

SEDAMSVILLE COMMUNITY DEVELOPMENT PLAN



PREPARED BY THE DEPARTMENT OF TRANSPORTATION
AND ENGINEERING, OFFICE OF ARCHITECTURE AND
URBAN DESIGN FOR THE SEDAMSVILLE CIVIC ASSOCIATION
AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT
AND PLANNING

CITY OF CINCINNATI
JULY, 2003

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COMMUNITY DEVELOPMENT PLAN**

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BY

***THE DEPARTMENT OF TRANSPORTATION AND
ENGINEERING, OFFICE OF ARCHITECTURE AND
URBAN DESIGN.***

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COMMUNITY DEVELOPMENT PLAN
APPROVED BY PLANNING COMMISSION
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EXECUTIVE SUMMARY



Sedamsville is situated west of downtown Cincinnati along River Road at the foot of Mount Echo Park.

Sedamsville is a small community that experienced a continual decline particularly during the 1980s and 1990s. There is little business activity in the area, housing conditions are critical due in part to the age of the buildings and its population decline has given way to an increase in temporary occupancy.

Community residents, business owners and other stakeholders are concerned with the long-term effects of decline in the neighborhood. Increased disinvestment, a situation of “drive through” neighborhood as opposed to that of a real destination, vandalism, careless driving and speeding and poor property maintenance have been key issues driving many of the long time residents away.

There is however, a strong feeling amongst a well-minded and proactive group of citizens that thrive for a betterment of the neighborhood and that look for reversing the effects of decline. The community’s Civic Association and a group of interested community representatives organized under the Sedamsville Neighborhood Planning Committee, focused on the mission: *“to reverse the effects of physical and socio-economic decline that has taken place during several years in Sedamsville, to stabilize the neighborhood and to strengthen the sense of community”* to develop this plan.

The community identified issues in four major areas they considered key to work on to reverse the social, economical and environmental decline. Those four areas are: public facilities and infrastructure, social and economic development, housing and, safety. The plan ahead is presented as a set of short and long-term recommendations, strategies and projects intended to bring to fruition the community’s vision of the future for Sedamsville.



INTRODUCTION

To reverse the effects of physical and socio-economic decline that has taken place during several years in Sedamsville, to stabilize the neighborhood and to strengthen the sense of community

The recommendations in this plan are set for both the short and a long-term implementation approach. They have been organized by area of specialization. A section outlining the strategies and projects for the three focus areas follows the recommendations. While it is not realistic to think that a dramatic change will follow the plan adoption, attention to the recommendations will be key to initiate development of projects outlined in the plan. The plan anticipates that change in Sedamsville will be gradual, parallel to the community's strengthening process and the availability of funds.

In the short term, the plans expectations are to support activities contributing to the stabilization of the neighborhood. The time horizon for implementation of the short-term recommendations is two years. Within those two years, building, health and public safety code enforcement must be consistently applied. Code enforcement in some way is already on course from the community's perspective. A sub-committee of the Sedamsville community council has established a form to follow up on code enforcement issues while remaining in contact with the appropriate City office. This practice as well as recommendations in this plan must be revisited and evaluated at the end of each year. Where deficiencies are found, appropriate corrective measures should be taken to improve implementation and follow up procedures. Current community involvement in code enforcement has a double benefit: that is by keeping the community interested and by not creating additional expense to the city.

In the long-term, the plan introduces projects and strategies that may require public and private funds for implementation. The long-term projects and strategies intent is raising the community's image to that of a vibrant community. The projects and strategies are directed to meeting the community's requirements in housing, recreation and the socio-economic aspects and are consistent with the priorities set by



the community earlier in the planning process. The time horizon for implementation of long-term strategies and projects of this plan is eight years following the plan's adoption. At the end of the eighth year, the community and the city should engage in an evaluation of the plan and subsequent updating of the plan if deemed necessary.

This plan is intend to be a living document to serve as a work program for the implementation of improvements. Both the short-term and long-term approach are independent, however, some elements can take place simultaneously if funding is made available in the short term.

The document that follows is organized in three sections. First it presents recommendations in the general context of the neighborhood from the urban design, socio-economic, housing and safety stand points in response to the priorities set earlier. Second, it presents projects and strategies that correspond to the direction given by the community's Planning Steering Committee and their vision for Sedamsville. Finally, a summary table of projects and agencies involved provides a first rough estimate for implementation.

The plan at hand was prepared while the writing of the new zoning code was in process. From the zoning and land use stand point, the plan is reflective of Sedamsville's current uses and zoning designations as well as it addresses people's concerns and vision of the future of the community.

The community and its representatives acknowledge that new zoning designations may imply changes to existing zoning districts and uses that may not be consistent, nor provide the legislative support to implement the vision of the community.

The plan recommends that after the new zoning text and maps are adopted, that Sedamsville review the new zoning and initiate any zone change requests based on the recommendations of this plan through a formal zone change process that includes all affected property owners. A zone change may be initiated by the property owner, a member of City Council, or the City Planning Commission, if a majority of owners of twelve or more contiguous parcels petition the City Planning Commission.

COMMUNITY PROFILE

The small, self-contained neighborhood of Sedamsville occupies a steep hill that rise above the heavily traveled River Road and the Boldface Creek Valley. With its narrow streets, clustered houses, and a church atop the summit, Sedamsville evokes a unique urban image and exudes a strong sense of time and place. It maintains a high level of visual integrity and cohesiveness through retention of features such as mature trees, original stone retaining walls, steep hillsides, narrow lots and compact physical boundaries. Sedamsville also encompasses a cohesive array of mid-19th and early 20th century residential and institutional buildings, including many fine examples of building types and styles common in the city's oldest neighborhoods. The neighborhood's remarkable collection of institutional buildings includes an excellent Gothic Revival parish church, one of Cincinnati's few surviving Romanesque Revival public schools, and Fire Company No. 26, one of the city's oldest firehouses.



Sedamsville was annexed into the city in 1869, by the turn of the century more than 100 businesses had developed on either side of today's River Road between Steiner and Sedam Streets. Following the flood of 1937 and the realignment of River Road in the 1940s, most businesses disappeared, transportation and the economy changed affecting people's lifestyle and the social interaction in the neighborhood.

Sedamsville is one of the smallest communities within the city of Cincinnati. In 2000, its population of 2,223 represented a 26% decline from the population of the 20 years prior. Despite population decline, 1980-2000 Census data show that during the 20 year period, Sedamsville's household income and educational attainment improved. The median household income grew by 61% in the 1980-1990 decade and by 63% in the 1990-2000 decade bringing the community's median household income 6.5 % above the city's median. Also, the number of college graduates in the community increased about 3 times in the 20 years, however, comparing Sedamsville's educational attainment (56% of the population with less than a high school diploma) with that of the city as a whole (30%), there is still a deficiency needing further improvement in Sedamsville.



From 1980 to 2000, the number of housing units as well as the renter-occupied/owner-occupied ratio declined and the housing stock reached a critical point in the aging process. By 1990 half of the housing stock in Sedamsville predated 1939 and very few were built between 1980 and 1990. During the last 20 years, the number of housing units declined by 15 % (from 1,073 to 915 units) and the vacancy rate increased from 12% in 1980 to 18% in 2000. At the present time, the community's Civic Association accounts speak of owner/renter occupancy dwindling past the critical 50/50 ratio (the 1980 ratio was 47/41 %). Census data as well as the community's observations point out to a growing concern about housing due to the lack of maintenance and continued des-investment that impede re-development opportunities in the community.

From the physical planning stand point, Sedamsville presents a peculiar configuration contributing to its character and charm. Its closeness to downtown and parks are an asset, however, issues related to topography, potential landslides and the extent of the 100-year flood zone along the entire southern boundary of the community are factors challenging future development in the community. Neighborhood accessibility is rather confined to River Road where heavy traffic and intensity are a concern to neighborhood residents. Nonetheless, from the business development stand point, the community acknowledges that exposure to the traffic volume on River Road may reinforce existing and contribute to development of new businesses in Sedamsville.

NOTE: For detailed data on demographics, turn to Appendix A. Demographics data draws from the 1980, 1990 and 2000 Census reports for census tract 103 – Sedamsville.

Transportation

Sedamsville is segmented by a multimodal transportation corridor that runs west of downtown. Within this corridor there is a major roadway and two railroads. River Road (US-50), which is classified as a Principle Arterial, is an important east-west roadway that carries about 28,000 vehicles per day. Included in this count is a high number of trucks that use this roadway serving the numerous barge intermodal facilities along the Ohio River, west of the Cincinnati CBD. These facilities handle bulk material such as grain, petroleum products, and salt.

The railroads within the corridor mostly function to serve the barge facilities, however, there are a few "through" freight trains that also use the tracks. These trains have a destination in St. Louis.

In recent year the railroads within the corridor have been envisioned to be part of passenger rail alternatives. The Regional Rail Plan of "Metro Moves" envisioned one of the rail lines as being used as a possible Commuter Rail line to Lawrenceburg, Indiana. Also under consideration is a high-speed passenger rail corridor that would connect Chicago to Cincinnati. If implemented, the trains would use one of the railroad tracks that pass through the community.

A bicycle trail has been envisioned to pass through the Sedamsville Community in some manner. A specific alignment has not been established as of yet.

Zoning and Land Use

Under current zoning, Sedamsville is predominantly zoned residential with pockets of business, manufacturing and river front commercial districts.

About 80 acres are zoned multi-family low-density (R-4) and about 8.5 acres are zoned multi-family medium-density, these being the districts where most of Sedamsville's exiting housing stock is. Along Delhi Ave. close to River Road exist a group of buildings zoned retail wholesale business (B-3), general business district (B-4) and



multi-family low-density transition (R-4T) allowing for a multiplicity of uses consistent with the concept of commercial-residential mixed use.

South of River Road there is a large concentration of commercial uses encompassing a mix of manufacture and transportation activities related to the river and rail track industry. There is a significant amount of vacant land potentially representing an opportunity for future development.

Topography

Topography in Sedamsville is a critical factor affecting the potential for development. Vacant land appears to be left undeveloped largely because of the topography constraint and unstable soils. Nonetheless, topography plays an important role when looking at the unique setting of the community and providing some attractive vistas.

Landslide Potential

Landslide potential ranges from “very high” to “moderate” with the most sensitive areas located directly at the foot of Mt. Echo Park. Evidence of soil movement and uncontrolled drainage are found everywhere in the neighborhood on retaining walls that have given up blocking sidewalks or fracturing the structure of buildings.

Flood Zone

The 100-year flood zone extends along the entire community south of River Road on land currently zoned river front commercial and intermediate manufacturing. This area is confined and clearly outlined by the realignment of River Road done in the 1940s.

Vacant Land



There are 190 vacant sites in Sedamsville which amount to 17% of the total land area of the community (172 acres). The largest number of vacant sites under one zone category is 117 sites in the R-4 Multi-Family Low Density District. Next are 48 sites zoned B-4 General Business District. Vacant properties zoned B-4 are located mostly along River Road. Sites zoned R-4 are mostly in the northern end of the neighborhood.

The potential for redeveloping businesses along River Road is limited to drive-in facilities found along traffic-intense corridors. Topography may be a deterrent to further residential development in the neighborhood.

In 1990, of a total of 974 housing units, about half had been built before 1939. Only 75 were either built or had undergone renovation between 1980 and 1990.

NOTE: For maps regarding Sedamsville's physical and environmental conditions, please turn to Appendix B.





COMMUNITY'S ISSUES, OPPORTUNITIES AND PRIORITIES

Sedamsville's priorities resulted from the issues and opportunities identification strategy used earlier in the planning process. These priorities respond to the social, economic and physical aspects of the neighborhood that concern most of its residents and property owners. The priorities show that to the great majority, the changes that need to occur to improve the neighborhood are related to its image, to the absence of viable economic activity, to a sheer drop in owner-occupancy rates and housing condition, and to the perception of safety. These then became the directives for the plan.



- **PUBLIC FACILITIES AND INFRASTRUCTURE:** Provide adequate access to public and neighborhood facilities, evaluate the condition of drainage throughout, study the potential to re-establish the “walkable community” concept.
- **SOCIAL AND ECONOMIC DEVELOPMENT:** Promote and support activities for youth and the elderly, direct unsupervised children to better use of their time, deter poverty and the effects of it. Amend the lack of business responding to residents needs, offer alternatives to businesses considered detrimental to the neighborhood's image, and open the community to job opportunities.
- **HOUSING AND PROPERTY VALUE:** Organize a campaign to counter property depreciation, to cut down on the number of absentee landlords and the number of vacancy rates; improve poor housing conditions.
- **SAFETY:** Offer viable solution to crime activity, elimination of drug activity and speeding vehicles throughout the neighborhood.

