial feedback received.

In addition to the virtual gatherings, there were two online opportunities for input, including a survey and interactive map. This survey was distributed to the Mt. Airy CURE contact list, shared during MATC meetings, and with parents of the Mt. Airy School. This feedback helped craft the goals and strategies of this plan and the results may be found in the Appendix, starting on page 78.

A final in-person open house event was held at Little Brothers-Friends of the Elderly, a social service organization, in the neighborhood's business district. This open house 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 and charcuterie boards and spreads with their neighbors. Approximately 25 members of the public attended the event, including City staff members and Councilmember Scotty Johnson. From start to finish, approximately 250 community members have engaged with the *MAP: Our Future* process.

PLAN OVERVIEW:

The plan begins with a summary of the neighborhood 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.

Plan Cover Page and Logo

The *Mount Airy Plan: Our Future* logo and cover was designed by previous project manager and former Senior City Planner, James Weaver. The plan's logo and layout are inspired by the Mt. Airy neighborhood flag and the features found throughout 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 feet composes the P. The water tower is located 961.5 feet above sea level, one of the highest points in Cincinnati.

History and Past Plans

The history section of the plan provides an overview of the history of the Mt. Airy neighborhood including the past plans which included one comprehensive plan from 1980, *Mt. Airy Community Plan*, and two area specific plans, the *Kirby Valley Hillside Study* (1980) and the *Colerain Corridor Study* (1983).

Not mentioned in this specific section but attached as Appendix A in the Appendixes at the end of the plan is the *Mt. Airy Colerain Avenue Corridor Study* (2021) curated by KZF Design. Staff from the Department of City Planning and Engagement (DCPE) as well as the *MAP: Our Future* Steering Committee felt it was necessary to attach this document to the Appendix for reference and easy accessibility.

The same goals in the "Transportation" and "Public Safety" theme areas are reiterated in the *Mt. Airy Colerain Avenue Corridor Study* and it is vital to reference this document, including the Implementation Tables at the end of *MAP: Our Future*, during the implementation phases. This study identifies possible design standards, road improvements, recommendations, and goals for Colerain Avenue. It also provides a proposed site plan and renderings the potential redevelopment of the properties located at the corner of W. North Bend Road and Colerain Avenue and the business district in general.

Existing Conditions

The existing conditions section of the plan is meant to provide a snapshot of the neighborhood's demographic characteristics, zoning, land use, assets, transportation corridors and more. A current land use and zoning map follow this section. The plan incorporates updated 2020 U.S. Census numbers and data which are referenced in this section highlighting population, median household income, race, renters versus owners, vacant units and housing statistics.

Vision

The vision statement for *MAP: Our Future* states:

“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 neighborhoods who will work collaboratively with one another to map the future of Mount Airy” (page 22).

Theme Areas and Goals, Strategies, and Action Steps

There are six theme areas with a total of 19 goals, 48 strategies, and 36 action steps.

Transportation:

The focus of planning for Mt. Airy’s transportation future is 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.

This theme area highlights two main goals to “Implement traffic calming on major thoroughfares to reduce accidents and speeding” and to “Enhance multi-modal transportation options and increase pedestrian safety” (page 24). Main strategies throughout this section highlight the need to increase on-street parking, improve pedestrian elements such as lighting, sidewalks, and crosswalks and to look into the feasibility of creating a biking or walking trail from Mt. Airy Forest to the business district.

Public Safety:

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 will start to become.

Many of the same goals or ideas are reiterated throughout this plan. This theme area identifies for main goals to “Reduce speeding on Colerain Avenue and North Bend Road”, to “Work with Police District 5 to improve community and police relations”, to “Implement a neighborhood wide watch program” and to “Increase safety on Hawaiian Terrace and Bahama Terrace” (page 26). Strategies highlighted in this section include installing pedestrian safety elements, partnering with the Cincinnati Police District on multiple strategies, and encouraging landlords neighborhood-wide to accept a mix of market-rate and affordable units with the aim to deconcentrate poverty.

Business District:

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.

This theme area identifies two main goals for the neighborhood, to “Development the Business District into an attractive environment for both Mt. Airy residents and visitors” and to “Improve the environment of the Business District” (page 28). There are several strategies within this theme area

to make the neighborhood business district more attractive to potential developers and to improve the aesthetics by developing attractive gateway entrances.

Community & 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 of Cincinnati to collaborate and share what Mt. Airy has to offer.

This theme area identifies five main goals: To “Develop programs and incentives for more people to attend Mt. Airy Town Council meetings”, to “Strengthen the Quality-of-Life Committee under Mt. Airy Town Council”, to “Develop a community meeting space for Mt. Airy residents to gather”, to “Create a neighborhood roundtable with other neighborhoods to discuss similar problems and solutions” and to “Market Mt. Airy’s assets to existing and future residents, business owners, and visitors” (page 31).

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.

This theme area identifies three main goals: To “Maintain and enhance the single-family housing stock”, to “Identify blighted and problem properties and work with property owners to improve them” and to “Support existing residents who want to stay in Mt. Airy” (page 33). Strategies and action steps mentioned in this section include starting a ‘Home of the Month’ program, improving the quality of rental units, and encouraging a mix of market-rate and subsidized rental units in large apartment complexes.

Parks & 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.

In this last section, there were three goals created: To “Hold more events in Mt. Airy Forest to bring people into the neighborhood”, to “Work with the Park Board to implement the recommendations of the Mt. Airy Forest Plan” and lastly to “Increase awareness and the utilization of existing recreation assets to serve the neighborhood population” (page 35). Strategies within this theme area consist of adding more security and safety measures to Mt. Airy Forest and to partner with other Cincinnati nature groups to bring even more events to the park.

Future Development Opportunities (FDOs)

Based on the many goals and strategies identified and outlined in the previous sections, there were six future development opportunities identified which also can be found on page 37 of the *MAP: Our Future* plan document. These areas were identified solely as *potential* development opportunities.

These six areas are: Acadia (the excess land surrounding the Pinecroft at Crosley Estate and the Glenwood Gardens Behavioral Center), the Business District, Hawaiian and Bahama Terraces, the St. Therese Little

Flower Parish property, Mt. Airy Forest, and the Shepherd Recreation Area. The strategic goal of these FDOs is to provide guidance and give Mt. Airy a say in the community engagement process for when (and if) a redevelopment opportunity occurs on any of these subject properties.

Implementation Charts and Additional Appendices

Appendix A includes implementation charts for each of the six theme areas. The charts provide the following information on each action step within the plan's strategies and goals:

- *Time Frame:* The time frames are approximations of how long it would take an action step to be completed, ranging anywhere from 3 months up to 10 years, including multiple ongoing items.
- *Priority Level:* The priority level was determined by the Steering Committee and City staff.
- *Potential Partners:* This identifies additional organizations that could assist in the completion of the action steps such as other City Departments, businesses, Cincinnati Public Schools, Invest in Neighborhoods, Tri-State Trails, and Ohio Kentucky Indiana Regional Council of Governments (OKI).

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 Initiative Area

Goal to "Foster a climate conducive to growth, investment, stability, and opportunity" (page 102) and Goal to "Become nationally and internationally recognized as a vibrant and unique city" (page 121). 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 Initiative Area

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

Live Initiative Area

Goals to "Build a robust public life" (page 149), "Create a more livable community" (page 156), and "Provide a full spectrum of housing options, and improve housing quality and affordability" (page 164) and the Strategies to "Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (page 150), "Become more walkable" (page 157), and to "Support and stabilize our neighborhoods" (page 160).

Sustain Initiative Area

Goal to "Become a healthier Cincinnati" (page 181), specifically through the Strategies to "Preserve our natural and built environment" (page 193), "Protect our natural resources" (page 194) and to "Preserve our

built history” (page 197).

Collaborate Initiative Area

Goal to “Work in synergy with the Cincinnati community” (page 209) and the Strategy to “Unite our communities” (page 210).

CONCLUSION:

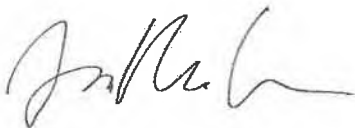
The planning process for *MAP: Our Future* has been lengthy, and the community and City staff had to be flexible due to the global pandemic, however this did not stop the Mt. Airy neighborhood from completing this beneficial plan which will be utilized for decades to come. This plan represents the strategic vision to implement all the goals and strategies identified by the community and outlines a 5-to-10-to-20-year structure to improve the neighborhood business district, safety and existing assets while striving to promote collaboration efforts and incentivizing new development and redevelopment opportunities. This plan will put Mt. Airy back on the map as this neighborhood is unique just like the other neighborhoods in Cincinnati. Lastly, this plan would not have been possible without the leadership of former Department of City Planning and Engagement staff: Senior City Planners James Weaver and Samantha McLean, including graphic assistance from Seansgood Intern Emily Burns, who were all instrumental in part of helping map the future of Mt. Airy.

RECOMMENDATION:

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

APPROVE the proposed *Mount Airy Plan: Our Future* as the Mount Airy neighborhood’s guiding comprehensive plan document.

Respectfully submitted:



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

Approved:



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

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.

City of Cincinnati Mayor

Aftab Pureval

City Council

Jan-Michele Kearney, Vice Mayor
Victoria Parks, President Pro Tem
Jeff Cramerding, Councilmember
Reggie Harris, Councilmember
Mark Jeffreys, Councilmember
Scotty Johnson, Councilmember
Liz Keating, Councilmember
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City Department Staff

Bryan Williams, Department of Transportation and Engineering

Steve Shuckman, Formerly with Cincinnati Parks

Dan Jones, Cincinnati Recreation Center

Steve Pacella, Cincinnati Recreation Center

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



TABLE OF CONTENTS

Executive Summary	6
Introduction to Mt. Airy & The Plan	7
Planning Process	10
The Past	
History.....	12
Past Plans.....	13
Existing Conditions	16
Vision, Goals & Strategies	22
Business District.....	24
Community & Marketing.....	26
Housing.....	28
Parks & Recreation.....	30
Public Safety.....	32
Transportation.....	34
Future Development Opportunities	36
Acadia.....	38
Business District.....	39
Hawaiian and Bahama.....	40
Little Flower.....	41
Mt. Airy Forest.....	42
Shepherd.....	43
Appendices	44
Implementation Tables.....	46
Mt. Airy Colerain Corridor Study.....	56
Mt. Airy Survey Results and Feedback Documents	78

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.

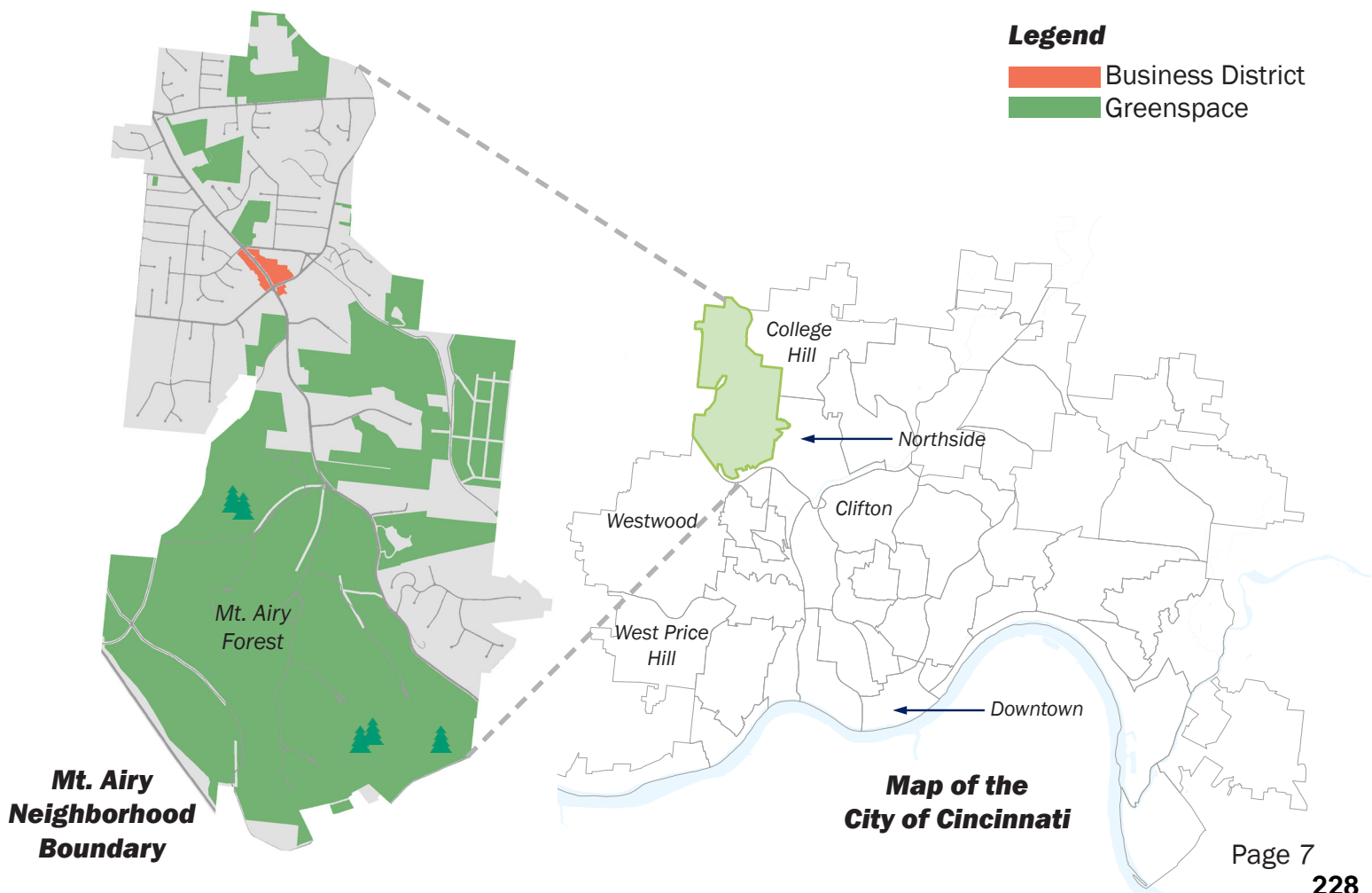
INTRODUCTION

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

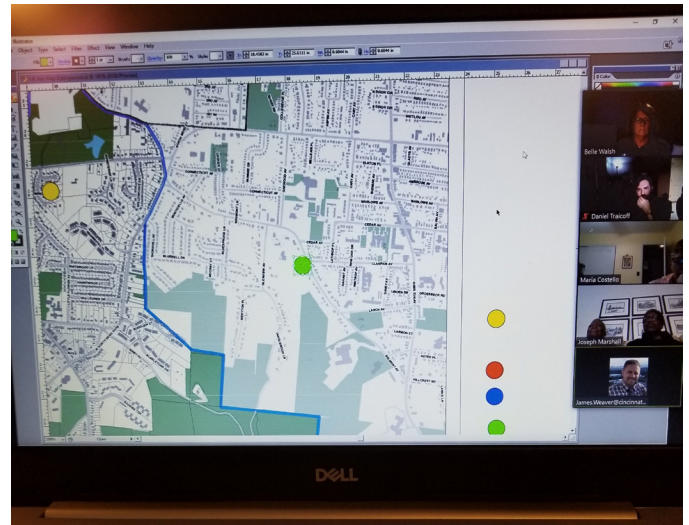
The Mt. Airy Town Council voted to approve the *MAP: Our Future Plan* on January 19, 2023. Multiple community members were in attendance and Mt. Airy Town Council voted to approve the plan following a presentation by the Steering Committee and City staff.

