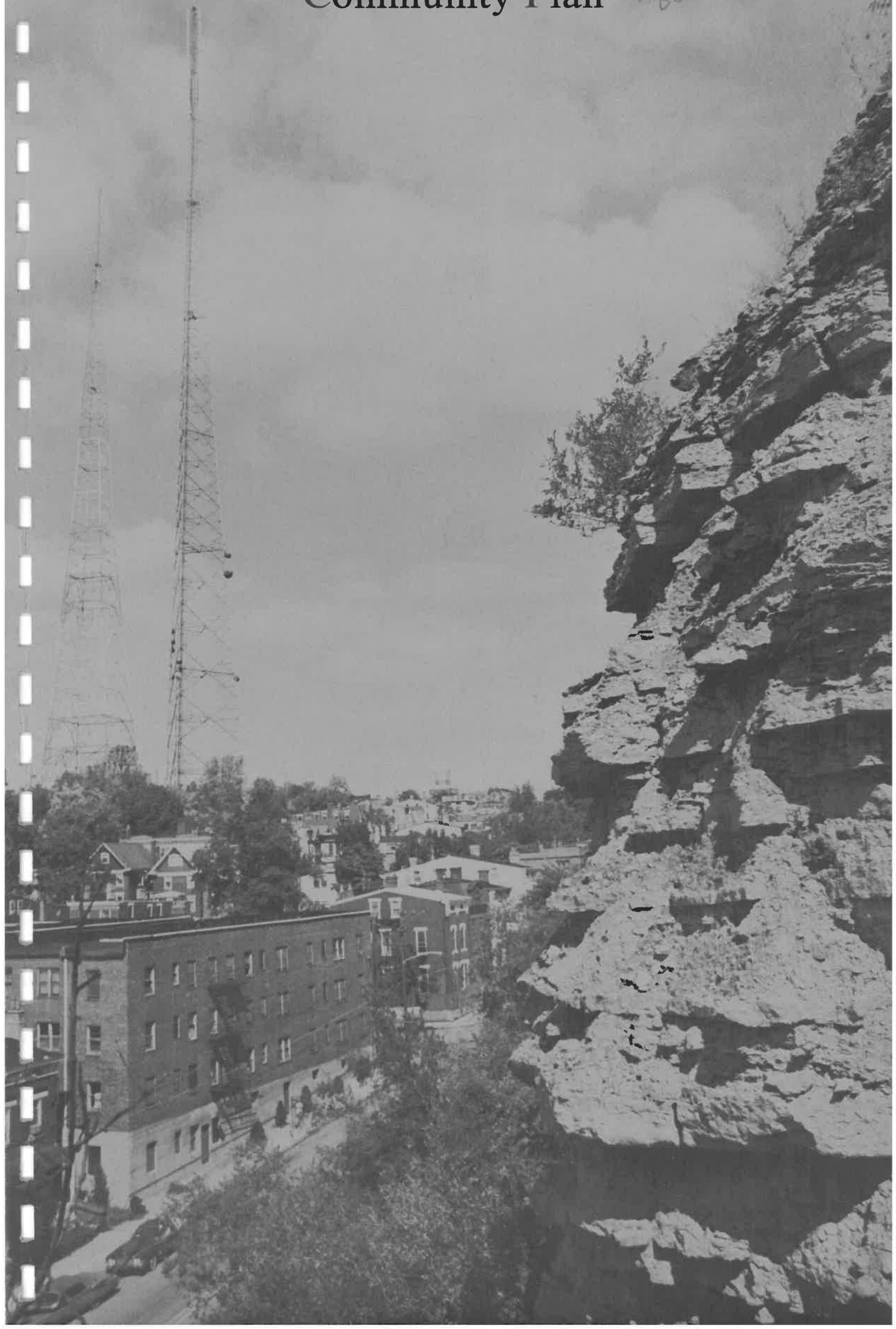


Clifton Heights, University Heights, Fairview
Community Plan 1986



CREDITS

The Clifton Heights-University Heights-Fairview (CUF) Community Plan was developed by the CUF Community Council Planning Committee in conjunction with the Planning and Community Assistance Division of the Department of Neighborhood Housing and Conservation, City of Cincinnati.

CUF Planning Committee (1974-1984)

Chair: Marjorie Rogers*

Committee Members

Rachel Brown	James Newberry
Theresa Brown*	Jack Otto
Jack Buescher	Charles Raming
William Bunting	Roger Robinson*
Mary Chapdelaine	John Schaal
Jill Corcoran*	Jeff Scholtz
Paul Gallagher*	Bill Simon
Doug Grineff	Evelyn Simon
Steve Grieser	Ken Skirtz
Douglas Katchen*	Hal Thomas
Kathleen Kenney*	August Vogele
John Luginbill	Rosella Vogele
William McCusker	Sally Witanowski
Richard McMahon	Ken Wolfe
Richard Madlener	Max Worthington

Department of Neighborhood Housing and Conservation

Steven F. Bloomfield, Director
Barbara Y. Lichtenstein, Planning and Community Assistance Chief
Dennis Finney, Planning and Technical Services Section Head

Gerard A. Hyland (Project Manager)

Anna Bennett	Grace Jacobs
Liz Blume	Jacquelyn Martineau
Tom Gamel	Fred Orth
Otis Hutcherson	Bob Rosen
Michael Jackson	

*Present Committee



Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio, 45203

CLIFTON HEIGHTS-UNIVERSITY HEIGHTS-FAIRVIEW
COMMUNITY PLAN

July 1986

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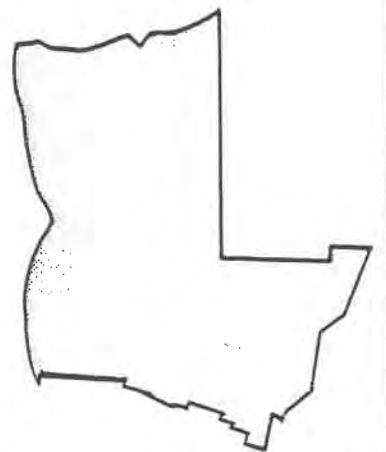
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OVERVIEW



THE OVERVIEW

The Community Planning Process

The Context

- . Location
- . Community Boundaries
- . Community Planning Boundary and Statistical Units
- . Topography and Soils
- . History and Physical Development
- . Population Characteristics

THE OVERVIEW

THE COMMUNITY PLANNING PROCESS

On February 27, 1975, the Clifton Heights-University Heights-Fairview (C.U.F.) Community Council passed a resolution that began the process for producing a CUF Community Plan:

WHEREAS the forces of change on the Clifton Heights-Fairview-University Heights Community are numerous and intense,

AND WHEREAS a neighborhood plan has been prepared for the Over-the-Rhine community and that portion of our community south of McMillan through the Model Cities Program,

AND WHEREAS the boundaries of our community are those described in the attached "Planning Process";

THEREFORE BE IT RESOLVED that the Clifton Heights-Fairview-University Heights Community Council adopts the attached described planning process as the process we will use for developing a community plan,

AND THAT we seek the support for this position from the Over-the-Rhine Planning Task Force and the City Planning Commission,

AND THAT we request that this position be printed in the above mentioned plan for Over-the-Rhine,

AND THAT this paper be included in the distribution of the Community Directory.

In the mid-seventies there had been less than a decade of community planning as we now know it. Topography and tradition had led, in the Cincinnati area, to the development of distinctive communities, the pattern of which had been for some time used by planners as an organizational base to view the whole metropolitan area. This view is clearly evident in the City of Cincinnati Master Plan.¹ The Great Society programs of the sixties with their citizen participation and neighborhood planning mandates therefore acted as catalyst to a trend that was already reawakening in the City of Cincinnati - Community Planning.

Along with Mt. Auburn and the West End, a neighborhood development plan was produced for the Over-the-Rhine/Clifton Heights/Fairview area.² In September of 1971, the Cincinnati Planning Commission had signed an agreement with the City Demonstration Agency to provide "comprehensive physical planning services to the model neighborhoods." The above mentioned plan, published in December 1975, was one of the works produced by that program. Two major currents of activity were taking place as this plan was being done. Citizen participation, community planning, and the city budget were becoming intertwined. This evolution was soon to be evidenced organizationally in the creation of the City Manager's Office of Community Administration the largest component of which was the Community Assistance Teams (CATS). The second major development was occurring at the community level. The neighborhood development plan that Model Cities produced covered only a portion of the territory covered by the emerging CUF Community Council. The community council had participated in the Task Force monitoring the Planning Commission staff and now wished to see a plan produced for the whole community.³

¹City of Cincinnati, The Cincinnati Metropolitan Master Plan, Planning Commission, November 1948, pp 27-34.

²Model Cities Physical Planning Program, Over-the-Rhine/Clifton Heights/Fairview Neighborhood Development Plan, City of Cincinnati, December, 1975.

³Ibid, Appendix A

The Community Council viewed the process of developing a community plan as only one part of the larger process of community organizing as one community among many which make up the City. It was clearly realized that the community had to be concerned with affecting the decision-making processes which govern the allocation of the City's resources. The approach to the planning process, at that time, was summed up in the following four questions.

1. What do we want and need in our community (now and in the future)?
2. What do we already have (our assets and potentials) which makes it possible to get what we need and want?
3. What do we have to do to get ourselves to the point where we can get and influence what we need and want?
4. Once we get that far how do we then actually get what we want and need?

These four questions developed to ten planning steps:

1. Goals formulation
2. Inventory
3. Analysis
4. Development of objectives and review goals
5. Supplemental inventory
6. Synthesis and interpretation
7. Concept development
8. Alternative solution development
9. Synthesize final plan, programs, and projects in a framework
10. Implementation

A cursory glance at the table of contents reveals that the present plan has remained faithful to those intentions over the intervening years.

While the time to produce this plan has been considerable, the very undertaking has already influenced the course of the community activities. Residents and the Community Assistance Team for the area educated each other to the point of having a greater mutual understanding of each others concerns. Complementary development in the work program concept, community budget requests to the City, the Cincinnati Town Meeting and the SNAP/NSP project, have all contributed to an increasing sophistication in city-community relationships. Most importantly community residents know with which City agency to deal directly on given issues. The consolidation of the community assistance and planning role into one City department with neighborhood housing and economic development functions is attempting to aid the process of simplified communication.

Nevertheless, a community plan can only freeze one instant of time, the struggle to produce it must of necessity be followed by the continuing struggle to see that it is implemented. A genuine attempt has been made to make this plan a road map for the future. Later chapters of the plan articulate idealized community council structures with areas of plan responsibility, major events in the City's fiscal year, the timing of major existing condition reports, and other information that will enable the community to influence its fate in a comprehensive, coherent and effective manner.

While the plan may be critiqued for what it now is, only time will tell if it was a laborious, expensive task that merely added to library shelf space or was a milestone in the continuing and developing role of citizens adapting successfully to controlling our ever evolving environment--our neighborhood.

THE CONTEXT

LOCATION

The Three neighborhoods comprising CUF community lie on the high elevations immediately north of the Basin area of the City. Together they form an L-shaped area west and south of Burnet Woods and the University of Cincinnati. Hughes High School of the "hinge" of the "L" is less than two miles from the heart of Cincinnati--Fountain Square. Excellent accessibility to the metropolitan area is afforded to the residents because of the community's central location and proximity to all segments of the interstate system (Fig 1).

