

SUBJECT: A report and recommendation on proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount.

GENERAL INFORMATION:

Location: The area generally surrounding the Lick Run Corridor, south of Westwood Avenue and north of Queen City Avenue.

Petitioner: South Fairmount Community Council

Property Owner: Multiple property owners

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Zone Change Request Letter
- Exhibit B American Institute of Architects (AIA) Workshop Concept Plan
- Exhibit C Boundary Map
- Exhibit D Phasing Map
- Exhibit E Existing Zoning Map
- Exhibit F Proposed Zone Changes Map
- Exhibit G AIA Workshop Results Presentation

BACKGROUND:

The Department of City Planning and Engagement (DCPE) conducted a zoning analysis in response to a request from the South Fairmount Community Council (SFCC) to study the area including and around the Lick Run Greenway. During the process, DCPE engaged the Metropolitan Sewer District (MSD), Department of Community and Economic Development (DCED), and the Department of Transportation and Engineering (DOTE), along with the community. These proposed zone changes are a result of over two and a half years of analysis and community input and engagement.

In February 2020, the American Institute of Architects (AIA) Cincinnati organized a “Public Participation Urban Design Workshop” in partnership with the South Fairmount Community Council to explore the area around the Lick Run Greenway since the greenway construction was nearing completion. During the workshop, community members shared their vision for the area surrounding the Lick Run Greenway which may be found in Exhibits B and G. The community’s vision calls for a more walkable, pedestrian-scaled environment, whereas the current zoning is for a more auto-oriented environment.

Additionally, in May 2021, the Lick Run Greenway, a \$103 million-dollar investment, officially opened. The Lick Run Greenway is a stormwater management project that doubles as a park providing both recreational and educational opportunities for community members. It is the first daylighted stream in the nation to control sewer overflows.

Staff from DCPE has been working on this analysis and zoning study for over two years and the results

take place in the form of the proposed changes and recommendations (Exhibit F).

ZONING STUDY BOUNDARY AND PHASING:

The zoning study area was drawn based on the community’s Concept Plan from the AIA Workshop (Exhibit B). This boundary (Exhibit C) was drawn to include key components of the Concept Plan, while respecting the parcel boundaries.

The Metropolitan Sewer District is in the process of re-platting parcels owned by Hamilton County. These parcels will be re-platted to reflect the final configuration of the Lick Run Greenway. Once re-platted, parcels not included in the Lick Run Greenway will be available for sale at a future point.

The current zoning of the area between Queen City Avenue and Westwood Avenue is Commercial Community - Auto (CC-A) except for the property owned by the City of Cincinnati and operated by the Cincinnati Recreation Commission which is zoned Park and Recreation (PR). Once re-platted, the all of the entire property within the Lick Run Greenway will be proposed to be rezoned from CC-A to Parks and Recreation (PR).

Since the exact replat is unknown at this time, the Department of City Planning and Engagement recommends that there are two phases of zone changes:

1. **Phase I:** Property south of Westwood Avenue and north of Queen City Avenue (this staff report and recommendation).
2. **Phase II:** Property between Westwood Avenue and Queen City Avenue (once the replat is complete).

A map of the proposed phases is included as Exhibit D. This proposal outlines suggested zone changes for Phase I.

PUBLIC COMMENT AND ENGAGEMENT:

In February 2020, the American Institute of Architects (AIA) Cincinnati organized a “Public Participation Urban Design Workshop” in partnership with the South Fairmount Community Council (SFCC). This was the beginning of the public engagement and the results of this workshop helped spur the reasoning behind the proposed zone changes. Staff from the Department of City Planning and Engagement met with the SFCC multiple times after this workshop, met with associated City departments, and walked the corridor itself to experience and survey the area and adjacent properties. The results were presented at the Neighborhood Summit in 2021 at an educational session (Exhibit G).

There was a public staff conference held on October 18, 2022 via Zoom with twenty three (23) people in attendance, including City staff and members from the SFCC. The majority of the community members were supportive of the zone change, while two individuals did not want the zoning to change on their subject properties. Many people had questions regarding the possible timeline and next steps. Some others had questions regarding nonconformities. All property owners within the study area and the property owners within 400-feet were notified via USPS mail for the public staff conference, with additional posts to DCPE’s Facebook and Twitter accounts and a webpage created for the proposed changes.

Staff additionally presented to the SFCC on August 9, 2022 and September 13, 2022, before the public

staff conference to make the council aware of the proposed changes and to get any input. The SFCC supports the proposed zone changes.

All property owners within a 400-foot radius of the subject properties, the SFCC, and property owners that have been correspondence with staff were notified of the March 17, 2023 City Planning Commission meeting. No additional correspondence was received as of March 9, 2023.

EXISTING ZONING:

There are four overarching zoning districts present in the zoning study area: manufacturing, commercial, single-family residential, and residential multi-family. An existing zoning map and zoning composition of the area is included as Exhibit E. These zoning districts include:

Manufacturing Districts - Subdistrict: Manufacturing General (MG)

To create, preserve and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate off-site impacts. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access. Uses that may inhibit industrial development are prohibited.

The MG zoning district is one of the most prevalent zoning districts in the zoning study area; however, it is found towards the eastern periphery of the area. 30% of the zoning study area is MG. The MG area abuts the Mill Creek industrial corridor.

Commercial Districts - Subdistrict: Commercial Community (CC)

To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses.

Community Character Designation: Auto-oriented (CC-A)

This district designation is intended for areas that provide for easy automobile access. Large buildings are located on the site with parking in front. Out lots associated with shopping centers often contain auto-oriented businesses. Performance standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.

15% of the study area is zoned CC-A. The CC-A zoning districts are found on the western portion of the study area, as well as along Queen City Avenue.

Community Character Designation: Mixed (CC-M)

This district designation is intended to provide for a mix of the pedestrian and auto-oriented development. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses.

10% of the study area is zoned CC-M. These zoning districts are found along both Queen

City Avenue and Westwood Avenue.

Single-Family Districts – Subdistrict: SF-2

The specific purposes of the SF single-family districts are to create, maintain and enhance neighborhood residential areas that are characterized by detached, single-unit structures. Future development must remain single-family residential in character, although some public and non-residential uses may be permitted in certain districts. SF-2 allows high-density, small lot, single-family developments. The minimum lot size is 2,000 square feet.

Single-family zoning constitutes 18% of the study area. It is found a block north of Queen City Avenue, as well as to the northwest of the study area.

Residential Multi-Family Districts (RM)

The specific purposes of the RM Residential Multi-family subdistricts are to create, maintain and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Future development will be primarily residential in character, although some small-scale public and non-residential uses on the ground floor in a mixed-use building on an arterial street may be allowed with specific limitations.

Subdistrict: Residential Mixed (RMX)

This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted.

The RMX zoning district in the Phase I zoning study area is located on the northern border between Harrison Avenue and Tremont Street and south of Westwood Avenue. The district is characterized primarily by single-family and two-family houses on small lots. There are some smaller-scale apartment buildings as well along Westwood Avenue.

Subdistrict: Residential Multi-Family 1.2 (RM-1.2)

This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. The minimum land area for every dwelling unit is 1,200 square feet.

RM-1.2 is found along Queen City Avenue towards the center of the stud area and extends north to Tremont Avenue. The area primarily consists of two large parcels with a school and a senior housing facility. 11% of the study area is RM-1.2.

PROPOSED ZONE CHANGES AND ANALYSIS:

The proposed zone changes consist of a total of 1,283 properties within the study area. 460 of these properties are being proposed to change their existing zoning with approximately 163 property owners affected. These changes are outlined in the proposed zoning map found in Exhibit F.

There are four (4) main areas that are being requested to change zoning districts. These areas include:

1) Manufacturing General (MG) to Urban Mix (UM)

These properties are currently zoned MG and are found in the southeast corner of the study area south of the Harrison Avenue ramp and north of Queen City Avenue. This area consists of approximately 54 acres and 236 properties. This area is 30% of the Phase I study area. This portion includes the Lunkenheimer building, Cincinnati Fire Department Station 21, and multiple construction and industrial businesses and self-storage facilities.

All the proposed zone changes are being proposed to zoning districts that currently exist in the study area with the only exception being the introduction of the Urban Mix (UM) zoning district.

Urban Mix

The purposes of Urban Mix district are to:

- (a) Provide a balance of uses and amenities fostering a vital economic, livable and cultural area and enhance its urban, aesthetic qualities.
- (b) Protect and enhance historic, cultural, economic and architectural resources.
- (c) Preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors and workers.
- (d) Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.
- (e) Bring most daily activities within walking distance, giving the elderly, young and disabled increased independence of movement.
- (f) Reduce the number of automobile trips; minimize congestion, consumption of resources and air and noise pollution.

The UM zoning district permits single-family homes (attached and detached), multi-family dwellings, offices, hospitals, hotels, daycares, eating and drinking establishments with no drive-throughs, business services, and a variety of other commercial uses. This use restricts vehicular services, storage services, and other industrial uses. This area was identified by the community to allow for more entertainment uses including event space, restaurants, and possible brewery or winery. This area is one of the gateways to the Lick Run Corridor and should allow uses for pedestrians to easily access from this corridor, safely and appropriately.

