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**BOND HILL
EXISTING CONDITIONS
STUDY AND
COMMUNITY PLAN**

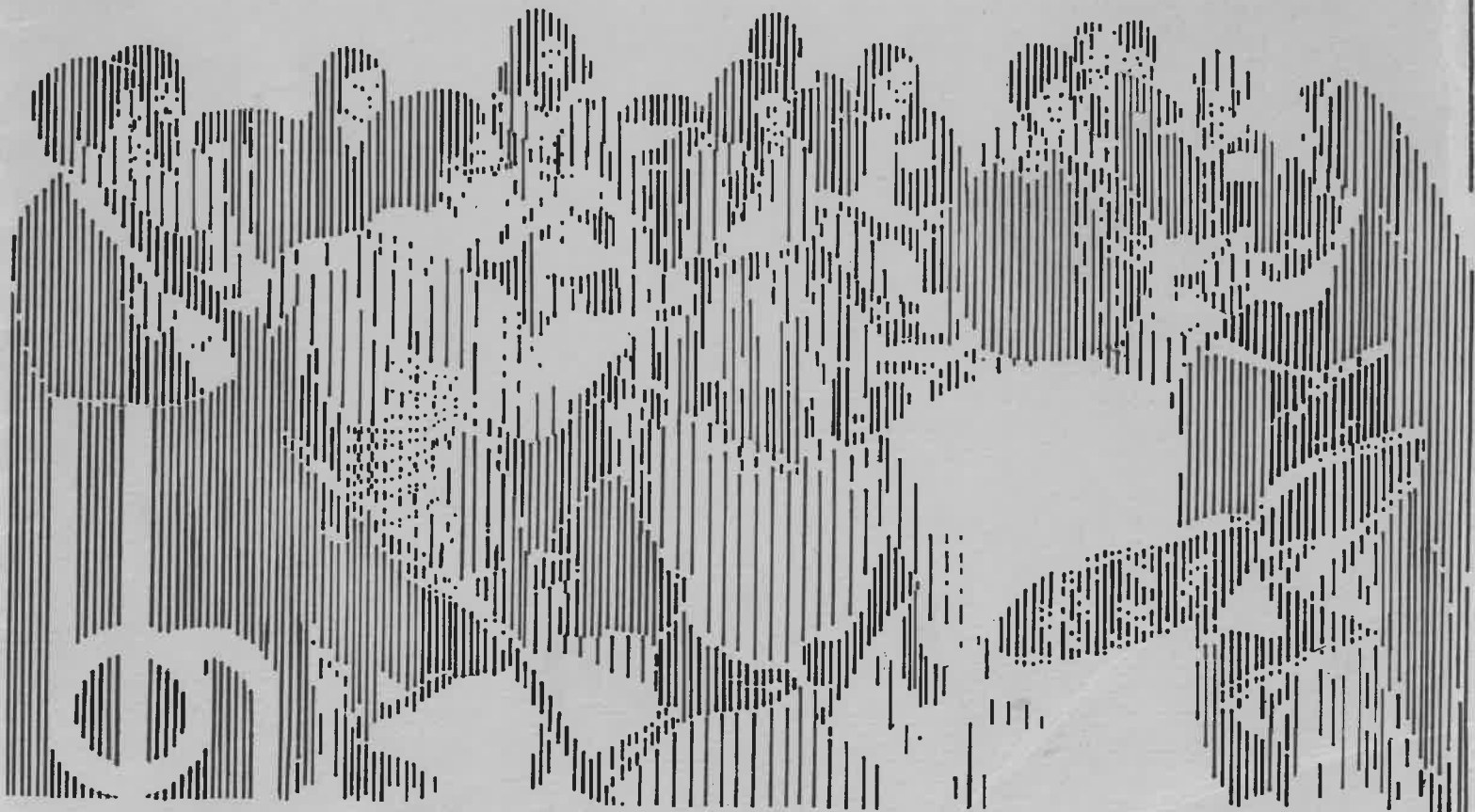


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A. SUMMARY

The Bond Hill Existing Conditions and Community Plan is, as the cover photograph indicates, a people plan. All goals and objectives, as well as the plan's recommendations, are drawn from community values. This plan also represents the synthesis and revision of past efforts from a variety of institutions and agencies.

The following outline gives the general conditions in Bond Hill's physical and social environment:

1. Historically, Bond Hill was settled in 1877 in a countryside atmosphere.
2. Rapid growth occurred during the 1930's-40's; filling in vacant lots and land while increasing the Bond Hill housing stock.
3. Residential areas dominate the land use pattern (28.4%). Semi-public and public uses are close behind at 27.9%.
4. Since 1960 the Black population has increased from 1% to 60% (approx.)
5. Bond Hill has always been a middle income community. In 1970 the average income was \$10,700.
6. Bond Hill has a high percentage of elderly persons.
7. 5.8% of the families in Bond Hill are below the poverty level. City-wide poverty level is 12.8%.
8. Unemployment in 1974 of head of households over 18 years was approximately 8.4%. In the City, the average was 12.1%.
9. 53.6% of the population are high school graduates. Bond Hill is above the City average in post high school education.
10. Bond Hill has a good distribution of housing types. (Single family, 60.6%; two-family, 12.6%; multi-family, 26.8%.)
11. Bond Hill is a stable neighborhood with a high owner-occupancy and low vacancy rates.
12. Bond Hill is an attractive residential area with only 2.9% buildings in poor condition.
13. The Norwood Lateral and I-75 have increased truck and auto traffic, intruding into residential areas.
14. Professional office space has increased, and retail services have decreased in Bond Hill.
15. Bond Hill's incidents of crime are below that of the City.
16. There are 46 industries supplying jobs to 2,266 persons.

The community plan section contains the following:

1. The development concept and definition of functions.
2. The land use plan for Bond Hill.
3. Recommendations for zoning and control of future growth.
4. The Bond Hill Housing Plan - goals, agency involvement, and strategies.
5. Community's priorities on future recreation facilities and planning recommendations.
6. A community recommendation against the Langdon Farm Extension.
7. Some proposals on redesign and street treatment of California Avenue's commercial district.
8. Conflicts with industry and residential areas.

B. GENERAL INTRODUCTION

1. Bond Hill Community Planning Process

In 1965, concerned residents of the Bond Hill and Roselawn Communities formed the Bond Hill - Roselawn Community Council in an effort to preserve the assets of their community. However, in 1969 the Bond Hill - Roselawn Community Council amicably split with each forming a separate organization. Thus, emerged the Bond Hill Community Council.

Planning in Bond Hill has been on-going since 1968 when the Cincinnati City Planning Commission worked with the Bond Hill-Roselawn Community Council. A preliminary report explored housing and the consequences of development on vacant land zoned for multi-family units with their impact on existing public school facilities. A subsequent report proposing a land bank and recreation facilities was published in January, 1969.

The present planning effort began in late 1973 with the formation of the Bond Hill Long Range Planning Committee and has culminated into this report. The Long Range Planning Committee was staffed by graduate students from the University of Cincinnati, Graduate Department of Community Planning with guidance and input from the Coalition of Neighborhoods. During this time the City Planning Commission provided staff on a consulting basis.

The graduate students provided the Long Range Planning Committee with technical reports and assisted the Committee in formulating goals and objectives for the community. The Committee's work was presented to the community in a series of meetings in May, 1975.

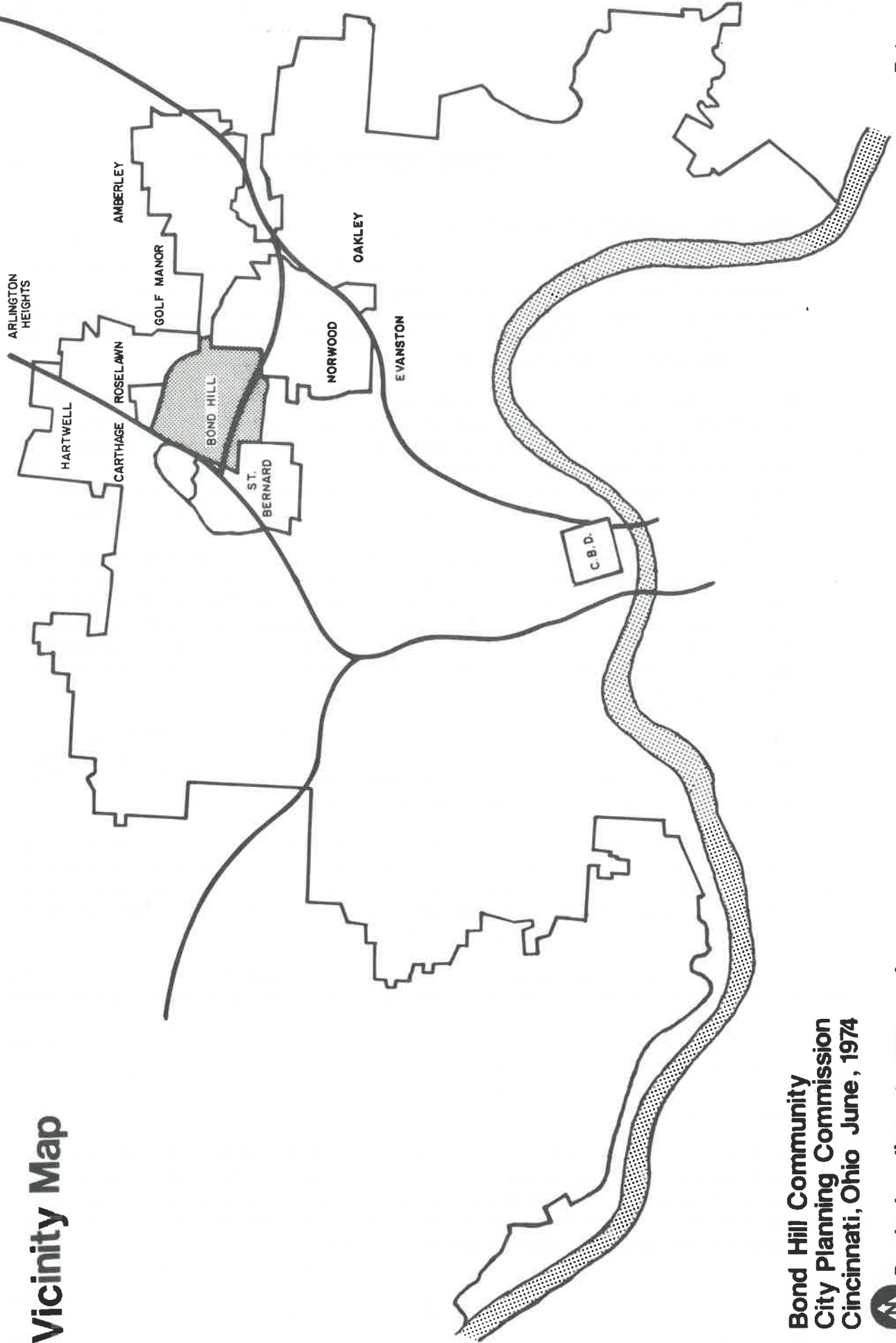
The Committee was also aided with technical assistance by students from the University of Cincinnati, Department of Design, Architecture and Art. The students were instrumental in designing a logo for the community and conducting a municipal housekeeping survey which helped in obtaining a City program for neighborhood improvement.

Out of this entire process has evolved this document, the results of the above mentioned people coordinating their talents and resources to produce a comprehensive plan for the Bond Hill Community. This effort has laid the ground work for future change that will improve the quality of life for all residents of Bond Hill.

2. Location of Bond Hill

Bond Hill, as a community, lies on the outer periphery of the City adjacent to the I-75 Expressway. The communities of Roselawn, Pleasant Ridge, Paddock Hills and Carthage as well as the Cities of Norwood, St. Bernard and Elmwood Place surround Bond Hill. Map B-1 shows Bond Hill's location in relation to the rest of the City.

Vicinity Map



**Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974**



3. Community Boundary and Census Tract

The community boundary of Bond Hill is defined generally as I-75 Expressway on the west; Seymour Avenue at the north; Rhode Island (Norwood Corporation Line) on the east; and Tennessee Avenue-St. Bernard Corporation Line on the south. For the purposes of this report, the statistical boundary is census tracts 63 and 64.

Within the community boundary of Bond Hill there are four census tracts: 63 (complete), 64 (complete), 62.01 (partial) and 62.02 (partial) as shown on Map B-2. Census tract 63 includes the land area east of Reading Road to Rhode Island Avenue between Tennessee Avenue and Seymour Avenue. Census tract 64 includes the land area west of Reading Road to the I-75 Expressway between the southern boundary of Longview Hospital and the Tennessee Avenue-St. Bernard Corporation line. The partial census tract of 62.01 within Bond Hill accounts for Woodward High School, Glen Meadow Lane and the Jewish Home for the Aged. The partial census tract of 62.02 within Bond Hill includes the southern portion of Longview State Hospital.

4. Topography

Bond Hill's topography is characterized by a flat to gently sloping landscape (see Map B-3). The highest point of elevation in the community is in the northeastern corner which is approximately 590 feet above sea level. The lowest point of elevation within the community boundary is 510 feet above sea level in the extreme southwestern corner as shown on Map B-3.

Generally, the residential portion of Bond Hill slopes from east to west from 590 feet to 575 feet above sea level at a slope of less than 1 percent.

The man-made expressways of I-75 and the Norwood Lateral form mounds along the western and southern edges of the community that visually wall in the community. The expressways are 20-25 feet higher in elevation than the surrounding area.

The direction of drainage and water runoff from the plateau at California Avenue and Reading Road is toward the Millcreek, Norwood Trough (Expressway) or the small valley which extends from Laidlaw Avenue to Woodward High School. All water runoff from Bond Hill flows to the Millcreek.

5. History and Physical Development of Bond Hill

From a historical perspective, Bond Hill has witnessed radical changes in its character since its annexation to the City of Cincinnati in 1903. However, the physical urban development of Bond Hill has occurred over the last century which began with the subdivision and construction of Bond Hill Village in 1877. (See Map B-4)

Late 1800's

The area officially recorded as Bond Hill in 1886 is known as "Old Bond Hill Village" today. The Village was the result of the purchase of 30 acres of land from Colonel Bond by the Cooperative Land and Building

Association. Each of the 30 parcels were sold at the price of \$500.00. The terms of the sale included the provision that each dwelling unit constructed on a lot had to be a certain distance from the sidewalk and in the exact center of its lot. The sale of the original 30 acres of land was subdivided for 60 homes. (See Figure B-1).

Development occurred initially at the intersection of Paddock Road (a major arterial) and First Street (California Avenue and a small connection road) which formed the major axis of the grid street pattern in Bond Hill Village. The village started on the north side of First Street and grew north. It consisted of six streets and three alleys. In later years California Avenue, Franklin Street and Summit Street (now Yarbarough) were built in a like manner.

Two public institutions existed in the area prior to the settling of Bond Hill. The Longview Insane Asylum started in 1860 was built west of the Paddock Road and Seymour Avenue intersection. St. Aloysius German Catholic Orphan Asylum was built in 1837 on Reading Road, north of the B & O Railroad. The Longview Insane Asylum was probably an obstacle to growth northward in these early years and a probable reason for the development eastward.

Early 1900's

Development remained concentrated around California Avenue near Paddock Road, until the early 1900's when a gradual shift began eastward toward Reading Road. The shift in this direction was due, in part, to the decline of the Miami-Erie Canal, the emerging soap industry to the west of the Canal, and a natural tendency to move toward Reading Road, a significant north/south artery and major connector with the Cincinnati Central Business District.

Single-family houses comprised the majority of residential land uses, however, there were some scattered two-family and multi-family construction.

Commercial activity was located along Paddock Road and California Avenue, two major axis. Commerce also developed on the west side of Reading Road between the St. Aloysius Orphanage and California Avenue.

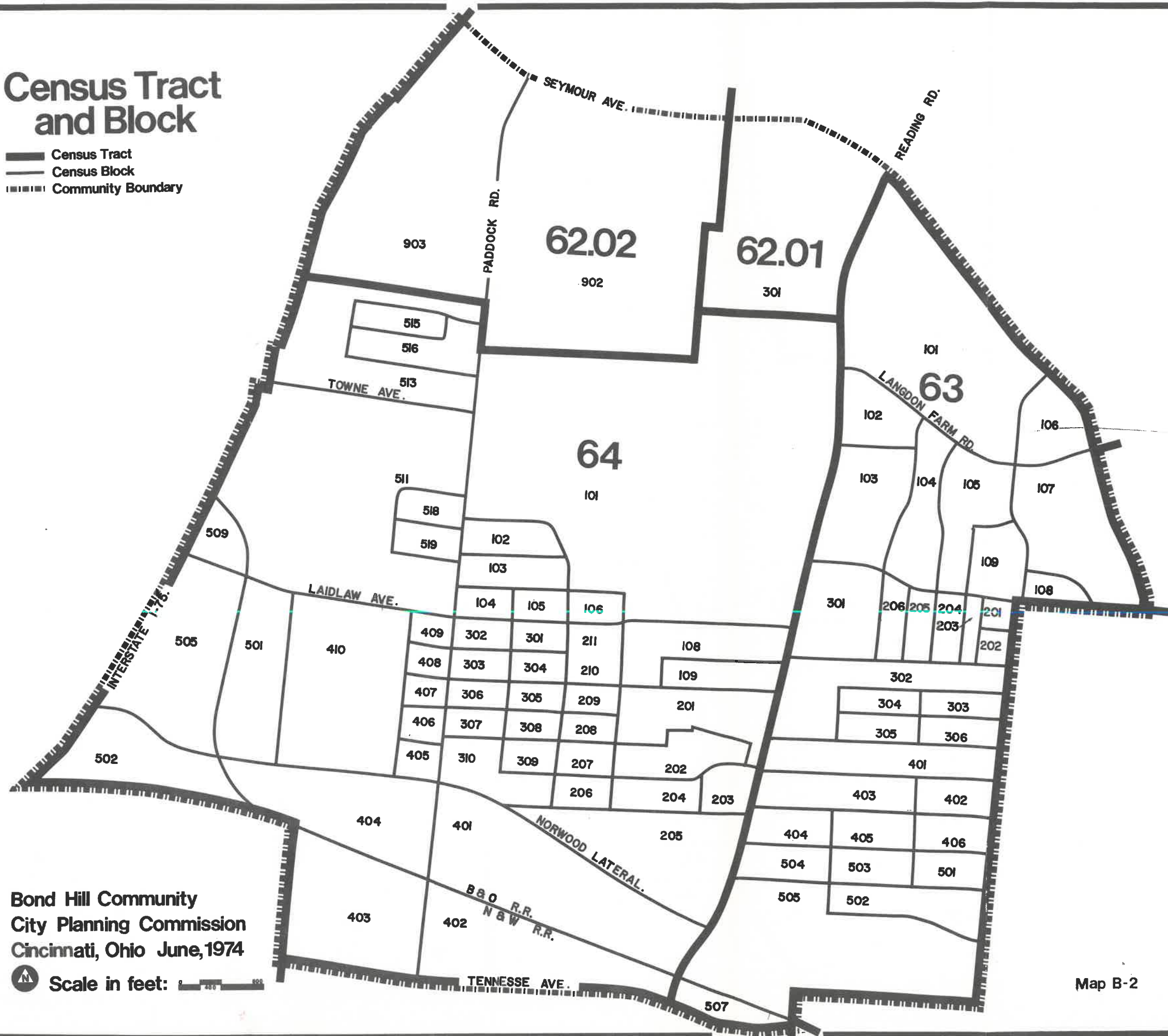
To serve the emerging population of Bond Hill, a school was built on the present site of the Bond Hill Elementary School in the early 1900's.

1912 to 1930

Between 1912 and 1930 the growth of Bond Hill was largely single-family in character. In the early 1920's, expansion took place in the small residential blocks to the north of Regent Avenue and west of Corinth Avenue. The most intensive development of the community took place in a six-year period between 1923-1928. Residential growth occurred in the area south of California Avenue between Bond Hill Village and Reading Road. Simultaneously, expansion on the east side of Reading Road was taking place. This expansion covered approximately 20 blocks but occurred in 7 different segments which accounts for the irregular street alignments onto Reading Road.

Census Tract and Block

-  Census Tract
-  Census Block
-  Community Boundary










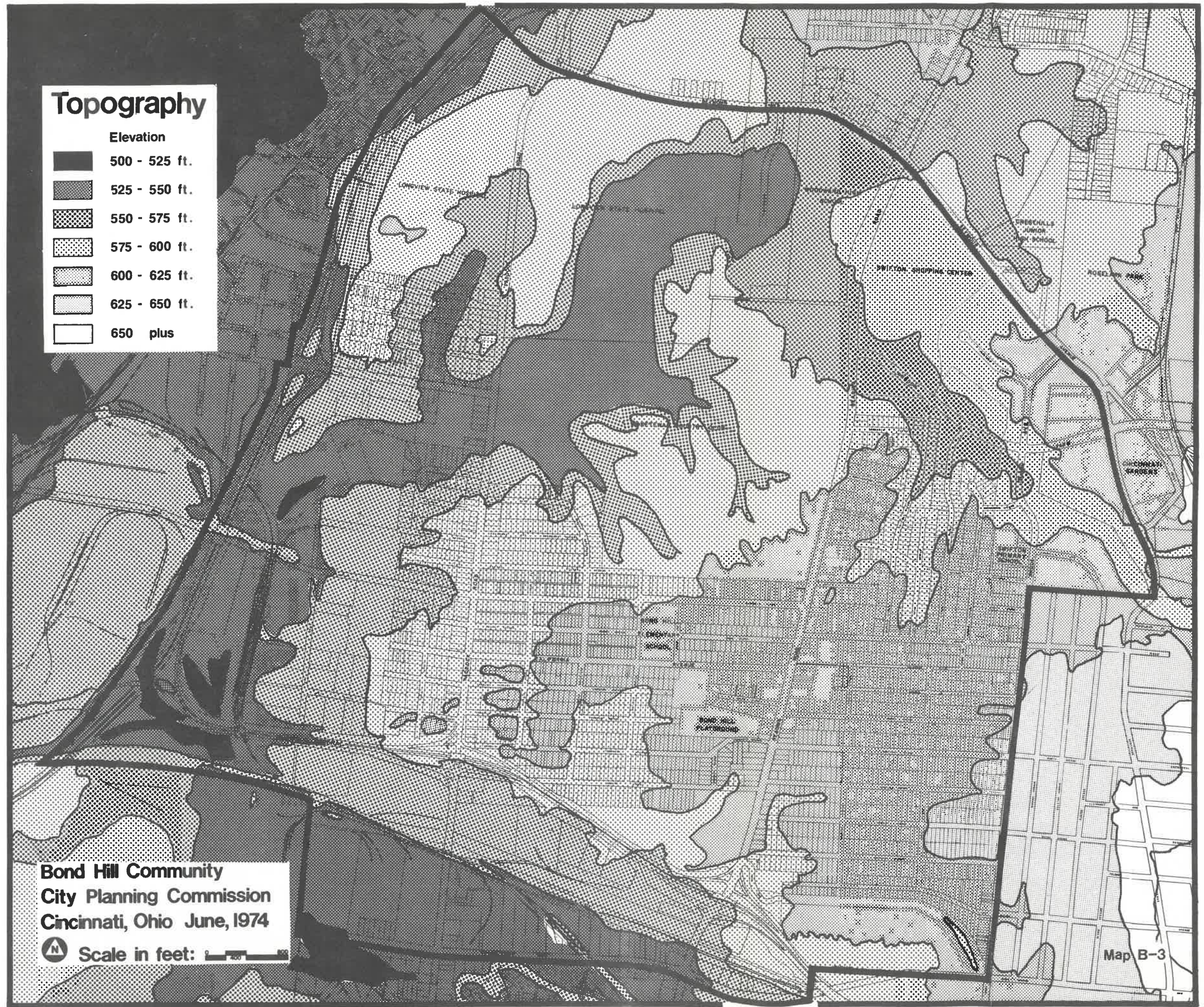
Bond Hill Community
 City Planning Commission
 Cincinnati, Ohio June, 1974

 Scale in feet: 

Map B-2

Topography

Elevation	
	500 - 525 ft.
	525 - 550 ft.
	550 - 575 ft.
	575 - 600 ft.
	600 - 625 ft.
	625 - 650 ft.
	650 plus



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

 Scale in feet: 

Map B-3

Commercial activity expanded to Reading Road and California Avenue in a configuration much as it is today. This development probably occurred in response to the residential expansion to the eastern part of the community and the heavy automobile traffic along Reading Road.

1940 to 1960

Until 1940, the bulk of development could be attributed to residential growth. Although intensive single-family housing development continued north of Dale Road, different land uses began to utilize the vacant land in that area. Swifton Shopping Center (a large commercial complex), Woodward High School, the expansion of Longview, a high density apartment complex, and Maketewah Golf Course all served to create public and institutional barriers to the north, thus curtailing future single- and two-family residential growth in this direction.

Commercial activity continued to expand along Paddock, California and Reading Roads. Of particular importance was the appearance of the Twin Drive-In, covering a large tract of land in the southeast part of the community.

Bond Hill Elementary School which had been present in 1912, expanded its grounds to Elizabeth Avenue during this time.

Industry began to appear to the south and southwest part of the community. The construction of I-75, part of the Norwood Lateral (to Paddock Road) and additional rail spurs made this area conducive to certain industrial activity.

1960 to the Present

As Bond Hill expanded across Paddock and Reading Roads, many parcels remained untouched in these early development years. Prior to 1960, much of this vacant land was developed, thus filling in and completing its development structure.

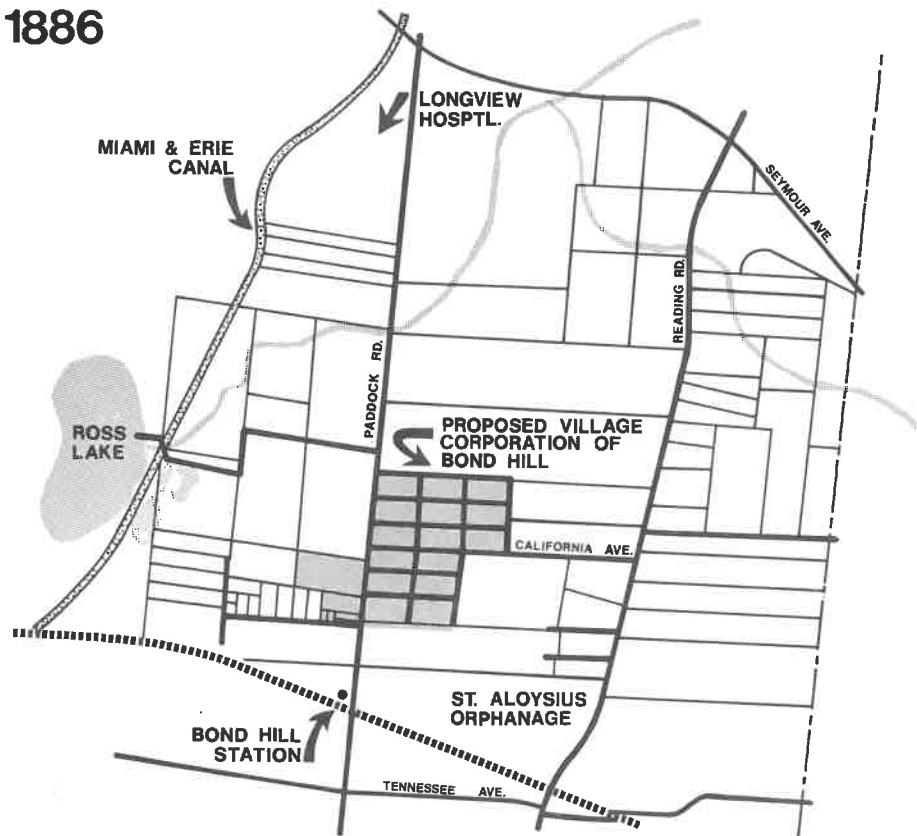
The present stage of Bond Hill's growth has been characterized by the completion of the Norwood Lateral to I-71 and an infill of industrial activity in the south and southwest portions of the community. Little land has remained undeveloped except for a few large industrial tracts below Towne Avenue.

Although single-family housing has dominated the community, a greater number of multi-family units have come into existence. As in 1960, this increase has been especially noticeable along Reading Road.

Commercial activity has expanded but continues to exist as two distinct business areas; Paddock Road and California Avenue and Reading Road and California Avenue; both of which are contained between Laidlaw and Yarmouth Avenues.

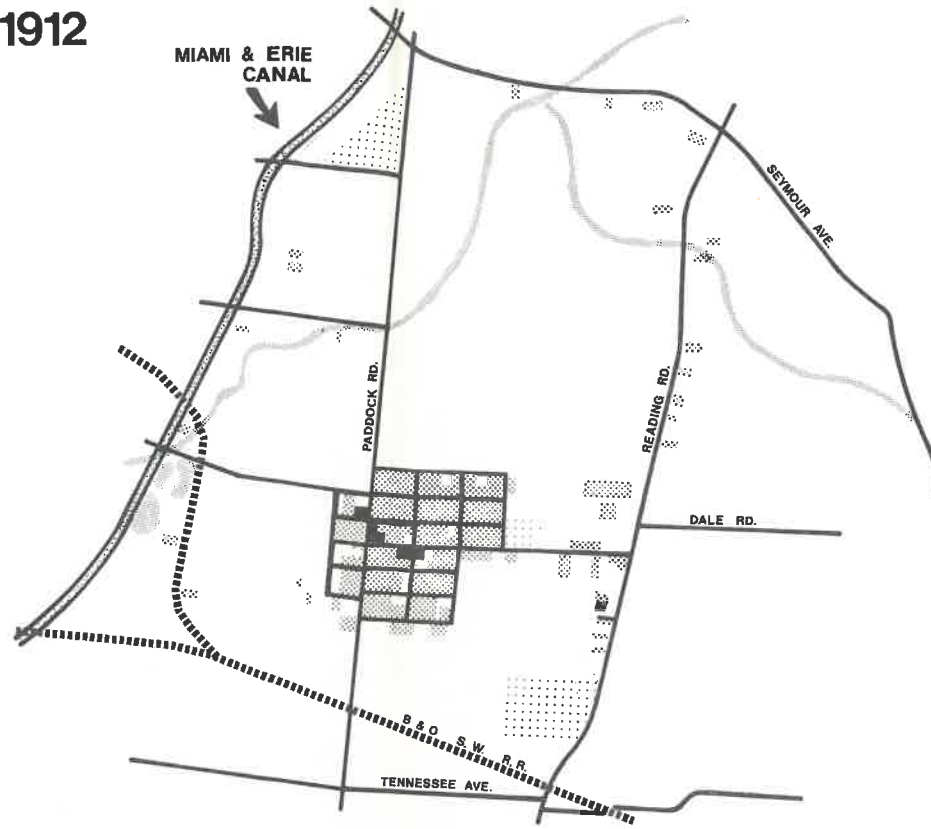
By this time, the residential neighborhood of Bond Hill has become clearly defined by strong borders; I-75 to the west, Seymour Avenue and the commercial shopping centers to the north, Rhode Island Avenue to the east and Norwood Lateral as well as industrial activity to the south.

1886



PLAT MAP

1912



1931



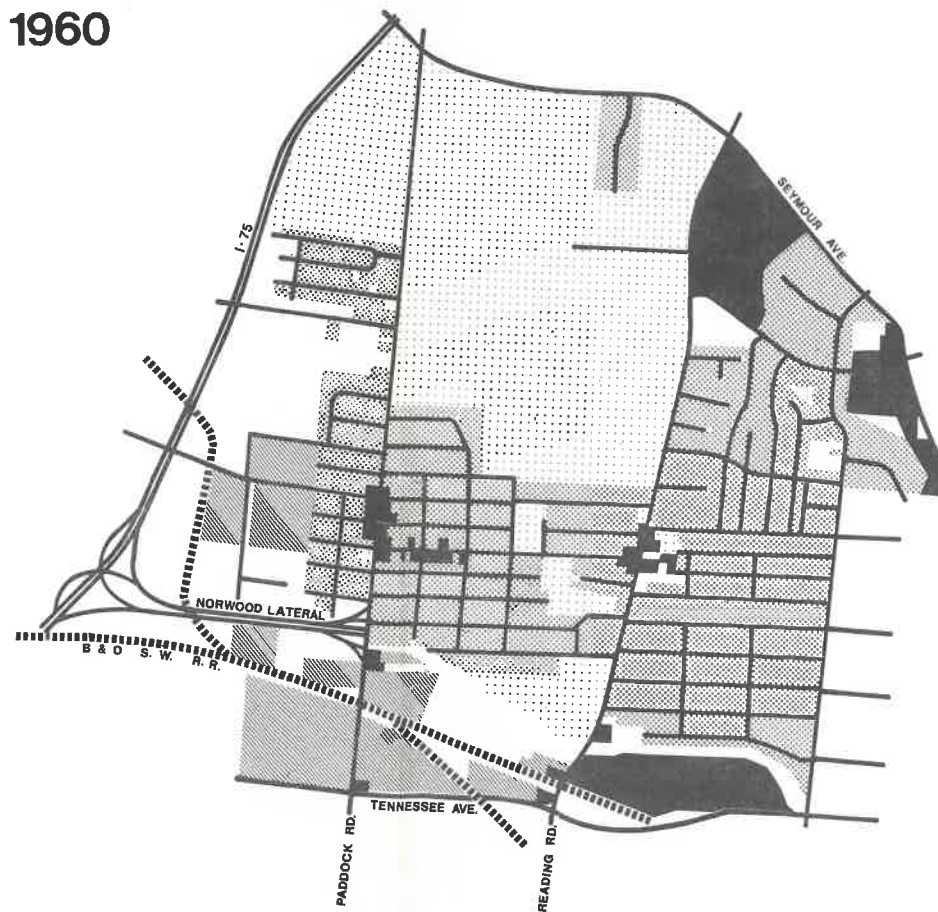
Land Use

- | | | | |
|--|----------------------|--|-----------|
| | Residential | | Vacant |
| | Commercial | | Roads |
| | Public / Semi-Public | | Railroads |
| | Industrial | | Waterways |

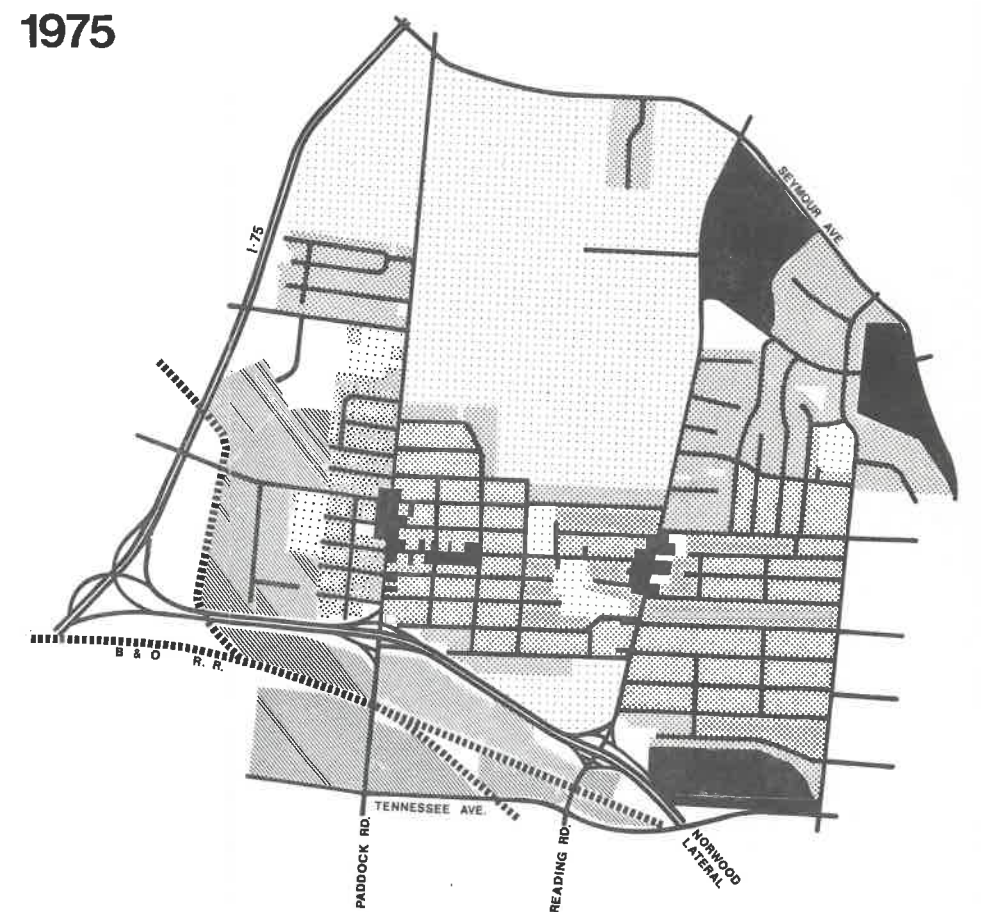
Bond Hill Community City Planning Commission Cincinnati, Ohio June, 1977

Scale in feet: 0 750 1500

1960



1975



C. PLANNING BACKGROUND

I. Previous Studies and Reports

Several documents and reports have been developed on the Bond Hill Community which, in most instances, will serve as secondary data sources for residents, researchers and other persons interested in obtaining background information on the community. The following events depict the evolution of a planning document in Bond Hill.

In 1967, planning efforts were initiated by the Bond Hill-Roselawn community in conjunction with students from the Graduate Department of Community Planning (GDCP), University of Cincinnati and the City Planning Commission. During the year, the GDCP students known as Total Neighborhood Task published a report entitled Bond Hill-Roselawn Current Conditions in December, 1967. This report contains data on the physical, economic, social, cultural-educational, health and political characteristics of Bond Hill. In addition, there are selected maps which provide a visual orientation of Bond Hill to the reader.

In 1968, the GDCP students published Bond Hill-Roselawn Programs which outlined development opportunities and financing strategies. During the same year the students also published a preliminary report on Community Goal Statements for Bond Hill-Roselawn. Three resources were utilized in the formation of the above mentioned report: a list of various problems made available by the City Planning Commission; analysis of the Current Conditions study written by GDCP; and worksheets from discussions held at the Bond Hill-Roselawn Planning Committee meetings.

In March, 1969, the City Planning Commission staff prepared a Report on a Planning Process in the Bond Hill-Roselawn Community. This report is a narrative of a community planning process as it was applied to the Bond Hill-Roselawn communities and is a response to GDCP student work. It outlines each step of the process taken; goal formation, information collection and analysis, designing the plan and determination of land use policies.

In 1969, the Bond Hill and Roselawn communities divided into two separated community organizations. They continue to share alliance on mutual problems affecting the communities.

The City Planning Commission staff in July, 1972, published a preliminary report Market Area 9: Bond Hill-Roselawn and North Avondale; Problems, Issues and Recommendations which described the business districts of Bond Hill. The report analyzed types of establishments, businesses and customer concerns for Bond Hill and the market area.

During 1974 two reports were published with Bond Hill described as part of the studies. In June, 1974, five students from the University of Cincinnati, Graduate Department of Community Planning, in conjunction with the

Coalition of Neighborhoods, published a Housing Analysis in Oakley, Bond Hill and Evanston. Basically, the study undertaken was a preliminary investigation of housing market conditions in racially changing neighborhoods. Through an examination of Hamilton County Auditor and Recorder records (property and mortgage deeds), the 1960 and 1970 United States Census Tract data for the three sample communities, the researchers attempted to determine investment and dis-investment patterns. In September, 1974, a consultant to the public Recreation Commission of the City published a report entitled A Community Recreation Facilities Master Plan Study; Study Areas 1 which included Bond Hill. The study analyzed Bond Hill's existing recreation facilities, determined need and proposed new recreation areas within Bond Hill. Some of the consultant's proposals are included in this report.

In 1975, the Bond Hill Long Range Planning Committee with the assistance of GDCP students developed a report entitled Bond Hill Goals and Objectives. The goals and objectives were developed by functional area and represent the expressed needs of the community in measurable terms. The goals and objectives are incorporated in this report (see Appendix II-A for a complete presentation).

2. Agency Framework

It is important to note the City agencies, community groups and programs which are operative in the Bond Hill Community.

Bond Hill Community Council - The Bond Hill Community Council is a non-profit organization which is the community's decision-making mechanism. The Bond Hill Community Council is actively involved in long range planning efforts for the physical, social and economic betterment of the Bond Hill community.

City Planning Commission - One of the functions of the City Planning Commission is to provide technical assistance to communities in their planning efforts. Currently, the City Planning Commission is providing technical assistance to the Bond Hill Long Range Planning Committee in the development of a comprehensive neighborhood plan.

The Coalition of Neighborhoods - The Coalition of Neighborhoods is an organized effort of citizens in Bond Hill, College Hill, Kennedy Heights, North Avondale and Paddock Hills to improve the quality of life in these five middle City integrated neighborhoods. Some of the neighborhood problems the Coalition attempts to find equitable solutions to are housing, zoning, schools and any other issues affecting one or all of the neighborhoods in the Coalition.

Recreation Commission - Bond Hill is encompassed in the Cincinnati Public Recreation Commission District No. 4 with the other neighborhood of Walnut Hills, part of Mt. Auburn, Corryville, Mt. Adams and Evanston. Within this district planning and delivery of recreation services is carried out.

Neighborhood Youth Service Bureau - The Youth Service Bureau is a division of the Citizens' Committee on Youth, formally known as the CCY Field Unit Division. In Bond Hill, the Neighborhood Youth Service Bureau is located

at 1531 California Avenue. The field unit provides counseling, rap sessions, sponsored recreation and special services to Bond Hill youths' needs. The Bureau makes its services available to children 7 to 18 years of age who have been referred from the Juvenile Justice System or who have problems that might eventually bring them to the attention of the courts.

