



North Avondale

Existing Conditions Analysis

A collaborative team of real estate executives, urban planners, and visionaries on a mission **to help communities and entrepreneurs achieve their fullest potential.**

Our Team



Urban Fast Forward – Planning & Economic Development



CUDA Studio – Urban Design



Human Nature – Landscape Architecture, Urban Design



Illumine Transportation – Transportation Planning



Previous Plans

North Avondale: People First

Greg Littell, 2016, Niehoff Urban Studio

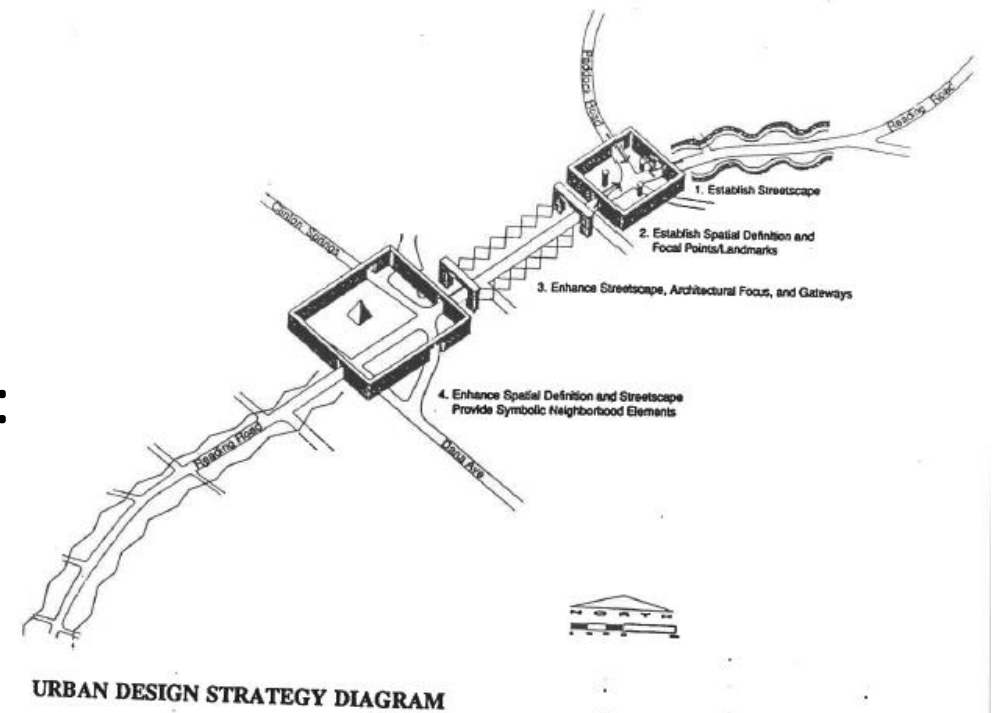
- Opportunities for infill development
- Low walkability
- Substantial under-used land
- Two intersections are primed to become nodes
 - Clinton Springs Ave & Reading Rd
 - Paddock Rd & Reading Rd
- Add parks, housing, pedestrian infrastructure



North Avondale Reading Road Urban Design Plan

1995, The Center for Urban Design

- Focused on infill development.
- Recommendations still relevant to today:
 - Existing multi-family were highlighted as an asset
 - Need for new construction
 - Improvement of streetscape



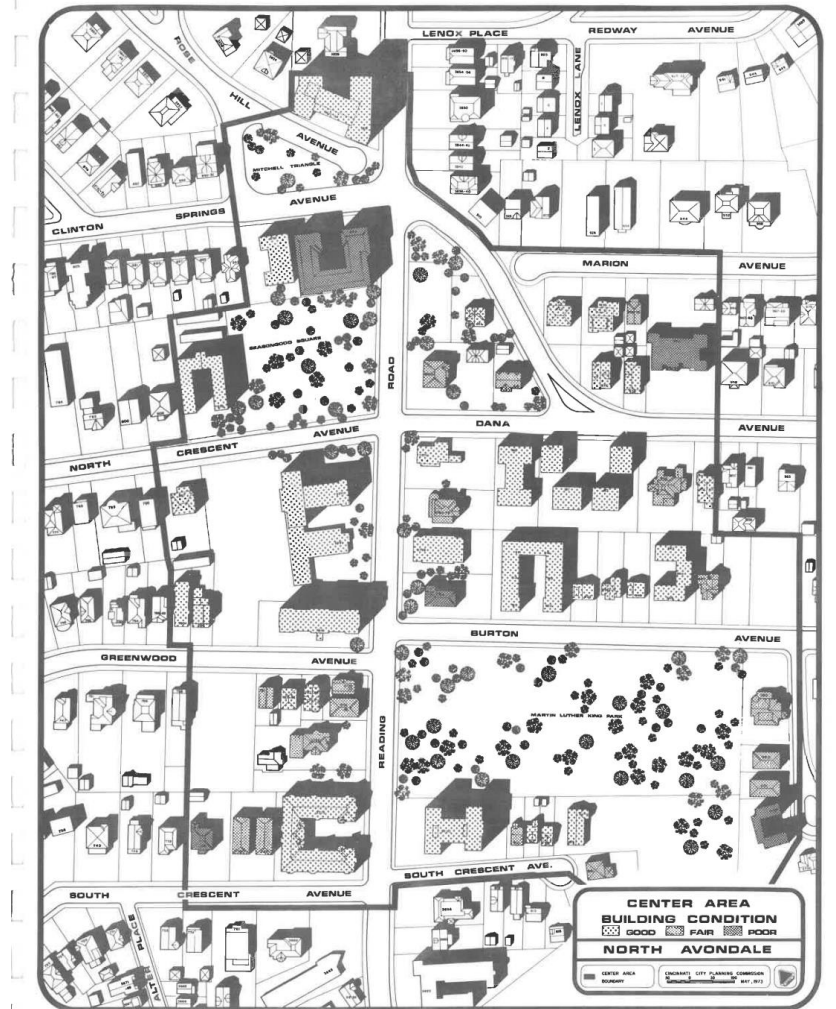
1974 Masterplan

A neighborhood plan aimed at highlighting and developing community strengths

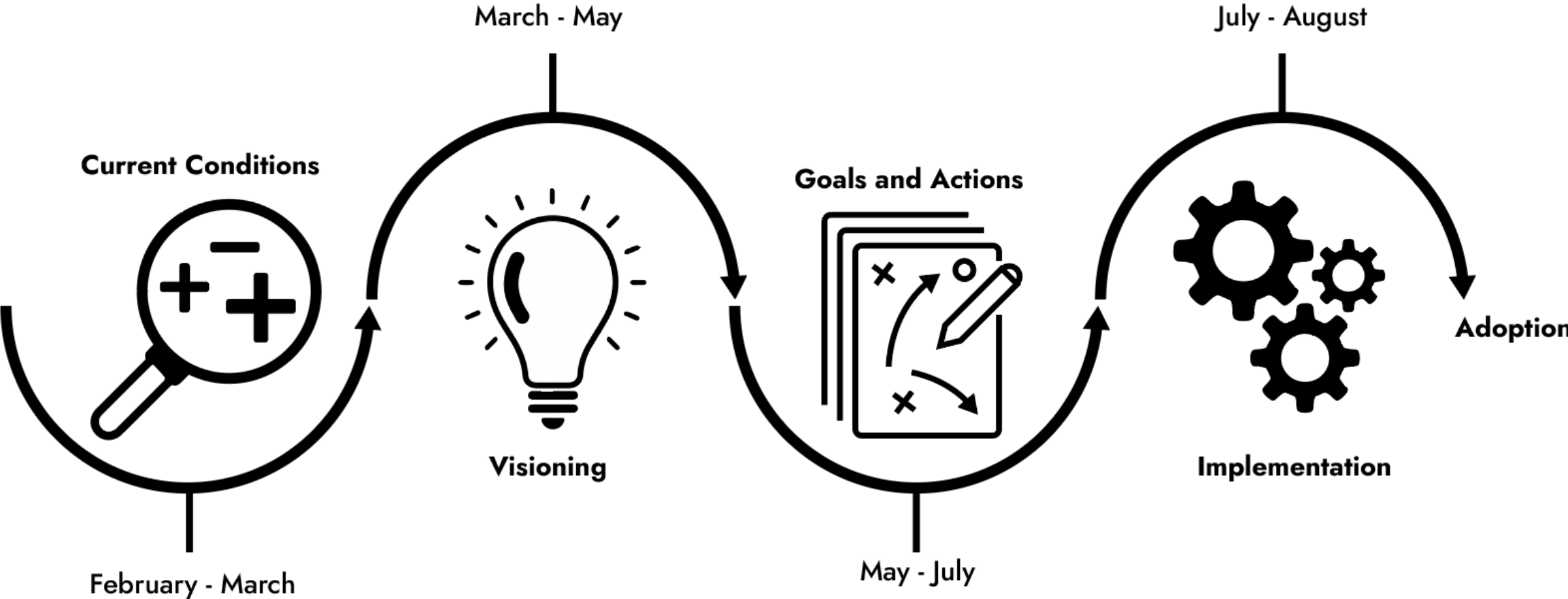
- Emphasis on historic architecture and need for greater civic engagement