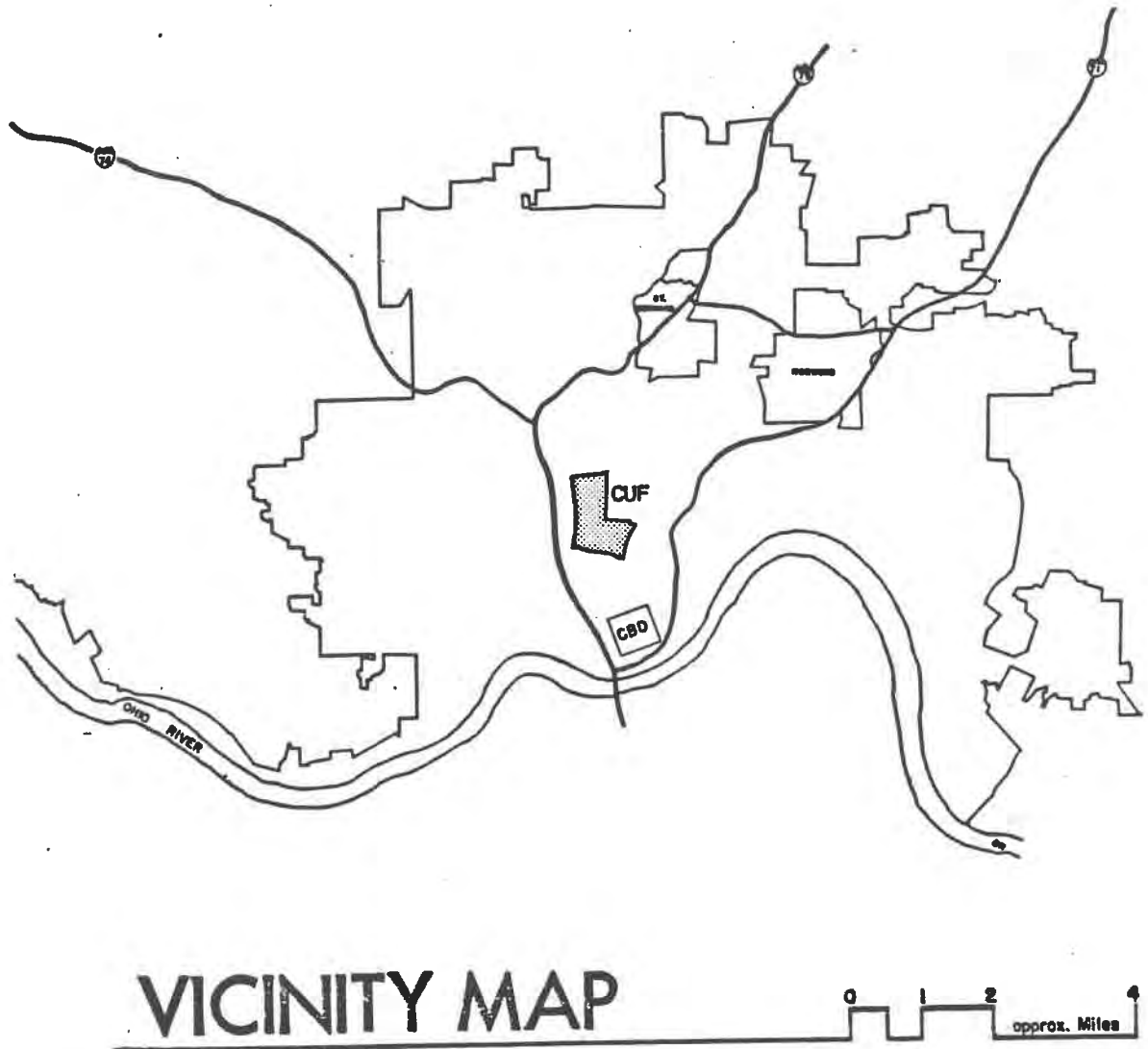
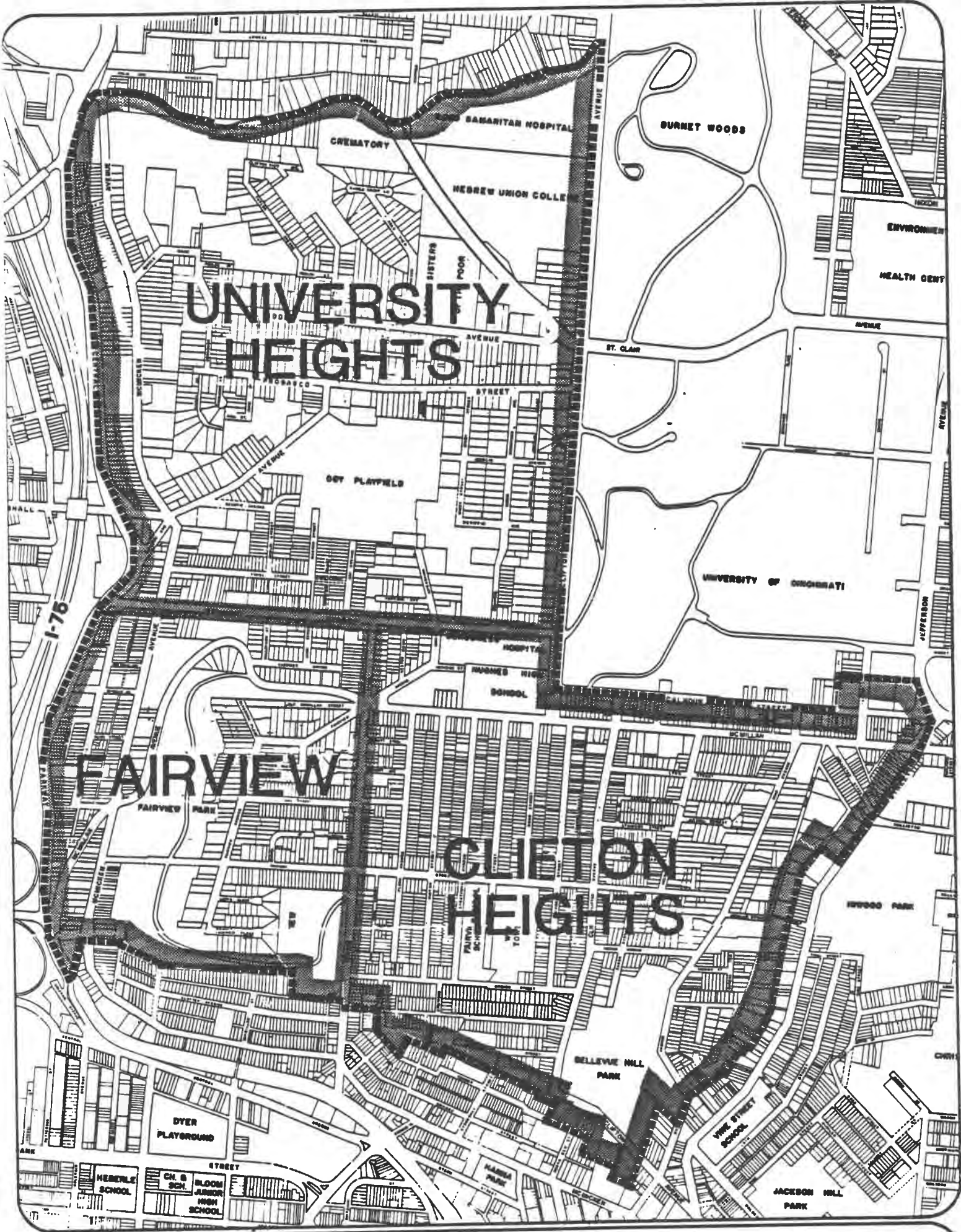


Figure 1

COMMUNITY BOUNDARIES

The CUF community comprising the three neighborhoods of Clifton Heights, University Heights and Fairview, has the following boundary description. (See Fig 2)

The most northerly point of the CUF community is the south-west corner of the intersection of Dixmyth and Clifton Avenues. From this point the boundary runs south along Clifton Avenue until it intersects with Calhoun Street, which then forms a boundary going east until intersecting with Dennis Street, whence the boundary moves northward until meeting the back property line of the School, the boundary then moves eastward along the back properties of St. George's Church and Classen Park until intersecting



NEIGHBORHOOD BOUNDARIES

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET  800
COMMUNITY BOUNDARY 



Fig. 2

with Vine Street. The boundary then follows Vine Street southward until it intersects the northern property line of the U.C. Rehabilitation Center at 3247-51 Vine Street. The boundary then follows the back lot line of the properties fronting Vine Street until Bellevue Hill Park is reached. The boundary follows the edge of the park, first southward, then westward and then southward once more, until Clifton Avenue is reached. The boundary crosses Clifton Avenue and proceeds in a southerly direction until the rear lot lines of the properties fronting Clifton Avenue are reached. The boundary then follows the rear lot lines until the paved portion of Renner Street is reached, the boundary then jogs northward to follow the rear lot lines of the properties facing Renner Street until a point is reached approximately 125 feet west of Manchester Street. At this point the boundary dips south and follows the center line of the Renner Street right-of-way until the path of Klotter Street and the Klotter Street stairs is reached. At this point, the boundary follows the Klotter Street stairs to Ravine Street where the road is crossed and the boundary becomes synonymous with the southern boundary of Fairview Park. At the point at which the Park edge begins a northward turn, the CUF boundary goes directly westward to McMicken Avenue. From McMicken Avenue the boundary follows Brighton Overpass until Central Parkway is reached. The boundary then follows Central Parkway northward until the intersection with Dixmyth Avenue is reached. The northern boundary follows Dixmyth Avenue between Central Parkway and Clifton Avenue.

COMMUNITY PLANNING BOUNDARY AND STATISTICAL UNITS

The Planning boundary selected was identical to that of the community itself and fortunately provides a fairly close fit with the boundaries of the 1980 U.S. Census Tracts of 25, 26, 27 and 29. The 1970 tracts include more housing units on the southern edge as CUF merges into the Mohawk area of Over-the-Rhine. While both years provided fairly good fits, only census tract 29 is directly comparable without adjustment for the period 1970 to 1980. (See Figure 3.)

The Cincinnati Planning Commission in 1973 introduced the concept of statistical neighborhoods. The CUF area was divided into two neighborhoods, Fairview-Clifton Heights (CTs 25, 26, 27) and University Heights (CTs 29, 30). In 1980, the most recent census, the two neighborhoods remained the same when they were retermed statistical neighborhood approximations, there were only slight boundary shifts to reflect the changes in the individual census tracts.

In the 1980 Census there was also a special project called the Neighborhood Statistics Program which published statistics at the community level. For CUF the area incorporated census tracts 25, 26, 27, 29 and blocks 304 and 305 of tract 33.

Throughout the plan any data presented will reference specifically what boundary was employed in the collection of the information.

TOPOGRAPHY AND SOILS

Topographically, the community is considered to be hilly to gently rolling with some flat land around the neighborhood business district. The relative relief is 310 feet ranging from 550 feet to 860 feet above sea level (see Figure 4). The Profiles (Figure 5) reveal that Hughes High School is the highest point in the community and that the land gently slopes down northward to Clifton, while to the east the land remains level. In all other directions the land gently slopes downward before suddenly dropping down to the Basin area of the Mill Creek Valley.

A general soil map of Hamilton County reveals that there are three soil associations relevant to the CUF community which are closely related to the topography¹ (see Figure 6 and Table I).

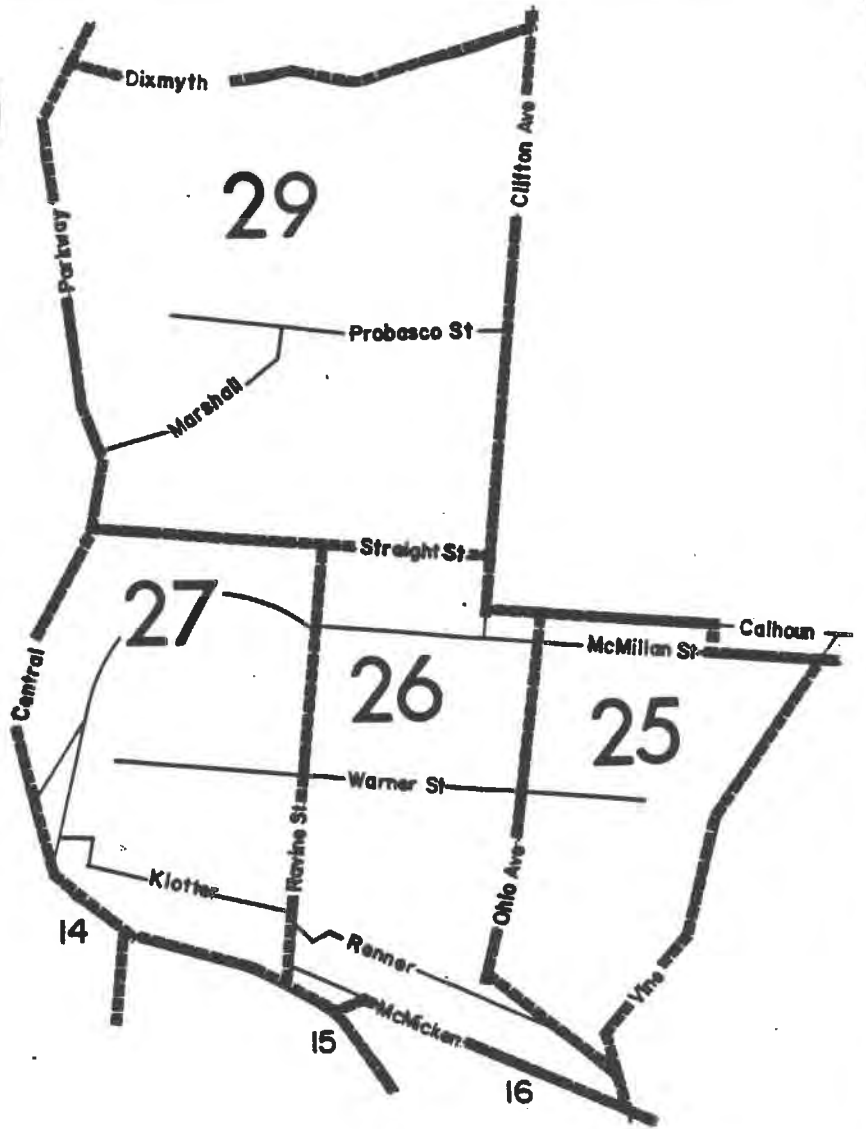
HISTORY AND PHYSICAL DEVELOPMENT

Why should you buy a home in Fairview Heights? This question and the seventeen answers are found in the conclusion of the Fairview Heights Souvenir (June 1895), a marketing booklet that extolled the virtues of the area for new suburban development because:

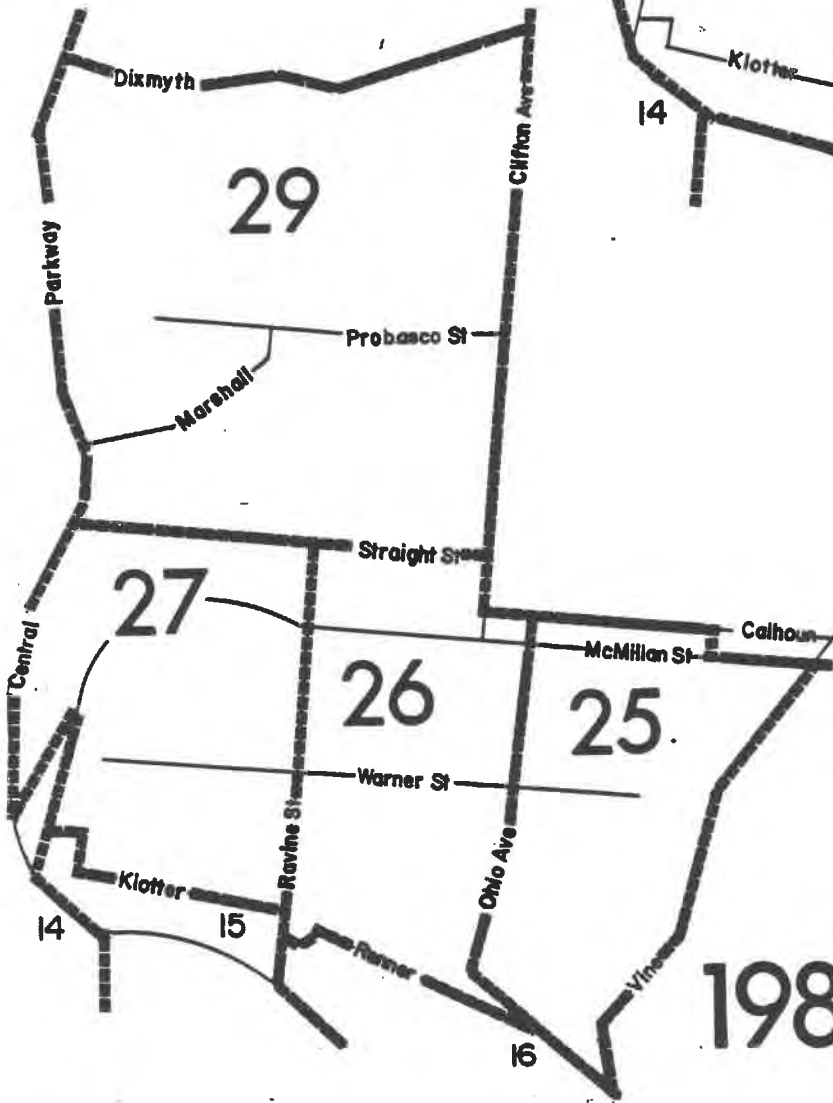
¹A General Soil Map of Hamilton County, Ohio, Ohio Department of Natural Resources, Division of Lands and Soil, Columbus, Ohio 1980.