D. EXISTING LAND USE AND ZONING

1. General Land Use Patterns

Bond Hill is a predominately residential community. Multi-family uses generally are located along Reading Road, Paddock Road, Rhode Island, Langdon Farm Road and Towne Avenue. Single-family and two-family uses are located between the transportation corridors described above (see Map D-1).

The next largest land use classification is manufacture and is located on the southwestern and extreme southern portion of the community.

Commercial uses are concentrated at California Avenue and Paddock Road; California Avenue and Reading Road; and Seymour Avenue and Reading Road.

The northwestern and north central portion of the community is devoted to public and semi-public uses of Longview Hospital and Maketewah Golf Course.

2. Land Use Classifications

Residential uses comprise the largest land use within Bond Hill. Of the total community's acreage, 28.4%, is devoted to residential uses with 20.8% being single- and two-family acreage and 7.6% multi-family acreage. This is somewhat lower than the City's average but the percentages are skewed because of the large amount of public and semi-public land (Longview State Hospital and Maketewah Country Club) located within the boundary of Bond Hill. These uses account for 27.9% of the total community acreage. Census tract 63 is more representative of the community's residential uses with 52.1% of its area devoted to these uses. (See Table D-1.)

Bond Hill has a larger percent of land devoted to public and semi-public commercial, wholesale, manufacturing than the City as a whole. The only disproportionate ratio is public and semi-public uses which, as mentioned before, account for 27.9% of Bond Hill's total acres as compared to the City's 8.9%.

Bond Hill has a lower percent of residential, government and education; parks and playground; and vacant land uses than the City. Parks and recreations uses are disproportionately low with only .3% of land devoted to recreation as compared with a City-wide percent of 9.5%.

3. Zoning Patterns

Zoning is a set of ordinances setting the minimum requirements for the restriction of building uses and heights; yards, courts and lot area per dwelling unit; open space; and off-street loading space and parking. The Zoning Code is divided into 25 districts as shown in Table D-2. Each of the zoning districts appearing in Bond Hill is discussed below and shown on Map D-2. While these patterns do not coincide with the land use patterns, they show the possibility for future development.

Existing Land Use

- Single Family Residential
- Two Family Residential
- Multi Family Residential
- Commercial
- Manufacturing
- Public, Semi - Public
- Educational
- Parks, Recreation
- Vacant

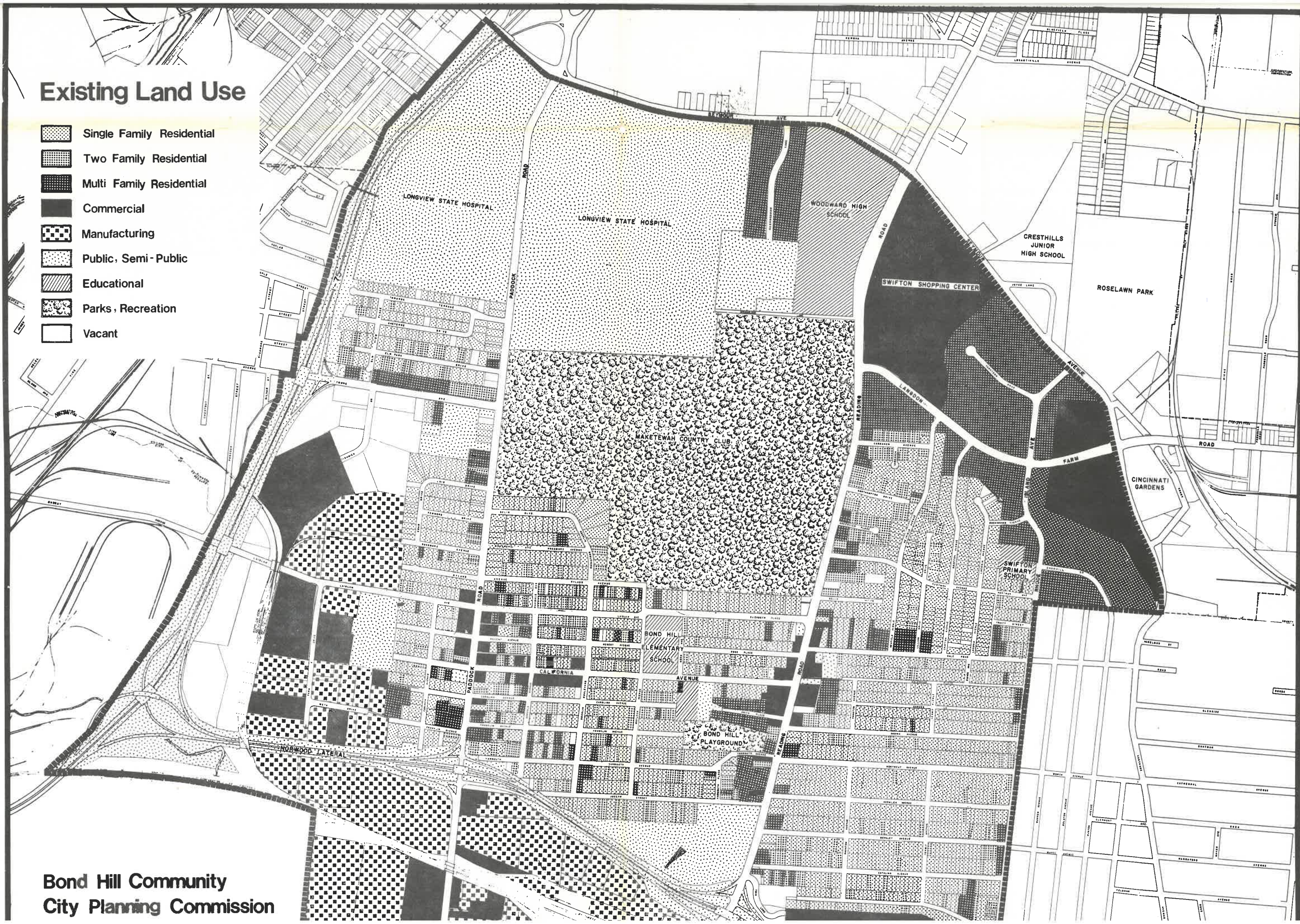


Table D-1

Bond Hill

Existing Land Use 1975

Type	62.01	Pct.	62.02	Pct.	63	Pct.	64	Pct.	Total	Pct.	City	Pct.
Residential	12.15	20.8	-	-	222.57	52.1	154.49	22.2	389.21	28.4	18,256	36.4
One-Family	-	-	-	-	128.28	30.0	107.69	15.5	235.97	17.2	12,299	24.5
Two-Family	-	-	-	-	21.08	4.9	27.88	4.0	48.96	3.6	2,051	4.1
Multi-Family	12.15	20.8	-	-	73.21	17.2	18.92	2.7	104.28	7.6	3,057	7.8
Government & Educational	28.14	48.3	-	-	1.80	0.4	5.53	0.8	35.47	2.6	195	4.0
Public	-	-	173.00	90.5	-	-	6.06	0.9	179.06	13.1	2,022	8.9
Semi-Public	12.56	21.6	-	-	1.24	0.2	189.64	27.3	203.44	14.8		
Parks & Playgrounds	-	-	-	-	-	-	4.90	.7	4.90	.3		9.5
Commercial	-	-	-	-	86.51	20.2	61.82	9.0	148.33	10.8		7.6
Wholesale & Storage	-	-	-	-	2.52	0.6	29.75	4.3	32.27	2.4		0.7
Manufacturing	-	-	-	-	.32	0.1	86.43	12.4	86.75	6.3	1,269	2.5
Railroad	-	-	-	-	32.00	7.6	40.37	5.8	72.37	5.3		
Street R.O.W.	5.43	9.3	18.50	9.5	63.80	15.0	76.72	11.0	164.45	12.0		12.3
Vacant	-	-	-	-	16.10	3.8	38.65	5.6	54.75	4.0	10,049	8.1
TOTAL	58.28	100.0	191.50	100.0	426.86	100.0	694.36	100.0	1,371.85	100.0		100.0

SOURCE: City Planning Commission Field Survey 1975

**Bond Hill Community
City Planning Commission
Cincinnati, Ohio, June, 1974**

Scale in feet: 0 100 200



- R - Residential
- B - Business
- O - Office
- M - Manufacturing
- 3 - Type of Restriction
- (T) - Transition Zone



Table D-2

Zoning Districts

R-1A Single-Family Low Density	B-1 Neighborhood Business
R-1 Single-Family Low Density	B-2 Community Business
R-2 Single-Family Medium Density	B-3 Retail-Wholesale Business
R-3 Two-Family	B-4 General Business
R-4 Multi-Family Low Density	C-1 Commercial (Central Business District "Core")
R-5 Multi-Family Medium Density	C-2 Commercial (Central Business District "Frame")
R-6 Multi-Family High Density	M-1 Neighborhood Manufacturing
R-7 Multi-Family High Density	M-2 Intermediate Manufacturing
R-V Residence View	M-3 Heavy Manufacturing
O-1A Suburban Office	RF-1 Riverfront (Recreational-Residential)
O-1 Suburban Office	RF-2 Riverfront (Commercial-Industrial)
O-2 Downtown Office	MP Meat Packing
	E-0v (Experimental Overlay)

Residential

Residential zoning covers over two-thirds of the land area within Bond Hill. The residential zoning is concentrated between the Norwood Lateral and Seymour Avenue. The most predominate residential zone is R-3.

R-2 - This is a single-family zone allowing a slightly higher density of use than R-1 uses. It is located in two developed locations in the northeastern and northwestern part of the community and all of Longview State Hospital property.

R-3 - This is a two-family zone in which half of Bond Hill lies.

R-4 - This is a multi-family zone but is the most restrictive of the multi-family zones. This zone is located mostly in the Maketewah Country Club area.

R-5 - This is a medium density multi-family zone allowing more apartments per land area than the R-4 zone. The zone is most prevalent along the corridors of Reading Road and Paddock Road.

R-7 - This is the highest residential density zone of the Zoning Code. This zone is located on one parcel of land at Twin Lane.

Business

Business zoning within Bond Hill is B-3 and B-4 types of uses and spot located along Reading Road and Paddock Road.

- B-1 - This is the most restrictive business zone allowing neighborhood retail stores, offices and personal services. No zone appears in Bond Hill.
- B-2 - This zone allows retail stores, community facilities, restaurants, theaters, etc. No zone is located in Bond Hill.
- B-3 - This zone allows wholesaling, warehousing and hotel uses in addition to the above. There are two B-3 zones; on California near Paddock Road and on Reading Road at California Avenue.
- B-4 - This is the least restrictive business zone allowing, in addition to the above uses, automotive services and drive-in establishments. This use is found along Paddock Road at California Avenue, Reading Road and the Norwood Lateral, Reading Road and Seymour Avenue and Seymour Avenue and Langdon Farm Road.

Office

There are only three small office zones within Bond Hill; at Regent Avenue off of Paddock Road, Annita Place and Reading Road and Elizabeth Place and Reading Road. The O-1 zone allows offices, banks, funeral homes, art galleries, personal services, but no retail stores.

Manufacturing

Industrial zoning exists only in the southwestern portion of the community. The most prevalent zones are the M-2 and M-3 zones which allow intermediate to heavy industrial uses. There is one M-1 zone near Towne Avenue which is the most restrictive type of zone, allowing only light manufacturing uses.

E. SOCIAL CHARACTERISTICS

1. Introduction

In collecting data on Bond Hill, two definitions of boundaries were used:

- a. The Bond Hill Community boundary was decided by the Bond Hill Long Range Planning Committee. This definition does not follow U. S. census tracts but for the most part follows block lines. The amount of data within this boundary is limited. This is the boundary found on the maps throughout this report.
- b. Statistical Bond Hill is comprised of U. S. census tracts 63 and 64. This definition will be more frequently used in the collecting of data. This boundary can be found on Map B-2.

While the two boundaries vary only slightly, it was felt that the distinction should be made.

2. Population Trends

Bond Hill's population has gained steadily since 1930 as shown on Table E-1. Population gains were most noticeable between 1930 and 1960. By 1970 the Bond Hill population increases had tapered off. The large increase in population between 1950 and 1960 in census tract 63 is attributed to the Swifton Village Apartment Complex construction during that time. The drop in population, 1972 and 1973, in census tract 63 may also be attributed to Swifton Village Apartments in a turnover of dwelling units having families with children to families without children or singles.

Table E-1

Population Trends of Statistical Bond Hill, 1930-1973

	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
CT 63	1,745	3,803	4,707	7,350	7,323	7,345	7,364	6,960
CT 64	3,178	4,096	4,471	4,322	5,001	4,998	4,995	4,944
Bond Hill	4,923	7,899	9,178	11,672	12,324	12,343	12,362	11,904

SOURCE: U. S. Bureau of the Census - 1930, 1940, 1950, 1960, 1970; R. L. Polk Company 1971, 1972, 1973.

3. Population Density

Bond Hill's 12,343 people (1970 statistics) reside in 389.21 acres of residential land, resulting in a net population density of 31.7 persons per residential acre. This is over 6 persons per acre over the City's net residential density of 25.7. Map E-1 shows the net residential density of Bond Hill by block. There is no one area that stands out as a population locus. The higher residential density blocks are scattered throughout the community along California Avenue, Paddock Road and Langdon Farm Road.

4. Racial Composition

Over the last fifteen years, the racial composition of Bond Hill has made significant changes. In 1960 less than .1% of the community was black. In 1970, the racial composition changed to 73% white and 26.2% black. The Bond Hill racial composition in 1970 corresponded to the City's racial composition as shown in Table E-2. Since 1970, the racial composition of Bond Hill has continued to shift to an approximate equal percent of black and white population. This is reflected in Table J-2 and the 1975 public elementary school racial composition which shows an approximate 30% white-70% black ratio.

Table E-2






Racial Composition of Statistical Bond Hill
and the City, 1960-1970

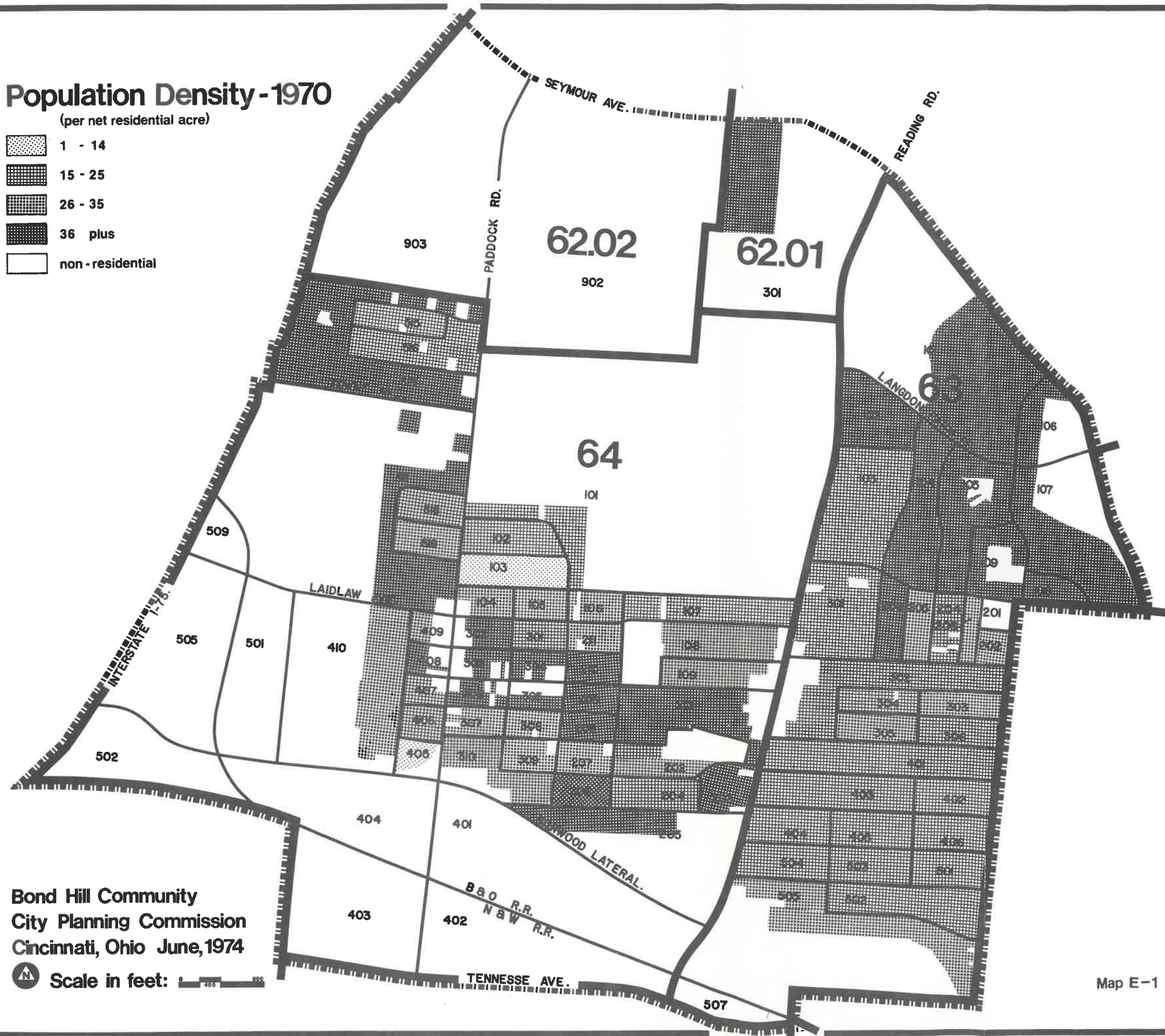
Race	<u>1970</u>				<u>1960</u>			
	CT 63	%	CT 64	%	Bond Hill	%	City	%
White	5,346	73.0	3,655	73.1	9,001	73.0	325,394	71.9
Black	1,907	26.0	1,322	26.4	3,229	26.2	125,070	27.6
Other	70	1.0	24	.5	94	.8	2,060	.5
TOTAL	7,323	100.0	5,001	100.0	12,324	100.0	452,524	100.0
White	7,319	99.5	4,308	99.7	11,627	99.6	392,865	78.1
Black	2	.1	4	.1	6	.1	108,757	21.6
Other	29	.4	10	.2	39	.3	928	.3
TOTAL	7,350	100.0	4,322	100.0	11,672	100.0	502,550	100.0

SOURCE: U. S. Bureau of Census 1960 and 1970

Population Density - 1970

(per net residential acre)

-  1 - 14
-  15 - 25
-  26 - 35
-  36 plus
-  non-residential



Bond Hill Community
 City Planning Commission
 Cincinnati, Ohio June, 1974

 Scale in feet: 

Map E-1

5. Age Distribution

Table E-3 shows the age distribution in statistical Bond Hill and in the City. It also shows the percentage of total population in each age group. In Figure E-1, the percentages for Bond Hill and the City are graphically shown for comparison. As shown in the graph, Bond Hill has a higher percentage of persons in the child bearing age group of 25-34 year old and persons over 65 years old than the City as a whole. The age groups below the City's percentage are in the 5-19 age groupings. However, in the 0-4 age group, Bond Hill is even with the City's average. This shows that even though the child bearing age group is more than the City's average, they may be having smaller families.

Table E-3

Age Distribution in Bond Hill- City, 1970

Age	<u>Males 1970</u>				Bond Hill				City			
	CT 63	%	CT 64	%		%		%		%		%
Under 5 yrs.	358	10.3	178	7.8	536	9.2	19,539	9.3				
5 to 9 yrs.	279	8.1	207	9.1	486	8.5	19,835	9.5				
10 to 14 yrs.	274	7.9	255	11.2	529	9.2	20,100	9.6				
15 to 19 yrs.	229	6.6	186	8.2	415	7.2	19,412	9.3				
20 to 24 yrs.	397	11.5	183	8.0	580	10.1	20,915	10.0				
25 to 34 yrs.	530	15.4	238	10.5	768	13.4	26,233	12.6				
35 to 44 yrs.	300	8.6	227	10.0	527	9.2	20,185	9.6				
45 to 54 yrs.	345	10.0	227	10.0	572	9.9	20,880	9.9				
55 to 59 yrs.	191	5.5	103	4.5	294	5.1	10,481	5.1				
60 to 64 yrs.	153	4.4	126	5.5	279	4.8	9,923	4.7				
65 to 74 yrs.	266	7.7	195	8.6	461	8.0	14,225	6.8				
75 yrs. and Over	137	4.0	150	6.6	287	5.0	8,039	3.8				
TOTAL MALES	3,459	100.0	2,275	100.0	5,734	100.0	209,767	100.0				
	<u>Females 1970</u>											
Under 5 yrs.	335	8.7	167	6.1	502	7.6	18,981	7.8				
5 to 9 yrs.	238	6.2	190	6.9	428	6.5	19,261	8.0				
10 to 14 yrs.	222	5.7	225	8.3	447	6.8	20,180	8.4				
15 to 19 yrs.	277	7.2	192	7.0	469	7.2	20,473	8.4				
20 to 24 yrs.	456	11.8	186	6.8	642	9.8	24,091	9.9				
25 to 34 yrs.	484	12.5	274	10.1	758	11.5	26,879	11.1				
35 to 44 yrs.	365	9.4	279	10.3	644	9.8	23,544	9.7				
45 to 54 yrs.	429	11.2	285	10.5	714	10.8	26,394	10.8				
55 to 59 yrs.	222	5.7	145	5.3	367	5.5	13,329	5.5				
60 to 64 yrs.	242	6.3	187	6.8	429	6.5	13,030	5.4				
65 to 74 yrs.	372	9.6	319	11.7	691	10.5	21,207	8.7				
75 yrs. and Over	222	5.7	277	10.2	499	7.5	15,388	6.3				
TOTAL FEMALES	3,864	100.0	2,726	100.0	6,590	100.0	242,757	100.0				

SOURCE: U. S. Bureau of Census, 1970

Figure E-1

Age Distribution

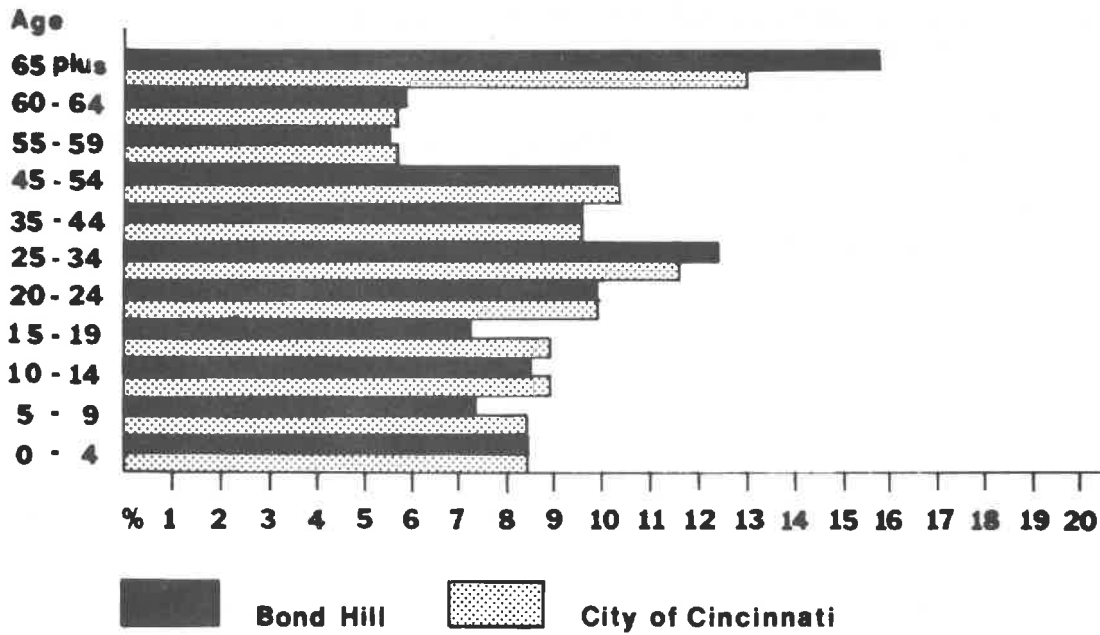
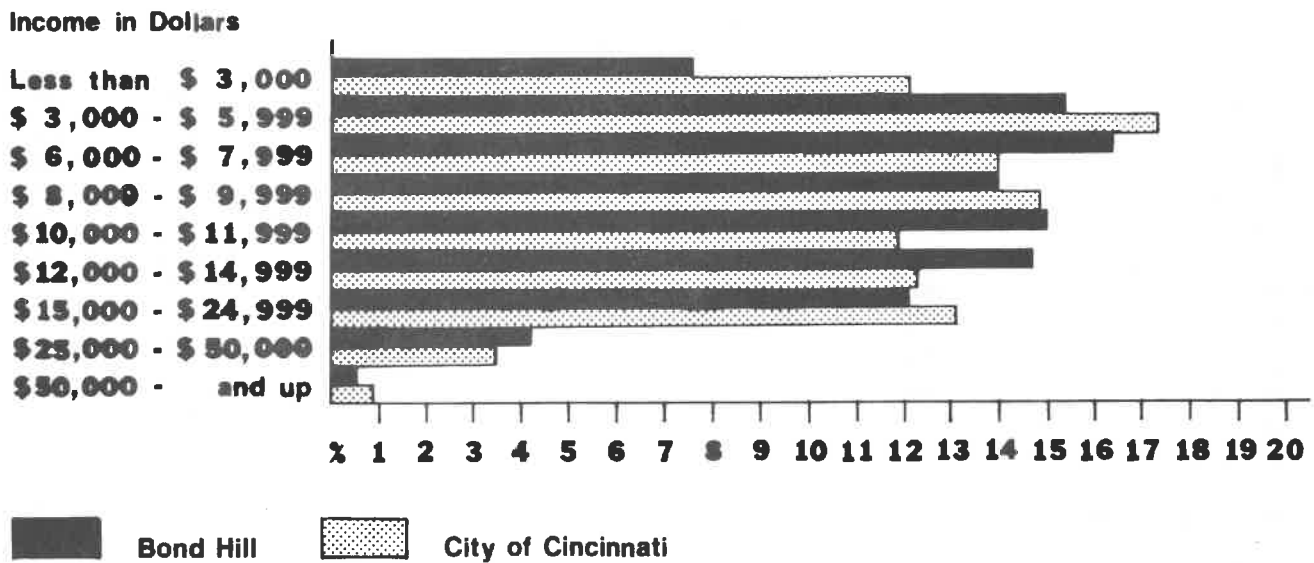


Figure E-2

Family Income Distribution



6. Family Income

According to the 1970 U. S. Bureau of Census information, Bond Hill's mean (average) family income in statistical Bond Hill is \$10,722. This is an average of \$293 per year above the City's mean family income. In census tract 63, the mean family income is \$9,939. However, in census tract 64 the mean family income is estimated at \$11,981. Bond Hill as a whole is slightly above the City average and persons in census tract 64 have a considerably higher average income than those in census tract 63 (see Table E-4).

Table E-5 shows the income distribution of families within Bond Hill and the City. This income distribution is graphically shown on Figure E-2. The table and graph show that Bond Hill is above the City's average in the \$6,000-8,000; \$10,000-15,000 and \$25,000-50,000 income brackets. In 1970, Bond Hill was a middle income community.

Table E-4

Mean Family Income for Bond Hill and the City - 1970

	Mean Family Income
C.T. 63	\$ 9,939
C.T. 64	11,981
Bond Hill	10,722
City	10,435

SOURCE: U. S. Bureau of Census 1970

Table E-5

Distribution of Family Income in Statistical Bond Hill and the City - 1970

Income in Dollars	Bond Hill		City	
	Number	%	Number	%
Less than \$3,000	255	7.7	13,269	12.1
\$3,000-\$5,999	509	15.4	18,902	17.3
\$6,000-\$7,999	542	16.3	15,306	14.0
\$8,000-\$9,999	462	14.0	16,239	14.9
\$10,000-\$11,999	496	15.1	13,025	11.9
\$12,000-\$14,999	486	14.8	13,426	12.3
\$15,000-\$24,999	400	12.1	14,340	13.1
\$25,000-\$49,999	138	4.1	3,848	3.5
\$50,000 and up	17	.5	1,028	.9
ALL FAMILIES	3,305	100.0	109,383	100.0

SOURCE: U. S. Bureau of Census 1970

7. Families Below the Poverty Level

In statistical Bond Hill, 194 of 3,310 families were below the poverty level. (See Table E-6.) This amounts to 5.8% of the families which is considerably below the City average of 12.8%. The poverty level, as described in the census, is \$3,743 for a family of four though it would become higher as family size increased. Census tract 64 has a high 9% of families below the poverty level. Census tract 64 has an overall higher income than census tract 63 but also has a higher percent on the lower end of the scale.

In comparison with other communities, Bond Hill is above Roselawn in persons under the poverty level but almost equal with the community of Hyde Park-Mt. Lookout.

Table E-6

Families Below the Poverty Level
in Statistical Bond Hill

	Number of Families	Number of Families Below Poverty Level	Percent of Families Below Poverty Level
C.T. 63	2,064	81	4.0
C.T. 64	1,246	113	9.0
Bond Hill	3,310	194	5.8
City	109,287	13,978	12.8
Roselawn	2,477	101	4.0
Hyde Park-Mt. Lookout	6,984	395	5.7

SOURCE: U. S. Bureau of Census 1970

8. Persons on Welfare

Table E-7 shows the number of persons receiving welfare aid in any form for Bond Hill and the City between 1970 and 1974. In comparison 9.5% of Bond Hill's population is receiving assistance while the City average is 14.6%. However, welfare recipients have increased at higher rates in the community than the City as a whole as reflected in the table.

Table E-7

Number of Persons on Welfare
in Statistical Bond Hill

	1970	1971	% Change	1972	% Change	1973	% Change	1974	% Change
CT 63	97	258	+165.5	361	+39.9	421	+16.6	562	+33.5
CT 64	159	290	+ 82.3	353	+21.7	497	+40.7	572	+15.0
Bond Hill	256	548	+114.0	714	+30.2	918	+28.5	1,134	+23.5
City	46,867	53,486	+ 14.1	61,879	+15.6	62,800	+ 1.4	64,258	+ 2.3

SOURCE: Cincinnati Profiles 1975; Hamilton County Welfare Department 1970-1975; Department of Urban Development; P-12.2

9. Labor Force

According to the U. S. Census in 1970, 78% of the male population and 49% of the female population over 16 years of age were in the labor force. This is higher than the City average of 72% and 43% respectively.

Unemployment statistics for Bond Hill in 1974 upheld a relatively better employment picture than the City as a whole. In information compiled by R. L. Polk and Company of heads of households over 18 years of age having no occupation (excluding students, persons on welfare, persons not looking for work, military personnel or retired) census tract 63 showed 7.2% and census tract 64 showed 9.6% unemployed. In comparison, the City average was 12.1% in 1974.

10. Education Attainment

The median level of education attainment for Bond Hill is 12.1 years of completion. Table E-8 shows the level of attainment for persons over 25 years of age. In Bond Hill, 53.6% of the population are high school graduates while the City has 43.8% high school graduates. Bond Hill also is above the City average in post high school education.

Table E-8

Educational Attainment* of Statistical Bond Hill
and the City 1970

Years of School Completed	CT 63	%	CT 64	%	Bond Hill	%	City	%
No School Years Completed	84	2.0	50	1.6	134	1.8	3,457	1.4
Elementary:								
1 to 4 yrs.	78	1.8	101	3.3	179	2.5	11,235	4.5
5 to 7 yrs.	305	7.2	203	6.7	508	7.0	29,508	11.8
8 yrs.	516	12.3	418	13.8	934	12.9	39,025	15.6
High School:								
1 to 3 yrs.	968	23.0	629	20.7	1,597	22.1	57,007	22.8
4 yrs.	1,420	33.8	842	27.8	2,262	31.3	60,142	24.1
College:								
1 to 3 yrs.	384	9.2	396	13.1	780	10.8	20,533	8.2
4 yrs. or more	439	10.5	393	12.7	832	11.5	28,486	11.4
Median School Years	12.1		12.1		12.1		11.2	
Percent High School Graduates	53.5		53.8		53.6		43.8	

*Residents 25 years and older - 249,393

SOURCE: U. S. Bureau of Census, 1970

11. In-migration Patterns

Table E-9 shows the percentage of people living in the same house where they lived in 1965, in statistical Bond Hill and the City as a whole. Bond Hill has shown more mobility than the City as a whole. This may be attributed to "block busting" and white flight during the 1960's. The people moving into Bond Hill have come from other parts of the City.

Table E-9

In-migration in Statistical Bond Hill*
and in the City 1970

Residence in 1965	CT 63 %	CT 64 %	Bond Hill %	City %
Same in 1970	33.7	46.8	39.1	47.6
Different House				
In Cincinnati	32.4	29.4	31.2	28.5
In SMSA	12.5	6.0	9.8	6.9
Outside SMSA	13.0	7.2	10.6	9.2
Abroad	1.5	.6	1.1	.7
Not Reported	6.4	10.0	8.2	8.1
	100.0	100.0	100.0	100.0

*Persons 5 years and over 1970

SOURCE: U. S. Bureau of Census 1970

F. HOUSING

1. Residential Mix

Of the residential acreage in Bond Hill 60.6% is single family. Two-family uses comprise 12.6% of the residential acreage while multi-family uses occupy 26.8% as shown in Table F-1. Bond Hill below the City average in percent of single-family acreage but above the City norm in two-family and multi-family percent residential uses. Census tract 64 is above the City average in percent of single-family and two-family uses with census tract 63 just the opposite. Census tract 63's residential mix shows high percents of multi-family uses in comparison with the other uses. This is due to the inclusion of Swifton Village in the census tract.

Table F-1
Residential Mix in the Bond Hill Community (1975)
and in the City (1970)

Census Tract	Single-Family		Two-Family		Multi-Family		Total	
	Acres	%	Acres	%	Acres	%	Acres	%
63	128.28	57.8	21.08	9.4	73.21	32.8	222.57	100.0
64	107.69	69.7	27.88	18.0	18.92	12.3	154.49	100.0
Bond Hill	235.97	60.6	48.96	12.6	104.28	26.8	389.21	100.0
City		68.3		11.7		20.0		100.0

SOURCE: U. S. Bureau of Census 1970

2. Homeowner-Renter and Vacancy Trends

Table F-2 shows the owner-renter occupancy and vacancy percentages for Bond Hill and the City for 1970. Bond Hill was significantly over the City norm of owner occupancy. Conversely, Bond Hill was significantly below the City norm in housing vacancy.

During the recent years of 1972 through 1974, the owner occupancy percentages have continued to increase as shown in Table F-3. During the same period, the City owner occupancy has decreased by .4%.

The vacancy rate of dwelling units in Bond Hill has fluctuated between the years 1972 and 1974. (See Table F-4.) During 1972, the vacancy rate was near the 1970 Bond Hill ratio. But in 1973 this percentage more than doubled, especially in census tract 63. In 1974 the percentage of vacant units decreased but at a rate still above the City percentage.

Table F-2

Housing Tenure and Vacancy in Statistical Bond Hill, 1970

Type of Dwelling Unit	CT 63		CT 64		Bond Hill		City
	#	%	#	%	#	%	%
Owner Occupied	1,127	39.4	913	50.7	2,040	43.8	35.7
Renter Occupied	1,635	57.2	803	44.7	2,438	52.4	57.0
Vacant	96	3.4	82	4.6	178	3.8	7.3
TOTAL DU	2,858	100.0	1,798	100.0	4,656	100.0	100.0

SOURCE: U. S. Bureau of Census 1970

Table F-3

Percent Owner Occupied
Census Tracts 63 and 64, 1972-1974

Census Tract	% Owner Occupied		
	1972	1973	1974
63	44.3%	48.1%	49.9%
64	56.8%	61.0%	62.1%
City	45.6%	45.2%	44.7%

SOURCE: R. L. Polk and Company, Detroit, Michigan, 1972-1974

Table F-4

Percent Vacant Housing Units
Census Tracts 63 and 64, 1972-1974

Census Tract	% Vacant Housing Units		
	1972	1973	1974
63	4.8	10.7	8.3
64	4.8	7.7	6.4
City	7.9	8.4	7.9

SOURCE: R. L. Polk and Company, Detroit, Michigan, 1972-1974

3. Value of Housing Stock

In 1970, the median house value for Bond Hill was \$17,500. In 1960, the median value was \$17,150. Thus, the value of homes in Bond Hill has increased over the decade but at a decreasing rate to inflation and the City increased in mean housing value from \$15,100 to \$16,400. The Multiple Listing Service of the Cincinnati Board of Realtors has collected data on the 1975 value of homes in Bond Hill. The average value as of 1975 was \$21,540.

4. Overcrowding

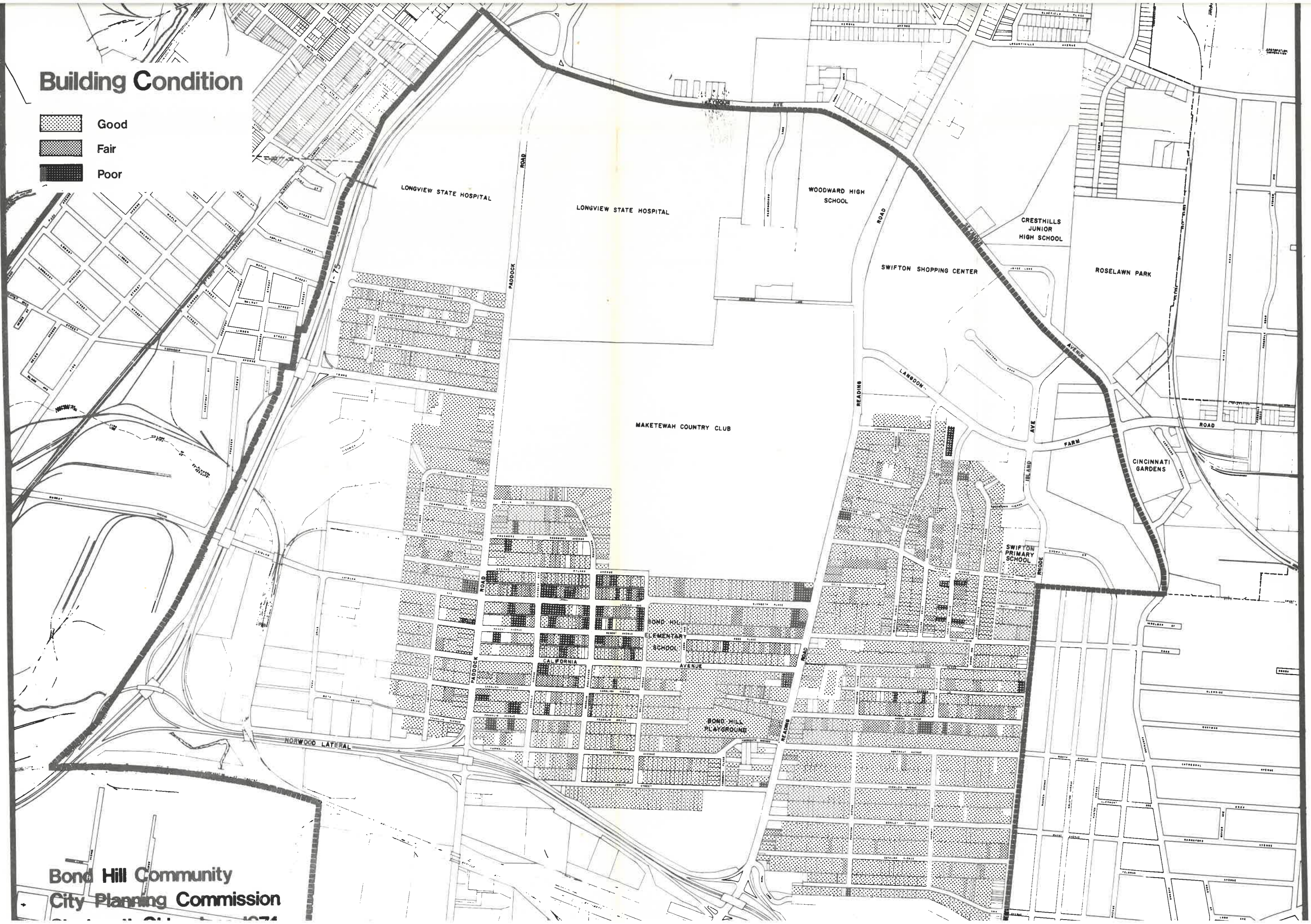
The median number of persons per occupied unit in Bond Hill according to 1970 U. S. Census data was 2.3 persons. The median number for renter occupied structures was 2.0. Only 4% of the housing structures, including owner and renter structures, were overcrowded. According to the 1970 census, the median for the City was 9%.

5. Building Conditions

During 1974, graduate students of the Community Planning Department, University of Cincinnati conducted a building condition survey of Bond Hill. This was a 'windshield survey' in which houses were rated from the street using the condition of various elements (roof, foundation, etc.) as criteria. The results are shown on Map F-1. The Bond Hill Building Conditions Survey reveals that the majority of the buildings in the area are in good condition. An average of 2.9% are in poor condition. This reflects positively on the character of the neighborhood as an attractive residential area. The form used for the survey is presented in Appendix I-F.