Road width of Reading Rd and Mitchell highlighted as disruptive

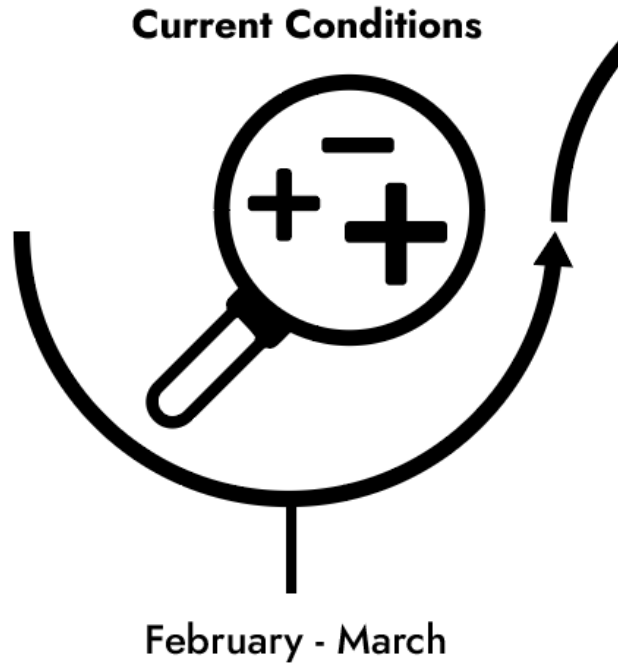
- Calls for lane reduction of Reading Rd.



Timeline



Timeline



We have wrapped up the existing conditions. Our team has collected data and information that is representative of North Avondale.

Timeline

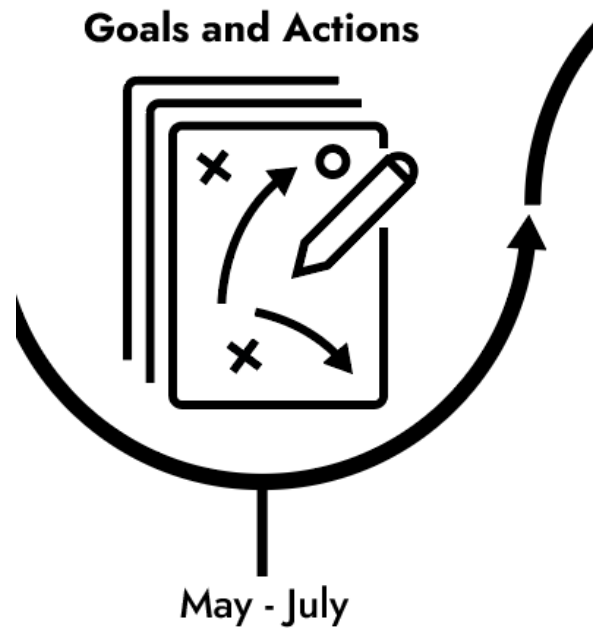
March - May



Using the existing conditions report and the feedback received from the steering committee, our team will engage the public.

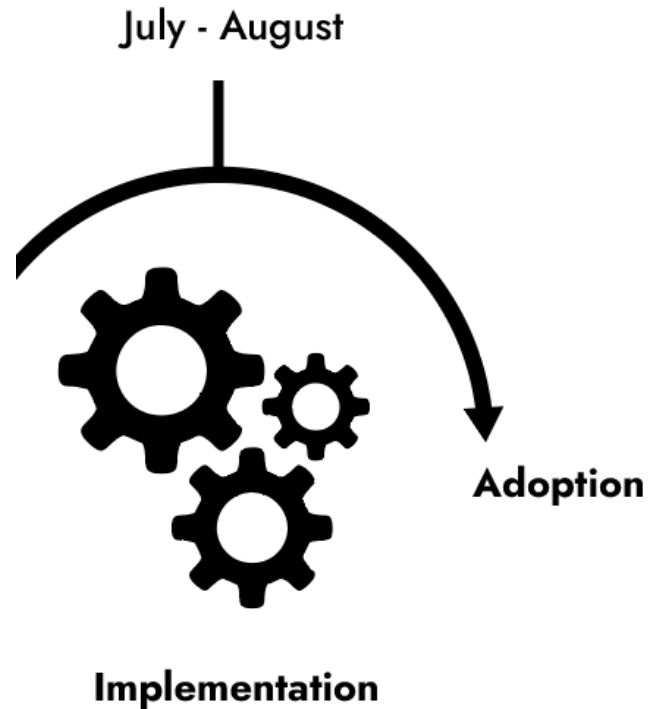
We will collect feedback, listening and using impressions and insights to shape a neighborhood vision and develop neighborhood goals and actions.

Timeline



During this phase our team will refine the goals and actions. Renderings and recommendations will be created for the steering committee and community to review.

Timeline



During this phase all the elements of the plan are combined into a final document for the steering committee, and neighborhood to review.

The plan will move on to adoption by the City as a formal neighborhood plan.

An aerial photograph of a city with a dense grid of streets. A river flows through the city, and several large buildings and industrial areas are visible. The image has a warm, brownish tint. Overlaid on the left side of the image is the text:

Our hope for this meeting is to better understand the place you call home.

An aerial photograph of a city grid, showing a dense network of streets and buildings. A river flows through the center of the city, and a multi-lane highway is visible in the lower right quadrant. The image has a sepia or brownish tint.

1. What is your vision for the neighborhood?

An aerial photograph of a city grid, showing a dense network of streets and buildings. A river flows through the center of the city, and a multi-lane highway runs along the bottom edge. The overall color palette is a warm, brownish-orange hue.

2. We need your help with outreach to neighbors representative of the entire neighborhood.








2020 Census

Neighborhood Boundaries



LEGEND

-  Cincinnati Official Boundary
 -  Paddock Hills*
 -  Buildings
 -  Greenspace
- 

* Paddock Hills is included because one of the census tracts for North Avondale includes, and is inseparable from, Paddock Hills