1970

29



29



1980

CENSUS TRACTS

Fig. 3

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

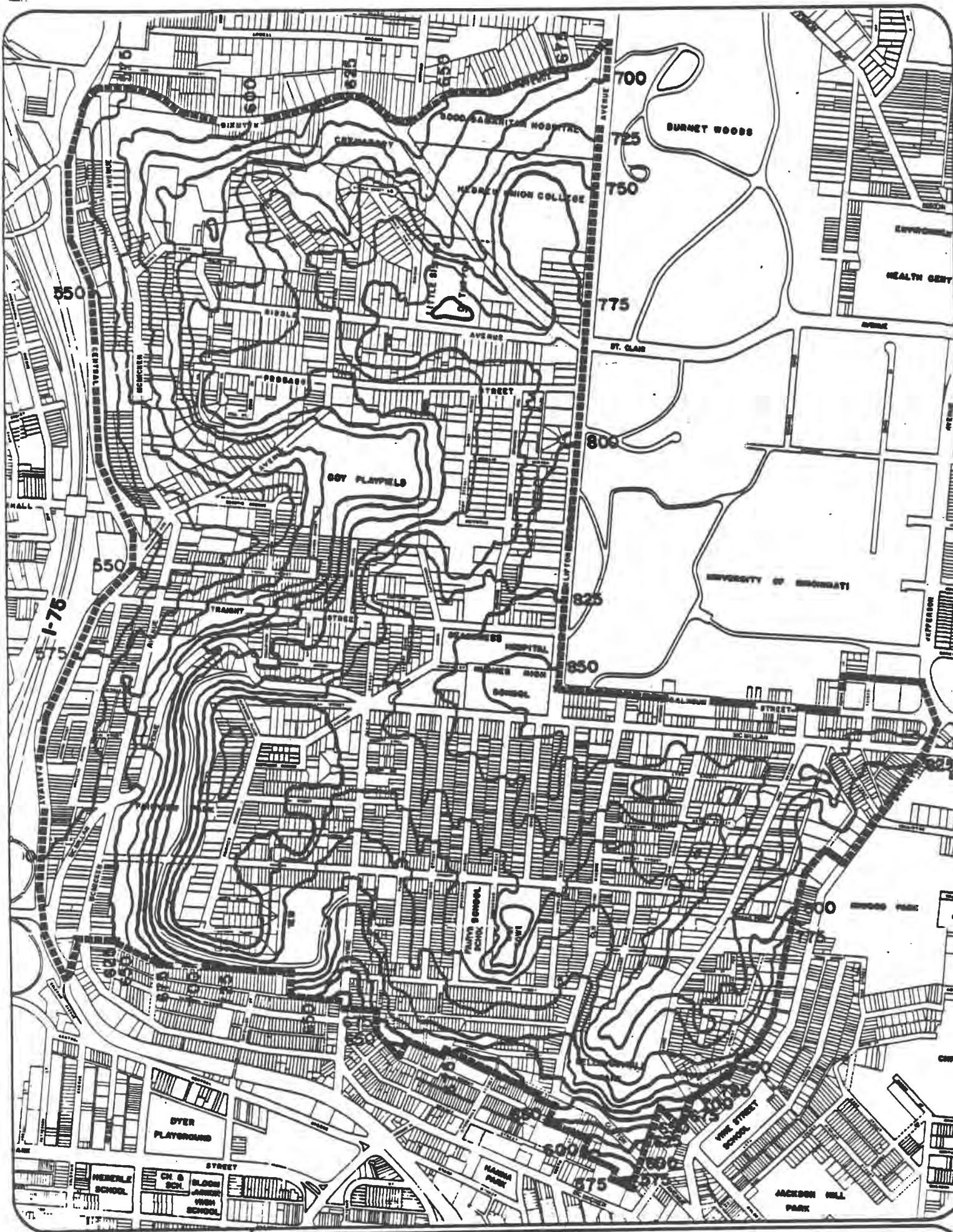


Department of Neighborhood
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Division of Planning and Community Assistance

SCALE IN FEET
CENSUS TRACT



SOURCE: U.S. Census Bureau, 1970 and 1980



TOPOGRAPHY

Fig. 4

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW



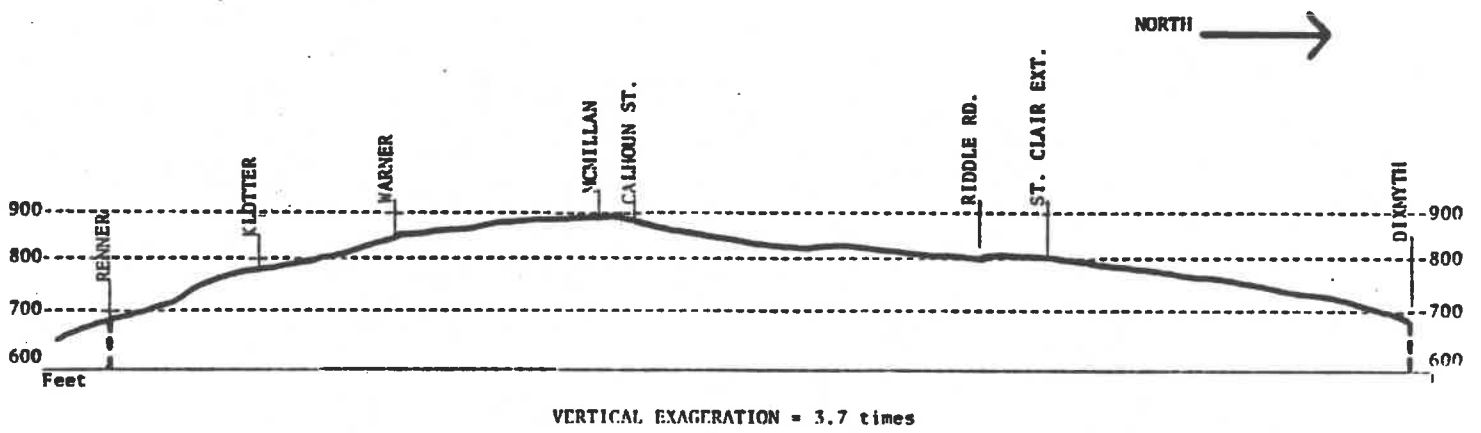
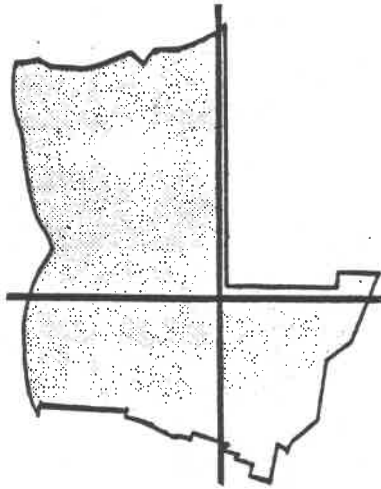
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SCALE IN FEET 500

COMMUNITY BOUNDARY



Figure 5 Topographic Profiles



SCALE IN FEET 0 800

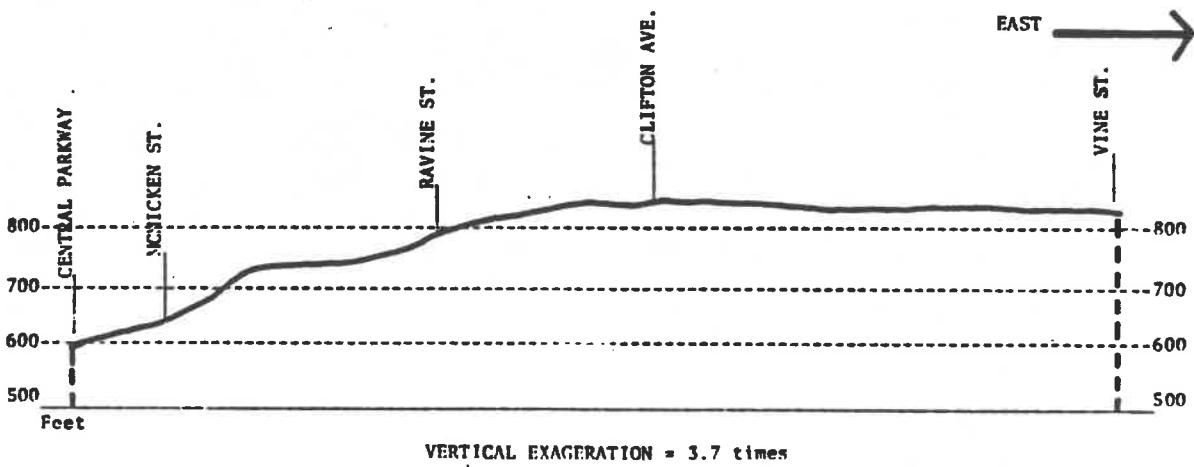
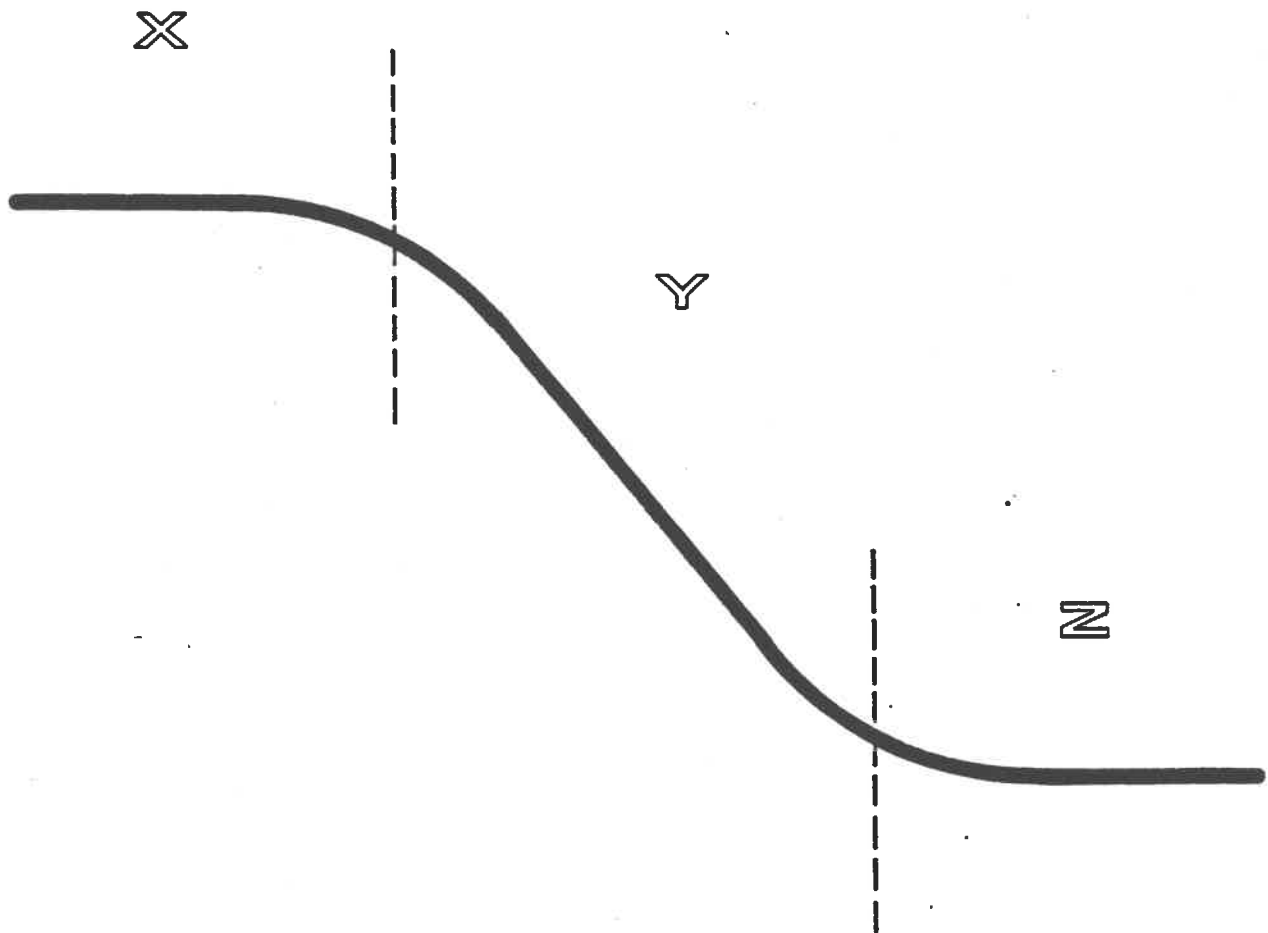


Figure 6: Slope and Soil Type



- (x) **Rossmoyne-Urban Land-Switzerland Association:** Deep, gently sloping and strongly sloping, moderately well drained and well drained soils formed in loess and glacial fill or in loess and residuum weathered from interbedded shale and limestone bedrock and urban land (covers most of CUF).
- (y) **Eden-Pate Association:** Moderately deep and deep, moderately steep to very steep, well drained soils formed in residuum weathered.
- (z) **Urban Land-Martinsville-Fox Association:** Urban land and deep, nearly level and gently sloping, well drained soils formed in stratified silty, sandy and clayey materials or in loamy material overlying sand and gravel. (Very limited in CUF--only at very edge of community.)