Building Condition

- Good
- Fair
- Poor



G. TRANSPORTATION

1. Street Network

Bond Hill is bordered on the south and west by major vehicular transportation corridors vital to Cincinnati and important inter-City connectors. The community itself is laced by roadways that connect with these major corridors. The street and highway system of Bond Hill can be divided into four basic categories: local, collector and arterial streets, and the expressway. A definition of each of these categories is offered below:

Local Street System - Provides for direct access to abutting land for local traffic movement. Land access is a primary function of this system, while traffic movement is secondary.

Collector System - Provides for traffic movements between major arterials and local streets, and for direct access to abutting properties. The functions of land access and traffic movement are equal in this system.

Arterial System - Provides for the through traffic movement between areas and across the City, and direct access to abutting property which is subject to necessary control of entrances, exits, and curb use.

Expressway System - Provides for expeditious movement of large volumes of through traffic between areas and across the City, and is not intended to provide land access service.

The street systems have an additional purpose of providing right-of-way for utilities, sidewalks, and lineal open space. The street network of Bond Hill is shown on Map G-1.

At its extremes I-75 extends from St. Petersburg, Florida to Detroit, Michigan. The cities closest to Cincinnati served by I-75 are Lexington, Kentucky and Dayton, Ohio. The western border of Bond Hill is defined by the I-75 transportation corridor. The expressway system is integrated into the community's street system at two points: Seymour Avenue (a full interchange) and Towne Avenue (a partial interchange having a northbound on-ramp and off-ramp).

The Norwood Lateral cutting across the southern edge of Bond Hill is a combined state (SR 562) and federal (US 42) route built to expressway standards. This roadway is an important east-west expressway connector between I-71 and I-75. There are two Norwood Lateral interchanges that offer a direct connection with the street system of Bond Hill, those being Paddock Road and Reading Road. With these interchanges, Bond Hill has a direct expressway connection with I-71 and I-75.

¹ Planning Design Criteria, Joseph DeChiara and Lee Koppelman, Van Nostrand Reinhold Co.; New York, 1969, P. 124.

Designated arterial streets within Bond Hill are: Paddock Road, Reading Road, Seymour Avenue, Tennessee Avenue, Langdon Farm Road, and Towne Avenue between Paddock Road and I-75. Reading Road (US 42) and Paddock Road (SR 4) are parallel roadways running in a north-south direction. These roadways are the backbone to the internal vehicular circulation system. Both roadways are flanked by medium density residential development with commercial nodes at California Avenue and public uses group toward the intersections with Seymour Avenue.

Seymour and Tennessee Avenues are arterials on the periphery of the community. Seymour Avenue is also SR 561 which runs diagonally across the City. The Bond Hill segment of Seymour Avenue is flanked by Longview State Hospital, shopping center types of commercial uses, and high density residential uses. Tennessee Avenue designates the southern boundary of Bond Hill. This arterial serves the industries along the Norwood Lateral as a connection to the expressway interchange.

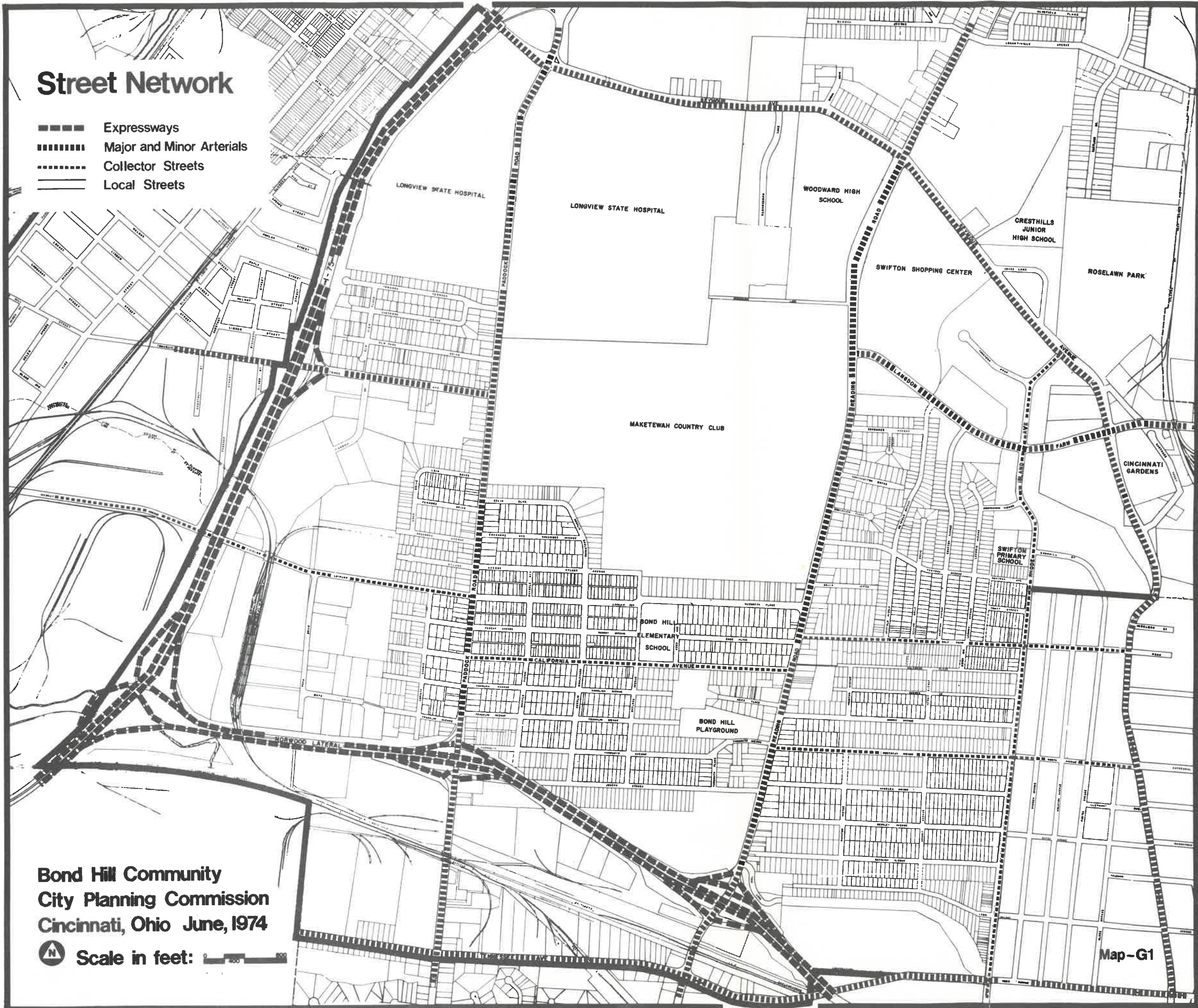
Langdon Farm Road and Towne Avenue are segmented east-west connections between other arterials or expressways. Towne Avenue connects Paddock Road with the partial interchange at I-75. This arterial is residentially developed on the north and abutted by industrial and semi-public uses on the south. Langdon Farm Road is a more lengthy arterial running between Reading Road and Montgomery Road. Within Bond Hill, Langdon Farm Road is encompassed by the high density residential development of Swifton Village and regional commercial use.

The collector streets form a web of disjointed connections between the arterial system. The collector streets identified are: Laidlaw Avenue between Vine Street and Paddock Road; California Avenue between Paddock Road and Reading Road; Dale Road; Northcut Avenue and Rhode Island Avenue. There is no complete east-west collector. Laidlaw Avenue serves primarily the industries, connecting them with the truck routes of Paddock Road and Vine Street. California Avenue connects the arterials of Paddock Road and Reading Road with each terminus a commercial node. Dale Road and Northcut Avenue serve the eastern side of the community connecting Reading Road with Seymour Avenue and are bisected by Rhode Island Avenue, a north-south connector.

The local streets make up the rest of the circulation system in Bond Hill as mentioned before, these streets provide access to residential property. Because of unchecked subdivision growth in the 1930's and 1940's, the local streets on the east side of Reading Road do not meet the older street system on the west side. This critically hampers internal cross circulation and forces local traffic onto Reading Road.

Street Network

- ▬▬▬▬ Expressways
- ▬▬▬▬▬▬ Major and Minor Arterials
- ▬▬▬▬▬▬ Collector Streets
- ▬▬▬▬ Local Streets



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

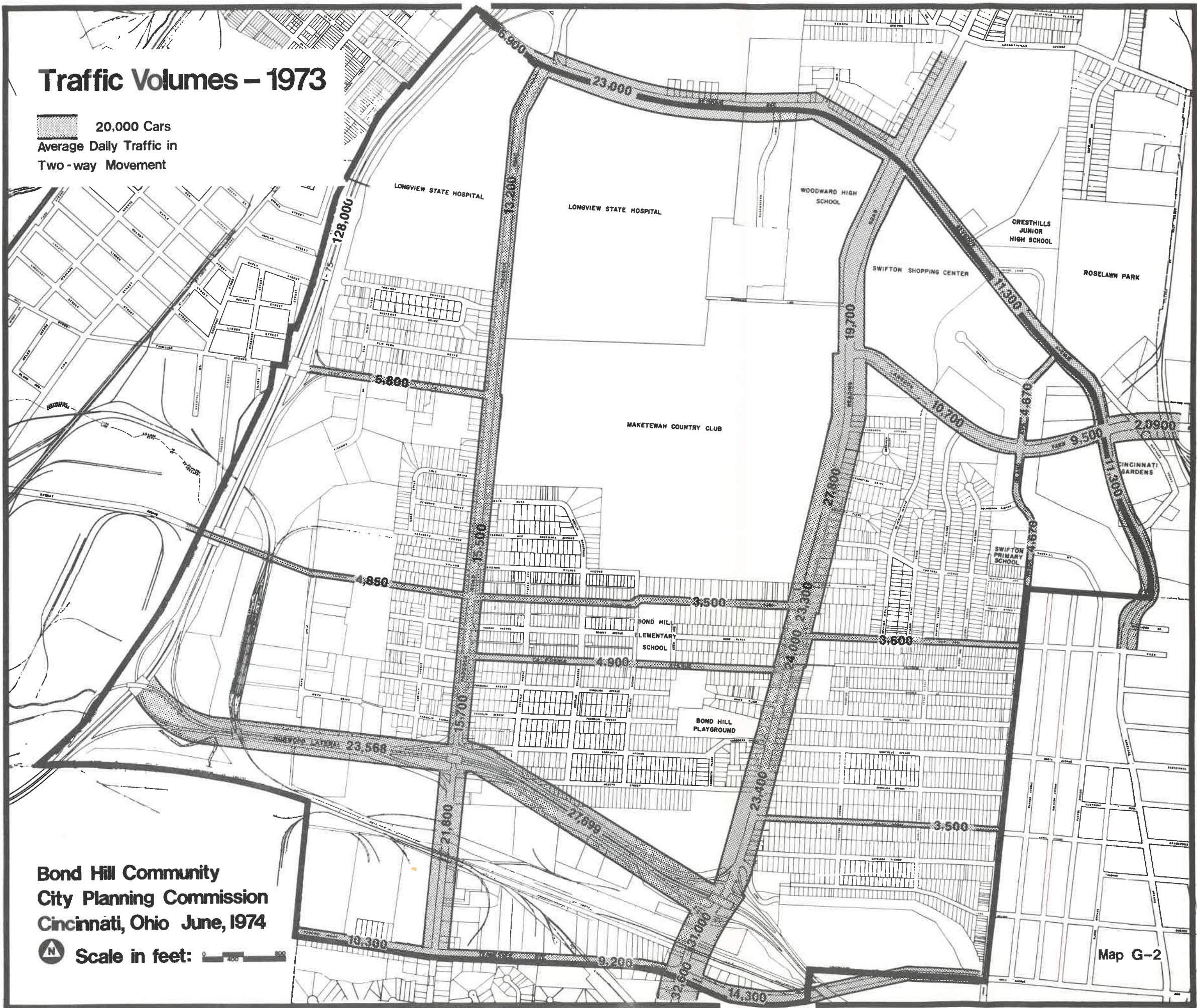
Scale in feet: 0 200 400



Map-G1

Traffic Volumes - 1973

 20,000 Cars
 Average Daily Traffic in
 Two-way Movement



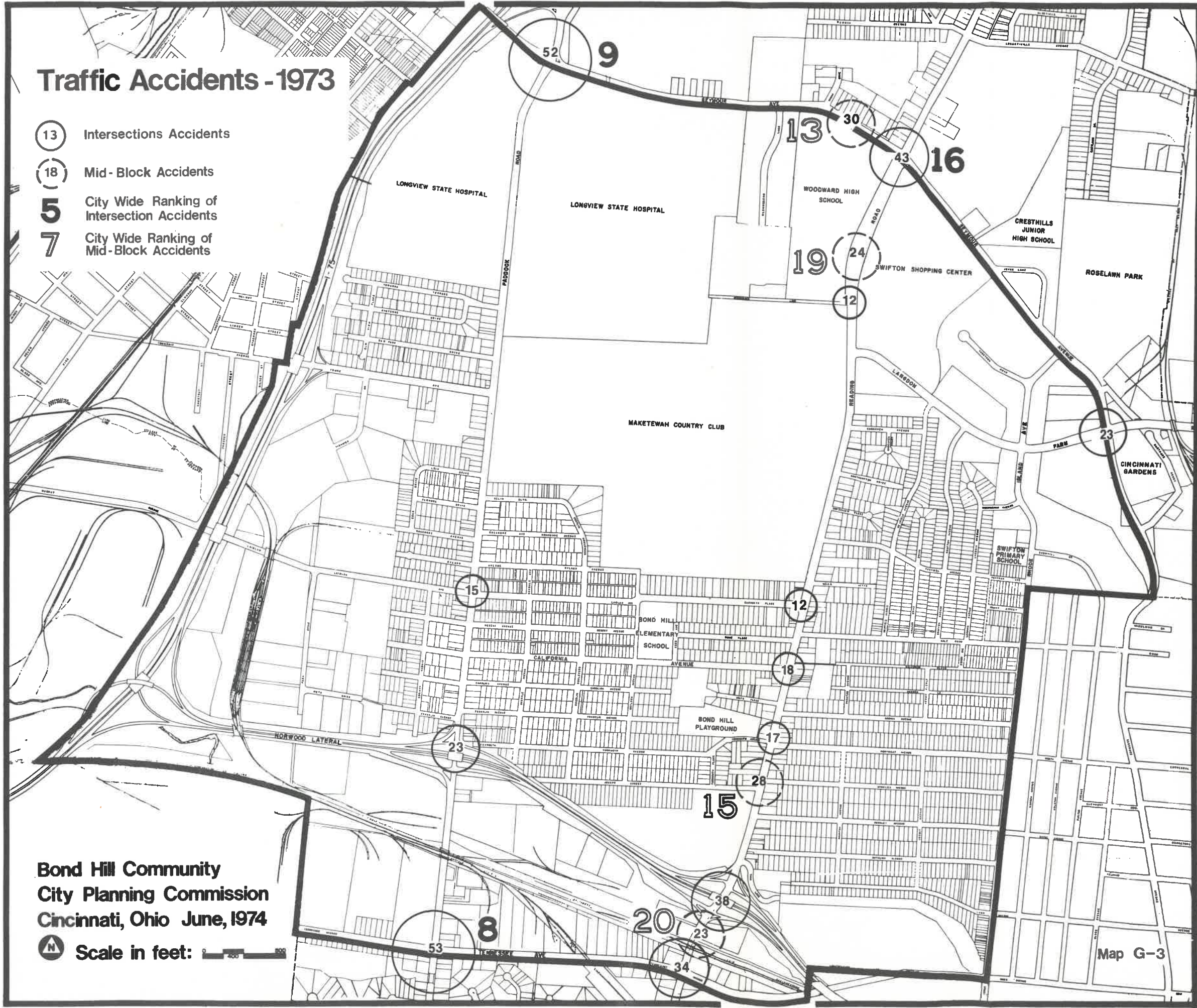
Bond Hill Community
 City Planning Commission
 Cincinnati, Ohio June, 1974

 Scale in feet: 

Map G-2

Traffic Accidents - 1973

- 13 Intersections Accidents
- 18 Mid-Block Accidents
- 5 City Wide Ranking of Intersection Accidents
- 7 City Wide Ranking of Mid-Block Accidents



Bond Hill Community
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Scale in feet:

Map G-3

129

2. Volumes

The 1973 traffic volumes for Bond Hill are shown on Map G-2. The traffic volumes are compiled from traffic counts in 1970 through 1973. As shown, Norwood Lateral and Reading Road are the most heavily used streets with, of course, the exception of I-75. Since the opening of the Norwood Lateral, Reading Road has consistently decreased in volume. It is expected with the opening of I-71 that the major roads will experience some decrease in volumes.

In 1969, the Ohio-Kentucky-Indiana Council of Governments conducted a study which measured the volumes in relation to the capacities of the roads throughout Hamilton County. In refiguring this relationship using current traffic counts, Reading Road was found to be 19% over capacity (less than what was figured using 1965 traffic counts), Paddock Road between Tennessee and Laidlaw was found to be 30% over capacity, and Seymour Avenue between Reading Road and Paddock Road was found to also be 30% over capacity. The remainder of the roadways were at or below capacity.

3. Traffic Accidents

All intersection and mid-block accidents over 10 in number are shown on Map G-3 along with a City-wide ranking. Bond Hill has 3 intersections in the top 20 worst intersections in the City -

Tennessee Avenue and Paddock Road ranked #8, Seymour Avenue and Paddock Road ranked #9, and Seymour Avenue and Reading Road ranked #16. In mid-block accidents Bond Hill has 4 among the City's 20 worst mid-blocks. These are: the 1700 block of Seymour Avenue ranked #13; the 4800 block of Reading Road ranked #15; the 7000 block of Reading Road ranked #19; and the 4600 block of Reading Road ranked #20.

In all, the 3 worst areas are along Reading Road from Seymour Avenue to Langdon Farm Road where over 79 accidents occurred; from Elizabeth Place to Joseph Street where 75 accidents occurred; and from Norwood Lateral to Tennessee Avenue where 95 accidents occurred.

Of the intersections and mid-blocks having 10 or more accidents, only one involved a pedestrian. This occurred in the 4800 block of Reading Road.

The accidents can most probably be attributed to the volume of traffic along Seymour and Reading Road coupled with the number of side streets and major activity generators such as the shopping centers.

4. Street Conditions

When talking about the street and highway, it is also necessary to comment upon their condition. During the summer of 1974, students from the Community Planning Department of the College of Design, Architecture, and Art, University of Cincinnati, conducted a municipal housekeeping survey of Bond Hill. As part of the survey, street conditions (curbs, street pavement, and sidewalks) were analyzed. Map G-4 shows the areas having street pavement problems, no curbs, and no sidewalks.

Table G-1

Bond Hill Curbs and Sidewalk Maintenance Problems

Problem	Footage
No curbs	36,805 lineal feet
Broken curbs	605 lineal feet
No sidewalks	107,944 square feet
Broken and sunken sidewalks	5,776 square feet

Source: An Inventory of Municipal Housekeeping and Maintenance Problems prepared by The Advocacy Planning Studio, Department of Urban Planning and Design; College of DAA, U. C., Summer of 1974, p. 8.

In compiling the survey data, the magnitude of the curb and sidewalk problem were shown by lineal and square footage as shown in Table G-1.

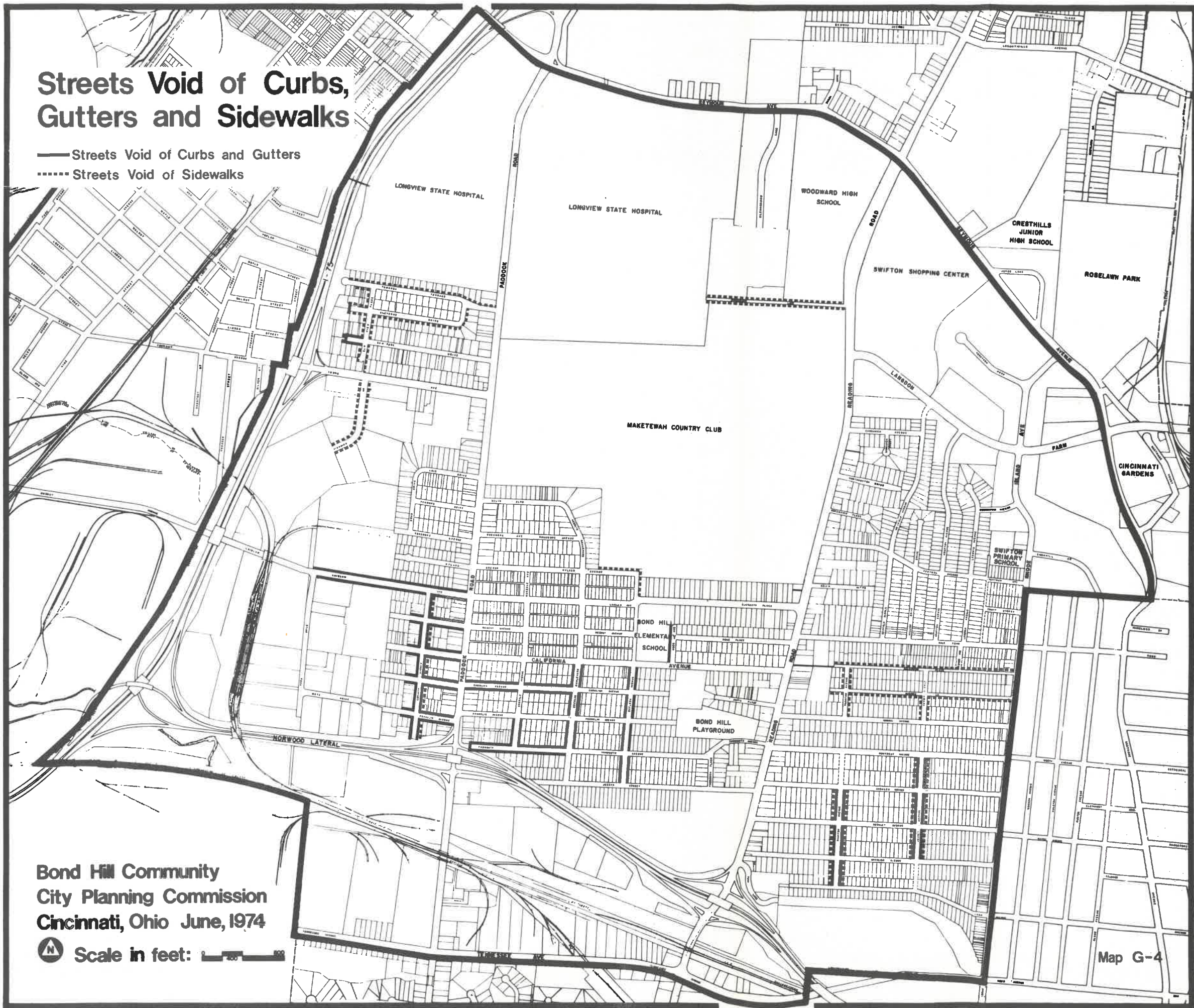
As shown on Map G-4, the west side of Bond Hill has the major concentration of curb and sidewalk problems. The Bond Hill Community was chosen for the Neighborhood Improvement Program (NIP) of 1975 to correct this situation. The area chosen for work in 1975 was a 15 block area bounded by Paddock Road, Ryland Avenue, Matlock Avenue, and Franklin Avenue. It is hoped that additional areas can be improved in subsequent years.

5. Trucking

Present truck route ordinances in Cincinnati are based on weight and are nearly impossible to enforce. The exception to this is that all trucks are prohibited on the parkways such as Victory and Columbia Parkways. Map G-5 shows the state and federal routes trucks generally follow and cannot be prohibited from using. The City truck routes are local streets that the trucks frequently use and could be given a truck route designation under the proposed ordinance discussed below.

Streets Void of Curbs, Gutters and Sidewalks

- Streets Void of Curbs and Gutters
- Streets Void of Sidewalks



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Cincinnati, Ohio June, 1974




Scale in feet:

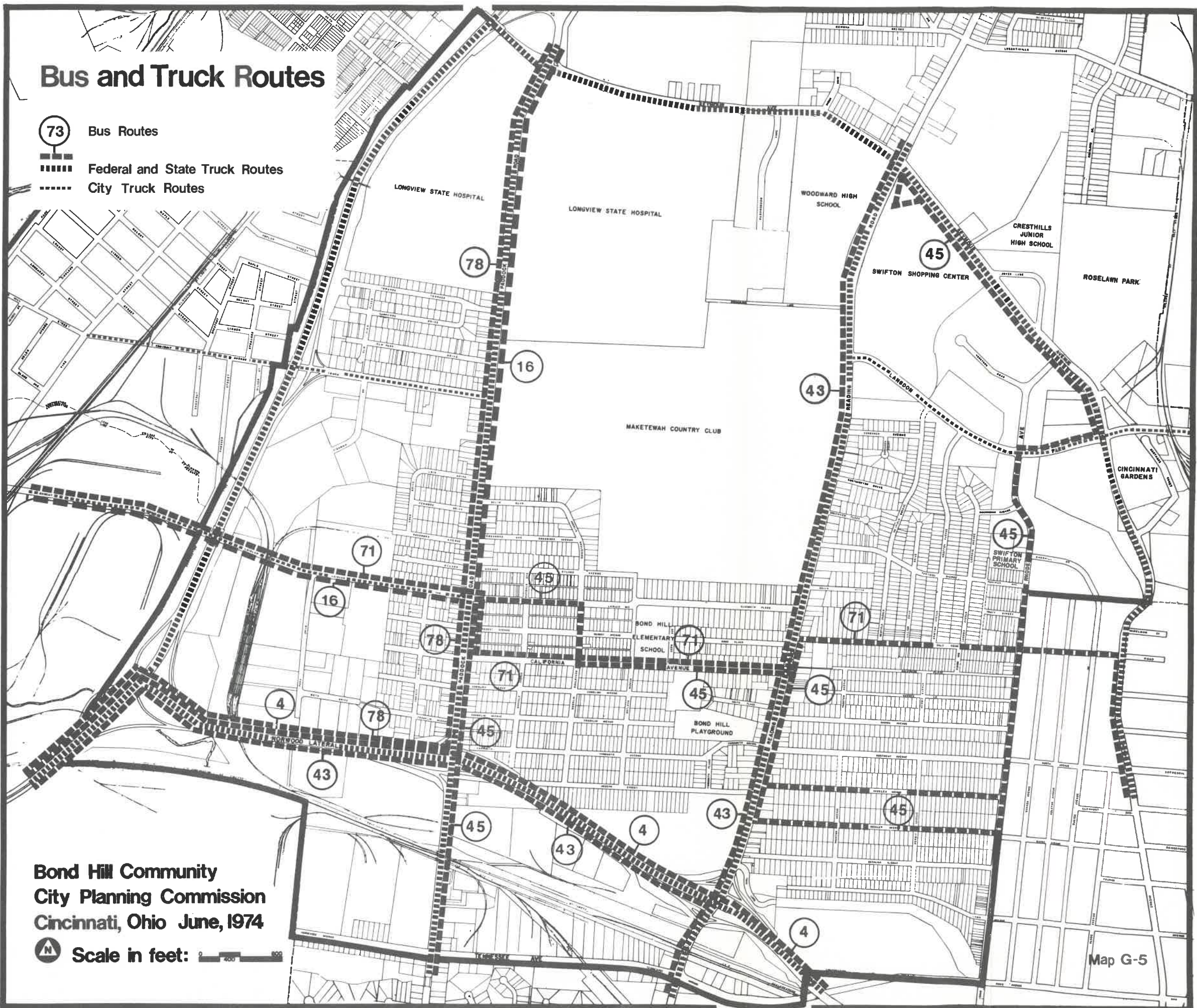


Map G-4

22

Bus and Truck Routes

-  Bus Routes
-  Federal and State Truck Routes
-  City Truck Routes



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

 Scale in feet: 

Map G-5

43

The truck routes are relegated to the arterial streets as defined earlier. Tennessee Avenue, Towne Avenue, Laidlaw Avenue between Paddock and Vine, and Langdon Farm Road are streets given a City travel route designation. With the exception of Langdon Farm Road, these streets serve adjacent industrial development.

Presently, the Traffic Engineering Division of the City of Cincinnati is writing a truck route ordinance that would limit trucks to the above mentioned streets. This ordinance would be helpful in controlling the problem of trucks using and parking along residential side streets, especially in the Paddock Road area.

6. Public Transportation

The Queen City Metro operates 5 lines that directly serve Bond Hill. Map G-5 illustrates the routing of these lines. In all, there are 2 north-south lines and about 2 east-west or across town lines. The east-west lines are only operated during rush hour and as shown by Table G-2 has a long wait between buses. The north-south lines are operated more frequently with Route 43 only going along Reading Road and Route 45 running along Paddock Road then cutting across the residential streets terminating at Swifton Shopping Center. Route 16 goes down Spring Grove and cuts across Vine Street to Laidlaw and north on Paddock Road.

Both Routes 43 and 45 have Fifth & Vine as terminus and each use Reading Road to Paddock Road where #45 branches off. Both routes provide quasi service to the hospital complex which is approximately 3-4 blocks west of Reading Road on Burnet Avenue. From California Avenue and Reading Road to downtown at Fifth & Vine Streets takes approximately 28 minutes.

Table G-2 shows the number of runs and the time intervals between buses.

The bus routings through the community provide adequate coverage with no street being more than 4 blocks away from a bus line. There is one exception to the above statement, however, the isolated residential block north of Towne Avenue is approximately a half mile away from Route 71, and more importantly Route 45, but is served on a limited basis by Route 16.

Table G-2

Weekday Bus Routes Serving Bond Hill, 1975

Routes	Number of Runs	Average Time Interval	Operating Hours
16 Lincoln Hts. to Downtown	19 Inbound 24 Outbound	40 minutes 40 minutes	6:19 AM-9:10 PM
43 Lockland to Downtown	49 Inbound* 56 Outbound*	20 minutes 17 minutes	5:36 AM-1:00 AM
45 Bond Hill to Downtown	52 Inbound 53 Outbound	20 minutes 21 minutes	5:23 AM- :20 PM
71 Knowlton's Corner to Eastern & Delta	6 Eastbound (RH only) 4 Westbound (RH only)	2 hours 1 hr. 50 min.	5:20 AM-6:37 PM

*Includes two Freeway Flyers

RH-Rush Hour

Source: Queen City Metro Schedules, 1975

7. Railroad System

Bond Hill's industries are served by three railroads: the Baltimore & Ohio, the Penn Central, and the Norfolk & Western Railroads. These rail lines follow the I-75 and Norwood Lateral Expressways along the southern edge of the community.

The Baltimore & Ohio Railroad network in Cincinnati is part of a rail system that serves St. Louis, Detroit, Pittsburgh, and New York. The rail line serving Bond Hill is part of the system that also serves the Pittsburgh-New York region. This line connects with the Detroit-St. Louis line that penetrates the Mill Creek Valley. From this connection the line parallels the Norwood Lateral to the south extending east across the Norwood Lateral trough and then northward through Loveland, Ohio.

The Penn Central Railroad system directly connects Cincinnati with the regional markets of Chicago, Pittsburgh and New York. The Penn Central Railroad line in Bond Hill is a secondary line connecting the Union Terminal Yards with the main lines in Norwood. In Norwood, two main lines and one secondary line are joined. One main line comes from Springfield, Ohio down the Little Miami River Valley and westwardly across the City from a point below Fairfax.

The other main line passes through Dayton and extends down through the Mill Creek Valley. This line diverts from the Valley and crosses the communities above Bond Hill, meeting with the other lines in Norwood. The secondary line emanates in Lebanon, Ohio and follows the I-71 expressway into Norwood where it connects with the above mentioned lines.

The Norfolk and Western is a secondary line extending from Union Terminal up the Mill Creek Valley to a point above Laidlaw Avenue. From here the line moves eastwardly paralleling Laidlaw Avenue, Para Drive, and the Norwood Lateral in Bond Hill. This line passes through Evanston and Hyde Park just south of Norwood eventually intersecting the Penn Central line that follows the Little Miami River Valley. From this point the rail line extends into Clermont County connecting with Portsmouth, Ohio and Norfolk, Virginia.

The Norfolk & Western Railroad also operates a small switching yard in the southwestern corner of the community near Para Drive.

With all the rail lines in the community, there are no at-grade crossings with the street system. All the potential conflict points between train and vehicle are bridged, separating the two modes.

8. Pedestrian System

The pedestrian system in Bond Hill for the most part follows the streets. The exceptions to this are the sidewalk connections along the undedicated streets of Phantom Street between Northcut Avenue and Avonlea Avenue, between Dale Road and Dalewood Place, Hermit Avenue between Catalina Avenue and Lawn Avenue and the end of Newfield Avenue at Langdon Farm Road, all in the eastern part of Bond Hill. Informal pedestrian paths are offered through St. Agnes Church property and Bond Hill Playground connecting Anita Place, Carolina Avenue, Yarmouth Avenue and California Avenue.

There are some streets in the Bond Hill community that offer no sidewalks on just one side of the street as shown on Map G-4. The streets offering no sidewalks are Oakdale Avenue, Oberlin Boulevard, and Matlock Avenue in the western section of the community; and Phantom Avenue and Hermit Avenue in the eastern section. All the streets are north-south oriented residential streets but with no residence fronting the street.

9. Bicycle Ways

Bicycles are relegated to the same street system as the automobiles. There is no designated bike route on streets nor any separate paths for bicycles within the community.

H. RECREATION AND OPEN SPACE

1. Introduction

Bond Hill's recreation facilities are located in the center of the community along the axis of Bond Hill Elementary School, St. Agnes Church and School, and the Bond Hill Playground. For a population of over 12,300 people this is the focal point of recreation. In addition, recreational opportunities are provided at Woodward and Crest Hills Schools for residents of the community. But, the needs of the community exceed the opportunities this focus provides.

In this section the functional recreations areas are analyzed as to what is existing and what is needed by Cincinnati Public Recreation Commission standards. (See Table H-1.) The priority and desires of the community are presented in the plan section of this document.

2. Inventory and Analysis

- a. Tot Lots - Tot lots are small recreational areas intended for the use of pre-school age children. Their purpose is to serve as a substitute for backyards where high density development or apartment uses preclude private open space. The Public Recreation Commission standard for a tot lot facility is 5,000 sq.ft. and includes such facilities as swings, slides, play sculptures, and benches.

The Bond Hill Community has one tot lot located in the Bond Hill Playground near the residential street of Franklin Avenue. The tot lot consumes approximately 7,500 sq. ft. and includes 2 tot swings, 5 tot spring animals, 2 cement play sculptures, and benches for adults (see Table H-2).

According to population standards, Bond Hill is deficient by 15 tot lots. Because of the low population density and available private yard space, this is not an accurate measure. However, tot lots should be included in any new playground development.

Table H-1
Recreation Standards¹

Type Facility	Population Served	Suggested Size	Service Radius	Facilities In Bond Hill
Tot Lots	800	5,000 sq. ft.	1/8 mile	Bond Hill Playground
Playground	2,000-5,000	1 acre/800 population or 2-6 acres	1/4 mile (High Density)	Bond Hill Playground
Playfields	20,000 max.	1 acre/800 population or 10 min. to 30 min. max.	Several Communities	

Source: ¹Community Recreation Facilities Master Plan Study: Study Area 1 Cincinnati Public Recreation Commission, 1974.







Table H-2

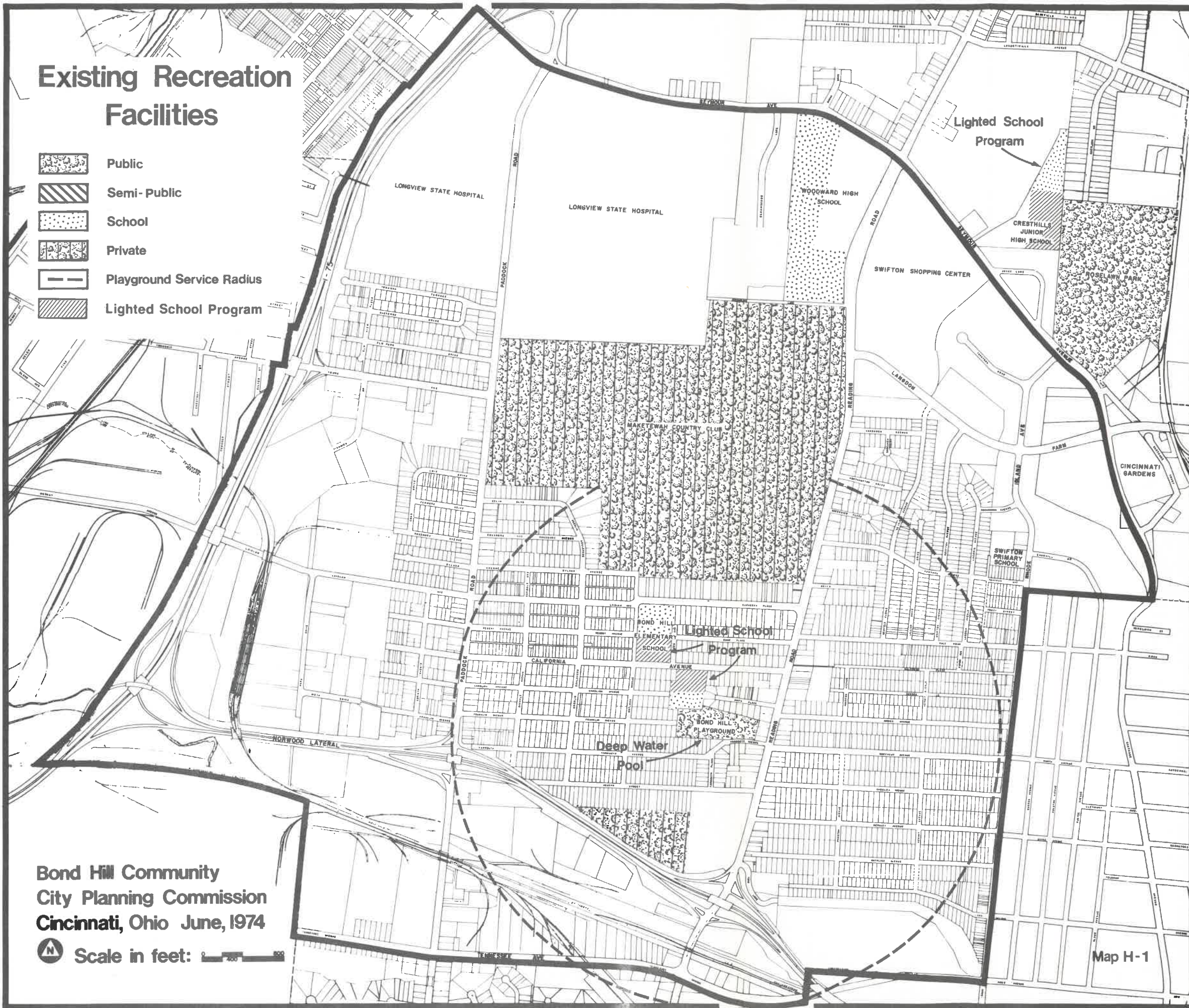
Bond Hill Existing Recreation Facilities

<u>Bond Hill Playground (public)</u>	4.9 acres
1 Tot Lot	
2 Tot Swings	
5 Tot Spring Animals	
2 Cement Play Sculptures	
1 Playground	
1 Chinning Bar	
4 Climbing Apparatus	
1 Slide (fort)	
4 Swings	
4 Picnic Tables	
1 Horseshoe Court	
2 Baseball Diamonds	
4 Tennis Courts	
1 Deepwater Pool	
<u>Woodward High School (public)</u>	11.0 acres
1 Baseball Diamond	
2 Softball Diamonds	
2 Football Fields (in season)	
2 Tennis Courts	
1 Indoor Deepwater Pool	
1 Gymnasium	
<u>Bond Hill Elementary School (public)</u>	2.1 acres
Asphalt Play Area	
1 Backstop	
2 Basketball Goals (minus rims)	
Painted Game Area	
<u>St. Agnes School (semi-public)</u>	11.0 acres
Asphalt Play Area	
2 Basketball Goals	
<u>Maketewah Country Club (private)</u>	164.3 acres
18 Hole Golf Course	
Club House	
2 Paddle Ball Courts	
TOTAL Recreation-Open Space	183.0 acres
Public Recreation	4.9 acres
School Facilities	13.8 acres
Private	164.3 acres

Source: CPC Field Survey, September, 1975.

Existing Recreation Facilities

-  Public
-  Semi-Public
-  School
-  Private
-  Playground Service Radius
-  Lighted School Program



Bond Hill Community
 City Planning Commission
 Cincinnati, Ohio June, 1974

 Scale in feet: 

Map H-1

- b. Playgrounds - A playground facility is designed to provide recreation opportunities for children ages 5-13. Bond Hill has one playground type of facility. The Bond Hill Playground, designed basically as a playground, but including playfield type of facilities, is located near the center of the community off Reading Road between Anita Place and Yarmouth Avenue. Table H-2 shows the facilities and equipment located in the playground.

In analyzing Bond Hill's existing facilities as shown in Table H-3 and H-4, it is deficient by 2 playgrounds or 10.4 acres. The most underserved area is the eastern part of the community between Reading Road and Rhode Island Avenue. However, because of intense tract residential development, opportunities for locating playgrounds in the area are few and are limited to the extreme edges of this part of the community.

- c. Playfields - Playfield facilities provide recreation activities for persons 13 years and older. The orientation of these playfields is to several neighborhoods as opposed to just one neighborhood. Size of facility will vary but generally 10-12 acres is considered minimum and 20-30 acres is maximum.

Location is preferably near the center of the neighborhoods served and ideally in conjunction with a junior/senior high school.