2) Commercial Community – Auto (CC-A) to Commercial Community – Mixed (CC-M)

This area consists of properties located in the southwestern corner of the study area and are located south of Queen City Avenue and west of Quebec Road. The existing uses within this area cater towards vehicular services and commercial uses. This area consists of approximately 11 acres and 54 properties.

The properties directly east across the other side of Quebec Road are currently zoned CC-M, so staff and the community members thought it was appropriate to downzone this existing zoning district to more of a middle ground zoning district. The CC-M zoning district is intended to provide for a mix of pedestrian and auto-oriented developments. Older, pedestrian-oriented buildings may be intermixed with newer, auto-oriented uses. Car washes and fuel sales are permitted within the CC-M zoning districts.

3) Commercial Community – Auto (CC-A) to Commercial Community – Pedestrian (CC-P)

This area consists of the properties north of Queen City Avenue, adjacent and below Harrison Avenue (west of the existing BP gas station) and just east of Grand Avenue. 64 properties belong to this area and consists of approximately 6 acres and currently has small businesses, abandoned buildings with many of the building fronts up against the right-of-away, and the Cincinnati Water Works Western Hills Pumping Station.

This area was identified by the community to include mixed-use infill efforts. The proposed zone changes to CC-P would allow a traditional urban character where buildings are built to the street line to provide close relationships with the pedestrians that walk by on the sidewalk and that are coming from the Lick Run Corridor. This zoning district may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified verbatim in the community plan.

4) Commercial Community – Mixed (CC-M) to Commercial Community – Pedestrian (CC-P)

This last main zone change area consists of 106 properties and sits at approximately 11.5 acres. All these properties are currently zoned CC-M and are being requested to change to the CC-P zoning district. Buildings in this area consists of places of worship, residences, a tire shop, a carwash, vacant lots, and multiple dilapidated buildings.

These areas were identified in the concept plan to include walkable, mixed-use, pedestrian-scale developments in which CC-P would permit these efforts. With the intent of reducing the amount of vehicular-oriented zoning, pedestrians might feel more comfortable with walking to businesses or places. These proposed zone changes are one of the many attempts to reduce speeding and to increase the pedestrian safety of the neighborhood and community as a whole.

ZONING DISTRICTS RECOMMENDED TO STAY THE SAME:

No zone changes are being proposed for the following areas:

RM-1.2

This zone permits moderately high multi-family residential densities. The community's concept plan does indicate a desired change to this area. The existing zoning within the study area that is current zoned RM-1.2 is appropriate for the current uses.

RMX

This zone permits a mix of lot sizes and residences with up to three units. This is in line with the community's concept plan which calls for attached and detached single-family infill housing.

SF-2 - West of White Street

The concept plan calls for a job training center on the site of the old school on the parcel in the northwest along White Street. The SF-2 zoning district's uses are restrictive, which provides protection for this site until there is a proposal for redevelopment. The zoning for this site can be examined when there is a plan for the site in the future.

CC-A - Harrison Avenue Area

The area north of Harrison Avenue that is zoned CC-A is not proposed to be changed. The community's concept plan does not make a note of this area. The area is at the intersection of two main roads; auto-oriented uses are appropriate here.

CC-M (Quebec Road)

The area zoned CC-M along Quebec Road is not proposed to be changed. The community's concept plan calls for this area to have an event center, destination restaurants, and mixed uses. It also can serve as a gateway area. The community's desired uses require a mix of pedestrian and auto-oriented development.

CONSISTENCY WITH PLANS:

South Fairmount currently has two plans that have set vision and goals for the neighborhood, including the *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).

The proposed zone changes are consistent with aspects of both plans, including goals and strategies related to:

- Creating a strong neighborhood core for South Fairmount.
- Promoting a walkable, mixed use business district by improving pedestrian safety.
- Promoting market driven redevelopment along Queen City Avenue.
- Improving desirability of housing by increasing commercial and recreational options in the neighborhood.
- Emphasizing the Lick Run corridor and maximizing density and retail opportunities along the corridor.

Plan Cincinnati (2012)

These proposed zone changes are additionally consistent with *Plan Cincinnati* (2012) goals in the Compete, Connect, Live, and Sustain Initiative Areas. The plan specifically notes the South Fairmount/Lick Run areas as a future opportunity for mixed-use developments or a neighborhood center.

These proposed zone changes are additionally consistent with the Geographic Principle to "Create new centers of activity where appropriate" (p. 94). While much of the City of Cincinnati is within close distances to center of activities, or multiple centers of activity, some residential populations are not being adequately served by existing centers. Currently, there are large under-served areas on the west and north sides of the City. South Fairmount is identified as one of these under-served communities.

South Fairmount used to be known as Cincinnati's 'Little Italy' and had a much greater and dense population than it does today. These proposed zone changes are intended to help the neighborhood and the greater community to get back to its roots, to help set up success for more pedestrian-oriented revitalization and development, and to contribute to the success of the Lick Run Corridor improvements.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed changes in zoning as identified in Exhibit F for the following reasons:

1. The proposed zone changes are consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.

2. The proposed zone changes are consistent with the *Cincinnati Choice Neighborhoods Transformation Plan* (2014) and the *Lick Run Watershed Master Plan* (2012).
3. The proposed zone changes are consistent with four of the Initiative Areas and the Geographic Principle to “Create new centers of activity where appropriate” of *Plan Cincinnati* (2012).
4. This has been a community-driven initiative with buy-in from a majority of property owners within the proposed zone change area.

RECOMMENDATION:

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

APPROVE the proposed zone changes along and adjacent to the Lick Run Greenway Corridor located in South Fairmount as identified in Exhibit F.

Respectfully submitted:



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

Approved:



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

SOUTH FAIRMOUNT COMMUNITY COUNCIL

Dear Mr. Peppers and Ms. Keough-Jurs,

The South Fairmount Community Council is requesting zoning changes in the area surrounding the Lick Run Greenway.

The South Fairmount Community Council had a zoning workshop in 2020. The drawings with the preferred areas for zone changes indicated had been voted on, agreed upon, and sent to your office in 2020. Your question about how we want the different areas zoned is more complex than what we achieved in the workshop. I think it would be in the best interest of the South Fairmount Community Council and residents to schedule a meeting with the Planning Department. As the area is nearing completion other requests have been made of the Council to address, such as more pedestrian friendly streets and crossings.

The South Fairmount Community Council would like to formally request an advisory meeting with the planning staff so we can share the drawings from the workshop and seek guidance for the rezoning request.