Snapshot

Population: 9,503

Statistical Area: 3,405

Shared Area: 6,098

Households: 4,543

Statistical Area: 1,607

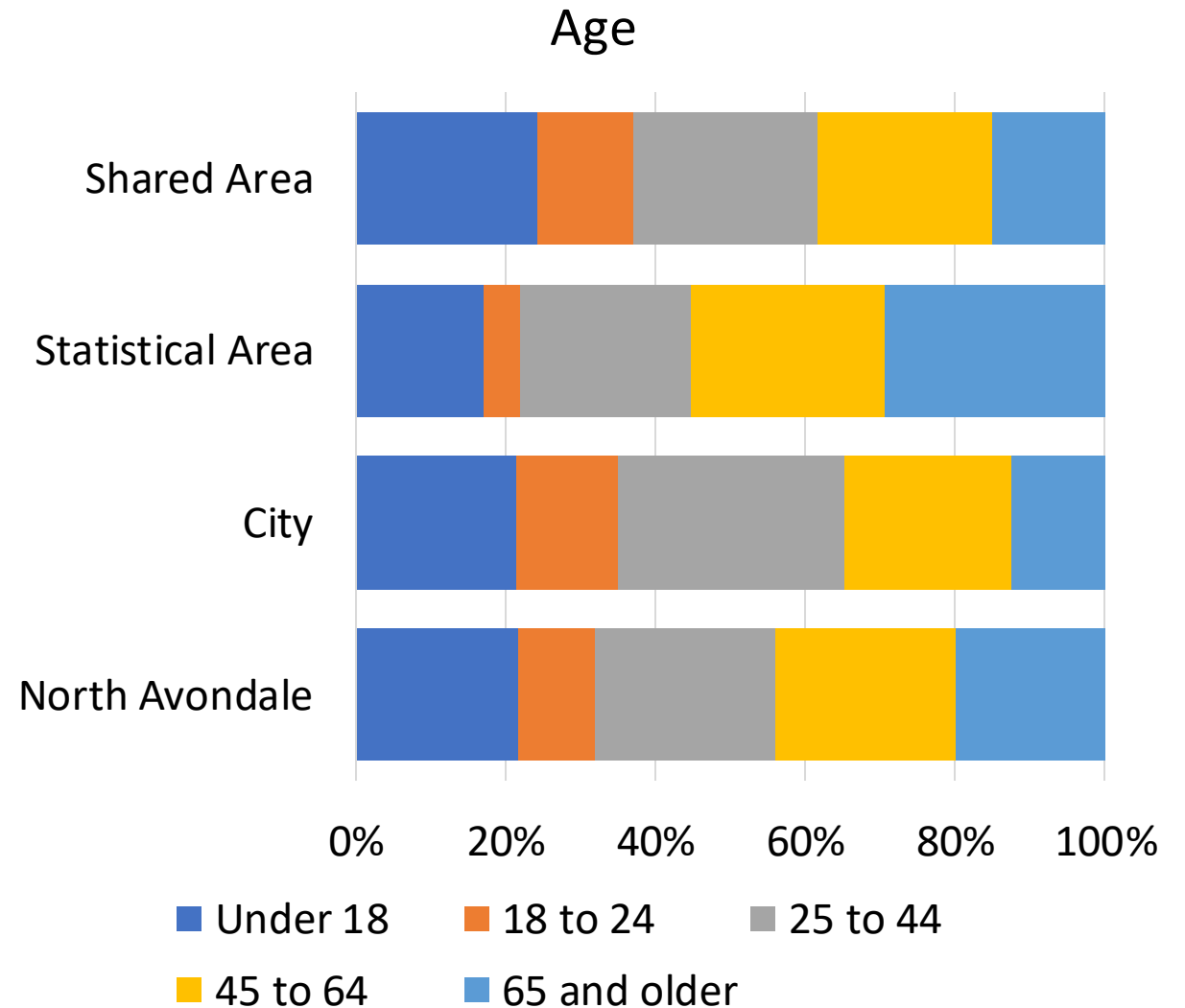
Shared Area: 2,936

Average people

per household: 2.09

Statistical Area: 2.12

Shared Area: 2.08



Population

Hispanic or Latino: 281

Statistical Area: 125

Shared Area: 156

Veterans: 624

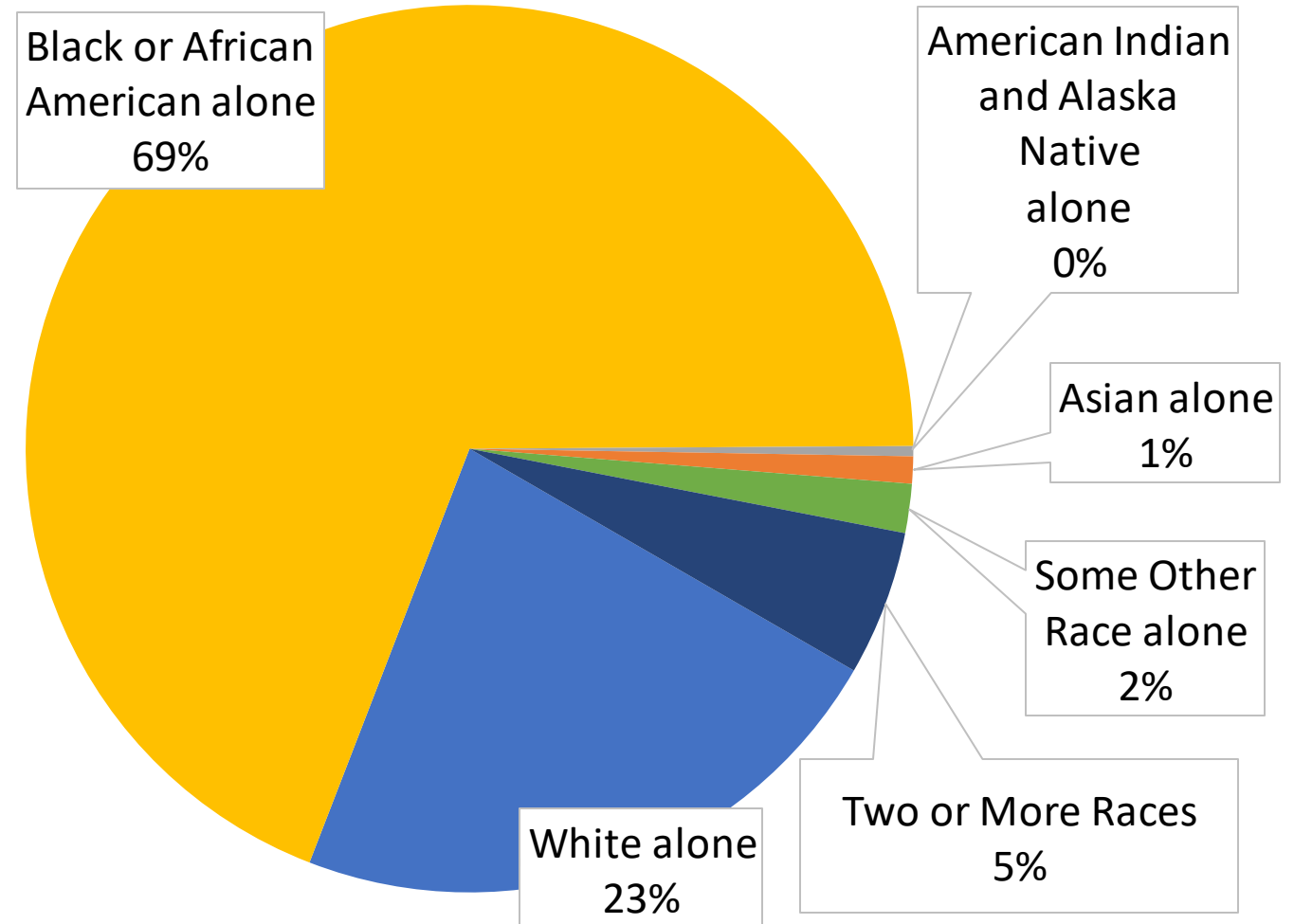
Statistical Area: 226

Shared Area: 398

Speak English less than very well: 318

Speak a language other than English: 784

RACE



Income

Family households with income in the past 12 months below poverty level: 441

Statistical Area: 63

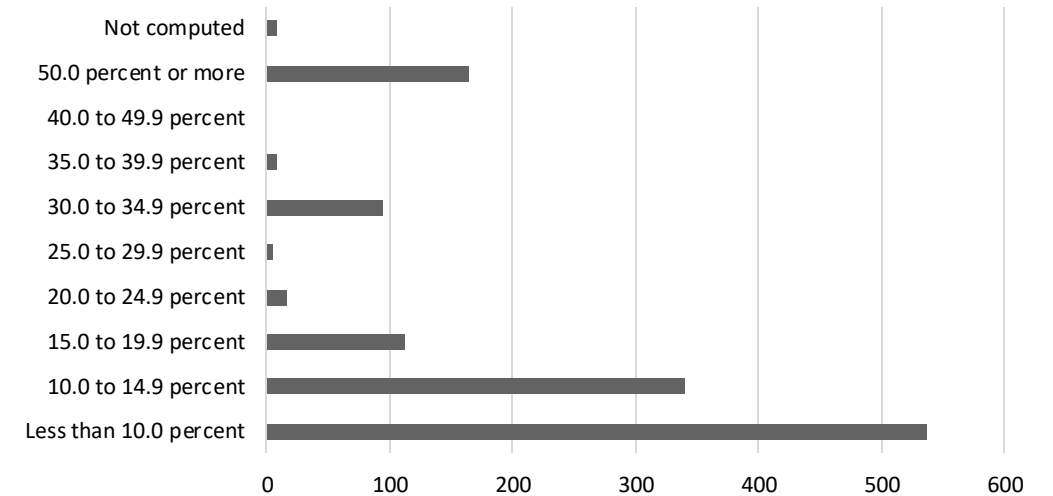
Shared Area: 378

Median Income: \$30,000 to \$34,999

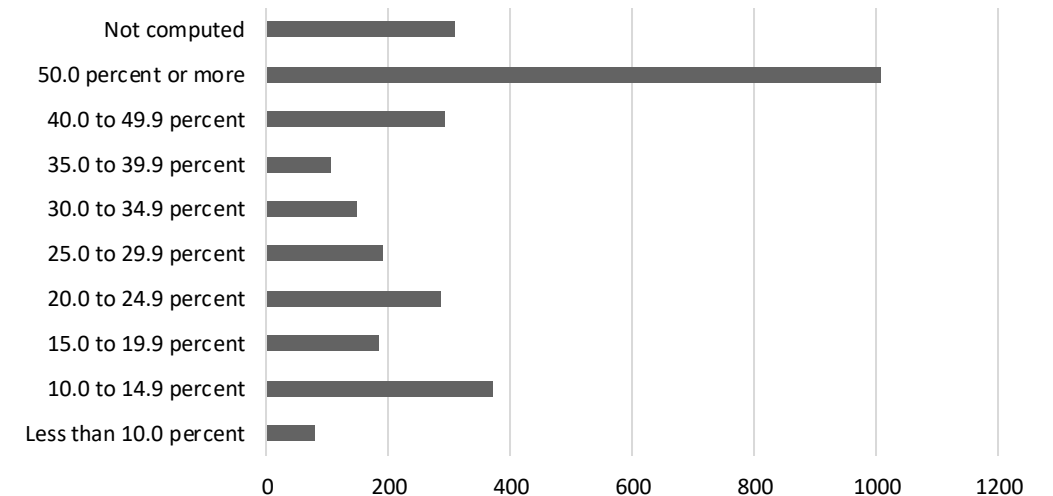
Statistical Area: \$60,000 to \$74,999

Shared Area: \$15,000 to \$19,999

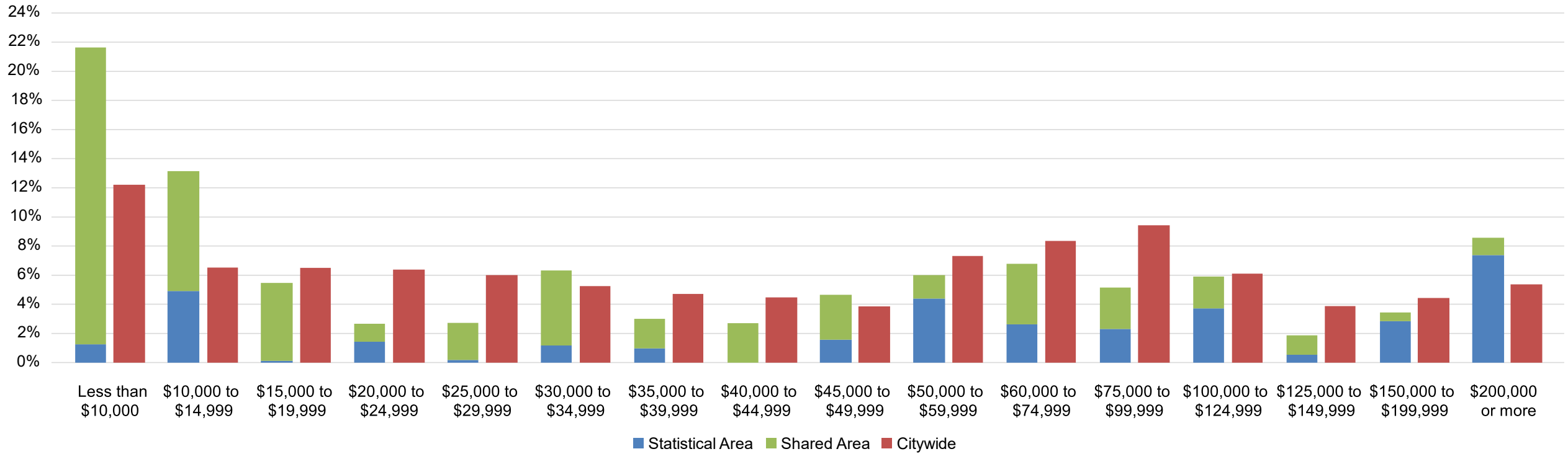
SELECTED MONTHLY COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME



GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME



Income



Housing

Owner Occupied: 1561

Statistical Area: 998

Shared Area: 563

Renter Occupied: 2982

Statistical Area: 609

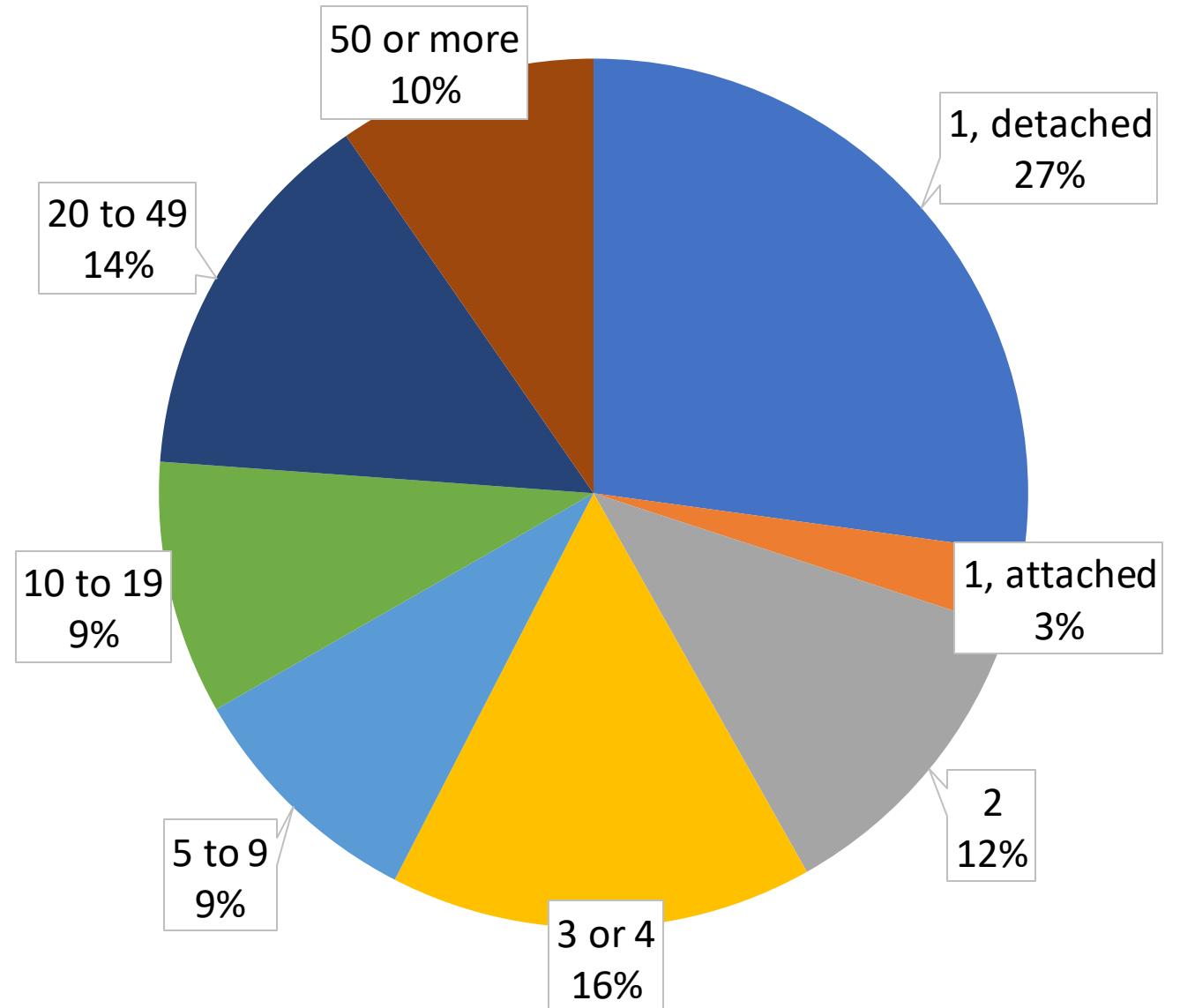
Shared Area: 2373

Vacant: 806

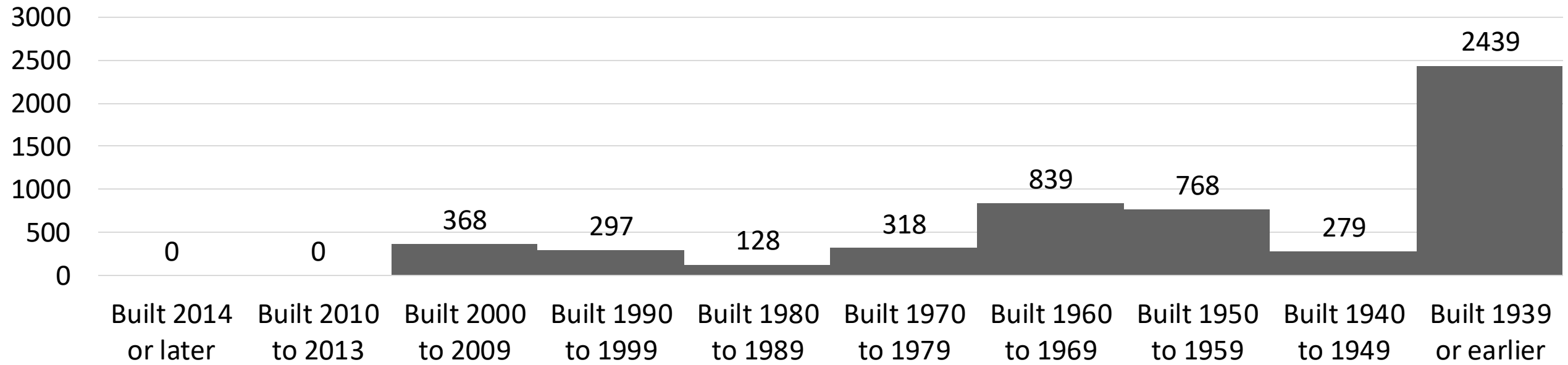
Statistical Area: 201

Shared Area: 605

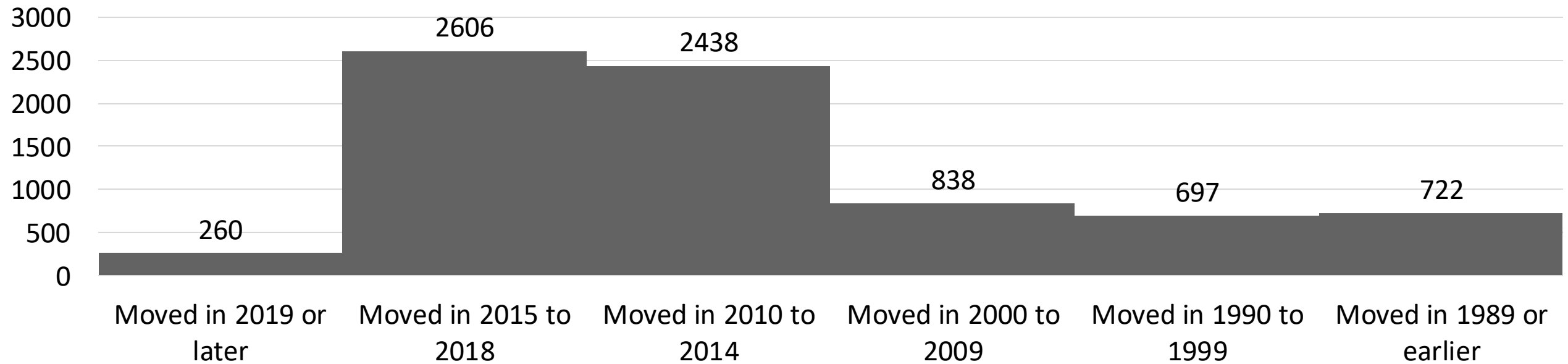
UNITS IN STRUCTURE



Year Structure Built

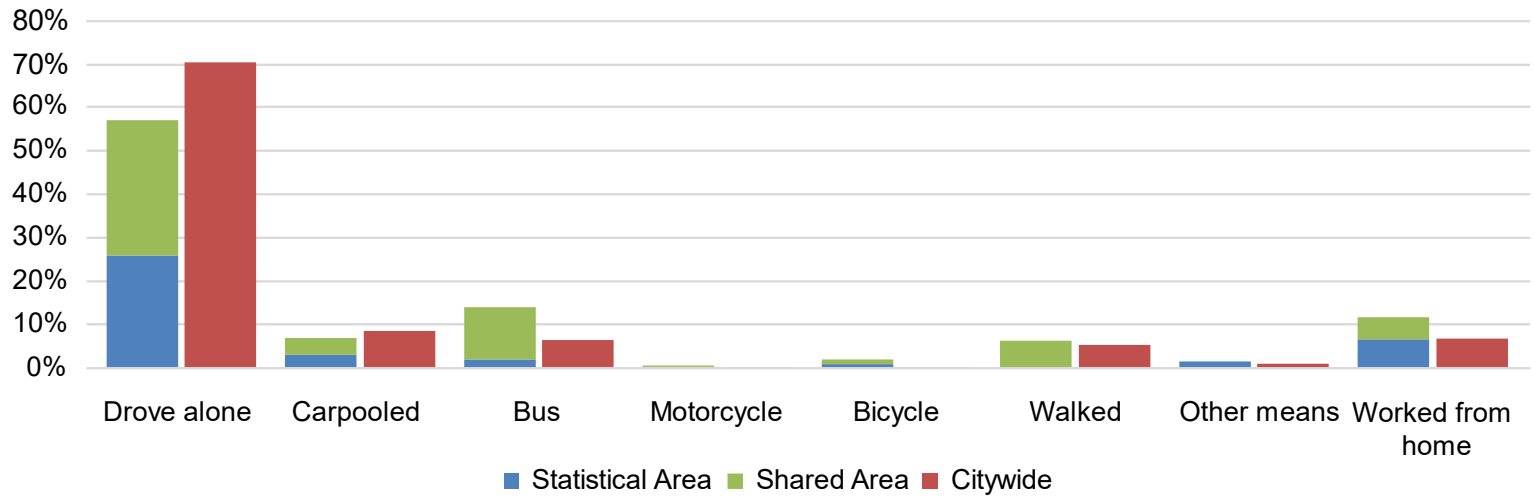


Year Householder Moved Into Unit

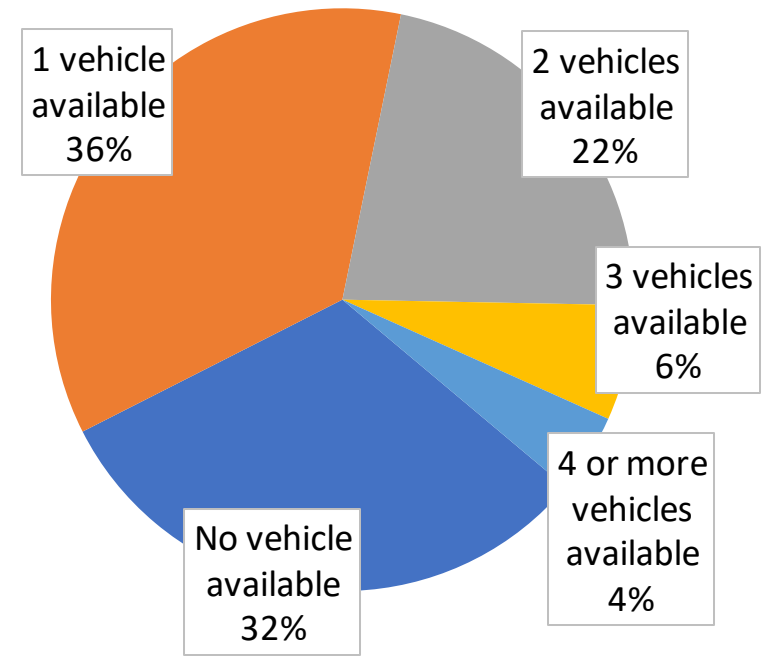