Desirable features include: sports field, tennis courts, basketball goals, horseshoes, shuffleboard, playgrounds, lawn areas, outdoor swimming pools, picnic facilities and a recreation building. For maximum usage, the facilities should be lighted.

Bond Hill has a quasi-playfield facility at Woodward Senior High School (see Table H-2 and H-3). The school grounds offer area for field sports, tennis and track with indoor facilities that include a deepwater pool and gymnasium. The field facilities are used by the Public Recreation Commission for league play when not in conflict with school activities but as a whole the facility is not used to its fullest potential.

Bond Hill, by population standards, is deficient in 4.4 acres within its community boundary when coupled with Roselawn. The two communities (having 20,000 population) are deficient 14.4 acres.

- d. Parks - There are no parks or facilities within the community boundaries of Bond Hill operated by the Park Board. However, Roselawn Park off Seymour Avenue is the closest park area. It offers field sport areas, picnicking, and a large amount of open space.
- e. Schools - St. Agnes Parochial School, Bond Hill Elementary School, and Woodward Senior High School, mentioned earlier, offer recreation facilities. Swifton Primary School offers no recreation area because of the smallness of the site and facility usage of the school. St. Agnes School and Bond Hill offer approximately 2.8 acres of asphalted play areas with painted game areas and 4 basketball goals. The importance of these facilities is their indoor

Table H-3
A Summary of Public Facilities and Deficiencies¹

	SOFTBALL	BASEBALL	SOCCER OR FOOTBALL IN SEASON	FOOTBALL AND TRACK	BASKETBALL GOALS	PLAYGROUNDS	PLAYFIELD	TOT LOTS	SWIMMING POOL	WADING POOLS	TENNIS COURTS	GYM	PICNIC AREA	RECREATION CENTER
Bond Hill Playground	1	1	1	-	-	1	-	1	1	1	4	-	1	-
Woodward High School	2	1	2	1	-	-	1	-	1	2	1	-	1	-
Bond Hill Elementary School	-	-	-	-	2	-	-	-	-	-	-	-	-	-
St. Agnes School	-	-	-	-	2	-	-	-	-	-	-	-	-	-
TOTAL	3	2	3	1	4	1	1	1	2	1	6	1	1	-
CPRC & NR STANDARDS	4.1	2	1.4	.69	24	3	.6	15	1.2	-	6.15	1	-	1
DEFICIENCIES	1.1	-	-	-	20	2	-	14	-	-	.15	-	-	1

¹Based on Bond Hill's 1970 population of 12,324

Source: Field Survey CPC September, 1974, Cincinnati Public Recreation Commission Standards as shown in A Community Recreation Facilities Master Plan Study: Study Area 1, 1974.

potential rather than their outside play area (see g. Lighted School). St. Agnes play area is adjacent to the Bond Hill Playground and helps provide access to the playground. Woodward Senior High School recreation area is mentioned in the Playfield Section.

- f. Private Recreation Facilities - Private recreation facilities located in Bond Hill include Maketewah Country Club. Maketewah Country Club offers an 18-hole golf course, and is the largest single land use within Bond Hill at 164.3 acres. This facility serves the Cincinnati area and for the most part is not used by Bond Hill residents, although the area is enjoyed as open space and as a break from the urban scene.
- g. Lighted School Program - As of October, 1975, the Lighted School Program in the Bond Hill area was expanded to include Bond Hill Elementary School, Crest Hills Junior High School, and St. Agnes School. The Lighted School Program is staffed and operated by the Cincinnati Public Recreation Commission and offers educational and recreational opportunities for all age groups during the winter months.

Courses offered as part of the Bond Hill community activity program include: gourmet cooking, arts and crafts, track and field techniques, printing and sketching, small appliance repair, adult tutoring, open gym, women's slimnastics, games and various other activities.

3. Summary of Recreation Deficiencies

By statistical analysis, comparing existing population with existing facilities, the following list of deficiencies are present in Bond Hill (see Table H-3 and H-4).

Bond Hill recreation needs:

- a. Recreation center, although these needs are presently being met by the Lighted School Program;
- b. Two playgrounds or 10.4 acres of playground area with emphasis on the east side of the community;
- c. Two tot lots in conjunction with playground development;
- d. One softball diamond; and
- e. Basketball goals.

Table H-5

Public Recreation Deficiencies in Acres

Facilities	Existing Acres	Recreation Standards	Deficiency in Acres
Tot Lot	.1	1.7	1.6
Playground	4.9	15.4	10.4
Playfield	<u>11.0</u>	<u>15.4</u>	<u>4.4</u>
TOTAL	16.0	32.5	16.4

Source: CPC Survey September, 1975, Community Recreation Facilities Master Plan Study: Study Area 1, Public Recreation Commission, 1974.

I. COMMERCIAL

1. Introduction

Of Bond Hill's total land area 10.8% or 148.33 acres is devoted to commercial land uses; a figure slightly above the City's average of 8.3%. There are three separate commercial enclaves in Bond Hill; two, which are neighborhood oriented are located at the terminus of California Avenue on Paddock Road and Reading Road, and the other a regional center (Swifton Shopping Center) located on the edge of the community near Seymour Avenue and Reading Road.

The commercial trends will be discussed in the following sections through the analysis of a report entitled Market Area 9: Bond Hill - Roselawn, and North Avondale; Problems, Issues and Recommendations, personal interviews and supplementary documentation by Community Assistance Team Staff.

2. Bond Hill Neighborhood Business District

In 1970, the Cincinnati Planning Commission initiated a study of neighborhood business district activities throughout the City. The program included an analysis of regional economic and development factors likely to have an impact upon neighborhood business areas, and market analyses which include an initial analysis of the Market Area's Neighborhood Business Districts. For purposes of the study N.B.D.'s were defined as:

N.B.D. - a concentration of at least five retail; financial - real estate, insurance, selected service and professional establishment.

Bond Hill is included in Market Area 9 of the study, which has been grouped with other Cincinnati communities of Roselawn and North Avondale, and St. Bernard, Elmwood Place, Golf Manor, Amberly Village and the northern portion of Norwood which are outside Cincinnati. In the Market Area there are 14 N.B.D.'s of which 6 are located in the City; 3 in Bond Hill. Bond Hill's Neighborhood Business Districts are described below and delineated on Map I-1:

N.B.D. 6: located along Reading Road between Andina and Elizabeth Place.

N.B.D. 7: located around the intersection of Paddock Road and California Avenue.

N.B.D. 69: located at the intersection of Seymour Avenue and Reading Road including Swifton Shopping Center (this N.B.D. extends beyond the community boundary of Bond Hill and is shared by Roselawn).

Table I-1

Bond Hill Neighborhood Business District, 1972

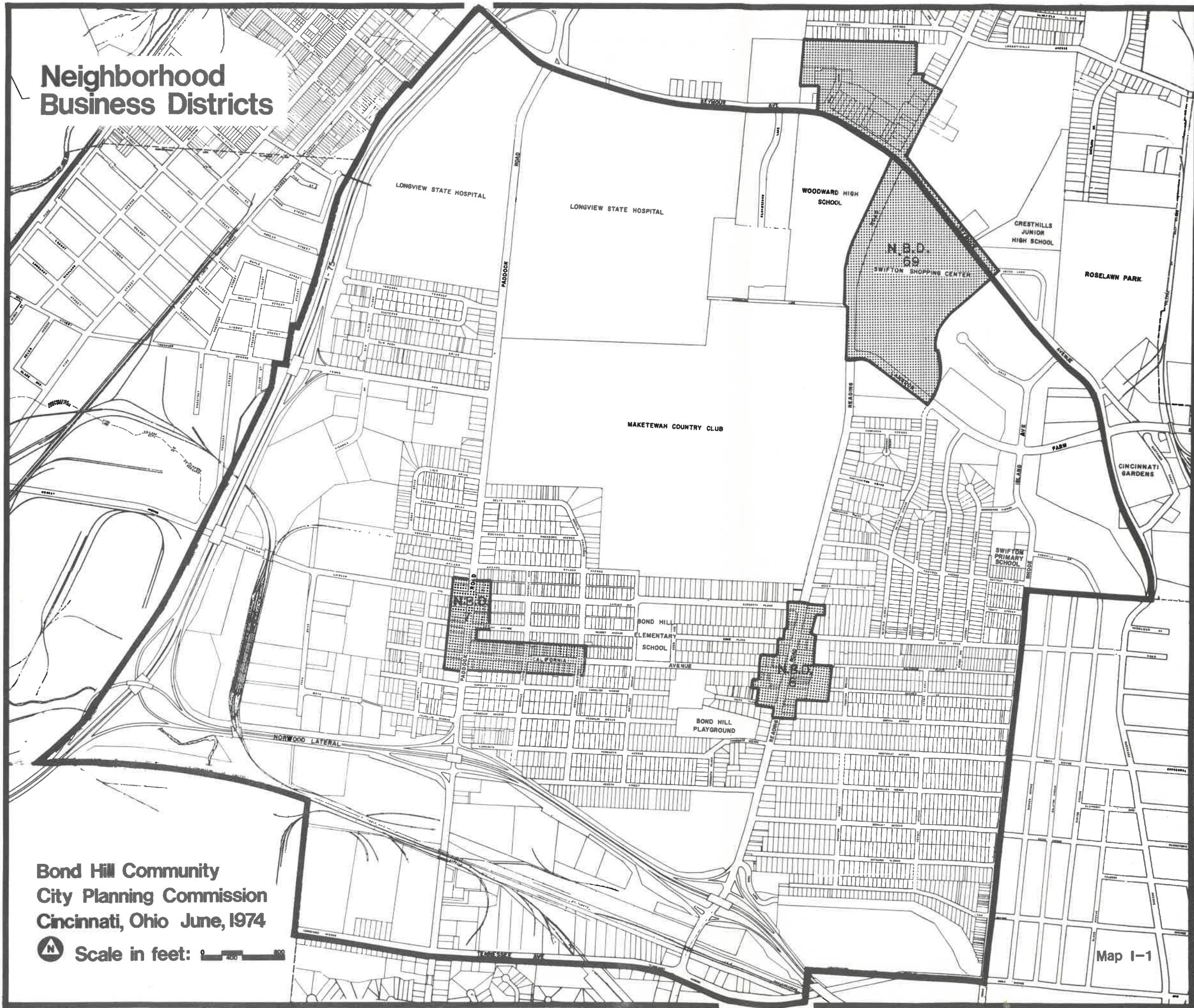
N.B.D.	Estimated Establishment In N.B.D.	Vacant		Estimated Parking Spaces Per Occupied Establishment
		No.	%	
6	30	2	6.6	6.5
7	45	2	4.4	3.3
69	75	4	5.3	44.0
TOTAL	150	8	16.3	-
Market Area in City	320	50	15.6	7.1
City	5,730	585	10.2	5.5

Source: Market Area 9: Bond Hill - Roselawn and North Avondale, Problems Issues and Recommendations, June-July, 1972, CPC.

Table I-1 shows the number of establishments, vacancy ratio and parking spaces per occupied establishment. Map 17 shows the location and delineation of the N.B.D.'s in Bond Hill.

In analysis, Bond Hill N.B.D.'s are ranked very well in vacancy ratio in comparison with the City and other market areas. However, parking opportunities are deficient in respect to the City and in-City market areas. The most critical being N.B.D. 7 and less so with N.B.D. 6. Neighborhood Business District 44 being the youngest N.B.D. of the three and constructed as a regional facility has abundantly provided for the need of the automobile.

Neighborhood Business Districts



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

Scale in feet:



Map I-1

510

Table 1-2

Bond Hill NBD Trends in Relation to Swifton Shopping Center
and Roselawn NBD'S

	Bond Hill Establishments		Establishments Appearing	
	Existing B.H. Establishments	Between 1955-1975	Swifton	In Roselawn
<u>Typical NBD Retail</u>				
*Bakery	0	-2	X	X
*Clothing	0	-1	X	X
*Deli	1	-3	X	X
Drug	1	-3	X	X
*Florist	0	-1		
Grocery	0	-2		X
Hardware	1	-1	X	X
*Meat	1	0	X	X
*Paint	0	-	X	X
Service				
Station	6	-2	X	X
Shoe Store	0	-1	X	X
Stamps & Coin	0	-1		
*Super Market	1	-1	X	X
*Variety	0	-2	X	X
Restaurant	6	-1	X	X
Bar	2	0	X	X
<u>Service & Professional</u>				
Barber	4	-1	X	X
Beauty	9	-2	X	X
Dentist	3	-2		X
Doctor	4	0		X
Laundromat	0	-1	X	X
*Post Office	0	-	X	X
Travel				
Agency	0	-1		X
Banks-Saving Loans	2	0	X	X

*Indicates establishments leaving NBD's throughout the City.

Source: Field Survey CPC - April, 1975.

Table 1-3

Inventory of Office Uses in Bond Hill

Uses	NBD (Reading Road)	NBD (California & Paddock)
Architect/Engineer		5
Dentist	2	1
Doctor		4
Credit Union		1
Insurance		16
Modeling Agency		1
Contractors		8
Printing	1	1
Real Estate		1
Funeral Home		1
Miscellaneous	<u>3</u>	<u>3</u>
TOTAL	6	32

3. Business Problems

Surveys conducted in conjunction with the NBD market study and a pilot questionnaire of NBD business as shown in Table 1-4 was undertaken to ascertain the perceived problems of the business areas by the customers and businesspersons. The following is a combined listing of two independent surveys.

Table 1-4

Survey of NBD Problems

<u>Businessperson concerns</u>	<u>Customer concerns</u>
1. Crime	1. Store hours
2. Inadequate parking (NBD 6 only)	2. Quality of goods & services
3. Traffic flow (NBD 7 especially) a. heavy traffic volume during rush hour b. inadequate traffic signal	3. Courtesy of store personnel
4. Operation problems	4. Flow of traffic
5. Expansion a. tight money b. inadequate personnel c. lack of space	5. Attractiveness of NBD and store interior
6. Few supportive businesses	
7. Need to have COM-SEC	
8. Need to improve store appearance	
9. Improved advertising	

Prime concern of the both groups is attractiveness of the NBD and the traffic problems around the NBD's.

4. Bond Hill NBD Trends

Bond Hill NBD's 6 and 7 have made positive and negative changes in the last 15 years (1960-1975). There has been a loss of retail establishments, a fluxuation in the number of services and a dramatic gain of professional offices.

The number of professionals has more than tripled to 38 in the spring of 1975. A range of professionals are represented including: architects, doctors, dentists, models, photographers, printers and real estate agents.

Retail and service establishment losses in Bond Hill has been compensated for by like businesses in the market area particularly in Roselawn and Swifton Shopping Center as shown on Table I-1. Some of the items sold in stores that are left are found in other stores in Bond Hill. The drugstore stock some "variety" items, the hardware store has a paint department and the supermarket has a butcher. The closing of barber shops, beauty salons and service stations, most likely indicate an oversupply and competition because a large number of them remain.

There are no florists, stamp and coin shops (speciality stores not relying on high traffic exposure) or supermarkets in Bond Hill, Roselawn or Swifton Shopping Center. The closing of florist shops is part of a City-wide trend, and is more reflective of a change in the market of Cincinnati rather than reflective of Bond Hill and surrounding communities. Stamps and coins shops are specialized, peripheral goods which are sought out by interested buyers and not necessarily dependent on a good location. The loss of groceries is important and again a reflection of the market to large stores with less mark up. Two carryouts, a dairy store, a meat and produce market and a small supermarket still remain in Bond Hill.

The competition of supermarkets is fierce making survival of small food markets and neighborhood groceries difficult. The real problem is not in the competition for patronage of the Bond Hill resident, but for a share of the market outside of Bond Hill. Thus, the larger the supermarket the more people it would have to draw from. There is little reason for Roselawn residents to come to NBD 6 and 7 for supermarket purchases. Industry and expressway barriers to the south and west decrease the likelihood that shopping would be attracted across them. It is unrealistic at this time to expect a supermarket to be attracted to a location in NBD 6 or 7. The existing small food stores probably have enough patronage from the neighborhood to survive.

There is a market available to the Bond Hill businesses, but the evidence shows it to be rather specialized. A large crowd of lunch-daters come from the industries on Paddock every week day. They patronize the restaurants, fast-food and others, and a couple of the food stores.

From statistical information the income base of the community is stable and increasing in dollar potential. This does not indicate however, where the actual dollar will be spent. Census and Polk data show that the income distribution in Bond Hill is comparable to that of the City as a whole, the mean incomes are almost identical and population shifts in the community have improved the amount of consumer dollars. In 1970 the Census showed the median family income of Cincinnati to be \$8,894 and that of Bond Hill \$9,705. The median income of the black family in Bond Hill was \$10,301. Polk indicators show continuing increases. Family size is very much the same. The proportion of single-person households is smaller in Bond Hill, but growing. There are fewer female heads of household in Bond Hill than in the City, and many fewer black female heads of household. According to the 1970 Census, 37% of the whites in Bond Hill own their homes and 63% of them live in rented units. However, 81.5% of the blacks own their homes, and 18.5% of them rent. These, and other figures show that the shifts in the Bond Hill population is not having a detrimental effect on the potential demand for consumer and convenience foods.

5. Conclusions

The following are general conclusions that can be drawn from the surveys, interviews, City-wide market trends and income potential of the neighborhood. This is not a market analysis which is done on a business by business basis.

1. Neighborhood Business District 6 and 7 should not be expected to expand in size.
2. Demand for professional office space should continue and if it increases significantly a spinoff demand for food service could occur.
3. Business dependent on walk in trade in NBD 6 and 7 will have a better chance of survival if grouped together and if more convenient parking can be provided.
4. Demand will continue for auto oriented commercial needs (fast foods and service stations).
5. There is a perceived crime problem by customers and businessmen that will have to be dealt with.
6. New retail businesses in NBD 6 and 7 are limited to specialty stores not dependent on high visibility or are neighborhood oriented.

J. COMMUNITY SERVICES

1. Introduction

Map J-1 shows the location of community serving facilities within Bond Hill. Along with public and private agencies; doctors, dentists and pharmacies are shown on the map.

2. Post Office

At the present time there is no full service postal facility located within the boundaries of the Bond Hill community. Package and letter pick-ups are available to the residents of Bond Hill at the Roselawn Post Office on Section Road. However, residents have a self service 24 hour stamp and weighing services at Swifton Shopping Center.

3. Libraries

The Bond Hill Public Library is located at 1703 Dale Road. The facility has a 36 persons seating capacity with approximately 12,605 volumes of books available to residents.

4. Educational Services

There are five schools in Bond Hill. Four of the five schools are public schools, one is a parochial school,. The schools represent three levels of education within a conventional educational system: primary grades, intermediate junior high school and high school. Table J-1 contains descriptive data about the schools.

Table J-1

Educational Facilities Serving Bond Hill 1976

School	Location	Year Built	Capacity	Present Enrollment	Average Class Size
Bond Hill Elementary	1510 California	1925	660	462	29.9
Crest Hills Jr. High	1906 Seymour	1969	1,110	875	28.7
St. Agnes School	1601 California	1930	350	172	24.0
Woodward High	7001 Reading	1952	2,900	2,080	25.5
Swifton Primary	5771 Rhode Island	1959	600	340	31.2

Source: 1974-1975 Annual Report Superintendent of Schools
CPC Survey of Bond Hill Schools, 1976

Requests were mailed to the principals of the Bond Hill schools to find out what special educational programs were being provided to the children in these schools. On two of the seven schools responded by sending detailed information to the City Planning Commission. These schools were St. Agnes and Swifton Primary School.

St. Agnes is a parochial school. There is a latch-key program after school for children of working parents. In addition, the Recreation's Lighted School Program held in the evenings provides for many recreational and social needs of the Bond Hill community. A special learning lab provides additional help for those children needing reading and math skills.

Swifton Primary School is comprised of grades kindergarten through fourth grade. Swifton was built to relieve the crowded enrollment conditions at Bond Hill School due to the increased population created by the Swifton apartments. There is one learning disability classroom. Pupils in need of learning disability programs are those who have a disorder in one or more of the basic psychological processes involved in understanding or using language, spoken or written.

Table J-2 describes the racial composition of the five area schools. As shown the racial composition of the schools is predominately black. This reflects the immigration of young black families into Bond Hill.

Table J-2
1976 Bond Hill Schools
Racial Composition

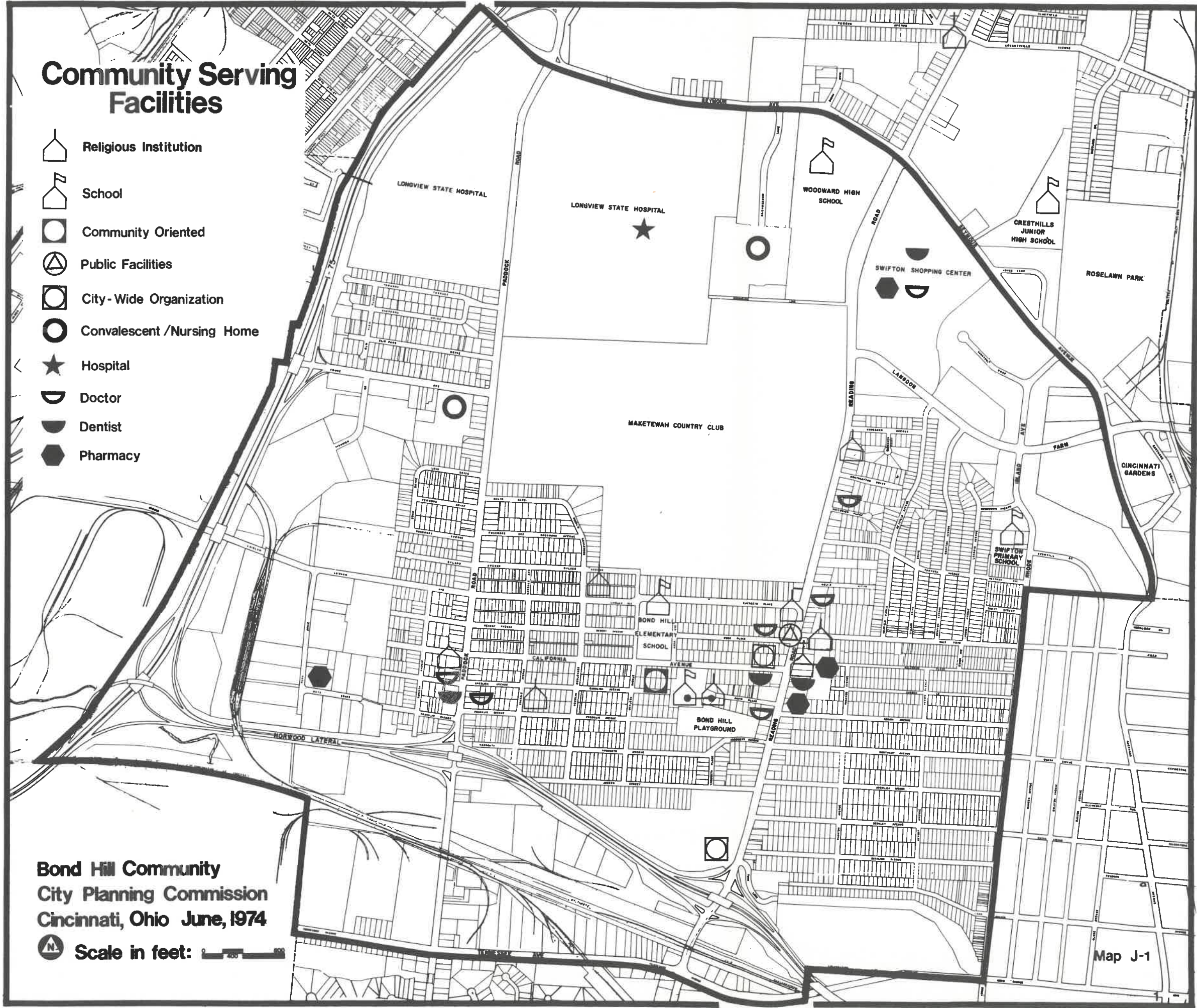
School	% White	% Black
Bond Hill Elementary	10.89	89.11
Crest Hills Jr. High	20.38	79.62
St. Agnes School	30.00	70.00
Woodward High	25.00	75.00
Swifton Primary	43.10	56.90

5. Police Protection

Each Police District in the City of Cincinnati is composed of census tracts. Within the larger Police Districts are subunits known as sectors which are essentially reporting areas. Bond Hill is located in Police District 4. The Police sectors which comprise Bond Hill's police protection unit are 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 470 and 473.

Community Serving Facilities

-  Religious Institution
-  School
-  Community Oriented
-  Public Facilities
-  City-Wide Organization
-  Convalescent /Nursing Home
-  Hospital
-  Doctor
-  Dentist
-  Pharmacy



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

 **Scale in feet:** 

Map J-1

The Police Division of the City of Cincinnati publishes a report annually which depicts the volume and type of crimes committed in the City during the previous 12 months. The index is based upon major crimes (per 1,000 persons) and corresponds to the index used by the Federal Bureau of Investigation (FBI) in reporting the national criminal offenses. The FBI index of crimes includes the crimes of murder, rape, robbery, aggravated assault, burglary, larceny, auto theft, non-aggravated assault and manslaughter.

The latest annual Police report published for the City of Cincinnati was published during the first months of 1975. The reporting period for this report covers the months from January to December of 1974. Table J-3 and Map J-2 shows the number of crimes which were committed by class in each sector during 1974 in Bond Hill.

Table J-3
1974 Index of Crimes - Part I Offenses
In Bond Hill

Sector	Murder	Rape	Robbery	Aggr. Assault	Burglary	Larceny	Auto Theft
459	0	0	2	2	12	14	2
460	0	0	0	2	6	5	8
461	0	0	0	0	5	6	1
462	0	0	5	1	7	6	1
463	0	0	8	1	30	26	11
464	0	0	7	2	28	19	5
465	0	0	15	4	43	35	7
466	0	0	2	2	10	9	7
467	0	0	1	0	20	13	3
468	0	0	4	0	2	10	3
469	0	0	2	2	28	23	3
470	0	1	2	3	19	46	12
473	1	4	9	3	17	186	17
TOTAL	1	5	57	22	217	398	81

Source: Cincinnati Police Division, 1974

In terms of serious crime reported, Bond Hill is below the rates for the City as a whole. Bond Hill accounts for 2.7% of the total population and 2.4% of the serious crime index for the City. The 1974 statistics are in keeping with the 1970 findings which show Bond Hill to be slightly under the City as a whole in serious crime (5.06 per/1000 City versus 3.09 per/1000 Bond Hill).

6. Fire Protection

Bond Hill is located in Fire District 4. The fire stations serving the community on a first alarm basis are Engine Co. 9 (located at Reading Road and Paddock) and Engine Co. 2 (located at 18 East Seymour). The first alarm simply means that this is the first call for engines to provide fire fighting assistance. Second and third alarms require increased manning levels and also indicate the degree of severity of the fire alert. The fire stations which render service to the community on a second and third alarm basis are Engine 32 (639 Rockdale Avenue) and Engine 39 (3600 Montgomery Road).

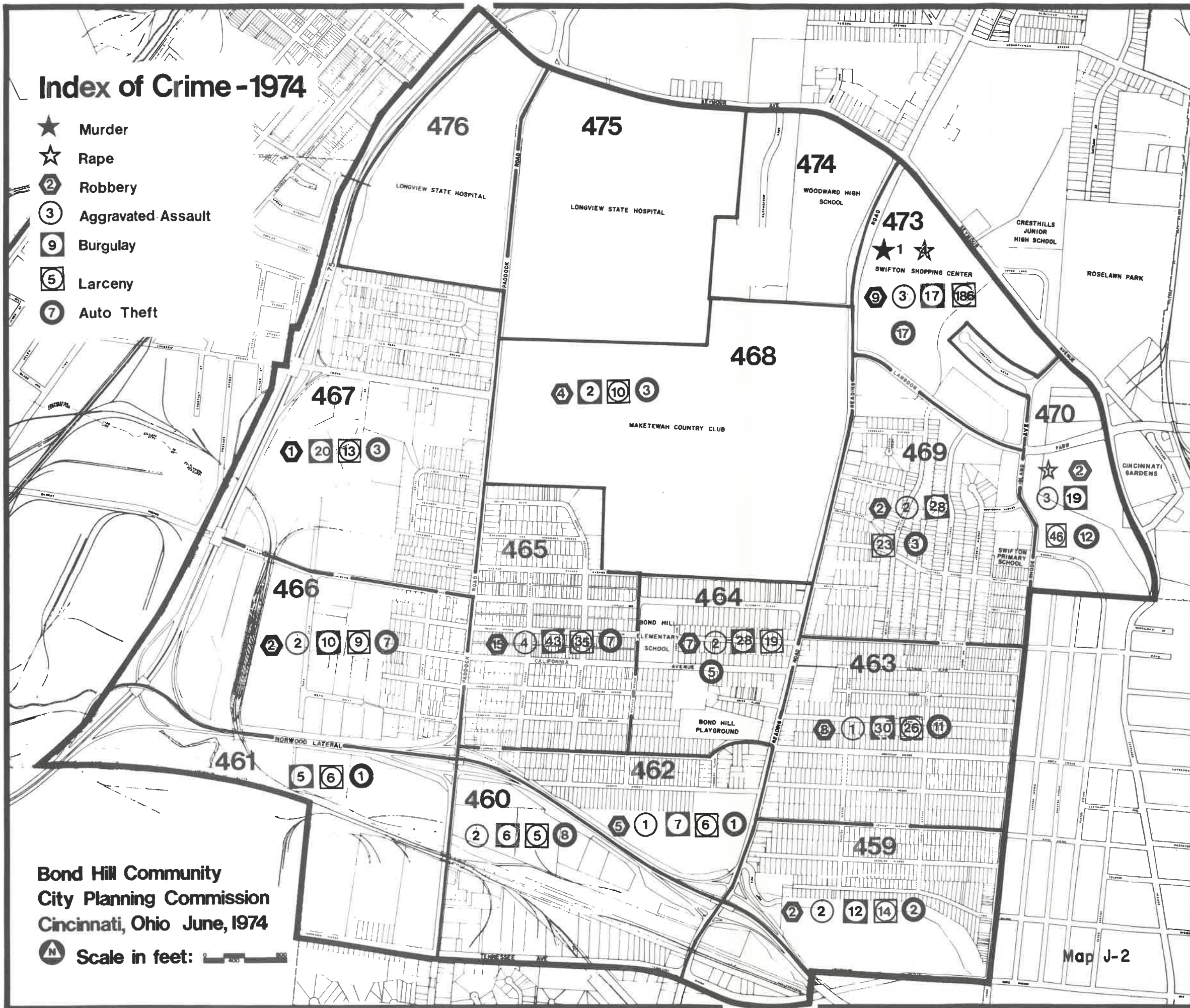
According to 1974 data obtained from the Community Relations Division of the Cincinnati Fire Division, Engine 9 (Reading and Paddock) made approximately 673 runs and were involved in 261 fires. Engine 2 (18 East Seymour) made 585 runs and was involved in 225 actual fires. Fire inspections are made by engine companies according to census tracts, and many of the inspections made by Engine Companies 9 and 2 included the geographical boundaries of Bond Hill.

7. Neighborhood Youth Service Bureau

The Youth Service Bureau is a division of the Citizens' Committee on Youth. In Bond Hill, the Neighborhood Youth Service Bureau is located at 1531 California Avenue. The field unit provides counseling, rap sessions, sponsored recreation and special services to Bond Hill youths needs. The Bureau makes its services available to children 7 to 18 years of age who have been referred from the Juvenile Justice System or who have problems that have come to the attention of school officials.

Index of Crime - 1974

- ★ Murder
- ☆ Rape
- ② Robbery
- ③ Aggravated Assault
- ⑨ Burglary
- ⑤ Larceny
- ⑦ Auto Theft



K. INDUSTRIES

1. Location

Industries in Bond Hill are located in the southwest corner of the community along Laidlaw Avenue, Paddock Road (south of the Norwood Lateral), and Tennessee Avenue. Most of the wholesaling and industrial operations along Paddock Road and Tennessee Avenue have rail connection with the Baltimore and Ohio; Penn Central; and Norfolk and Western rail lines. The industrial area north of the Norwood Lateral depends less heavily on the rail connection with only the manufacturers and warehouses along the south side of Anita Place having such access.

Industrial and warehouse uses within Bond Hill occupy 7.8% or 104.1 acres of the total land area of the community. In comparison, the City's total industrial and warehouse uses are 3.5% of the whole.

For the most part, the zoning for the industrial and warehousing uses is a M-2 and M-3 designation allowing intermediate and heavy manufacturing uses, respectively. There is an isolated M-1 or neighborhood manufacturing zone near Towne Avenue which is presently undeveloped. The heavy manufacturing zones are buffered from the residential community by lesser M-2 zones and expressways.

2. Type and Employment

The type and employment of industries located in Bond Hill are listed in Table K-1. The wholesale (non-durable and durable goods) distributors are the most numerous, having 28 establishments and employing 754 - the most of any other type of industry. Other types of industries of consequence are the machinery (excluding electrical) employing 396 persons, and the chemical industries employing 532 persons.

In all, there are 46 industries which employ 2,266 persons. The largest employers are Westinghouse Electric Corp. and Inmont Corp. which employ 300 and 265 persons respectively.

Table K-1

Types of Industry and Employment in Bond Hill

Standard Industrial Classification	Type of Industry	Number of Establishments	Number Employed
17	Contractors	2	45
20	Food and Kindred Products	2	195
27	Printing and Publishing	1	20
28	Chemicals and Allied Products	4	532
30	Rubber & Misc. Plastic Products	1	17
35	Machinery, Except Electrical	5	396
36	Machinery, Electric	1	300
38	Instruments and related Products	1	7
50-51	Wholesale: Durables and Non-Durables	<u>28</u>	<u>754</u>
	TOTAL	46	2,266

Source: CPC Field Survey, October, 1975, Greater Cincinnati Business and Industry Directory, Chamber of Commerce, 1975.

3. Industrial Trends

By the land available and existing zoning, new industries within Bond Hill will be limited to M-1 and M-2 types of industrial uses. There are 8.76 acres of M-1 or neighborhood manufacturing lands available for products electronic appliances, musical instruments, novelties, pottery, precision instruments, food processing, research laboratories, printing and lithographing establishments, and wholesaling operations. There are 20.3 acres of M-2 uses or intermediate manufacturing uses which would allow the permitted uses under the M-1 zone described above and any manufacturing that requires assembling, altering converting, fabricating finishing, processing or treatment. The M-1 vacant land has no rail access which the M-2 area does have such access.

Because of the industrial areas' proximity to the Millcreek industrial belt, the industrial area of Bond Hill is well-suited as supportive industry in light manufacturing, wholesaling, and warehouse types of operations.

**BOND HILL
COMMUNITY PLAN**

INTRODUCTION TO THE BOND HILL PLAN

The Bond Hill Community Council, since its formation in 1965, had spent much of its time reacting to the plans of others: private developers, city departments and public agencies. By 1974, there existed a strong feeling that we needed to have more time for positive work. To work, for instance, toward providing the housing needed for our residents, rather than working against zone changes desired by private developers. We needed to solve our school problems, to provide more recreation for our youth, to form a non-profit housing corporation, to preserve our open space, to support our sagging business district. We couldn't do these things while we were fighting zoning "brush fires" or pushing for a deep-water pool without a real knowledge of our total community recreational needs.

So the Community Planning Committee was formed in January, 1974, and told to ignore all current problems, while working toward a Bond Hill design for the future. Since the community was not due to receive the help of a community planning team until 1975, according to the City Planning Commission's schedule, we worked to find other resources. The main assistance we received was from the students of the Graduate Planning Department of the University of Cincinnati, through the Coalition of Neighborhoods. We also received help from urban design students from U.C., from various city departments, and support services, such as census data, maps, topographic surveys and professional consultations from the City Planning Commission staff.

Fifteen residents, representing the community racially, age wise and geographically, met for two hours every two weeks in the St. Agnes School library, from January, 1974, to September, 1975. The community was divided into the following components for data gathering, study and decision-making: education and other institutions (health, etc.); housing; recreation and open space; economics (business districts and industries); circulation and public safety; zoning and land use; and population.

Each of these components was subjected to an "envisioning" process: in an ideal community, what would education be? or circulation and safety? The committee then asked the graduate planning students to begin gathering current available data on what Bond Hill's present status in each area was. As we studied the data, we began to tailor our vision to fit reality. For instance, we had not, in our "envisioning", realized that the elderly population was almost 25%, and so the final plan makes provision for services for our senior citizen neighbors.

Our community, along with many others in Cincinnati, felt a need to direct its own future. This document is the written statement of that need. This plan is a target toward which Bond Hill can aim its full resources, and can see more clearly what additional resources are needed.

Over 10,000 hours of work have gone into this document. But that was the easy part. Now comes the hard part - making our future come alive.

by Pat Crum
former chairwoman of the
Bond Hill Long Range Planning Committee

B. BOND HILL DEVELOPMENT CONCEPT

1. Introduction

The Bond Hill concept is an abstract plan of the community, developed from a basic relationship of land uses which reflect the goals and objectives of the community. The major parameters for the development of the concept are the expressways and the bordering manufacturing and public uses which further define the residential community.

2. Concept

The concept as applied to the physical constraints of the community is shown on Map A-1. There are four elements basic to the land use relationships and patterns in developing a concept; they are: the activity nodes, transportation system, residential configuration and recreation-open space. These are described below.

a. Activity Nodes (commercial)

Commercial activity, whether its configuration is nodal, strip or concentric, is basic to the survival and support of a community. In exploring the commercial trend of Bond Hill, its activity has been confined basically at the intersections of California Avenue and Paddock Road; and California Avenue and Reading Road. Because of commercial trends, these nodes are to be reinforced but not encouraged to expand. Functionally, the nodes take on different characteristics: The California Avenue-Paddock Road NBD is a neighborhood oriented commercial area and the California-Reading Road NBD has an auto oriented flavor to reinforce Old Bond Hill Village.

b. Transportation System

The transportation system components consist of highway and bikeway considerations. Basic to the transportation movement is a separation of external and internal traffic. Expressway systems to the west and south of Bond Hill divert traffic around Bond Hill. Less regional traffic is held to the corridors of Paddock Road and Reading Road, Seymour Avenue and Tennessee Avenue. Implied in the above outline is the objection to any east-west corridor that would divide the community.

Pedestrian and bike route considerations are connected with the recreation axis that connects the community facilities on California Avenue with recreation and open space areas.

c. Residential

The residential component of the concept is preservation of existing structures and neighborhood. A special area for attention would be the "Old Bond Hill Village" area. The historic presence of the neighborhood is an asset to the community and revitalized image. Conceptually, the neighborhood serving the commercial area of California Avenue and Paddock Road could use the Old Bond Hill Village theme for commercial renewal.

d. Recreation-Open Space

Recreation and open space concept is an infilling of recreation space reinforcing existing facilities and connecting with social and community facilities. The recreation areas are on axis with the community serving activity corridor of California. At the point of intersection with California, the education-community facility area is defined. Additionally, the California corridor is terminated at both ends with recreation areas. These are the points where the corridor reaches into the residential neighborhood.

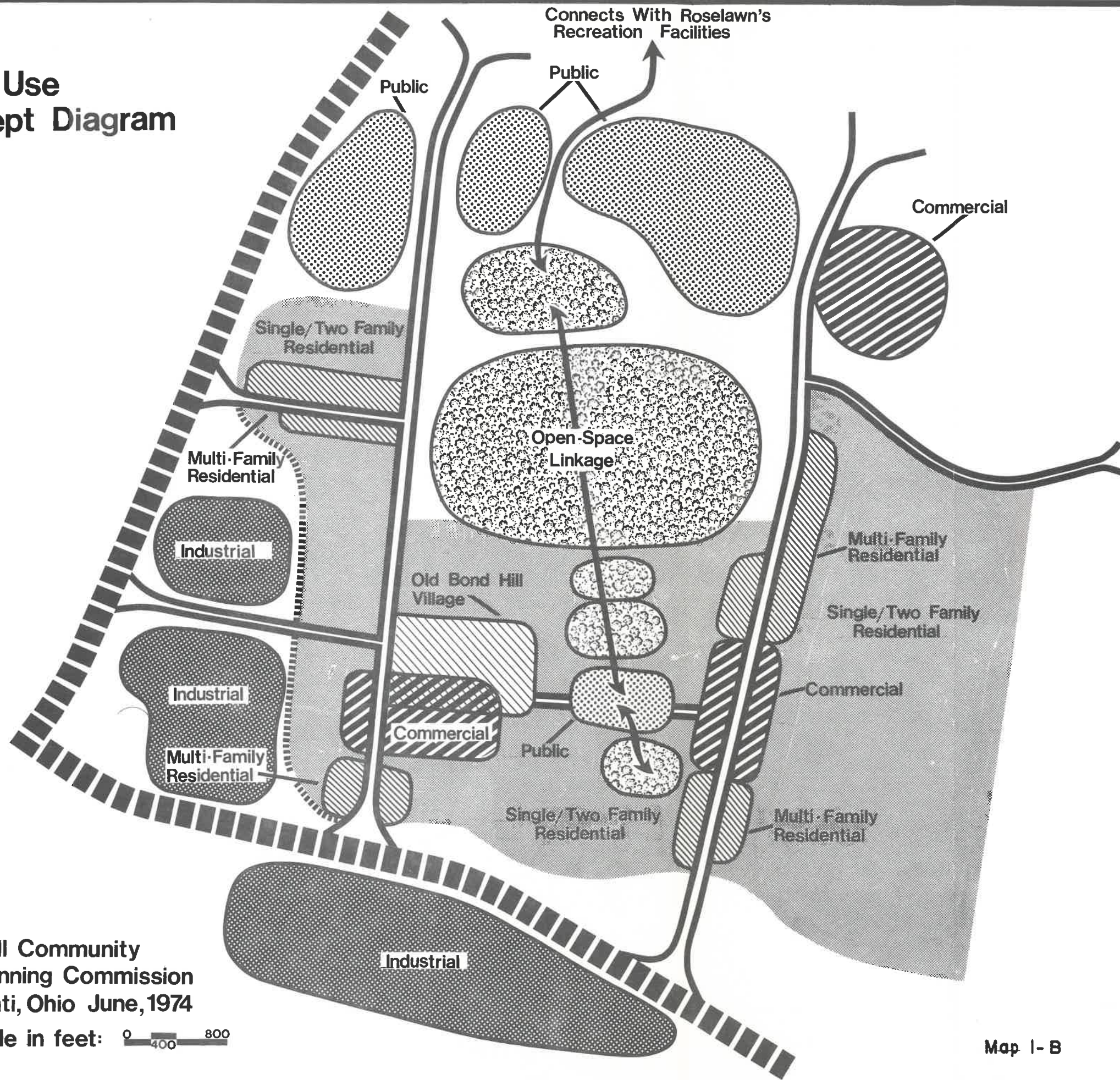
e. Community Service

As explained in the recreation-open space component, the community facilities area is defined as the node at the intersections of the recreation axis and California neighborhood oriented business-resident corridor. The node is the center of the community between the two neighborhood business districts that serve the residents thus strengthening its location and accessibility.

f. Industrial

The industrial areas are on the periphery of the residential areas of the community and adjacent to the expressway and rail systems. These areas act as a transition between the major transportation system and the residential areas. The industrial areas and public uses to the north of the community help define the residential community.