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.

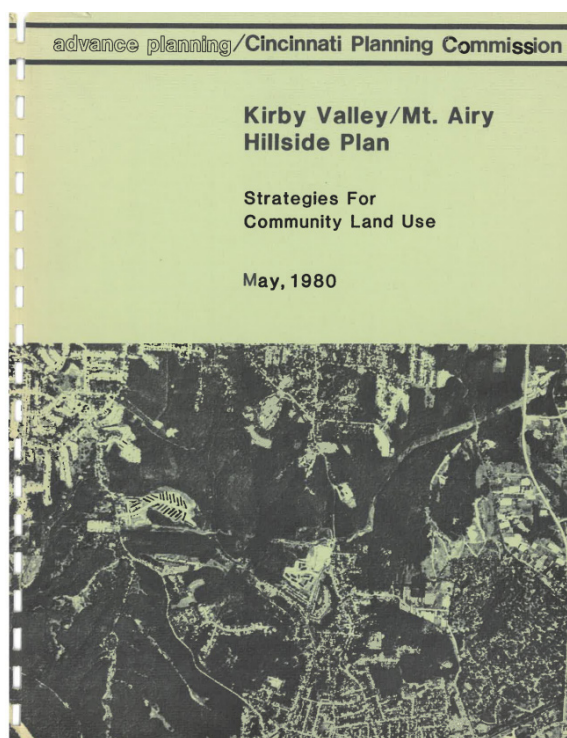
The Mt Airy neighborhood is a post war (WW II) community. Though the bulk of housing was built from 1950 to 1975, much of the single-unit construction occurred since 1980. With the City's population expanding to "suburban" City neighborhoods after WW II, the community became a strong demand destination 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

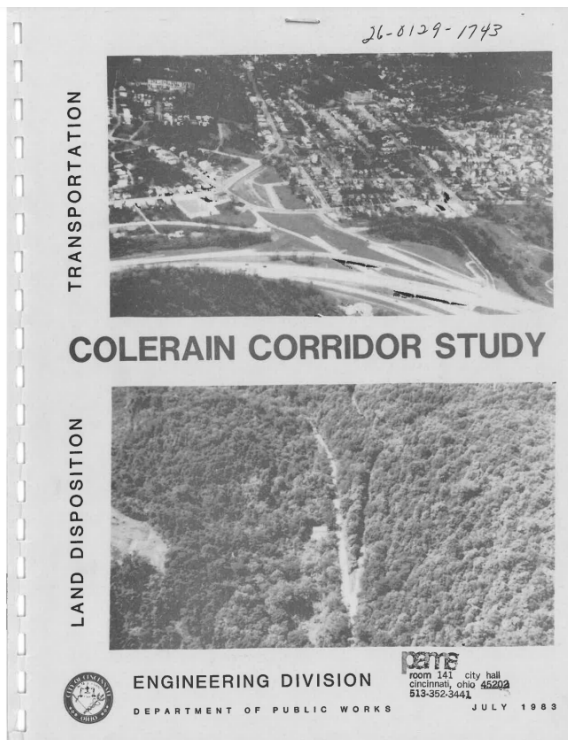
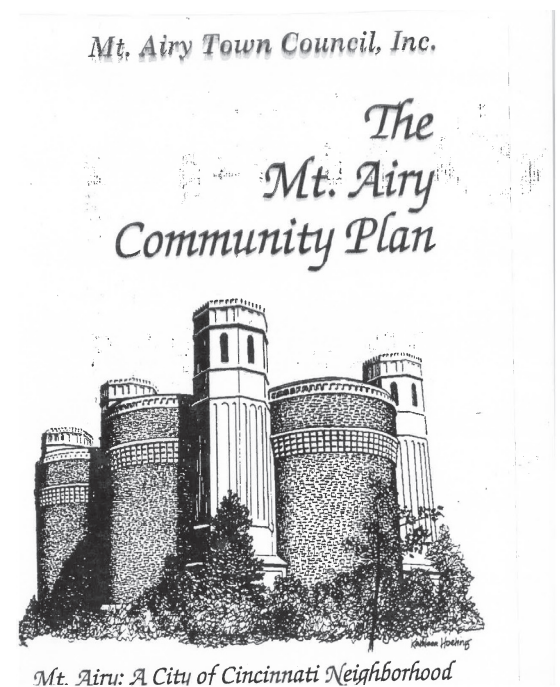
hillsides in the Mt. Airy neighborhood, where hillsides form a natural green edge delineating the College Hill, Mt. Airy, and Northside communities. The Mt. Airy Forest hillside planning boundary identified in the report stretches from 1-74 and the West Fork Valley north to North Bend Road and east to 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.



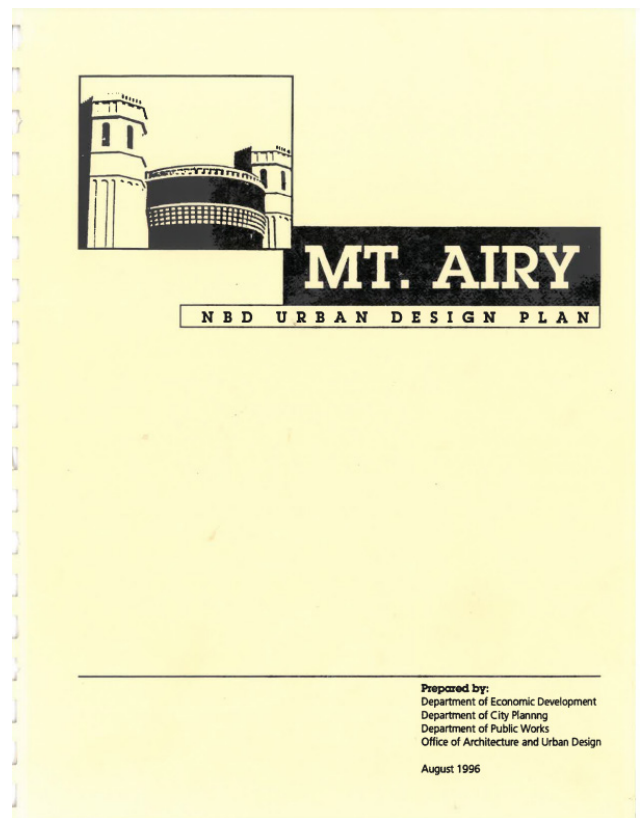
Colerain Corridor Study (1983)

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 publishment 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

Total Population

9,210

Source: 2020 Census

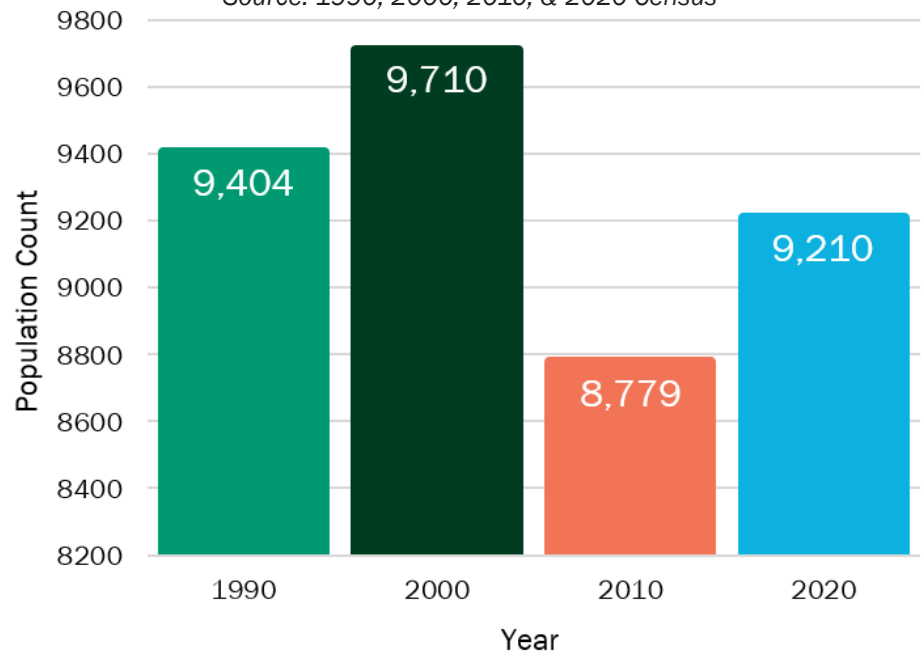
62%

moved to Mt.
Airy **after 2010**

Source: 2016-2020 ACS

Population Change from 1990 to 2020

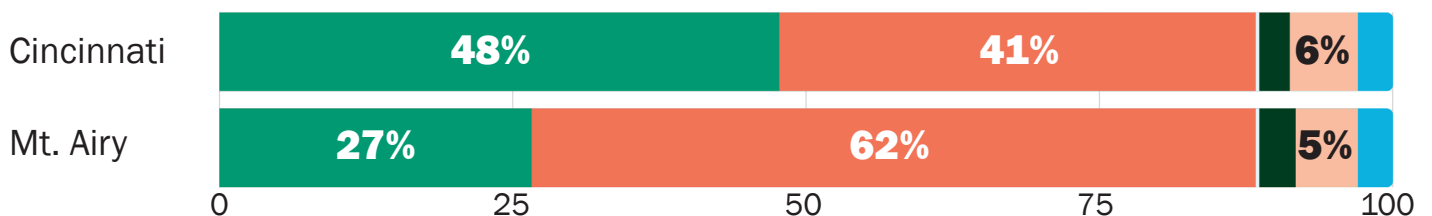
Source: 1990, 2000, 2010, & 2020 Census



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

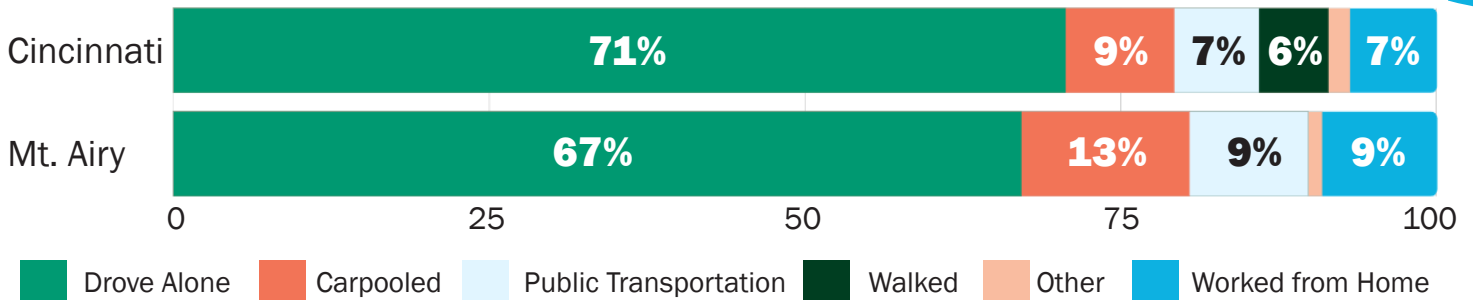
Source: 2020 Census



White Black American Indian/Alaska Native Asian/Pacific Islander Mixed Race Other

Commute Methods in Mt. Airy compared to Cincinnati

Source: 2020 Census



23%
of residents
**do not own a
vehicle**

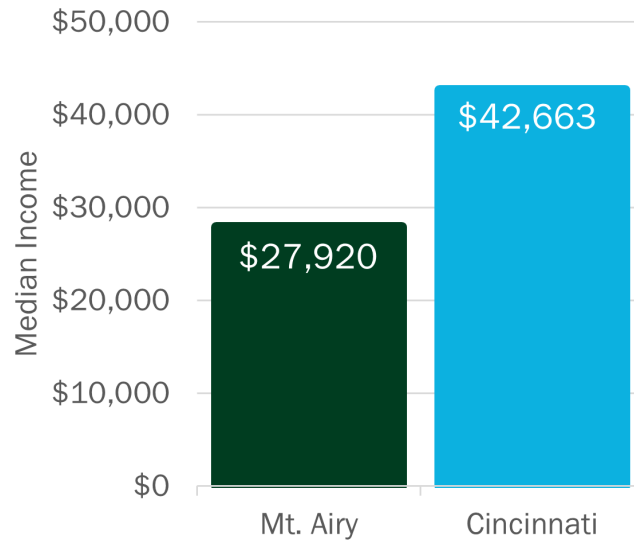
Source: 2016-2020 ACS

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**

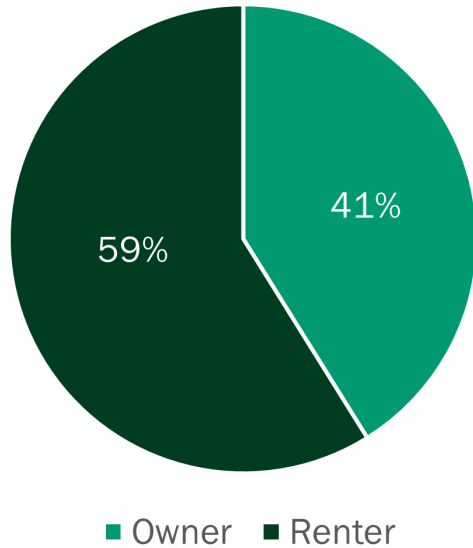
At 67%, the primary method Mt. Airy residents use to commute is driving alone in a personal vehicle, although carpooling is a distant second at 13%. The percentage of carpooling residents is four percentage points higher than in Cincinnati overall, which could be linked to 23% of Mt. Airy residents not 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