Transportation

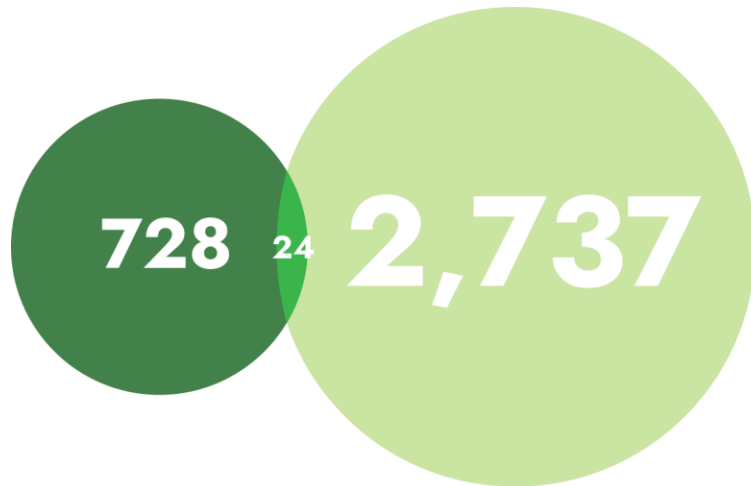
Commuting to Work



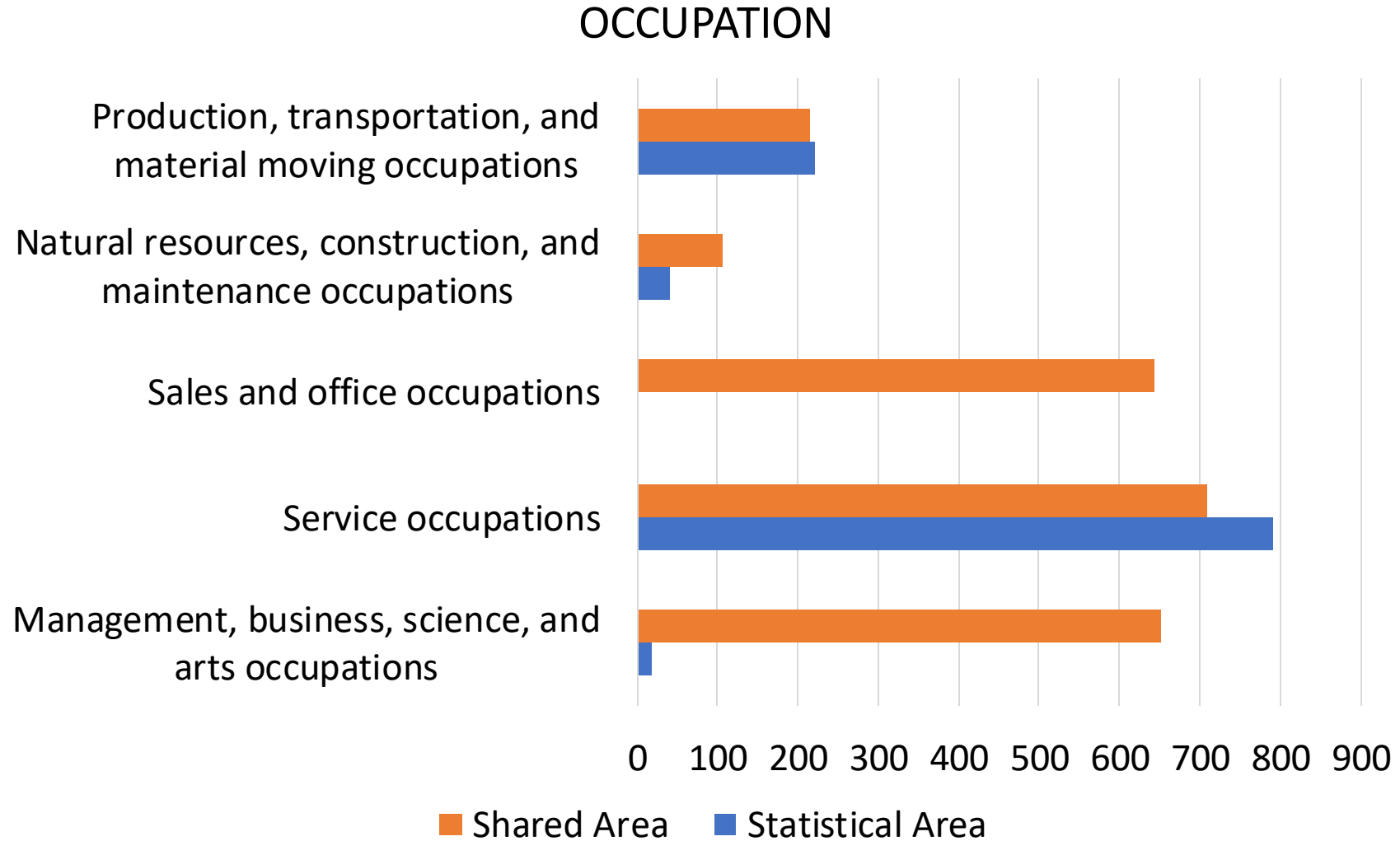
VEHICLES AVAILABLE



Employment



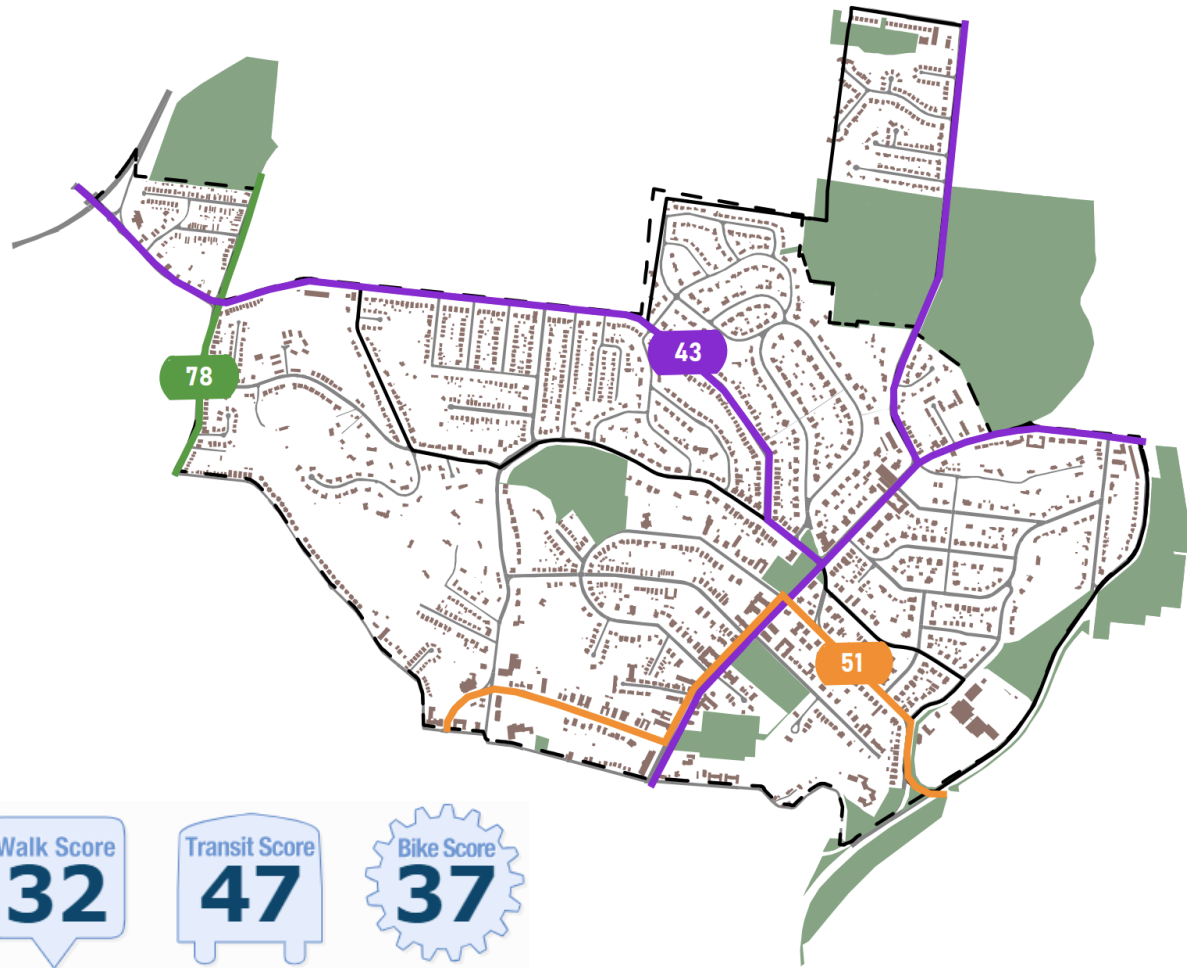
- Employed in the North Avondale, lives outside
- Employed and lives in North Avondale
- Lives in North Avondale, works outside













Physical Conditions

Transportation



LEGEND

-  Cincinnati Official Boundary
-  Council Boundary
-  Buildings
-  Greenspace
-  Roads
-  Bus Route 43
-  Bus Route 51
-  Bus Route 78

Walk Score

32

Transit Score