TABLE 1: SOIL ASSOCIATION SUITABILITY AND LIMITATIONS FOR SPECIFIED USES. C-U-F AREA

	X	Y	Z
Soil Association	Rossmoyne-Urban Land* Switzerland	Eden-Pate	Urban Land* Martinsville-Fox
Slope Range	Gently Sloping and strongly sloping (3 to 15% slopes)	Moderately steep to very steep (15 to 60% slopes)	nearly level and gently sloping (0 to 6% slopes)
Building Sites (1)	Moderate: shrinkswell, temporary wetness, slope	Poor: slope, depth to bedrock slippage	Well
Sanitary Facilities (2)	Poor: slow permeability, slope	Poor: slope, slow or moderately slow permeability depth to bedrock	Well to moderate: seepage, possible ground water pollution
Local Roads and Streets	Poor: frost action, low strength, slope	Poor: slope, low strength, shrink- swell, slippage	Moderate: frost action, shrinkswell, low strength
Lawns, Gardens and Landscaping	Well: slope, erosion	Poor: slope, ero- sion, too clayey	Well
Farming (3)	Well: slope, erosion	Poor: slope, ero- sion	Well
Recreation (4)			
Extensive	Well	Moderate:slope	Well
Intensive	Well to moderate: temporary wetness, slope	Poor: slope	Well
Ponds and Lakes	Well to moderate, slope, temporary wetness	Poor: slope, depth to bedrock, seepage	Poor: seepage

Source: A general soil map of Hamilton County, Ohio, Ohio Department of Natural Resources, Division of Lands and Soil, Columbus, Ohio, 1980.

*Although suitability and limitation ratings are not given for urban land, they can be inferred from the ratings given other soils in the association.

- (1) Applies to homesites and other buildings no more than three stories high and with basements.
- (2) Includes septic tank absorption fields, sanitary landfills and sewage lagoons.
- (3) Applicable to major farm crops (corn, soybeans, wheat and hay) grown in the county.
- (4) Extensive recreational uses include hiking paths and trails and nature study areas. Play grounds, picnic areas and campsites using tents and trailers are included under intensive recreational uses.

1. It is the nearest suburb to the heart of the city not fully built up.
2. It has the cheapest street railroad fare in the city.
3. It has the lowest priced land around the city.
4. It has the best streets in the city.
5. It is provided with water, gas and sewers.
6. It has the University of Cincinnati within its borders.
7. It has the great Warner Street school house.
8. It adjoins Burnet Woods Park where we have musical entertainments and boat riding in the summer, and skating in the winter
9. It has direct street car communication with all other suburbs, without going to Fountain Square.
10. It has the highest elevations, the purest air, and the most beautiful views around the city.
11. It combines the advantages of both city and country life.
12. It has a most desirable class of citizens, insuring a good neighborhood.
13. It is within easy walking distance of the heart of the city.
14. It has the best fire protection.
15. It has telephones, fire alarm boxes, fire cisterns, and letter boxes.
16. It has the best police protection.
17. Its streets will soon be lit up with electricity.

North Elm Street (now Clifton Avenue) in 1853 was extended up the hill from what was then Buckeye Avenue (now East Clifton Avenue). Eight years later, Browne Street (now McMicken Avenue) was extended from the bridge across the canal at Mohawk westerly and northerly to McMillan Street and was later extended to Riddle Road which was also cut through about the same time leading from Camp Washington east to Clifton Avenue and the Burnet Homestead.

With the minor exception of a portion of Mohawk, as late as 1866 there were no streets in all the territory bounded on the east by Clifton Avenue, on the south and west by Browne Street, and on the north by Riddle Road. The 1869 Atlas map reveals a paucity of infrastructure, either constructed or as paper streets in the area that now comprises CUF. Development of the Mill Creek Valley was already well underway with large populations living in Camp Washington and Cumminsville where the wide and level valley of the misfit¹ Mill Creek allowed for easy access. The Vine Street valley, too, had seen relatively early development. This route as well as Reading Road following the Deer Creek allowed access for the development of Corryville. Clifton Village by 1870 had a population of over 1100 having grown with the advent of the horse drawn omnibus and especially the completion of the Cincinnati-Hamilton and Dayton Railroad in 1851 and the building of Winton Place Station. What is now CUF was for a very long time an undeveloped area surrounded by areas already well developed.

What is now called Clifton Heights was developed residentially at a high density reflective of the fact the new population was not of the upper middle class that had earlier taken to the hilltops. These people were the mass transit people who used the Clifton incline (Bellevue-1876) to escape the "Walking City" of the Basin. Residential construction moved westward with the late nineteenth century seeing the development of what is now termed Fairview. The 1890's development was on slightly larger lots reflective of a desire for more spacious living. Issac Miller, an early Fairview resident, encouraged the development of the Fairview incline, which was constructed in 1892. The Fairview Public School was built in 1888 to serve the growing number of children in the area. By 1895, the school had an average daily attendance of 750 students. University Heights had witnessed some development along McMicken Avenue and in the Tafel Avenue, Riddle Road, and Dixmyth Avenue areas in the nineteenth century, but most of this area was developed relatively recently.

The fact that "mass transit" opened up the Heights area to residential development meant that Basin-bound institutions could also move up the hill as their respective markets had greater mobility. Burnet Woods, all 160 acres, had been acquired as a City Park in 1870; however, in 1890 forty-three acres were given to the University of Cincinnati. The Crematory had been constructed in 1889. Hughes High School moved up in 1893 with the present school constructed in 1908. Deaconess Hospital opened up at its present site in 1901, while Good

¹The Mill Creek occupies the former valley of a much larger river that used to flow north.

Samaritan came into the area in 1915. Although founded in 1875, the present buildings of Hebrew Union College were constructed around the turn of the century. The turn of the century surge of both residential and institutional construction has set the landuse stage for the modern day Heights area.

In more recent times, two major forces have impacted the Heights area. The first is increased suburbanization that has caused deterioration through neglect of the neighborhoods in the central city and secondly, the burgeoning of the University and medical complexes in and around the community. A 1947 Master Plan recognized that portions of Corryville, Mt. Auburn, and the Clifton Heights-Fairview area had ageing housing in need of rehabilitation. A similar statement was made in a 1974 plan:¹

"The housing in the area is between 80 to 100 years old and is deteriorating rapidly. Over the past 30 years, many families sold their deteriorating homes as they were unable to afford the necessary renovation. This in turn provided poorly maintained rental space for low income families. The accelerated deterioration has caused a further migration of residents, hence numerous vacant, boarded up houses and a "new" slum image is starting to prevail".²

The same plan, however, went on to say:

"Due to the proximity to the University of Cincinnati, students are moving into the area. This forces up the rents of existing residential properties, causing a displacement of the lower income families. This demand for housing is responsible for high density, high cost apartment units being located in the area."

The late sixties had already seen considerable apartment development throughout the Heights area but particularly in University Heights. In the seventies since the above mentioned plan was written, students continued to move into the Clifton Heights-Fairview area, and also rehabbers who wished to take advantage of the magnificent views afforded by locations on the rim of the Basin. While the populations associated with the institutional complexes have generated problems of congestion, their presence has ameliorated the deterioration that was attendant upon the out migration of the last generation of Heights residents.

POPULATION CHARACTERISTICS

The most significant factors about the Heights area is that it has the highest population turnover of any residential neighborhood in the City (See Table II). In any given year over half the units will change occupants. The community has the greatest concentration of privately held rental units of any of the City's neighborhoods. While the community has a great concentration of young adults, in 1980 only the population living downtown had a lower proportion of their population under age 18. At the most recent census the CUF area had just under sixty percent (58.4) of its population aged 19-34, while the City had only 31.4 percent of its population in this age cohort. (See Tables III and IV)

The Heights area is losing population as, with the exception of College Hill, is all of Cincinnati. While between 1970 and 1980 the population fell 20 percent, the number of households remained almost static. Household size was reduced as was the number of children.

In the most recent past, the Heights area has become a specialized neighborhood functioning in a close relationship with the University of Cincinnati. Young adult households comprising people who now work at the University or related medical institutions or those who enjoy living in university-oriented atmosphere appear to have increased dramatically in number recently. The age of students enrolled at the University is also rising, witness to the increase in students returning to the University, students who often commute to U.C. from other Cincinnati area communities. The result of these trends could be an amelioration of the impact of U.C. on the residential sector, but an increase of the strain on the local infrastructure.

¹City Planning Commission Communities, Cincinnati Metropolitan Master Plan Study, Cincinnati, Ohio, December 1947. pg 52

²City Planning Commission. Over-the-Rhine Clifton Heights Fairview Neighborhood Development Plan. Cincinnati Model Cities Programs 1974. pg 151

TABLE II NEIGHBORHOOD PROFILE

	NEIGH TOTAL	TRACT 25.00	TRACT 26.00	TRACT 27.00	TRACT 29.00
POPULATION AND RACE					
Population	12,941	2,577	3,519	1,844	5,001
Number of Blacks	1,168	404	272	155	377
Percent of Population-Black	9.0	15.7	7.7	6.2	7.5
Percent of Population <18	15.4	16.5	20.1	22.5	9.0
HOUSEHOLD					
Number of Households	6,159	1,258	1,641	886	2,374
Percent with children	15.6	16.7	19.0	23.5	9.8
Percent female head with children	4.2	5.2	5.4	5.5	2.3
Percent one-person	39.4	39.9	39.8	31.4	41.8
Percent 5+ persons	5.7	5.3	8.4	8.5	3.0
Average persons per HH	2.1	1.99	2.11	2.08	1.64
Average persons per movers in	N/C	1.91	2.93	2.18	1.82
Average persons per movers out	N/C	2.05	2.19	2.28	1.99
AVERAGE INCOME AND POVERTY					
Average HH income-All HH	\$12,586	11,287	11,298	15,240	13,175
Average HH income-movers in	N/C	11,565	10,876	15,353	12,709
Average HH income-movers out	N/C	12,081	12,464	15,102	14,232
Percent poverty households	25.1	29.0	31.1	20.8	20.6
HOUSING UNITS					
Number of housing units	6,856	1,419	1,884	1,006	2,547
Percent vacant	10.2	11.3	12.9	11.9	6.8
Percent owner occupied	20.8	17.3	24.4	36.5	13.8
Percent renter occupied	69.1	71.4	62.7	51.6	79.4
Percent single family	30.1	31.7	39.7	43.7	16.6
Percent with change of occupancy in 1979-80	50.3	52.5	46.6	38.4	56.6
Average sales value of 1-3 family houses sold in 1980	\$30,918	30,812	29,775	29,582	34,307
Number of sales of 1-3 family houses sold in 1980	161	28	55	42	.36
Average sales value multi-family buildings sold in 1980	N/C	45,077	46,400	14,500	0
Average sales value of condos sold in 1980	N/C	86,825	130,000	0	0
OCCUPATION OF HEAD OF HH (%)					
Professional--managerial	18.5	16.6	12.6	14.8	24.6
Sales and clerical	5.3	4.0	5.2	5.9	5.9
Blue collar	18.8	19.2	20.7	23.7	15.8
Service	6.1	7.2	5.9	4.9	6.0
Other	23.2	23.3	22.2	11.8	28.1
No occupation indicated	11.8	12.4	12.3	9.7	12.0
Retired	16.4	17.3	21.1	29.3	7.9
COMMERCIAL UNITS					
Total commercial units	316	82	96	42	96
Total cu vacant	30	7	14	4	5
Percent of cu vacant	9.5	8.5	14.6	9.5	5.2
CU vacant 2+ years	21	3	13	4	1
Total establishments	286	75	82	38	91
Total manufacturing estblsh	10	2	3	3	2
Total non-manufacturing estblsh	276	73	79	35	89
Finance, real estate, insurance	17	0	6	4	7
Retail trade	92	35	31	7	19
Gen merchandise-dept store	1	0	1	0	0
Food stores	12	4	4	0	4
Auto dealers-service sttns	7	2	0	1	4
Eating and drinking	40	18	14	3	5
Service and professional	125	29	31	13	52
Personal services	21	5	13	1	2
Medical and health	20	7	6	1	6
Repair services	4	2	1	0	1
Amusement-recreation	7	5	1	0	1
Average sales value of comm-indus buildings sold in 1980	\$61,230	36,000	25,391	37,500	145,775
Number of sales of comm-indus buildings in 1980	15	3	6	2	4

Source: Adjusted from Cincinnati's Planning Commission Cincinnati's Neighborhood Profiles; Interim Report, Cincinnati, Ohio, August 1981

TABLE III Age of Population, 1970
A: Population Numbers

YEARS	CT 25	CT 26	CT 27	CT 29	CUF	CITY
< 5	239	429	328	263	1259	38520
5-18	761	1255	773	619	3408	110437
19-24	647	779	453	2203	4082	53830
25-34	374	526	355	800	2055	53112
35-54	592	961	628	607	2788	91003
55-64	297	563	311	378	1549	46763
65+	441	743	432	553	2169	58859
	3351	5256	3280	5423	17310	452524

B: Age Distribution Percentage

YEARS	CT 25	CT 26	CT 27	CT 29	CUF	CITY
< 5	7.1	8.2	10.0	4.8	7.3	8.5
5-18	22.7	23.9	23.6	11.4	19.7	24.4
19-24	19.3	14.8	13.8	40.6	23.6	11.9
25-34	11.2	10.0	10.8	14.8	11.9	11.7
35-54	17.7	18.3	19.1	11.2	16.1	20.1
55-64	8.9	10.7	9.5	7.0	8.9	10.3
65+	13.2	14.1	13.2	10.2	12.5	13.0
	100.1	100.0	100.0	100.0	100.0	99.9