Land Use Concept Diagram



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

Scale in feet: 0 400 800

Map I-B

C. BOND HILL LAND USE PLAN

1. Introduction

The Bond Hill Land Use Plan is presented on Map 1-C. This is the mapped result of the Bond Hill Long Range Planning Committee's work over a two year period. During the spring of 1975, students from the Graduate Department of Community Planning at the University of Cincinnati met with the Bond Hill Community Council to formulate community goals and objectives for the Bond Hill community. The technique which was utilized in the formulation of goals and objectives was brainstorming. Brainstorming is simply the unstructured generation of ideas on a given problem area by group members. After the members of the groups set forth the ideas in a round robin fashion, students took these statements and translated them into measurable goals and specific objectives. Those statements that are physical are shown in the land use plan map.

An explanation of the land use categories as presented on the Plan map is offered below:

<u>Land Use Category</u>	<u>Definition</u>
Residential	
Low Density	Equivalent to an R-1A to R-3 zone density
Medium Density	Equivalent to an R-4 zone density
High Density	Equivalent to an R-5 to R-6 zone density
Commercial	A B-1 to B-4 zoning designation depending on location
Industry	An M-1 to M-3 zoning designation depending on location
Recreation-Open Space	Inclusive of parks, playgrounds, playfields, tot lots, etc.
Semi-Public - Public	Inclusive of churches, schools, public utilities, cemeteries, etc.

2. General Description of Land Use Plan

The Bond Hill land use plan represents a reinforcement of the existing land use patterns. The intent is to reduce the size of the neighborhood business districts, to establish new recreation areas, and to reduce multi-family zones whose uses are solely single family uses.

Bond Hill's residential uses range from moderate density single family uses to low density apartment uses. The plan reinforces the apartments uses along the transportation corridors of Paddock Road, Reading Road and Seymour Avenue. The interior areas of the community are to remain as one and two family uses.

The planned recreation areas take advantage of vacant land within the community and are located to alleviate deficiencies in the total amount of recreation and geographic imbalance.

The public and semi-public uses are representative of existing location of facilities. Of those agencies contacted, no one had future plans of expansion or of leaving the area.

The industrial areas also represent an existing situation and statement of continuance.

The business districts are centered at Paddock Road and California Avenue and Reading Road and California Avenue. This orientation remains but the intent of the plan is stop the spread of the district and to reduce the size of the district. This keeps the focus at the major intersections.

3. Alternatives to the Plan





There are several areas where alternative uses to the plan exists; Longview Hospital property and St. Aloysius Orphanage.

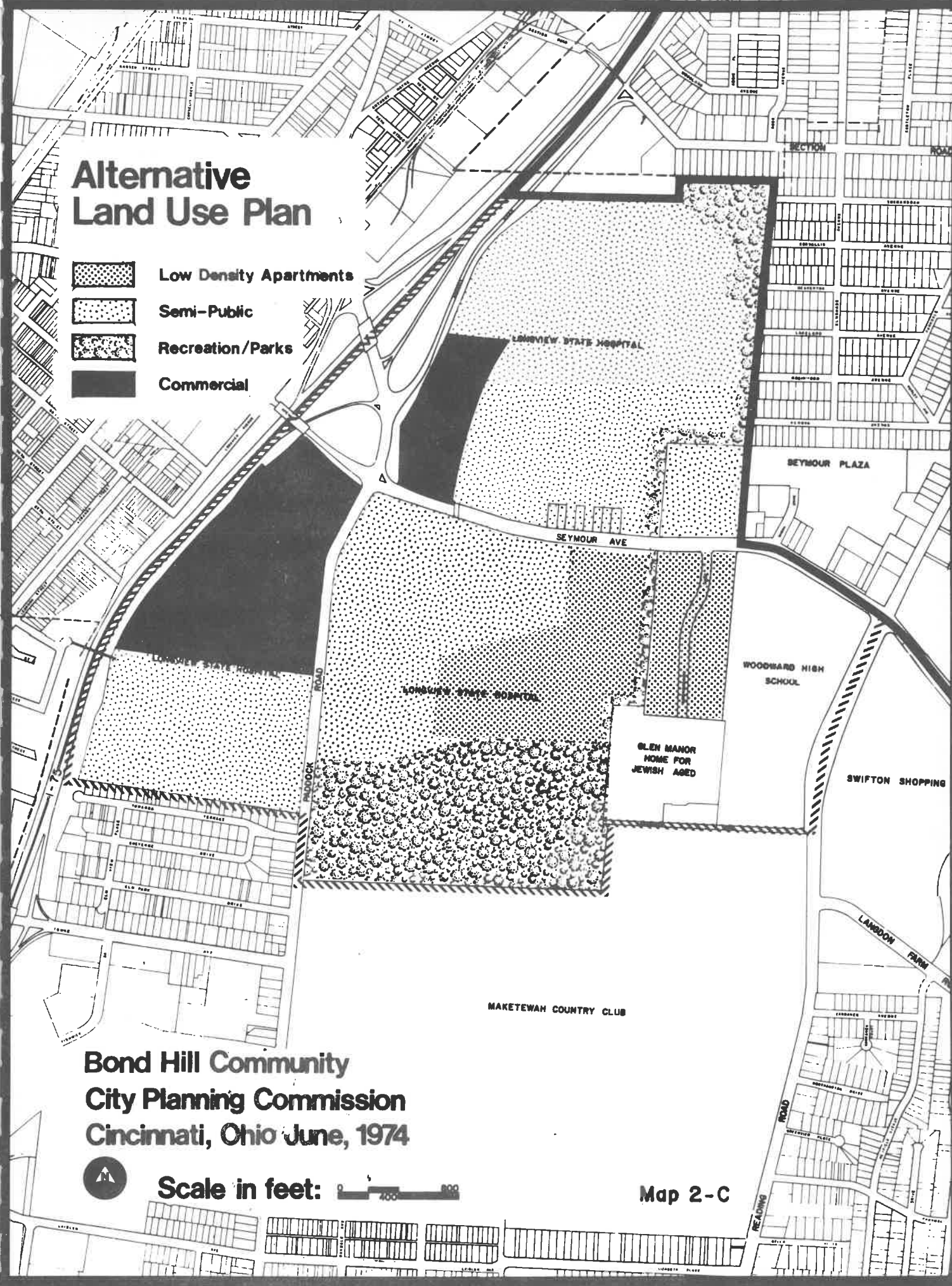
Longview State Hospital has voiced a possibility of selling off excess surplus property. The vacant land where change may occur (identified by the City Planning Commission but not confirmed by the State) is shown on Map 2-C. In all there is approximately 133 acres. The alternative to public uses acceptable to the Bond Hill Community Council is shown on Map 3-C. The alternative plan allows for:

1. A recreation sports complex bordering the northern edge of Maketewah Country Club with access off of Paddock Road.
2. Low density apartment uses next to the existing apartment complexes on Glenmeadow Lane. Access to this area would be from Seymour Avenue.
3. Office uses flanking Paddock Road just south of Seymour Avenue. It was the feeling of the Council that this area not be allowed to develop as multi-family residential because of the traffic and sewer impact it would have on the community.

St. Aloysius Orphanage has been the subject of rumors to either sell or move. The Community Council would like to see the facility remain. If the property is sold the Council's first alternate use would be a market, low density multi-family use. The second alternative would be public recreation uses or combination of both. The site is 17.8 acres in size which would accomodate 310-380 dwelling units.

Alternative Land Use Plan

-  Low Density Apartments
-  Semi-Public
-  Recreation/Parks
-  Commercial











**Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974**





Scale in feet: 

Map 2-C

-  Single and Two Family Residential
-  Low Density Apartments-Residential
-  Medium Density Apartments-Residential
-  Commercial
-  Recreation/Parks
-  Public/Semi-Public
-  Industrial
-  Railroads



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

 **Scale in feet:** 

D. ZONING PLAN

1. Introduction

Zoning is but one of the tools available to the City to help implement its plans. It is, however, the only implementation tool directly available to the City Planning Commission. The City's zoning is set out in the "Zoning Code", an ordinance passed by City Council in 1963, to which there have been zone changes and text amendments since its adoption.

The Zoning Ordinance is based upon the City Charter which is consonant with state enabling legislation which allows municipalities to pass laws to regulate land development in order to protect the "health, safety, and welfare" of its citizens. While the City can zone to control development, it cannot deny the property owner the use of his land as he sees fit without "due process of the law". To do such would be unconstitutional. Also, zoning cannot be arbitrary, but must follow consistent patterns.





According to the Zoning Code, the entire City of Cincinnati is laid out in various zones, basically Residential (R), Business (B), Office (O), Manufacturing (M), and Riverfront (RF) (see Appendix 1-D, which capsulizes some of the provisions of the Zoning Code).

Within these zones are sub-categories (R-1, R-2, R-3, etc), with the low number being more restrictive and the higher number, less restrictive. Generally, more restrictive uses are allowed in a less restrictive zone, but not vice-versa. In other words, an apartment (R-4 use) could not be built in a R-1 zone, but a single-family (R-1 use) home could be built in an R-4 zone. Likewise, a home can be built in a business zone, but a business cannot be built in a residential zone. Through zoning the City Planning Commission has a certain degree of control over where what types of development can take place; certain types of land uses can be limited to certain areas of the City.

The process of changing a zoning district is specifically laid out by the City Charter, City Council's rules and the City Planning Commission's own rules of operation (see Figure 1-D).

1. A petition must be submitted to City Council, which refers it to the Planning Commission.
2. The staff holds a hearing to determine the reasons for the proposed change, and to hear any opposition that might arise from the neighborhood where the change is proposed.
3. The staff makes a recommendation to the Planning Commission as to whether the proposed change should be approved or disapproved.

Proposed Zone Changes

-  R-3, R-4 & R-4(T) To R-1A
-  R-4 To R-3
-  R-7 & B-4 To R-5
-  B-3 To B-2

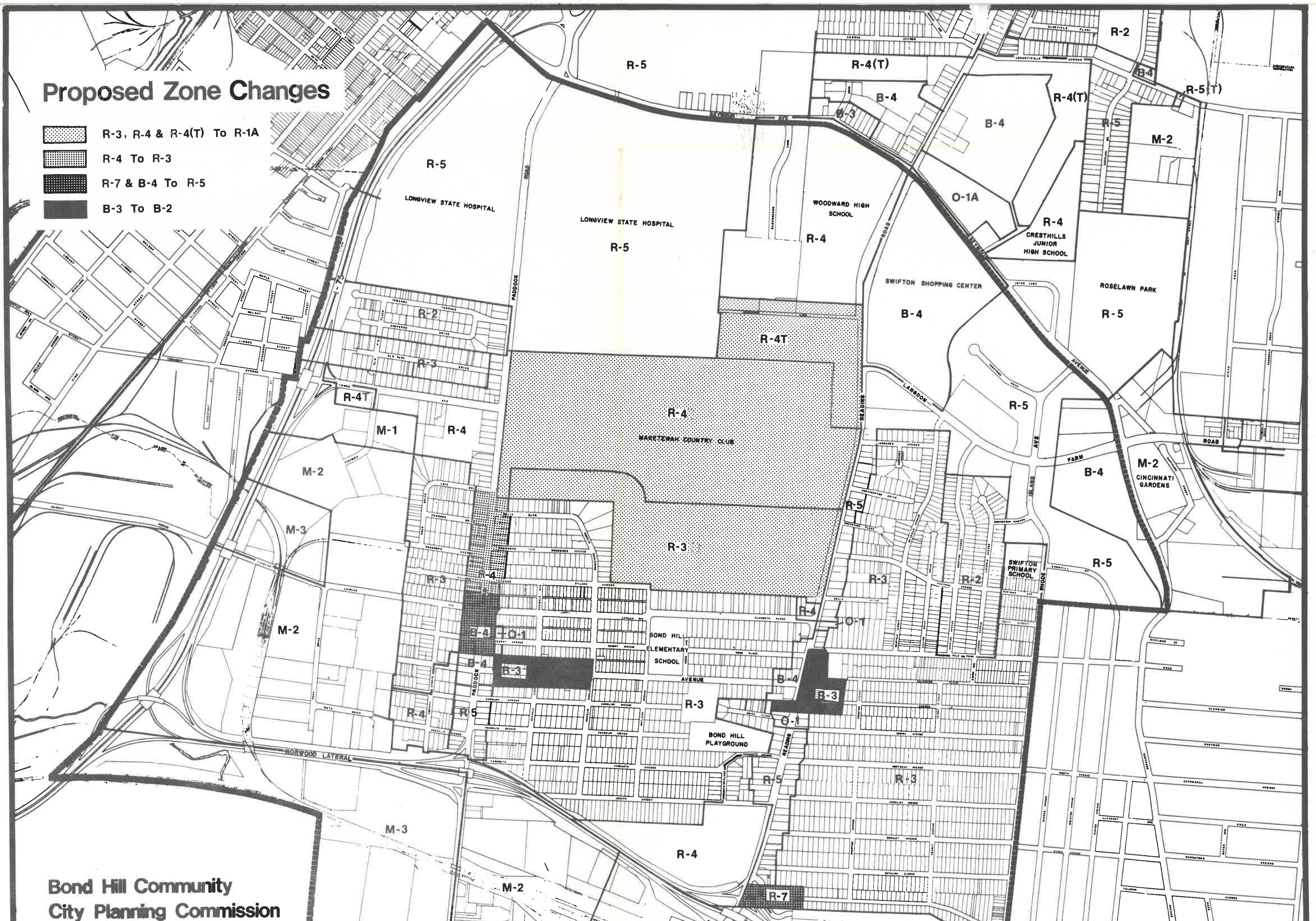
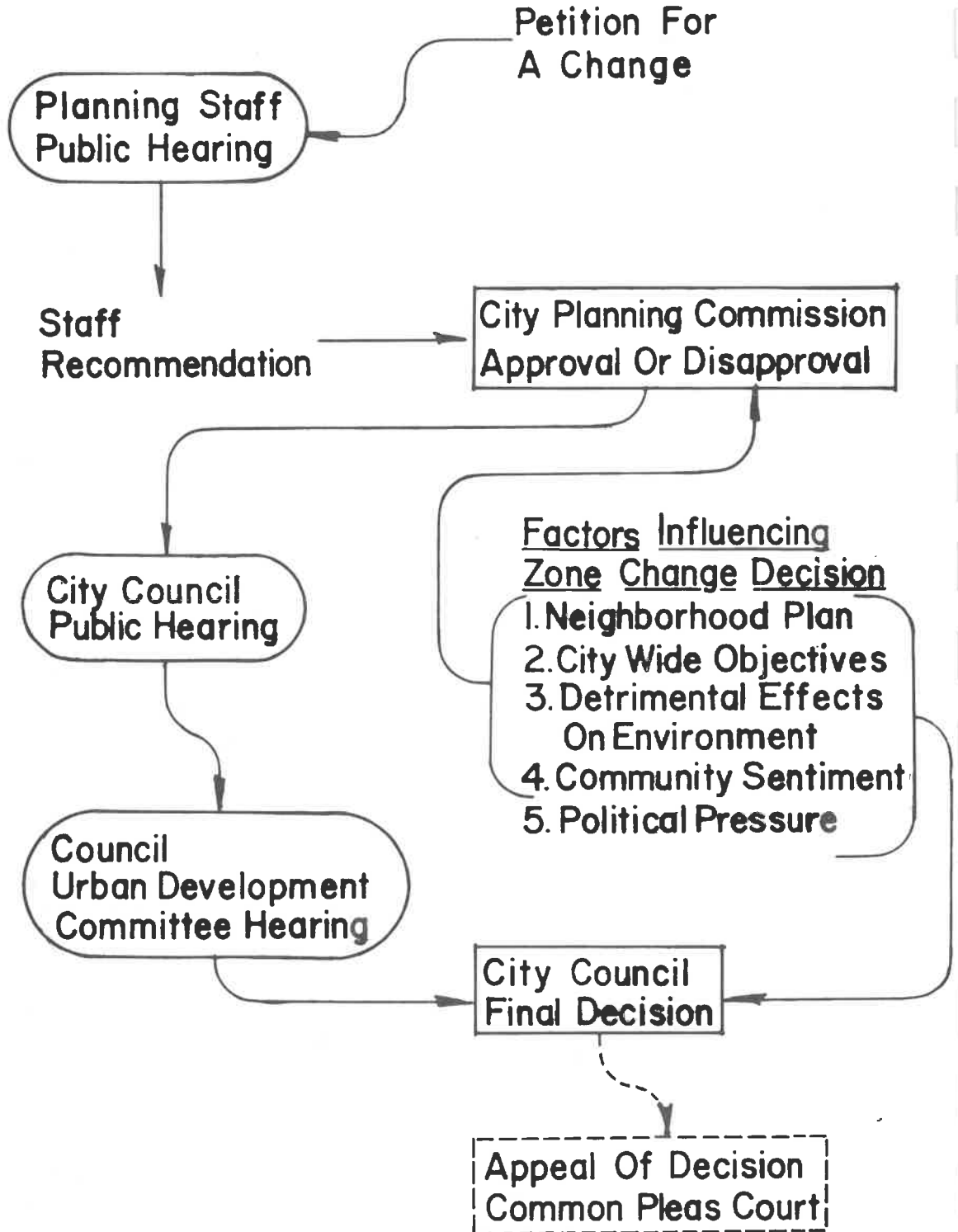


Figure I-D

PROCESS FOR A ZONE CHANGE



4. The Planning Commission, itself, hears both sides of the question.
5. The Planning Commission decides whether to approve or disapprove the change, and forwards the matter to City Council.
6. City Council holds a public hearing to hear both sides, then refers the matter to the Urban Development, Planning, Zoning, and Housing Committee.
7. The Urban Development, Planning, Zoning, and Housing Committee of Council again hears both sides and makes a recommendation to Council on the matter.
8. Council then decides whether to approve or disapprove the change. It requires a two-thirds majority of Council to override a disapproval of the Planning Commission; a simple majority to override an approval.
9. If either party feels that they have been wronged in the process, i.e., have been denied the use of their property or have had the value of their property diminished without due process of the law, or feel the decision has been arbitrary against them, they may appeal the decision to the Hamilton County Court of Common Pleas.



Under certain conditions, the Planning Commission staff can initiate its own zone changes and follow the same process as described above.

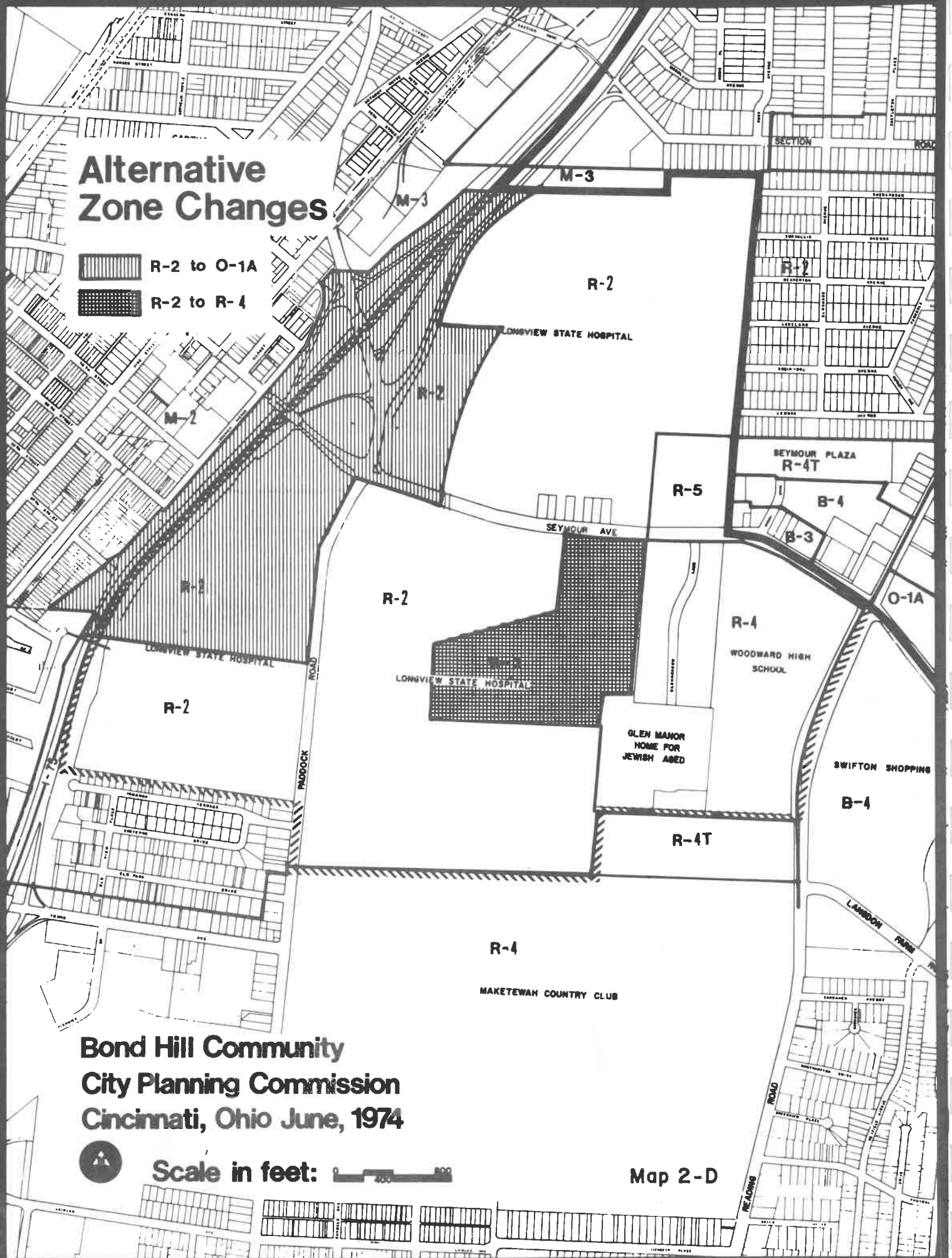
2. Zoning Plan

Revision to existing zoning districts proposed in this section are the result of uses proposed in the land use plan for Bond Hill (see Map 1-D). They are also derived from the community goals. All proposals are proposed changes that can be made immediately.

Item	Location	Proposed Change		Probable Use
		From	To	
1	Paddock Road from Regent Avenue to beyond Laidlaw Avenue	B-4	R-5	Residential
2	Paddock Road from Lois Drive to beyond Ryland Avenue	R-4	R-3	Residential

Alternative Zone Changes

-  R-2 to O-1A
-  R-2 to R-4



**Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974**



Scale in feet: 

Map 2-D

Item	Location	Proposed Change		Probable Use
		From	To	
3	Vacant Land at the western end of Lawn Avenue	R-7	R-5	Recreation
4	California Avenue from Oberlin Drive to near Paddock Road	B-3	B-2	Neighborhood Commercial
5	East side of Reading Road from Dale Road to near Anita Place	B-3	B-2	Commercial
6	Maketewah Country Club	R-4(T), R-4, R-3, and R-7	R-1A	Recreation

3. Alternative Zone Plan

As described in the Land Use Plan section, the disposition of vacant Longview State Hospital property maybe imminent. In 1976, the Roselawn Community Council sponsored a zone change of all Longview property from R-5 to R-2 which was accepted. The community felt that such change would lessened the impact of residential development (limiting it to single-family construction) and heavy traffic generators on an already crowded situation. Also, it would allow the community to have input into a process of change to less restrictive controls if such a change was contemplated.

The economics of land development make the existing zoning uncertain especially if some or all of the surplus land is sold to private concerns. The Bond Hill Community Council would consider a petition for a zone change if it would be in the best interest of the community by not creating neighborhood instability; impacting sewers, community facilities and traffic arteries; and not devaluing property.

Map 2-D shows the alternative zone plan for the Longview State Hospital property. The zone lines are relative to the actual delineation of parcels sold. The lines and zone shown on the map should be considered as concepts of what these areas could be changed to. These concepts are:

1. To maintain the R-2 zoning along the border areas next to the existing residential areas.
2. To consider the area next to Glenmeadow have for R-4 types of uses.
3. To consider the areas flanking Paddock Road north of Seymour Avenue for suburban office type of uses (O-1A) or another use other than commercial or residential uses.

4. Zoning Implementation Strategy

Of the listed items of proposed zone change areas, Items 1, 4, 5, and 6 will be the most difficult to change. In most cases the changes affected commercial property or investment property in which the owner would be less likely to give up any development options. In the zoning process, the properties affected by the change are surveyed and a majority is necessary to bring the matter before the City Planning Commission. If less than a majority is received, then the City Planning Commission can vote to have the staff review the zoning if more than two-thirds majority of the members concur. The community could ask a member of Council to request through Council that the Planning Commission staff investigate the zoning.

All of the above options will probably have to be explored in dealing with the zoning change request for the Maketewah Country Club property. An additional alternative at the present time is to wait until the status of the property is in question (either sold or for sale). Then the community should request an Interim Development Control (IDC) project to control any development that may be placed on the property. Although the property is privately owned it can be argued that it is in the public interest in terms of impact on Bond Hill and future highway plans that an IDC district be applied.

E. HOUSING PLAN

I. Introduction

The Bond Hill Housing Plan is based on two major planning elements: the existing condition study of Bond Hill's housing trends, and the community goals which were generated by the residents of Bond Hill (see Appendix 1-E). There are six goals in the area of housing and land use that were developed by the Bond Hill Long Range Planning Committee. The goals in priority order are:

1. To conserve that portion of the community housing stock which is sound, and to repair and/or rehabilitate the community's deteriorating housing stock.
2. To assume responsibility for eliciting ideas for the provision of some subsidized and low income housing for Bond Hill residents.
3. To utilize the community's vacant land in such a manner so as not to increase the area's population density substantially.
- ④ 4. To protect existing single-family neighborhoods and certain vacant parcels from future high density development, and from encroachment by neighborhood business districts.
5. To substantially upgrade the physical environment of Old Bond Hill Village, to maintain its unique architectural character, and to make it the focal point of the community (Old Bond Hill Village is circumscribed by Paddock Road, Matlock Avenue, Ryland Avenue and Franklin Avenue).
6. To develop a community based housing corporation, to operate as a neighborhood housing services center, which will foster increased community participation in the solution of Bond Hill's housing problems.

The goals set forth are the focus for the development of the housing plan and implementation strategies. The housing plan with proposed new housing sites and zone changes affecting residential property is shown on Map 1-E.

2. Housing Policies

a. New Market Housing - Infill

New housing opportunity on vacant sites is limited to approximately 19.24 acres which, depending on the existing zoning and zone changes recommended in this plan, could provide for 491 dwelling units. Additional potential housing development areas are those where poor building conditions exist and where single family dwellings occupy large multi-family zones as illustrated on Map 2-E. Again, adjusting for existing zoning, proposed zone changes and plans, the net dwelling

potential is 470 units. In total there is a potential of 56 single-two family and 603 multi family dwelling units within the proposed residential fabric.

Housing trends for the city have moved toward multi-family development. In Bond Hill the areas for this type of residential development is along Paddock Road and Reading Road. Short range possibilities for multi-family development is on the vacant lot at the southeast corner of Langdon Farm Road and Reading Road. Long range possibilities for multi-family development are limited to scattered sites along Paddock Road and the St. Aloysius Orphanage site if the property is sold.

b. Rehabilitation

Rehabilitation of deteriorated and dilapidated building conditions is of prime concern to the Bond Hill community. It is recommended to: SPONSOR AN ANNUAL NEIGHBORHOOD CLEAN-UP: PAINT-UP, FIX-UP PROGRAM TO ENCOURAGE A SENSE OF PRIDE IN THE APPEARANCE OF THE COMMUNITY. The Bond Hill Community Council and Bond Hill-Paddock Hills Redevelopment Corporation are logical co-sponsors of such a program. The area of particular need for such a program is between Paddock Road and Reading Road. Part of this area is designated as the historic Old Bond Hill Village area which will be addressed in Section 3.

It is recommended to: EMBELLISH PRIVATE IMPROVEMENTS WITH NECESSARY CAPITAL IMPROVEMENTS (CURBS, STREET MAINTENANCE, LIGHTING, ETC.) Map G-4 in the existing conditions section describes the areas that need curb, gutters and sidewalk improvement. The area south of California and East of Paddock Road was designated for Neighborhood Improvement Program monies in the 1976. This program is explained in the implementing section. Additional project areas are south of Laidlaw Avenue and west of Paddock Road; and east of Reading Road. These areas needing City improvements corresponds with the building conditions Map F-1, which emphasis the need for public and private investment to bring about physical improvement.

It is recommended to: STEP UP CODE ENFORCEMENT EFFORTS WITHIN THE COMMUNITY THIS SHOULD BE COUPLED WITH THE PROVISION OF LOW INTEREST LOANS TO HOMEOWNERS IN NEED OF ASSISTANCE. Such a program should be coupled with the Housing Service Redevelopment Corporation. Low interest loans are available on a city wide basis for housing rehabilitation under the FHA 312 program. The program eligibility is based on a persons earned income.

It is recommended to: DEMOLISH AND REMOVE ALL ABANDONED STRUCTURES, WHICH ARE DILAPIDATED AND NO LONGER USABLE. The area having the most serious dilapidated conditions are in the area outlined as "Old Bond Hill Village". A program for demolition should be coordinated with the Bond Hill-Paddock Hills Redevelopment Corporation to insure historic buildings are saved if at all possible and non-historic buildings rehabed and sold if feasible to the corporation. As described earlier 2.9% of the buildings in the community are in poor condition. If these units can not be saved and are demolished,

Bond Hill is in the 3rd priority for new construction and in the 2nd priority for rehabilitation. The Bond Hill-Paddock Hills Urban Redevelopment Corporation addresses the area of rehabilitated housing as its primary purpose in its Interim Report on Housing Goals.

The city has developed a Housing Assistance Plan to help determine the city's future need for subsidized housing. The tables below shows the city's goals for 1976-77 and for 1977-79. From this, Bond Hill's proportion of new low income units can be determined. The figures however, do not represent Bond Hill's commitment to accepting such units. Each housing type would have to be presented to the council for approval.

1976-1977

The city's Housing Assistance Plan calls for the development of the following type and number of subsidized housing units city wide in 1976 and 1977:

	Elderly	Small* Family	Large* Family
New Rental	600		-
Rehabilitated Rental	300	200	100
Existing Rental	50	50	200
Rehabilitated Owner Occupied	50	150	100

Bond Hill's population was 2.8% of the city's total in 1974 so by taking 2.8% of the city's subsidized housing goal the following would give an estimate of Bond Hill's proportion:

	Elderly	Small Family	Large Family
New Rental	17		-
Rehabilitated Rental	8	6	3
Existing Rental	1	1	6
Rehabilitated Owner Occupied	1	4	3

1977-1979

The city's Housing Assistance Plan calls for the development of the following type and number of subsidized housing units city-wide in the two year period - 1977 to 1979.

*Small family refers to those with three or less minor children, large refers to those with 4 or more.

development of the vacant areas should conform to the land use plan of the community.

It is recommended to: UTILIZE BOTH PRIVATE AND PUBLIC FINANCING TO REHABILITATE THOSE STRUCTURES WHICH ARE SOUND BUT IN NEED OF REPAIR. The Bond Hill-Paddock Hills Redevelopment Corporation has been set up as a conduit for such funds. This will be described in part 3 of this section.

c. Low Income - Subsidized

The Cincinnati Housing Working Review Committee through its Housing Assistance Plan has established city wide priorities for new construction and rehabilitation of existing housing units. The three priorities for new construction are for elderly housing units. The following is a summary of the cities priorities for new construction and rehabilitation as listed in the HUD application.

New Construction

1st Priority - Relates to development of elderly housing in neighborhoods where community development funds are being invested.

2nd Priority - All parts of the City where elderly households exceed the City average.

3rd Priority - All other areas where new elderly developments upon review and analysis are indicated to be in accordance with sound planning principles.

Rehabilitation

1st Priority - Rehabilitated units in neighborhoods where community development funds are being invested that complement rehabilitated units.

2nd Priority - Rehabilitated units in areas where less than the City average of 9% of all housing units are subsidized.

3rd Priority - Rehabilitated units in areas where more than 9% of all housing units are subsidized but where the percentage of multi-family units suitable for rehabilitation exceed the City average and where such rehabilitated units will not result in an increase of minority or low income families with children.

4th Priority - All other areas where the rehabilitation of units upon review and analysis are indicated to be in accordance with sound planning principles.

	Elderly	Small Family	Large Family
New Rental	1,500	-	-
Rehabilitated Rental	1,000	275	125
Existing Rental	50	50	200
Rehabilitated Owner Occupied	150	350	200

Using the same formula described above Bond Hill's proportion is as follows:

	Elderly	Small Family	Large Family
New Rental	42	-	-
Rehabilitated Rental	28	8	4
Existing Rental	1	1	6
Rehabilitated Owner Occupied	4	10	6

The number of subsidized units already existing in community as of 1974 are shown in Table 1-E.

TABLE 1-E

Bond Hill Subsidized Housing Unit 1974

Type	A	B	C	D	E
Census Tract #63	16	41	-	-	-
Census Tract #64	13	-	1	4	-
TOTAL	29	41	1	4	-

SOURCE: Cincinnati Profiles 1975; R. L. Polk Co. 1974.

Type A - FHA 235 Single-Family: This is a federal subsidy program on the interest due from a mortgage on a single-family unit.

Type B - FHA 221-D3, Multi-Family: This is a federally subsidy program on the interest due from a mortgage on a multi-family housing unit.

Type C - Public Housing Family Development: This category includes public housing developments which are publicly owned (by the City of Cincinnati, Metropolitan Housing Authority) and which cater to low income families.

Type D - Public Housing Instance Leasing: These are privately owned properties which have been leased by the Cincinnati Metropolitan Housing Authority for low income residents.

Type E - Public Housing and FHA Elderly Developments: Public housing for the elderly are developments which are owned by CMHA and which cater to the low income elderly people. (2) FHA elderly developments which are privately owned; receive a subsidy from the federal government; and cater to low and moderate income elderly. The following table summarizes the number of subsidized dwelling units by census tract in Bond Hill:

The largest type of subsidized housing in Bond Hill is the FHA 221-D3 multi-family program. There are no elderly housing programs in Bond Hill. Subsidized housing units represent 2% of the total housing units in the community.

It is recommended that: THE BOND HILL - PADDOCK HILLS HOUSING REDEVELOPMENT CORP. SHOULD ENCOURAGE THE DEVELOPMENT OF FEDERALLY SUBSIDIZED HOUSING FOR THE ELDERLY ON THE VACANT SITE AT READING ROAD AND LANGDON FARM ROAD, OR SOME OTHER APPROPRIATE SITE. The elderly population in Bond Hill comprises 21.4% of the total population. Approximately 36% of the total elderly population of Bond Hill is below the poverty level. This fact is critical in dealing with the housing needs of the elderly. The optimum vacant site is at Langdon Farm Road and Reading Road. The site is 6.46 acres in size and would accommodate 140 units which would more than meet the proportional share of the city's housing assistance plan. Other possibilities exist for rehabilitated units in the Old Bond Hill Village area. An alternative area for elderly, subsidized or market housing, exists with the St. Aloysius Orphanage Home if it decides to cease operations. A potential of new dwelling units exists on this site (an alternative development on this site is recreation, if feasible). The location of any site for elderly housing should be near shopping, bus lines and churches.

It is recommended that: THE HOUSING OFFICER FOR THE BOND HILL - PADDOCK HILLS HOUSING REDEVELOPMENT CORPORATION DEVELOP A STRATEGY FOR LOW INCOME HOUSING FOR BOND HILL RESIDENTS. The Redevelopment Corporation will supplement the final housing in the area of low income elderly housing and low income family unit as described in Section 5.

Methods available for low income family dwelling units are: acquisition or lease of existing buildings of one or two family dwellings, lease of one or two apartments in existing multi-family buildings, or construction of new single-family dwellings. Each dwelling unit should be separated from other public housing dwelling units by sufficient space to avoid concentration on a building or a street, in a neighborhood, or in an elementary school district, unless requested by the community council.

3. Old Bond Hill Village Historic District

The area which was first subdivided into building lots was located north of California Avenue between Matlock and Paddock Road. The area known as "Old Bond Hill Village" has had a negative image with deteriorated building and unfinished streets. The image is being turned around with local historic interest in preserving old homes and the completion of the Neighborhood Improvement Program which has brought new curbs, gutters and repaved streets. (See Map 3-E).

It is recommended to: SURVEY THE ENTIRE AREA, AND INVENTORY EACH EXISTING STRUCTURE, NOTING ITS PRESENT CONDITION, ITS POTENTIAL FOR REHABILITATION, AND ITS HISTORICAL SIGNIFICANCE. STUDY THE POSSIBILITY OF DESIGNATING PORTIONS OF THE AREA AS AN "HISTORIC PRESERVATION AREA".

It is recommended to: DEVELOP A COMPREHENSIVE PHYSICAL DESIGN PLAN FOR OLD BOND HILL VILLAGE WHICH INCLUDES:

- A. Inventory of significant historic structure
- B. Listing of necessary capital improvements (curbs, lighting in character with the Village, etc.)
- C. Proposed changes in existing land use, if any.
- D. Creation of a "Village Green".

It is recommended to: ENGAGE PROFESSIONAL ARCHITECTS TO DEVELOP DESIGN CRITERIA FOR RESTORATIONS.

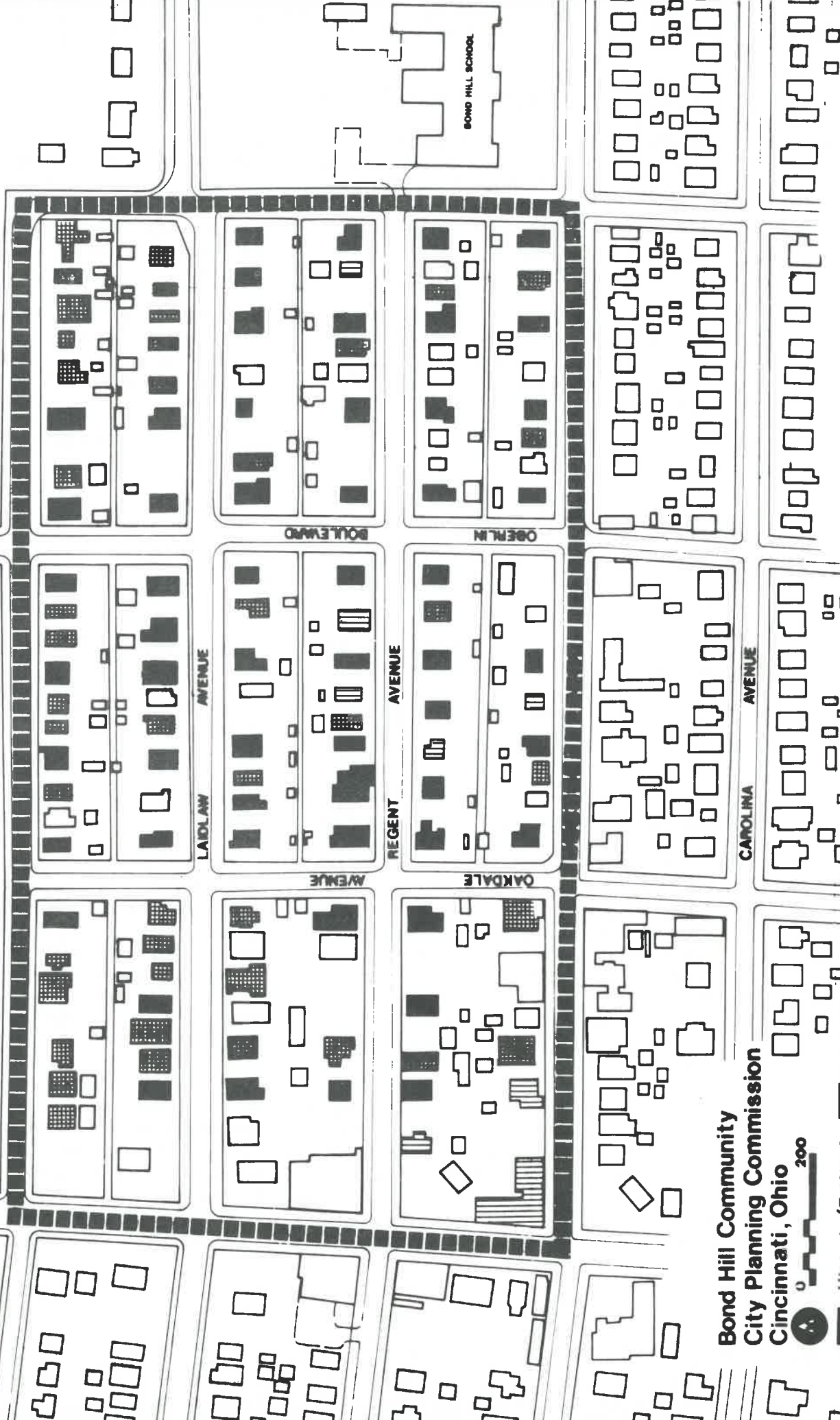
It is recommended to: UTILIZE A CONCENTRATED CODE ENFORCEMENT PROGRAM, COUPLED WITH LOW INTEREST LOANS TO HOMEOWNERS, TO ENCOURAGE INDIVIDUAL HOME IMPROVEMENT EFFORTS.