47

Bike Score

37

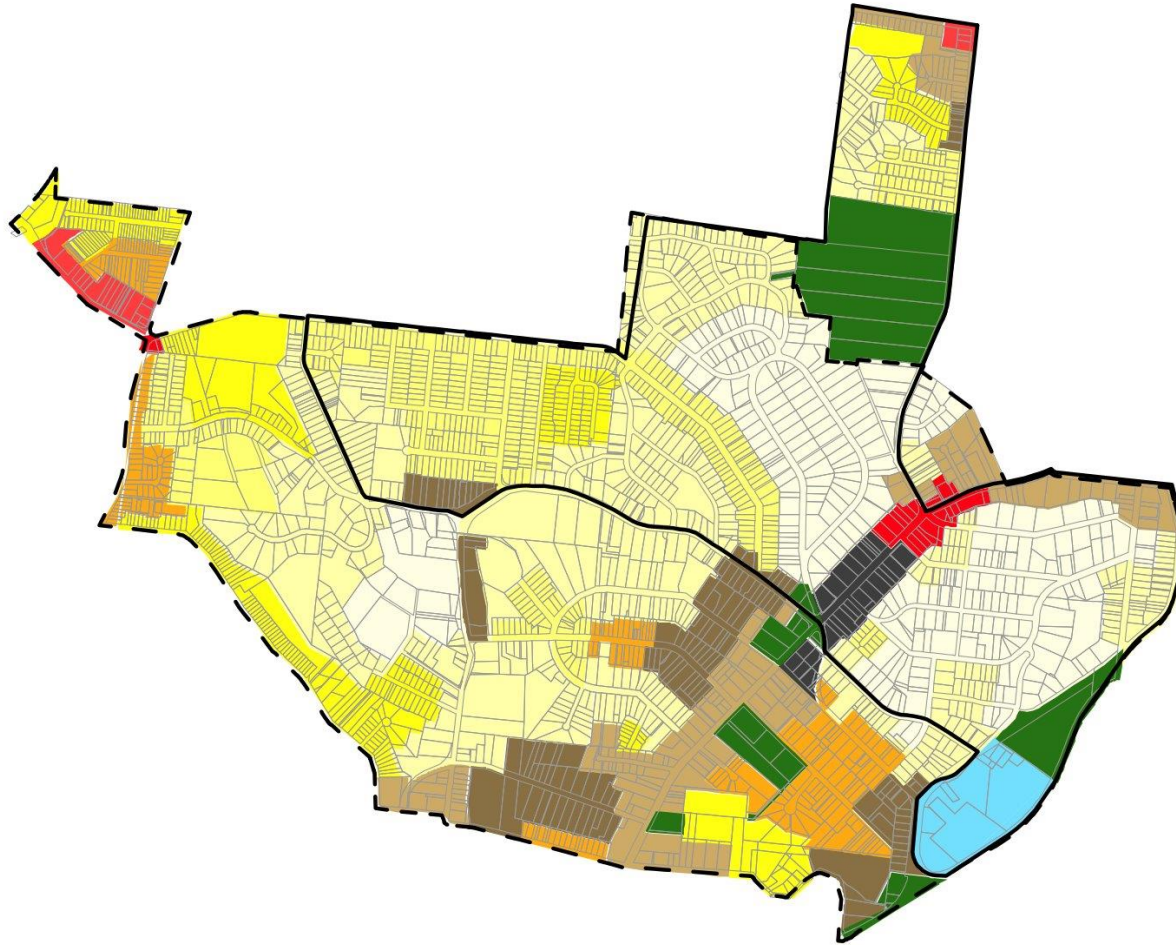
Zoning

LEGEND

-  Cincinnati Official Boundary
-  Council Boundary
-  Parcels

Zoning Classifications

-  Single Family 20,000 SF Lots
-  Single Family 10,000 SF Lots
-  Single Family 6,000 SF Lots
-  Single Family 4,000 SF Lots
-  Residential Mixed Use 1-3 units
-  Residential Multi-Family 2,000 SF
-  Residential Multi-Family 1,200 SF
-  Office Limited
-  Commercial Neighborhood- Pedstrian
-  Commercial Community- Auto Oriented
-  Institutional Residential
-  Park and Recreational