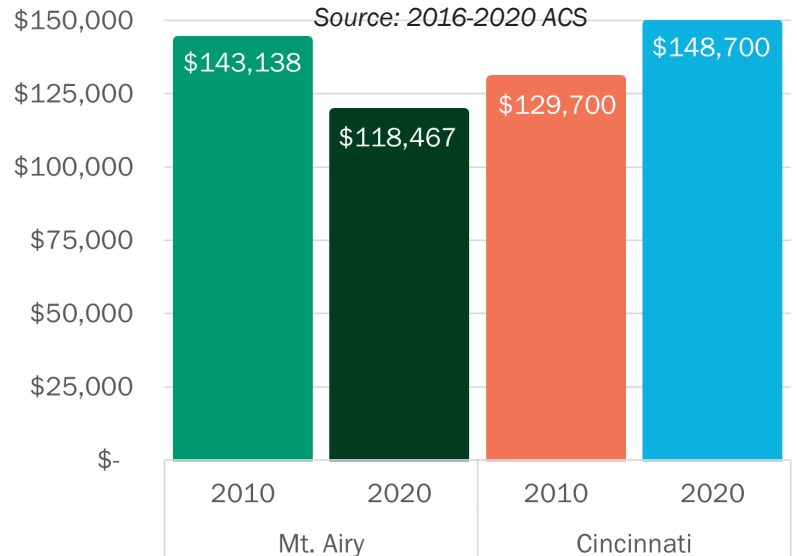
Percent of Renters and Owners in Mt. Airy

Source: 2016-2020 ACS



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

Source: 2016-2020 ACS

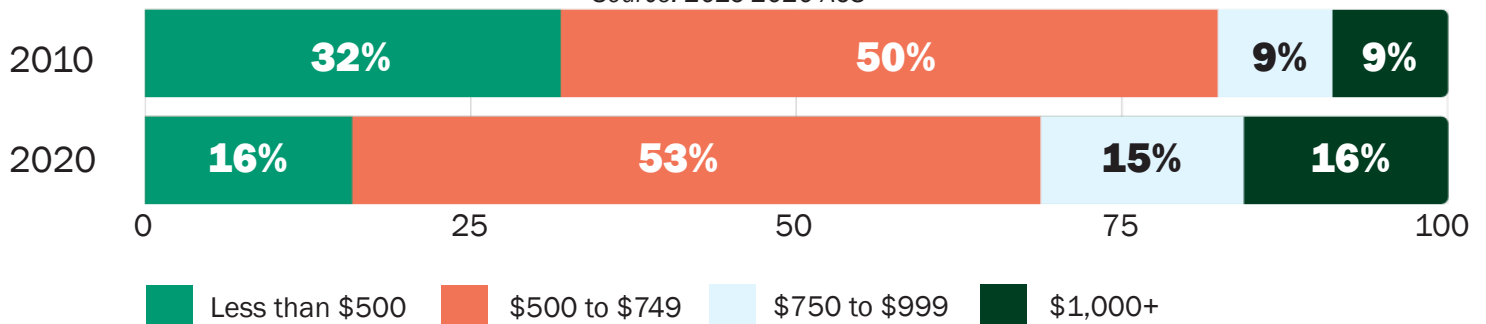


65% of housing built before **1970**
Source: 2016-2020 ACS

465 Vacant Units in Mt. Airy
Source: 2020 Census

Comparison of Mt. Airy Gross Rents between 2010 and 2020

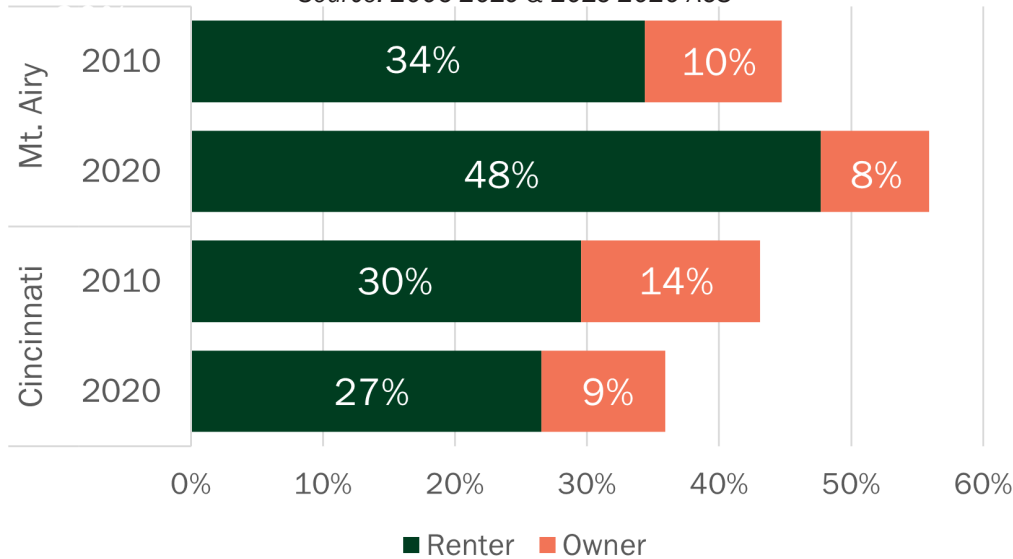
Source: 2016-2020 ACS



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

The other **8%** include other uses not listed above. **241**

CURRENT ZONING

PARKS & RECREATION **51%**

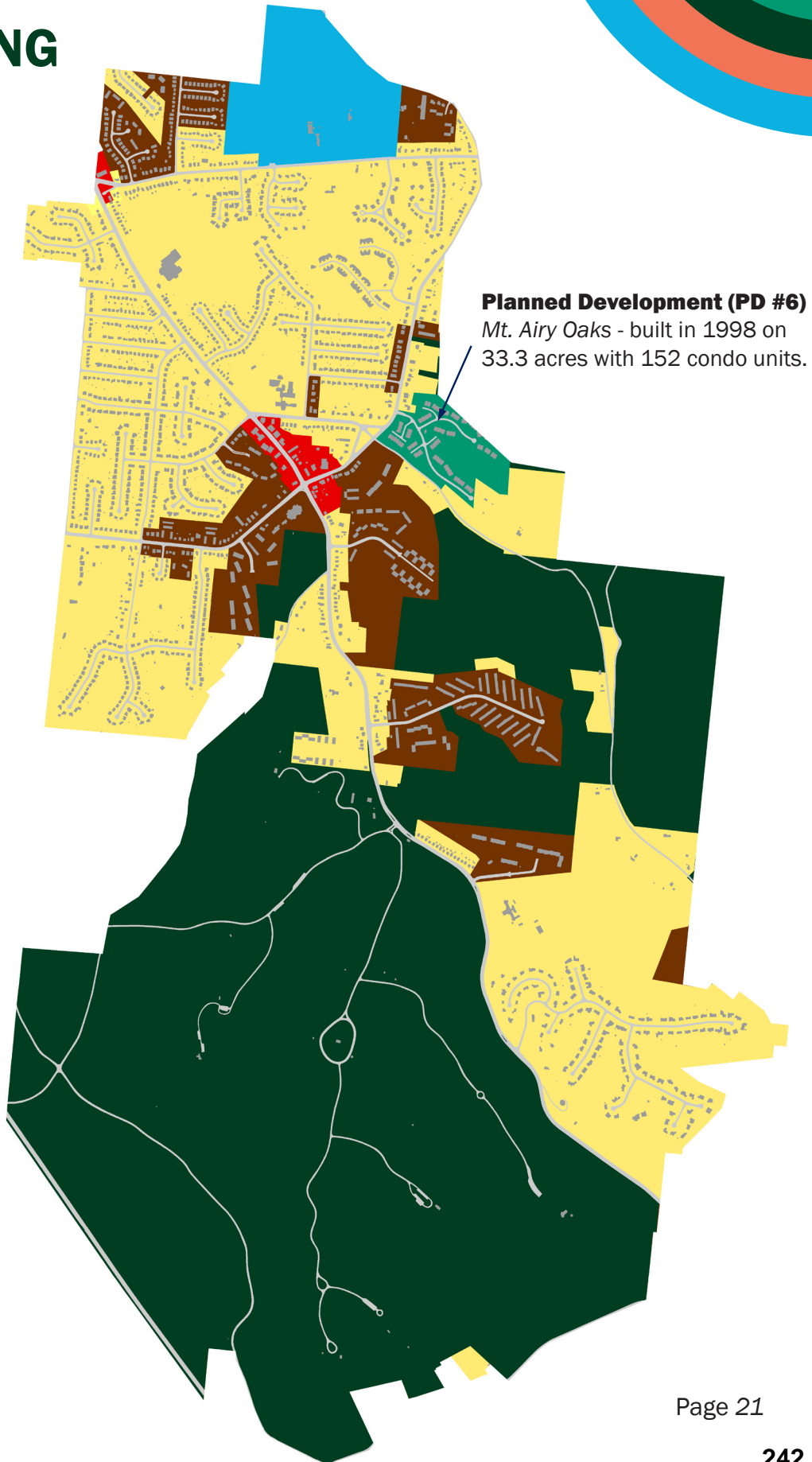
SINGLE FAMILY **35%**

RESIDENTIAL MULTI-FAMILY **9%**

INSTITUTIONAL RESIDENTIAL **3%**

PLANNED DEVELOPMENT **1%**

COMMERCIAL **1%**



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

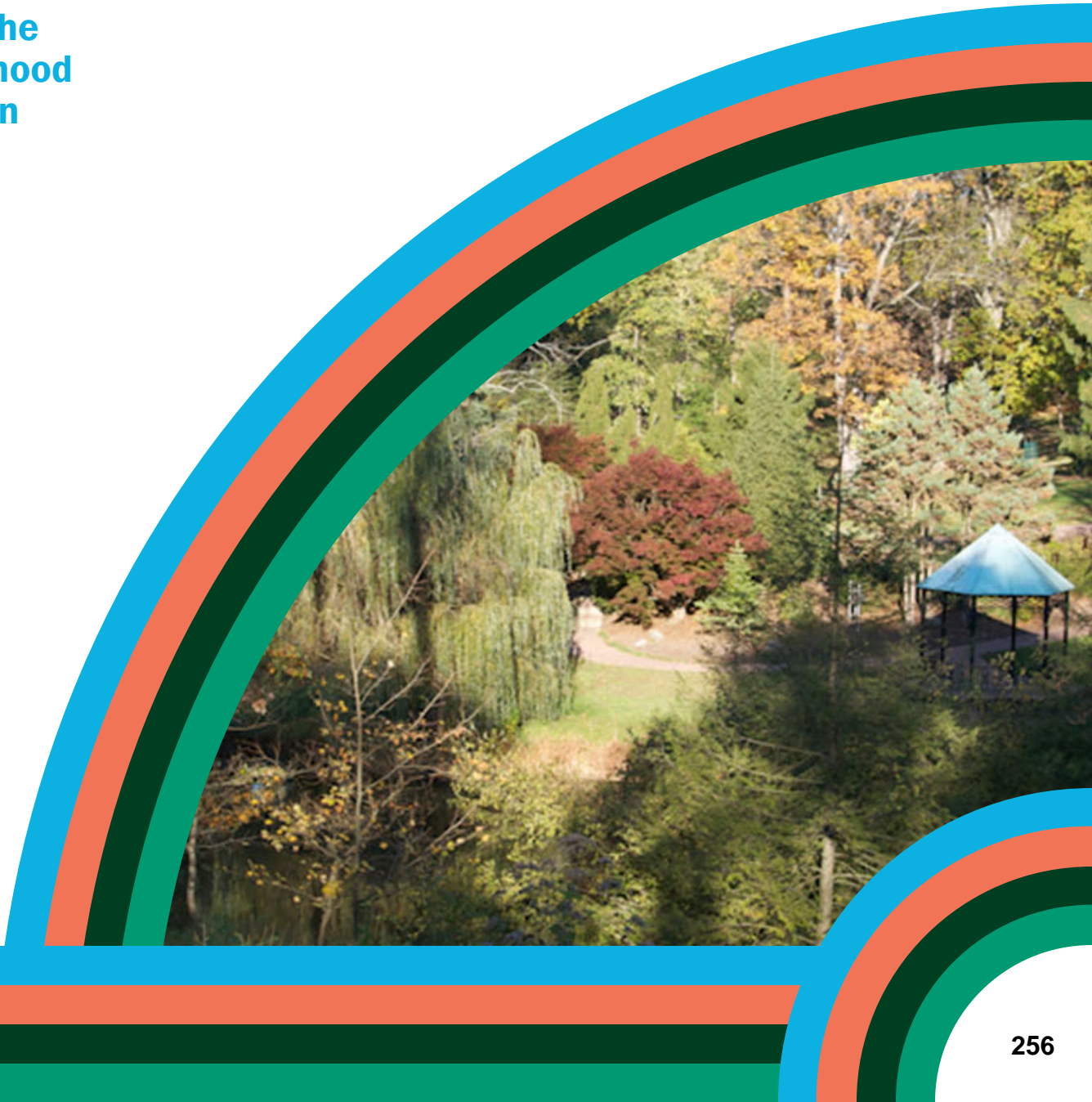
Strategy 2.3: Develop a bike/walking trail from Mt. Airy Forest to the Business District

