

NORTH AVONDALE FUTURE LAND USE MAPPING

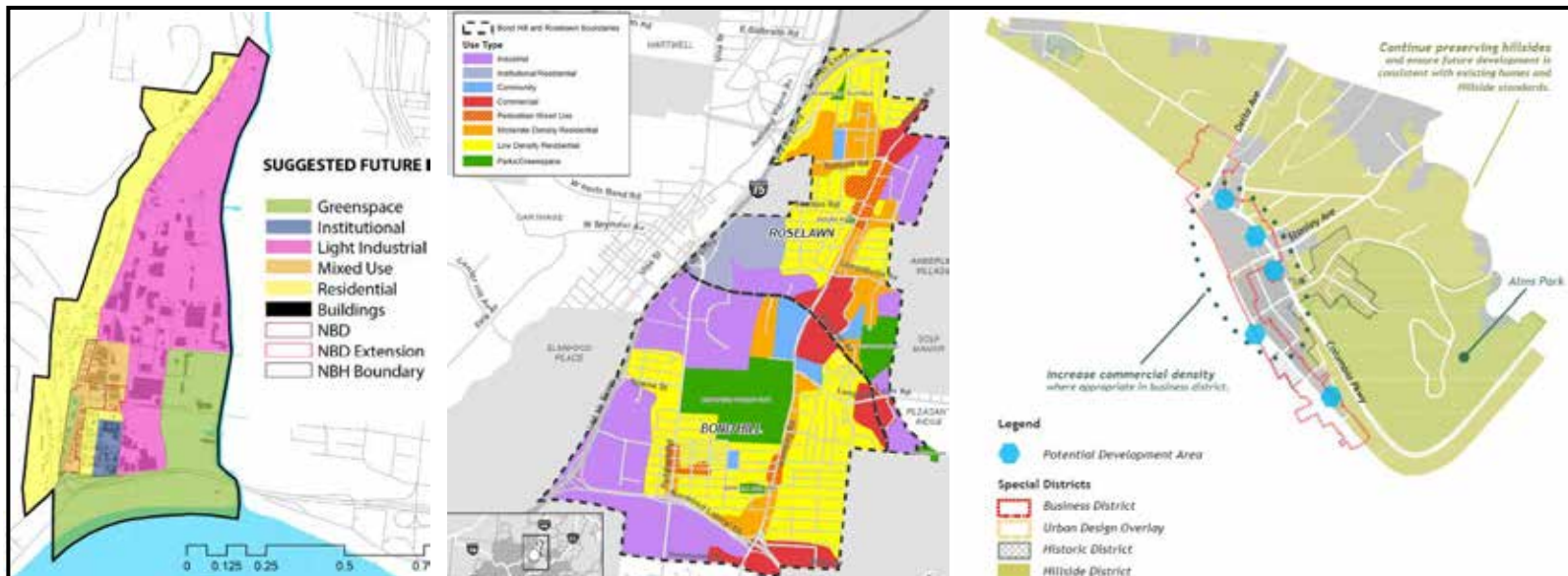
What is the Future Land Use Map?

A future land use map is included in every neighborhood plan that is adopted by the City. The map illustrates what type of development a neighborhood would like to see in certain areas of their community. The map primarily focuses on categories such as residential, commercial, parks, etc. However, it can be as specific or general as is necessary for the neighborhood. See some examples of approved future land use maps from different neighborhood plans below.

Lower Price Hill (2019)

Bond Hill (2019)

Columbia Tusculum (2023)



What is the purpose of the Future Land Use Map?

The future land use map is one of the most frequently revisited aspects of a neighborhood plan by City staff. This map is often referred to when development projects come through the City for approval in that neighborhood. So, having a strong, forward-looking map is crucial to having an early say in development in your community.