Source: U.S. Census, 1970, (1970 Census Tracts)

Table IV Age of Population, 1980
A: Population Numbers

YEARS	CT 25	CT 26	CT 27	CT 29	CUF	CITY
< 5	116	128	96	123	463	28781
5-18	276	465	270	255	1266	75786
19-24	946	1106	404	2138	4594	55219
25-34	611	728	386	1241	2966	65956
35-54	256	441	274	443	1414	67145
55-64	146	238	176	213	773	36858
65+	226	413	238	588	1465	55712
	2577	3519	1844	5001	12941	385457

B: Age Distribution Percentage

YEARS	CT 25	CT 26	CT 27	CT 29	CUF	CITY
< 5	4.5	3.6	5.2	2.5	3.6	7.5
5-18	10.7	13.2	14.6	5.1	9.8	19.7
19-24	36.7	31.4	21.9	42.8	35.5	14.3
25-34	23.7	20.7	20.9	24.8	22.9	17.1
35-54	9.9	12.5	14.9	8.9	10.9	17.4
55-64	5.7	6.8	9.5	4.3	6.0	9.6
65+	8.8	11.7	12.9	11.8	11.3	14.4
	100.0	99.9	99.9	100.2	100.0	100.0

Source: U.S. Census, 1980 (1980 Census Tracts)

PLAN



THE PLAN

OVERALL DEVELOPMENT PLAN

COMPONENTS

1. Land Use and Zoning
2. Environmental Systems
3. Neighborhood Preservation
4. Economic Development
5. Housing
6. Transportation
7. Parks, Recreation and Open Space
8. Urban Forest
9. Health and Social Services
10. Education

OVERALL DEVELOPMENT PLAN

The future task of the Heights community will be to manage the many incremental changes often linked to the activities of those taking advantage of the needs of the people associated with the neighboring large institutions--their living demands, their shopping demands. In more limited instances the community faces the issue of the physical expansion of the institutions themselves. The late development of the inner suburbs of Fairview, Clifton Heights and University Heights--retarded at first because of topographical inaccessibility and later accelerated through transit innovations--has created a densely developed area. Remaining developable sites are few and in general the age and condition of the housing stock does not warrant large scale redevelopment. In the broadest terms the community would like to virtually "hold the line" on institutional expansion, in the business district to concentrate the viable enterprises in a contracted area, and very importantly preserve and protect the character and extent of the residential building stock (See Fig. 7).

The first component in the Plan, the Land Use and Zoning section reflects this conservative approach. It has long been the contention of the Heights community that the 1963 city rezoning was overly liberal in the density allowances for the area surrounding the University of Cincinnati. The plan calls for a number of zoning changes which would bring about a more restrictive residential zoning environment and a more limited area devoted to business usage. Spatially the plan seeks to create and preserve lower density residential communities in the inner parts of the neighborhood and while not encouraging at least permitting higher density developments along the major arterials.

Although not yet clearly articulated or refined, it is the belief of the community that the circumstances of neighborhoods surrounding a major university present unique problems. It is the position of the Plan that attention should be given to the evolution of special overlay controls or textual changes in underlying zoning that address the peculiar design and development problems of the University-Medical Complex.

With the exception of the new T.V. Cable lines much of the utility questions raised in the Environmental Systems component concern the maintenance and upgrading of an ageing infrastructure. While not directly impacting the overall development plan, public programs aimed at improving the basic infrastructure have a very positive effect on the quality of the neighborhood environment.

In a similar vein the Neighborhood Preservation section complements the conservative land use themes in that while it recognizes the dynamic nature of a twentieth century community it hopefully provides a blue print for the historic conservation of not only individual buildings but the overall form and character of the neighborhood.

Economic Development issues present the typical Heights dilemma, how to take advantage of the tremendous economic potential of the institutional complex while still protecting and serving the interests of the local residents. In concert with the rezoning proposal this portion of the plan while calling for a consolidation of the NBD does not seek to eliminate the smaller retail outlets dispersed throughout the neighborhood. These cornerstores meet some of the local convenience goods needs. In the immediate future implementation will remain concentrated on expanding upon the first revitalization steps taken as a result of the recently completed NBD Urban Design Plan.

The Heights area has a housing stock torn between the housing demands of the Clifton area to the north and the deterioration of the Over-the-Rhine area and Mohawk panhandle. These two forces cause a waxing and waning of the spread of deterioration particularly in and around Ravine Street and the Tafel-Wagner area. As the housing section details, to avoid having little visual impact among the nearly 7000 housing units and to maximize limited resources the neighborhood development corporation has engaged in target area revitalization. In terms of overall development the initial area, the Hollister Triangle, has undergone an almost complete physical turnaround. Ravine Street and parts of Clifton Avenue, albeit on a more modest scale, are the present foci of attention.

Issues concerning the moving and storing of automobiles is probably both the community's most apparent and most intractable problem. The high residential densities coupled with the large commuter volumes associated with the

institutional complex put tremendous pressure on the local infrastructure. With the Dixmyth-St.Clair-Melish extensions a reality the community would like to see improved access to I-71 for the connector to further relieve the Calhoun McMillan axis. Other than a widening of Calhoun the Transportation plan does not call for other major physical changes. Parking issues are even more troubling than flow questions and the Plan offers little hope of immediate solutions for even as the Heights area population goes down the number of automobile vehicles in the area increases.

The Parks, Recreation, and Open Space component recognizes that the parkland, playing fields and open space together display a ribbon of green when viewing the Heights area from the downtown basin. That this "emerald band" be preserved and expanded is axiomatic. The remaining parts of the section involve improved maintenance of, improved facilities in, and better accessibility to all, the recreational areas.

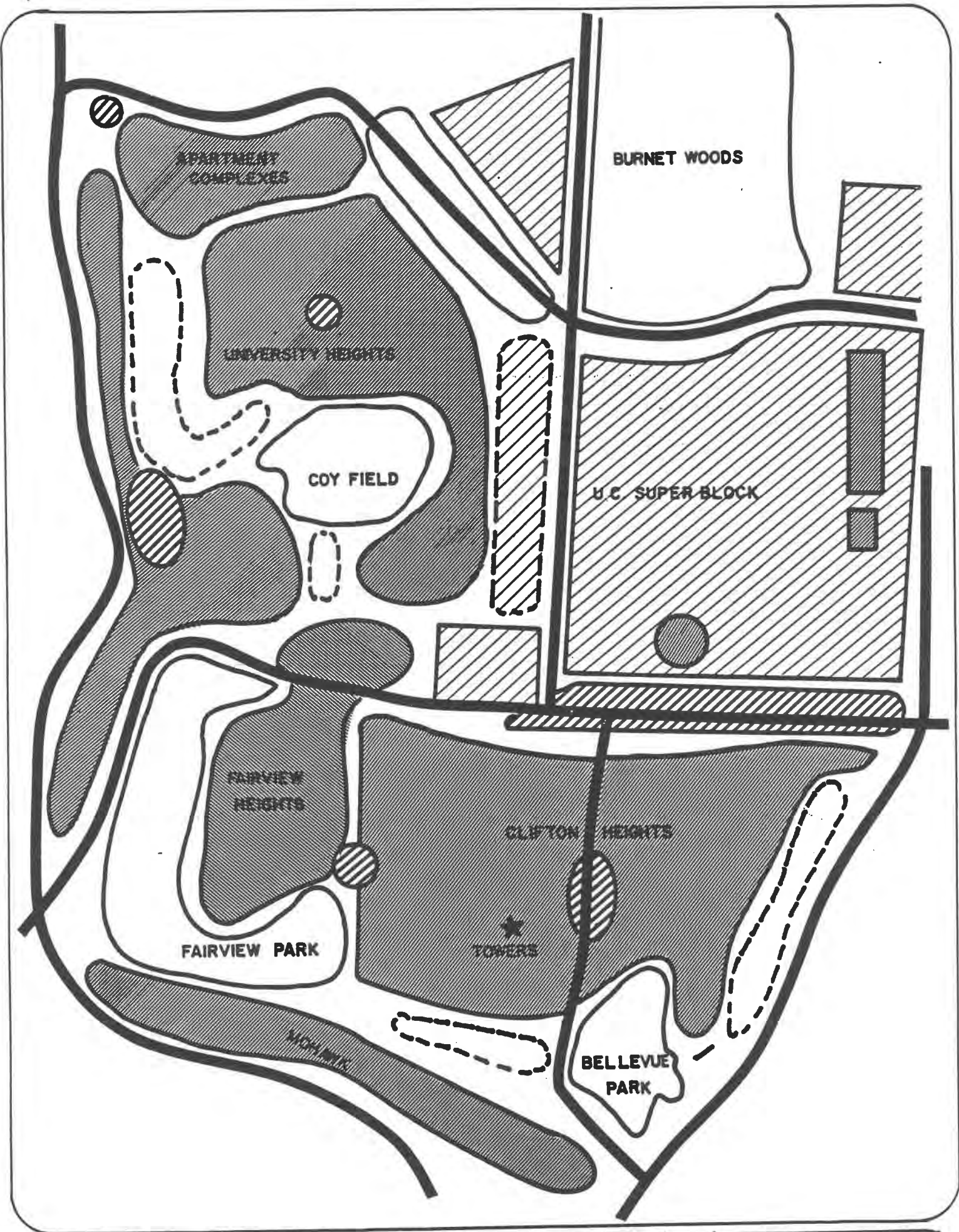
The Urban Forest section specifically highlights street trees because it was felt that the greenery cover so in evidence in the open space should be extended to the heavily developed residential areas through a very goal oriented street tree program.

Often a difficult issue to address the Health and Social Services component seeks to identify problems and service gaps, the latter being of two types, the absence of a provider being one ignorance of the existence of a provider being the other. No major physical changes are recommended as regards to health care and social service facilities.

The education industry is a major part of the local economy and over one third of the community's residents are presently in college. The Education section, however, focuses on children's education-looking at in some detail Hughes High School and the elementary education system, both public and private, elements of which deserve more focused attention.

While the health, human, and educational services have tremendous effects on the quality of life none of the recommendations would cause major physical development changes. However, if any of the major institutions were to cease operations the problem of reuse would have extremely serious implications for the neighborhoods.

Add all the components together and you get a sense of a plan that does not call for major changes but rather the tempering of existing trends and the "fine tuning" of the existing community structure. This plan is an attempt to provide a framework for approaching decisions on each development issue, issues that individually might have little impact but collectively determine the shape and form of the future community.



CONCEPTUAL PLAN

Fig 7

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW








Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET



COMMUNITY BOUNDARY



-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  OPEN-SPACE
-  PRIVATE

**LAND USE
AND ZONING**



LAND USE AND ZONING

INTRODUCTION

EXISTING CONDITIONS

- . Overall Land Use and Zoning
- . Residential Land Use
- . Commercial/Industrial Land Use
- . Institutional Land Use

LAND USE PLAN

- . Proposed Land Use Plan
- . Proposed Zone Changes
- . Residential Zone Changes
- . Commercial/Industrial Zone Changes
- . Institutional Zoning
- . Proposed Alternative Land Use Control Mechanisms

LAND USE AND ZONING GOALS AND OBJECTIVES

LAND USE AND ZONING

INTRODUCTION

There is only limited acreage in the Clifton Heights-University Heights-Fairview area remaining undeveloped. Much of the land use changes that have taken place have taken the form of the reuse or the replacement of existing structures. Much of these changes have been spawned by residential housing demands that have paralleled the expansion of the University. While much change has occurred in the recent past, the community now wishes to see only limited growth with the basic urban form, now extant, preserved. While population has decreased households have not, to anywhere near the same degree. The marked shift to adult oriented households with a concomitant rise in automobile ownership has and continues to strain the infrastructure of the community.

It has long been the contention of the community that the zoning in the area is overly liberal in the density of development and redevelopment that it permits. Guiding of future changes in development is now the paramount concern of the residents. Reflective of the community's priorities the Land Use and Zoning section of the plan is the first and most important component of the plan.