It is recommended to: CUL-DE-SAC ELIZABETH PLACE AT LAIDLAW AVENUE AND MATLOCK PLACE (See Transportation Section).

In 1877 the co-operative land and building association subdivided lots in Bond Hill. The 30 acre site was divided into 252,34 x 107 foot lots, typically doubled lots were purchased with a double lot between residents. The housing are "meticulously set back", toeing and invisible line from the street and each home and identical and respectable distance from its neighbor. The actual set back from the curb is 25 feet, and this line has been maintained over the years. The federal style, with rigid lines, massive facade and the strict building configuration gives a stately appearance to the district.

Until the 1920's the area's density was low. Then because of the growing industrial complexes, a need for housing developed in Bond Hill. The "buffer" lots were filled-in with "modern" styles, still compatible with the older homes, but detracted from the original concept. Additions, too, have been made on the houses of historic significance. Kitchens, baths, and porches of various styles and sizes have created a hodgepodge of shapes and styles.

"Old Bond Hill Village"



Bond Hill Community
 City Planning Commission
 Cincinnati, Ohio

-  Historic (Federal Style) 41%
-  Compatible 34%
-  Intrusions 20%
-  Historic (not Federal) 5%

200

Table 2-E, below is a recent account of the number and type of buildings in "Old Bond Hill Village." Compatible buildings are those built in the 1920's and 1930's. Intrusions include recent commercial buildings (gas stations, etc.) and houses of a style to different from the federal to be seen as compatible. Also sited are buildings not in the "federal" style but of some historic significance. Map 3-E shows the location of these buildings.

TABLE 2-E

OLD BOND HILL VILLAGE - BUILDING TYPES

Type	Number	Percent
Compatible	46	33.7%
Historic (federal style)	56	41.1%
Intrusions	28	20.5%
Historic (early 1900's)	6	4.7%

SOURCE: City Planning Commission Field Survey February, 1976.

In order to renew the charm of the "Old Bond Hill Village", the following set of priorities are given:

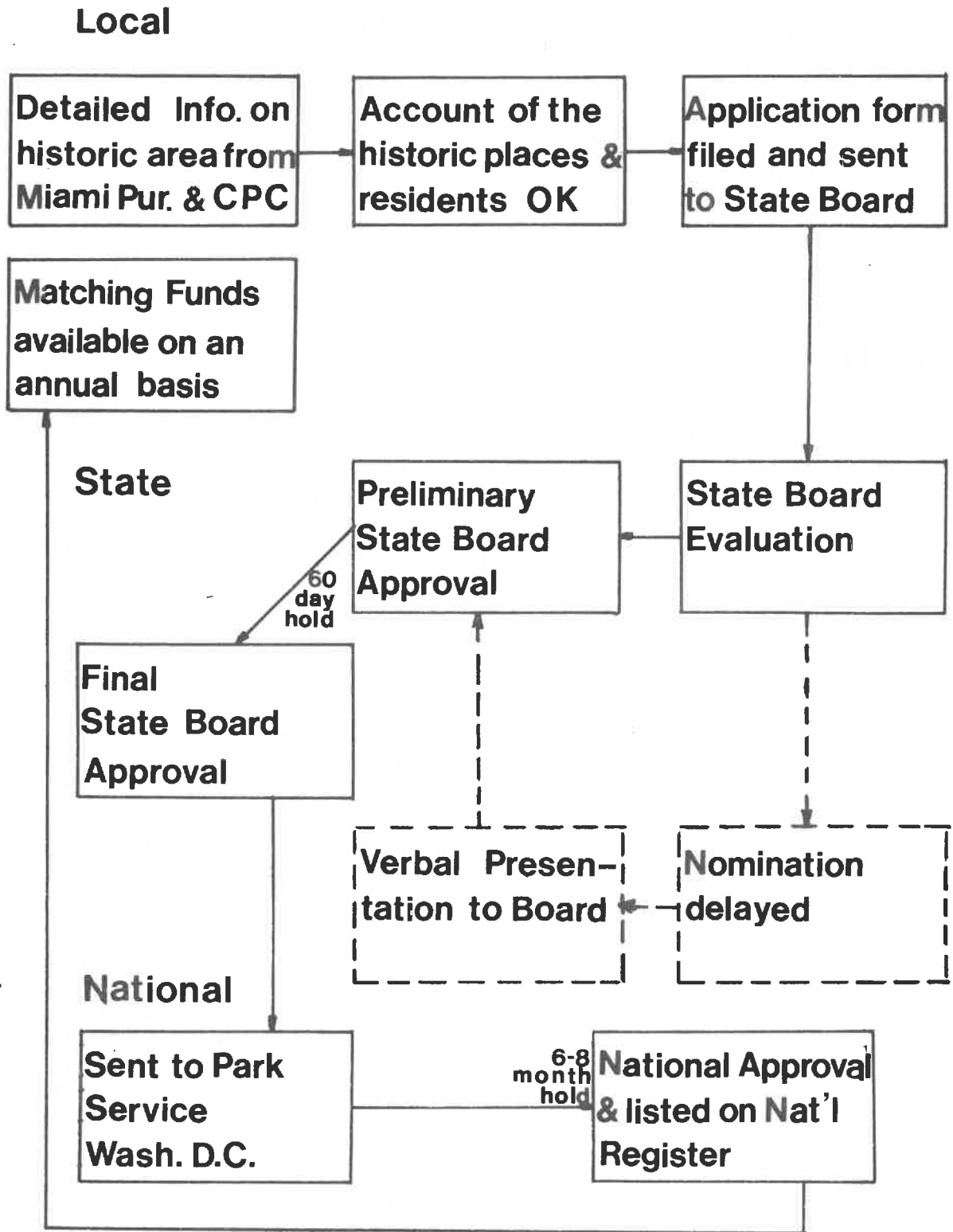
1. Organization of an Old Bond Hill Planning Committee. To be made-up of residents living in historic houses, implementors and placed under the supervision of the Bond Hill/Paddock Hills Community Urban Redevelopment Corp.
2. The processing for application to be listed on the National Register of Historic Places. This will be based on the Architectural and Community Planning significance of the district.
3. The following and implementation of the Development Guidelines.

The previous outline was presented to the Miami Purchase Association and received an optimistic response. Though, Miami Purchase will not be filing the nomination, they are a great source for historic information. Figure 1-E shows the generalized process for obtaining approval for the National Register listing.

With funds made available through annual application for matching-grants provided for houses on the National Register, recommendations are given for possible rehab. Historic houses should be painted with bold color combinations so that they will become visible. Minor alterations should be removed and original appearance maintained. "Buffering" treatment should be added (i.e. brick walls and shrubs), to provide privacy from pedestrian and motor traffic.

Figure I-E

Process for placement on the National Register



4. Zone Changes

The intent of the proposed residential changes is to protect the existing single and two family housing patterns from the future high density development and encroachment by neighborhood business districts.

It is recommended to make the following zone changes (see Map 1-D):

P R O P O S E D C H A N G E			
Location	From	To	Recommended Use
Paddock Road from Regent Avenue to beyond Laidlaw Avenue	B-4	R-5	Residential
Paddock Road from Lois Drive to beyond Ryland Avenue	R-4	R-3	Residential
Vacant land at the Western end of Loan Avenue	R-7	R-5	Recreation
Maketewah Country Club	R-4, R-4 (T) R-3 and R-7	R-1A	Recreation

5. Implementation Strategies

The aforementioned housing strategies which have been set forth in the following section are realistic in terms of the goals which the Bond Hill community has established. The crucial point from formulation of goals to development of a plan is the implementation of the plan. Without an adequate level of funding to achieve the guidelines and elements contained within this planning document, the plan becomes inoperable.

a. Description of Applicable Funding Sources

Community Development Funds for the City of Cincinnati are a potential source of funding for the development of elderly housing units. This is a highly competitive source in that any of the 44 statistical communities may apply for a limited amount of the funds designated for housing improvements for the elderly.

The Mortgage Insurance Program, Section 231 is another federal source which is designed to finance construction or rehab of detached, semi-detached, row, walk-ups or elevator-type rental housing designed for occupancy by elderly or handicaps. The interest rate on the mortgage is 8½%.

The Community Development Revolving Loan fund is a program which provides financial assistance for neighborhood oriented physical development activities which are considered high risk. The CDRLF is a loan program which provides:

1. Seed Capital
2. Loan Capital
3. Loan Guarantee Collateral

To qualify, the CDRLF applicants must be a non-profit neighborhood development corporation (NBC) incorporated under Section 1702 of the Ohio Revised Code. Activities eligible for loans include:

- A. Commercial Construction
- B. Housing Construction
- C. Housing Rehabilitation
- D. Land Acquisition
- E. Seed Capital
- F. Consultant Cost
- G. Partnership Equity

b. Bond Hill-Paddock Hills Community Urban Redevelopment Corporation

The Bond Hill - Paddock Hills Community Urban Redevelopment Corporation is to be the vehicle by which the housing goals of the Bond Hill Community are to be implemented. The "green-lining" strategy of the corporation are presented in their interim goals:

-To conserve that portion of the community's housing stock which is sound and to repair and/or rehabilitate the community's deteriorating housing stock.

-To substantially upgrade the physical environment of Old Bond Hill Village, to maintain its unique architectural character, and to make it the focal point of the community.

-That as new undeveloped sites become available the priorities are assigned first, to the elderly and secondly to private planned unit development.

-Maintenance of racial and socio-economic mix that presently exists.

Scope of Services - The Bond Hill-Paddock Hills Urban Redevelopment Corporation has been established to assist the City of Cincinnati in developmental planning to achieve financial reinvestment of the community. The Bond Hill-Paddock Hills Urban Redevelopment Corporation performs the following services for the community and City:

- a. Meets regularly with local financial institutions, neighborhood representatives, relators, City officials, HUD/FHA FHLB and other agencies in order to develop appropriate advisory staff relationships.
- b. Gather necessary data and information from the City, local financial institutions, the FHLB, HUD/FHA, the neighborhood and other advisory bodies pertaining to financial reinvestment problems.
- c. To determine what public and private institutional resources are available or which can be developed to create financial reinvestment opportunities in residential communities and to ensure their participation in the development of the program to achieve financial reinvestment.
- d. To mobilize community residents to participate in the program to achieve financial reinvestment.
- e. To provide the City with periodic reports concerning progress of the program.
- f. To provide the City with a documented study of actions the City might take to achieve financial reinvestment in residential communities.
- g. To provide the City with a documented final report of the program to achieve financial reinvestment once developed within six months of the effective date of the corporation.

Relationship to Bond Hill Housing Plan - The Bond Hill Redevelopment Corporation will make the necessary amendments to the final housing plan in the following areas:

- a. Housing Demolition - (BH-PHRC will locate sites and determine the number of units to be demolished in the community.)
- b. Housing Relocation - (BH-PHRC will determine the number of residents who will have to be relocated as a result of the housing upgrading within the community.)
- c. Low-Income Elderly Units - The optimum vacant site for a proposed development of elderly housing units would be at the corner of Langdon Farm and Reading Roads. This vacant lot is approximately 6.46 acres and it is projected that this area would accommodate 140 units of elderly housing. (BH-PHRC will determine alternative elderly housing sites and the number of elderly to be relocated.)

- d. Low-Income Family Units - (BH-PHRC is in support of spatially distributing low income families throughout the neighborhood on a single-family basis, and is opposed to any large scale low income development.) (See BH-PHRC Goal Sheet.) The Bond Hill-Paddock Hills Redevelopment Corporation will determine the number and sites of the low income families who will be relocated as a result of the rehabilitation process.

6. Bond Hill Community Council

The Bond Hill Community Council is the recognized planning body in the community. The role of the community council in the planning effort for the neighborhood plan has been the role of facilitating the plan. Therefore, the council should be intricately involved in the implementation of all element of the neighborhood plan.

It is recommended that: THE BOND HILL COMMUNITY COUNCIL SERVE AS THE MONITORING BODY TO INSURE THAT THE HOUSING SERVICE IS COMPLYING WITH THE GOALS AND OBJECTIVES FOR HOUSING IN THE COMMUNITY.

It is recommended that: THE BOND HILL COMMUNITY COUNCIL IN CONJUNCTION WITH THE BH-PHRCURC DEVELOP A HOME MAINTENANCE TRAINING PROGRAM FOR RESIDENTS IN NEED OF SUCH ASSISTANCE.

It is recommended that: THE BOND HILL COMMUNITY COUNCIL IN CONJUNCTION WITH THE BH-PHRCURC RECRUIT AND TRAIN A GROUP OF YOUNG PEOPLE IN THE COMMUNITY TO ASSIT ELDERLY RESIDENTS WITH YARD MAINTENANCE AND MINOR REPAIRS.

It is recommended that: THE BOND HILL COMMUNITY COUNCIL ESTABLISH A "HOUSING HOT LINE". Residents can use such a service to report problems with abandoned houses, real estate solicitations, vacant lots etc.

F. RECREATION AND OPEN SPACE PLAN

1. Introduction

In the spring of 1974, the Public Recreation Commission consultant met with the Bond Hill community in a series of public meetings to establish a Bond Hill Recreation Master plan. In the final analysis some of the recommendations by the consultant were not acceptable to the community. The following is a synthesis of those elements in the Public Recreation Commission report, A Community Recreation Facilities Master Plan Study: Study Area 1, with changes and additional proposals by the community.

The recreation goals of the community are:

To provide the Bond Hill Community with a variety of recreation facilities, conveniently located so as to be accessible to the greatest number of residents.

To enhance the aesthetic quality of Bond Hill and emphasize the atmosphere that accompanies a "small town" in the midst of a metropolitan area.

2. Community Priorities

The Bond Hill Planning Committee in their meetings, after reviewing the recreation consultant's report, set forth the recreation priorities listed below. The priorities are not static and should be reviewed with the Bond Hill Community Council when items are to be funded. The priority list is as follows:

1. Recreation-Community center at the Bond Hill Elementary School.
2. Playground on the east side of Reading Road.
3. Two small tot-lots in Swifton Village.
4. Playground at the end of California Avenue west of Paddock Road.
5. Playfield on available Longview Hospital property.

Map 1-F shows the recreation plan for the community.

3. Plan

Community Center - Long Range

IT IS RECOMMENDED THAT: HIGHEST PRIORITY SHOULD BE GIVEN TO THE DESIGN AND CONSTRUCTION OF A MULTI-PURPOSE COMMUNITY CENTER, ADJACENT TO BOND HILL SCHOOL. Such a facility should provide for

both active and passive indoor recreation. In addition, the center will serve as a focal point for the community, through the provision of facilities for (see also Community Facilities):

1. Community meetings;
2. Adult and youth education programs;
3. Services for the elderly - including a full program of social and recreational activities as well as health and welfare service;
4. Day care facilities for pre-schoolers;
5. Headquarters for the Bond Hill Youth Service Bureau.

The success of a recreation or community center depends largely on its location. The recommended location is behind the Bond Hill Elementary School on the east side of the site near Keene Avenue.

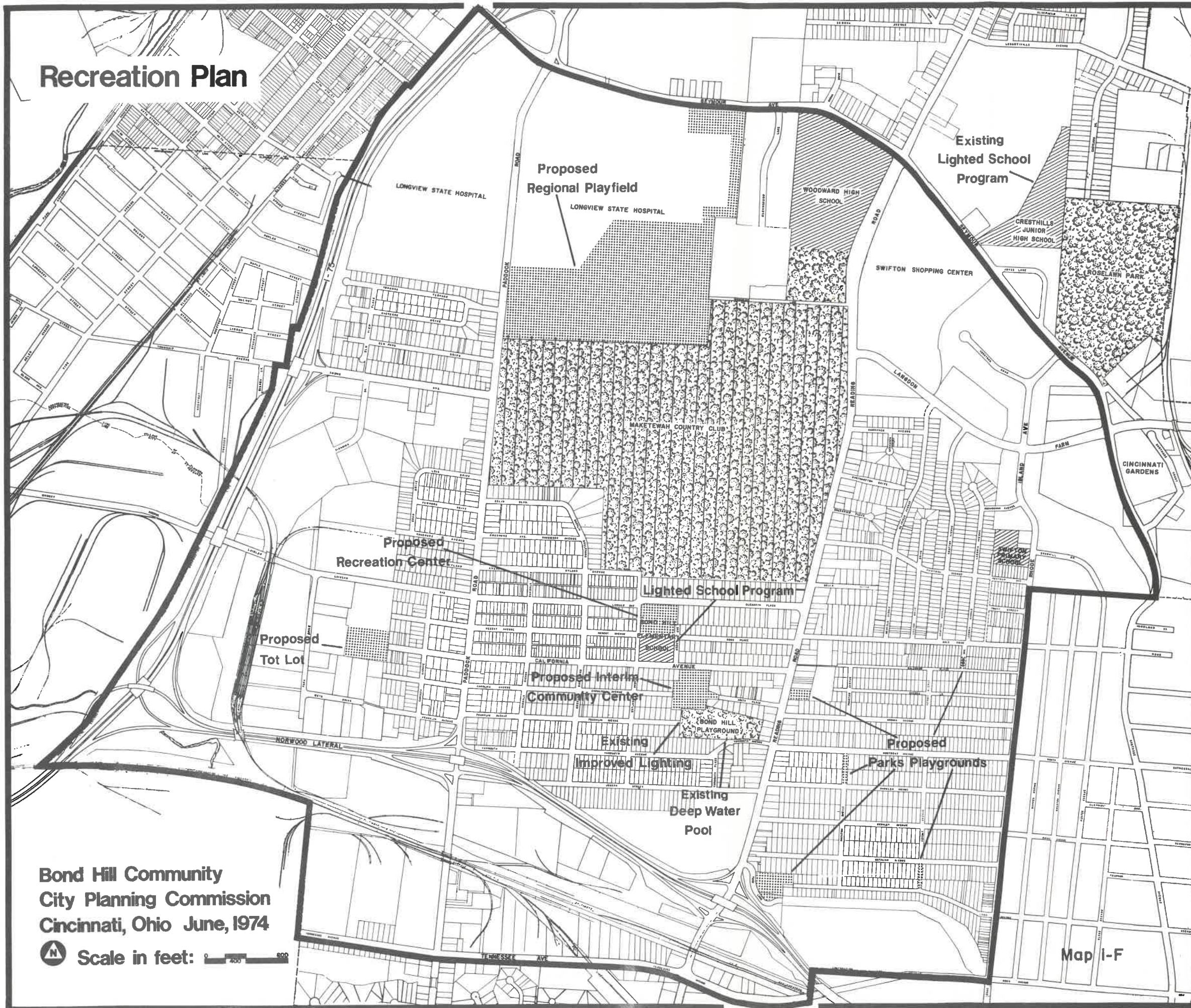
The Bond Hill proposal meets the following criteria:

1. Proximity to the population center;
2. Availability of site (owned by the Board of Education);
3. Accessibility to bus lines;
4. Meets zoning requirements; R-3 zone and more than 100 feet from abutting property.

Conceptually, the location of the community recreation facility is a community focal point identified by the diagonal recreation axis as it intersects with the community street of California Avenue and the neighborhood commercial axis. Visually, the facility would be located at a point defined by the adjoining Bond Hill Elementary School and St. Agnes Church buildings where public activity is already defined by the monumental scale of the buildings.

The type of facilities that the Bond Hill Long Range Planning Committee felt would best serve the needs of the community are listed in Table 1-F and in a schematic plan on Map 2-F. The total square footage of the center would amount to 26,000 square feet and provide parking for 82 cars.

Recreation Plan



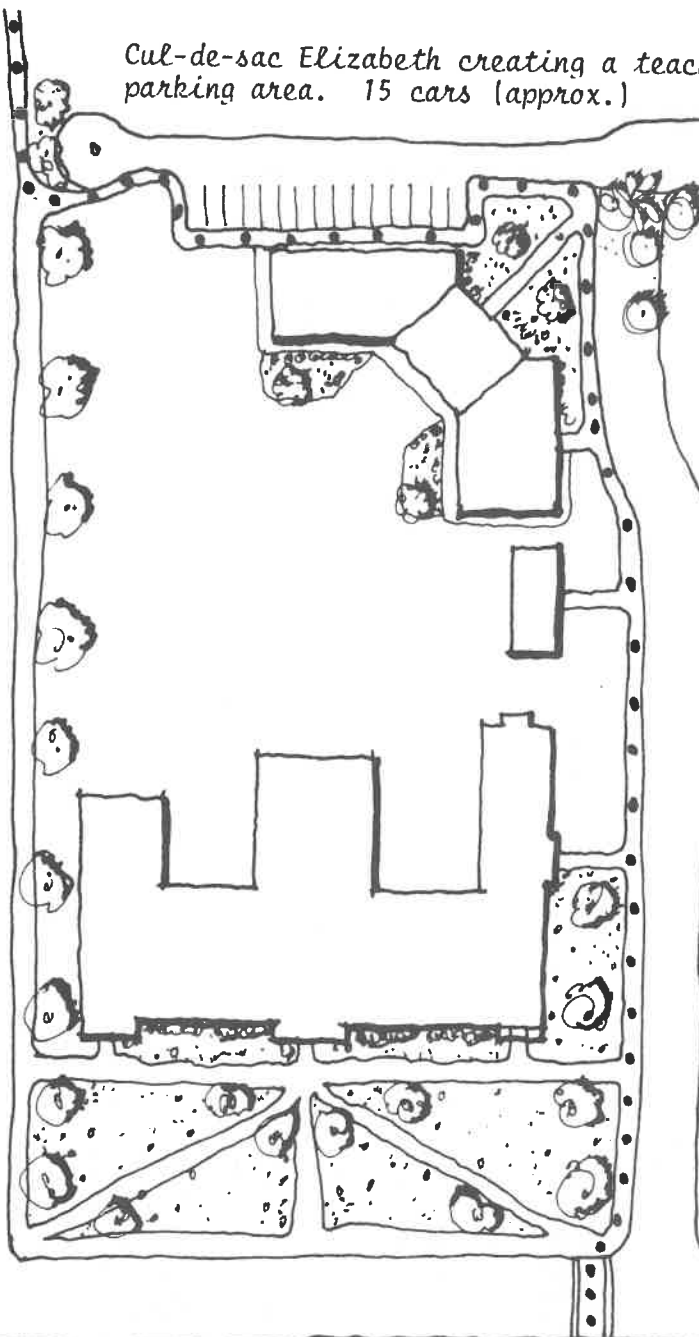
Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

Scale in feet: 0 400 800

Map I-F

102

Cul-de-sac Elizabeth creating a teachers' parking area. 15 cars (approx.)

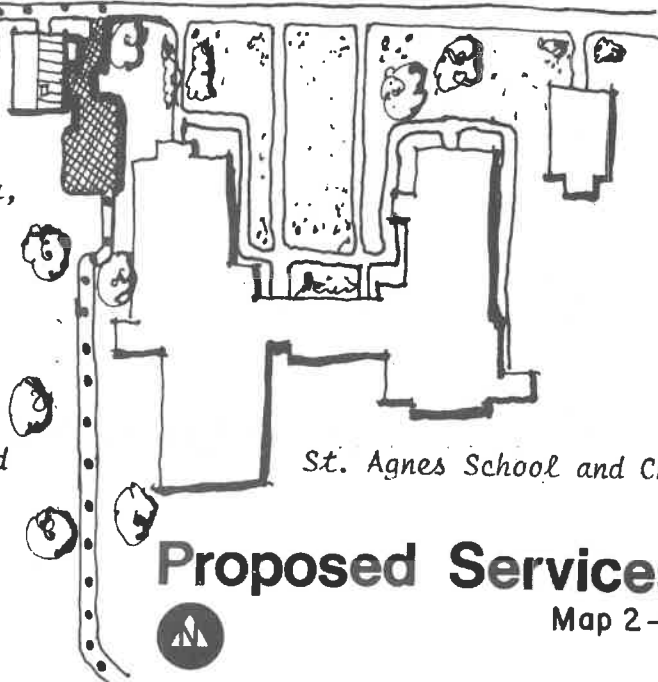


The Bond Hill Neighborhood Recreation Center total of 26,000 square feet, includes a proposed gymnasium, weight lifting, indoor swimming hall, arts and crafts, and game room.

Bond Hill School "Village Green". Redesigned paths and plantings allow better circulation and a community feeling.

Landscape treatment and redesign of the entrance at the Bond Hill Resource Center, plus super graphics will give community identity to Bond Hill.

Pedestrian and bikeway. Path to the proposed Long View Metropolitan Park from Bond Hill Playground.



St. Agnes School and Church.

Proposed Services

Map 2-F



Table 1-F

Tentative Bond Hill Recreation-Community Center Facility

<u>Facility</u>		<u>Square Footage</u>
Recreation	Total	18,000
Gymnasium		7,000
Showers and Locker Rooms		1,200
Food Service		750
Meeting Rooms		1,000
Game Room		1,600
Offices		250
Work Room		500
Ceramics Room		1,000
Senior Citizen Facility		500
Auditorium		2,600
Restrooms		280
Miscellaneous		1,320
Social Services	Total	14,000
Community meeting room (auditorium)		8,000
Adult & Youth Education Program		--
Health and Social Facilities		2,000
Service for the Elderly		1,000
Day Care facilities (35 sq. ft/child - 50 children)		2,000
Headquarters for Youth Service Bureau		1,000

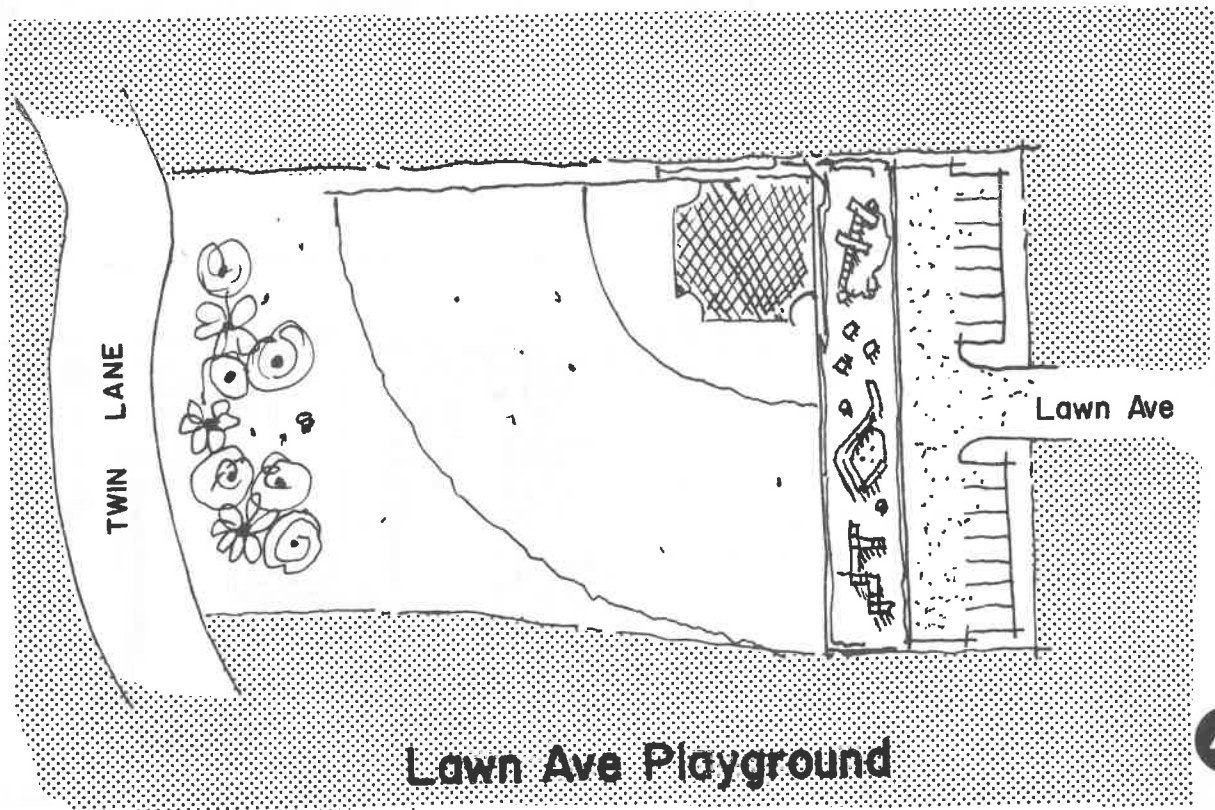


Figure 1-F

The recreation-community center is a facility providing space for the indoor recreation and social service needs of the community. A rough estimate of the center's construction costs can be figured at \$50 a square foot, times 26,000 square feet, or \$1,300,000. In breaking down the functions of the center, recreation construction costs would be \$900,000 and social service construction costs would be \$400,000. (See Recreation Implementation.)

Community Center - Short Range

The Lighted School Program is presently underway in Bond Hill occupying the Bond Hill Elementary School, Crest Hills Junior High School, and St. Agnes School. It is recommended that: THE LIGHTED SCHOOL PROGRAM CONTINUE AT THE BOND HILL ELEMENTARY, CREST HILL JUNIOR HIGH SCHOOL, AND ST. AGNES SCHOOL AT THEIR PRESENT LEVEL OF ACTIVITY.

The St. Agnes School's relationship to the program is provision of Adult Education activities. THIS PROGRAM SHOULD BE MAINTAINED AND EXPANDED BASED UPON NEED AND PARTICIPATION.

Playgrounds

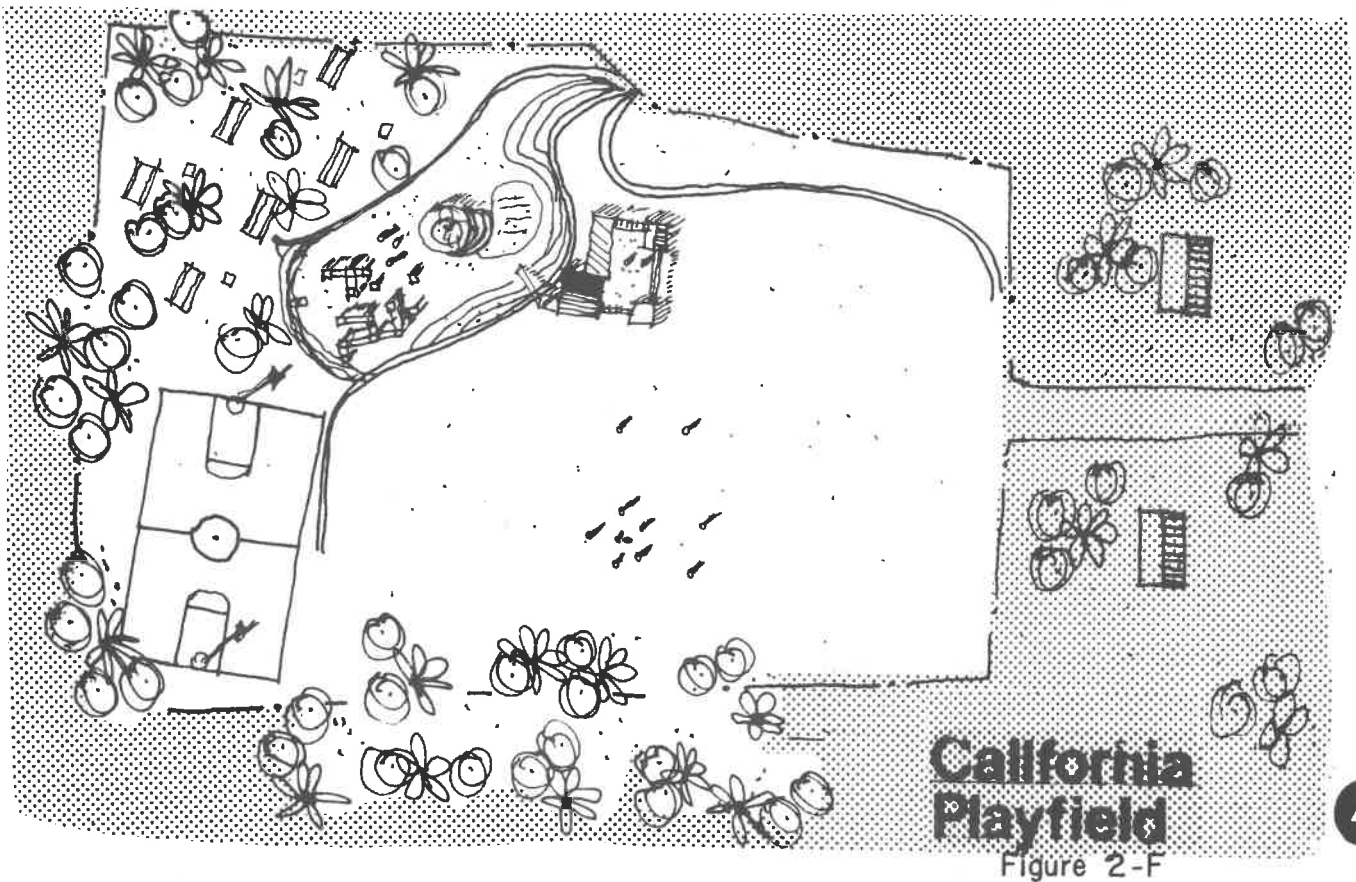
The provision of additional playground space is essential to the enhancement of Bond Hill's quality of life. As shown by the analysis of statistical need by population and by the residents' desires, at least two additional playgrounds are needed. Map 1-F shows the location of the proposed sites and figures 2-F through 6-F shows design layouts for activity on the site.

Lawn Avenue Playground

The proposed Lawn Avenue playground is on the east side of the community just north of Twin Lane. The property is vacant and consists of 1.6 acres. As shown in Figure 2-F, the site will accommodate a ball field, playground equipment, and parking. It is recommended to; DEVELOP THE LAWN AVENUE SITE AS A PLAYGROUND FOR THE CHILDREN OF THE EAST SIDE OF BOND HILL.

California Avenue Playground

The proposed California playground is located on the west side of the community at the western terminus of California Avenue. The site is presently undeveloped and is excess yard space of the EPA. The land is conducive to field play, playground equipment, and basketball courts without excessive earth moving due to the sloping topography. It is recommended to: DEVELOP A PLAYGROUND AT THE END OF CALIFORNIA WEST OF PADDOCK.



Phantom Road ROW Playground Development

The following proposal considers the possibility of providing a pedestrian and bicycle pathway as well as an adventure playground along the paper street located north of Phantom Road between Avonlea and Northcut Avenues. Such a pathway would not only provide access between Avonlea and Northcut, but would become part of a larger pathway route extending diagonally through Bond Hill. The placement of a playground in the area might best utilize the land adjacent to the pathway and thus meet some of the recreational needs of the neighborhood.

The site consists of a 50' by 293' public right-of-way on which a path presently extends down the middle connecting Avonlea and Northcut Avenues. The remainder of the land is cared for and used by residents bordering the site with two of them partially using the site for driveways. Any attempt to incorporate a playground area would call for re-routing the path in order to provide sufficient space for child's play and to prevent the presence of a bike "drag strip" through the area.

Included is an alternative design for the site. The primary objectives in order of importance are:

1. Provision of a bicycle, pedestrian pathway providing access between Avonlea and Northcut Avenues;
2. Provision of playground;
3. Provision of a public sitting area with benches and tables.

An attempt has been made to integrate these activities in a pleasant, safe, and practical way. The pathway has been jogged in order to control the speed of bicycle movement through the area in regards to the safety of pedestrians and children playing. Play equipment has been arranged in the hope of attracting children into and through the area, while teaching and developing motor skills.

Finally, the following is not meant to be extensive, concrete, definite design for the site. It should be viewed only as an example of what can be done to enhance (or perhaps even detract from) the character of the neighborhood.

Adventure playgrounds are meant to be enjoyed by children - typical manufactured equipment should not be seen as the standard of excellence. Timber, sand, tires and any other materials can be used by neighborhood children and adults for the creation of an adventure playground.

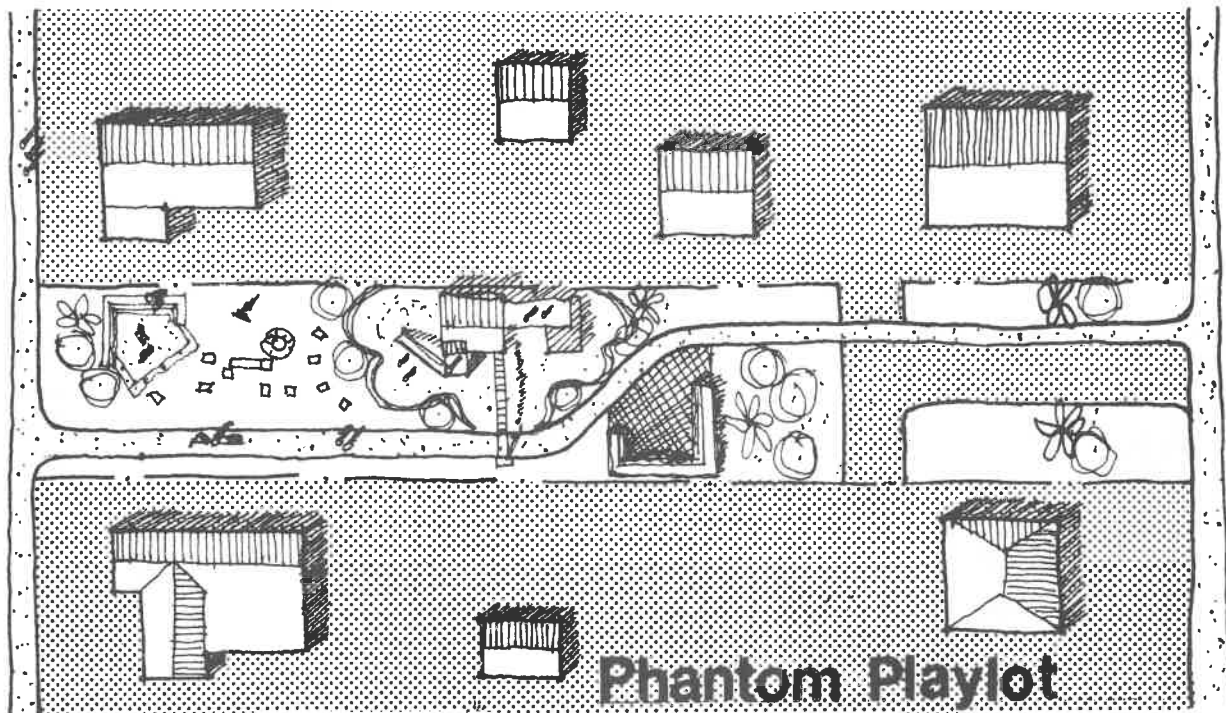
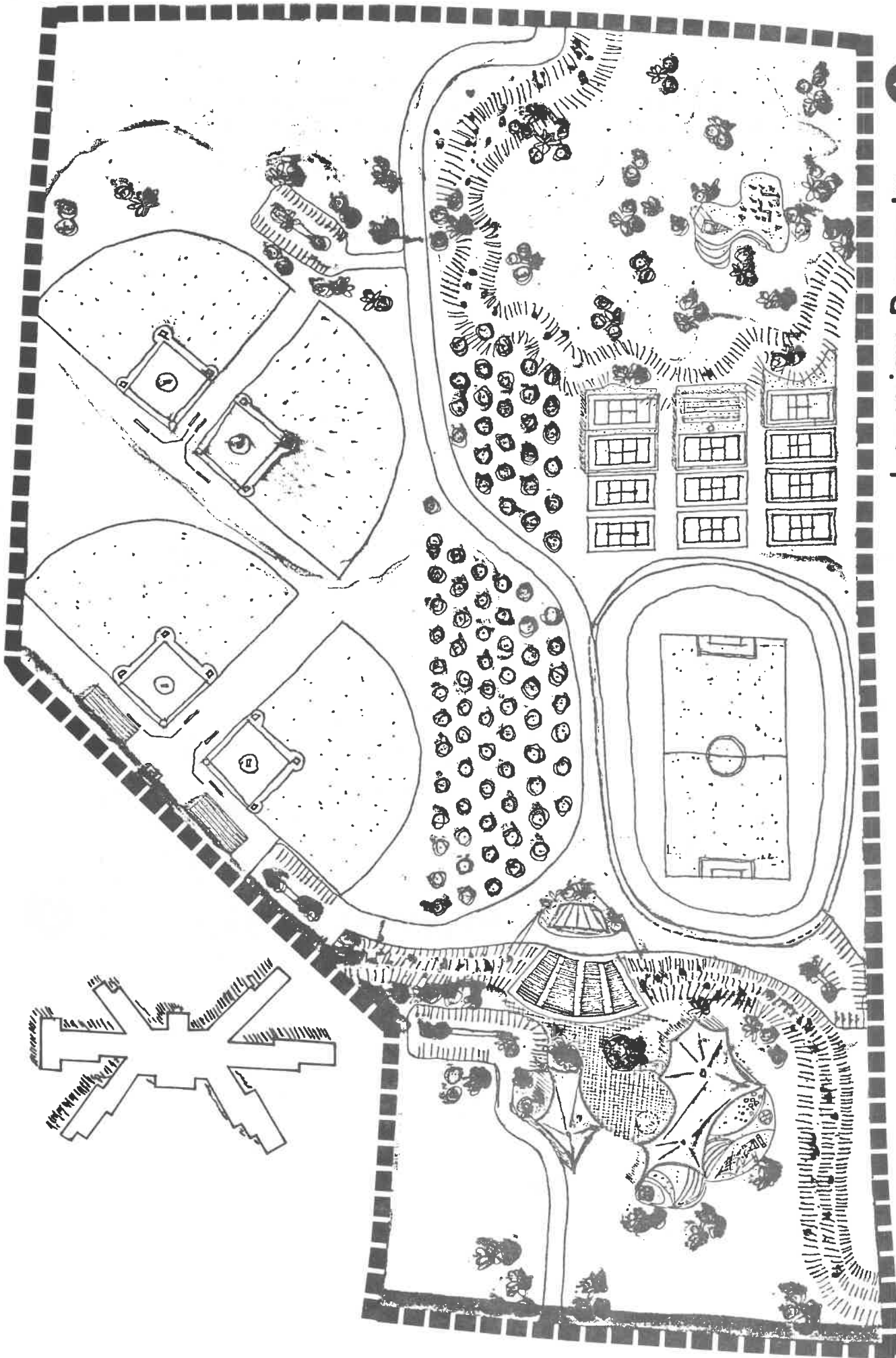


Figure 3-F

Playfields

It is recommended to: DEVELOP THE AVAILABLE LAND IN THE LONGVIEW HOSPITAL PROPERTY TO SERVE AS A REGIONAL RECREATION FACILITY. This proposal was made in the recreation consultant's report but the activities included have been somewhat altered to reflect the Bond Hill community's desires. The activities include soccer fields, baseball diamonds, children's play area and picnic area.