How to participate in this activity:

Included in this packet are several maps of your neighborhood. Please write your feedback on each map according to the instructions. Some important questions to consider include the following:

- *Where do I want to see predominantly commercial land use?*
- *Where do I want to see predominantly residential land use?*
- *Where are greenspaces that I would like to see preserved?*
- *Where are areas in my community that I would like to see mixed use development?*
- *Where are sites that I would like to see new development?*
- *Where are areas that I would like to see pedestrian-oriented development?*
- *Where do I think auto-oriented districts are appropriate?*

Important Considerations:

While you think about the questions above, it is important to consider things like: where the boundaries of your business district are, where existing transit corridors and stops are located, community assets that people may want to live near, nearby job opportunities that may bring people to your community, currently vacant parcels that may be attractive to prospective developers, and more.

Additionally, keep in mind that this future land use map is looking forward approximately 10-15 years. Think about what changes may come to your community in this timeframe, and how you can use your input during this activity to achieve your goals and visions for the neighborhood.

TYPES OF LAND USES TO CONSIDER

Residential

Residential land uses encompass all types of dwellings. This can include low-density residential with 1 to 3 units, medium-density residential with 4-19 units, and high-density residential with 20+ units.

Low Density residential



Medium Density Residential



High Density Residential



Commercial

Commercial land uses encompass any type of customer-centered business. This can include sit down or carry-out restaurants and bars; shopping establishments; and service establishments such as banks, fitness studios, or salons.

Pedestrian-Oriented Commercial



Auto-Oriented Commercial



*****Please Note:** Architectural style and design are separate from land-use designation. Example images are intended only to provide a better understanding of each use-type. Indicating any category of future land-use on the map in this activity will not be considered an endorsement by the community of any building style or features in the example photos.

Office

Office land uses encompass all office facilities, including residential conversions as are common in North Avondale, and new construction facilities.

Residential Conversion

New Construction



Mixed-Use

Mixed-use indicates multiple land uses in one structure or on one parcel. Often, mixed-use buildings include office or commercial uses combined with residential.



Green/Park Space

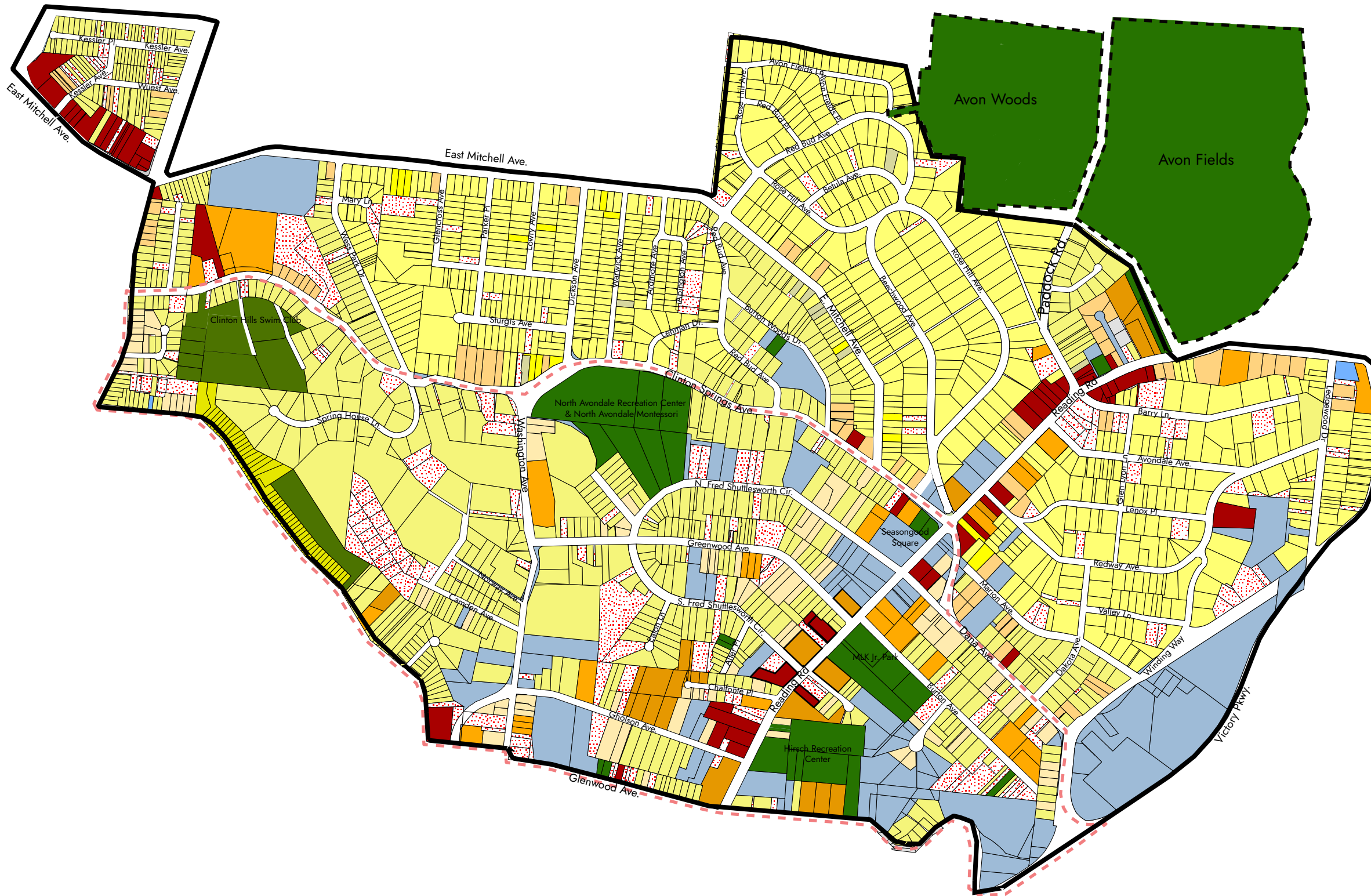
Green and Park space land uses encompass things such as public parks, gardens, golf courses, and ball fields. These uses can be publicly owned and accessible or private facilities.