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

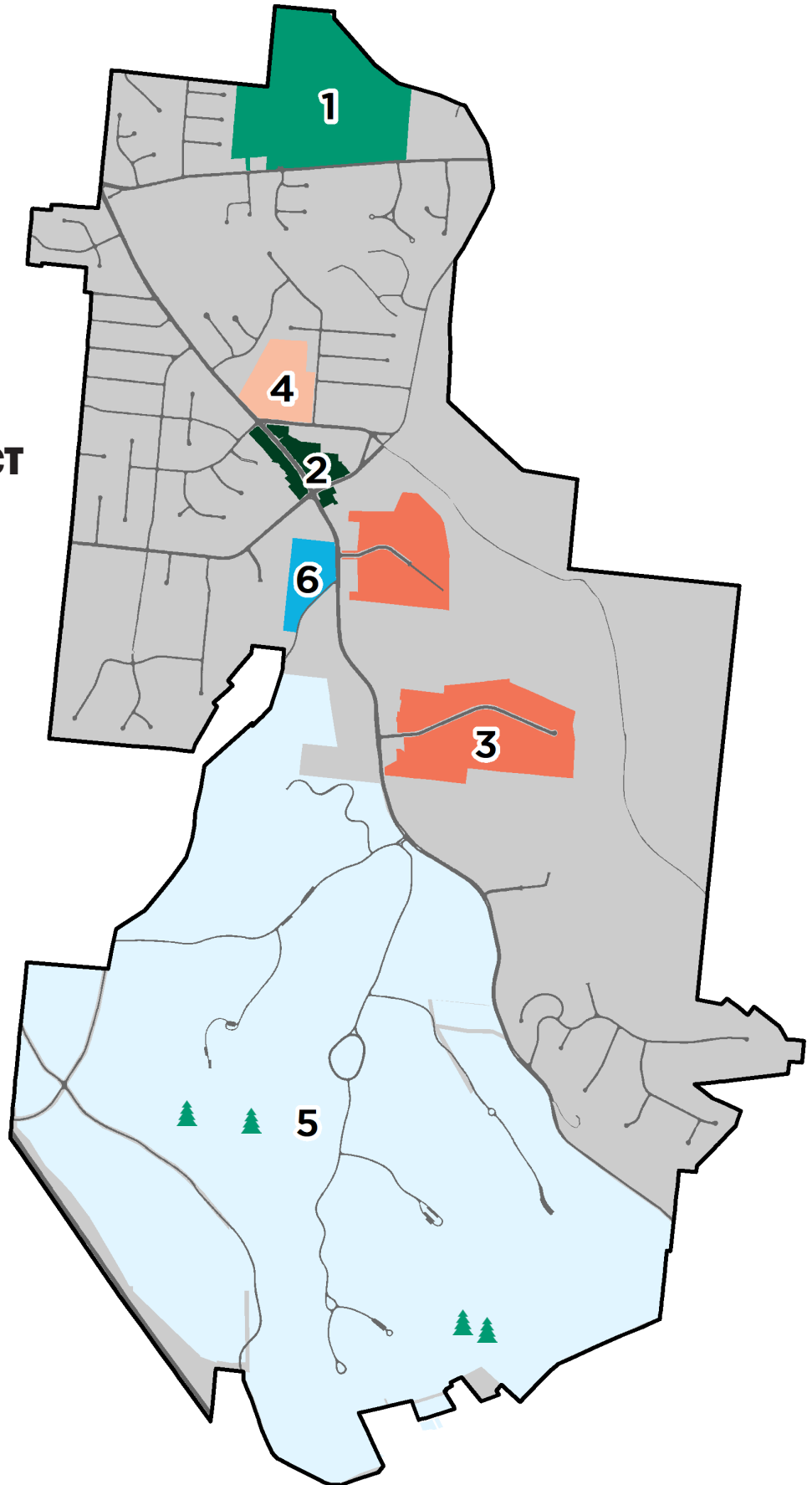
LITTLE FLOWER

5

MT. AIRY FOREST

6

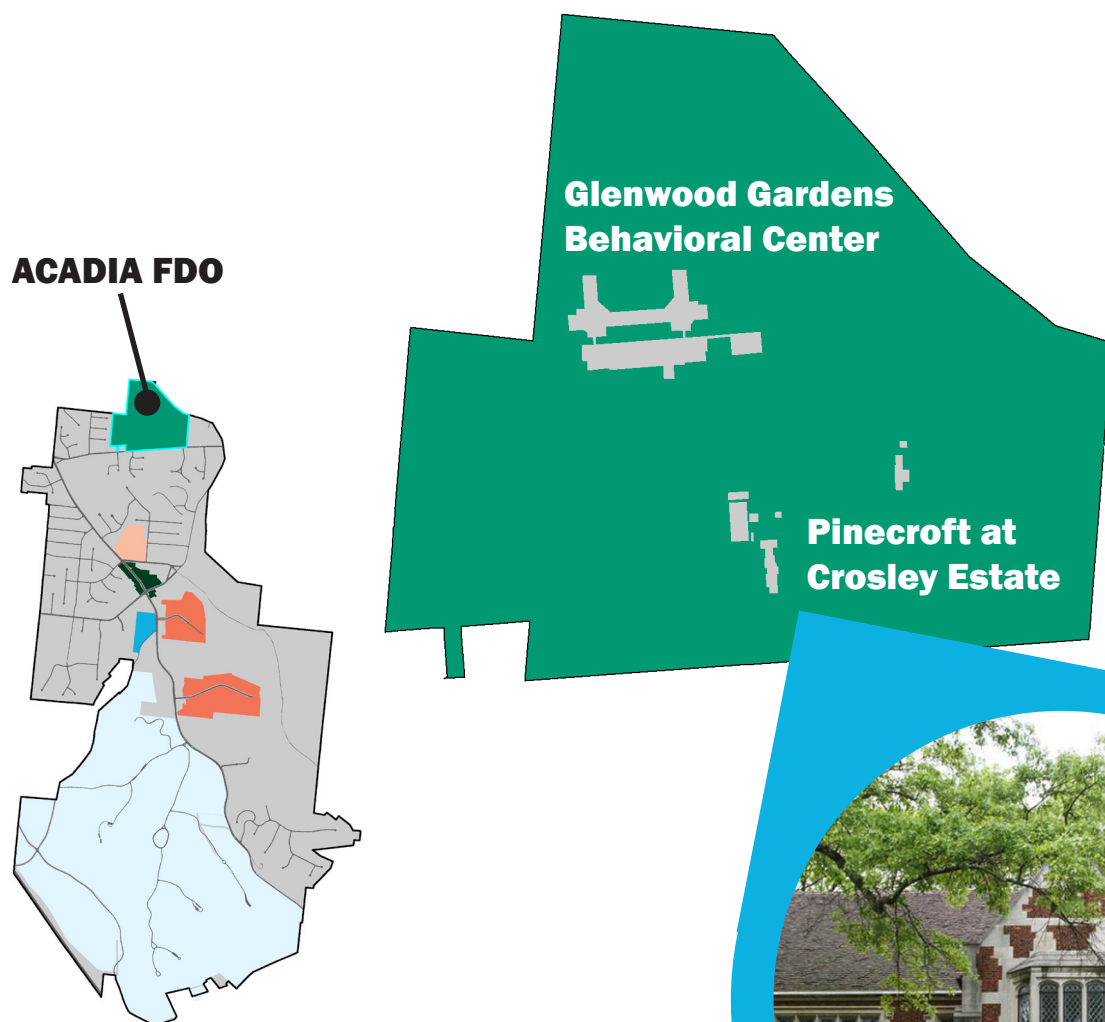
SHEPHERD



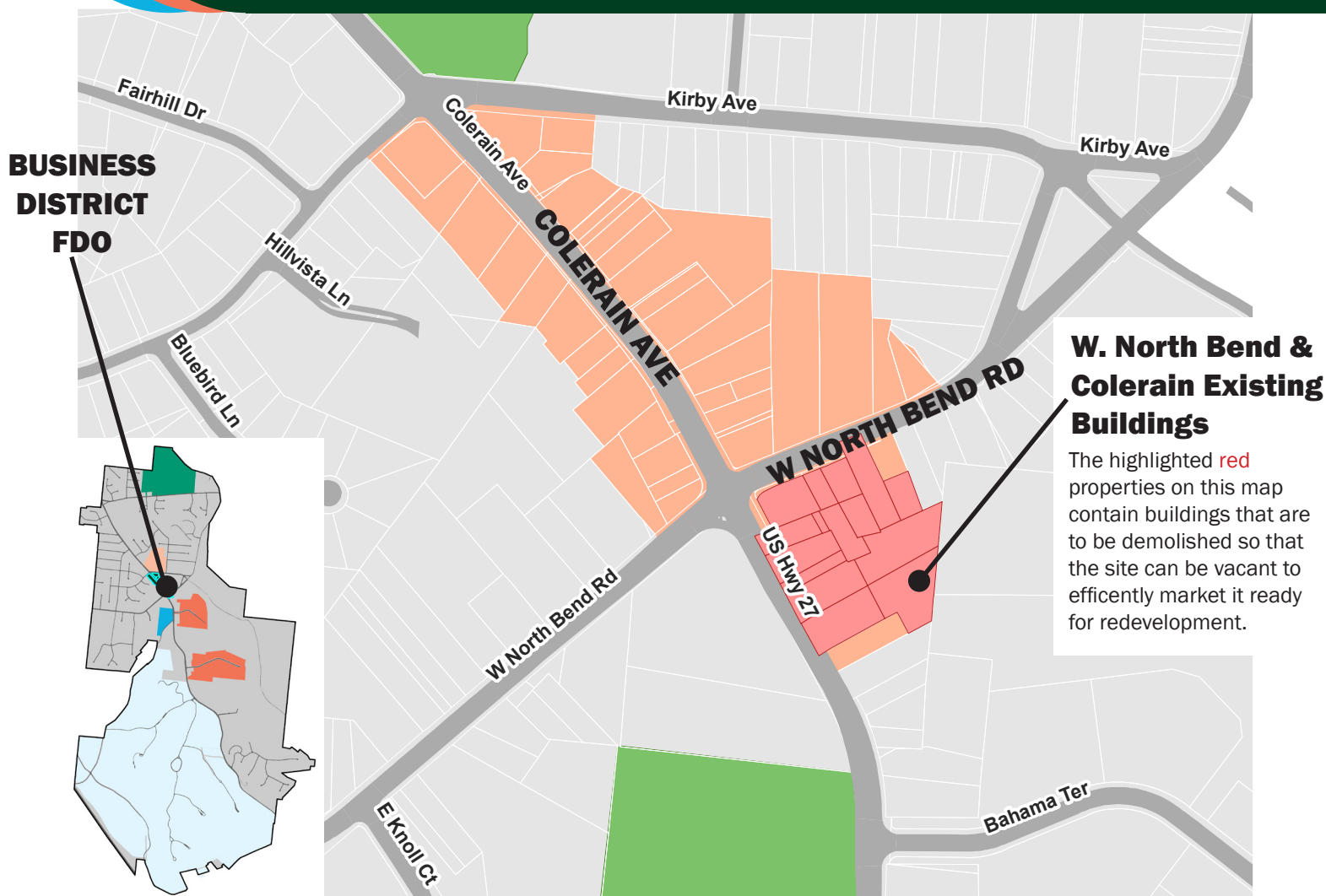
ACADIA

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



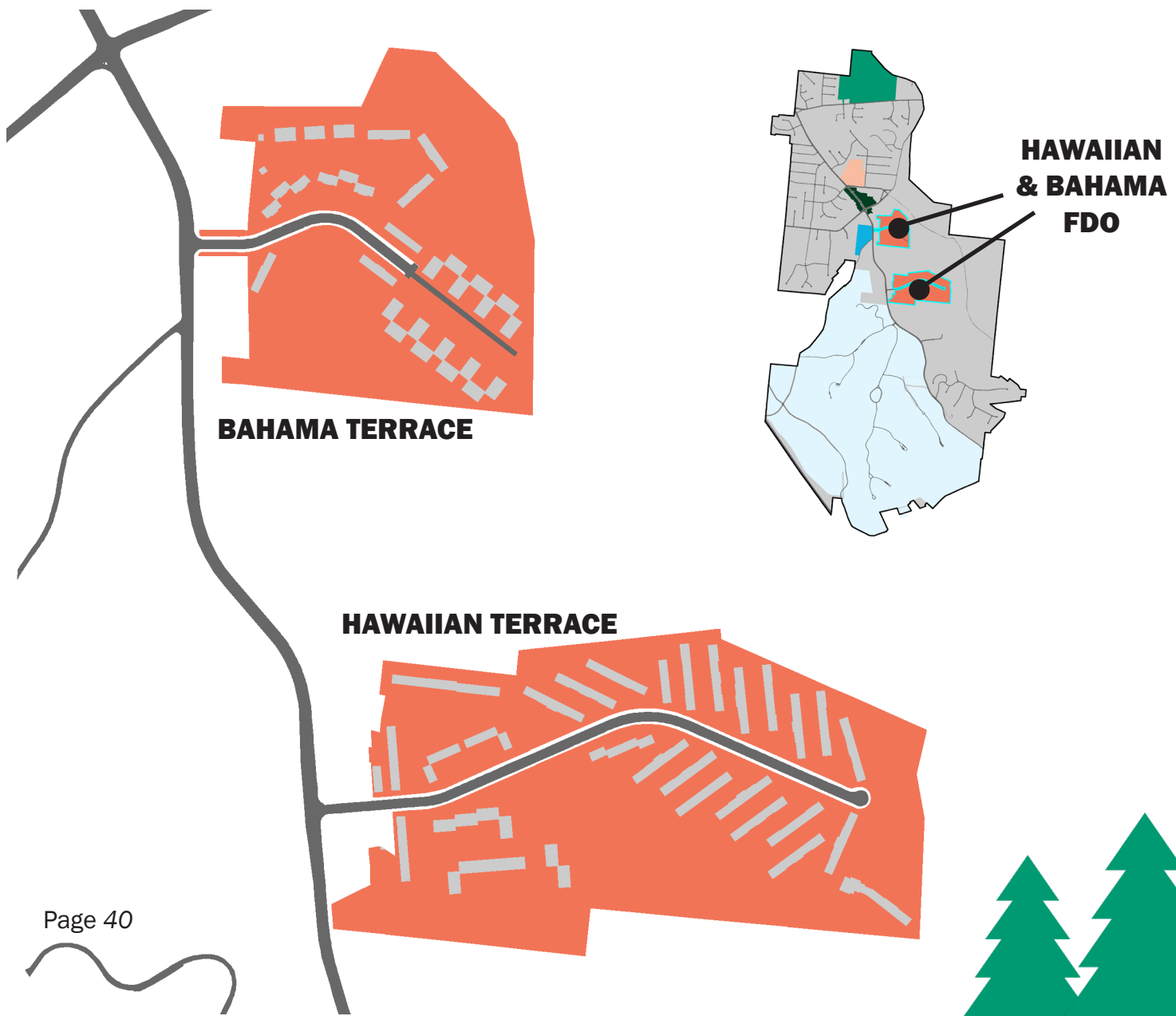
While Mt. Airy's current **Neighborhood Business District** is a little lackluster, a partnership with KZF Design produced a plan to make the district a focal point for the community. A major factor impacting accessibility in the district is traffic safety. Between excessive speeding on Colerain Avenue 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