**Longview Property
Regional Park**

Figure 4-F

MAKETEWAH COUNTRY CLUB

PADDOC RD

The proposed site is an unused Longview Hospital property whose size and shape may be altered as the State of Ohio and the hospital delineate what land they need for expansion or provision of new mental health services. The proposed site includes 24.83 acres.

The development of the playfields is also supplemented with bicycle trails along the eastern edge of the hospital property connecting north of Seymour Avenue with bike trails in Roselawn (on Longview property). Additionally, this trail would be connected to proposed tennis courts on Seymour Avenue.

The "Greening" of Bond Hill

To enhance the desirable small town image of Bond Hill, it is recommended to: EXPAND THE EXISTING "GREEN AREAS" OF BOND HILL THROUGH THE PLANTING OF ADDITIONAL TREES AND SHRUBS. This objective is best accomplished in the business districts and in emphasis of the recreational axis connecting the proposed regional playfield, Maketewah Golf Course property, along Matlock Avenue. Bond Hill Elementary School - Recreation Center, St. Agnes Church, and Bond Hill Playground as explained in the development concept.

The greening of the area between recreation and community areas would accent the connections. Additionally, to help in the safety of the connections, it is recommended to: CUL-DE-SAC ELIZABETH PLACE AT MATLOCK AVENUE. With Elizabeth Place and Laidlaw Avenue cut off, more through traffic may wind up on California Avenue. To buffer the traffic from the residents and to accent the neighborhood commercial area, it is recommended to: CONDUCT TREE PLANTING ALONG CALIFORNIA AVENUE AND MATLOCK AVENUE BETWEEN CALIFORNIA AVENUE AND RYLAND AVENUE.

IN ADDITION, BOND HILL ELEMENTARY SCHOOL FRONT YARD SHOULD BE REDESIGNED AS A VILLAGE GREEN RELATING TO THE STREET AND SCHOOL, BUT PROVIDING PASSIVE SITTING AREAS WITH FOUNTAINS.

Maketewah Property

The status of the Maketewah Country Club as a private enterprise is unclear for the future. The impact of selling the land to a housing developer (the property is zoned R-4 and R-3) affects the stability of Bond Hill as a community. It is recommended for the CITY OF CINCINNATI TO BUY THE COUNTRY CLUB AND OPERATE THE LAND AS A PARK OR GOLF COURSE.

The track of land as 170 acres presents the single most desirable residential developable land in the City of Cincinnati. But the impact of roughly 4,000 additional dwelling units which could be built under present zoning would almost double Bond Hill's population and increase the demand on the area sewers, streets, and social integration.

Improved Recreation Facilities

It is recommended to: IMPROVE THE LIGHTING ON BOND HILL PLAYGROUND TO EXTEND THE RECREATIONAL PROGRAMS BEYOND DUSK.

Bikeways

The concept of bikeways in Bond Hill is: to design and develop a network of bicycle paths to serve as connections between recreation areas, schools, NBD's, the library, etc. The bikeway is shown and described in the transportation section of this report.

The trail itself follows the development concept of linking the major recreation and community facilities while providing a community loop that connects the residential areas with various functions appealing to the various age groups of riders. The bikeway is looked upon as a community route but ties in with proposed City trails for commuting and recreation. The bikeway would utilize existing streets where possible and asphalted lanes through mainly the recreation areas.

Financing (Implementation)

The following table shows the list of proposed recreation facilities the acquisition costs, where appropriate, and development costs to the City. The figures are shown as February, 1976 costs and are subject to an upward increase over time.

Table 2-F

Project	Approximate Land Acquisition	Approximate Recreation Development	Approximate Total Cost
Recreation-Community Center	Board of Education	\$1,300,000	\$1,300,000
Lawn Avenue Playground	\$140,000	30,000	170,000
ROW Playground	0	12,000	12,000
California Avenue	10,000	12,000	22,000
L. H. Regional Playfield	-	410,000	-
Redesign of BH Yard	0	-	-
Tree Plantings	0	-	-
Acquisition of Maketewah	-	-	-
Bikeways on Recreation Land	0	32,300	32,300

¹1974 Public Recreation Commission estimates.

G. TRANSPORTATION PLAN

1. Introduction

The goals for transportation as defined for Bond Hill are:

To develop circulation patterns both within Bond Hill and the rest of Cincinnati which will provide maximum safety and convenience for community residents.

To develop transportation patterns which enhance the residential character of Bond Hill.

Encourage the use of bicycles as a means of intra-community transportation.

Map 1-G shows the Transportation Plan of Bond Hill.

2. Plan

Langdon Farm Extension

THE BOND HILL COMMUNITY IS OPPOSED TO THE CONSTRUCTION OF THE LANGDON FARM EXTENSION. The reasons for the opposition are:

- Disruption of the residents and residential uses along Towne Avenue;
- Pressure on Maketewah Country Club to sell their property because of the disruption of 6 holes for a period of two years;
- Unnecessary division of the community.

The City and Engineering Division see the Langdon Farm extension as a necessary east-west inter-City connector. Work has begun on a portion of the route with the widening and improvement to Center Hill Road.

Truck Routes

In the spring of 1972 the Division of Traffic Engineering, Department of Public Works proposed a truck route ordinance that restricted truck operation (three axle trucks) to certain streets and highways, except to make a pickup, delivery, or service call; and establishing a city route system on which trucks would be authorized to operate. The revision to the existing ordinance was to provide enforcement powers to protect the structural integrity and safety of street surfaces and bridges through visual sightings (as opposed to weighing trucks).

The truck routes submitted with the proposed legislation defined Paddock Road and Reading Road as state and federal truck routes and Laidlaw Avenue from Vine Street to Paddock Road, Towne Avenue and Tennessee Avenue as city truck routes. It is recommended to: LIMIT TRUCKS TO PADDOCK ROAD, LAIDLAW AVENUE (FROM PADDOCK ROAD WEST), TOWNE AVENUE, TENNESSEE AVENUE AND READING ROAD. This would eliminate the use of California Avenue to trucks and preserve the neighborhood quality of the street.

Associate problems with the truck traffic is the parking along residential streets, particularly in the Paddock Road area. TRUCK PARKING ON RESIDENTIAL STREETS SHOULD BE PROHIBITED EXCEPT WHEN SUCH PARKING IS NECESSARY IN ORDER TO CONDUCT BUSINESS ON THAT STREET. THIS APPLIES TO THE RESIDENTIAL STREETS OF FRANKLIN AVENUE, CAROLINA AVENUE, CALIFORNIA AVENUE, REGENT AVENUE, LAIDLAW AVENUE, AND RYLAND AVENUE.

Bicycle Routes

It is recommended to: ENCOURAGE THE USE OF BICYCLES AS A MEANS OF INTRACOMMUNITY TRANSPORTATION. Map 1-G shows a proposed bike route designation.

In general, there are three types of bikeway systems:

Class I - A completely separated right-of-way designated for the exclusive use of bicycles.

Class II - A restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. More simply, painted lanes for bicycles on streets or sidewalks.

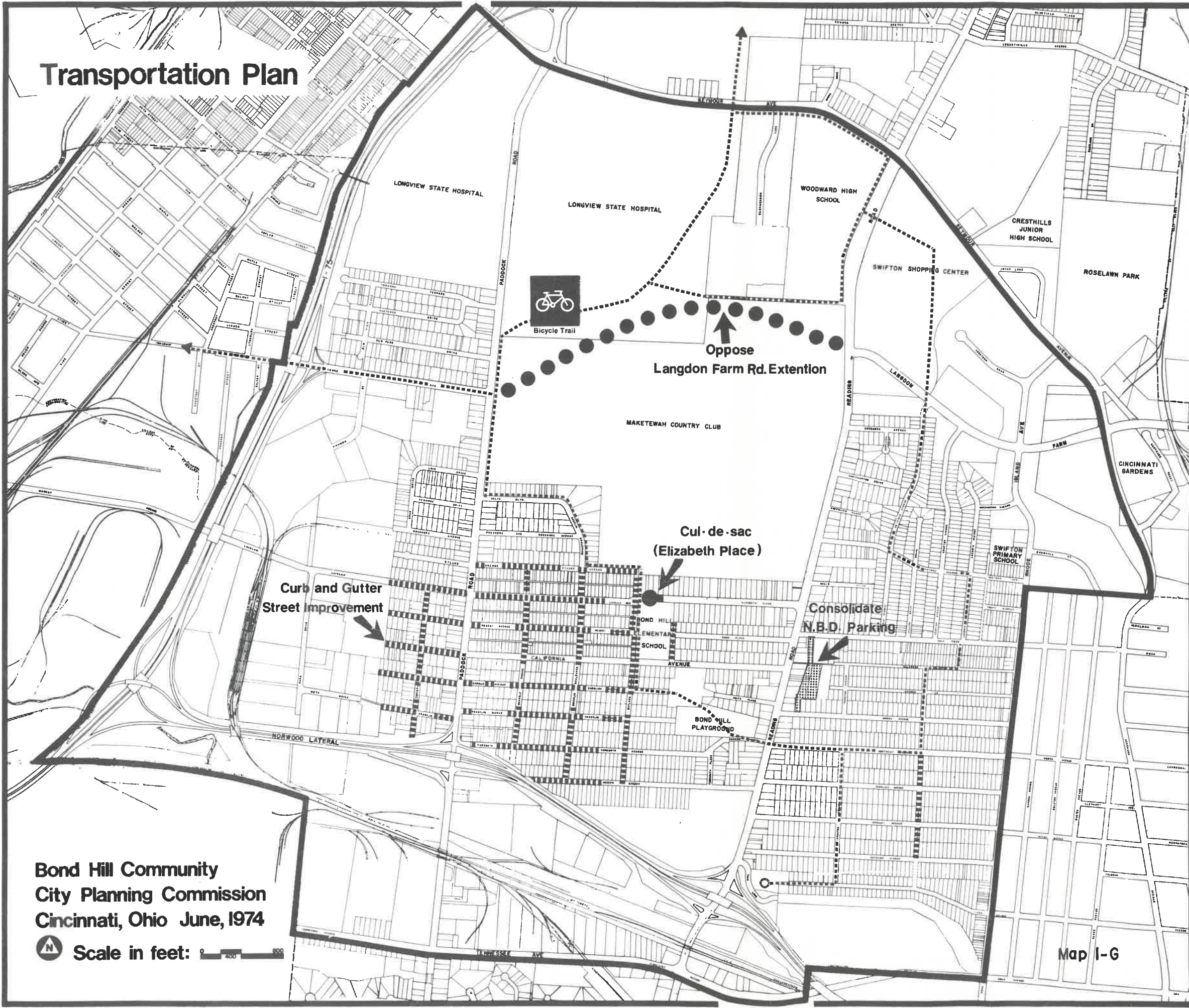
Class III - A shared right-of-way designated as such by signs.

The Bond Hill plan is a combination of Class I bikeways using exclusive bike lanes, Class II bikeways using exclusive lanes on shared facilities at strategic locations, and a Class III bikeways using existing low volume streets. The entire inter-community bicycle route is 3.27 miles in length; Class I being .82 miles in length, Class II .51 miles in length, and Class III 1.94 miles in length.

The Class I bikeways are used to connect and cross public recreation areas as in the case of the proposed regional playfield, Bond Hill playground, and the proposed Phantom Avenue playground.

The Class II bikeways are used along busy thoroughfares where the safety of the bikeways are an extension of the existing sidewalk. This system is used along the Maketewah Country Club next to Paddock Road and along the northern edge of Woodward High School next to Seymour Avenue.

Transportation Plan



Bond Hill Community
City Planning Commission
Cincinnati, Ohio June, 1974

Scale in feet: 0 200 400

Map I-G

The Class III bikeways are used along the remaining portion of the system which is the residential streets of the neighborhood.

Cost of implementing the inter-community bike route is outlined in Table 1-G and 2-G. As delineated the route would cost approximately \$32,267 to implement, based on current construction costs trends and national and local experience in the field.

ADDITIONALLY, IT IS RECOMMENDED THAT: BICYCLE RACKS BE INSTALLED IN RECREATION AREAS, SCHOOLS, LIBRARIES, NEIGHBORHOOD BUSINESS DISTRICTS, ETC.

Curbs and Gutter Maintenance

As mentioned in the Existing Conditions Section of this report there were 36.805 lineal feet of streets having no curbs and 605 lineal feet of streets having broken curbs. The bulk of the problem was concentrated in the western section of the community. In 1975 the fifteen block area bounded by Paddock Road, Ryland Avenue, Matlock Avenue and Franklin Avenue was chosen as a Neighborhood Improvement Program impact area. It is recommended that: THE REMAINING CURBS AND GUTTERS BE COMPLETED IN SUBSEQUENT AREAS. Map 1-G shows the street in need of curbs.

It is recommended that: THE CURBS AND GUTTER IMPROVEMENTS BE PHASED WITH THE AREA EAST OF PADDOCK ROAD AND SOUTH OF CALIFORNIA BEING A SECOND PRIORITY PROJECT AND THE AREA WEST OF PADDOCK ROAD BEING A THIRD PRIORITY PROJECT.

In terms of cost the project would be as shown in Table 3-G and 4-G..

Cul-de-Sacking of Elizabeth Place

Owing to the major north-south arterial traffic movement and the disjointed east-west movement, the residential streets between Paddock Road and Reading Road get an abnormal amount of through traffic. To discourage this movement it is recommended to: ELIMINATE THE USE OF LAIDLAW AVENUE AND ELIZABETH PLACE FOR THROUGH TRAFFIC BY MEANS OF A CUL-DE-SAC AT THE WEST END OF ELIZABETH PLACE. Traffic then would be encouraged to use California Avenue or Seymour Avenue or Tennessee Avenue for any east-west through movement.

Figure 1-F shows the proposed design and configuration of the cul-de-sacking. By closing the roadway at Elizabeth Place, the pedestrian and bikeway route that link the recreation functions of the community will provide a safer connection.

NBD Parking (See also, Commercial Plan)

Parking in the Neighborhood Business Districts of Bond Hill is limited to on street parking or behind individual establishments. It is recommended that: MERCHANTS ON THE EAST SIDE OF READING ROAD AT CALIFORNIA AVENUE BE ENCOURAGED TO IMPROVE THE PARKING AREA BEHIND THEIR BUSINESSES. The objectives of the improvement are:

- Fences now separating portions of the lot should be removed to permit access to all portions of the lot from Dale Road and/or Andina Avenue.
- Ingress and egress to the lot should be from Dale Road and/or Andina Avenue.
- Ingress only should be permitted from Reading Road.
- The consolidation of parking should be accomplished by private incentive.

In the Paddock Road - California Avenue area it is recommended to: PROVIDE ADDITIONAL PARKING IF THERE IS AN INCREASE IN COMMERCIAL SQUARE FOOTAGE. It is recommended that: ALL EXISTING OFF STREET PARKING AREAS BE VISIBLE FROM THE STREET SHOULD PROVIDE A "BUFFER" OF SHRUBS AND/OR OTHER PLANTING AS DESCRIBED IN NEIGHBORHOOD BUSINESS DISTRICT PLAN.

Table 1-G

Bikeway Generalized Cost Estimates*

	<u>Item</u>	<u>Dollar Cost/Mile</u>
Class I	Aggregate Base and Excavation 4"	\$ 7,500
	Asphalt Concrete Surface 2"	17,100
	Curb Ramps	225
	Drainage Ditch Regrading and Finishing	1,500
	Signs 5/mile	600
	Striping and Pavement Marking	450
	Underdrain 6"	<u>1,500</u>
	TOTAL	\$19,800
Class II	Aggregate Base and Excavation 4"	\$ 3,750
	Asphalt Concrete Surface 2"	8,550
	Curb Ramps 20/mile	4,500
	Striping and Pavement Marking	450
	Signs 15/mile	1,800
	Undergain 3"	<u>750</u>
Total	\$19,800	
Class III	Signs 15/mile	\$ <u>1,800</u>
	Total	\$ 1,800

*Estimates do not include acquisition costs.

Source: Northern Hills Bicycle Path Northgate-Winton Woods Corridor; Hamilton County Regional Planning Commission, December, 1975.

Table 2-G

Bond Hill Bikeway Estimated Costs

<u>Bikeway Classification</u>	<u>Feet</u>	<u>Miles</u>	<u>Cost</u>
Class I	4,360	.82	\$23,677.50
Class II	2,700	.51	10,098.00
Class III	10,250	<u>1.94</u>	<u>3,492.00</u>
TOTALS		3.27	\$37,267.50

Source: City Planning Commission Staff.

Table 3-G

Curb and Gutter Cost Estimates

<u>Item</u>	<u>Cost/Lineal Foot</u>
Concrete Curbs - Integral	\$ 6.00
Concrete Driveways	7.26
Sodding	3.43
Inlets	2.18
Inlet Connections	<u>2.40</u>
Total	\$21.27

*Cost does not include contingencies

Source: Department of Public Works Traffic Division of Engineering
1976 Estimates.

Table 4-G

Bond Hill Curb and Gutter Project Area

	<u>Lineal Foot</u>	<u>Estimated Cost</u>
Priority Area 2	13,280	\$282,465.60
Priority Area 3	6,800	<u>144,636.00</u>
TOTAL		\$427,101.60

Source: City Planning Commission Staff

H. COMMERCIAL PLAN

1. Introduction

In general, the business trends of the Bond Hill Neighborhood Business Districts (California Avenue-Reading Road and California Avenue-Paddock Road) indicate there is little demand for expanding neighborhood oriented commercial type of establishments; there is demand for auto oriented commercial development such as fast food establishments.

In the recent past; commercial development, building alterations and signage have evolved unchecked in the Bond Hill community. This negative development is readily seen in the neighborhood business districts (NBD's). The Reading Road and California Avenue auto oriented businesses have attracted strip development. The older NBD at California Avenue and Paddock Road, has seen attempts of entrepreneurs' to attract customers with signage and building alterations.

The long range goals for Bond Hill commercial development that approach these problems are:

To provide the community of Bond Hill with neighborhood business districts oriented to the needs of the community residents.

To reduce the size of existing neighborhood business districts.

To develop the California Avenue-Paddock Road NBD to conform to plans for restoring Old Bond Hill Village.

To create a more pleasing environment in the Reading Road-California Avenue NBD.

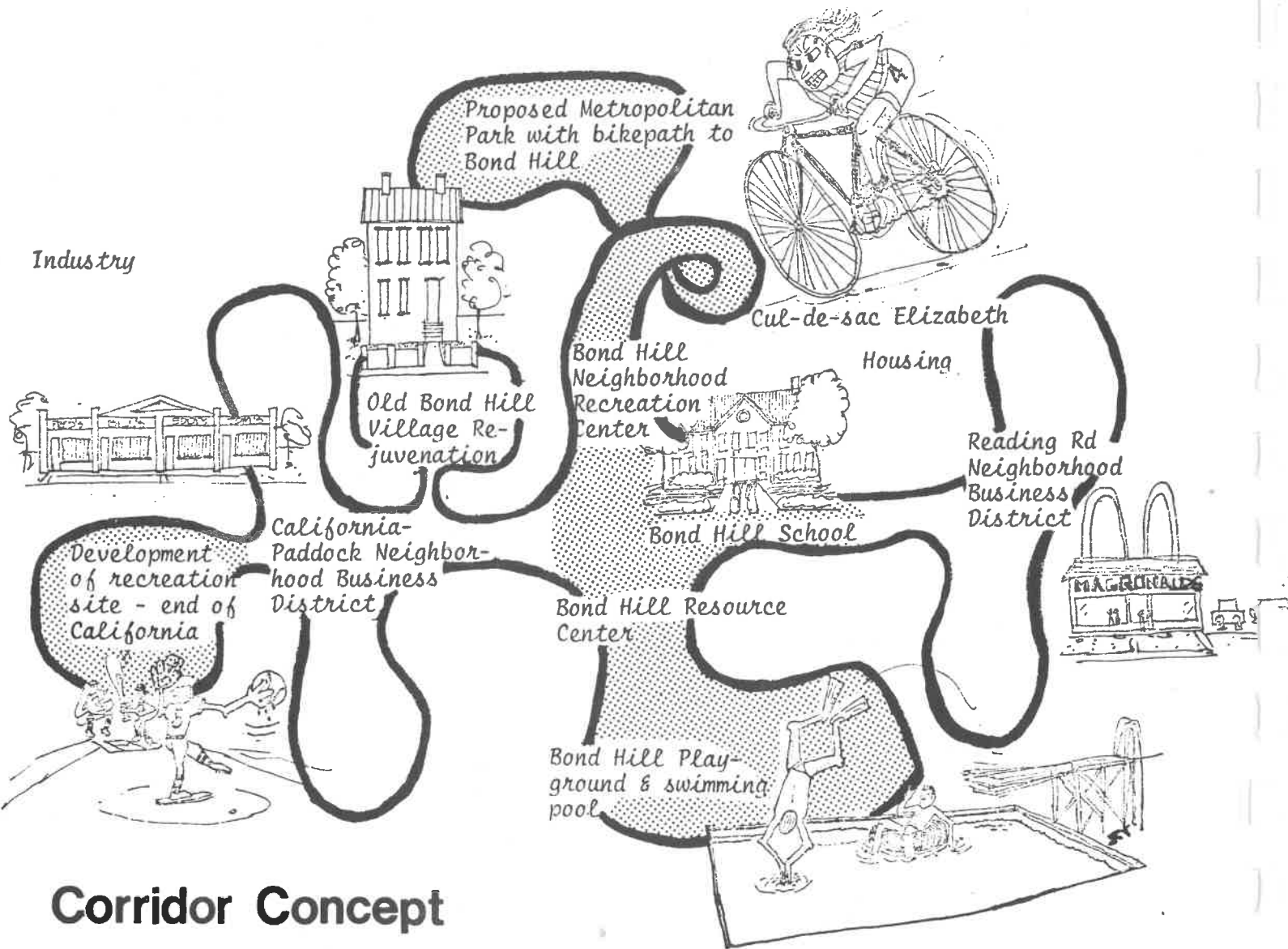
The problem of maintaining a commercial environment within a community is multivarious. This section deals with the elements and implementations of those elements in order to create a better whole environment.

2. Concept

In the abstract the plan is an axial function of public and private uses. See Figure 1-H.

The east-west axis is California Avenue with termination points in park-recreation areas within the surrounding neighborhoods. The neighborhood business districts focus is at the intersection of Paddock Road-California Avenue and Reading Road-California Avenue. The character of the Paddock Road NBD is one in unity with the historic character of "Old Bond Hill Village." The Reading Road NBD character is auto oriented but contained to its present size.

The north-south axis connects the major recreation facilities and neighborhood public services with the commercial axis. A line is provided from the proposed regional park north of Maketewah Golf Club to Bond Hill School and proposed neighborhood recreation center which connections to Old Bond Hill Village and cul-de-sac of Elizabeth Place at Matlock Avenue. At California Avenue a public service node is created with Bond Hill School. Resource Center and St. Agnes Church. The axis continues south concluding at Bond Hill Playground.



Corridor Concept

Figure I-H

3. Plan

At the Bond Hill Community Council meeting on February 6, 1976, the Community Assistance Team presented a preliminary NBD redesign (see Map 1-H). The planning area includes all of California Avenue and is an attempt to knit the area together. This plan is primarily based on its ability to be implemented. Secondly, on raising the imageability of Bond Hill, that is, the quality in a neighborhood which will evoke a strong image in any given observer. Finally, to maintain difference in functional use, but provide a harmonious atmosphere for their survival.

The following is a detailed description of the elements used and possible means of implementation.

Street Trees

Street trees are a major consideration in this plan. It is felt that trees will form a common line along California Avenue creating a consistent rhythm linking the two NBD's while providing a softening buffer to the residents of the street (see Figure 2-H). At a functional level, trees will buffer pedestrian traffic from the dirty, noisy, noxious auto traffic. Other attributes of street trees are that they cool air and moderate winds.

The type of tree proposed is the *Cornus florida* (flowering dogwood). This tree has a low maximum height of 40 feet and is disease free. Thus, maintenance costs will be minimal.



Implementation can come from basically three public sources. Section 727.01 of the Ohio Revised Code and Article II, Section 1 of the Charter of Air gives the City Council the authority to levy a special assessment of not more than 5¢ per foot of frontage on property abutting public right-of-ways for the purpose of planting, maintaining, or removing street trees. Section 133.31 of the Code also empowers the City Council to issue bonds in anticipation of the collections of this special assessment.

Under Section 272.06 of the law a petition signed by 75% of the property owners in the area to be assessed would allow the Council to collect an extra assessment for up to 80% of the improvement cost.


Community Development funds (CD) are also available on an annual basis.

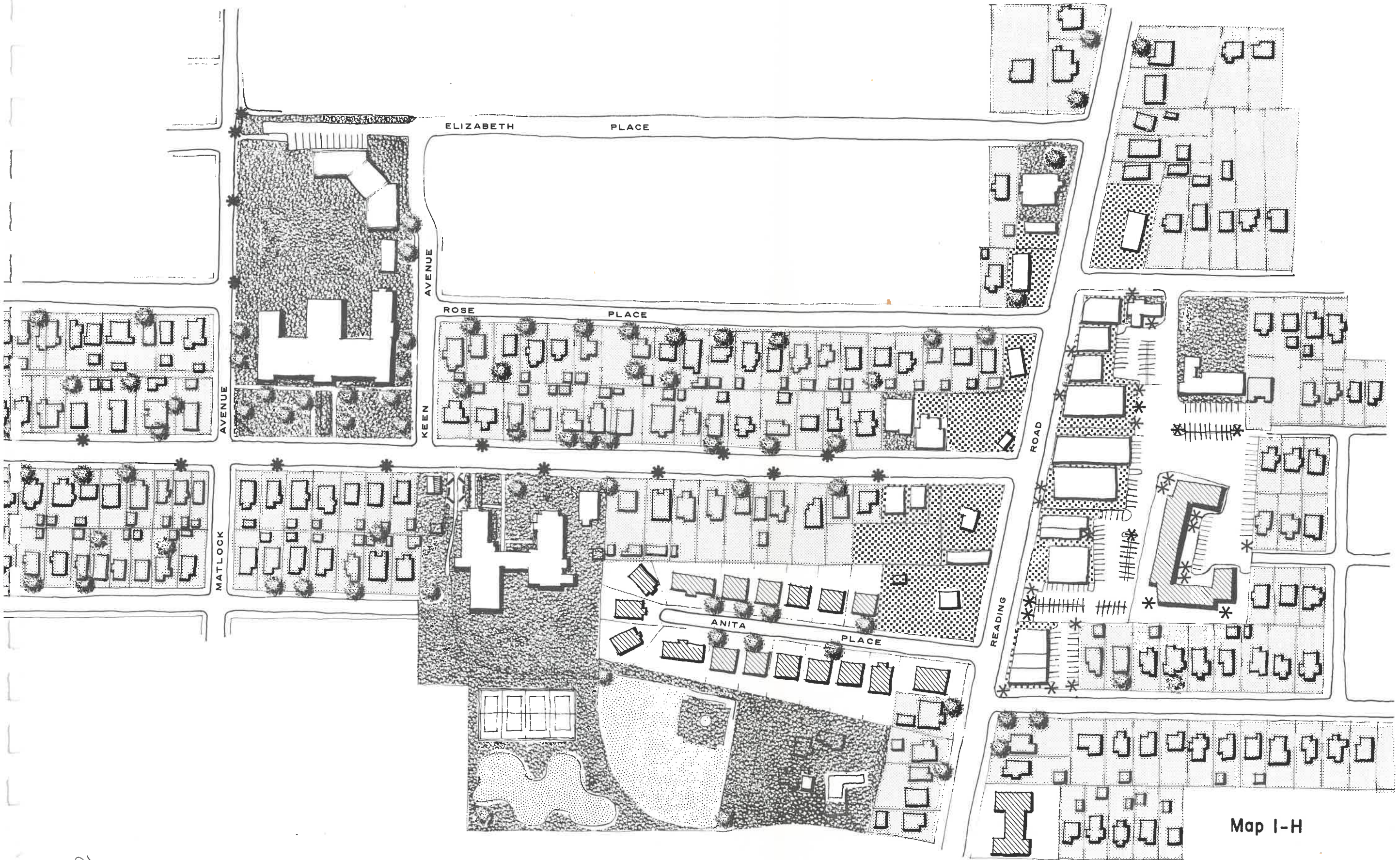
A public works permit is required for street tree planting. This involves obtaining maps from the Metropolitan Sewer District and checking all utilities for possible interference. The map must be submitted showing sewer, gas, electric, telephone, street light, water, as well as gutters and telephone service boxes. The location and planting of trees must not interfere with the existing utilities systems.



-  commercial
-  public / semi-public recreation
-  multi-family dwellings
-  industrial
-  additional street-tree sites
-  one and two family dwellings

**BOND HILL
N.B.D. REDESIGN**


 north
 scale - 1" = 100'
 CITY PLANNING COMMISSION 1976



Map I-H

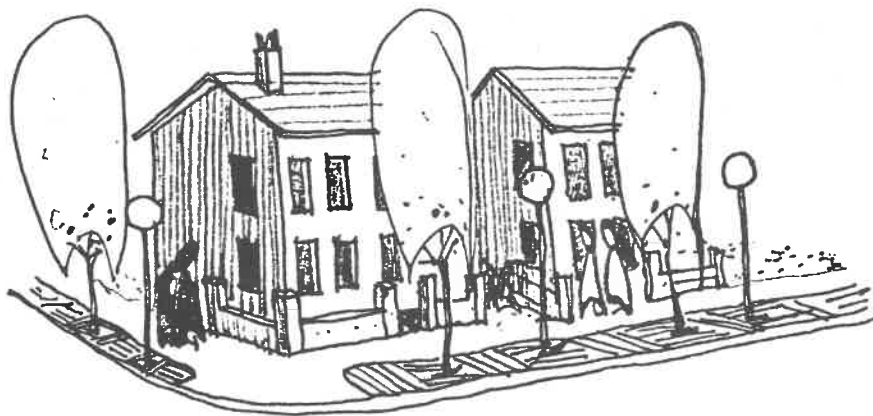
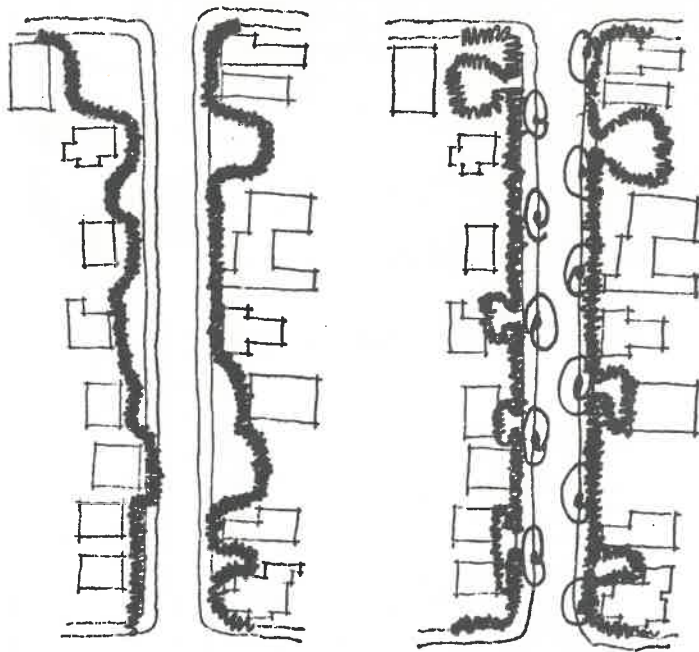


Figure 2-H

Street Walls

Low brick walls have been proposed to front private residences on California. The major value of the walls is to "straighten out" the existing building lines. At present commercial buildings butt directly next to sidewalks while the residential buildings setback approximately 25 feet. This zigzag line is visually disordered and disuniting (see Figures 2-H and 3-H).

Another factor is that more privacy will be provided with the use of the walls. No building permit is required if the wall is not higher than 32 inches and is located five feet from adjacent lot lines and street right-of-ways. Because walls will be built on private property, funding must come from private sources. Some possibilities include the City-wide revolving loan fund, for homes in the Bond Hill Historic District matching grants may become available.



Existing visual edge

With lot walls and street trees

Figure 3-H

The situation in Bond Hill particularly on California Ave is that varying functional uses (commercial, residential) have different street set back requirements. Has seen in the diagram above, this creates a disordered and unattractive environment.

Street Lighting

Proposed are the globe type street lights (see Figure 2-H). These are low, in human scale, and give a good sense of eye level coherence. During daytime hours, the scale and spherical shape begin to add a touch of charm to the Bond Hill NBD's. CD funding with public works approval or special assessments are alternative funding services.

Sign Control

The present use of signage is ineffectual and creates a dangerous situation. Drivers looking for a particular shop, find only disorder in a blur of neon and splash of colors as they become a danger to pedestrian traffic.

A major organizational effort should be made by businessmen of Bond Hill in order to remove old signage and redesign advertising in a common lettering style and height (see Figure 4-H).

Then the NBD will truly be a district with a common image rather than a competition for the highest, biggest and ugliest sign.

Parking

Off-street parking is needed in the area. The proposed change again deals with the common effort of businessmen. If fencing was removed from behind the Reading Road NBD, and the driveway moved between the library and the church, many more parking spaces would be made available (see Figure 5-H).