EXISTING CONDITIONS

OVERALL LAND USE AND ZONING

The most prominent land use that has an impact on the CUF area is the University of Cincinnati which lies immediately to the east. Within the CUF planning area over half the area is in residential use (Table V and VI). Commercial activity is confined mainly to the Calhoun-McMillan strip extending from Vine Street west

TABLE V LAND USE ACREAGE

	CT 25	CT 26	CT 27	CT 29	CUF
Residential	58.53	66.16	59.22	141.64	325.55
Retail/Service	4.20	9.96	2.48	29.88	46.52
Wholesale	-	0.71	-	0.08	0.79
Manufacturing	-	4.43	0.77	0.13	5.33
Transportation	1.35	5.24	1.41	5.93	13.93
Govt/Educ.	-	11.18	1.10	20.14	32.42
Parks/Rec/Cult.	15.20	0.14	26.71	17.90	59.95
Undeveloped	13.05	16.55	19.56	24.82	73.98
TOTAL	92.33	114.37	111.25	240.52	558.47

Source: CPC 1970: Land Use Report

TABLE VI LAND USE TYPES BY PERCENTAGE

	CT 25	CT 26	CT 27	CT 29	CUF	CITY
Residential	63.39	57.85	53.23	58.89	58.29	41.10
Retail/Service	4.55	8.71	2.23	12.42	8.33	8.60
Wholesale	-	0.62	-	0.03	0.14	0.80
Manufacturing	-	3.87	0.69	0.05	0.95	2.90
Transportation	1.46	4.58	1.27	2.47	2.49	7.90
Govt/Educ.	-	9.78	0.99	8.37	5.81	4.60
Parks/Rec/Cult	16.46	0.12	24.01	7.44	10.73	10.70
Undeveloped	14.14	14.47	17.58	10.32	13.25	23.60
TOTAL	100.00	100.00	100.00	99.99	99.99	100.20

Source: CPC 1970: Land Use Report

to Clifton Avenue. On the south side of McMillan, business extends at intervals from East Clifton Avenue to Ravine Street. There are scattered commercial establishments at a number of locations; Riddle and Marshall, Marshall and McMicken, Warner and Ravine, and Clifton and Warner. Only one small manufacturing firm is operating in the CUF area, a window making industry on McMicken Avenue. Approximately 11% of the neighborhood average is given over to parks and recreation, while an additional 13% is undeveloped land. (See Figure 9 Existing Land Use)

TABLE VII ZONING BY ACREAGE

		CT 25	CT 26	CT 27	CT 29	CUF
Residential	R-2	-	-	12.38	-	12.38
	R-3	17.04	1.47	22.81	-	41.32
	R-4	-	-	17.23	-	17.23
	R-5	-	6.68	11.11	177.44	195.44
	R-6	60.41	78.08	20.94	25.33	184.76
Office	0-1	7.89	6.74	8.63	9.57	32.83
Business	B-1	1.56	0.71	1.56	0.55	4.38
	B-2	0.67	-	-	-	0.67
	B-3	3.17	2.79	1.03	0.99	7.98
	B-4	1.54	7.58	10.57	8.62	28.31
Manufacturing						
	M-2	-	10.26	-	-	10.26
		92.28	114.30	106.48	222.5	535.56

Source: CPC Zoning & Acreage, 1970

TABLE VIII ZONING AS PERCENTAGE OF TOTAL ACREAGE

		CT 25	CT 26	CT 27	CT 29	CUF
Residential	R-2	-	-	11.63	-	2.31
	R-3	18.47	1.29	21.42	-	7.72
	R-4	-	-	16.18	-	3.22
	R-5	-	5.84	10.64	79.75	36.49
	R-6	65.46	68.31	19.67	11.38	34.50
Resid. TOTAL		83.93	75.44	79.54	91.13	84.24
Office	0-1	8.55	5.90	8.10	4.30	6.13
Business	B-1	1.69	0.62	1.47	0.25	0.82
	B-2	0.73	-	-	-	0.13
	B-3	3.44	2.44	0.97	0.44	1.49
	B-4	1.67	6.63	9.93	3.87	5.29
Bus. TOTAL		7.53	9.69	12.37	4.56	7.73
Manufacturing						
	M-2	-	8.98	-	-	1.92
TOTAL		100.01	100.01	100.01	99.99	100.02

Source: CPC Zoning & Acreage Report, 1970

Of the total acreage of CUF, 84% is zoned residential with only 16% of that residential area zoned more restrictive than R-5. About 14% of the total area zoned is for business offices, while less than 2% is zoned for manufacturing. Of interest is the fact that of the total area zoned business, fully two-thirds is zoned B-4. (See Tables VII, VIII, and Fig. 8, Existing Zoning)

RESIDENTIAL LAND USE

CUF had just over 58% of its acreage in residential use in 1974 and there is little reason to believe that this figure has changed radically since that time. (See Table VI) The net residential density in 1970 was 56 persons per acre, the comparable figure for the city as a whole was 25 persons. By 1980, CUF's population had declined by 20%, considerably higher than the overall city decline that registered 14.8%. By 1980, the net residential density of CUF had fallen to 45 persons per acre (City, 21 persons). The major fact that emerges is that CUF has had and continues to have a residential density double that of the city as a whole. (See Table IX)

TABLE IX: NET RESIDENTIAL DENSITY 1970 - 1980

CT	Residential Acreage		Population		Net Residential Density	
	1970	1970	1970	1980	1970	1980
25	57.13	3351	2577		58.66	45.11
26	66.12	5256	3902		79.49	59.01
27	59.21	3280	2303		55.40	38.90
29	126.74	5423	5001		42.79	39.46
CUF	309.20	17310	13783		55.98	44.58
City	18,255.69	452,524	385,457		24.79	21.11

Source: Cincinnati Profiles, 1975, Table 9.2, PAMSS Information Newsletter, Vol. V, Issue #4, April 1981, and City of Cincinnati - CPC 1970 Land Use Report (1970 CT Boundaries)

While the last decade saw a 20% decline in total population, the number of households in CUF stood at 6159 in 1980, a decline of only 9%. Persons per household have declined from 2.56 to 2.24 in the same decade.

Households comprised only of adults are clearly on the increase, in 1970, 26% of the households had children while in 1980, the comparable figure was 15.6%. In absolute terms the number of households with children declined 45% in the seventies.

Not counting group quarters, 80% of the CUF households reside in some form of multi-family structure, well over a third live in structures with more than 5 units (See Table X). Conversely, less than 18% live in one-family structures. CUF, now, is essentially a multi-family residence community.

TABLE X: HOUSING UNITS BY TYPE

CT	One Family	Two Family	3+4 Family	5+ Family	Mixed	Total Units	Group Quarters	Vacant
25	182	414	320	449	100	1466	94	102
26	391	700	418	207	143	1859	1	148
27	253	306	183	254	60	1056	-	139
29	344	278	222	1432	13	2289	131	117
CUF	1171	1698	1143	2342	316	6670	226	506
	17.6%	25.5%	17.1%	35.1%	4.7%	100.0%

Source: R.L. Polk 1976 (1970 CT Boundaries)

COMMERCIAL/INDUSTRIAL LAND USE

At the beginning of the last decade 6.13% of CUF's land use acreage was zoned commercial office while 7.73% was zoned business (See Table VIII). Of that area zoned business 88% is either B-3 or B-4.

TABLE XI
PERCENT OF BUSINESS ACREAGE BY RESTRICTIVENESS

Zone	Acreage	%
B-1	4.38	10.6
B-2	0.67	1.6
B-3	7.98	19.3
B-4	28.31	68.5

The area zoned business exceeds the acreage actually devoted to business. Constriction of the principal business district and the closing of corner stores throughout the community have continued to increase business overzoning.

There are no manufacturing zones left in the CUF planning area although there is one manufacturing facility remaining, i.e., Allied Window company on McMicken Avenue.

INSTITUTIONAL LAND USE

The large "super block" campus of the University of Cincinnati dominates the eastern edge of University Heights and the northern edge of Clifton Heights. To the north-east of University Heights, Hebrew Union College and Good Samaritan Hospital constitute an institutional corner. Hughes High School and the Deaconess Hospital form a major institutional landmark core to the community.

The expansion of the University of Cincinnati has been northward and eastward and has had little direct impact on the physical extent of CUF residential and business land uses. Good Samaritan, of all the institutions in the Uptown area, has had a history of containing its development on its existing site. Deaconess Hospital which has always been land-locked has encroached on to formerly residential areas.

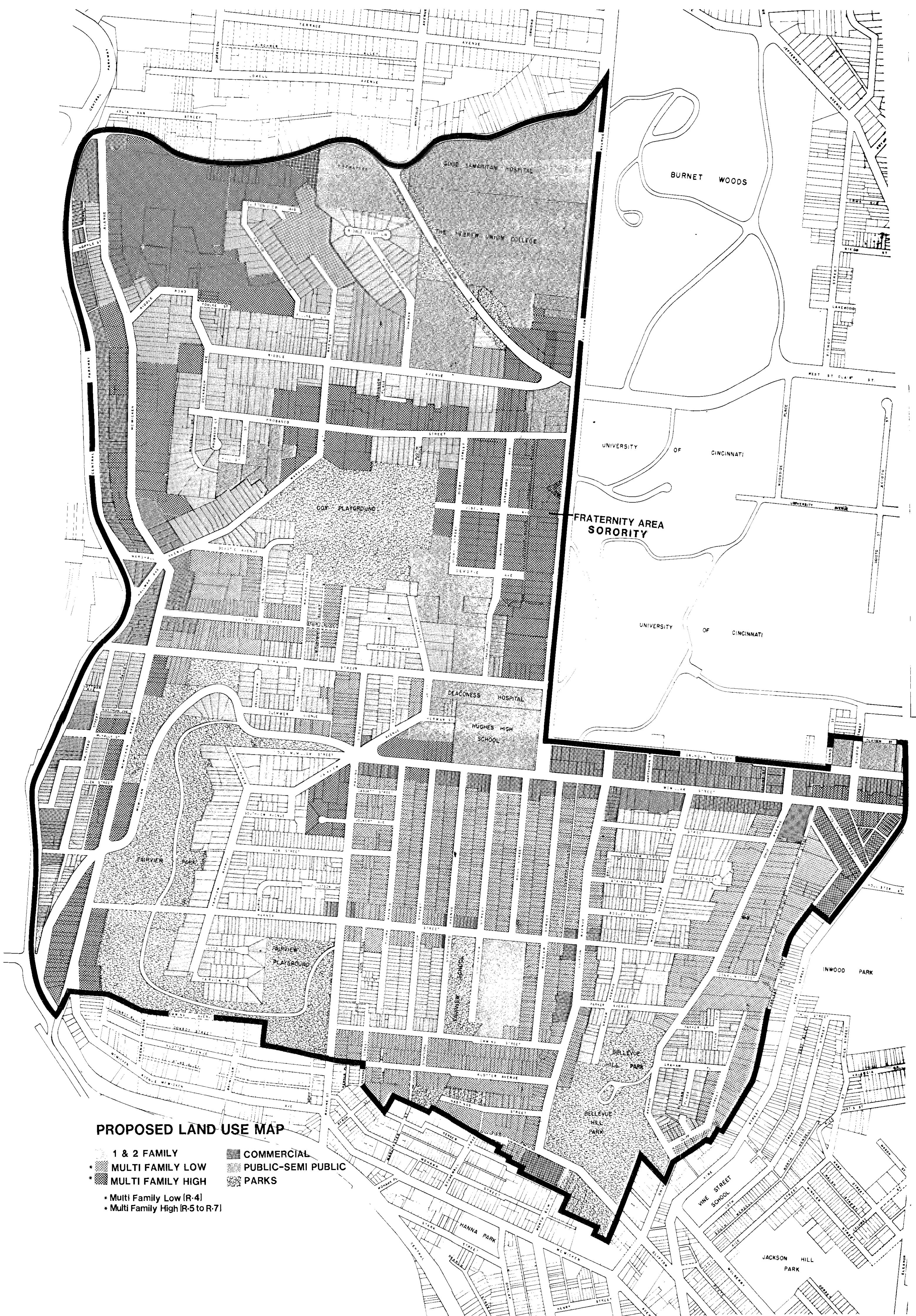
While direct institutional encroachment has been relatively rare, indirect impacts have been substantial. Residential structures have been subdivided to accommodate the considerable student living needs and the fronting blocks on Clifton Avenue have seen the conversion of residential structures into fraternity and sorority houses. The business district has seen many of its locally oriented businesses replaced with enterprises catering to the large student body. Also, the tremendous traffic flow and parking volumes generated by travel to and from the institutions have strained the local road system and thereby the patience of many of the residents.

LAND USE PLAN

PROPOSED LAND USE PLAN

The most important land use goals are the stabilizing of household density and the protection of the existing character of the building stock. This is to be accomplished through a systematic program of having the residential zones become more restrictive, most especially in the interior of the community.


Of parallel importance is the containment of the institutions to their present sites and the buffering of the residential areas from institutional impact. A third area of concern is that business zone areas in general should be consolidated but that satellite facilities be maintained where viable convenience businesses exist.



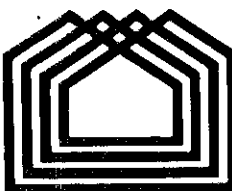
PROPOSED LAND USE MAP

- | | |
|---------------------|----------------------|
| • 1 & 2 FAMILY | ■ COMMERCIAL |
| • MULTI FAMILY LOW | ■ PUBLIC-SEMI PUBLIC |
| • MULTI FAMILY HIGH | ■ PARKS |
- Multi Family Low (R-4)
 - Multi Family High (R-5 to R-7)

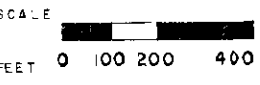
Fig. 10




CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW



**Department of Neighborhood
Housing and Conservation**
City of Cincinnati • 415 West Court Street, Cincinnati, Ohio 45203