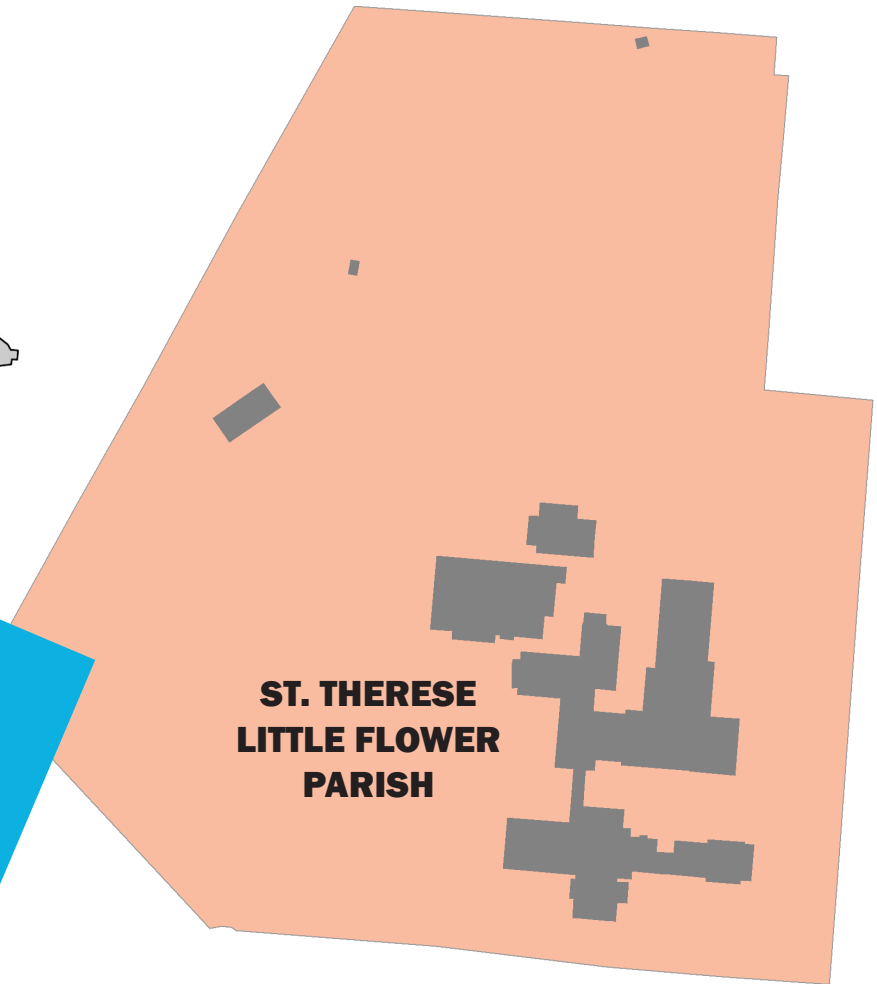
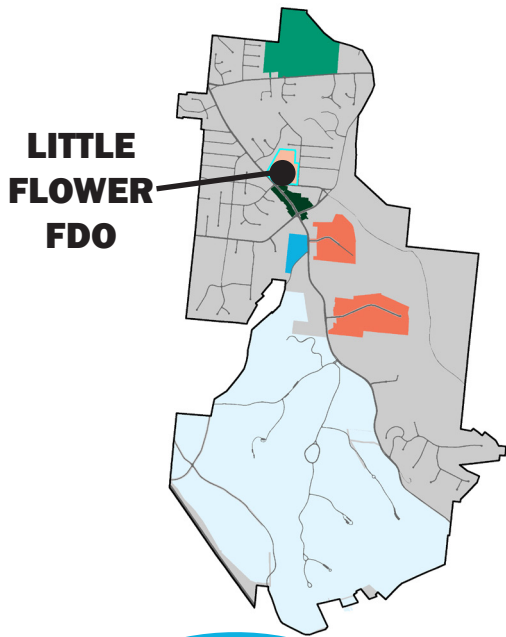
HAWAIIAN & BAHAMA

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



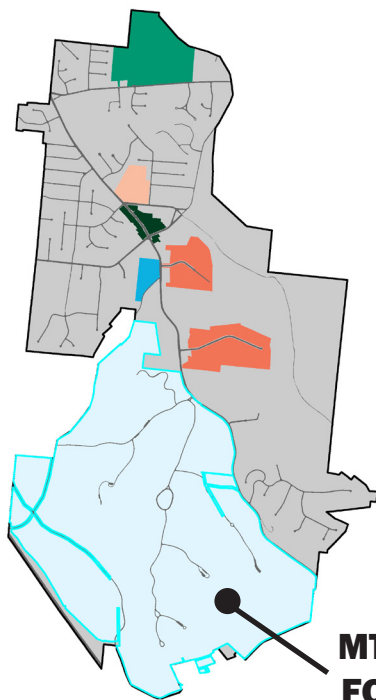
St. Therese Little Flower Parish is a Catholic Church on the corner of Kirby Avenue and Little Flower Avenue, just north of Mt. Airy's business district. While the church will ideally stay in operation, potential redevelopment options were considered in case they decide to relocate. The existing buildings 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

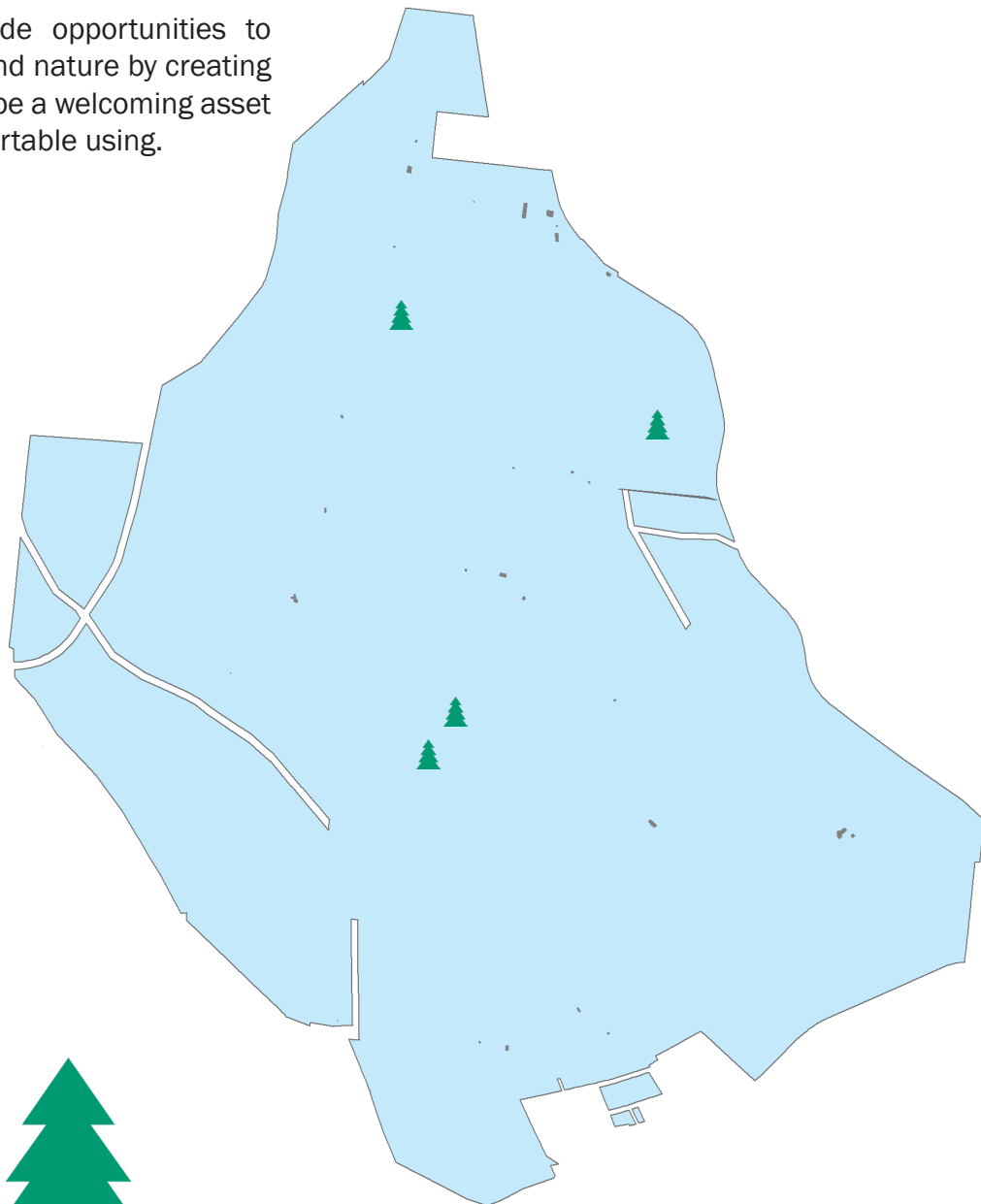
The **Mt. Airy Forest** is a recreational highlight of the neighborhood, although feedback recognized that the sites existing assets and events, including disc golf, walking groups, arboretum, and amphitheater, could benefit from better advertising. In addition to supporting existing facilities, more 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.

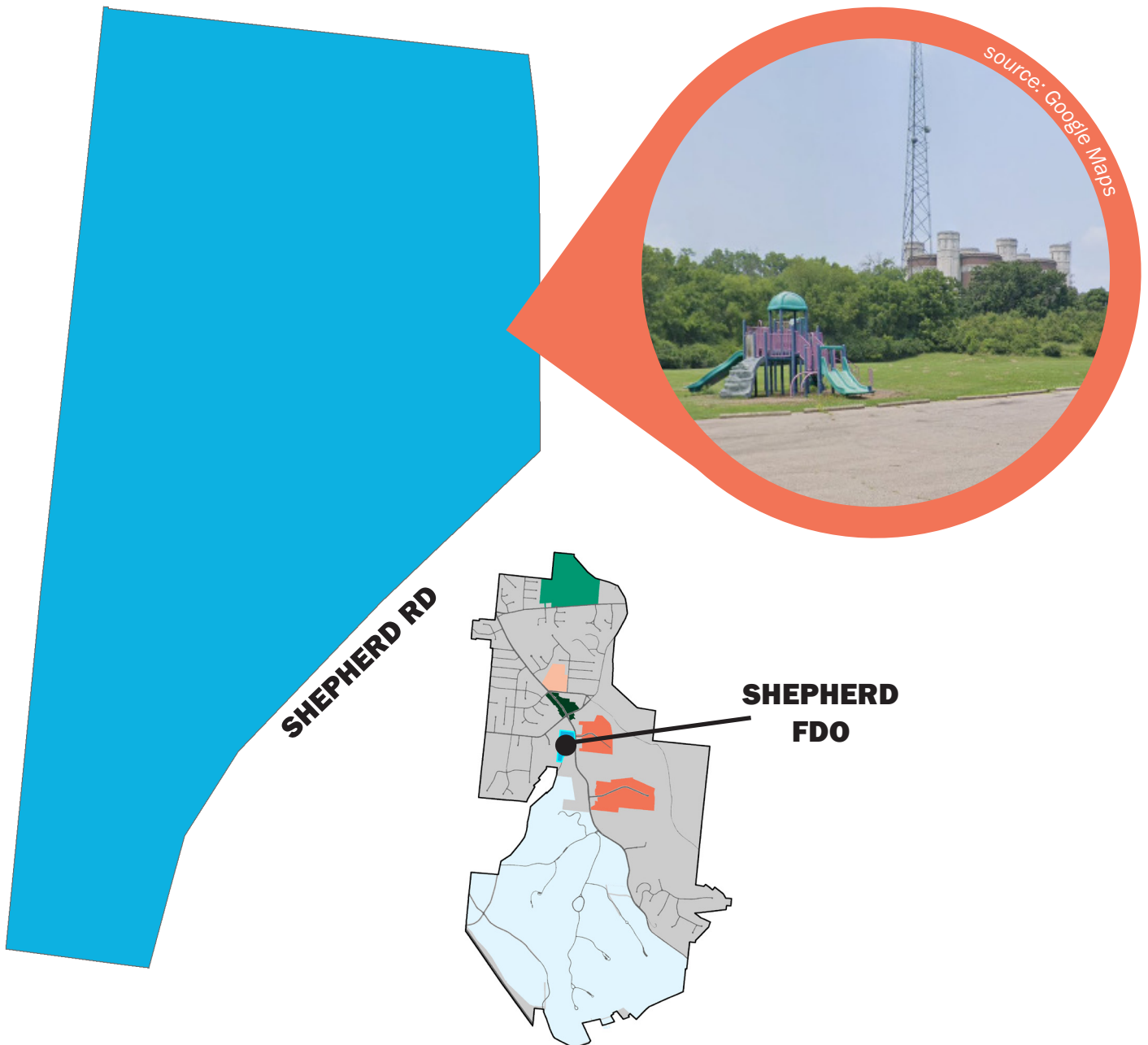
Maintaining the forest could provide opportunities to involve young people with the park and nature by creating paid jobs. The Mt. Airy Forest should be a welcoming asset that all residents feel safe and comfortable using.