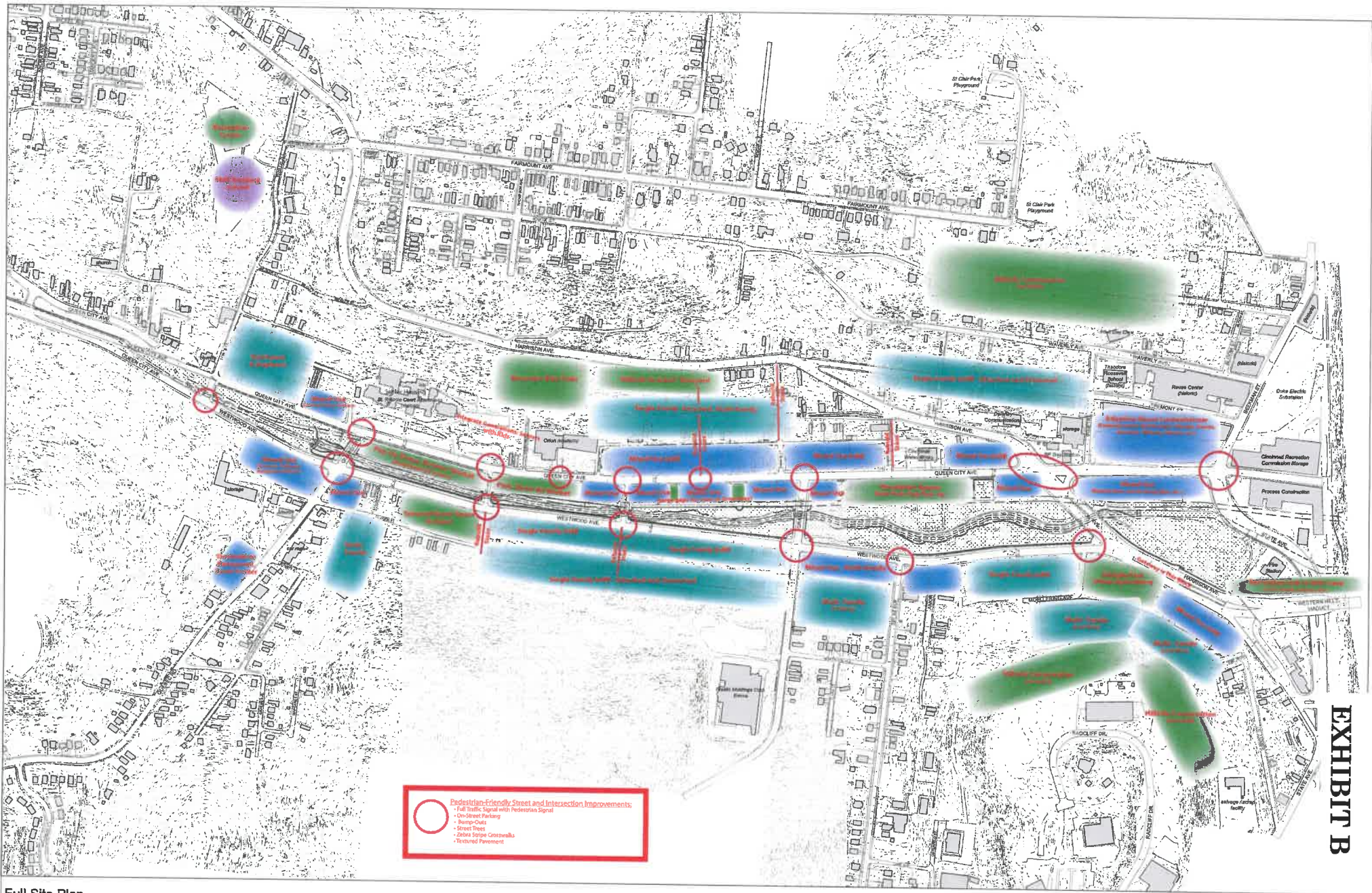
Sincerely,

James Casey
President South Fairmount Community Council

cc. Councilmember Chris Seelbach

South Fairmount
Community Council
PO Box 14165
Cincinnati, Ohio 45250

PHONE 513-567-2243
EMAIL southfairmountcouncil@gmail.com



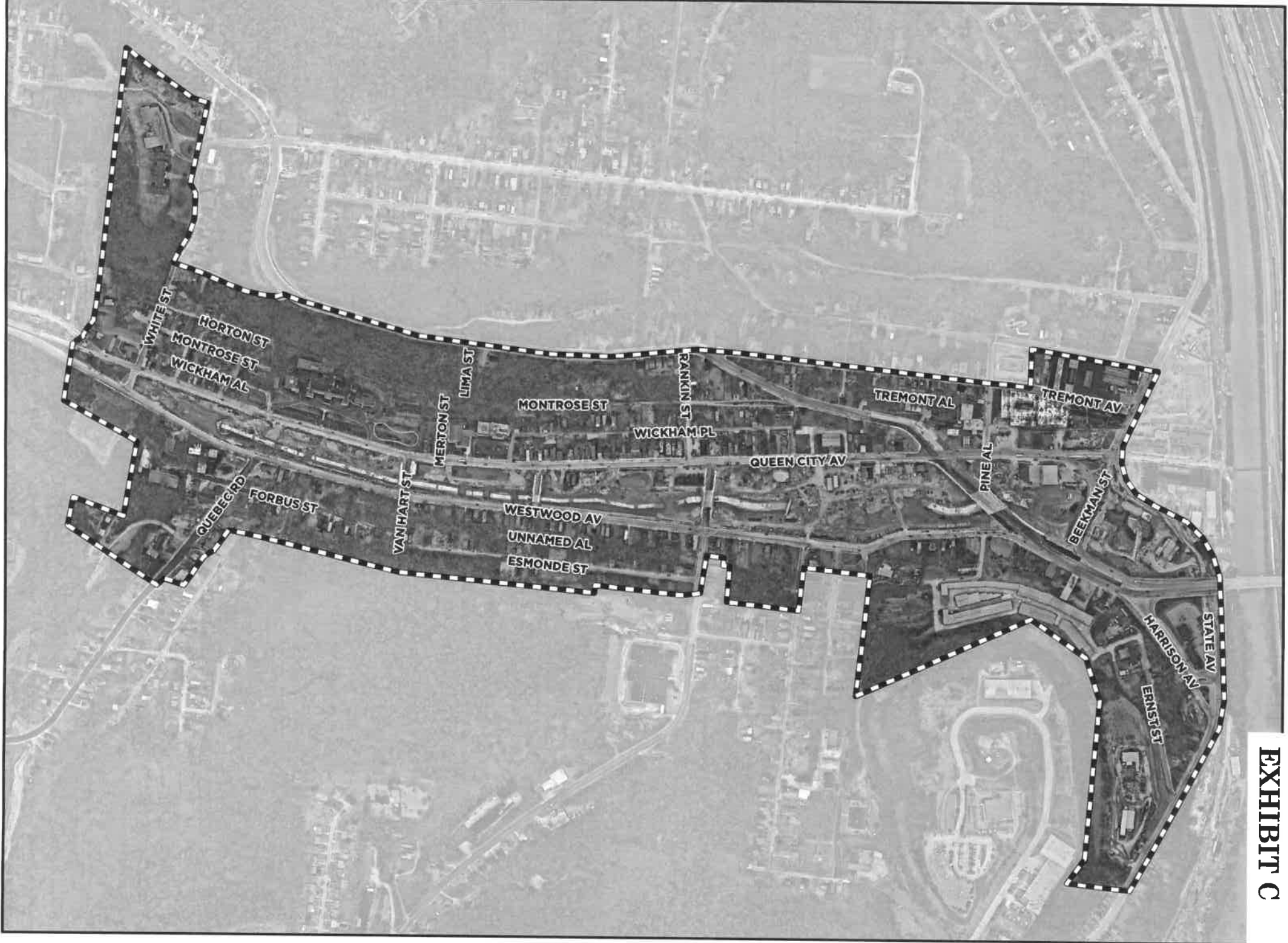
Full Site Plan

SOUTH FAIRMOUNT LICK RUN DISTRICT

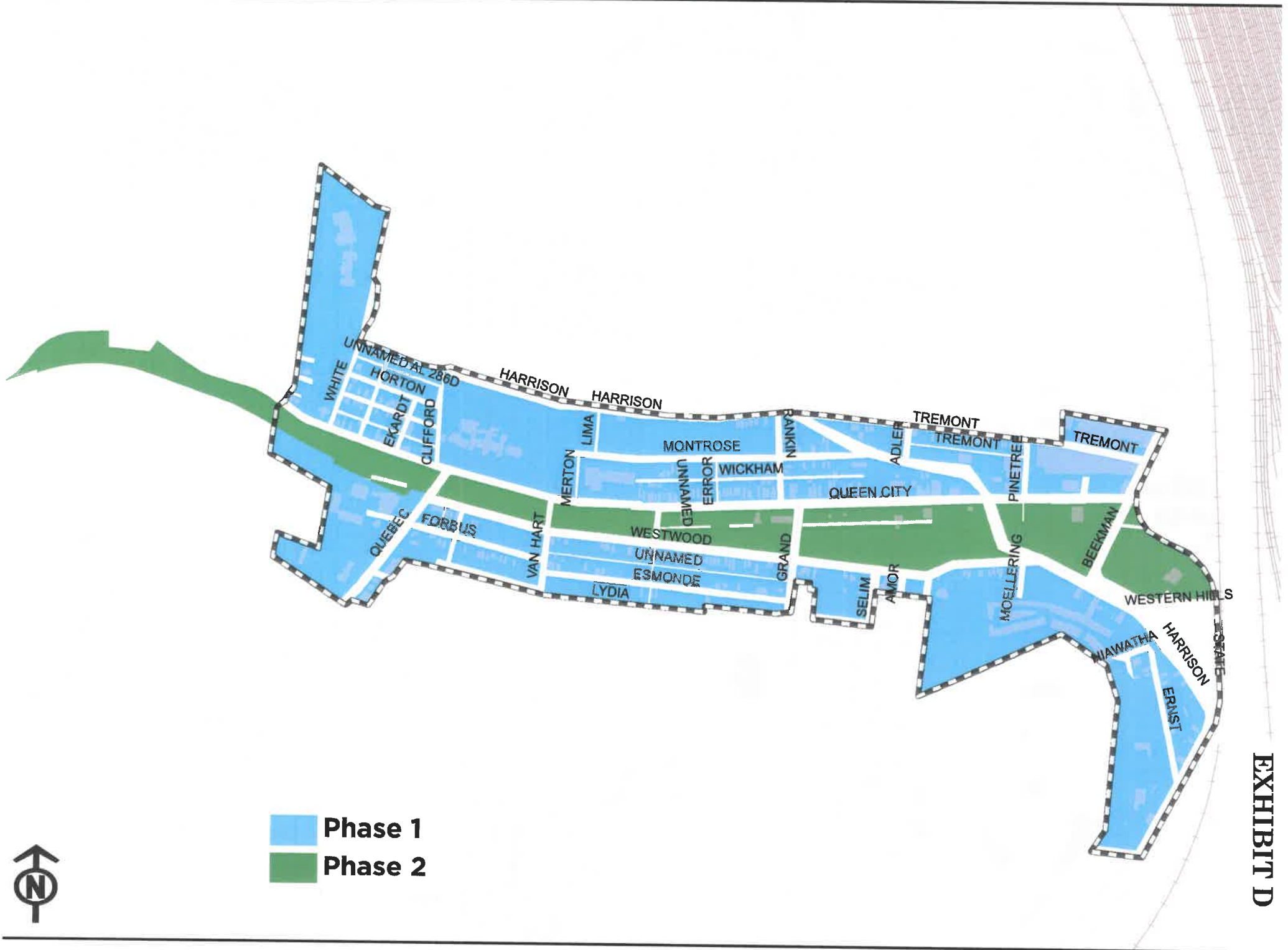
Scale: 1'