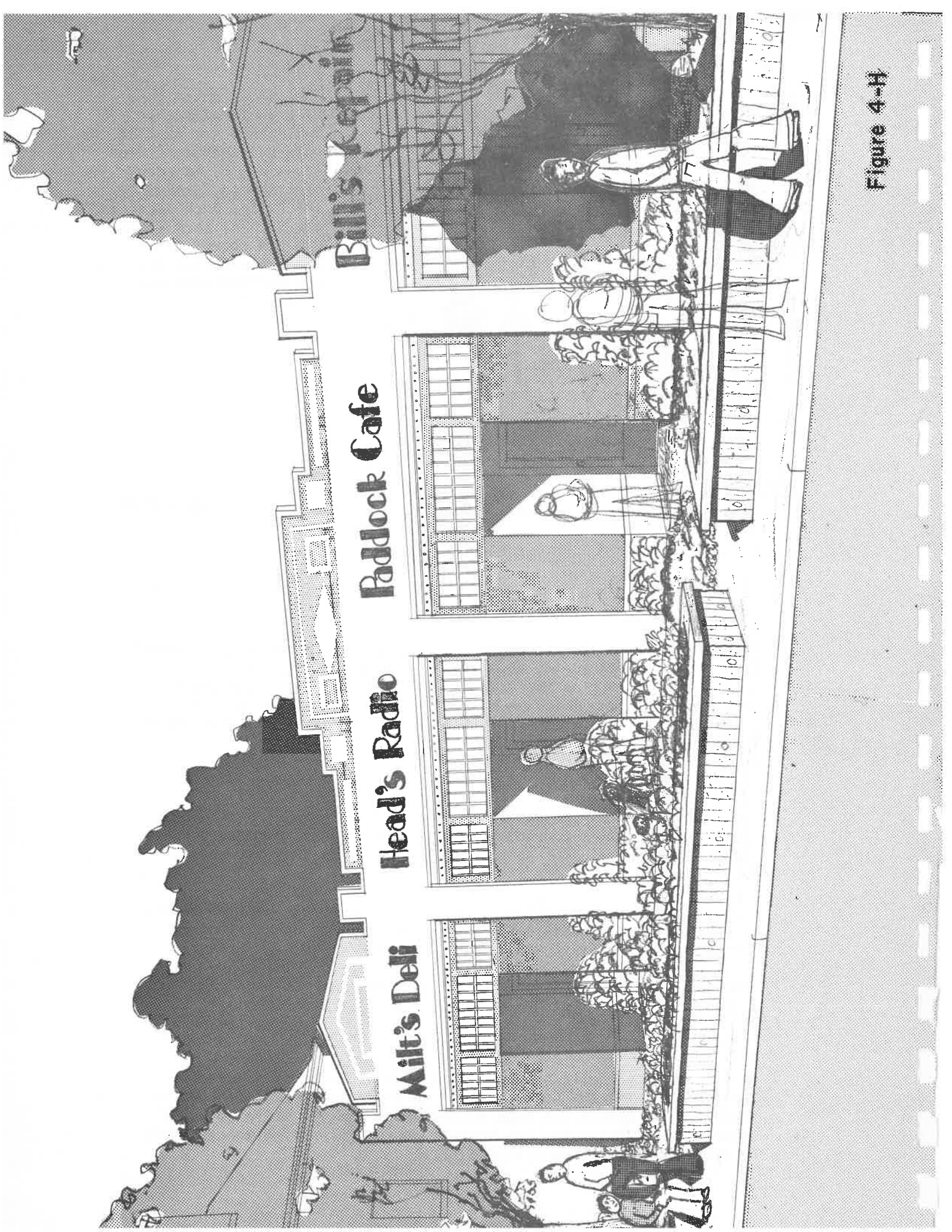
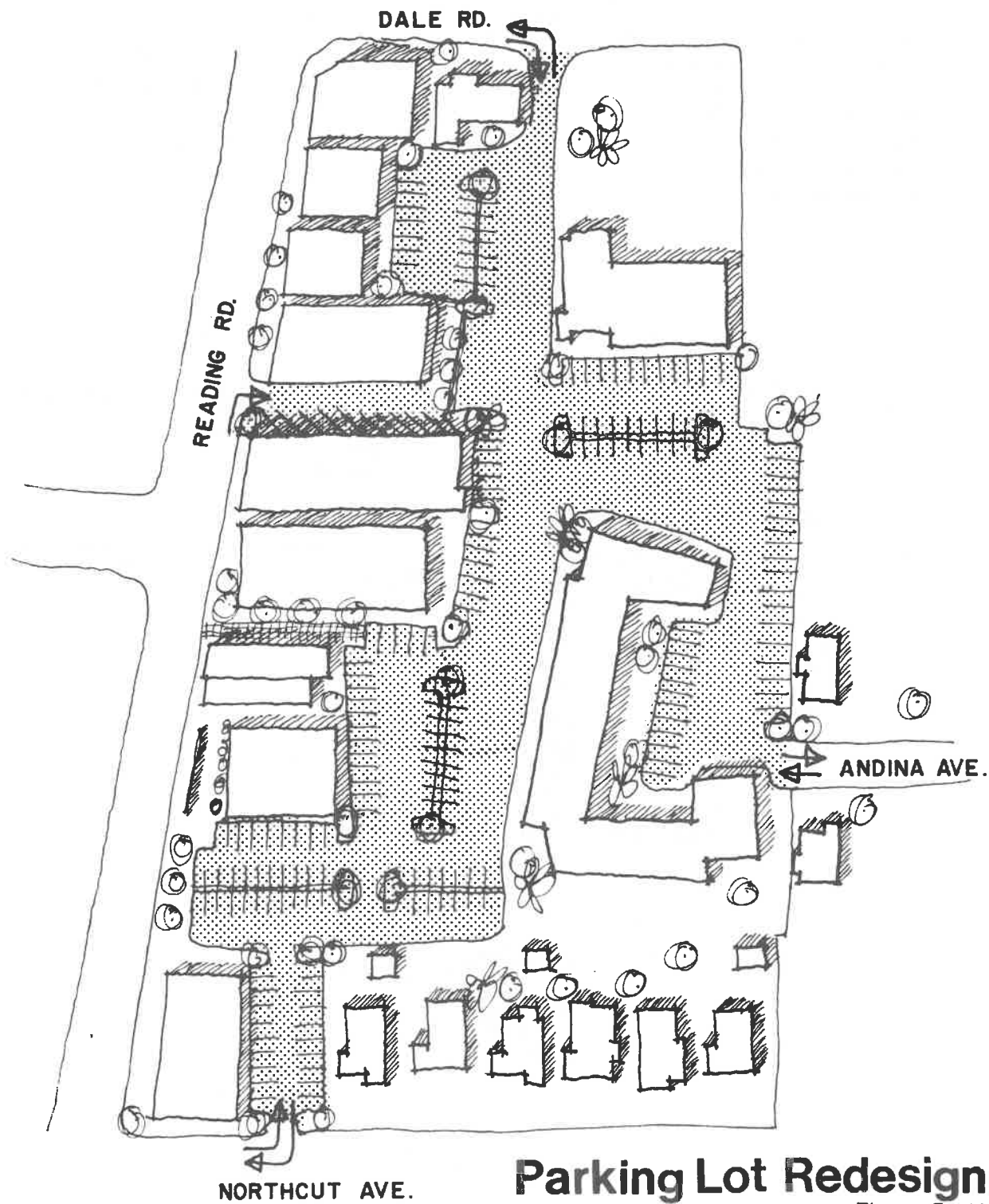


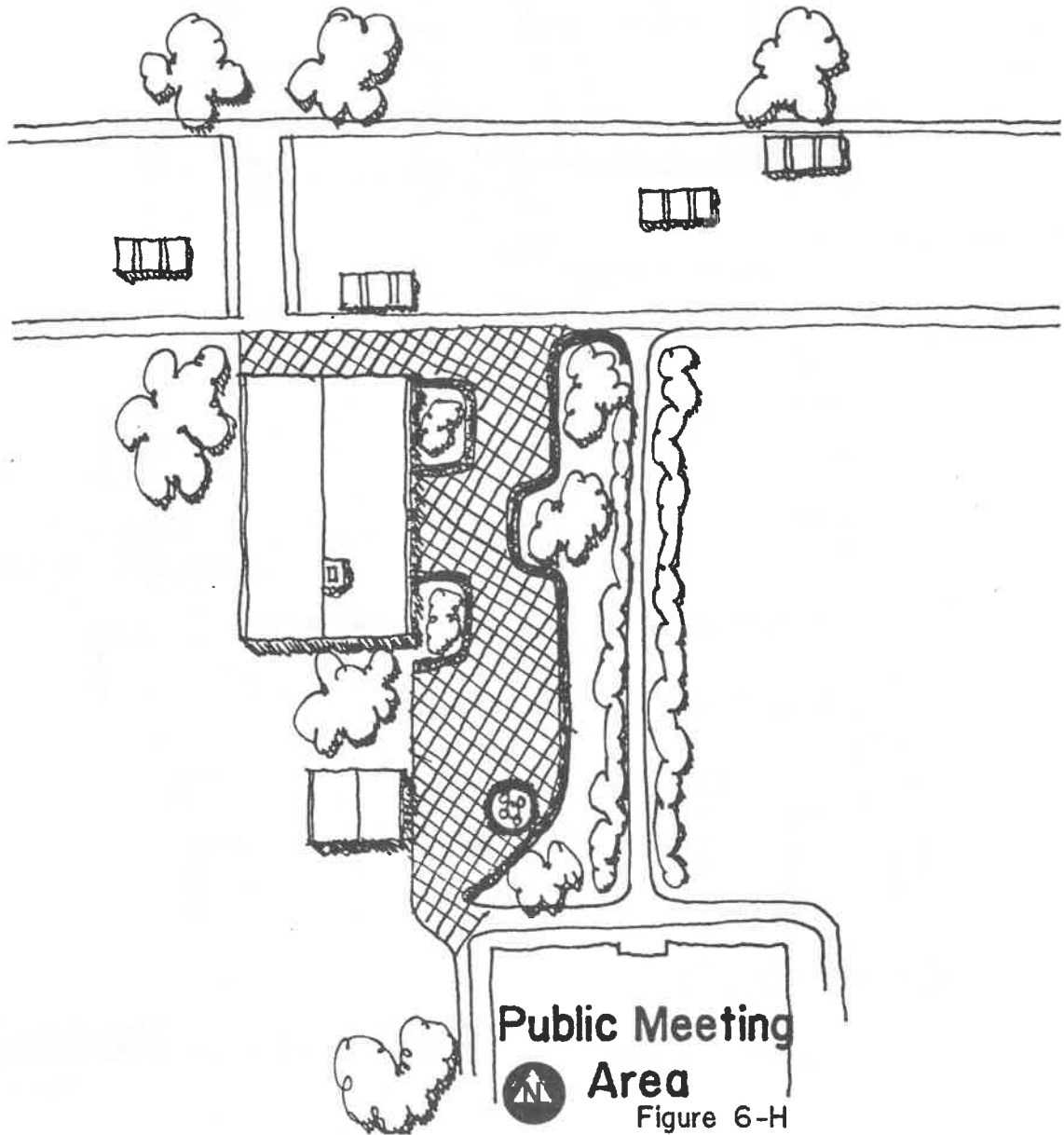
Figure 4-H



Parking Lot Redesign
Figure 5 - H

Sit-in Parks

Small "green areas" are proposed at frequent intervals along the linear strip of California Avenue in order to soften the edge. The sit-in parks could be located in front of St. Ann's Church (see Figure 6-H), the southwest corner of Oberlin Boulevard and California Avenue (see Figure 7-H), the southeast corner of Oakdale Avenue and California, in front of older commercial buildings on Paddock terminating with a major recreation site at the west end of California Avenue. The Park Board and Recreation Commission should be contacted for implementation possibilities.



Super Graphics

Urban walls create an immediate statement, easily readable, and attractive. The present site of the Bond Hill Resource Center is an ideal location (see Figure 8-H) for the Bond Hill logo. This would act as a link for the recreation and social service axis. Competitions should be held and several sites located. The designs should enhance the good qualities of Bond Hill or the particular site locations. Funding may be sought from private concerns, agency users of the building or CD block grant funding.

Historic Renovation

Historic renovation and the removal of alterations is necessary in order to achieve a continuity of style in both the "Old Bond Hill Village" and the California-Paddock Road NBD (see Figure 8-H and 9-H). While it will be difficult to persuade private businesses that their additions must be removed, a common effort should be made to shape Bond Hill into a singular context. Respect of architectural beauty must be adopted in this area.



Figure 7-H

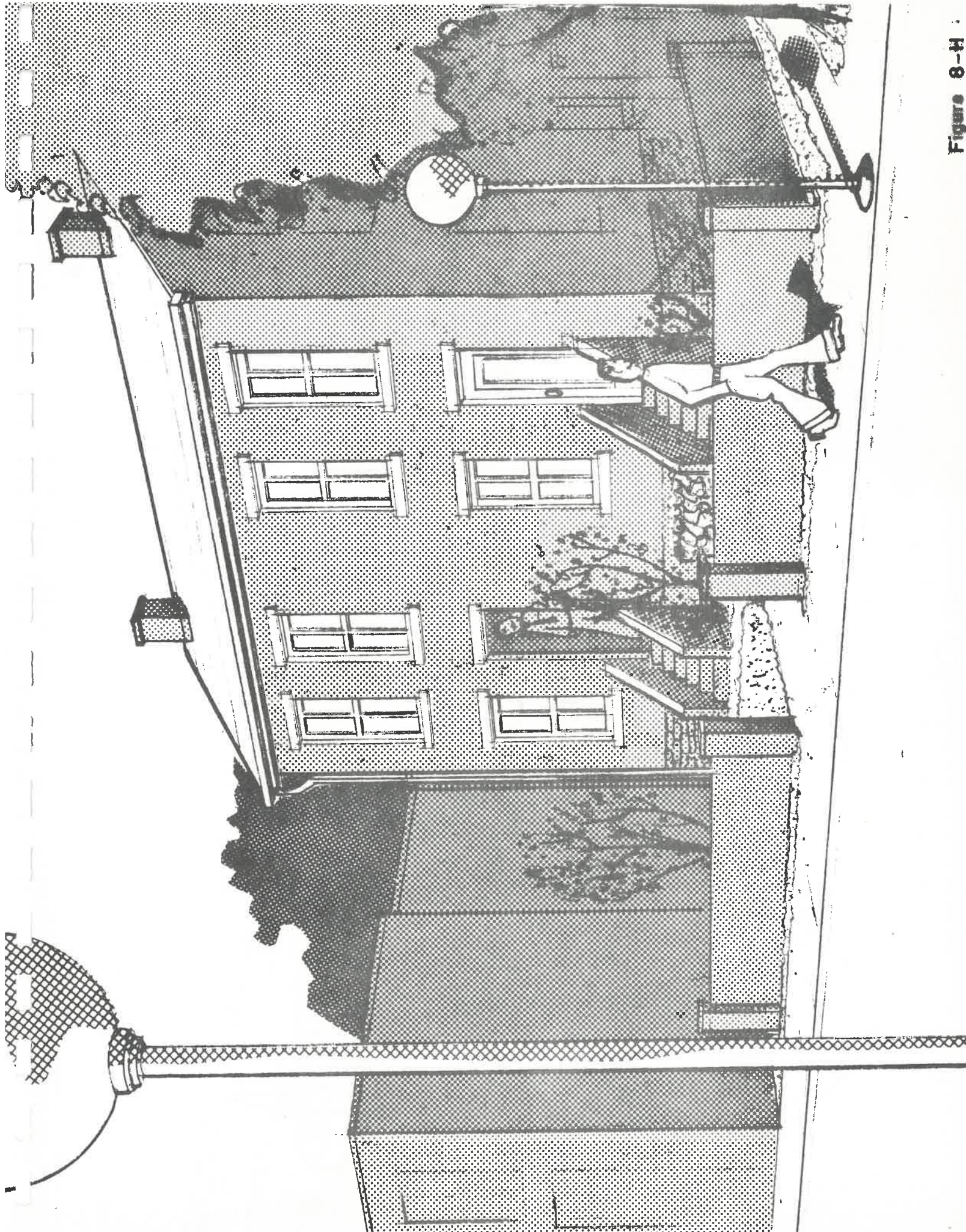


Figure 8-H

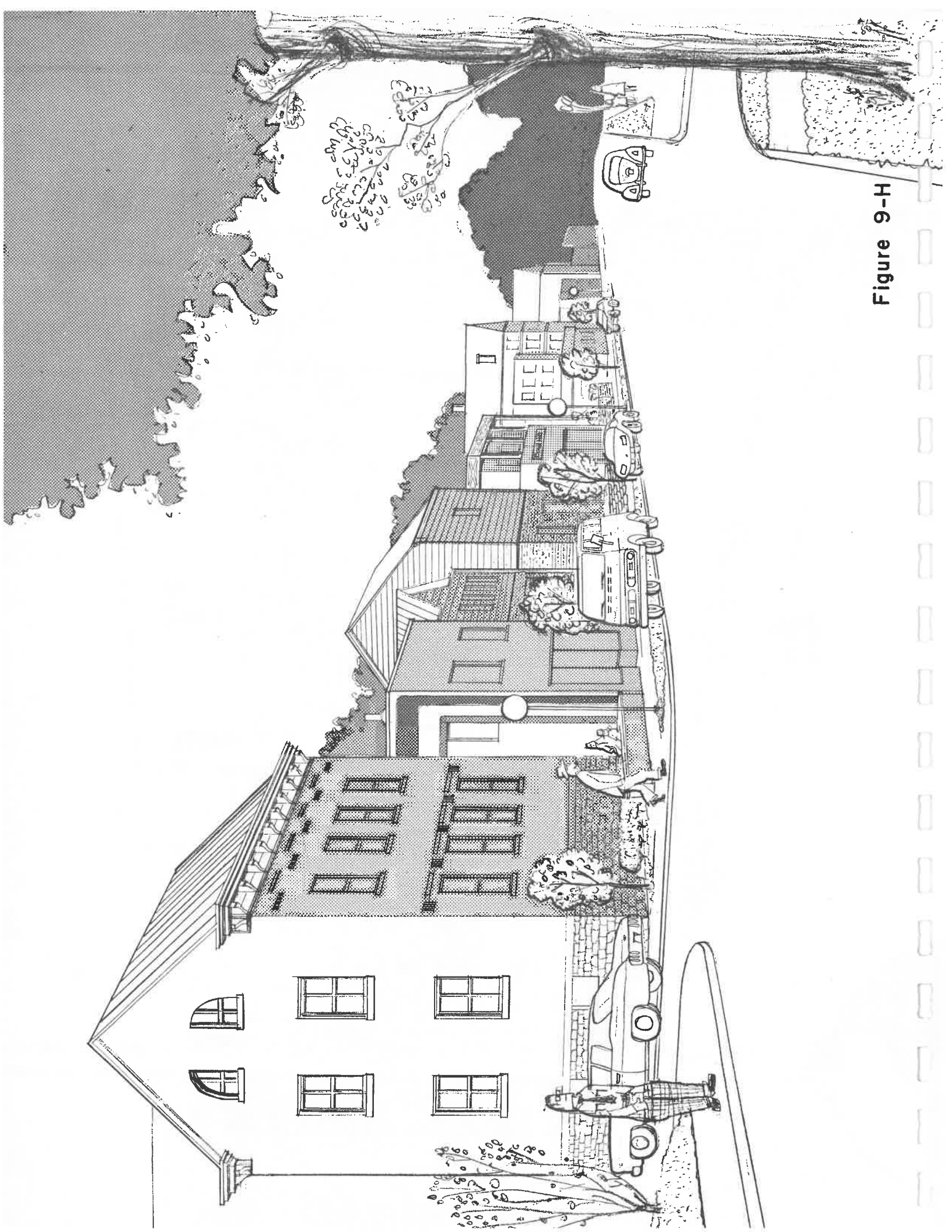


Figure 9-H

I. COMMUNITY FACILITIES PLAN

1. Introduction

The community facilities plan outlines the social services needs of the residents of Bond Hill. The emphasis of the plan is on education, provision of a community center, and improved library service.

2. Education Plan

The education plan for Bond Hill was developed by the education committee of the Bond Hill Community Council with the participation of representative of the Bond Hill Elementary School and St. Agnes School. The goals and project objectives for education addresses several areas of concern in order to broaden the scope of educational services provided to the residents of Bond Hill. The proposed plan is the establishment of the Bond Hill Comprehensive Educational Center Services to be provided by this center would be:

- Adult Education Classes
- Tutoring for School Age Residents
- Day Care and Latch-Key
- Community Relations
- Program to promote understanding of and respect for ethnic and ideological differences
- Administration of Community School Program
- Model for Improving Basic Skills

The goals and project objectives of the community education plan are:

GOAL ONE: To provide the people of Bond Hill with a program of community education, which recognizes education as a life-long process of growth for individuals and, consequently, for the community in which they live.

A. All public facilities (and non-public facilities insofar as possible) shall be utilized to the fullest extent in implementing the community education philosophy. Examples of possible uses include:

a. Adult education classes such as:

Basic education, skills training, GED preparation.

Special interest classes: hobby classes, fine arts appreciation, communication skills training, various discussion groups, etc.

- b. Tutoring and enrichment classes for young people.
- c. Day care and latch-key facilities for pre-school and school-aged children of working parents. Part-time or cooperative pre-school programs should also be available.

- d. A full program of educational and recreational offerings for the elderly.
 - e. Physical activities for all ages with emphasis on a variety of offerings, including: team sports, development of individual athletic skills, dance, Yoga, physical fitness, etc.
- B. A decision-making body shall be organized for the purpose of:
- 1. Assuring a two-way flow of information between school and community;
 - 2. Insuring that decision-making with regard to school programs will be a result of joint school-community efforts.
 - a. The membership shall consist of: school administrators, teachers, parents, students, community residents, and business people.
 - b. Council responsibilities shall include:
 - 1. Developing goals and objectives for the Community School Program.
 - 2. Formulating policy decisions.
 - 3. Recommending and evaluating programs.
 - 4. Serving as a liaison between the various interests in the school and community.
- C. The responsibility for administering the Community School Program will be in the hands of the Community School Coordinator.
- a. Of prime importance in a Coordinator will be his/her ability to sense the needs of diverse populations in the community and to facilitate communication and cooperation between these elements.
 - b. The Coordinator will supervise the development and implementation of programs to meet needs assessed by the community.
 - c. He/she will cooperate with school principals and other community leaders in the development of the Community School decision-making body, and in coordinating its on-going functioning.
 - d. He/she will work to coordinate the programs of each community facility (i.e., local schools and community center) in an effort to integrate the various efforts into the total concept of community education.
 - e. A Selection Committee, composed of principal(s), teacher(s), Community Council president, parent(s) and student(s) shall select the Community School coordinator.

GOAL TWO: To provide the opportunity for academic excellence for every young person enrolled in one of the community's schools.

- A. Programmed educational tools--such as MIBS (Model for Improving Basic Skills)--shall be used whenever possible. Through such tools can be continuously evaluated as to strengths and weaknesses.
- B. Parents, student and teach together shall determine the educational goals for that student, as well as the best way to reach those goals.

GOAL THREE: To support the alternative schools concept in an effort to meet the needs of as many students as possible in Bond Hill, and to attract students from other neighborhoods to Bond Hill's schools.

- A. St. Agnes shall continue to serve those seeking an alternative to the public school system.
- B. One or more alternative programs should be established in Bond Hill's public schools. An alternative program can include the entire population of a school or a portion thereof.
 - a. Alternative schools and community education need not be mutually incompatible. It will be the responsibility of the Community School Council to balance the interests of all parties involved.

GOAL FOUR: The pluralism of Bond Hill's residents shall be viewed as the community's greatest educational resource.

- A. Understanding of, and respect for ethnic and ideological differences shall be stressed in every possible facet of community education in Bond Hill, beginning with the very youngest citizens and continuing through educational programs for adults.

3. Community Center

It is recommended that: HIGHEST PRIORITY BE GIVEN TO THE DESIGN AND CONSTRUCTION OF A MULTI-PURPOSE COMMUNITY CENTER, ADJACENT TO BOND HILL SCHOOL. Such a facility should provide for recreation and a focal point for the community through the provision of facilities for:

1. Community meetings;
2. Adult and youth education programs;
3. Services for the elderly -including a full program of social and recreational activities as well as health and welfare service;
4. Day care facilities for pre-schoolers;
5. Headquarters for Bond Hill Youth Service Bureau.

Table 1-F describes the square footage need for the center. A rough estimate of the center's construction costs can be figured at \$50 a square foot, times 26,000 square feet, equalling approximately \$1,300,000. In breaking out the functions of the center the social service construction costs would be \$400,000. Map2-F shows the configuration and relation of the center to the Bond Hill Elementary School.

4. Library Plan

The Bond Hill Public Library is small with a total seating capacity of 36 persons. The facility should have the capability of expansion as usage and demands warrants it. Additional off street parking could be provided with the consolidation of commercial off street parking as described in Plan Section H and Figure 5-H.

5. Inventory of Existing Community Facilities

As described in Existing Conditions Section J, an inventory was taken of the existing community facilities in Bond Hill. The inventory was taken in order to list community facilities by establishment type, the location of the facility, and the visual condition of the physical structure housing the facility. In some cases the year built and the capacity of the facility were made available. The results of the survey indicate that the majority of the community facilities were in good condition. It is recommended that the Bond Hill Community Council adopt the practice of conducting an inventor of community facilities every five years in order to plan for the delivery of services based upon expanding or shrinking population trends. A subcommittee should be set-up to carry out this project.

J. INDUSTRIAL PLAN

1. Introduction

The industrial land use plan for Bond Hill is a reflection of the existing zoning pattern and predicted land turnover. The objective of the plan is to reinforce the existing industrial zones but buffer the abutting residential areas from the industries.

By the vacant land available and the existing zoning, new industries within Bond Hill will be limited to M-1 and M-2 types of industrial uses. There are 8.76 acres of M-1 or neighborhood manufacturing and 20.3 acres of M-2 or intermediate manufacturing uses.

The goals of the community for industry are:

To encourage industrial development in the appropriate manufacturing zones;

To insure that any industrial development next to residential zone be compatible;

2. Plan

The trends of industrial development in Bond Hill indicates the area is well suited for light manufacturing, wholesaling, and warehouse types of operations. The areas planned for industry are shown on Map J-6. INDUSTRIAL DEVELOPMENT SHOULD BE LIMITED TO MANUFACTURING ZONES ON THE WEST EDGE OF THE COMMUNITY AND SOUTH OF THE NORWOOD LATERAL. It is also recommended that: DEVELOPMENT OF THE VACANT INDUSTRIAL AREAS BE PROMOTED PRIVATELY AND THAT NO PUBLIC INDUCEMENT TO DEVELOP BE MADE.

The major concern of the community is the compatibility of the industrial areas with the abutting residential areas. THE RESIDENTIAL STREETS OF TOWNE AVENUE, LOIS DRIVE, ROSMORE AVENUE, RYLAND AVENUE, REGENT AVENUE, CALIFORNIA AVENUE, CAROLINA AVENUE, AND FRANKLIN AVENUE SHOULD BE PROTECTED FROM THE INDUSTRIAL AREAS BY VISUAL SCREENING (BY LANDSCAPING) AND COMPLIANCE OF THE FEDERAL AIR QUALITY AND SAFETY STANDARDS BY THE INDIVIDUAL CONCERNS. The areas most affected by new development will be the north side of Towne Avenue and abutting properties of Lois Drive and Coad Drive. It is in these areas where the construction, design, and location of parking and loading areas will most affect the residential areas and landscaping should be added to reduce friction.

Indirectly the broader residential community is affected by the industries need for truck transportation and the associated problems along Paddock Road (See Transportation Section).

PARTICIPANTS

BOND HILL COMMUNITY PLANNING COMMITTEE

Pat Crum, Chairwoman	Jim O'Hara
Margery Behr	Sister Ann Rene
Noel Caliman	Kate Rosenheim
Lucille Callignon	Rev. Burns Seeley
Annita Comer	Sam Smiley
Marie Eckes	Ernie Staubach
Gloria Gateskill	Bruce Thompson
T. G. Moser	Zita VonderMeulen
Charles McFarland	Ginny Yates

UNIVERSITY OF CINCINNATI
GRADUATE DEPARTMENT
OF COMMUNITY PLANNING

Forest Atkins	Regina Curry
Tommie Birdsall	Kathy Emery
Sherman Buckner	Tiki Triplett

COALITION OF NEIGHBORHOODS

Paul Buckwalter	Margie Issacs
-----------------	---------------

OFFICE OF COMMUNITY ADMINISTRATION

Dennis Finney	Senior City Planner
Otis Hutcherson	Technician
Louise Sloan	Stenographer
James Webber	City Planner
Monte Chesko	Co-op Student
John Yeager	Co-op Student

WORD PROCESSING CENTER

Gwendolyn Walton	Typist
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PHOTOGRAPHY

John Yeager	Text
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BCND HILL COMMUNITY
BUILDING CONDITION WINDSHIELD SURVEY

(O-K-I) TR-BL-PAR _____
(Auditors) BK-PG-PLA _____

I. Socio-Economic Data

1. Address _____
2. Ownership _____
3. Use (SIC) Classification _____
4. Land Area _____
5. Value _____

Land	Improved	Fair Market
------	----------	-------------
6. No. of D.U. _____
7. Vacant _____

II. Building Condition (Weight 80%)

	Good (10 Pts.)	Fair (7½ Pts.)	Poor (5 Pt)
a) Roof	_____	_____	_____
b) Facia	_____	_____	_____
c) Gutters & Downspouts	_____	_____	_____
d) Siding	_____	_____	_____
e) Doors & Windows	_____	_____	_____
f) Porch	_____	_____	_____
g) Ext. Stairs	_____	_____	_____
h) Exposed Foundation	_____	_____	_____

III. Environmental Evaluation (Weight 20%)

	Good (10 Pts.)	Fair (7½ Pts.)	Poor (5 Pt)
a) Landscaping	_____	_____	_____
b) Yard Condition	_____	_____	_____

IV. Property Evaluation (Based on the above criteria--circle one of the below.) (Passing requires-75%)

Good
Fair
Poor

V. Remarks: _____

WINDSHIELD SURVEY INSTRUCTIONS

The following is a list of guidelines by which to complete the attached survey forms.

II. Building Condition

- a) ROOF: GOOD- All shingles in place; little or no discoloration.
FAIR- Significant discoloration; loose or cracked shingles and/or some missing shingles (5 or less immediately visible).
POOR- More than five (5) immediately visible missing shingles; any holes in asphalt roofs; major discoloration.

- b) FACIA: The fascia is simply the exterior side of the outer edge of the roof overhang. *(Sometimes gutter and fascia are combined.)*



- GOOD- Full paint; no cracks or discoloration; no deterioration.
FAIR- Any form of paint peeling or cracking; significant discoloration.
POOR- Actual deterioration and decay, in terms of materials and/or paint.

c) GUTTERS AND DOWNSPOUTS:

- GOOD- Full paint with little, if any, discoloration; no deterioration, leaks, etc.
FAIR- Limited exposed gutter; any leaks or holes.
POOR- Significant deterioration, such as large rusted areas of decay or unattached gutters or spouts.

- d) SIDING: GOOD- Full paint; no deterioration; no cracking; no discoloration.
(side of the building) FAIR- Any discoloration or cracks.
POOR- Unattached siding; holes in siding; large unpainted areas; major deterioration.

e) DOORS AND WINDOWS:

- GOOD- Complete, uncracked windows; solid paint; no peeling.
FAIR- Cracked window; peeling paint.
POOR- Structural deficiencies, such as broken frames, parts of windows missing, etc.

- f) PORCH: GOOD- Railings complete; masonry uncracked; posts squared (not leaning); paint complete.
FAIR- Any cracking or peeling paint; cracks in masonry.
POOR- Structural deficiencies, such as posts out of square (leaning, deteriorating masonry (falling off)).

- g) EXTERIOR STAIRS: GOOD- Paint in order; railings complete; no structural or visible deficiencies.
FAIR- Any cracking paint; exposed wood or metal; cracking wood, etc.
POOR- Structural deficiencies, such as collapsed steps or railings.

h) EXPOSED FOUNDATION:

- GOOD- No visible cracks, deficiencies, peeling paint, etc.
FAIR- Visible cracks; peeling paint.
POOR- Significant deterioration, collapse, or separation.

NOTE



* → GENERALLY, the above guidelines associate GOOD with no deficiencies, FAIR with maintenance deficiencies (such as cracks or peeling paint), and POOR with structural deficiencies.

* NOTE: If the category is not applicable to a particular structure, e.g. if there is no porch, then assign to that category the average evaluation for the other categories.

III. ENVIRONMENTAL EVALUATION

- a) LANDSCAPE: GOOD- Conformity with surrounding land, number of trees and density of foliage.
FAIR- Lack of use of enough plants and trees; poor use of trees.
POOR- Deteriorated areas where little or no attempt has been made to landscape.
- b) YARD CONDITION: GOOD- Grass cut; hedges trimmed, plants and trees pruned; no dead trees, etc.
FAIR- Non-trimmed hedges, , grass, and trees.
POOR- Dead standing trees, weeds, etc.

IV. PROPERTY EVALUATION: Simply add points in parts II and III and place in each space.

V. REMARKS - Please indicate in this section which, if any of the following comments apply.

1. Distinguish between brick, frame, or stucco type structure.
2. If there is off-street parking, estimate how many vehicles could be accommodated in such space. *for multiple dwelling units or stores*

GOALS AND OBJECTIVES

Land Use and Housing

- GOAL ONE: To conserve that portion of the community's housing stock which is sound, and to repair and/or rehabilitate the community's deteriorating housing stock.
- A. Sponsor an annual neighborhood clean-up, paint-up, fix-up program to encourage a sense of pride in the appearance of the community.
 - B. Embellish private improvements with the necessary capital improvements (curbs, street maintenance, lighting, etc.).
 - C. Step up code enforcement efforts within the community. This should be coupled with the provision of low-interest loans to homeowners in need of such assistance.
 - D. Demolish and remove all abandoned structures, which are dilapidated and no longer usable.
 - E. Utilize both private and public financing to rehabilitate those structures which are sound but in need of repair.
- GOAL TWO: To assume responsibility for the provision of some subsidized and low-income housing for Bond Hill residents.
- A. The Bond Hill Housing Officer or the Housing Review Committee shall be responsible for coordinating these efforts.
 - B. Encourage the development of federally subsidized housing for the elderly on the vacant site at Reading Road and Langdon Farm Road, or some other appropriate site.
- GOAL THREE: To utilize the community's vacant land in such a manner so as not to increase the area's population density substantially.
- A. Petition for the rezoning of Maketewah Country Club from R-4, R-4T, and R-3 to R-1A to insure its continuation as open space.
 - B. If St. Aloysius Orphan Home should ever relocate, encourage development of a PUD (Planned Unit Development) for this site, which could include federally assisted housing for Bond Hill residents. An alternative would be to develop the site for recreation.
 - C. Develop concrete plans for the future of the Longview property, excluding buildings. (See Parks and Recreation goals.)
- GOAL FOUR: To protect existing single family neighborhoods and certain vacant parcels from future high density development, and from encroachment by neighborhood business districts.

- A. Petition for the rezoning of Maketewah to R-1A.
- B. Prohibit further extension of either the Reading Road or the California-Paddock business districts beyond the present business zone boundaries.
- C. Petition for a change in zoning along California Avenue at Reading Road from B-4 to B-3.
- D. Upgrade the zoning on Paddock Road from Ryland Avenue to Lois Drive to R-3 to conform with its present usage. Rezone the remainder of Paddock Road to R-5 or R-5T.
- E. Upgrade zoning on the parcel adjacent to the Twin Drive-In from R-7 to R-5.

GOAL FIVE: To substantially upgrade the physical environment of Old Bond Hill Village, to maintain its unique architectural character, and to make it a focal point of the community. (Old Bond Hill Village is circumscribed by Paddock Road, Matlock Avenue, Ryland Avenue and Franklin Avenue.)

- A. Survey the entire area, and inventory each existing structure, noting its present condition, its potential for rehabilitation, and its historical significance. Study the possibility of designating portions of the area as "historic preservation areas."
- B. Develop a comprehensive physical design plan for Old Bond Hill Village which includes:
 - a. Inventory of significant historic structures.
 - b. Listing of necessary capital improvements (curbs, lighting in character iwth the Village, etc.)
 - c. Proposed changes in existing land use, if any.
 - d. Creation of a "Village Green."
- C. Engage professional architects to develop design criteria for restorations.
- D. Utilize a concentrated code enforcement program, coupled with low-interest loans to homeowners, to encourage individual home improvement efforts.
- E. Cul-de-sac Elizabeth Place at Laidlaw and Matlock (see Transportation goals).

GOAL SIX: To develop a community-based housing corporation, to operate as a neighborhood housing services center, which will foster increased community participation in the solution of Bond Hill's housing problems.

- A. Investigate alternate ways of generating initial seed money for the corporation.

- B. Purchase available FHA property through bulk sales for the purpose of rehabilitating and then reselling the improved housing units.
- C. Develop new housing on vacant sites when feasible.
- D. Acquire sound abandoned residential structures for rehabilitation and/or homesteading.
- E. Develop a Home Maintenance Training Program for residents in need of such assistance.
- F. Recruit and train a group of young people in the community to assist certain residents (e.g., elderly) with yard maintenance and minor repairs.
- G. Establish a "Housing Hot Line" which residents can use to report problems such as an abandoned house or real estate solicitation, etc.

Pedestrian/Vehicular Circulation

GOAL ONE: To develop circulation patterns both within Bond Hill and between Bond Hill and the rest of Cincinnati, which will provide maximum safety and convenience for community residents.

- A. Merchants on the east side of Reading Road at California shall be encouraged to improve the parking area behind their businesses. Fences, which now separate portions of the lot, should be removed to permit access to all portions of the lot from Dale Road.
 - a. Entrance and egress to the lot shall be from Dale Road. Entrance only will be permissible from Reading Road.
- B. Additional off-street parking should be provided for the Paddock Road businesses. Such parking, if visible from the street should include a "buffer" of shrubs and/or other plantings.
- C. Parking on Paddock Road should be either restricted to non-rush hours or eliminated completely. (Truck parking on Paddock should be prohibited.)
- D. Support the opposition to any extension of Langdon Farm Road.

GOAL TWO: To develop transportation patterns which enhance the residential character of Bond Hill.

- A. Eliminate the use of Laidlaw and Elizabeth Place for "through" traffic by means of a "cul-de-sac" at the west end of Elizabeth Place.
- B. Improve road and curb conditions where the need is indicated, especially in the Old Bond Hill Village area and in the area west of Paddock Road.
- C. Prohibit truck parking on residential streets except when such parking is necessary in order to conduct business on that street.

- D. Encourage the use of bicycles as a means of intra-community transportation.
 - a. Install bicycle racks at recreation areas, schools, library, neighborhood business districts, etc.

Education

GOAL ONE: To provide the people of Bond Hill with a program of community education, which recognizes education as a life-long process of growth for individuals and, consequently, for the community in which they live.

- A. All public facilities (and non-public facilities insofar as possible) shall be utilized to the fullest extent in implementing the community education philosophy. Examples of possible uses include:
 - a. Adult education classes such as:
 - Basic education, skills training, GED preparation.
 - Special interest classes: hobby classes, fine arts appreciation, communication skills training, various discussion groups, etc.
 - b. Tutoring and enrichment classes for young people.
 - c. Day care and latch-key facilities for pre-school and school-aged children of working parents. Part-time or cooperative pre-school programs should also be available.
 - d. A full program of educational and recreational offerings for the elderly.
 - e. Physical activities for all ages with emphasis on a variety of offerings, including: team sports, development of individual athletic skills, dance, Yoga, physical fitness, etc.
- B. A decision-making body shall be organized for the purpose of:
 - 1. Assuring a two-way flow of information between school and community;
 - 2. Insuring that decision-making with regard to school programs will be a result of joint school-community efforts.
 - a. The membership shall consist of: school administrators, teachers, parents, students, community residents, and business people.
 - b. Council responsibilities shall include:
 - 1. Developing goals and objectives for the Community School Program.
 - 2. Formulating policy decisions.
 - 3. Recommending and evaluating programs.
 - 4. Serving as a liaison between the various interests in the school and community.

- C. The responsibility for administering the Community School Program will be in the hands of the Community School Coordinator.
- a. Of prime importance in a Coordinator will be his/her ability to sense the needs of diverse populations in the community and to facilitate communication and cooperation between these elements.
 - b. The Coordinator will supervise the development and implementation of programs to meet needs assessed by the community.
 - c. He/she will cooperate with school principals and other community leaders in the development of the Community School decision-making body, and in coordinating its on-going functioning.
 - d. He/she will work to coordinate the programs of each community facility (i.e., local schools and community center) in an effort to integrate the various efforts into the total concept of community education.
 - e. A Selection Committee, composed of principal(s), teacher(s), Community Council president, parent(s) and student(s) shall select the Community School Coordinator.

GOAL TWO: To provide the opportunity for academic excellence for every young person enrolled in one of the community's schools.

- A. Programmed educational tools--such as MIBS (Model for Improving Basic Skills)--shall be used whenever possible. Through such tools students can be continuously evaluated as to strengths and weaknesses.
- B. Parents, student and teach together shall determine the educational goals for that student, as well as the best way to reach those goals.

GOAL THREE: To support the alternative shcools concept in an effort to meet the needs of as many students as possible in Bond Hill, and to attract students from other neighborhoods to Bond Hill's schools.

- A. St. Agnes shall continue to serve those seeking an alternative to the public school system.
- B. One or more alternative programs should be established in Bond Hill's public schools. An alternative program can include the entire population of a school or a portion thereof.
 - a. Alternative schools and community education need not be mutually incompatible. It will be the responsibility of the Community School Council to balance the interests of all parties involved.

GOAL FOUR: The pluralism of Bond Hill's residents shall be viewed as the community's greatest educational resource.

- A. Understanding of, and respect for ethnic and ideological differences shall be stressed in every possible facet of community education in Bond Hill, beginning with the very youngest citizens and continuing through educational programs for adults.

Neighborhood Business Districts (NBD'S)

GOAL ONE: To provide the community of Bond Hill with neighborhood business districts oriented to the needs of the community residents.

- A. Upgrade existing B-3 zoning to B-2 (or other appropriate alternative) to discourage commercial establishments not community-oriented from locating in either Bond Hill NBD.
- B. Encourage existing neighborhood-oriented retail and service establishments to remain in Bond Hill.
- C. Strengthen the Bond Hill Businessmen's Association and encourage greater cooperation between the Association and the Bond Hill Community Council.
- D. Provide adequate litter receptacles in both NBD's.

GOAL TWO: To reduce the size of the existing NBD's.

- A. As service-oriented commercial businesses vacate their premises, the buildings shall be purchased and razed.
- B. The land remaining after razing vacated commercial structures shall be converted to green space and/or parking, or used for some alternative purpose agreeable to the community (i.e., housing for the elderly).

GOAL THREE: To develop the California-Paddock NBD to conform to plans for restoring Old Bond Hill Village.

- A. A design for renovating existing commercial buildings shall be developed, which will complement the surrounding area. Individual business owners will be encouraged to participate in the renovation.
- B. Owners of businesses who cannot or will not participate in the renovation-remodeling, will be strongly encouraged to do repairing and painting of their buildings if a need is indicated.
- C. No new commercial additions shall be added to the fronts of existing houses. Where such structures presently exist, the owners will be encouraged to remodel them to conform with the over-all redevelopment effort.
- D. The Community Development Corporation can serve as a source of funds for low-interest remodeling loans to owners of commercial property interested in cooperating with the redevelopment plans.
- E. Storage of materials and supplies shall be prohibited when such storage is visible from the street.
- F. The abandoned service station on the corner of Paddock and Laidlaw should be razed and the land converted to parking and/or green space.

- G. As part of the redevelopment effort, the NBD should be cleared of all debris. Trees and shrubs should be planted which will provide continuity between the diverse architectural styles, mixed usages, scattered open areas, etc.

GOAL FOUR: To create a more aesthetically pleasing environment in the Reading-California NBD.

- A. Recognize the Reading-California business district as primarily auto-oriented with some neighborhood services.
- B. Encourage those businesses currently in operation along Road to improve their appearance and provide more satisfactory parking facilities than currently exist.
- C. Establish uniform guidelines for neon signs, including: size of signs, the upper limits for signs to extend, minimum distance from the street, intensity of brightness permitted, etc. Responsibility for compliance should rest with the individual owner and/or the Bond Hill Businessmen's Association.
- D. The proposed green space/passive recreation park, to be located on the vacant lot next to the chili restaurant, will provide some continuity with the surrounding residences located on Reading Road. Other planting of trees and shrubs should be encouraged in this business district and around the manufacturing districts in Bond Hill--again to stress the basically residential nature of the community.

Parks and Recreation

GOAL ONE: To provide the Bond Hill community with a variety of recreational facilities, conveniently located so as to be accessible to the greatest number of residents.

- A. Highest priority should be given to the design and construction of a multi-purpose community center, adjacent to Bond Hill School. Such a facility should provide for both active and passive indoor recreation. In addition, the center will serve as a focal point for the community, through the provision of facilities for:
- Community meetings
 - Adult and youth educational programs
 - Health and social service facilities
 - Services for the elderly - including a full program of social and recreational activities as well as health and welfare services.
 - Day care facilities for pre-schoolers
 - Headquarters for the Bond Hill unit of the Youth Services Bureau
- B. Existing recreational facilities should be maintained, or their services expanded, as follows:

Bond Hill Playground - Improved lighting to permit extending the recreational program beyond dusk.

Bond Hill Elementary School and Crest Hills Lighted School Programs - Maintain at present level of activity.

St. Agnes School - Adult education program should be continued. Additional funding is required to provide interim community center services until such time as the proposed center is built.

- C. Develop recreational facilities for children living east of Reading Road, preferably in the form of a park-playground combination.
- D. Develop the vacant lot in the Reading Road NBD to provide a combination of green space and passive recreation (such as shuffle board, checkers, etc.).
 - a. This property, which is currently for sale, should be purchased by the Cincinnati Recreation Commission immediately and held as part of a "land bank" of recreational sites until such time as further development is possible.
- E. Develop two small play lots in Swifton Village.
- F. Develop a tot lot on Carolina Avenue west of Paddock Road.
- G. Develop the available land on the Longview Hospital property to serve as a district recreation facility. Such a park could include: a small fishing lake, soccer field(s), baseball diamond(s), children's play area, and picnic area

GOAL TWO: To enhance the aesthetic quality of Bond Hill and emphasize the atmosphere that accompanies a "small town" in the midst of a metropolitan area.

- A. Expand the existing "green areas" of Bond Hill through the planting of additional trees and shrubs.
 - a. The area along Matlock Avenue (from Elizabeth Place to Maketewah Country Club) should be developed as a "green-space." This will become possible when Laidlaw-Elizabeth Place is closed to "through" traffic.
- B. Design and develop a network of bicycle paths to serve as connectors between recreation areas, schools, NBD's, the library, etc.