**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
DOTE - 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	DOT
	1.2: Consider a roundabout at Kirby Road and the W. North Bend Road intersection		2-5 Years	Low	DOT, 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, DOT, ODOT
		1.3.2: Work with businesses to combine access points to eliminate excessive curb cuts	Ongoing	Medium	Businesses, MATC, DOT
		1.3.3: Reference and coordinate goals from Colerain Township's Colerain Corridor Study	Ongoing	Medium	Colerain Township, DOT, 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, DOT
	2.2: Build sidewalks where needed and repair existing sidewalks to City standards		Ongoing	High	ODOT, DOT
	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	The Port, DCED, City Depts.
	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 lefthand 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

Goal 4: Create a neighborhood roundtable with other neighborhoods to discuss similar problems/solutions.	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	4.1.1: Develop contracts with each neighborhood and share information when needed	Ongoing	Medium	DCED, City Departments
Goal 5: Market Mt. Airy's assets to existing and future residents, business owners, and visitors.	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	5.1.1: Research existing Mt. Airy businesses that could help, or utilize UC students, as part of a design studio.	2-5 Years	Low	UC, Schools, Businesses

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
COORDIDOR 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)

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Table of Contents

Executive Summary	4
Design Standards	6
Design Recommendations and Goals	12
Proposed Site Plan and Renderings	14
Proposed Road Improvements	20

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 Towers, 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

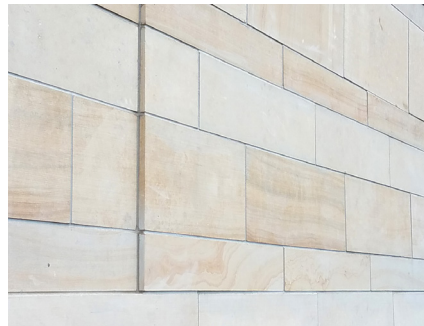
Hardscape Palette

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

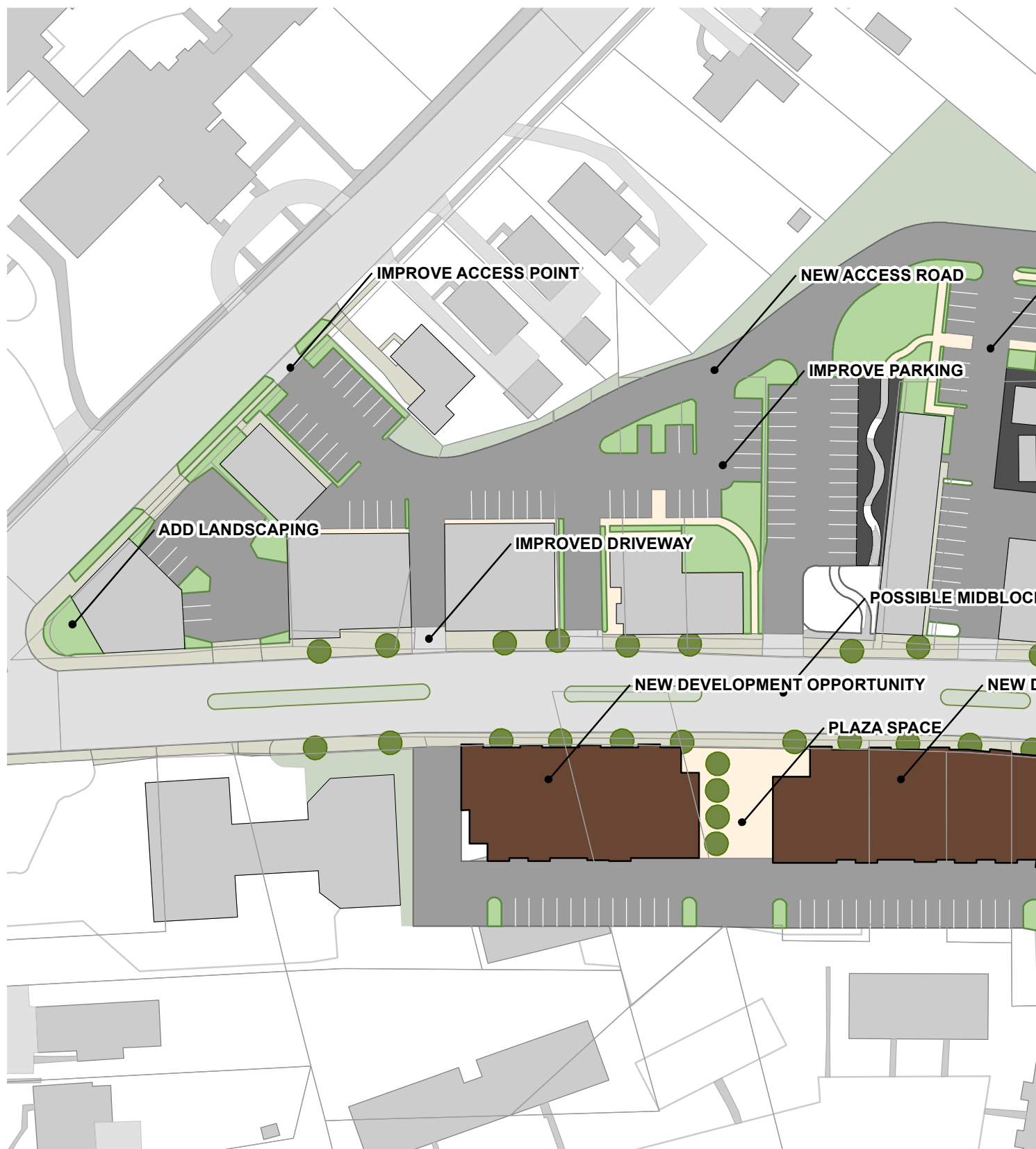


Redevelopment opportunity at the corner of W. North Bend and Colerain Avenue (5400 Block)



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.*

NOT FOR CONSTRUCTION



Southeast Intersection of W. North Bend Road and 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.



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

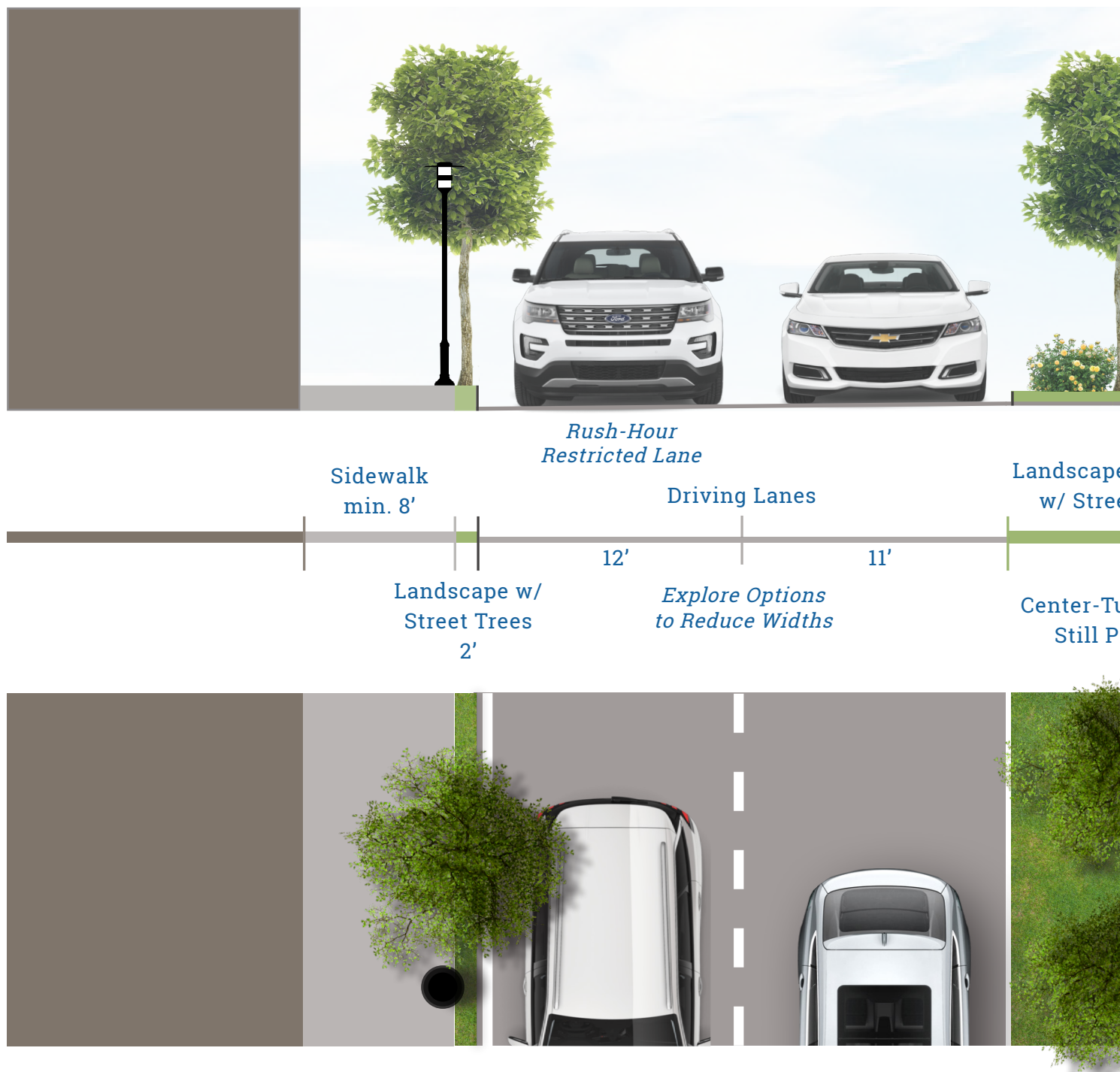
**Square footage and unit counts are approximations and are derived from conceptual renderings. They do not represent a true and accurate depiction of a final design.*