EXHIBIT B

SOUTH FAIRMOUNT/LICK RUN STUDY BOUNDARY



SOUTH FAIRMOUNT/LICK RUN POTENTIAL PHASES



SOUTH FAIRMOUNT/LICK RUN EXISTING ZONING

Exhibit E

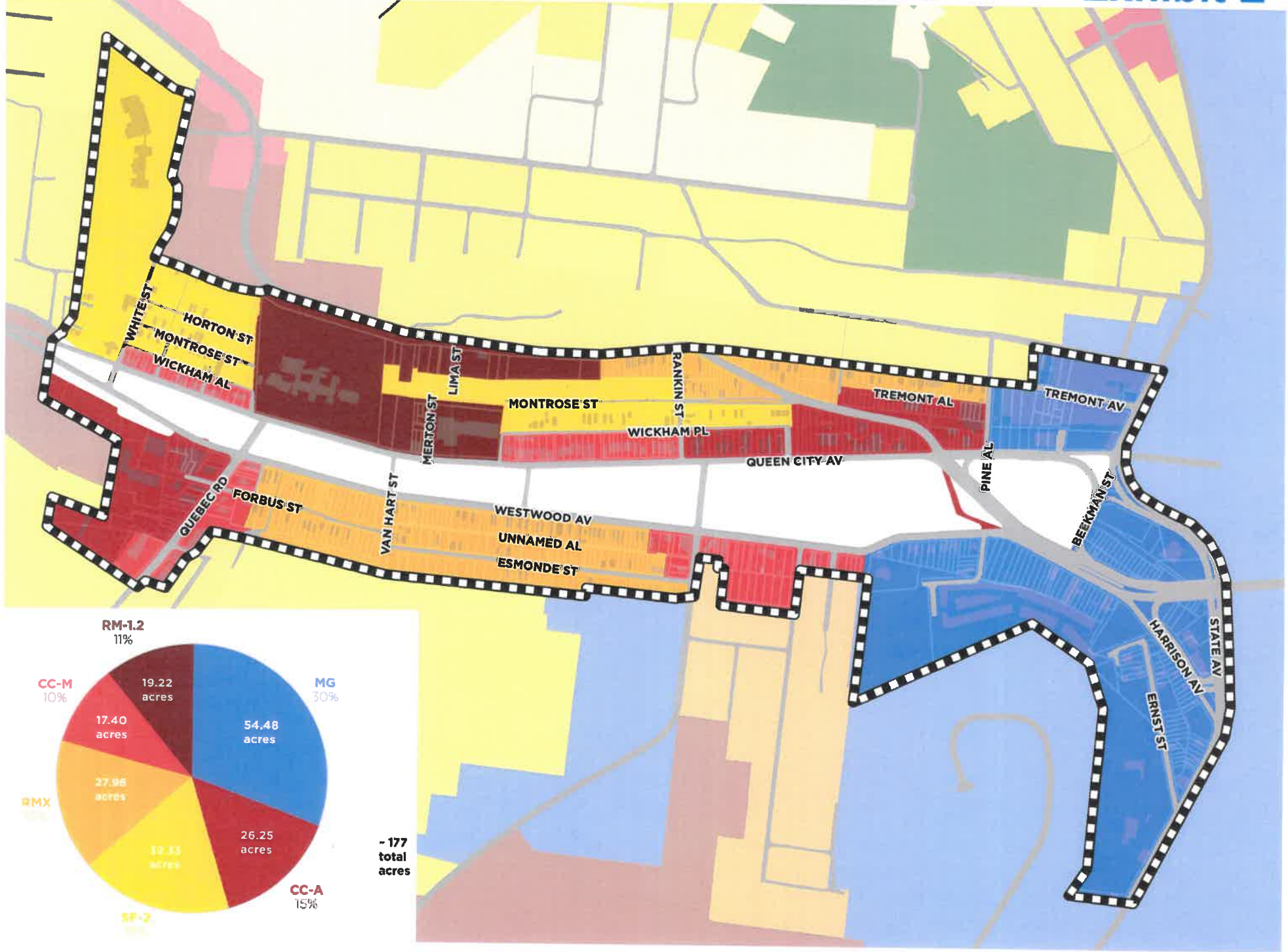
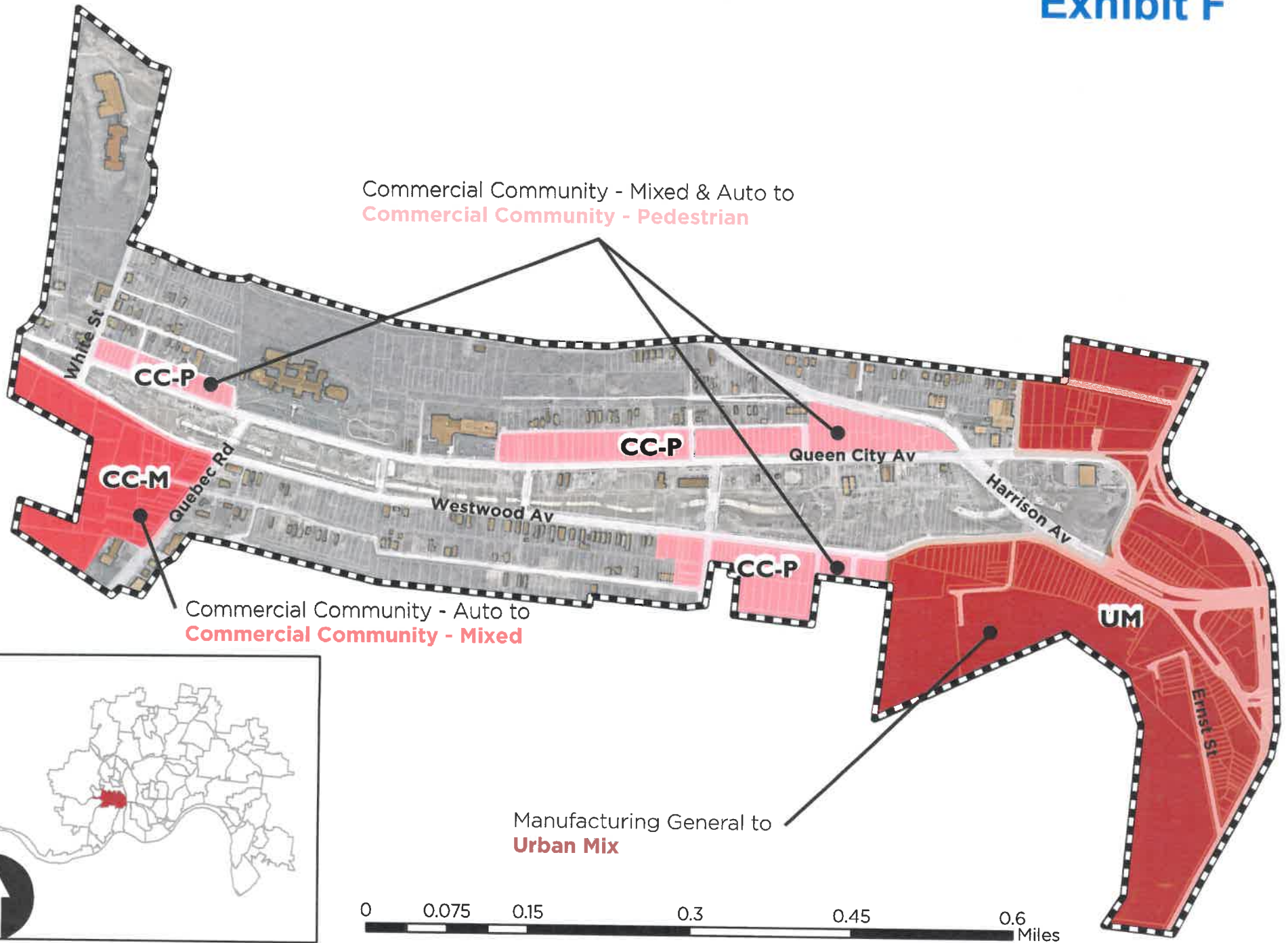


Exhibit F

Commercial Community - Mixed & Auto to
Commercial Community - Pedestrian



CC-P

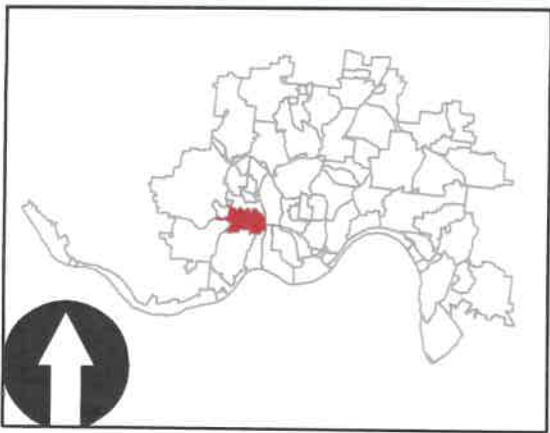
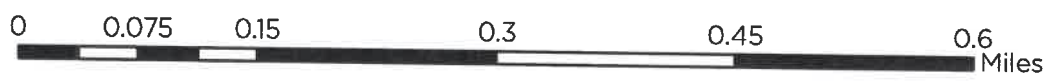
CC-M