SCALE
FEET 0 100 200 400



NORTH

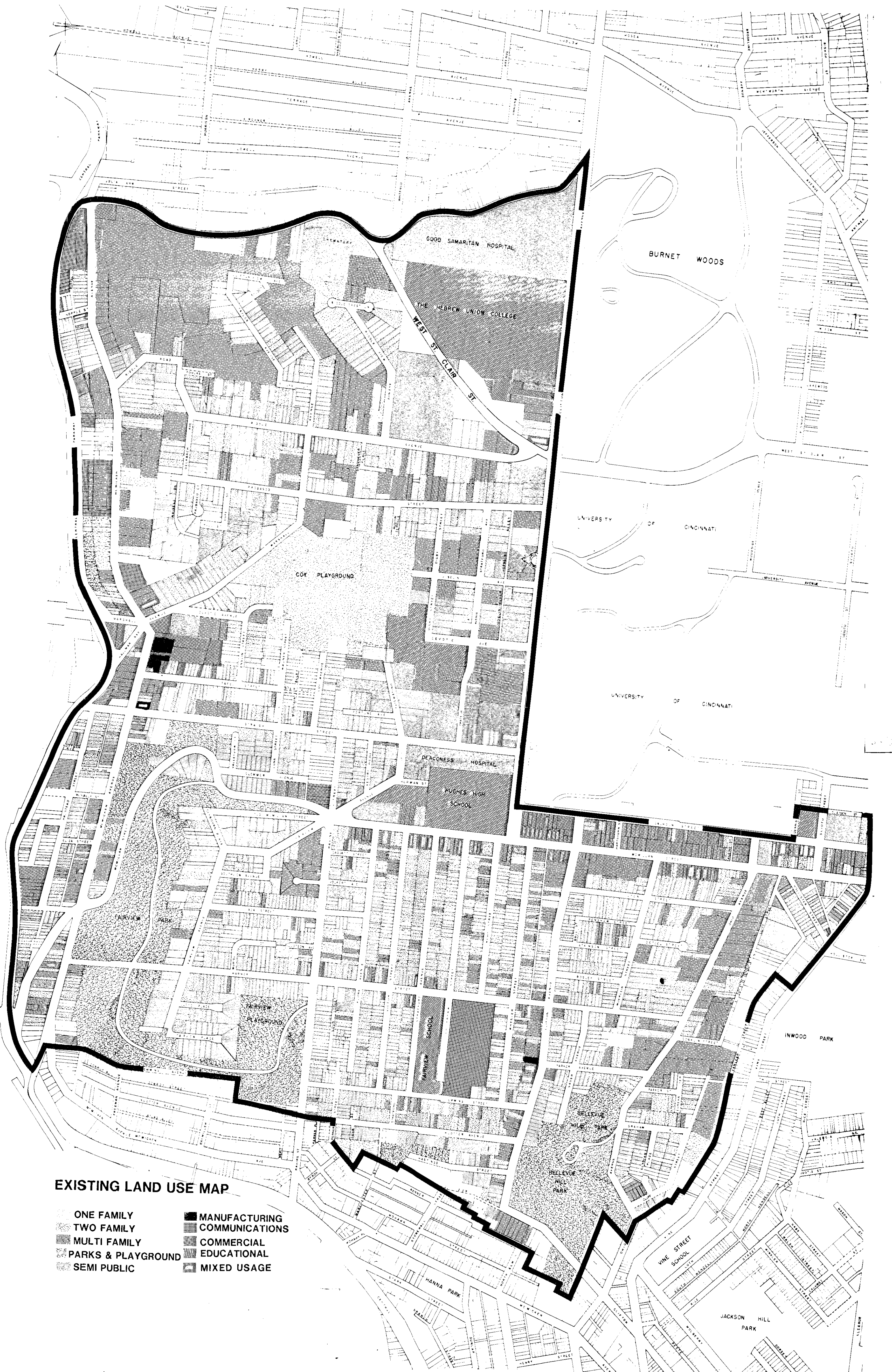


Fig. 9



EXISTING ZONING

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW



**Department of Neighborhood
Housing and Conservation**
City of Cincinnati, 415 West Court Street, Cincinnati, Ohio, 45203

SCALE
FEET 0 100 200 400



NORTH

Fig. 8

- | | |
|------------------|-------------------------------|
| R-2 ONE-FAMILY | O-1 OFFICE |
| R-3 TWO-FAMILY | O-1A OFFICE |
| R-4 MULTI-FAMILY | B-1 NEIGHBORHOOD BUSINESS |
| R-5 MULTI-FAMILY | B-2 COMMUNITY BUSINESS |
| R-6 MULTI-FAMILY | B-3 RETAIL/WHOLESALE BUSINESS |
| | B-4 GENERAL BUSINESS |

SOURCE: Official Zoning Maps, Cincinnati Planning Commission

The western and southern flanks within the boundaries of the community which slope down to the Basin should be protected as open space and community separators at best. At the least they should only have low density development that retains a substantial tree cover.

The general pattern that emerges from these broad goals can be seen on the accompanying Proposed Land Use Map (Fig.10). The ideal pattern is tempered by the fact that land use changes are not proposed in areas where major redevelopment has already occurred.

PROPOSED ZONE CHANGES

The map entitled Proposed Zoning (Fig. 11) shows the zoning as the community would wish to see it in the near future. Clearly zoning is the most crucial vehicle for guiding development so that actual development matches the proposed land use plan. A major rezoning of Riddle Road in conformance with the draft plan was accomplished in the summer of 1983, there, however, remain forty-eight proposed changes. (See Map Zone Change Implementation Fig. 12 and accompanying key Table XII)

RESIDENTIAL ZONE CHANGES

A major problem that the area has faced has been not so much population increase, but an increase in all-adult households accompanied by an increased automobile density. The allowable unit densities, with only minimal parking requirements, have led to a situation of severe congestion. Coupling the current Cincinnati zoning code with the community's lot sizes often means you need an R-5 to allow a two-family to be rebuilt after a fire. Regrettably, in allowing this flexibility to a two-family owner means that a developer can consolidate a number of lots and construct a large number of replacement residential units. While recognizing the two-family rebuilding problem, the community feels that the present non-restrictive zoning has led to a patchwork of high density developments that have detracted from the overall urban form and placed excessive strains on the infrastructure. Essentially, the residential zone changes in this plan aim to maintain the remaining low density development in the community.

Fraternalities and sororities also provide a unique form of housing around the University community. The more restrictive R-5 is suggested over the R-6 because the latter provides for no density controls while the former does.

While most business zones are preserved under this plan, some areas have been proposed for revision to residential zones. The east and west ends of the Clifton Heights NBD are proposed for conversion to residential zones that reflect the contraction of the business district. The residential zones proposed are compatible with adjoining residential areas. This same concept is employed in small crossroad business zoned areas where the businesses are no longer extant. This business to residential change is also proposed for McMicken Avenue where large areas were zoned for office or B-4, but such development has not taken place.

COMMERCIAL/INDUSTRIAL ZONE CHANGES

Beyond the contraction of business zoning the plan calls for a reduction in B-4 and B-3 to B-2 in the remaining business areas. Areas have been left in the less restrictive zones where any change would produce excessive levels of non-conforming uses. In one case (#38) a B-1 is being recommended for change to a B-4 to accommodate a present use and in another case (#31) a residential zone is recommended for change to a business zone because the houses have been demolished for a parking lot. The Clifton Heights business district zone changes conform with those recommended in the recently completed urban design plan and reflect a strategy of relative reduction of automobile oriented business in favor of pedestrian oriented businesses that can serve both the local residents and the walk-in traffic from the campus.

Commercial development along Central Parkway is viewed by the community as a very appropriate land use--particularly for office development that requires high visibility.

There are no manufacturing zones in the CUF area and given the limited amount of suitable land with good access the community does not see the need to develop an industrial plan component. The one manufacturing concern that does exist is located at the edge of the community, the last remnant of the nineteenth century McMicken industrial corridor.

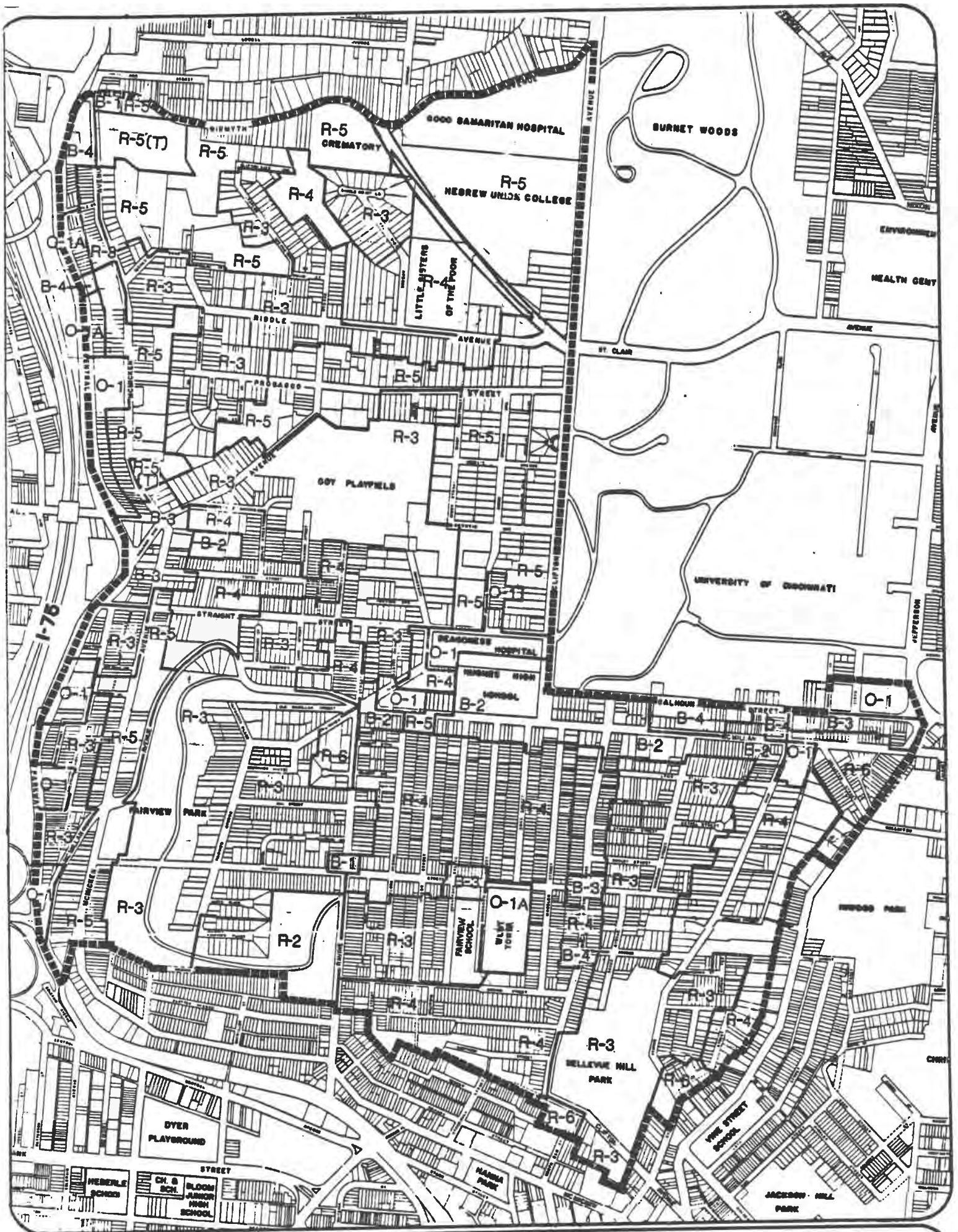


Fig. 11

PROPOSED ZONING

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET 
COMMUNITY BOUNDARY 



- | | |
|------------------|-------------------------------|
| R-2 ONE -FAMILY | O-1 OFFICE |
| R-3 TWO-FAMILY | O-1A OFFICE |
| R-4 MULTI-FAMILY | B-1 NEIGHBORHOOD BUSINESS |
| R-5 MULTI-FAMILY | B-2 COMMUNITY BUSINESS |
| R-6 MULTI-FAMILY | B-3 RETAIL/WHOLESALE BUSINESS |
| | B-4 GENERAL BUSINESS |

TABLE XII KEY TO ZONING IMPLEMENTATION MAP, FIG. 12

1. O-1 to R-3	25. B-3 to R-5
2. B-4 to O-1A	26. B-3 to B-2
3. O-1 to R-5	27. B-4 to B-2
4. O-1 to O-1A	28. B-3 to R-6
5. O-1 to R-5	29. O-1 to R-6
6. R-5 to R-3	30. R-6 to R-4
7. R-6 to R-5	31. R-4 to B-2
8. B-3 to R-5	32. B-4 to R-4
9. B-4 to B-2	33. O-1 to R-4
10. B-4 to R-5	34. B-3 to R-4
11. R-6 to R-3	35. B-4 to B-3
12. O-1 to R-3	36. R-6 to R-3
13. R-6 to R-3	37. B-4 to R-4
14. R-6 to R-5	38. B-1 to B-4
15. O-1 to R-3	39. B-4 to R-4
16. O-1 to R-3	40. R-6 to R-4
17. O-1 to R-5	41. B-1 to R-4
18. B-4 to R-5	42. R-6 to R-4
19. B-1 to R-3	43. O-1 to R-6
20. B-3 to R-6	44. R-4(T) to R-4
21. R-4 to R-3	45. R-6 to R-4
22. B-3 to R-3	46. O-1 to R-3
23. B-3 to R-4	47. B-1 to R-5
24. B-3 to B-2	48. B-4 to B-3

INSTITUTIONAL ZONING

The University of Cincinnati has already publicly stated goal of retrenching its facilities so that they are contained in the campus superblock, the large area bounded by Clifton Avenue, Calhoun Street, Jefferson Avenue and St. Clair Avenue. The University does, however, own land beyond this area, most significantly a large parking lot on Stratford Avenue. A university proposal to place on that site the Cincinnati Experience Recycling Center generated a storm of controversy. The courts are beginning to develop a body of law that questions the automatic right of state-owned institutions to be able to override local government zoning. While the recycling center was not relocated in the community, the question of the relationship of state institutions and Cincinnati zoning, building, and fire codes needs to be carefully examined and in the future closely monitored. Such a large institution's internal land use has a tremendous impact on the adjoining land use and infrastructure of the community. Hospitals are of course subject to the Cincinnati zoning code. However, the fact that hospitals, along with their ancillary satellite structures are automatically allowed in R-5 residential zones and in R-4 zones, as a principal conditional use, provides little comfort to adjacent residential areas in terms of long term security. Hospitals do act as magnets to indirect services such as doctors' offices. Furthermore, since hospitals in the CUF area are in a highly competitive environment these institutions will be increasingly fostering such facilities. Recently, in the case of Deaconess Hospital, the institution is developing such a facility itself.

The impact of institutions, both educational and medical, so crucial to this area is not adequately addressed in the present code. The community feels that a strong case can be made for the development of an institutional zoning code reflective of the legitimate demands of both the institutions and surrounding residential and business community. The principal impact is not so much the physical bulk of the institutions themselves but the fact that such activities generate considerable volumes of traffic. This problem is not likely to ease. The University of Cincinnati is now attracting older returning students who most frequently commute from other parts of the City. Local hospitals, all engaged in expansions, are developing greater outpatient capabilities; in fact, every expansion plan includes an actual reduction in the number of beds. More outpatient activity generates more traffic. Parking requirements are linked to the number of beds at the institution, an index which no longer provides a valid measure of the traffic demand. Conversely, making stricter parking demands would exacerbate the problems of housing retention as the institutions would simply purchase adjoining land to develop additional surface lots, often the first stage in landbanking for future expansion. If access improvements are not allowed, institutions could move the main portion of their service delivery to their suburban satellites, a potentially devastating economic blow to the immediate community and the City as a whole.