NOT FOR CONSTRUCTION

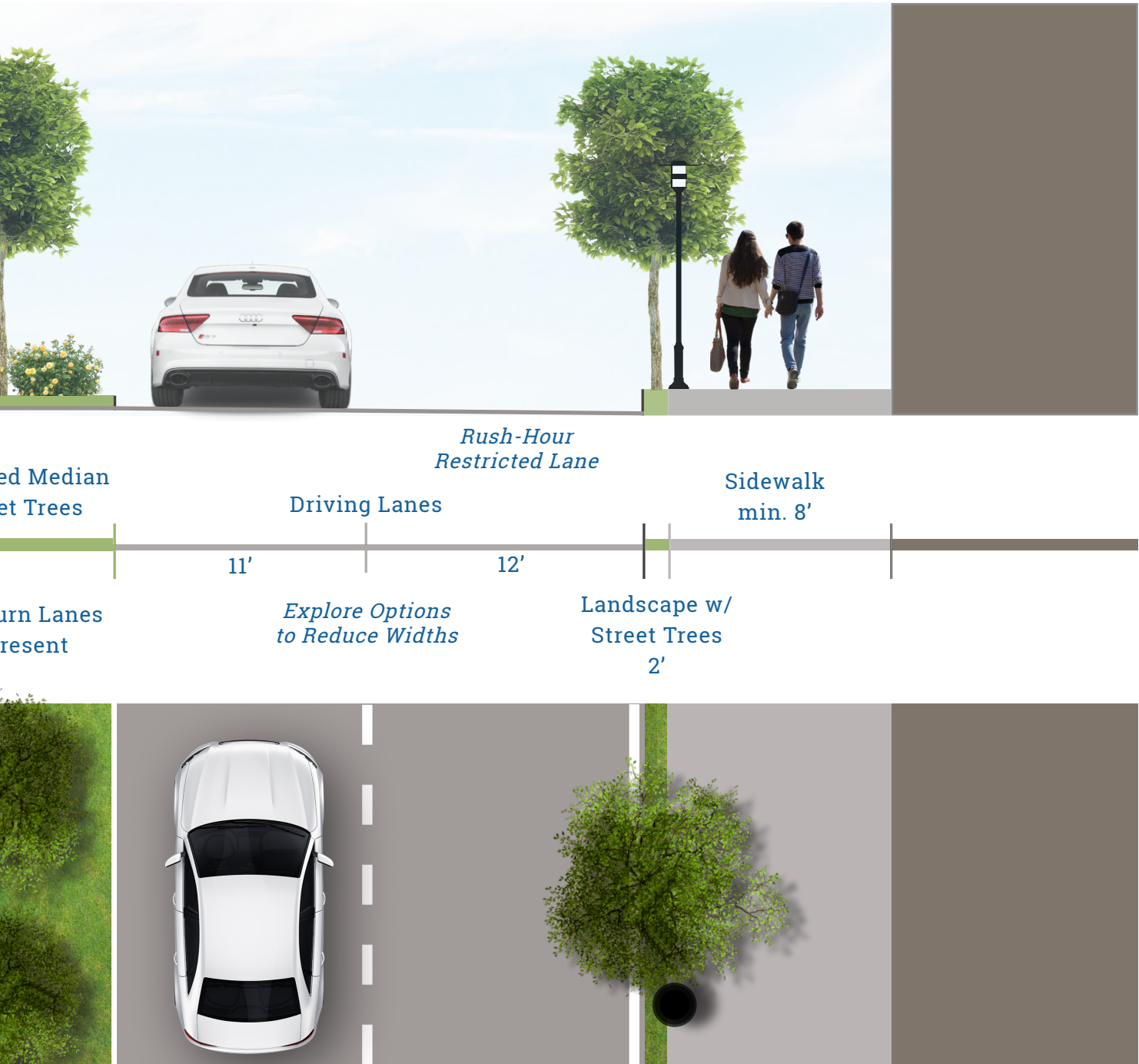


5500-5549 Block of Colerain Avenue

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

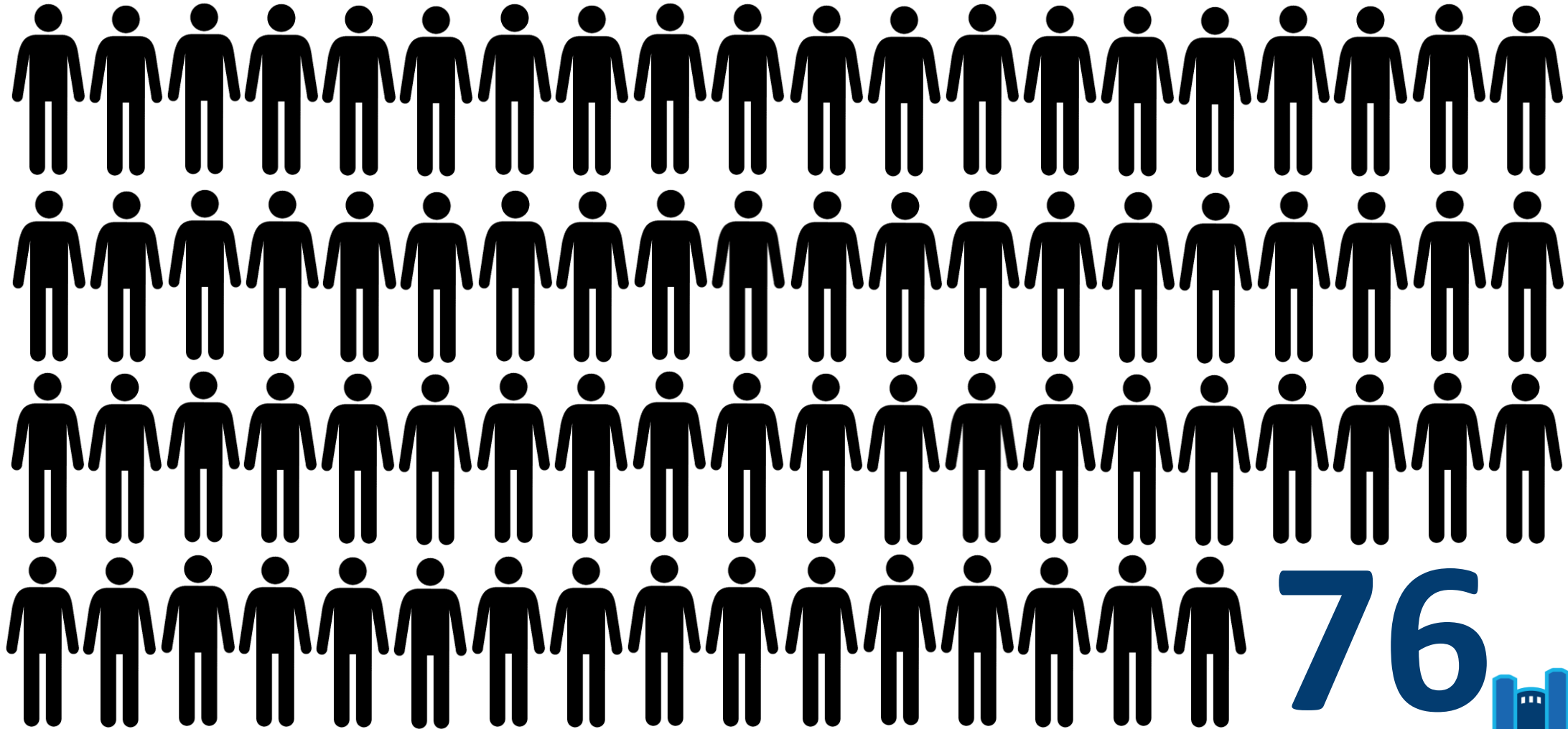


www.mtairycure.com

MOUNT AIRY PLAN: OUR FUTURE

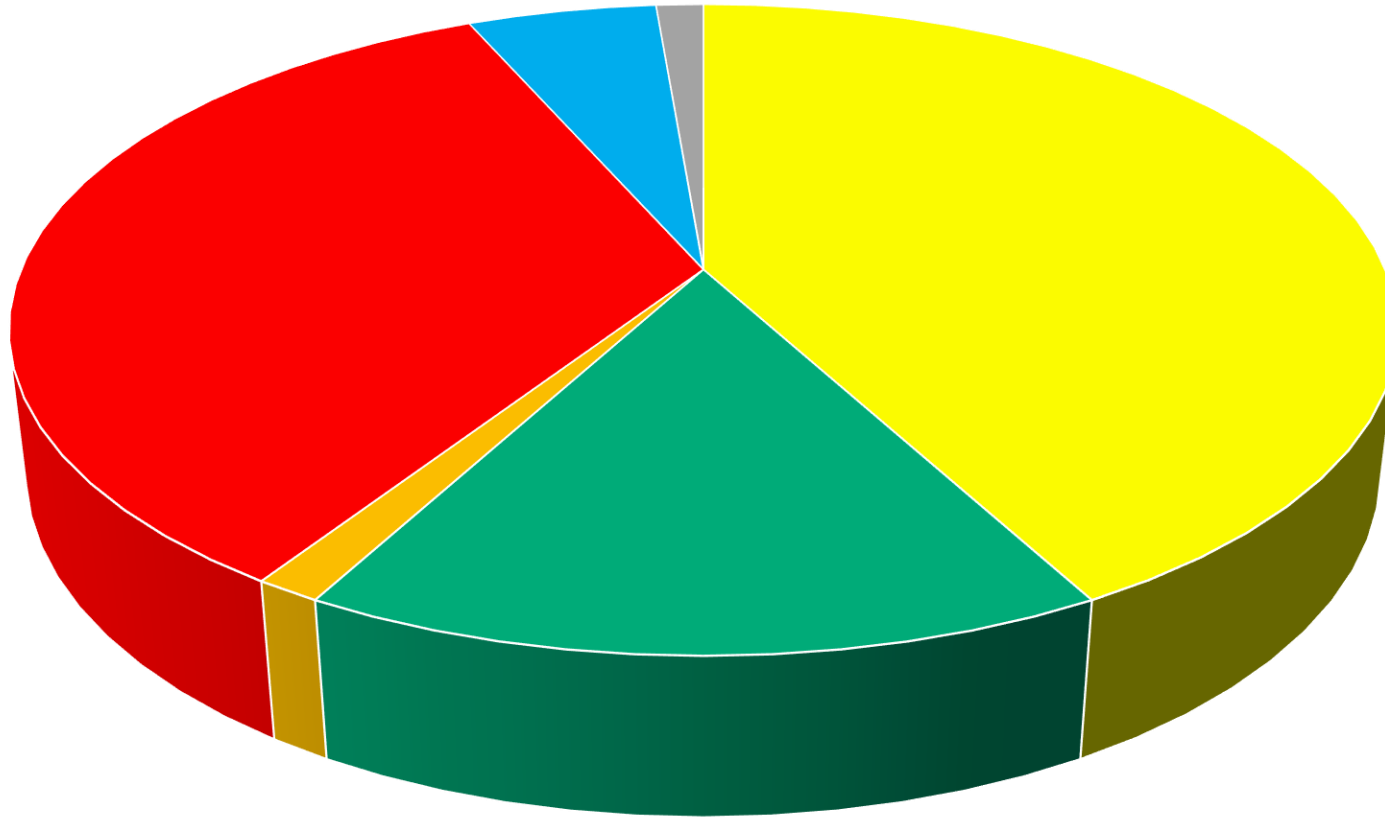
MOUNT AIRY SCHOOL: SURVEY RESULTS

SURVEYS COLLECTED:



76

CONNECTION TO MT. AIRY



■ I live in Mt. Airy (32)

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

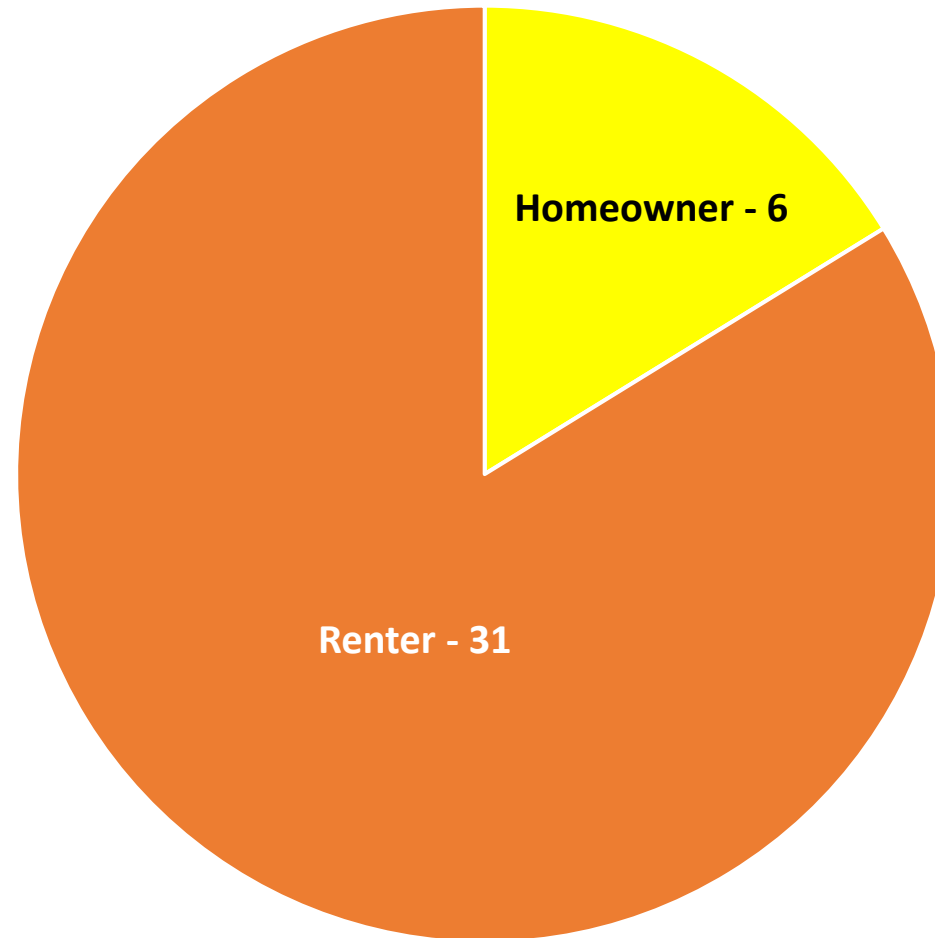
■ I work in and visit Mt. Airy (4)

■ 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:

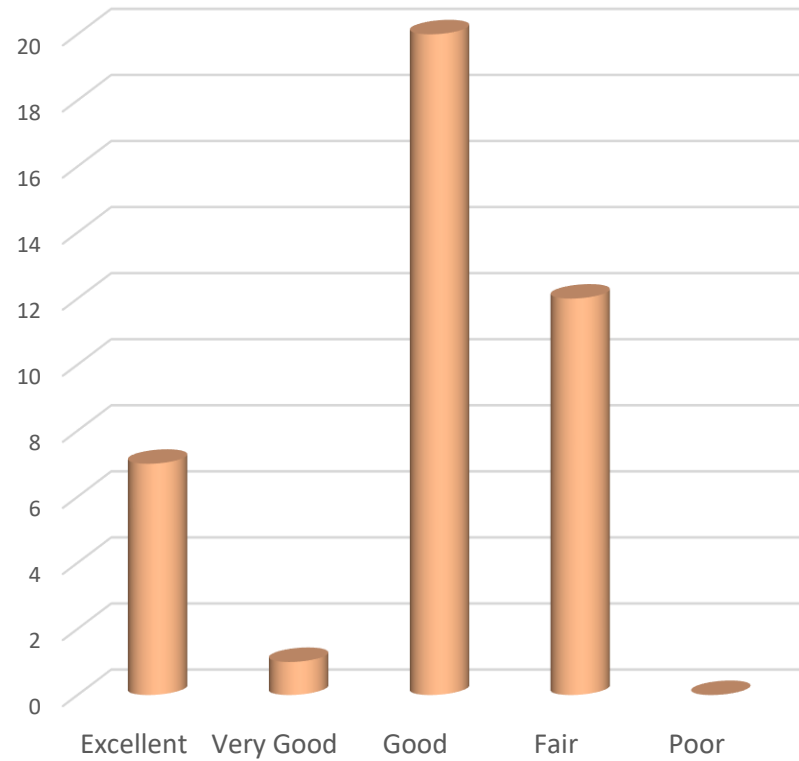
- “It is quiet and everything that my family needs is within a 5-10 minute distance from our home.”
- “I have family here.”
- “Very peaceful place to raise my children.”
- “Mt. Airy Elementary - CLC and Mt. Airy Forest.”
- “The surrounding businesses & restaurants and how close it is to other neighborhoods.”
- “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

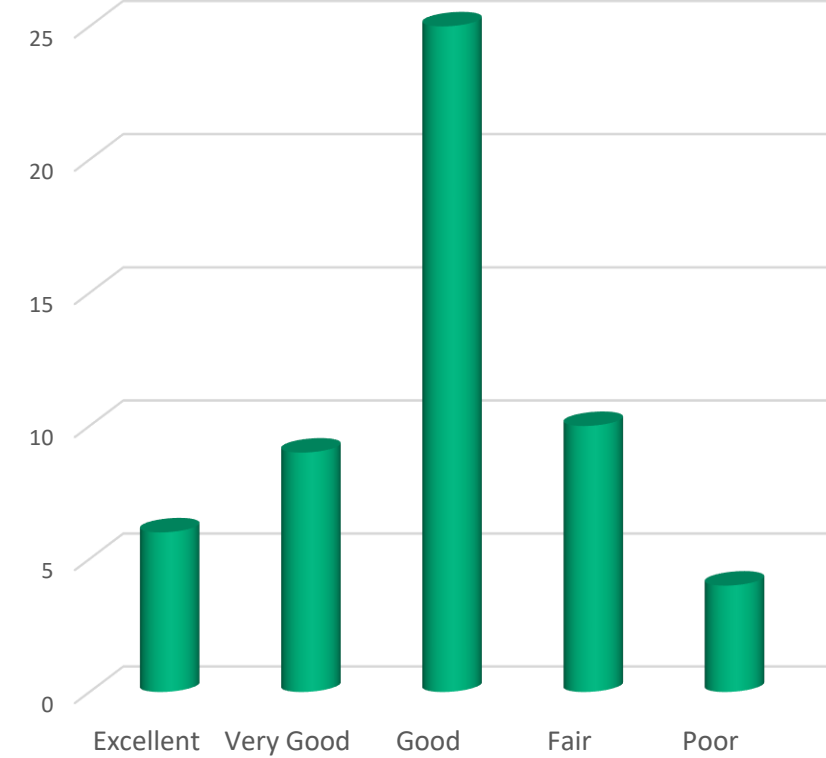
Level of Satisfaction: Living in Mt. Airy