GOALS

- **IMPROVE/EXPAND RECREATIONAL OPPORTUNITIES**
Another community asset is its proximity to the parks and open space surrounding the neighborhood and to some level, the views of the River and Downtown. However, the community feels that they can't enjoy these features without appropriate access. The community considers these assets key to marketing the neighborhood in the future.

OBJECTIVE: To enable community access to legitimately use existing recreational assets in the neighborhood.

- 1. Improve Bold Face Park**
 - Continue to maintain and improve facility
 - Improve both pedestrian and vehicular access opportunities to the park
- 2. Compliment Bold Face Park with appropriate access to Mt. Echo and Embschoff Nature Preserve**
 - Develop a pedestrian connection between Bold Face Park, Mt. Echo Park and Embschoff Nature Preserve
 - Enable neighborhood residents' access to a pedestrian link to the parks as well as to the neighborhood center
- 3. Expand Recreational/Learning opportunities to include industrial development site south of River Road**
 - Approach development officials to consider visual access to commercial/manufacturing activities on south side of River Road
 - Develop south side of River Road to include a parkway theme that highlights historic and natural features
- 4. Explore opportunities to “partner with nature” type of organizations**
 - Involve youth and seniors in efforts to improve nature related educational/recreational opportunities in the neighborhood





- **ENHANCE/HIGHLIGHT COMMUNITY'S CHARACTER AND CHARM**

Sedamsville's unique setting formed by the combination of natural features and representative architecture as well as due to its location relative to downtown provides an opportunity to turn the neighborhood into a "gateway" community.

OBJECTIVE: Improve the image and perception of Sedamsville in the eyes of the public in the region and the community.

- 1. Reinforce the "Walkable Community" concept**

- Encourage neighborhood scale commercial development
- Encourage developing safe walking facility throughout the neighborhood

- 2. Support "Asset Based" development and redevelopment**

- Build upon the "community center" concept at Santa Maria's
- Improve access opportunities and activities at the three parks surrounding the community
- Encourage community socialization activity programs

- 3. Develop an urban design theme to identify the community**

- Develop a participatory design program with children and seniors
- Promote design competition to educate on community's history
- Build upon community's past to stimulate sense of pride

- 4. Improve neighborhood communication**

- Start a "neighborhood-block-communication" program. Assign a coordinator for each block
- Ensure intra communication: neighborhood residents/businesses and extra communication: neighborhood-City Agencies.

- Invite city officials to attend community meetings and respond to citizen’s enquiries and concerns.
 - Follow up on recommended actions or strategies in response to citizen’s concerns or inquiries
- **STRENGTHEN AND EXPAND SANTA MARIA COMMUNITY SERVICES**

Santa Maria Community Services is a point of reference for the residents of Sedamsville. It is a non-for-profit organization, partially funded by the City of Cincinnati, offering support services. Its activities stretch out to include the Riverside and Saylor Park communities. Santa Maria stands today as an asset to the community, however, financial and organizational limitations hinder the possibilities to sustain, enhance and expand its current scope of services.

OBJECTIVE: To help the community to resolve issues affecting youth, seniors and families.

- 1. Support combined social development programs for youth and seniors**
- 2. Support and expand current Santa Maria’s Support Services**
 - Increase productivity, efficiency and effectiveness
 - Integrate technology into Santa Maria’s daily operations
- 3. Set up a Community Resource Center**
 - Provide technology access and training to members of the community
 - Provide micro-enterprise development program services as part of its core services
- 4. Become knowledgeable about how to financially support (fund) the organization**
 - Train staff on research for funding, grant writing, marketing strategies to seek funding and develop Santa Maria’s promotion opportunities.
 - Develop partnerships with sister organizations



- **ATTRACT/DEVELOP BUSINESSES CATERING TO THE COMMUNITY’S NEEDS**

Neighborhood residents find hard to fulfill their day-to-day needs unless they drive significant distances. The community is aware that, at the present time, neighborhood businesses would have to rely on the passing traffic along River Road to become viable. However, their feeling is that businesses located in Sedamsville should focus on residents’ needs as well for Sedamsville to turn into a dynamic community.

OBJECTIVE: To enable residents to increase their purchasing capacity and support development of neighborhood based businesses that serve the needs of both residents and outsiders.

- 1. Encourage community oriented business development**

- Develop a marketing strategy to approach business owners and investors and invite them to set up business in the community
- Consider Santa Maria Community Services as a “small-business” training center

- 2. Encourage job creation**

- Support businesses offering job opportunities to youth and seniors
- Develop seasonal job opportunities in connection with access to natural assets in the neighborhood

- 3. Diversify business opportunities in the community**

- Expand business development opportunities to include recreation and technical support oriented businesses
- Support home-based business development

- **IMPROVE/EXPAND HOUSING OPPORTUNITIES**

As homes in Sedamsville grow older, owner occupancy rates had fallen giving way to increasing rental and vacancy rates. Property owners, both long and short timers, feel the burden of des-investment in the neighborhood and experience day to day hardships in the absence of renewed vitality in the neighborhood.

OBJECTIVE: *To improve housing conditions and opportunities in the neighborhood.*

- 1. Develop / redevelop competitive housing**
 - Support new housing to meet demand from a broader clientele
 - Develop a community home-asset presentation package
- 2. Improve / enhance existing housing**
 - Engage in community wide home improvement program
 - Provide training in maintenance and minor repair, landscaping practices for homeowners
 - Provide home care training for tenants
 - Start a “Home of the Year” award program
- 3. Enhance neighborhood character with complimentary housing design**
 - Promote neighborhood character
 - Highlight architectonic assets/features
 - Prepare a Sedamsville “new housing” information/guidelines package



- **REDUCE THE INCIDENCE AND PERCEPTION OF CRIME**

Crime statistics consistently reported at community council meetings refer in its majority to non-violent incidents. Although some activity may be considered serious, residents are bothered by the high incidence of “petty” crime associated with youth misconduct. Petty crime has been cited as one of the reasons why property owners decide to leave the neighborhood. The latter has a defining impact on people’s perception of crime in the neighborhood.

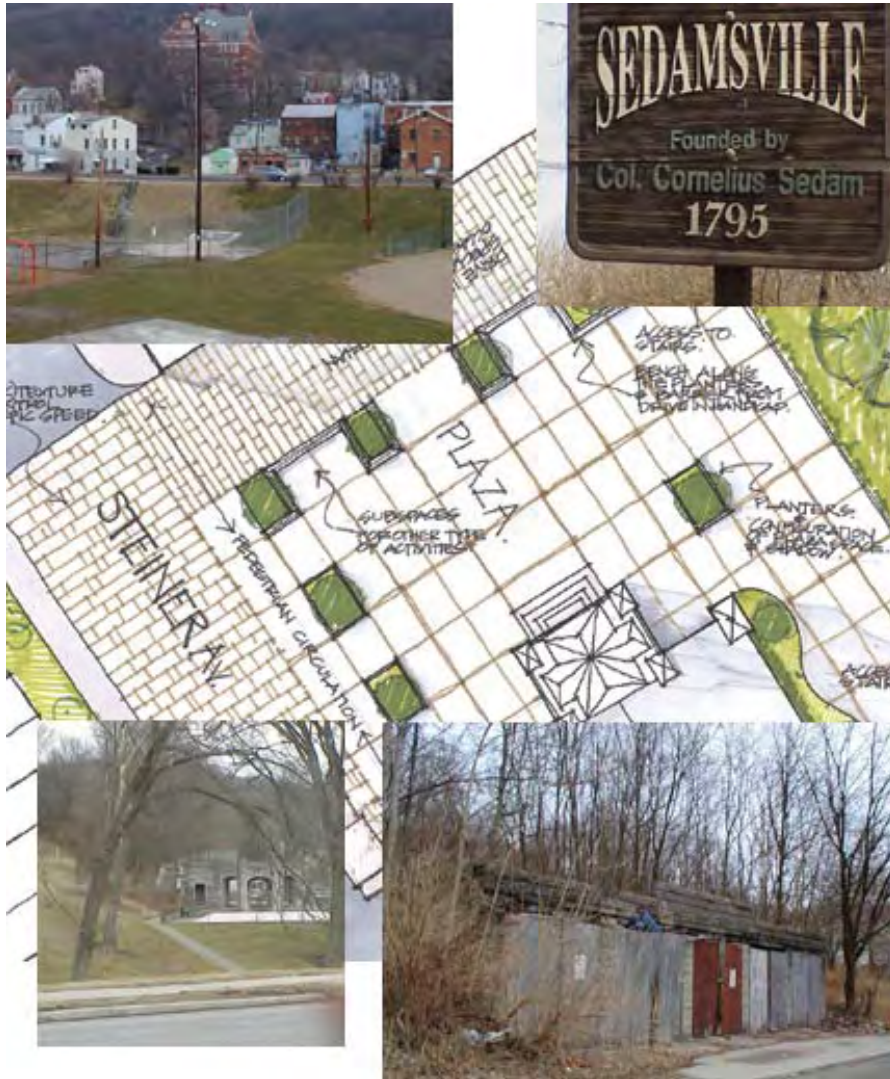
OBJECTIVE: *To foster a higher quality living environment for families and to enable economic development activity in the neighborhood.*

- 1. Promote safety practices to reduce the incidence and perception of crime**
 - Implement Crime Prevention Through Environmental Design (CPTED) standards in the neighborhood



- Identify location and enable setting up a neighborhood police mini-station
- 2. Increase neighborhood awareness**
 - Support neighborhood policing practice and strategies
 - Enable neighborhood block watch activity
- 3. Maintain on-going code enforcement process**
 - Support community's "property maintenance" committee
 - Develop tracking system and mechanism to follow up on neighborhood clean up activities

RECOMMENDATIONS



RECOMMENDATIONS

URBAN DESIGN THEME

The urban design recommendations address issues related to visual and functional connection between focus areas in the neighborhood. Significant architecture existing in the neighborhood and the environmental quality become the base to reinforce the character and aesthetics of Sedamsville.

Plans to physically enhance Sedamsville could potentially be affected by two key elements: proximity to the hillsides and relative location to the river and to the East-West multi-modal transportation corridor. These elements have determined Sedamsville's unusual configuration, comprising primarily three areas: the eastern area along River Road, the core area north of River Road extending up to the Delhi Township line, and the industrial tract south of River Road along the entire planning area. These three have each become a focus area for the purpose of discussion and identification of recommendations in this plan.

From the urban design perspective, all three areas lack visual and functional connection among them. The remainder of Sedamsville's business area is clearly identified between Steiner Avenue and Delhi Avenue just north of River Road. Although some businesses have managed to remain open and generate some activity, the cluster of commercial buildings and uses does not represent a focus point. Sedamsville is in need of a renewed point of reference, an area capable of bringing the community together. Re-establishing the focus point in the core area may take a comprehensive effort since decline in commercial activity and neighborhood interaction has, for years, dwindled to a point in which the point of interest is no longer evident. Without a focus point or reference in the neighborhood, the community is left to deal with an issue of "legibility".

A community's legibility is based on the places and activity(s) that take place in the neighborhood in recognized spaces and in a specific order (public, private, civic or recreational). Apparent places and activities are the elements that make the "order of place", ultimately being the elements that make a neighborhood and a community special.



Order of place provides the ability to identify spaces and uses on a hierarchical order, depicting the neighborhood's authenticity and character





Goal

IMPROVE and EXPAND UPON EXISTING RECREATIONAL OPPORTUNITIES;
ENHANCE and HIGHLIGHT THE COMMUNITY'S CHARACTER AND CHARM

1. Improve Bold Face Park

- Continue support to maintain and improve the park's facilities: i.e. swimming pool, ball fields, pavilion.
- Improve pedestrian and vehicular access opportunities to the park. Focus on pedestrian crossing(s) on Fairbanks Ave.
- Provide adequate parking.
- Rehab pavilion and enhance Bold Face Park to include features celebrating the origins and history of the community.

2. Provide appropriate access to Mt. Echo and Embschoff Nature Preserve

- Develop a pedestrian connection between Bold Face Park, Mt. Echo Park and Embschoff Nature Preserve (Hamilton County Park). Develop a clear walking path leading to the parks from the core area and from other areas throughout the neighborhood with emphasis on safety primarily for seniors and children. Enable comprehensive neighborhood access to the walking path.
- Initiate comprehensive sidewalk condition evaluation and maintenance/repair activity
- Evaluate, repair and maintain existing stairways/steps throughout the neighborhood. Consider existing steps and building new ones as links key to the development of a neighborhood pedestrian network.