CC-P

CC-P

UM

Manufacturing General to
Urban Mix



Public Participation Urban Design
Workshops
by AIA Cincinnati

HELPING NEIGHBORHOODS CREATE A VISION FOR THEIR FUTURE

1



South Fairmount on the Rise
PUBLIC PARTICIPATION URBAN DESIGN WORKSHOP
for the
Lick Run District
of the
South Fairmount Neighborhood
Hosted by

**SOUTH FAIRMOUNT
COMMUNITY
COUNCIL**

 **AIA
Cincinnati**
est. 1870 CELEBRATING 150 YEARS

2

LICK RUN WATERSHED

An Outsized Impact

"The Lick Run Watershed contributes the largest volume of overflows from combined sewers of any watershed in Hamilton County" - MSD



CSO #005 during wet weather



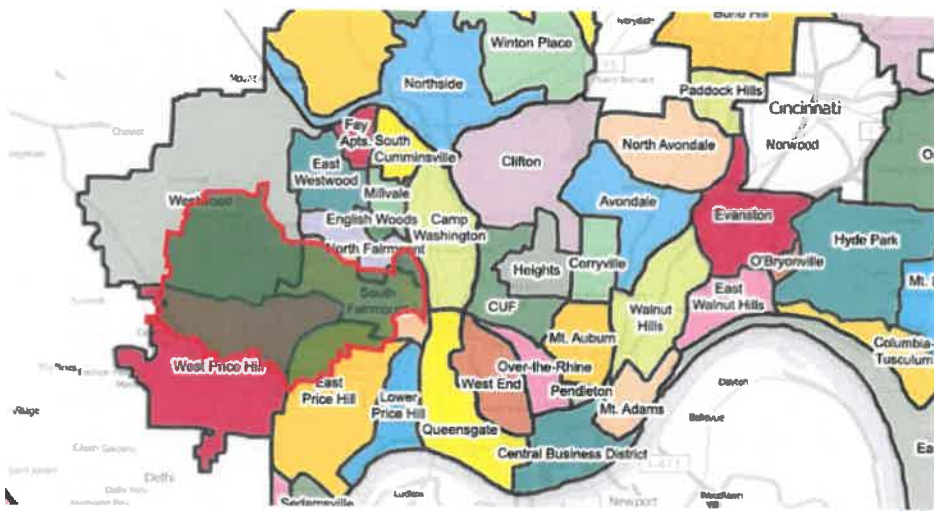
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3

LICK RUN WATERSHED

Covering nearly the entire South Fairmount neighborhood



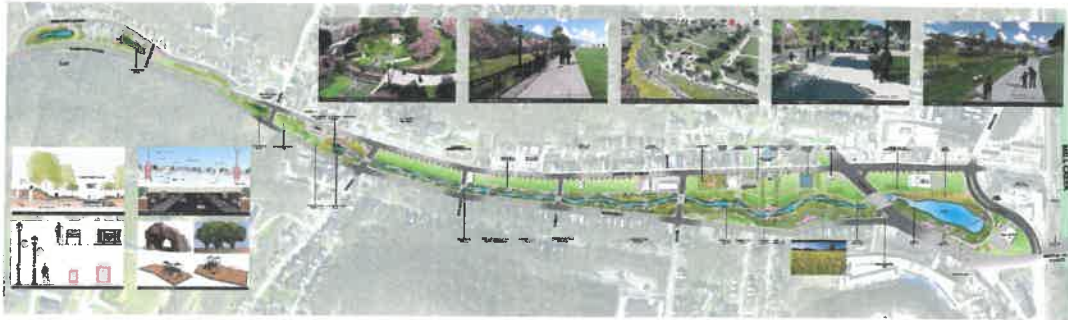
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AN INNOVATIVE SOLUTION – DAYLIGHTING A STREAM

A 1.5 Mile, \$90 Million, Amenity-rich Greenway



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NOW WHAT?

What image should be cultivated?

What should be developed around the Greenway?

- Housing?
- Business?
- Retail?
- Restaurants?
- Manufacturing?
- Cultural Institutions?
- Storage / Shipping?
- Entertainment / Recreation?

Gathering spaces?

How intense and dense?

How pedestrian and bicycle friendly?

How should street corridors be treated?

How should the community get what it wants?

How should it start?

WHAT'S THE VISION FOR THIS DISTRICT?

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FRAMEWORK –SOUTH FAIRMOUNT HISTORY

From Farms & Grapevines to Working Class Neighborhood

- French & German immigrants
- Industry and jobs
- Neighborhood businesses
- Three breweries
- Northern hillside of grape vines
- Shooting range ("Shooters Hill")
- Population peak: 15,000



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FRAMEWORK –SOUTH FAIRMOUNT HISTORY

A Brief History of What This Neighborhood Once Was



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FRAMEWORK –SOUTH FAIRMOUNT HISTORY
A Brief History of What This Neighborhood Once Was



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FRAMEWORK –SOUTH FAIRMOUNT HISTORY
A Brief History of What This Neighborhood Once Was



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FRAMEWORK –SOUTH FAIRMOUNT HISTORY

Recent Thinking About What This Neighborhood Can Be

CINCINNATI CHOICE NEIGHBORHOODS TRANSFORMATION PLAN:

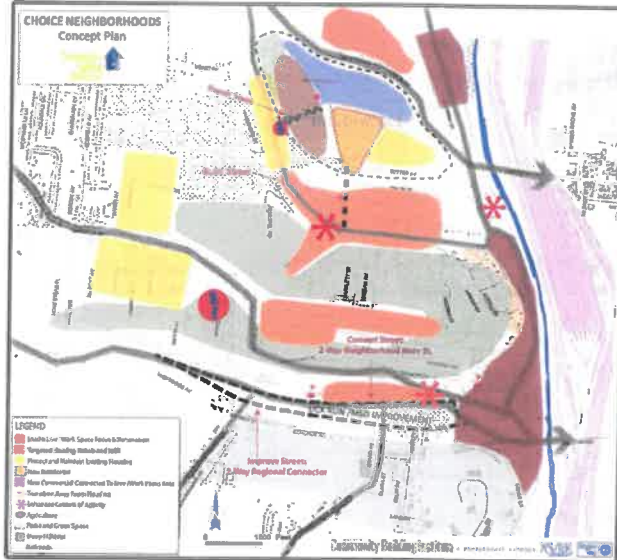
A COMPREHENSIVE COMMUNITY
DEVELOPMENT STRATEGY FOR ENGLISH
WOODS, NORTH FAIRMOUNT, AND
SOUTH FAIRMOUNT

FINAL PLAN

November 18, 2013

Updated March 16, 2014

*Prepared by the Community Building Institute with support from
the Cincinnati Metropolitan Housing Authority, Michaeli Develop-
ment Company, Model Group, and WRT Design*



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FRAMEWORK – THE LICK RUN GREENWAY

Preliminary Urban Waterway Concept Plan



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FRAMEWORK – THE LICK RUN GREENWAY

The Headwater Zone – A Community Amenity



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FRAMEWORK – THE LICK RUN GREENWAY

View Along Narrow Channel Zone – Opportunity for Redevelopment



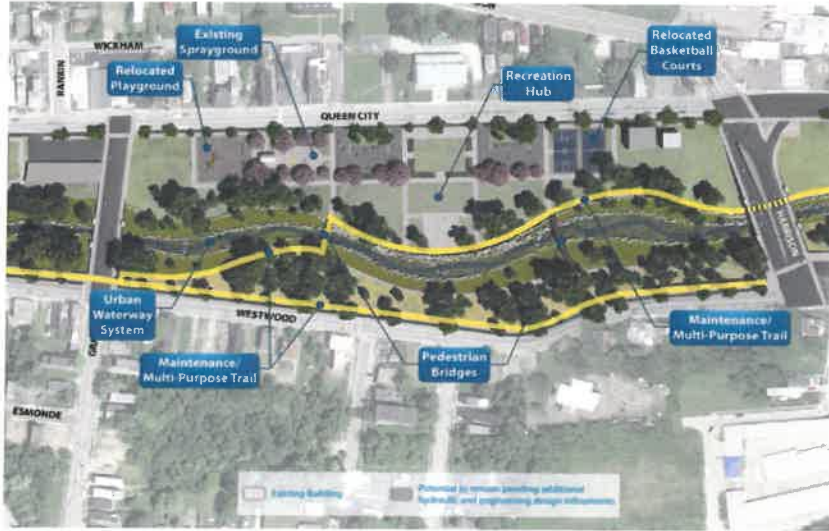
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FRAMEWORK – THE LICK RUN GREENWAY Civic Recreation Area



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2020 Neighborhood Survey

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FRAMEWORK – THE LICK RUN GREENWAY Civic Recreation Area



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2020 Neighborhood Survey

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FRAMEWORK – THE LICK RUN GREENWAY
Civic Recreation Area



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FRAMEWORK – THE LICK RUN GREENWAY
Civic Recreation Area



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EXISTING CONDITIONS

A Valley Neighborhood



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2022 Neighborhood Summary

EXISTING CONDITIONS

A Valley Neighborhood



From Queen City (Family Dollar looking east)