Institutional











Institutional land uses encompass facilities for a public or social purpose but not for commercial use. This includes large facilities such as hospitals and universities, as well as smaller facilities like churches, schools, and government.

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Current North Avondale Land Use Map



Legend

-  Neighborhood Boundary
-  Shared Area Boundary
-  Paddock Hills Boundary
-  Vacant Commercial/ Residential
-  Low Density (1,2,3 units)
-  Medium Density (4-19 units)
-  High Density (20+ units)
-  Commercial/Office
-  Municipality/Education/Religious
-  Greenspace/Open Space

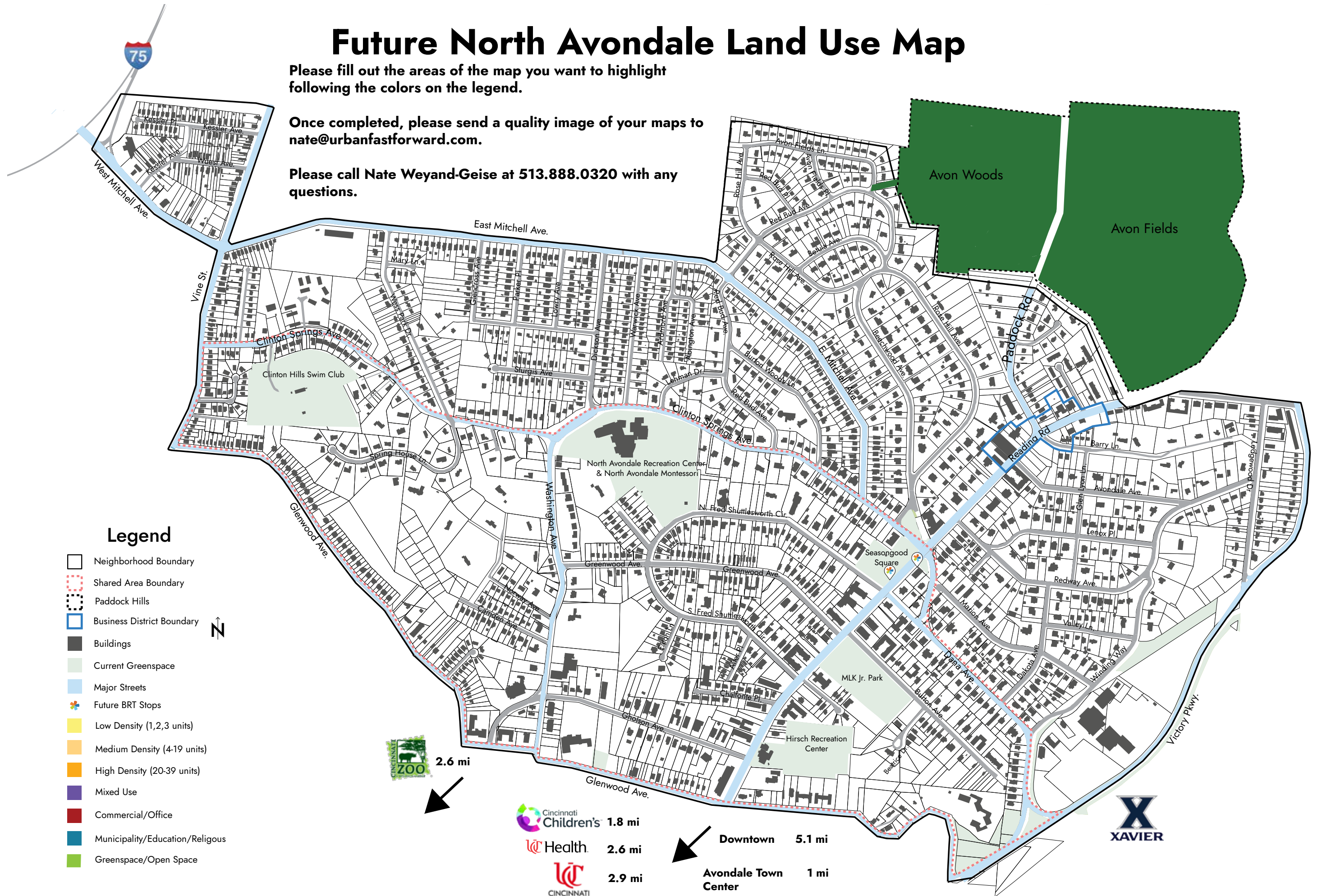


Future North Avondale Land Use Map

Please fill out the areas of the map you want to highlight following the colors on the legend.

Once completed, please send a quality image of your maps to nate@urbanfastforward.com.

Please call Nate Weyand-Geise at 513.888.0320 with any questions.



Legend

- Neighborhood Boundary
- Shared Area Boundary
- Paddock Hills
- Business District Boundary
- Buildings
- Current Greenspace
- Major Streets
- Future BRT Stops
- Low Density (1,2,3 units)
- Medium Density (4-19 units)
- High Density (20-39 units)
- Mixed Use
- Commercial/Office
- Municipality/Education/Religious
- Greenspace/Open Space