3. Expand Recreational/Learning opportunities to include industrial development site south of River Road

- Approach development officials to consider giving appropriate visual access to enjoy commercial/manufacturing activities on south side of River Road (Conrail Site development plan).

- Develop south side of River Road to include a parkway theme that highlights historic and natural features of Sedamsville. Develop parkway amenities where public right of way allows (i.e. site along roadway where dilapidated homes have been demolished (River Road Realignment Project).
- Explore developing parkway theme along the south side of River Road to include landscaping consistent with the Park Master Plan.
- Explore development of bicycle facility along the south side of River Road. Coordinate effort with communities along River Road west of the city for consistency in design.

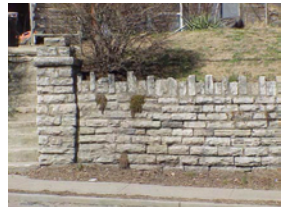
4. Explore opportunities to “partner with nature”

- Involve youth and seniors in efforts to improve nature related educational/recreational opportunities in the neighborhood
- Link environmental protection to sustainable development opportunities.
- Address natural resource protection issues by building partnerships with other jurisdictions and with the private sector.
- Continue/sustain urban forestry program (urban canopy) and enhance urban canopy where appropriate. Seek partnering with Parks’ Nature Education Program and Urban Forestry section.
- Assess natural course of water draining from uphill and provide appropriate remedies to impact throughout the neighborhood.

5. Reinforce the “Walkable Community” concept

- Encourage neighborhood scale commercial development in the core area.
- Support new housing development with densities similar to the existing. Encourage a design approach to enhance the scale and character of existing structures.
- Maintain street character and housing with porches open to the street. Encourage outdoor space design to allow for family and community interaction.





6. Support “Community Based” development and redevelopment

- Expand upon the “community development center” operations at Santa Maria.
- Improve access opportunities and activities at the three parks surrounding the community
- Encourage community socialization activity programs
- Support community events that open Sedamsville to the greater Cincinnati community

7. Develop an urban design theme to identify the community

- Apply participatory design activities with children and seniors when designing public facilities and improvements in the community.
- Promote design competition to educate on community’s history, tradition and culture
- Build upon community’s past to stimulate sense of pride
- Enhance community identity by developing gateways that reflect the neighborhood’s history.
- Develop a “focal point” for community gathering at the core area (center) of the community.

SOCIAL AND ECONOMIC DEVELOPMENT THEME

The plan's social and economic development theme recommendations and strategies are based on existing neighborhood assets. A community's success has been laid upon reinforcement of their accessibility to recreational opportunities and to a well-established transportation network, charming architecture and scale. This type of communities succeed by attracting small-scale businesses that cater to the resident's needs and by making shopping a pedestrian experience more often than not. Sedamsville is in many regards the type of neighborhood that fits with the description of the desired neighborhood layout. However, as many aging communities, Sedamsville is faced with declining ownership rate and property value as well as faces competition with newer development. Popular interest in newer areas geared to accommodating large car oriented development motivated developing a plan to reinforce the community's vision and preparedness to start the renovation of Sedamsville into a pedestrian friendly and diverse community.

Communities across the country bank on their proximity to recreational venues, transportation network and charm to attract small-scale successful businesses

In order to access the competitive small-scale commercial development arena, the proposal for Sedamsville is to revitalize the neighborhood from the inside out Re-establishing much needed businesses within an area bounded roughly by Steiner Avenue (east), Hartman Street (north), Fairbanks (west) and River Road (south) the neighborhood's core is still a remainder of what once was the local business district. The core area physically provides the infrastructure to support updated and enhanced businesses. The core lends itself as a point of reference to the community.

Goal

**STRENGTHEN AND EXPAND SANTA MARIA
COMMUNITY SERVICES
ATTRACT/DEVELOP BUSINESSES CATERING TO THE
COMMUNITY'S NEEDS**

- 1. Support and expand current Santa Maria's community development services**
 - Increase productivity, efficiency and effectiveness by integrating technology into daily operations.



- Provide technology access and training to members of the community
- Continue support to Santa Maria’s social development programs and enhance community services offered by establishing on-going training for home-based business development.
- Seek and establish partnerships with institutions that focus on increasing leadership capacity and training, i.e., Xavier University CBI or the University's Community Building Collaborative
- Develop partnerships with sister organizations
- Pursue additional funding sources for Santa Maria. Train staff on researching for funds, grant writing, developing strategies to expand Santa Maria’s opportunities.
- Support combined development programs for youth and seniors
- Provide micro-enterprise development program services as part of Santa Maria’s core services.

2. Encourage community oriented business development

- Develop a marketing strategy to approach business owners and investors and invite them to set up business in the community
- Consider Santa Maria Community Services as a “small-business” training center
- Ensure good pedestrian pathways to the core from the other focus areas identified in the plan. Enable pedestrian connection from church/Santa Maria parking facility (projected plaza) on Steiner, to area west of parking lot to access business/commercial establishments

3. Encourage job creation

- Encourage development of businesses offering job opportunities to youth and seniors
- Develop seasonal job opportunities in connection with access to natural assets in the neighborhood
- Retain existing businesses, i.e., Murdock-Water Fountain. Relocate where feasible within the community.

4. Diversify business opportunities

- Expand business development opportunities to include recreation and technical support oriented businesses
- Facilitate and support development of home-based businesses, particularly at locations near parks and open space or on easy access to parks and open space.
- Support existing or developing businesses catering to the community's needs. Encourage shared parking facilities in the core area.



5. Marketing development opportunities

- Identify and actively market available vacant land or property suitable for development and redevelopment.
- Support mixed-use development in existing structures
- Support small-scale businesses and commercial establishments in the area.
- Encourage maintenance and upgrade of existing commercial structures, i.e., façade, streetscape, etc.
- Attract new businesses and/or mixed uses to existing vacant or underutilized commercial properties.

6. Improve neighborhood communication and interaction

- Start a “neighborhood-block-communication” program. Assign a coordinator for each block
- Ensure intra communication: neighborhood residents/businesses and extra communication: neighborhood-City Agencies
- Invite city officials to attend community meetings and respond to citizen’s enquiries and concerns.
- Start “neighborhood gardens” in consultation with City and other neighborhood organizations





Housing, by far, is the most comprehensive aspect of a community. It entails the space where people live in (the house), its surroundings, the environment and the social interactions

HOUSING THEME

Home ownership and home improvement are key to enhance Sedamsville. Housing conditions have deteriorated to a point in which makes it difficult for real estate holders to re-invest in their properties. Unfortunately, housing/neighborhood conditions do have an impact on housing/neighborhood opportunities. Re-development is likely to occur first where the potential for return is evident. Good housing and good neighborhood conditions are a great incentive. Housing, by far, is the most comprehensive aspect of community development. Housing entails more than just the space that we live in (the house), it extends to the symbiosis of the house and its surroundings, the environment and the social interactions.

*Undoubtedly, proximity to natural features and accessibility are amongst the most valuable aspects contributing to the desirability of living in Sedamsville. The shared vision of many residents has influenced the Community Council to engage in efforts to clean up the neighborhood. The motivation is to make Sedamsville attractive to a diverse pool of potential homeowners and business owners. Residents involved in these activities are focused on “**reversing the broken window effect**”, inspiring pride by improving neighborhood appearance and to change the general perception within and outside the community.*

Goal

IMPROVE/EXPAND HOUSING OPPORTUNITIES

1. Clean up the neighborhood

- Support Community Council’s committee effort to “clean-up” the neighborhood
- Request City SWEEP annually to enforce code and follow up on actions to conform
- Provide adequate receptacles and waste collection areas in key locations throughout the neighborhood.
- Encourage property owners to maintain their properties free of debris, vicious weeds and large unusable items.
- Arrange for appropriate disposal of brush and yard waste.

2. Develop / redevelop a balanced mix of housing opportunities

- Support new housing to meet demand from a broader clientele
- Develop a community home-asset presentation package
- Explore/establish partnership with corporate home-improvement businesses interested in providing help on housing rehab efforts.
- Consult with the City about how to market property considered no longer suitable for living occupancy.
- Consult with the City on viability to assemble vacant and underutilized land for marketing purposes.
- Develop a marketing package to advertise vacant land, vacant and underutilized property and vacant/underutilized structures and the community's vision
- Seek creative funding mechanisms for housing development and redevelopment



3. Improve / enhance existing housing

- Engage in community wide home improvement program
- Provide training in maintenance and minor repair, landscaping practices for homeowners
- Provide home care training for tenants
- Start a “Home of the Year” award program
- Community Recognition award program to highlight property owner efforts to improve their property, home or business
- Start a House of the Month gathering in which public officials, real estate representatives and residents are welcome to an open house afternoon program.
- Apply for neighborhood housing improvement programs such as façade improvement, housing rehab.

4. Enhance neighborhood character

- Enhance neighborhood character by designing new development complimentary to existing housing style and scale.
- Highlight existing architecturally contributing structures.



A safe place describes people's perception of a place where legitimate activities prey over inappropriate activities and behavior.

- Prepare a Sedamsville “new housing” information package.
- Explore new housing development possibilities and rehabbing existing viable properties
- Explore development of a village concept with new housing (single family-detached and single family-townhouse/condos) on area located north of the core.
- Provide adequate access to neighborhood amenities (i.e parks, businesses, transportation, vistas) from renovated new housing development areas.

SAFETY THEME

Community involvement is critical when addressing issues affecting the community. A safe environment for residents as well as for visitors is everyone's desire, though accomplishing that wish implies strong “ownership” and sense of pride developed in the neighborhood. That is, in a general sense the spirit of the recommendations and strategies below for increasing safety in Sedamsville. Recognizing public policing limitations and taking the initiative to re-state pride in Sedamsville by the community itself is paramount to change people's perspective on the level of safety in the neighborhood.

A safe place is relative to people's perception of a place when legitimate activities and social interaction “prey over” inappropriate activities and behaviors. Safe places usually are identified as places where concerned and caring property owners and tenants interact, where diversity of age, culture and interests is perceived as one of the characteristics that make a healthy community.

Goal

INCREASE SAFETY AND REDUCE THE INCIDENCE AND PERCEPTION OF CRIME

1. Promote safety practices to reduce the incidence and perception of crime

- Adopt and implement Crime Prevention Through Environmental Design (CPTED) standards in the neighborhood. Apply CPTED Standards in new development and redevelopment efforts.

- Identify location and enable setting up a neighborhood police mini-station
- Ensure public lighting is appropriate throughout the neighborhood especially in public spaces
- Provide appropriate signs to address park hours, no litter and the penalties (fines) related to the violation of code regulations. Focus on Bold Face Park and access points to Mt. Echo Park and Embschoff Nature Preserve.
- Provide a continued, properly signalized and well-lit pathway throughout the neighborhood.
- Provide/maintain adequate precaution measures on River Road pedestrian crossings. Repair, replace, and enhance existing signage and pedestrian crossings on River Road.
- Explore developing additional pedestrian crossing(s) on River Road at strategic locations
- Develop improved bus stop pads along River Road at locations deemed as appropriate by Traffic Engineering and SORTA
- Maintain street lighting. Upgrade lighting in certain areas as determined critical for safety and further urban design considerations.

2. Increase neighborhood awareness

- Support neighborhood policing practice and strategies
- Enable neighborhood block watch activity to organize a “block watch” program in each one of the focus areas
- Organize block parties on a regular basis
- Establish/continue to exercise a "Night Out" program.
- Continue effort to clean the neighborhood periodically by placing large volume dumpsters for trash and large item collection periodically at alternate locations each time.

3. Maintain on-going code enforcement process

- Support Community Council’s "code enforcement committee" activities. Continue code enforcement, reporting and follow up activities.
- Reinforce community’s “property maintenance” initiative.



- Identify sites or properties that are a concern or at risk in the neighborhood and engage property owner to take account of illegitimate condition/activity on the property
- Request/Support "Concentrated Code Enforcement" carried on by the City.
- Request the City to strictly enforce speed limits on traffic traversing along the major thoroughfares in the neighborhood.