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2022 Neighborhood Summary

EXISTING CONDITIONS

A Thruway



Westwood looking east toward Quebec



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EXISTING CONDITIONS

A Thruway



Westwood looking east from Grand



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EXISTING CONDITIONS

A Thruway



Queen City Ave looking West (p)

Queen City looking west toward Grand



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EXISTING CONDITIONS

Building Fabric



Westwood Ave looking north

Westwood remaining



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EXISTING CONDITIONS

Building Fabric



Queen City Ave looking south toward houses on Westwood

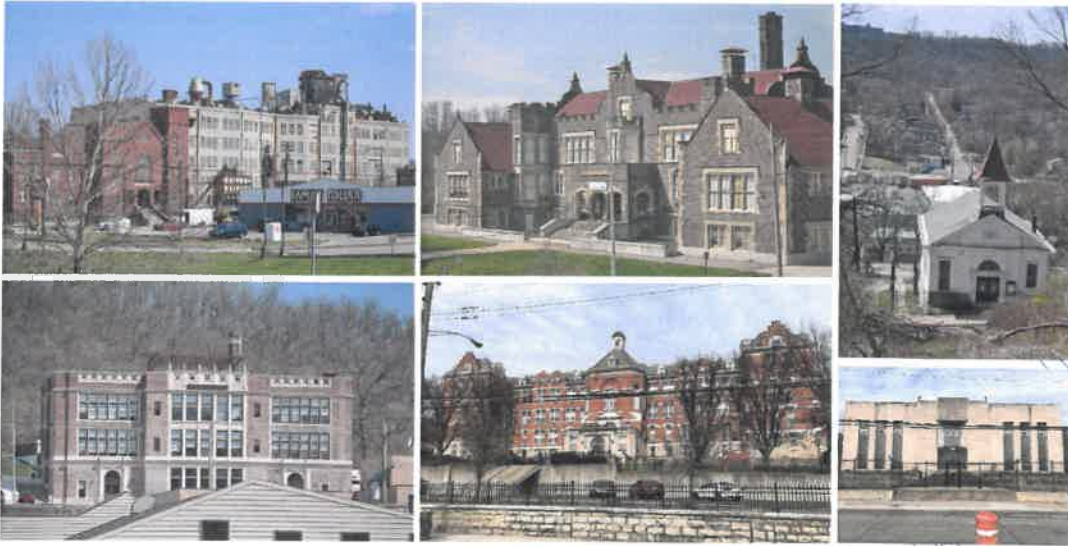
Queen City remaining



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EXISTING CONDITIONS

Building Fabric – Key Buildings



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EXISTING CONDITIONS

Building Fabric – Vernacular Buildings; and Other Elements



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VISUAL PREFERENCE ARRAY

Choice to Seed Visions of Possibilities

- Sub-Urban Residential
- General Urban
- Urban Center
- Urban Core
- Business Parking
- Public / Gathering Places
- Hillside Development
- **Streets**



CATEGORY: Street Corridors

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VISUAL PREFERENCE ARRAY

Choice to Seed Visions of Possibilities



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BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities



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BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

THE MOST WONDERFUL THINGS ABOUT THIS NEIGHBORHOOD

- Community (formerly)
- Unique Geography
- "Urban Nature"
- Wildlife
- Proximity to Downtown
- Great Pieces of Architecture



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BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

BIG IDEAS

- Water Themes
 - Mill Creek Connection
 - Swan Boats in Lake
 - Hydro-Electric Water Mill
- Recreation Themes
 - Dog Park
 - Zip Line (a big one)
 - Bike link to Mill Creek Trail
 - Kayaking
- Business Themes
 - Work Skill-Building Academy
 - Non-traditional Office
 - International Hub
- Entertainment
 - Winery / Orchard
 - Brewery
- Housing
 - Infill Throughout (including hillsides)
 - Senior
- Urban Agriculture



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BROAD THEMES and BIG IDEAS

Group Think About the Problems and Possibilities

AROUND THE GREENWAY

- Transportation & Streets
 - Slow the Traffic Down (Two-way?)
 - Pedestrian Features (bump-outs, crosswalks / lights, ground signs, etc.)
 - Redbike Station
 - Run Streetcar to South Fairmount
 - Make Stairs Nice Again
- Neighborhood Business District
 - Local Unique Eating Attractions
 - Outdoor Dining
 - Local Retail
 - Farm to Table
 - Housing above Shops
- Lunkenheimer Reuse (very large Industrial building)
 - Senior / Transitional Housing
 - Retail Center
 - Maker / Craft Training Center
 - Cultural Center



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SMALL GROUP PLANNING SESSION

Preparations

Five Small Groups:

Geographical

- West
- Center
- East

Topical

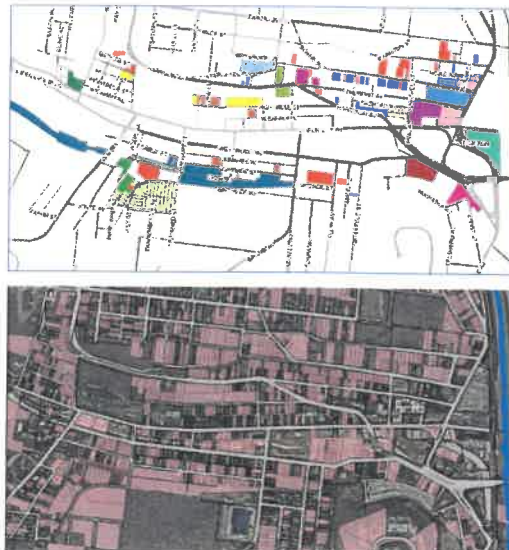
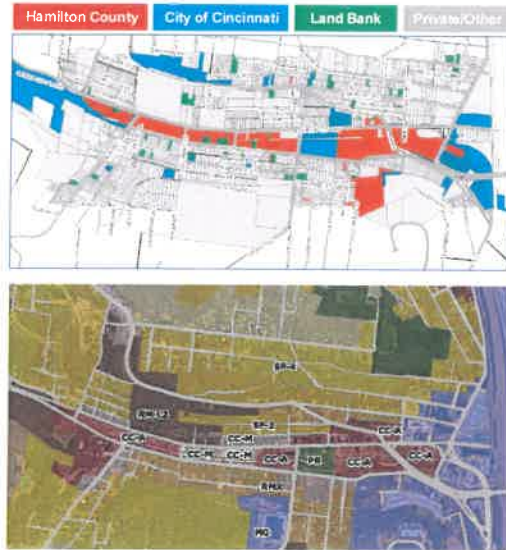
- Branding / Image
- Civic Infrastructure / Implementation



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SMALL GROUP PLANNING SESSION Preparations



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SMALL GROUP PLANNING SESSION Discussions and Sketches

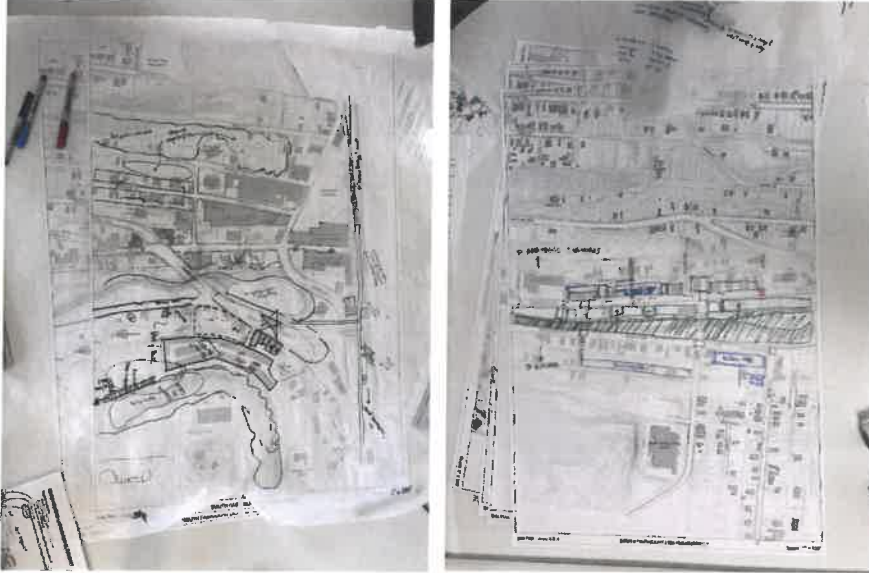


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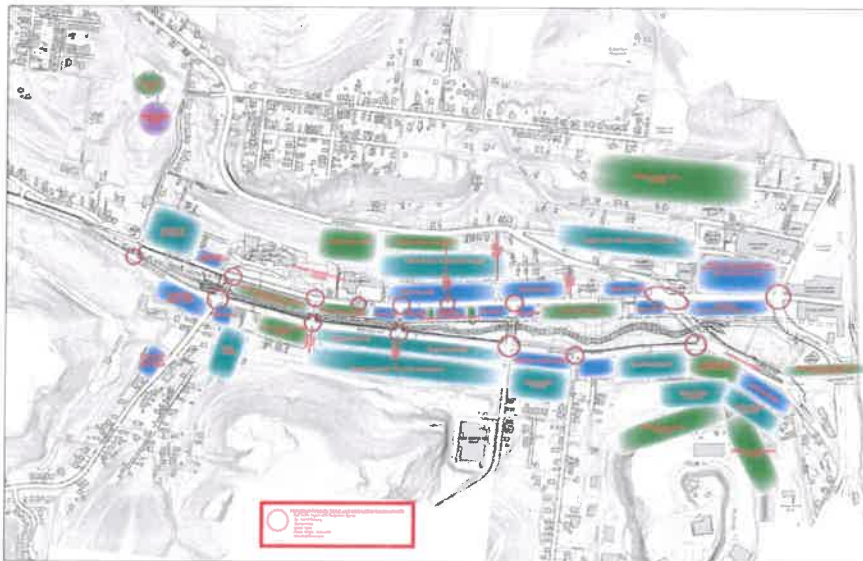
SMALL GROUP PLANNING SESSION Output