Tree Canopy

LEGEND



Cincinnati Official Boundary



Council Boundary



Buildings



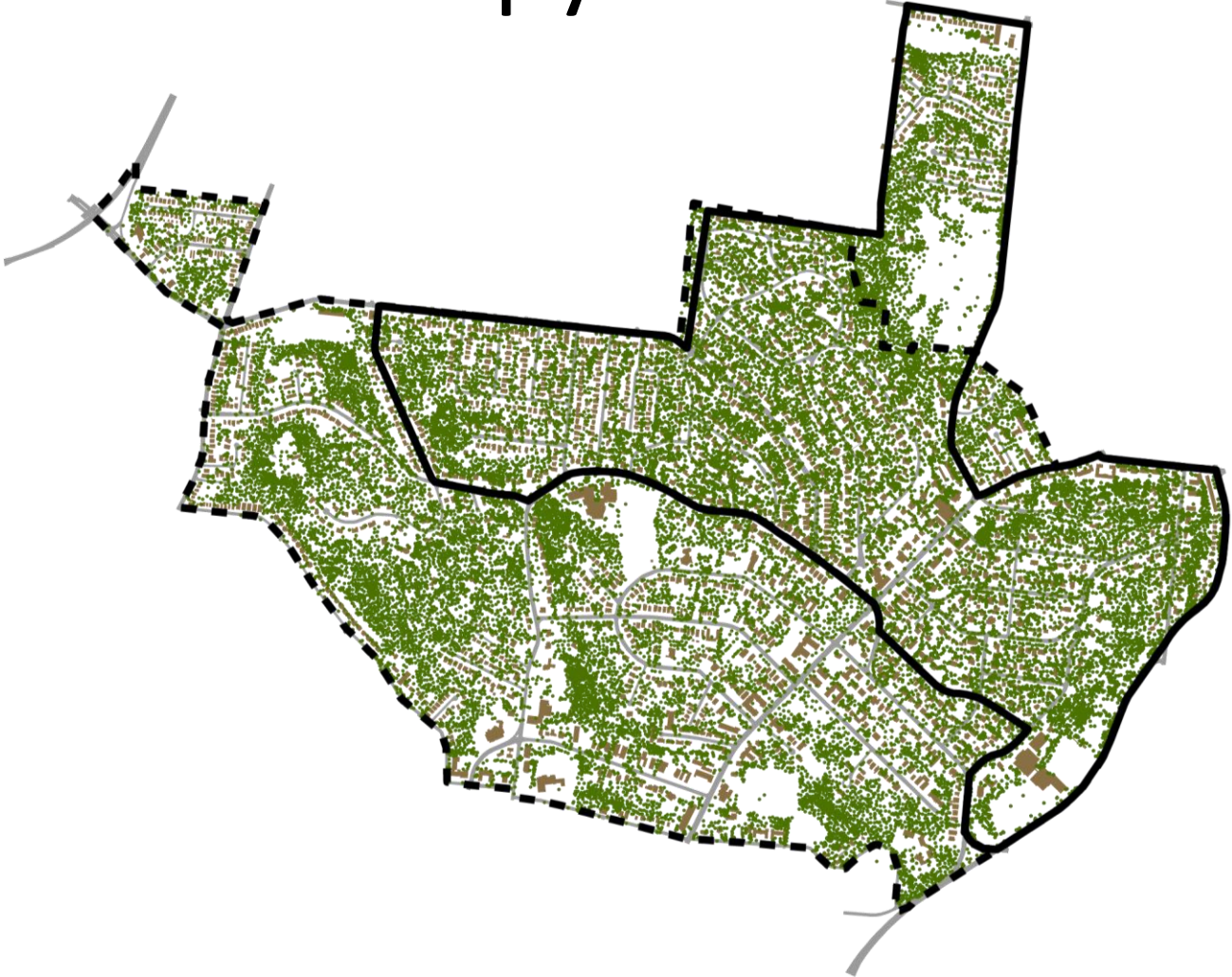
Tree



Roads



43.1%

Tree canopy coverage








Tree Canopy Assessment

LEGEND

-  Cincinnati Official Boundary
-  Council Boundary

Tree Inventory

-  Planned
-  Vacant Tree Site
-  Potential Tree Site
-  Vacant Memorial Tree Site
-  Tree

Priority Reforestation Neighborhoods



Cincinnati Park Board Tree Planting Totals Per Census Block

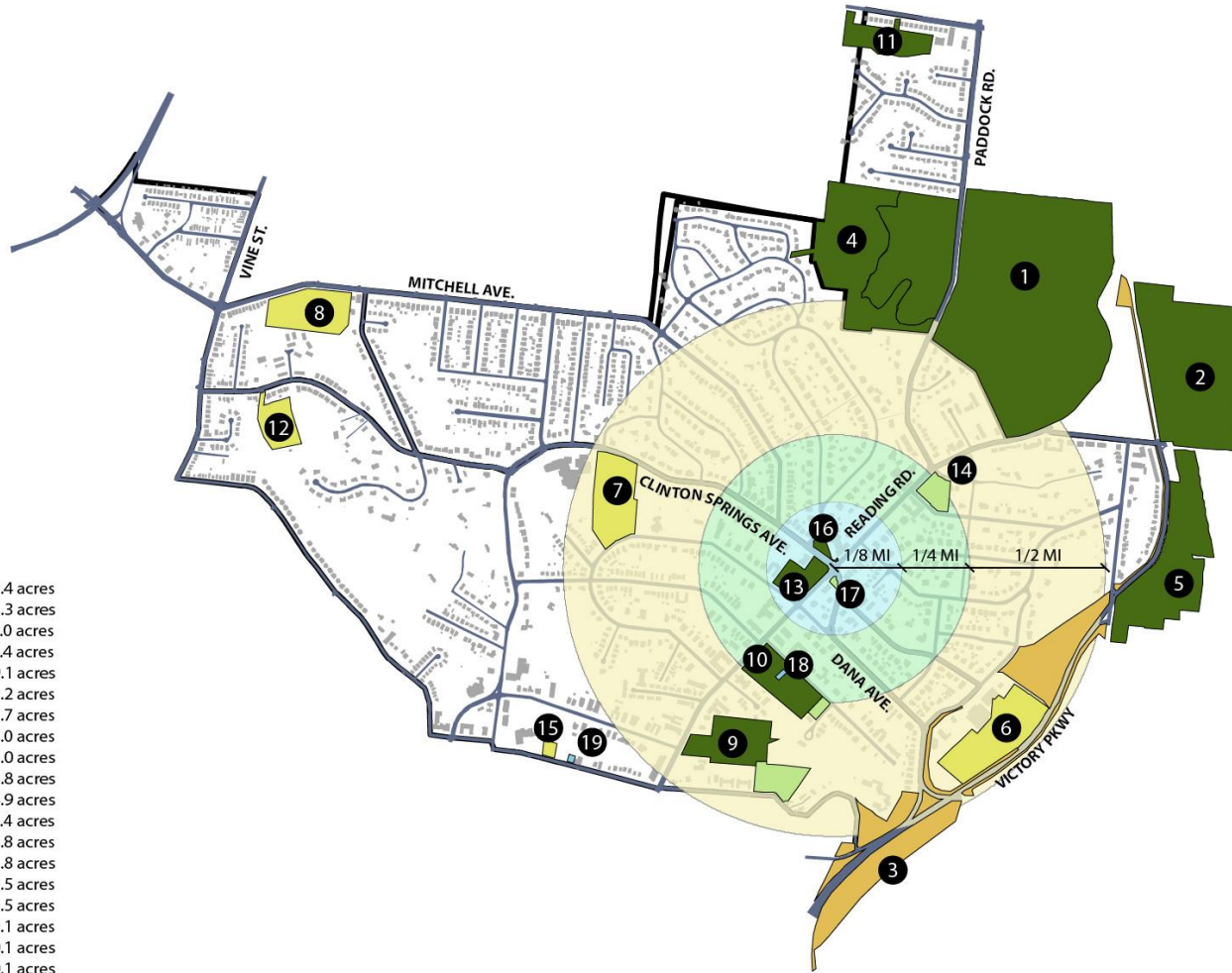
- Custom
-  > 201 - 285
 -  > 100 - 201
 -  > 35 - 100
 -  0 - 35