STRATEGIES & PROJECTS





AREA SPECIFIC STRATEGIES AND PROJECTS

Certain types of improvement projects require private property owners' participation through assessment or modification of Utility Services. Each project must secure funding, coordinate with appropriate agencies, and integrate with surrounding community. No City funding availability is implied in the development of this plan. Estimates (where provided) are preliminary. Accurate field surveys, subsurface investigations, property owner investigation, finalized scope, and design are required for time formulation of the construction budget.

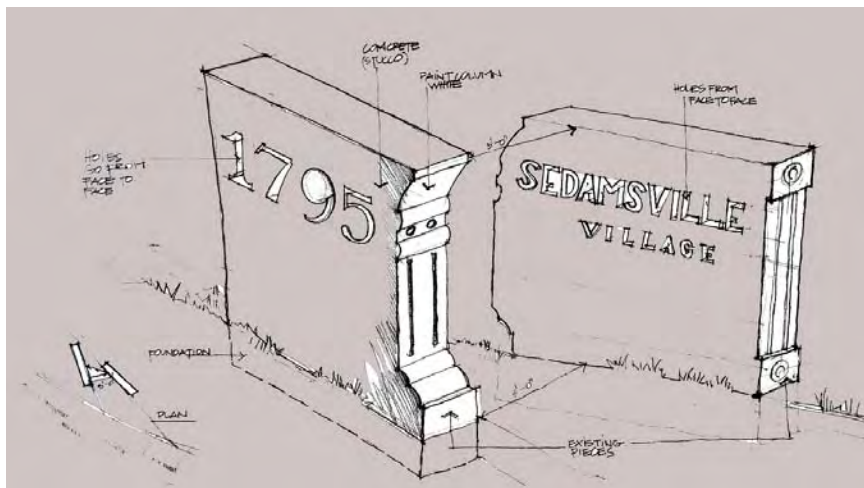
Eastern Focus Area

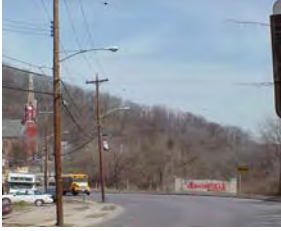


STRATEGIES

- Develop a neighborhood façade improvement program. Emphasize working with long-time established businesses (i.e. "House of Tropical Fish") to provide a lift to street façades and parking arrangement. **Community Council, DCDP**

- Request an annual survey and evaluation of neighborhood building conditions throughout the area by the City's "Concentrated Code Enforcement" program. Community Council, B&I
- Examine the possibility to improve cautionary devices at strategic locations along River Road. Place emphasis on updates in connection with bus stop locations. T&E, SORTA
- Following transportation engineering evaluation, should additional pedestrian crossings be warranted, design crossings to complement the design used at the intersection of River Road and Idaho Avenue recommended in the Riverside Strategic Community Plan (March, 2002). T&E
- Inventory vacant and underutilized properties on an annual basis. Market vacant and underutilized properties in support of in-fill development efforts along River Road. DCDP
- Compile and package a marketing presentation document offering commercially and mixed use zoned properties along River Road for development purposes. DCDP, T&E-Graphics, Other.
- Encourage/support existing businesses retention and relocation to viable sites within the neighborhood (i.e., Murdock-Water Fountain). DCDP, Other.





PROJECTS

□ *GATEWAY*

Erect a gateway at the eastern entrance to Sedamsville located approximately at a site west of the River Road and State Street intersection on State owned land. Project design and construction funded within the CPR 2003-2004 Biennium Budget. A detailed description of the gateway project is found under projects in the core area. T&E



□ *PEDESTRIAN CONNECTIONS*

- Complete/enhance sidewalk along south side of Galvin Lane to enable continuous walking path from the eastern end into the neighborhood core area. T&E, Parks
- Explore potential to establish a four feet wide easement along south side of private property on Galvin Lane to ensure continuity of pedestrian connection along Galvin Lane (easements on Galvin at Anzonia). T&E, Legal
- Develop a trail through forested land parallel to River Road. A trail that extends along the southern edge of Mt. Echo Park may imply securing easements on private and public land to enable a continued walking path from Galvin Lane to the core area. T&E, Parks

□ *BUSINESS RELOCATION*

- Re-locate junkyard located at 2850 River Road to a City owned site located (?) south of River Road and east of Southern Avenue. DCDP, Legal
-



Core Area

STRATEGIES

- Seek additional funding sources for Santa Maria's operations and support implementation of strategies to enhance Santa Maria's services to the community. Santa Maria CS, DCDP, Others
- Diversify services offered by Santa Maria Community Services to establish on-going training on home-based business development, senior and young adults development. Santa Maria CS, DCDP, Others
- Pursue Santa Maria's partnership(s) with institutions and community-based organizations that focus on training for home and community oriented development and leadership capacity. Santa Maria CS, Xavier University CBI or the University's Community Building Collaborative
- Attract/develop businesses in the core area and areas zoned for business uses (B2, B3, B4) to increase output. Attract new businesses to existing vacant or underutilized commercial properties. DCDP, Community Council





- Support development of neighborhood based businesses located in the core area. Support existing and/or development of new businesses that cater to the community, particularly on locations near parks and open space. DCDP, Community Council, Santa Maria CS, Private Sector
- Identify and actively market available vacant land or property suitable for development and redevelopment. Develop a presentation package to advertise and market vacant land, vacant and underutilized property and vacant/underutilized structures in conjunction with the community's vision. T&E-Graphics, DCDP, Private Sector, Community Council
- Support mixed-use development and reuse of existing structures. DCDP
- Maintain and upgrade existing commercial structures, (i.e., façade, streetscape). DCDP, B&I
- Facilitate/improve circulation and pedestrian connections within the core area into the neighborhood and other neighboring destinations (i.e. nearby parks). T&E
- Establish a visual as well as functional connection from the Plaza on Steiner Ave. to Bold Face Park. Provide adequate access to neighborhood amenities in support of new housing development. DCDP, Parks
- Encourage creative funding mechanisms for new housing development and rehabilitation. Design and develop new housing consistent with Sedamsville's architectural character and social interaction needs. DCDP, Private Sector
- Evaluate speeding on Fairbanks at or near the Delhi - Fairbanks road split and improve if possible the pedestrian crossing that enables residents to walk to Bold Face Park in a safe manner. Consider a pedestrian crossing at the Delhi – Rosemont intersection. T&E, CPD
- Facilitate safe and friendly pedestrian circulation along Delhi onto Fairbanks and along Fairbanks down to the junction with River Road. T&E
- Enforce traffic regulations (speed limit, school zone speed limit), on-street parking hours and River Road. CPD, T&E
- Enhance greenery including planting of trees along the eastern side of Delhi Avenue's right of way. Parks-Urban Forestry, T&E
- Explore potential to develop a trailhead at a location abutting 328 Rosemont Avenue. This may involve purchasing easement on private land. Parks, T&E, Legal, Community Council

- Encourage and support maintenance and upgrade of existing structures along River Road. Support and enhance existing housing stock on north side of River Road and encourage infill development on available properties. DCDP, Community Council

PROJECTS

□ **PLAZA**

Design and build a multipurpose public gathering space (plaza) at a location currently used as shared parking for Santa Maria Community Services and the Our Lady's of Perpetual Help Church.

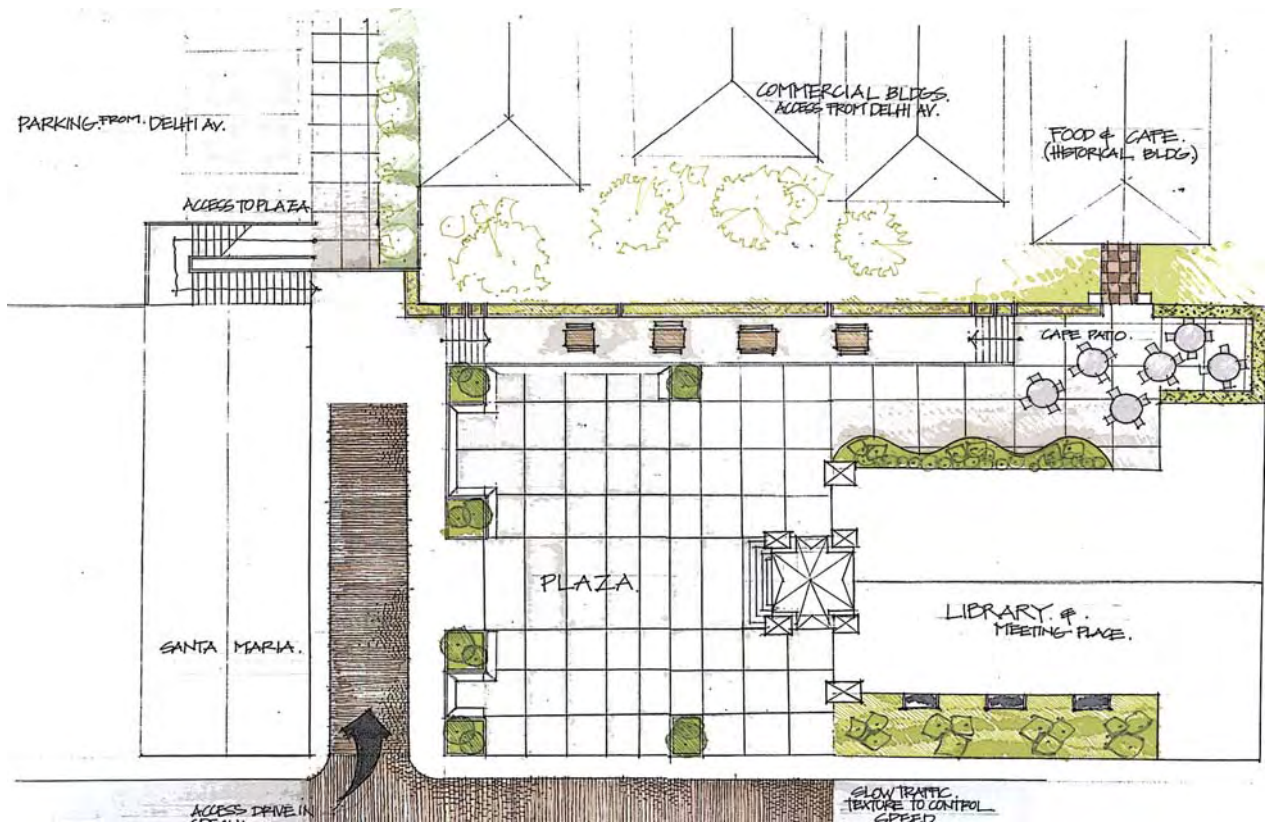
The plaza concept came as an answer to the need to find a point of reference for locals and visitors in the neighborhood. A plaza in most communities, and in Sedamsville in particular, serves as a multipurpose space with one goal that is to bring people together. In Sedamsville, the plaza concept will focus in accommodating passive recreation and space for civic events. The plaza will act as a transitional stage for people whose activities take place at the Santa Maria Development Center as well as in the church and old church school building.





- Access to the plaza will be on Steiner Avenue and from improved parking facility and commercial uses located on Delhi Avenue. Facilitating pedestrian access to the plaza from the neighborhood in general is a goal of this plan and has been cited throughout the recommendations section. Access from west of the plaza will require possibly purchasing property to allow for stairs to negotiate the change of grade between Steiner Ave. and Delhi Ave.
- The surface finish treatment of the plaza extends over the width of the sidewalk to either side of Steiner Ave. to underline the plaza and street connection. Parking on Steiner Ave. in front of the plaza will be allowed for handicap and emergency parking or for delivery purposes only. A shared parking lot facility will be improved off of Delhi Ave. for use of Santa Maria patrons and customers of businesses in the area.
- Elements in the plaza include open space and strategically located equipment such as benches, planters, pedestrian scale lighting, a drinking fountain and trash receptacles. Planters are meant for a combination of ornamental seasonal flowers and greenery as well as a few trees to provide shade during the summer time.
- Field observation of the area show a connection from the side yard of the church to the upper floor of the school that once was part of the church, a bridge connection was used by children to go out during recess time to play outside. New uses in the old school building would benefit from opening the opportunity there is to bridge both the building and the plaza.





Transportation and Engineering, Architecture and Urban Design Division; Department of Community Development and Planning





□ **NEW HOUSING**

Develop a “village” north of the core area.