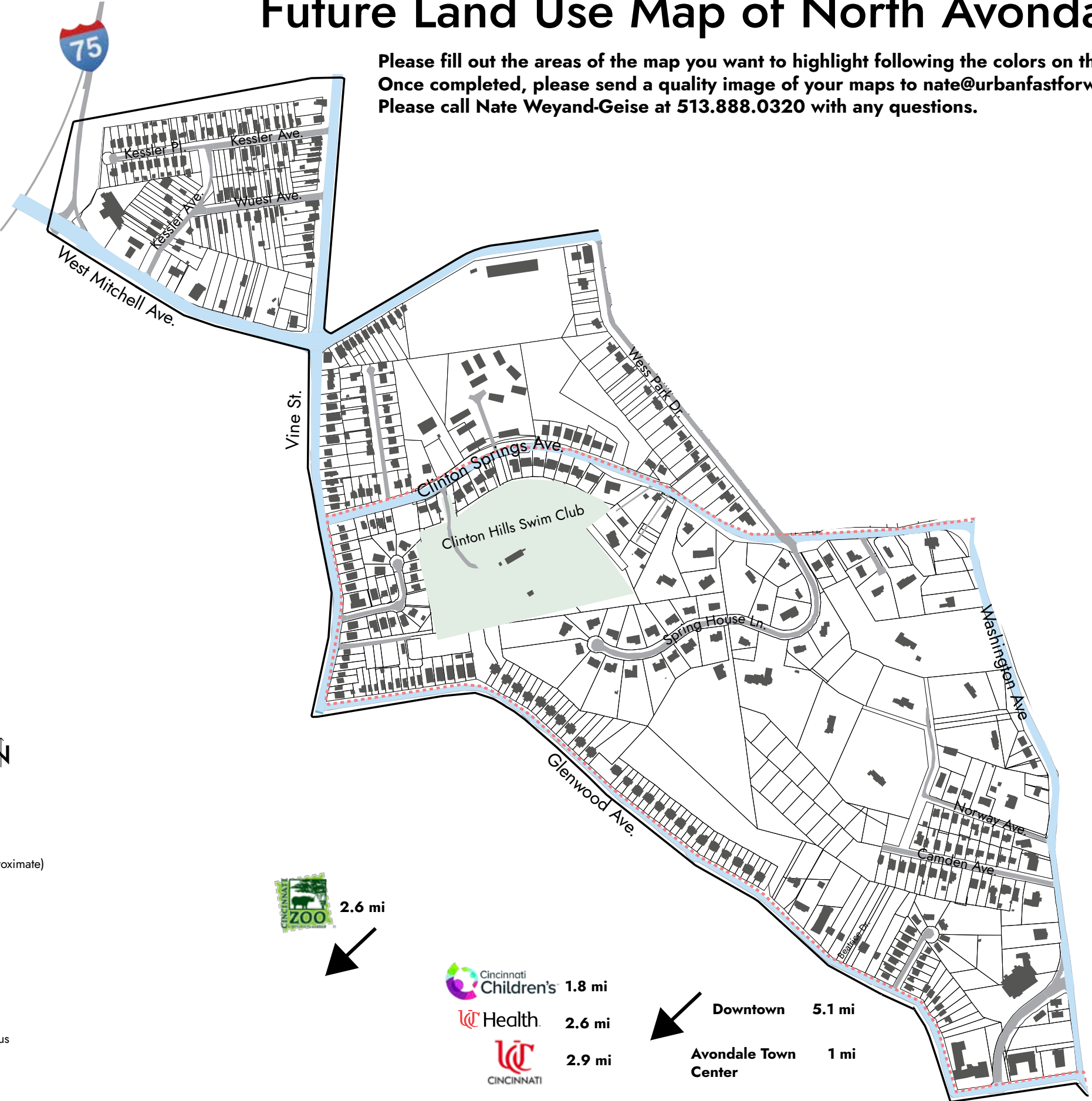







Cincinnati Children's 1.8 mi
 UC Health 2.6 mi
 UC CINCINNATI 2.9 mi
 Downtown 5.1 mi
 Avondale Town Center 1 mi

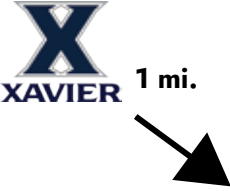
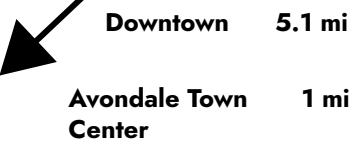
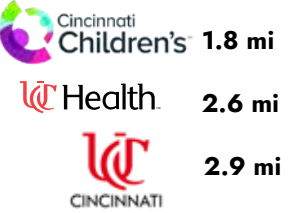
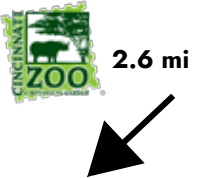