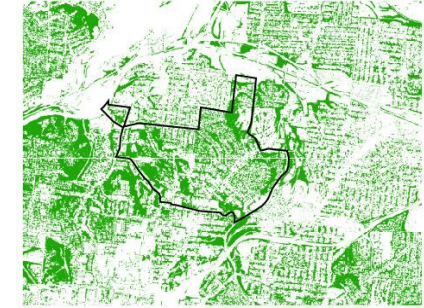
Neighborhood Assets

PARKS, OPEN SPACE AND CANOPY



- | | |
|---|------------|
| 1. Avon Golf Course | 90.4 acres |
| 2. Upper Millcrest Park | 31.3 acres |
| 3. Victory Parkway ROW | 27.0 acres |
| 4. Avon Woods Nature Center | 19.4 acres |
| 5. Xavier Recreation Park | 19.1 acres |
| 6. Xavier University Athletics | 10.2 acres |
| 7. North Avondale Montessori School | 7.7 acres |
| 8. Roger Bacon Athletics | 7.0 acres |
| 9. Hirsch Recreation Complex | 7.0 acres |
| 10. ML King Jr Park | 5.8 acres |
| 11. Paddock and Tennessee Rec Area | 4.9 acres |
| 12. Clinton Hills Swim Club | 3.4 acres |
| 13. Seasingood Square | 2.8 acres |
| 14. Openspace 1 | 1.8 acres |
| 15. Martin Luther King Jr Playground | 0.5 acres |
| 16. Mitchell Triangle | 0.5 acres |
| 17. Marion Triangle | 0.1 acres |
| 18. Martin Luther King Community Garden | 0.1 acres |
| 19. Kanggy Garden Project 2 | 0.1 acres |

TREE CANOPY



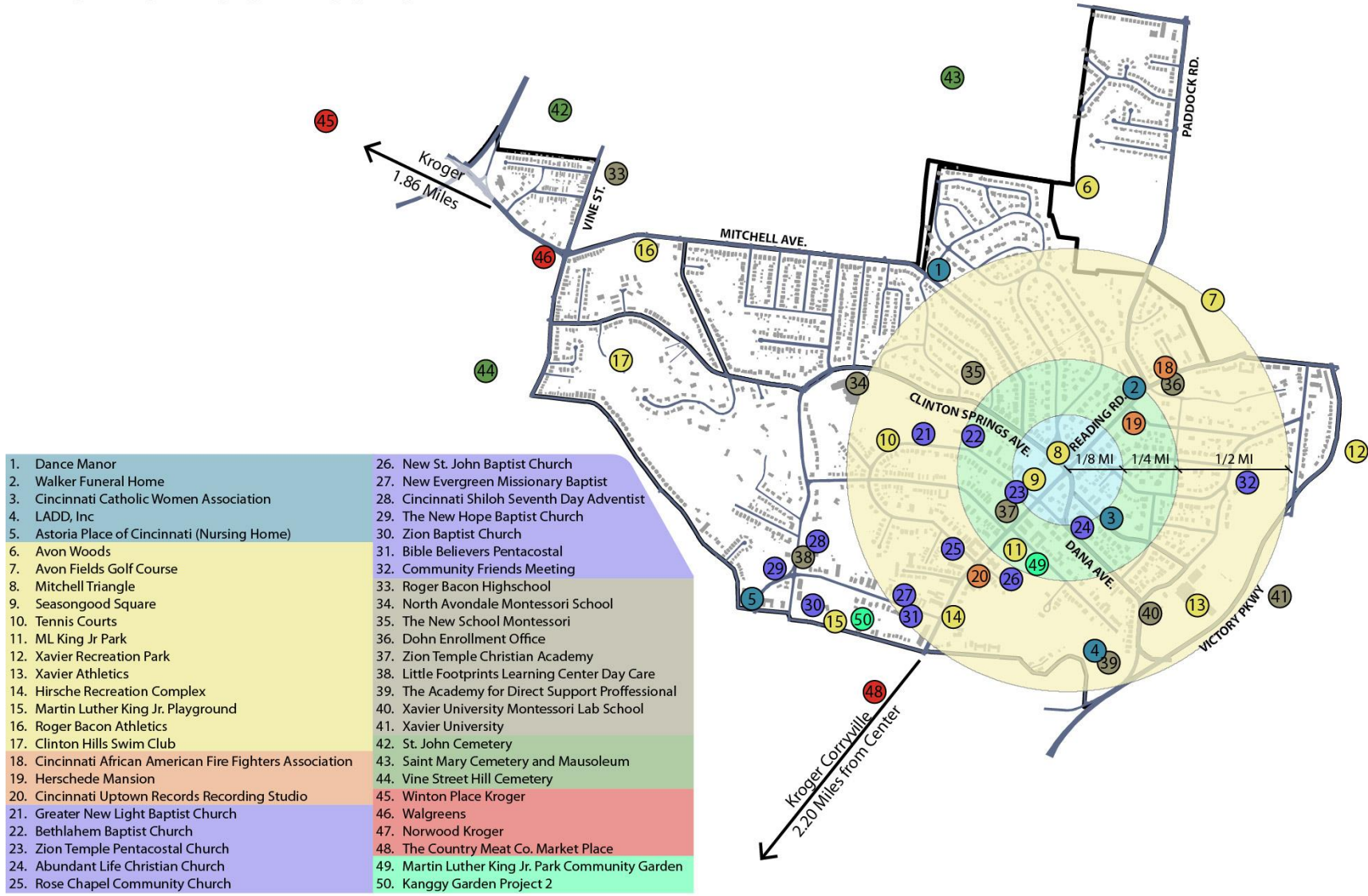
Tree Canopy
45%
 Canopy Coverage in
 North Avondale



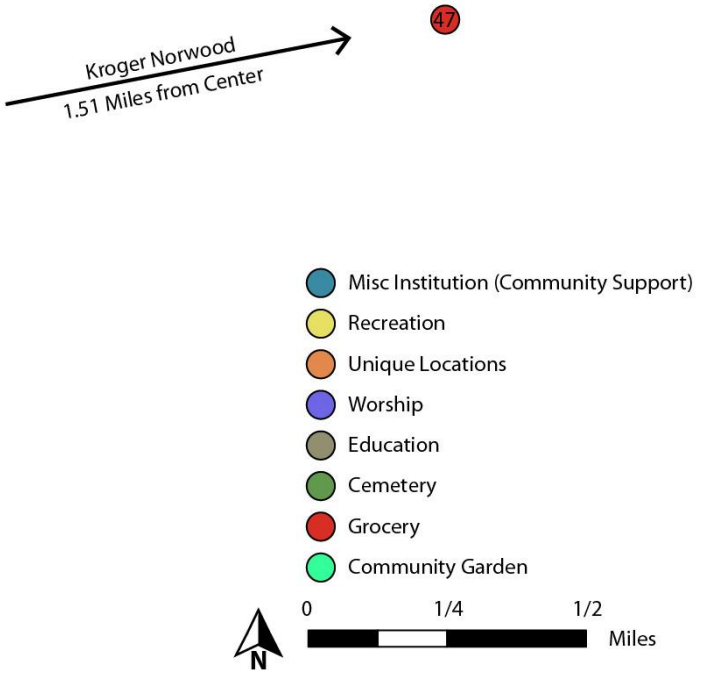
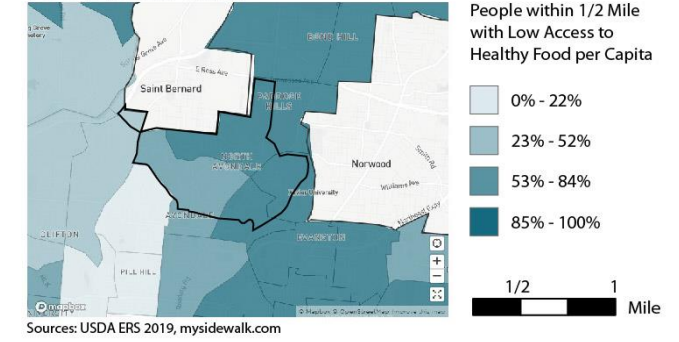
- Public Owned Parks/Recreation
- Publicly accessible Greenspace
- Community Gardens
- Privately Owned Recreation/Greenspace
- Victory Parkway Right-of-Way



NEIGHBORHOOD ASSETS



FOOD INSECURITY



Engagement Postcard



North Avondale Neighborhood Plan



Do you have opinions on your neighborhood?

The City of Cincinnati and Urban Fast Forward are in the beginning stages of crafting the first comprehensive neighborhood plan for North Avondale since 1974.

Residents, business owners, and stakeholders: please join us to learn about the ideas developed thus far, ask questions, and share your feedback.

Sign up for emails about upcoming events and opportunities here: cincinnati-oh.gov/northavondaleplan



An aerial photograph of a city neighborhood, likely in the late autumn or early winter, as evidenced by the bare trees and patches of snow. The scene is dominated by a mix of residential architecture, including large, multi-story houses with gabled roofs and a prominent, tall, multi-story brick building on the right side. The text "Next Steps" is overlaid in a large, white, sans-serif font in the center of the image. The background shows a dense urban landscape extending to the horizon under a clear sky.

Next Steps

Photo credit: J. Miles Wolf

An aerial photograph of a city grid, showing a dense network of streets and buildings. A river flows through the city, and a multi-lane highway is visible in the lower right. The image has a warm, brownish-orange color palette.

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