Construct a mix of single family detached and townhouse housing solutions and rehab existing homes in the area north of Hartman Street bounded by Lodwick Street between Fairbanks Ave. and the foot of the hill

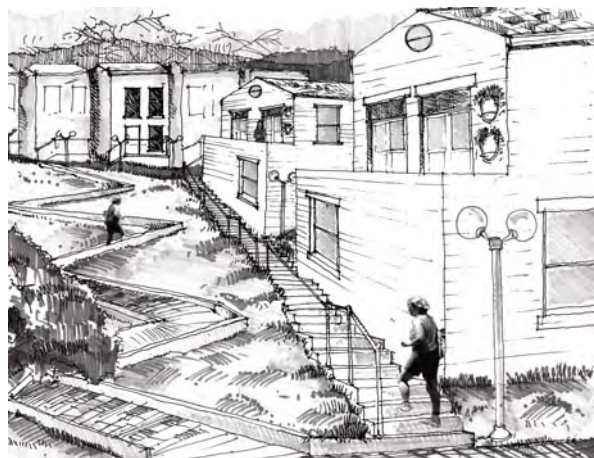
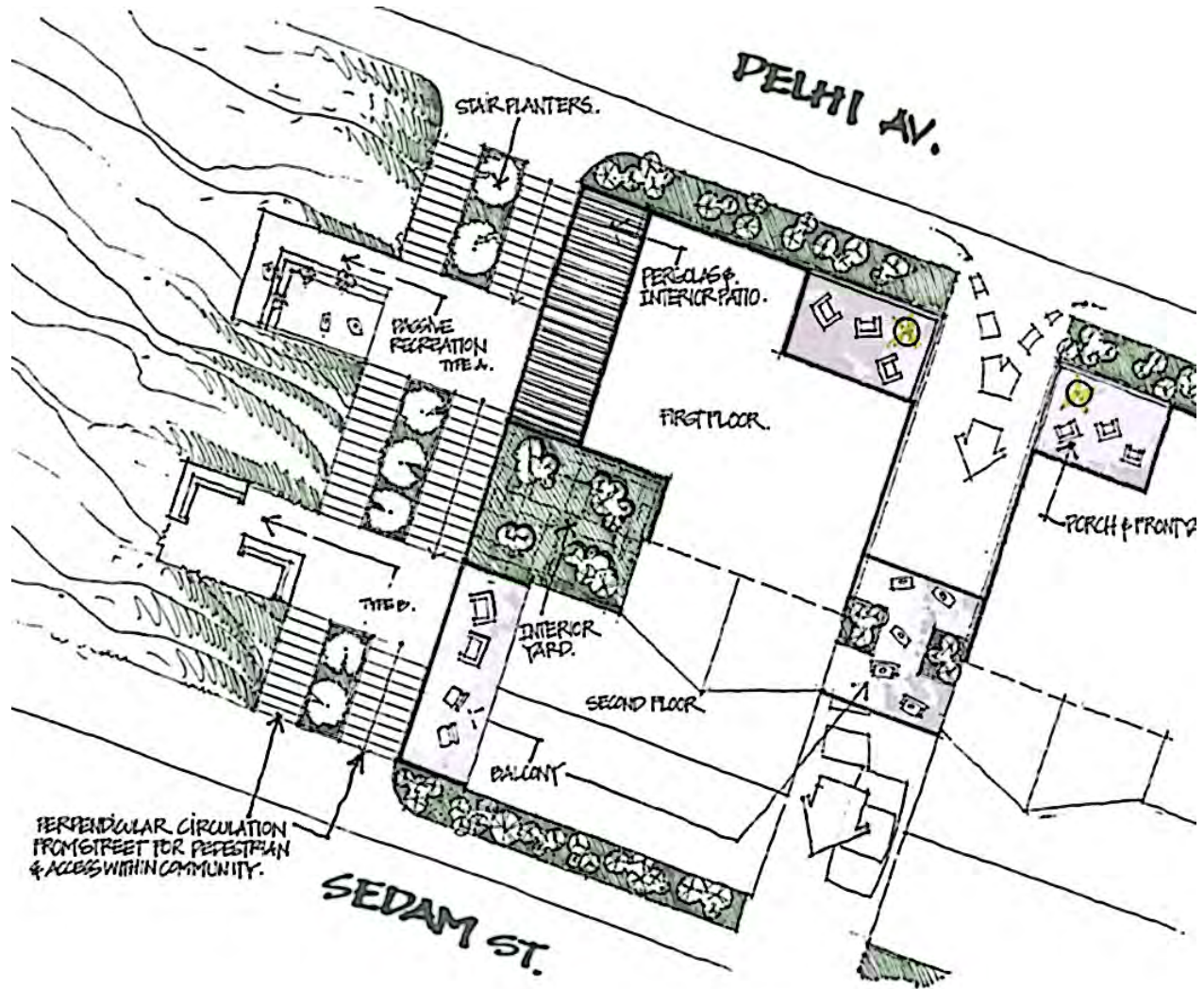
- Reconfiguration of the parcels may be necessary in order to make this project viable. Topography and drainage from uphill are key to potential re-development in the area demanding that an in depth study be done to determine the feasibility of building the village concept. However, street and utilities already in place are also a determinant to the development potential.
- Development of the village concept will include observing existence of various sets of steps. The steps will serve as links to segments of a neighborhood pedestrian network so development will have to occur around them.
- Proposed design and densities should be consistent with those of existing contributing buildings.
- Current platting of the area renders several unusable lots due to topography. Developing the village will observe topography as an asset, therefore expecting that engineering design include topography as another element of design. Undoubtedly, odd shape lots and topography will determine that where sites not suited for construction result, opportunity for community gardens or additional side yard space be considered.





Village development proposal includes new housing, rehab existing and eliminating buildings considered potentially hazardous due to structural conditions,





- DCDP, T&E, Federal Assisted Housing programs, private sector

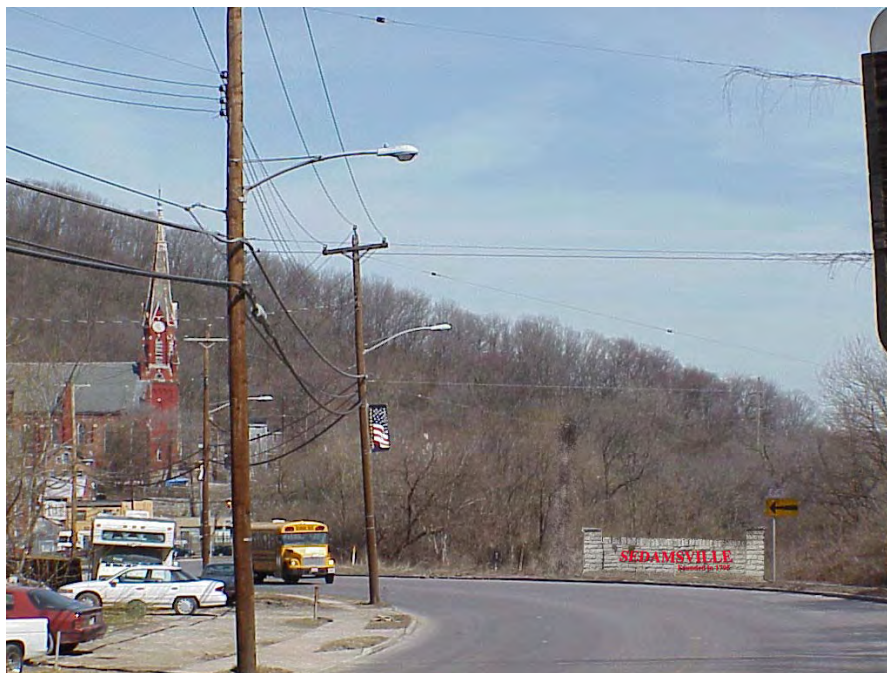
□ GATEWAYS

Create community identification markers at key locations

Erect gateway features at three high visibility locations in the neighborhood. Proposed sites are: north, at the Delhi - Rosemont – Fairbanks Avenue intersection; west, on River Road at or near the River Road - Idaho intersection; and east, at the River Road - Maryland intersection.

Gateways intend to provide information such as the name of the community, its history and possibly underline design features that speak of the character and significance of the community

In Sedamsville, the community has envisioned a structure to include architectural elements found in significant buildings throughout the neighborhood, i.e. field-stone, lintels and cornices.



T&E, Architecture and Urban Design Division, Legal, Community Council





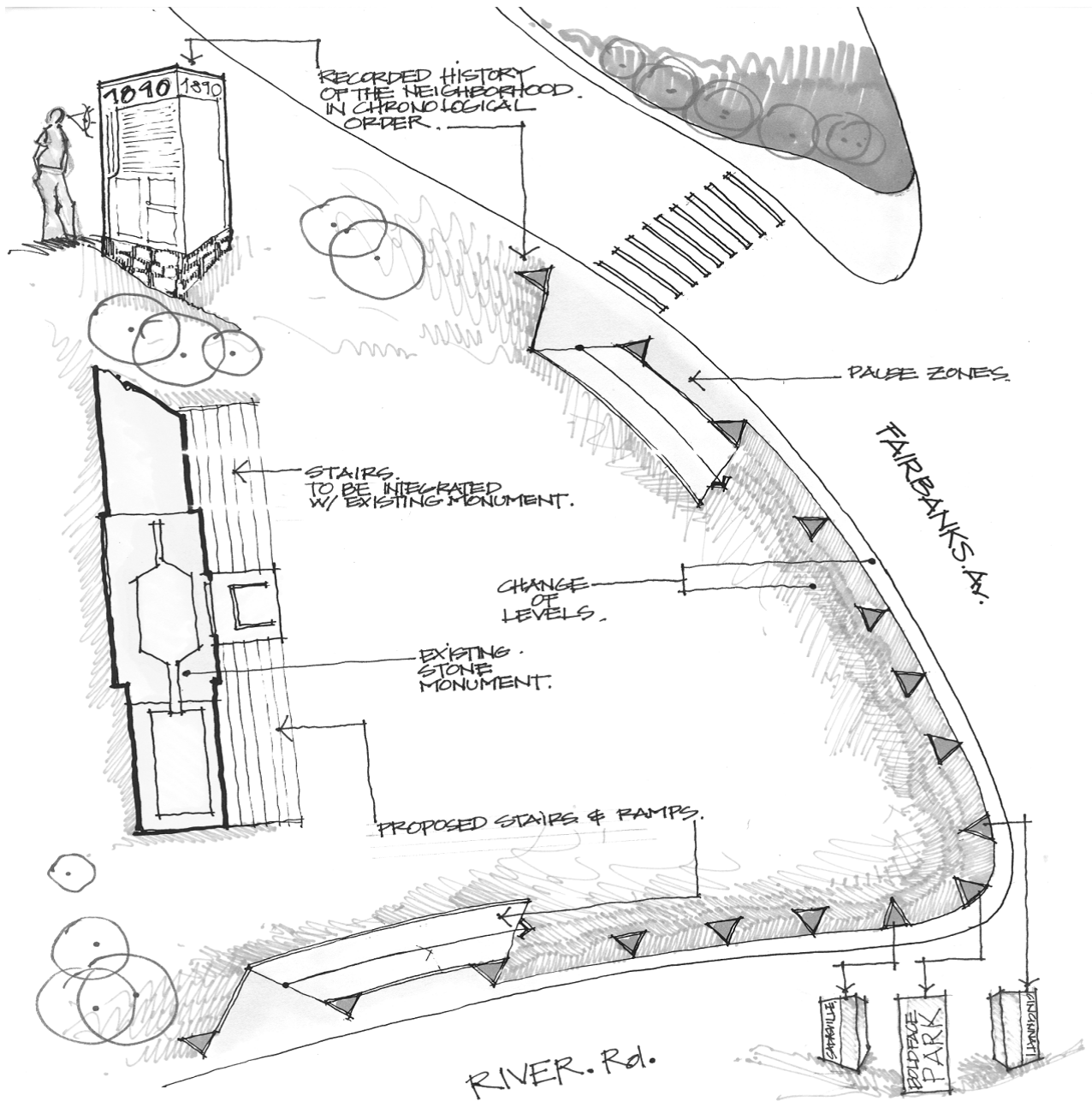
□ **BOLD FACE PARK**

Rehabilitate and improve Bold Face Park.

- Rehab the park throughout. Rehabilitate the pavilion and turn it into a multiuse facility with potential for leasing space for social events.
- Include public art and specialized graphic design on architectural elements placed outlining the park. The design elements should depict Sedamsville's History.
- Improvements to the park should include parking facility for users and delivery access for activities taking place in the pavilion.
- Provide/extend pedestrian link from Boldface Park in Sedamsville to Gilday Park in Riverside. Make pedestrian safety the driving element, make it part of the River Road improvements project.
- Proposed Bold Face Park improvements project to be in coordination with Gilday Park in Riverside to start a interconnected green space/recreation system representative of the western access to the city.