Future Land Use Map of North Avondale

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 -  Business District Boundary
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 -  Buildings
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 -  Major Streets
 -  Future BRT Stops (location approximate)
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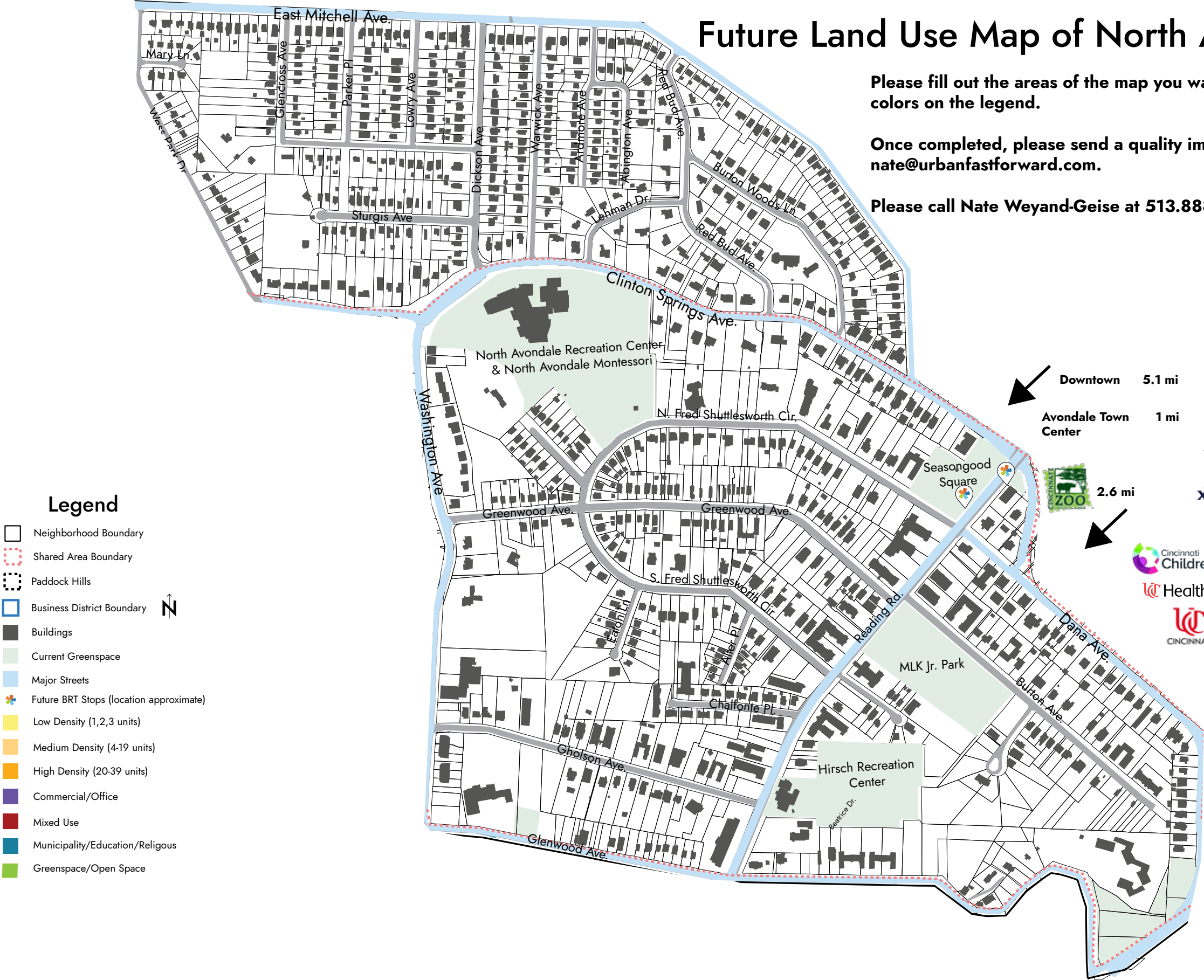


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 Avondale Town Center 1 mi
 1 mi. X XAVIER
 2.6 mi ZOO
 Cincinnati Children's 1.8 mi
 UC Health 2.6 mi
 CINCINNATI 2.9 mi
















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