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SMALL GROUP PLANNING SESSION Output



South Fairmount 2026

South Fairmount, just minutes from downtown Cincinnati, is a community with deep heritage and strong 21st century assets. Home to the Lick Run Greenway, the area is a national model for green infrastructure solutions and creative urban agriculture. Historic small homes and imposing 19th century factory buildings shelter families, industry and cultural institutions. Hillside stairways lead to a network of parks where wildlife still roam and bike paths connect to adjacent communities and the Mill Creek waterway. Affordable and close knit, the community also sports a thriving business district and serves as the gateway to Cincinnati's beautiful west side.

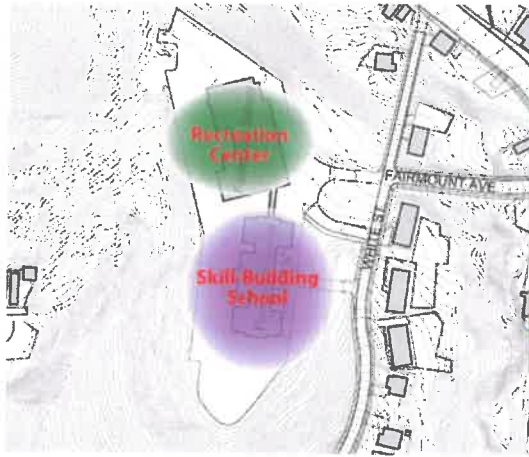
Full Size Plan

SOUTH FAIRMOUNT LICK RUN DISTRICT

Scale: 1" = 200'

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2022 Neighborhood Journal

SMALL GROUP PLANNING SESSION Output

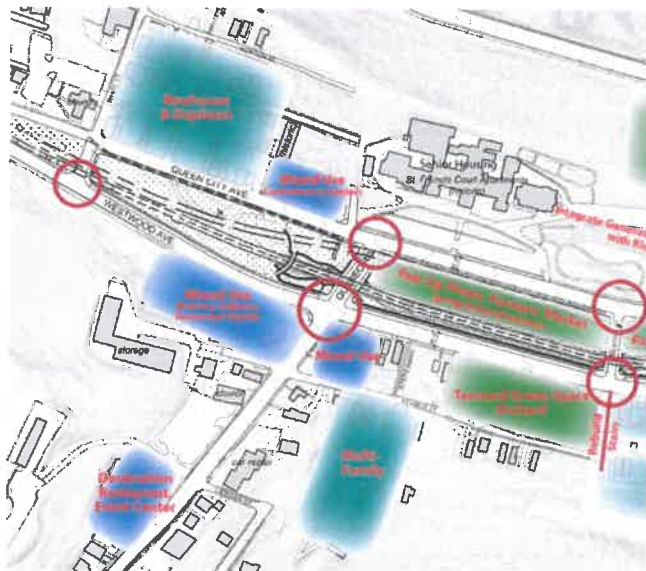


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SMALL GROUP PLANNING SESSION Output

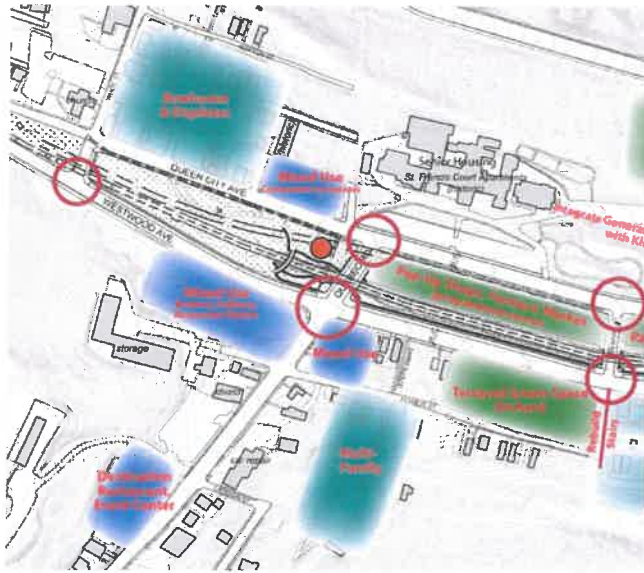


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SMALL GROUP PLANNING SESSION

Output



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2020 Neighborhood Survey

SMALL GROUP PLANNING SESSION

Output



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2020 Neighborhood Survey

SMALL GROUP PLANNING SESSION

Output



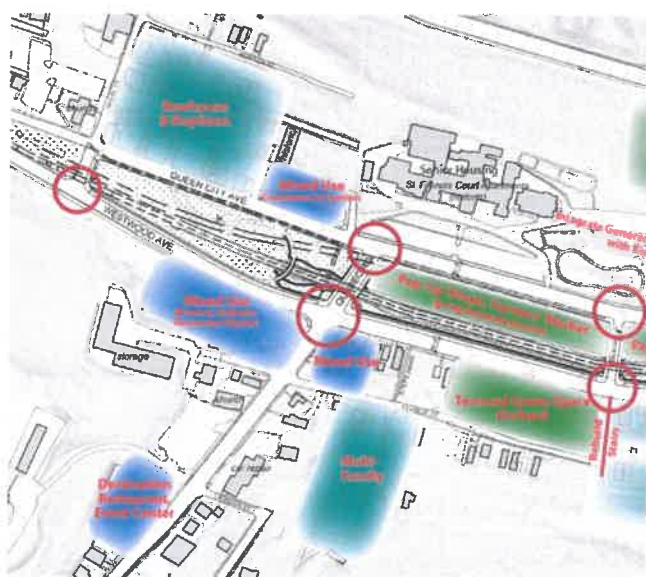
Fi
CATEGORY Public and Gathering Spaces

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SMALL GROUP PLANNING SESSION

Output



G6
CATEGORY Urban Center

G9
CATEGORY Hillside Development

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2021 Neighborhood Summit

SMALL GROUP PLANNING SESSION Output

2020 Neighborhood Summit

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CATEGORY: Urban Center

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SMALL GROUP PLANNING SESSION Output

2020 Neighborhood Summit

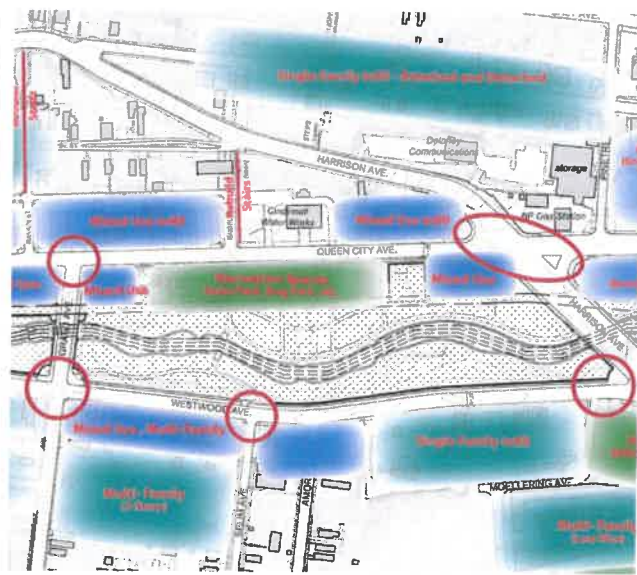
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SMALL GROUP PLANNING SESSION

Output



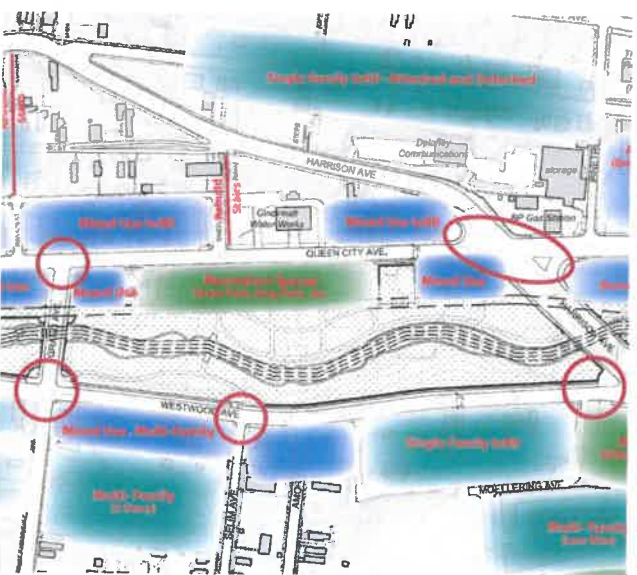
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SMALL GROUP PLANNING SESSION