Transportation and Engineering, Architecture and Urban Design Division; Parks Board; Cincinnati Recreation Commission, Department of Community Development and Planning, Historic Conservation





River Front Area

STRATEGIES

- Facilitate/support development of properties generally zoned River Front River Front Commercial – Industrial located south of River Road for multi-modal related businesses and/or operations addressed in the Conrail Site Re-Development Plan.
- Maintain cooperation and community engagement during the planning and design process and of the "Conrail Site Plan". DCDP, TPUD
- Discuss the potential to develop a neighborhood-friendly design along the south side of River Road by enhancing green coverage and walking opportunities in connection to bus stops while preserving valuable views of the river and downtown.

PROJECTS

□ *RIVER ROAD CORRIDOR*

Maintain coordination effort with Transportation and Engineering on the River Road enhancement project. Explore potential development of amenities: a lineal park along the south side of River Road, improving bus stops, enhance gateway appearance. T&E, DCDP, Community



CREDITS & APPENDIX



CREDITS

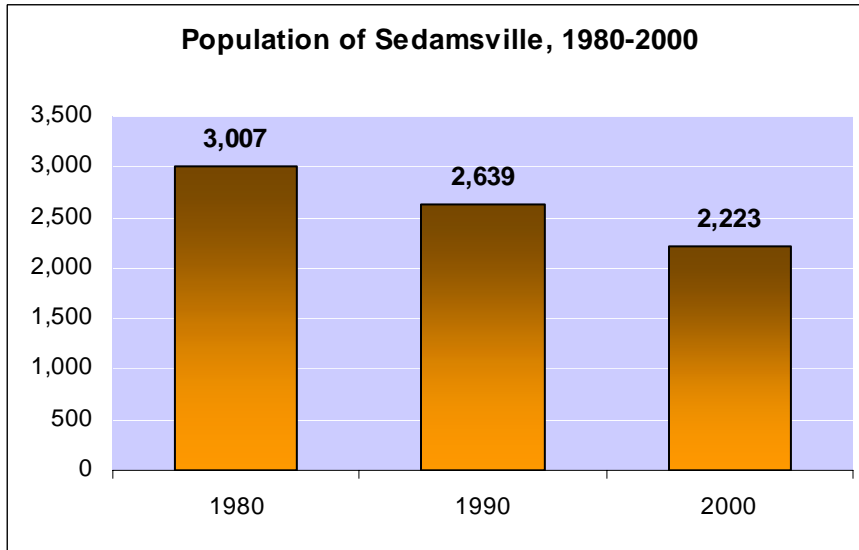
<p><i>Mayor Charles Luken</i></p> <p><i>Valerie A. Lemmie, City Manager</i></p> <p>City Council Vice Mayor Alicia Reece Y. Laketa Cole Minette Cooper John Cranley David Crowley Pat DeWine Chris Monzel David Pepper James Tarbell</p> <p>City Planning Commission Caleb Faux Terri Hankner Jacquelyn McCray Don Mooney Deborah Holston, City Manager’s Alternate James Tarbell, Council Representative Peter Witte</p> <p><i>Neighborhood Stakeholders</i> Ruth Kilday, David Hicks, Carol Kauscher, Charlene Roark; Richard Scott, Bruce and Sandy Bachman, Anne Carr, David and Shirley Waldrop, Dan Beerer, Greg Mast, Lou Crawford, Pauline Martin, Sedamsville Civic Association and the property owners and residents of Sedamsville.</p> <p><i>Sedamsville Neighborhood Strategic Planning Committee</i> Julie and Richard Tolbert; Barb Neihaus, Santa Maria Community Center; John Klosterman, Gerry and Alan Baker, Ted Snyder, Betty Cook, Dick Scott, Paul Kolp, Nick Cook, Doug Kohls</p>	<p><i>Project Manager:</i> Diego Jordan, Office of Architecture and Urban Design</p> <p><i>City Staff</i> Morag Adlon, Department of Community Development and Planning; Matthew Andrews, Office of Architecture and Urban Design; Felix Bere, Department of Community Development and Planning; Steve Briggs, Department of Community Development and Planning; Joan Buttner, Department of Transportation and Engineering; Julia Carney, Department of Community Development and Planning; Adrienne Cowden, Department of Community Development and Planning; Bill Fischer, Department of Community Development and Planning; Skip Forwood, Department of Community Development and Planning; Annette Garza, Department of Buildings and Inspections; Martha Gentry, Department of Public Services; Officer Milton Hampton, Cincinnati Police Department; Martha Kelly, Department of Transportation and Engineering; Katherine Keough-Jurs, Department of Community Development and Planning; Ray King, MSD–Operations; Steve Kurtz, Department of Community Development and Planning; Charles Lammers, Department of Community Development and Planning; Peg Moertl, Director, Department of Community Development and Planning; Michael Moore, Office of Architecture and Urban Design; Tony Procaccino, Cincinnati Recreation Commission; Dev Saggar, Department of Community Development and Planning; Steven Schuckman, Cincinnati Park Board; Reggie Victor, Department of Transportation and Engineering</p> <p>Ana Maria Osorio, University of Cincinnati School of Architecture Co-op; Michael Seyferth, University of Cincinnati School of Planning Program Co-op; Yana Yablonovskaya, University of Cincinnati School of Planning Program Coop.</p>
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DEMOGRAPHICS



POPULATION



Sedamsville experienced a population loss of 27 % between 1980 and 2000.

During the twenty-year period, the 25 to 64 years of age group did not experience significant change. By 2000, approximately 45 % of the population in Sedamsville was between 25 to 64 years of age, while other age groups decline ranged from 2 to 5 percent. The statistics suggest that between 1980 and 2000, Sedamsville's population shift was mostly due to natural progression from the younger ages into the mid age group and that the community was unable to attract a significant number of new families with children.

By city standards, Sedamsville's population is a close representation of the age distribution of the population of Cincinnati.

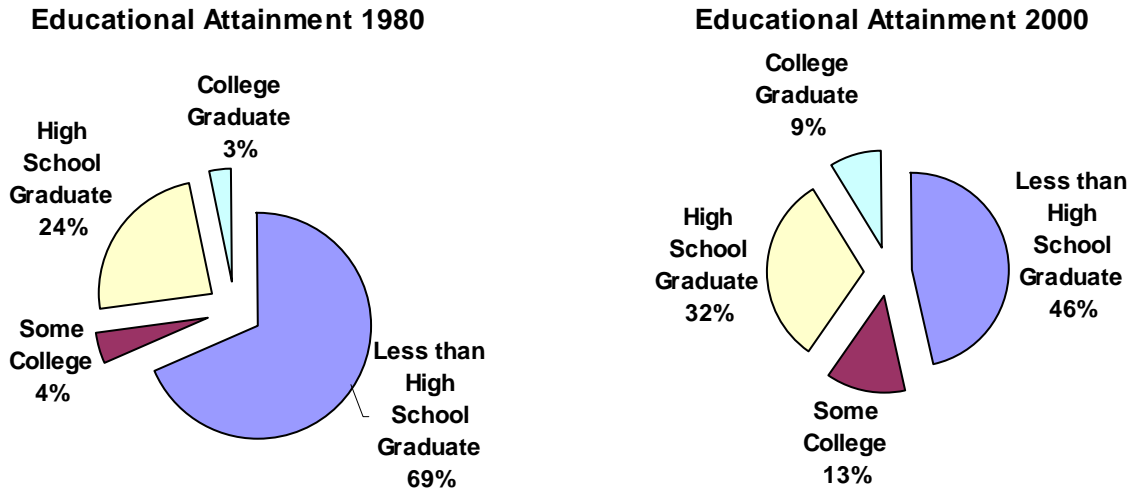
SEDAMSVILLE							
Age Composition							
	1980	1990	2000	Change 80-90		Change 90-00	
19 and under	1,118	973	769	-135	-12%	-204	-21%
20-64	1,522	1,312	1,154	-204	-13%	-158	-12%
65 and over	367	354	300	-13	-4%	-54	-15%
Total	3,007	2,639	2,223				

RACE

Census 2000 data show that 86 % of the population in Sedamsville is white and 9 % is African-American. At the city level, 53% of the population is white and 43% is African-American. One could infer that Sedamsville is ethnically homogeneous though different from many other communities around the city. From the community planning stand point, it opens up an opportunity to increase diversity, catering to different age groups, needs and preferences.

EDUCATIONAL ATTAINMENT

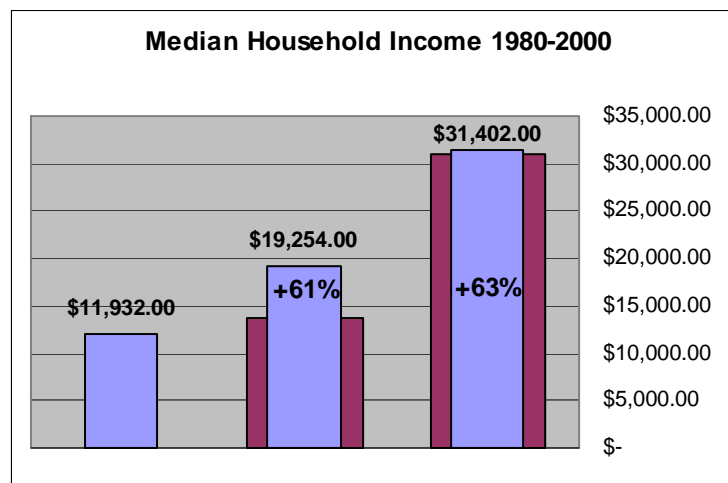
The community's educational level rose between 1980 and 2000 as shown by the number of high school graduates (24% to 32%). College graduate numbers went up as well between 1980 and 1990 but remained unchanged between 1990 and 2000.



Sedamsville's educational level shows a general improvement, however comparing to the city's figures, is still low. Further improvement will require support from the city's educational system and the community's involvement as a whole.

INCOME

Despite a 17 % reduction in the number of households, Sedamsville's household income increased 61% between 1980 and 1990 and 63% between 1990 and 2000. That is a significant increase in the 20 year period. The number of households with incomes below \$35,000 declined while household with incomes above \$50,000 multiplied. During that same period of time, Sedamsville's median household income (\$31,402) surpassed the city's (\$29,493) by 6.5%.



POVERTY

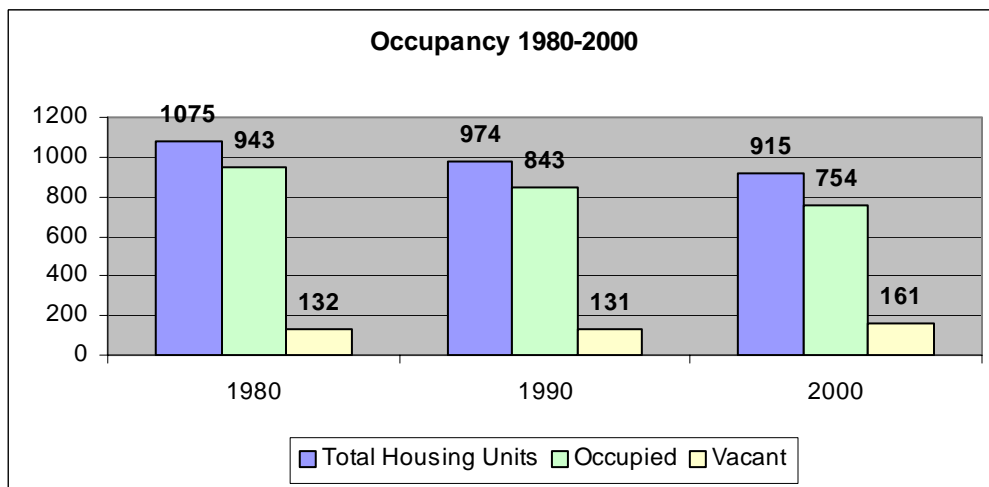
Concurrent with median household income improvement is decline of the poverty level in Sedamsville. The percentage of families living under or at the poverty level is similar in Sedamsville as it is in the city (17% - 18%). Generally, families that are below the poverty level in 2000 represented 35 % less than the number of families in that situation in 1980. It appears that income growth brought down the poverty standard, however, a closer look at Sedamsville's data, show that there certain groups of population demanding special attention.

The number of single-female headed households make up 78% of the total number of households below the poverty level in the community as a whole. The latter presents a challenge to representatives and organizations of different sort to emphasize on programs that support development of home-based jobs and attracting job development opportunities to the community.