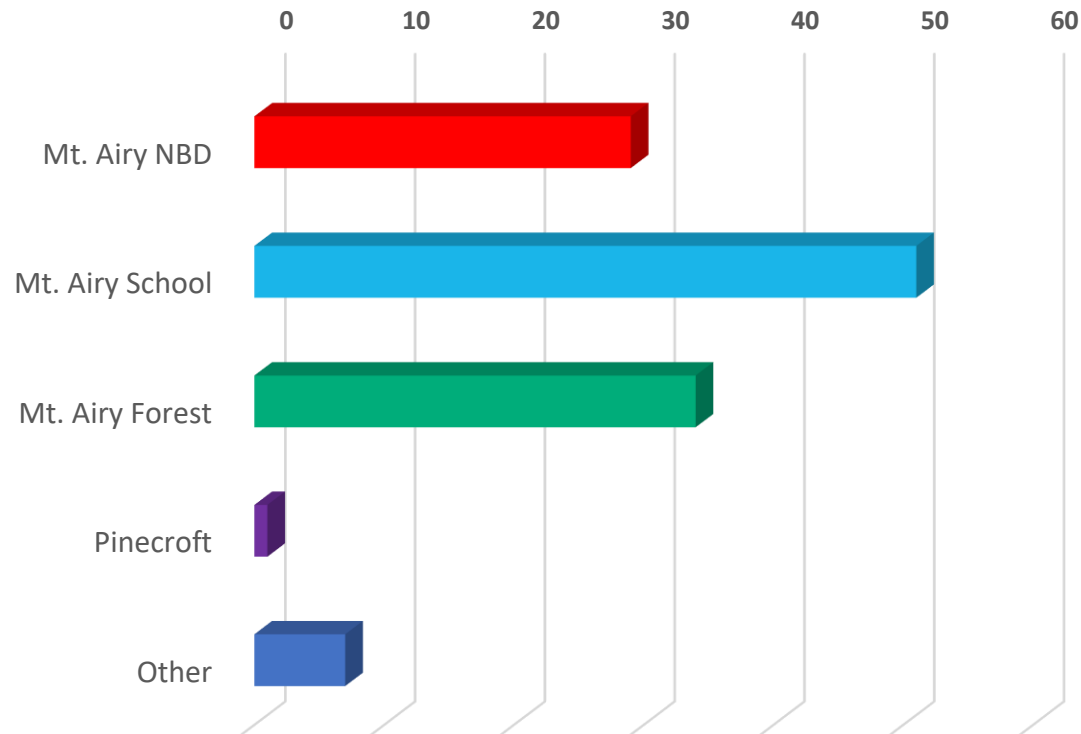
Level of Satisfaction: Working in Mt. Airy



Level of Satisfaction: Visiting Mt. Airy



PLACES VISITED



“Impact Worship Center Church”

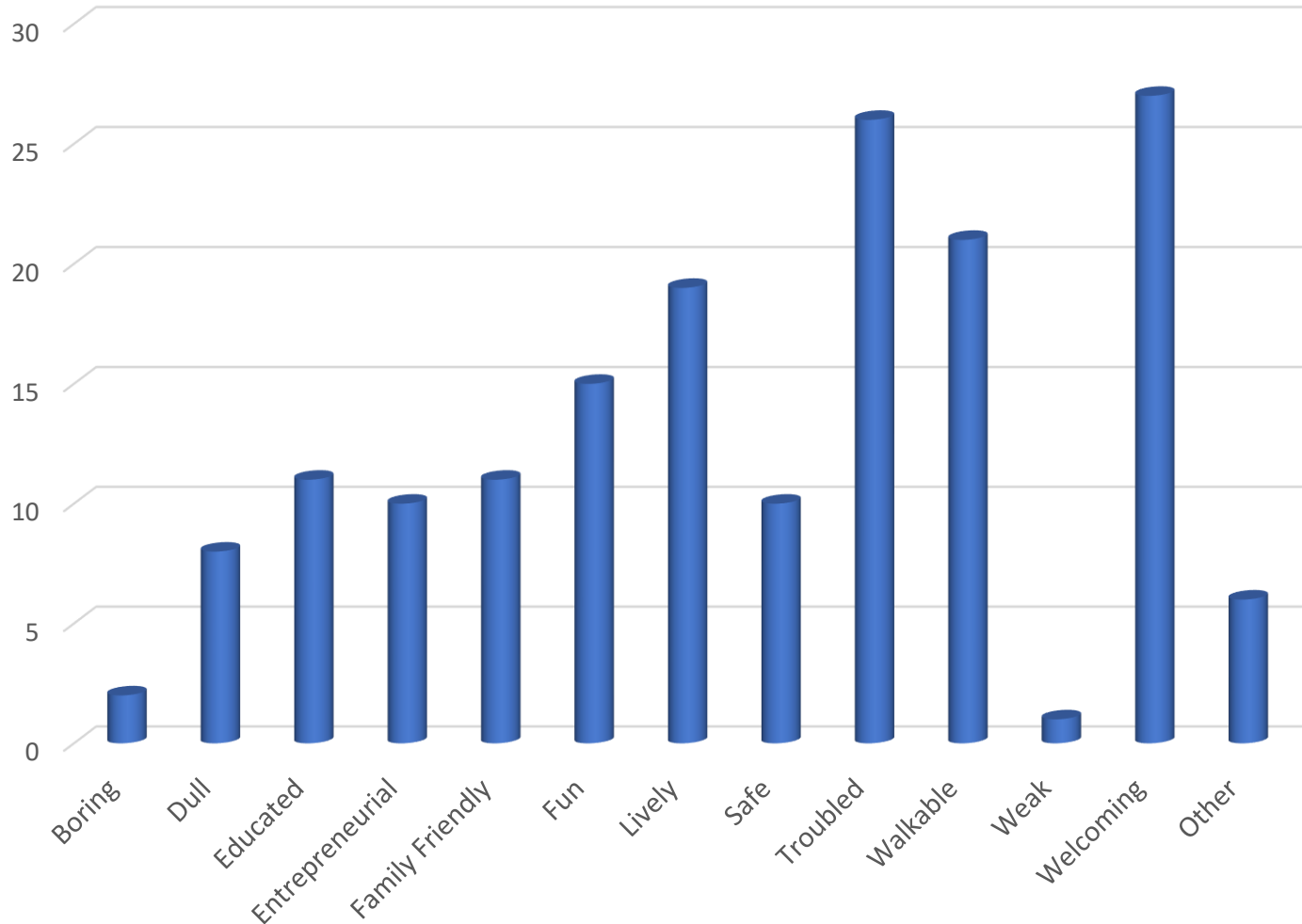
“Friends and family members houses”

“Grandparents live here”

“Apartments”

“Family”

I WOULD DESCRIBE MT. AIRY AS:



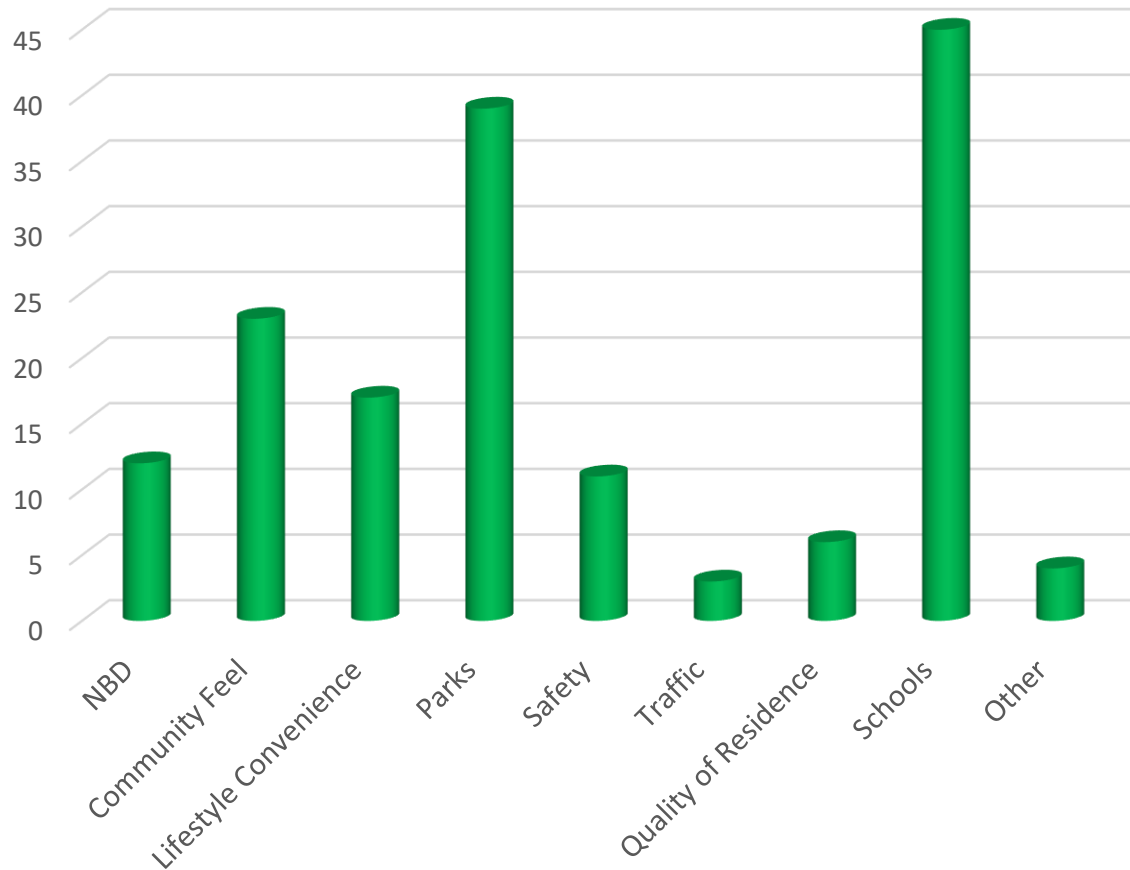
“Need more businesses to draw in visitors”

“Walkable”

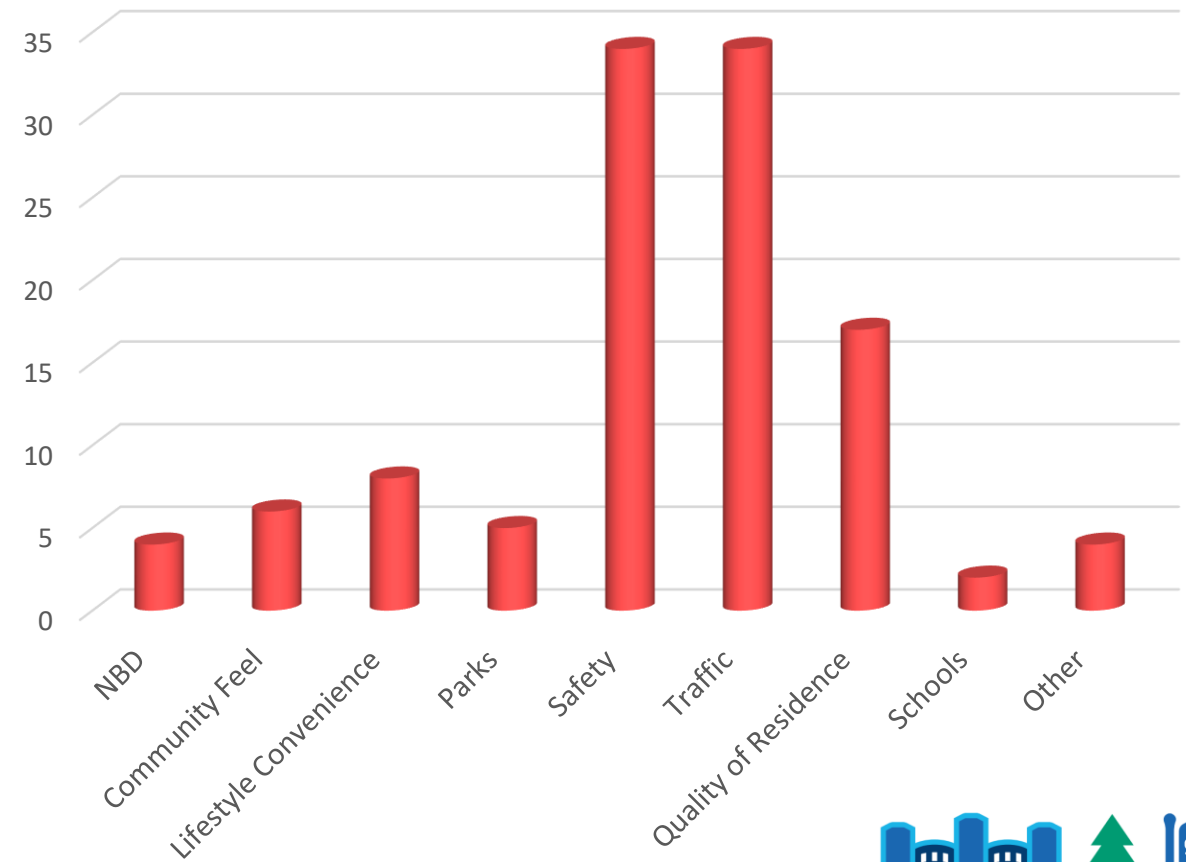
“Lots of potential”

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

March 08, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith a Resolution captioned as follows:

APPROVING the *Mount Airy Plan: Our Future* as the planning guide for the Mt. Airy neighborhood.

The City Planning Commission recommended approval of the neighborhood plan at its March 03, 2023 meeting.

Summary:

For the first time since 1980, Mt. Airy community members and residents have partnered directly with the City of Cincinnati to establish an innovative and progressive comprehensive plan document to continue guiding Mt. Airy for the upcoming decades. *Mount Airy Plan: Our Future (MAP: Our Future)* represents an extensive collaborative effort between the community and the City of Cincinnati. The plan encapsulates all the aspirations for the residents, business owners, property owners, and visitors of Mt. Airy who all collaborated over the past three years.

The planning process of *MAP: Our Future* was led by the Steering Committee which was comprised of residents and stakeholders from the neighborhood and was supported by members of the Department of City Planning and Engagement staff, Mt. Airy Town Council (MATC), Mt. Airy Community Urban Redevelopment Enterprise (CURE), and Community Learning Center Institute. These groups and the entire community created a new vision for the future of Mt. Airy that centers on creating a revitalized environment, particularly within the neighborhood business district (NBD), connecting residents to economic and social centers, highlighting famous landmarks, and welcoming new neighbors who will contribute to the bright future of the neighborhood.

The City Planning Commission recommended the following on March 03, 2023 to City Council:

Motion to Approve:	Ms. Kearney	Ayes:	Mr. Stallworth
			Mr. Samad
Seconded:	Mr. Weber		Ms. Kearney
			Ms. Sesler
			Mr. Eby
			Mr. Weber

THE CITY PLANNING COMMISSION



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