Output



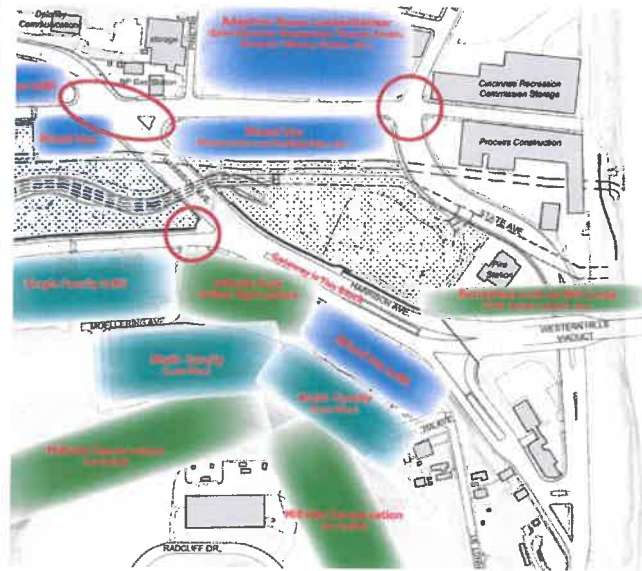
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SMALL GROUP PLANNING SESSION

Output



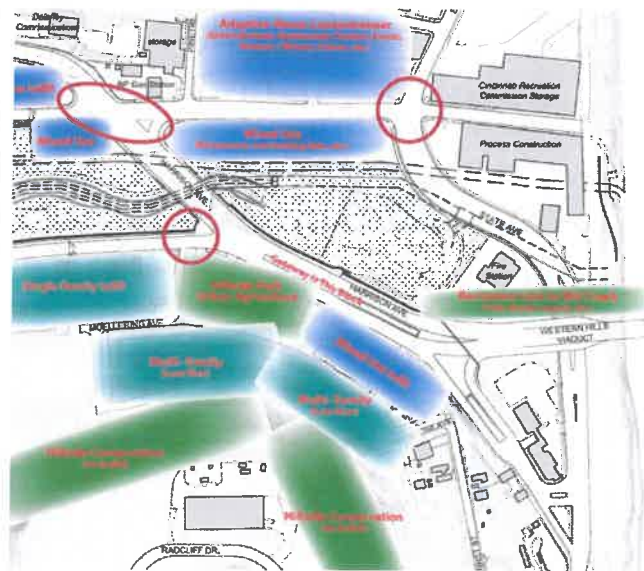
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SMALL GROUP PLANNING SESSION

Output



Pedestrian-Friendly Street and Intersection Improvements:

- Full Traffic Signal with Pedestrian Signal
- On-Street Parking
- Bump-Outs
- Street Trees
- Zebra Stripe Crosswalks
- Textured Pavement



Full Site Plan

SOUTH FARMINGTON LICK RUN DISTRICT

Scale: 1" = 200'

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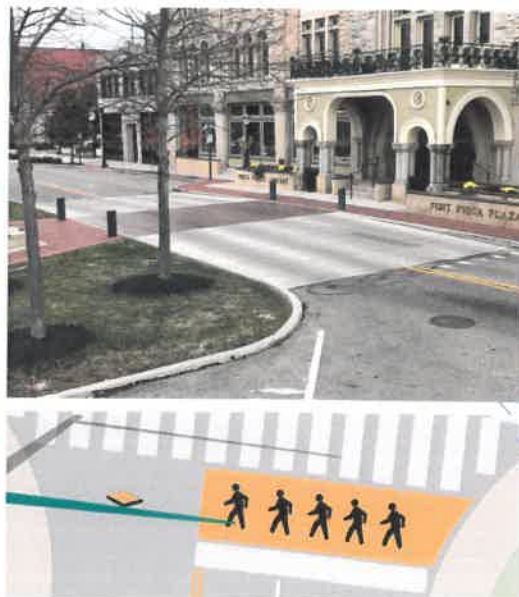
SMALL GROUP PLANNING SESSION

Output



Pedestrian-Friendly Street and Intersection Improvements:

- Full Traffic Signal with Pedestrian Signal
- On-Street Parking
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- Street Trees
- Zebra Stripe Crosswalks
- Textured Pavement



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SMALL GROUP PLANNING SESSION Output

- Pedestrian-Friendly Street and Intersection Improvements:**
 - Full Traffic Signal with Pedestrian Signal
 - On-Street Parking
 - Bump-Outs
 - Street Trees
 - Zebra Stripe Crosswalks
 - Textured Pavement



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SMALL GROUP PLANNING SESSION Output



FBI Site Plan

SOUTH FAIRMOUNT LICK RUN DISTRICT

Scale: 1" = 200'

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SMALL GROUP PLANNING SESSION

Community Image and Brand

The Personality Statement

(first Draft)

South Fairmount 2026

South Fairmount, just minutes from downtown Cincinnati, is a community with deep heritage and strong 21st century assets. Home to the Lick Run Greenway, the area is a national model for green infrastructure solutions and creative urban agriculture. Historic small homes and imposing 19th century factory buildings shelter families, industry and cultural institutions. Hillside stairways lead to a network of parks where wildlife still roam and bike paths connect to adjacent communities and the Mill Creek waterway. Affordable and close knit, the community also sports a thriving business district and serves as the gateway to Cincinnati's beautiful west side.



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Community Image and Brand

A Heritage and a Name

The neighborhood has heritage.
The community has Catholic roots.
It has Italian roots.
It has Appalachian roots.
It has German roots.

This is a community of heritage and heritage is the point and you can drill down and find all the heritage points beneath that.

The neighborhood affirms its name. **South Fairmount** is the neighborhood's historic name—and its future name.

South Fairmount is home to the Lick Run Greenway, much as Mt. Lookout is home to Ault and Alms Parks and Over-the-Rhine is home to Washington Park.



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SMALL GROUP PLANNING SESSION

Implementation and Civic Infrastructure

Key Needs

The Civic Infrastructure/ Implementation group identified several key needs for the Lick Run area and surrounding community. The needs are:

- Control Over Development – this was identified as the primary need
- Business Attraction
- Education Improvement
- Transportation Advocacy
- Development of Urban Agriculture network
- Blight Elimination
- Crime Prevention

The group also recognized limitations such as:

- A lack of resident capacity,
- A five-member community council board, and
- Limited attendance at community council meetings.

The Community will need partners to achieve its goals

"If you want to do any type of reconfiguration of the road network, now is the time to get started on that planning right now."

"If we want to make any changes we have to get a handle on the zoning and to start acting right away."

"We should consider whether or not we want to keep existing buildings, historic buildings. Hillside development has a lot of challenges."

"In all honesty there is a lot of opportunity to work with the City and intergovernmental agencies like the Port, the Land Bank, Community Development Corporations and others to achieve our goals."

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SMALL GROUP PLANNING SESSION

Implementation and Civic Infrastructure

Goals and Next Steps

Next Step	Potential Partners
Promote residents to be proactive and reporting issues in the neighborhood	City's Property Maintenance and Code Enforcement Division
Have a voice in the acquisition and disposition of property, consider the REACH program	Port Authority Landbank
Make proactive changes residents want to zoning now, rather than waiting for more development interest (then it's too late to stop development we don't want)	City Planning Department and Zoning Division
Continue moving forward with WIN on Beekman Street initiative and other initiatives	Working in Neighborhoods
Build membership in the community council and engage renters, as well as review bylaws	Invest in Neighborhoods
Gain a better understand of programs and resources available for economic development	City Department of Community and Economic Development Program Officer

Some Immediate and Short Term Actions

- Continue to plan cleanups and beautification projects.
- Explore ways to bring artists and public art (such as murals) to the community.
- Prepare to advocate for transportation changes along with Western Hills viaduct project.
- Build community capacity to enact and advocate for identified Goals and Next Steps listed above

"Our primary partners are WIN and the community councils."

"We should partner with neighborhoods who've come a long way like Westwood where several organizations work together and property values have gone up, more restaurants and businesses have moved in. Camp Washington too."

"We should work on short term efforts too: Trash, beautification efforts, cleanups which allow community members to participate, welcoming new people into the community, Community gathering spaces. Building that community infrastructure."

"There have been some conversations with Artworks about putting murals up. Need to ID a fundraising campaign to pay for them, maybe GoFundMe."

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SMALL GROUP PLANNING SESSION

Implementation and Civic Infrastructure

Conclusion

The overall conversation and impressions from the Implementation and Civic Infrastructure group was that the Lick Run Greenway project presented a **tremendous opportunity** for the South Fairmont Community.

Community leaders in the breakout group developed key connections with other community development leaders in learning some best practices and insights into spurring momentum in older city neighborhoods.

South Fairmont is uniquely positioned today with a blend of **significant history behind it**, challenge in front of it, and **boundless opportunity ahead of it**.

This plan is a roadmap forward for this community coming out of the Lick Run Greenway Project, **let's get started**.



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