HOUSING

The community's housing stock declined by 15 % while the vacancy rate increased by 6% in the 1980 – 2000 period.

Comparing housing in Sedamsville to housing in the city, the community's decline was considerably higher. Cincinnati's housing decline was in the order of 4% while the vacancy rate increased by 2 %. In 2000, Sedamsville's majority owned-occupied housing was surpassed by tenant-occupied homes. Absentee landlordship and vacancy rates concurrently experienced an increase.



Advance aging, deterioration and issues of maintenance compound the housing situation in Sedamsville. By 1990, about half of the housing stock in the neighborhood had been built before 1939. Very few units were considered newer or had been rehabbed. As of September 2002, Buildings and Inspections reported that there were 26 open permit cases and 97 active case orders (code violation) in Sedamsville.

Housing maintenance and construction is largely challenged by harsh factors common to the area. Several parcels with homes had been left subject to the pressure of unstable soils, drainage and financial constraints. But not all is a picture of disrepair, commendable effort has been done privately towards home rehab and renovation by visionary neighbors who are confident of the development and redevelopment potential of Sedamsville.

CRIME

From January to July 2000, there were 788 calls for service in the area. Of the total number of calls, 8% were determined to be crime related, 59 calls for crimes against personal property and seven for crimes against persons. Comparatively, Sedamsville got more calls than the neighboring Riverside and Sayler Park communities.

Community member's complaint during the planning process has been focused on youth misconduct and lack of activity to keep them away from trouble. Many have mentioned that "petty crime" is what drives people away and increases the perception of crime.

BUSINESS

Info-USA 2001 data shows that there were 15 businesses located in Sedamsville, seven of which are considered type A businesses (1 – 4 employees) and seven are type B (5 – 9 employees). Four are not considered commercially active. The sales range includes one firm in the 2.5 – 5 million sales, two in the one million to 2.5 million sales, five in the 500,000 to one million sales and three making 500, 000 or less.

TRANSPORTATION

A major transportation corridor traverses lengthways Sedamsville. Within this corridor there is a major roadway and two railroads. River Road (US-50) is classified as a "Principle Arterial" that carries about 28,000 vehicles per day. Included in this number is the high number of trucks that use this roadway, which serve the numerous barge inter-modal facilities along the Ohio River west of the Cincinnati CBD. These facilities handle bulk material such as grain, petroleum products, and salt.

The railroads within the corridor mostly function to serve the barge facilities also, however, there are a few "through" freight trains that also use the tracks. These trains have a destination in St. Louis.

In recent year the railroads within the corridor have been envisioned to be part of passenger rail alternatives. The Regional Rail Plan of "Metro Moves" envisioned one of the rail lines as being used as a possible Commuter Rail line to Lawrenceburg, Indiana. Also under consideration is a high-speed passenger rail corridor that would connect Chicago to Cincinnati. If implemented, the trains would use one of the railroad tracks that pass through the community.

A bicycle trail has been envisioned to pass through the Sedamsville Community in some manner. A specific alignment has not been established as of yet.

ZONING AND LAND USE

Under current zoning, Sedamsville is predominantly zoned residential with pockets of business, manufacturing and river front commercial districts.

About 80 acres are zoned multi-family low-density (R-4) and about 8.5 acres are zoned multi-family medium-density, these being the districts where most of Sedamsville's existing housing stock is. Along Delhi Ave. close to River Road exist a group of buildings zoned retail wholesale business (B-3), general business district (B-4) and multi-family low-density transition (R-4T) allowing for a multiplicity of uses consistent with the concept of commercial-residential mixed use.

South of River Road there is a large concentration of commercial uses encompassing a mix of manufacture and transportation activities related to the river and rail track industry. There is a significant amount of vacant land potentially representing an opportunity for future development.

TOPOGRAPHY

Topography in Sedamsville is a critical factor affecting the potential for development. Vacant land appears to be left undeveloped largely because of the topography constraint and unstable soils. Nonetheless, topography plays an important role when looking at the unique setting of the community and providing some attractive vistas.

LANDSLIDE POTENTIAL

Landslide potential ranges from "very high" to "moderate" with the most sensitive areas located directly at the foot of Mt. Echo Park. Evidence of soil movement and uncontrolled drainage are found everywhere in the neighborhood on retaining walls that have given up blocking sidewalks or fracturing the structure of buildings.

FLOOD ZONE

The 100-year flood zone extends along the entire community south of River Road on land currently zoned river front commercial and intermediate manufacturing. This area is confined and clearly outlined by the realignment of River Road done in the 1940s.

VACANT LAND INVENTORY

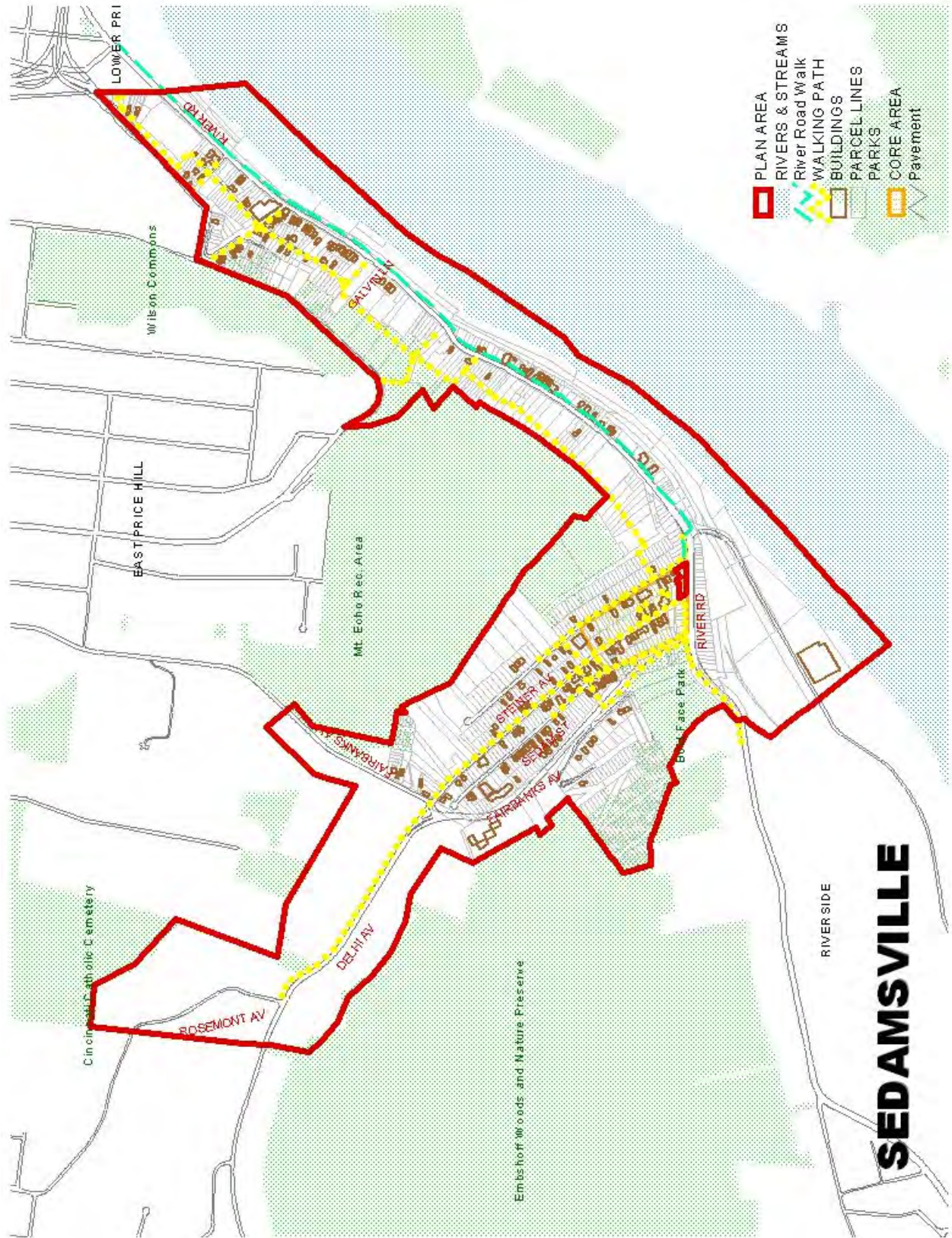
Sedamsville					
Total number of vacant sites:				190	
Total area of vacant sites in square feet (acres):				1,290,383 sq.ft. (30 acres)	
Average market value for all vacant sites (per county auditor)*:				\$4,598	
Median market value for all vacant sites (per county auditor)*:				\$3,000	
Zoning District	Total # Sites	Total Area Square Feet (Acres)	Average Area Per Site Square Feet (Acres)	Largest Site (in Sq. Ft.)	Smallest Site (in Sq. Ft.)
B-3	3	8,724 (0.20)	2,908 (0.07)	3,595	2,129
B-4	48	223,273 (5.13)	4,652 (0.11)	32,783	599
M-2	1	110,769 (2.54)	110,769 (2.54)	110,769	110,769
R-4	117	698,753 (16.04)	5,972 (0.14)	52,040	60
R-5	21	248,864 (5.71)	11,851 (0.27)	48,405	2,754
		Area	Number of sites		
		0 to .25 of an Acre	166		
		>.25 to .50 of an acre	9		
		>.50 to 1 acre	10		
		>1 acre	5		
		Census Tract Number	Number of Sites	Average Site Size	
		103.00	190.00	6,791 sq.ft.	

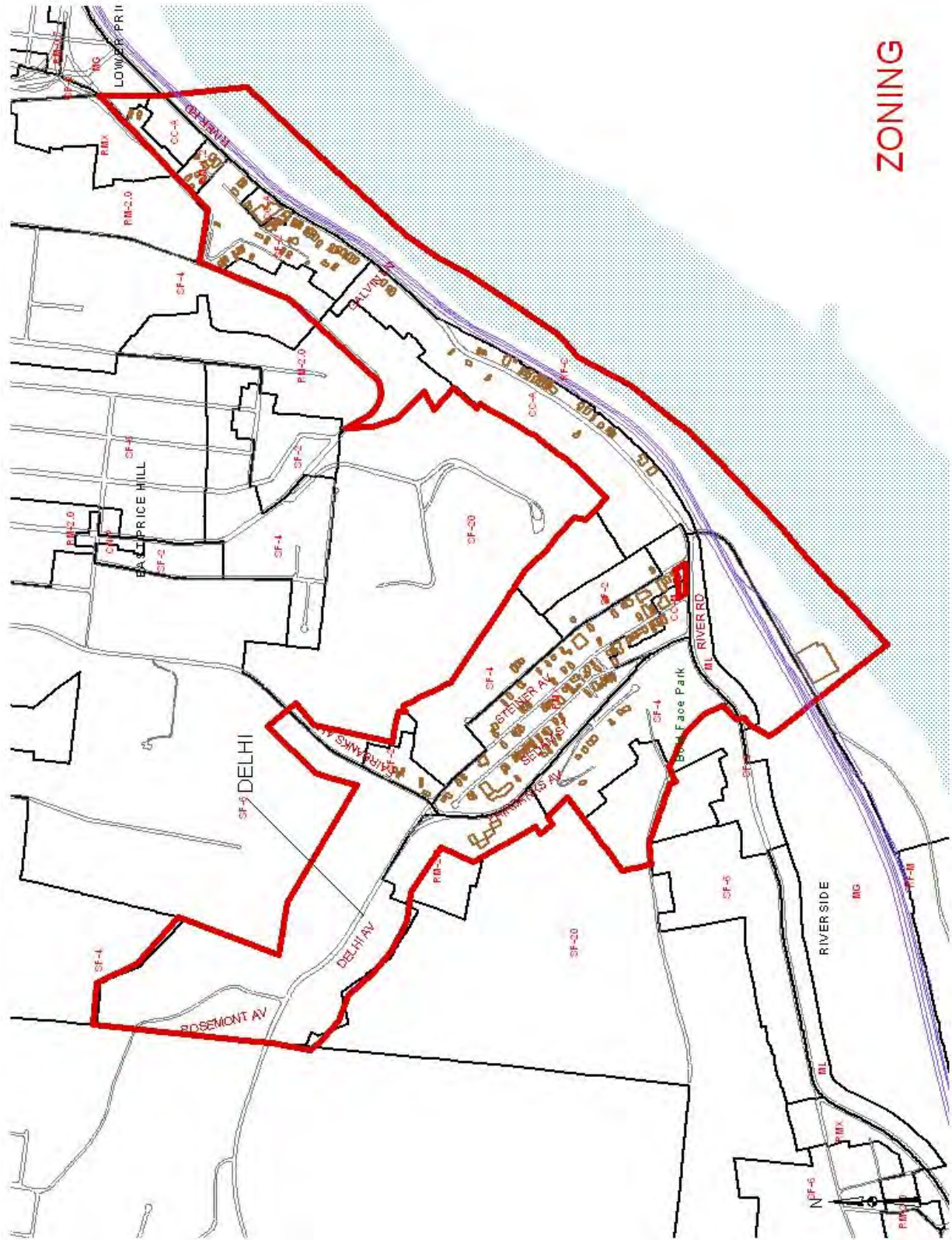
- There are 190 vacant sites in Sedamsville which amount to 17% of the total land area of the community (172 acres).
- The largest number of vacant sites under one zone category is 117 sites in the R-4 Multi-Family Low Density District. Next are 48 sites zoned B-4 General Business District.
- Vacant sites zoned B-4 are located mostly along River Road. Sites zoned R-4 are mostly in the northern end of the neighborhood.
- The potential for redeveloping businesses along River Road is limited to drive-in facilities found along traffic-intense corridors. Topography may be a deterrent to further residential development in the neighborhood.
- In 1990, of a total of 974 housing units, about half were built before 1939. Only 75 were built between 1980 and 1990.

B

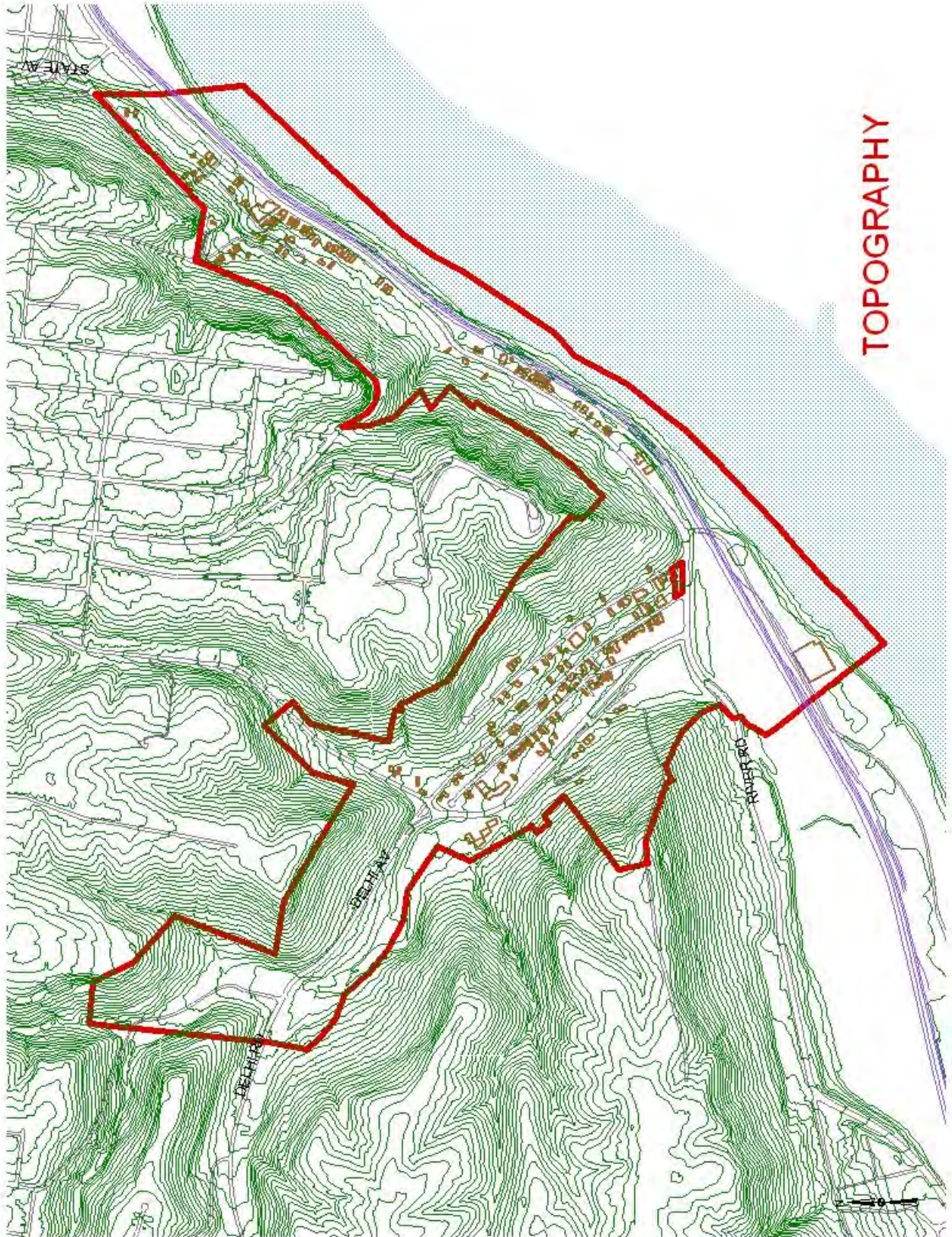
MAPS







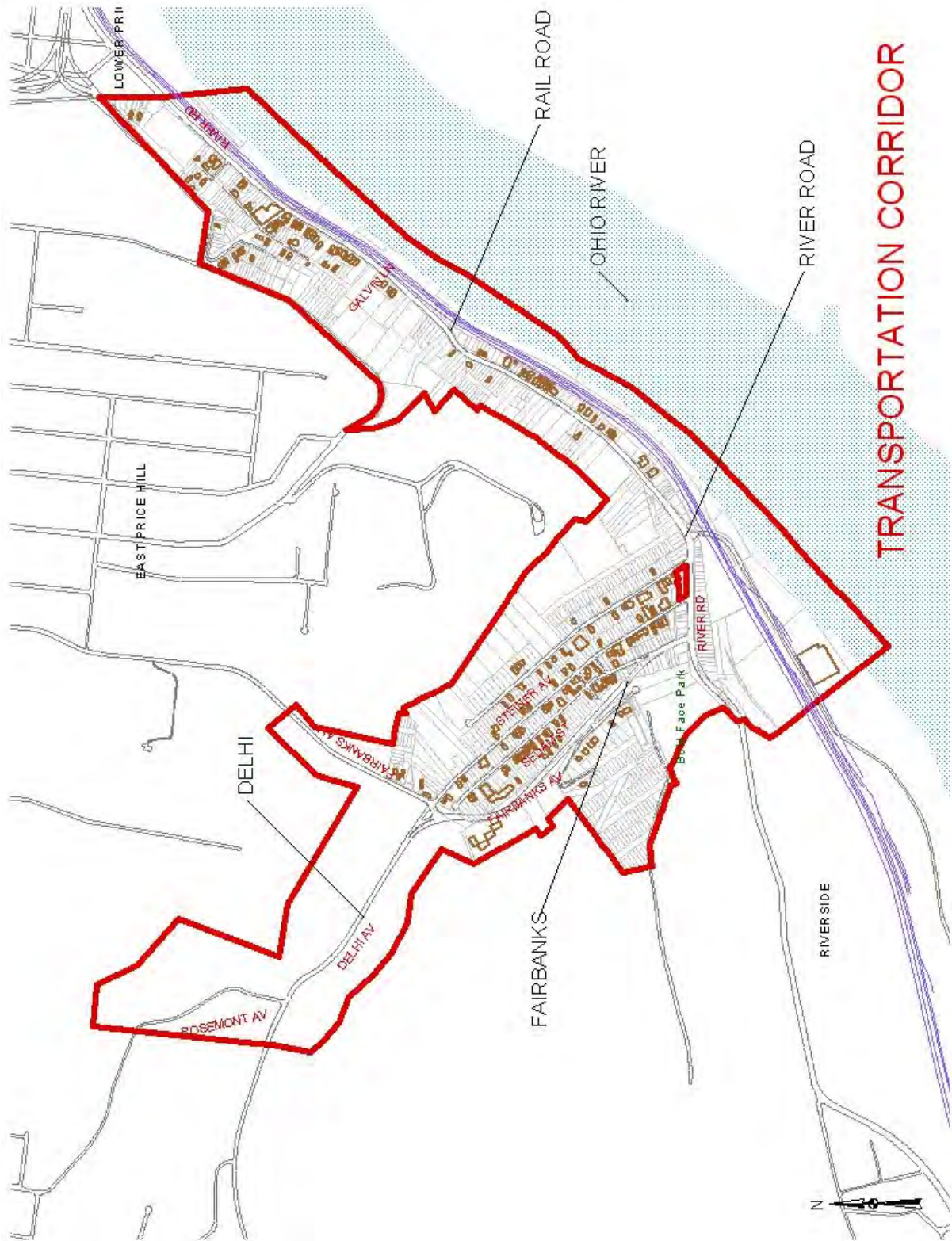
ZONING



TOPOGRAPHY

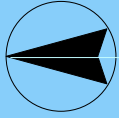


FLOOD ZONE



TRANSPORTATION CORRIDOR

TIER 1 MAP



DEVELOPMENT
REDEVELOPMENT
OPPORTUNITIES
PROJECT (DROP)

VACANT
LAND
INVENTORY



CITY OF CINCINNATI
CITY
PLANNING
DEPARTMENT

Centennial Plaza Two
805 Central Avenue, Suite 720
Cincinnati, Ohio 45202

LEGEND

- Zoning Boundary
- Community Boundary
- Buildings
- CPD Vacant Land Inventory
- Streets
- Pavement
- B&I Vacant Buildings Inventory



Community of Sedamsville

This map was created using the Cincinnati Area Geographic Information System (CAGIS).
For the information contained in this map. Users working areas or omissions are encouraged to contact CAGIS.

C

ISSUES & OPPORTUNITIES (SWOT ANALYSIS CHART)



SEDAMSVILLE
COMMUNITY STRATEGIC PLAN

COMMUNITY STRENGTHS OPPORTUNITIES

	Kick Off Meeting October 16, 2002	Community Survey 2002	Community Survey 1997-1998
<u>ASSETS</u>	*Added at the Meeting of November 07.02		
Scenic Beauty	●	●	●
Long Time Residents	●	●	
Owner Occupancy*	●		●
Architecture	●	●	●
Mt. Echo Park	●		●
Santa Maria	●		●
Community Services			
Location (Access to major highways, UC, & downtown amenities)	●		
Historic Background		●	
Community Center		●	
Community Meetings		●	●
Space for Development		●	
<u>ISSUES</u>			
Image Problem*	●		
Lack of New Housing*	●		
Housing Vacancy	●		●
Depreciating Home Values*	●		
Homeless Taking Over	●		
Vacant Buildings/Bums			
Crime	●	●	●
Safety Issues	●		●
Police Response	●	●	●
Lack of Law Enforcement	●		
Speed & Traffic on River Road	●	●	●
Lack of Activities for Youth and the Elderly	●	●	
Bold Face Park	●		●
No Parking & Lack of Pedestrian Accessibility			
Sewer Maintenance	●		
Aging Community*	●		
Industrial Development and Pollution*	●		
Property Maintenance*	●	●	
Slum Landlords*	●	●	●
Unsupervised Children		●	●
Abandoned Houses	●	●	
Fear of Change		●	
Teen Pregnancy		●	
Off Street Parking			●

**SEDAMSVILLE
COMMUNITY STRATEGIC PLAN**

COMMUNITY STRENGTHS OPPORTUNITIES

<u>OPPORTUNITIES</u>			
Elevated Walkway (Fairbank/ River Road)	●		●
Home Ownership	●		●
New Housing*	●		
Retail Stores	●	●	●
Youth Club	●		●
Pocket Parks*	●		●
Educational Incentives*	●		●
Neighborhood Watch Program		●	●
NO Drug Dealing		●	
Enforce Curfew and Speed Limits		●	●
More Recreation		●	●
Getting Youth Involved		●	●
Litter Control		●	
Property Maintenance		●	●
Anything			●
<hr/>			
<u>MISCELLANEOUS</u>			
Public Transit	●		
Park and Ride (southside)	●		●
Lightrail*	●		
Trains Prolonged Stays (weekends)	●		
Bold Face Park Swimming Pool			●
Children's School/Day Care			●
Improve Cleanliness and Beauty			●
Poverty*	●		

* The asterisc indicates items discussed or included at the November 7th., 2002 meeting

July 2003