This plan does not pretend to adequately address this major issue, but feels that the zoning code as it applies to institutions needs to be examined particularly in light of transportation impacts. Such concepts as ridesharing and mass transit need to be incorporated into the code so that institutions can be offered a series of options in fulfilling their transportation obligations. In fact, transportation options should be incorporated into virtually all of the existing zoning code which currently is so weighted in favor of the automobile.

PROPOSED ALTERNATIVE LAND USE CONTROL MECHANISMS

Proposals for environmental quality district overlays for urban design, hillside and historical districts are specifically addressed in following components.¹ The high public investment overlay enabling legislation specifically refers to the University of Cincinnati as one of the six eligible sites. The University Hospital (General) is another institution specifically eligible in the Uptown area. The 300 ft limitation in EQ-PI in many ways makes the concept less than useful in dealing with the complex institutional inter-relationships that exist in the Uptown area. The cumulative impact of all the institutions has effects that permeate the whole area and not just the immediate edges of two of the institutions. In this manner the Uptown area is akin to downtown which has to be looked at as an integrated whole. The CUF community believes that the Uptown area should and can accommodate institutions, businesses and residences as three major components of the overall land use.

The last section addressed the issue of institutional traffic problems and alluded to housing retention. Current downtown plans strongly advocate for the fostering of the production of residential units because it is now widely recognized that mixed land use provides a vitality that cannot be matched by either work related or residential environments on their own. The Uptown area already has that vital mix and is seeking instruments to preserve that priceless condition. Non-overlay zoning is areally specific and leads to a concentration of single uses. The CUF community wishes to maintain the current areal extent of residential uses and while not stop, at least limit the growth of additional residential units. The impacts of zoning by right are cumulative. An R-5 zone close to the University over a few years moves toward allowable unit capacity, while at the edges of CUF, housing is being abandoned. The existing code does not allow for sub-regional housing allocation planning that could widen the distribution of housing demand. This "cooling of hot markets" and "warming of cold markets" would have a beneficial effect on the infrastructure of the overall community. Zoning by right, however, becomes an all or nothing proposition where either a developer has the right to develop 40 units or the developer does not. Those rights are not contingent upon how many other owners are also exercising those rights. Environmental overlay ceilings on residential unit production and reduction would allow for a more rational approach to meeting housing demand.

GOALS AND OBJECTIVES

POLICY STATEMENT

The Clifton Heights-University Heights-Fairview Community (CUF) is part of the Uptown Area which has within its boundaries a tremendous number of major regional-serving institutions and related business activity. While recognizing the substantial contribution of these institutions to the economic viability of the residential communities, it must also be noted that considerable stress is placed on residents because of land use competition and the congestion that ensues from the fact that the Uptown area is second only to downtown in the generation of traffic.

CUF, in partnership with surrounding residential communities, neighboring institutions, and businesses, wishes to work with the City in developing solutions to transportation and land use related conflicts through evolving ongoing legislation, adaptive development of the zoning code, and the creation of new instruments, such as institution impactation over-lays, to meet the unique problems of this growth area of Cincinnati.

¹Urban Design in the Recreation, and Open Neighborhood Preservation

"Institution
Impactation
Over-lays"

hillside in Parks, districts in both the

1. The residential areas of CUF, in terms of both extent and character, should be protected as the dominant land use and buffered from other activities.
 - 1.1 Any significant increase in the number of residential units should be discouraged.
 - 1.1.1 Overall, high density developments should be discouraged most especially in the interior of the community. All R-5 and R-6 zones should be replaced with the more restrictive R-4 and R-3, except where the current zoning is in strict conformity with the existing land use.
 - 1.1.2 New high density developments that do occur should be encouraged to locate along major arterials and/or at the edge of the community.
 - 1.1.3 Areas in which there is a concentration of fraternities and sororities should have a zone restrictive enough to control the density of use.
 - 1.1.4 The zoning should allow residents collectively to develop off-street parking sites throughout the community.
 - 1.1.5 Development of new zoning code regulations to:
 - (a) control and reduce front yard parking
 - (b) reduce number of unrelated individuals allowed per dwelling unit.
 - (c) ensure that household units added in a structure are complemented with additional parking spaces
 - 1.2 The wooded hillsides that surround much of CUF should be protected as open space and community separators.
 - 1.2.1 Establish Hillside Environmental Quality Districts on the McMicken Hillside (#15) and the CUF portion of the Basin Hillside (#16) (Fig. 28) to both ensure that development is restricted to low density uses that maintain the tree cover and that hillside slope stability is maintained.
2. The institutions within and at the edges of CUF should restrict their growth to areas currently in institutional use and their perimeters should be landscaped to buffer the residential areas from their activities.
 - 2.1 All structures of U.C., both core and ancillary, should be confined to the "super block" (bounded by St. Clair, Jefferson (Vine), Calhoun and Clifton Avenue) and the adjoining commercial and residential edges protected from detrimental encroachment through the establishment of a special Environmental Quality District building on the High Public Investment legislation.
 - 2.2 If parking facilities are constructed, they should be of the space saving multi-deck variety rather than surface lots.
 - 2.3 Any legislation that allows state or federal institutions to override local city zoning codes should be repealed.
3. The main business district in the vicinity of Calhoun and McMillan Streets along with a number of small satellite "corner store" operations should with some limited compaction be maintained and improved.
 - 3.1 The zoning in the main business district should, in general, be made more restrictive (B-2) to preclude further expansion of drive-in fast food franchise operations.
 - 3.2 Business zoning that is scattered throughout the residential area should be maintained where there presently exist viable locally

oriented business operations. The business zoning in areas without such businesses should be changed to a residential zone compatible with the surrounding area.

4. The very limited industrial land use presently in CUF should be gradually phased out.

**ENVIRONMENTAL
SYSTEMS**



ENVIRONMENTAL SYSTEMS

INTRODUCTION

EXISTING CONDITIONS

- . Overhead Utilities
 - Electrical Lines
 - Telephone Lines
 - Cable Lines
- . Underground Utilities
 - Gas Lines
 - Water System
 - Sewers
- . Infrastructure Programs
 - Neighborhood Improvement Program
 - Community Maintenance Task Force
- . Environmental Conditions
- . Emergency Warning Systems

ANALYSIS AND PLAN

- . Infrastructure Programs
- . Citywide Utility Improvement
- . Water Works
- . Storm Management
- . Summary

GOALS AND OBJECTIVES

ENVIRONMENTAL SYSTEMS

INTRODUCTION

The most visible landmark along the ridge of the Heights' communities is the 900 feet WLWT tower (top, 1788 feet above sea level) which can be seen from many locations in the metropolitan area. The commanding vistas afforded by the area make the community ideal for telecommunications relay equipment and indeed the Metromedia Broadcasting Corporation owns a number of strategically placed lots throughout The community.

The recently installed Warner-Amex cable lines have added to the existing jumble of wires on the wooden poles that supply the neighborhood with electricity and telephone services. Beneath the streets are the storm, sanitary, and combined sewers, the water supply, and the gas supply pipes that, on the whole, represent an ageing infrastructure for the community.

Above and beyond the maintenance standards of individual owners the sound condition of the public infrastructure not only upholds the health and welfare of the residents but also projects an image of the well being of the neighborhood. Both the effectiveness and aesthetics of the utility systems, sidewalks, pavements, stairways, traffic control equipment, and the street furniture in general play a major part in how a neighborhood is perceived.

The maintenance of suitable levels of water and air quality and the reduction of noise pollution are also activities that foster the overall quality of life in the community. Unfortunately, meeting this problem is often beyond the means of the individual neighborhood. The general cleanliness of the community, however, is something that clearly is within the scope of the local activities.

EXISTING CONDITIONS

OVERHEAD UTILITIES

Regrettably, over the years, it has become the custom that such services as electrical supply, telephone service, and most recently T.V. cable, be permitted to have their lines strung along the public right-of-way. This has led to a complex mix of lines along the roadways. Not only does such a mix produce a high level of visual clutter but the presence of such wires can be an impediment to fire fighting, prevent unrestrained growth of street trees, and be damaged by a range of weather conditions.

Electrical Lines

Cincinnati Gas and Electric Company (CG & E) has five power plants that have a capacity of 3,595,390 kilowatts of electricity. Transformers raise the generated energy to a high potential for economical passage through primary transmission lines. The primary transmission lines relay the power to substations, the nearest to CUF being on Vine Street in Corryville. From the substations secondary transmission lines distribute the power along the neighborhood streets. Transformers, usually attached to the transmission poles, reduce the potential to a voltage that is suitable for the consumer. Just over 52% of all the household units in CUF have some air conditioning capability which is the second most common use of electricity after lighting. Less than ten percent of the housing units are heated by electricity, while one in eight uses electricity for heating water. Just under a third of the households use electricity for cooking (See Table XIII).

TABLE XIII

TYPE OF POWER USAGE FOR CUF OCCUPIED HOUSEHOLDS

	Gas	Electricity	Other
House heating	87.2%	8.8%	4.0%
Water heating	85.1%	12.5%	2.4%
Cooking	68.4%	30.8%	0.8%

Source: U.S. Census Neighborhood Statistic, 1980

Telephone Lines

In 1980, of CUF's 6,217 occupied households, 5,768 units had telephones. This figure represents ninety-three percent of the households. With some limited exceptions (exchange numbers 244, 482 and 559) residents can dial directly to anywhere in the world.

T.V. Cable Lines

Warner-Amex Corporation is currently creating an 830 mile long dual cable subscriber network, with sixty channels activated downstream (i.e. from Warner-Amex et alia to the subscriber) and eight channels activated upstream (i.e. from the subscriber to Warner-Amex et alia). A separate 230 mile institutional network will contain 39 downstream and 13 upstream channels. CUF has now been wired with the dual cable subscriber network.¹

The system has a two way interactive capability, and can be used for medical alert monitoring, fire and burglary alarms. The system also has the ability to have both an audio and video override in the case of emergencies.

UNDERGROUND UTILITIES

Gas, water, storm, sanitary and combined sewer systems are underground, while this positioning has many advantages it does prevent easy access and makes for poor or incomplete mapping of the system. This mapping deficiency leads to difficulty in locating the positions of parts of the systems and often leads to disruption of service when lines are accidentally severed. The fact that these systems are buried also leads to an attitude of "out of sight out of mind" and unless disruptions become severe it is difficult to convince consumers of the need to contribute for the improvement of the ageing systems.

Gas Lines

C.G. & E. Company purchases the natural gas it distributes from the Columbia Gas Company which is hooked into a national distribution grid of 24" pipelines. Natural gas (As revealed by Table XIII) is of major importance in both the heating of buildings and water. As with much of the City's infrastructure laid down in the late nineteenth century gas lines too are ageing. The line generally runs down the middle of the road, or where there are two lines, one on each side of the road. The lines are laid with a slight gradient so that condensing water can drain off.

Water System

The City of Cincinnati Water Works Department provides a pumping capacity of 200 million gallons per day. To serve the area west of the Little Miami River the water flows by gravity from the California clear wells through large cement lined tunnels to the two major pumping stations on Eastern Avenue. From those facilities water is pumped or repumped to the numerous pressure areas in the distribution system. The areas of CUF on the hill slopes and hill tops are served by the Eastern Hills system whose main facility is the Winton Road Reservoir. The parts of the community at the edge of the Mill Creek Valley are in the Central Service area with most of their water being pumped from the Eden Park facility. There are, however, interconnections throughout the system whereby water from one system can be directed into another.

Major capital improvement that have taken place in the last five years have involved the replacement of an old cast iron water main (1925) with a new 30" concrete pipe from "short" Clifton, along Calhoun, and then northward on Clifton Avenue to a point in the vicinity of the Good Samaritan Hospital (1980). This new line should be maintenance free until 2030. New 8" water mains were laid when Dixmyth was revamped and the St. Clair extension constructed (1980), and in 1985 water mains were replaced on Klotter Street between Clifton and John and on Ravine Street from Warner to McMicken.

Sewers

CUF, in terms of the sewerage system, is in the South Branch Mill Creek, a drainage system that originates at the junction of the east and west branches of the Mill Creek in the vicinity of Galbraith Road. The community is further subdivided into the Mill Creek Ridge and the McClean Avenue Ridge subsystems (See Fig. 13). Fifty-four percent of the county population is served by a

¹Evaluation of Cable Communication Proposals for Cincinnati, Ohio, Cable Television Information Center, Washington, D.C., June 23, 1980.

combined sewer system, that is one in which both storm water and wastewater share the same conduit.¹ The Mill Creek system and the City of Cincinnati as a whole is served almost exclusively by combined sewers. The out flow is subjected to only primary treatment together with chlorination of the effluent. The system which does not meet current water quality standards is subject to overflows at numerous locations. The recent and ongoing channelization of the Mill Creek is alleviating the situation.

In 1981 a new 15" sanitary sewer was laid in Warner Street between Ravine Street and Fairview Avenue by the Metropolitan Sewer District (MSD). A 1979 Citywide Storm Drainage Study by Woolpert Consultants identified the need for a relief sewer on Emming Street. This stormwater management project was constructed in 1983 using CDBG funds. New combined sewers were also associated with the construction of the St. Clair Extension.

INFRASTRUCTURE PROGRAMS

Neighborhood Improvement Program

In 1980, 83 and 84 areas in and around Clifton Heights and Fairview were the focus of the attention of the Neighborhood Improvement Program. Ravine Street, Straight Street, and the area bounded by McMillan, Wheeler, Emming and Ravine received a number of special Public Works services in 1980. Over one hundred storm sewer inlets were repaired and cleaned, forty-two dead trees were removed, and 28,600 square yards of street were resurfaced; with an additional 1000 sq. yds. seal coated. In conjunction the local District Housing Inspector inspected the exteriors of the area premises, excluding the residence, and reported on the items that required removal, e.g. dilapidated garages, sheds, fences, and dead trees, abandoned vehicles, trash and rubbish. The City provided free removal service. Similar services were performed in the Mohawk area in 1983 and Halstead-McMicken area in 1984.

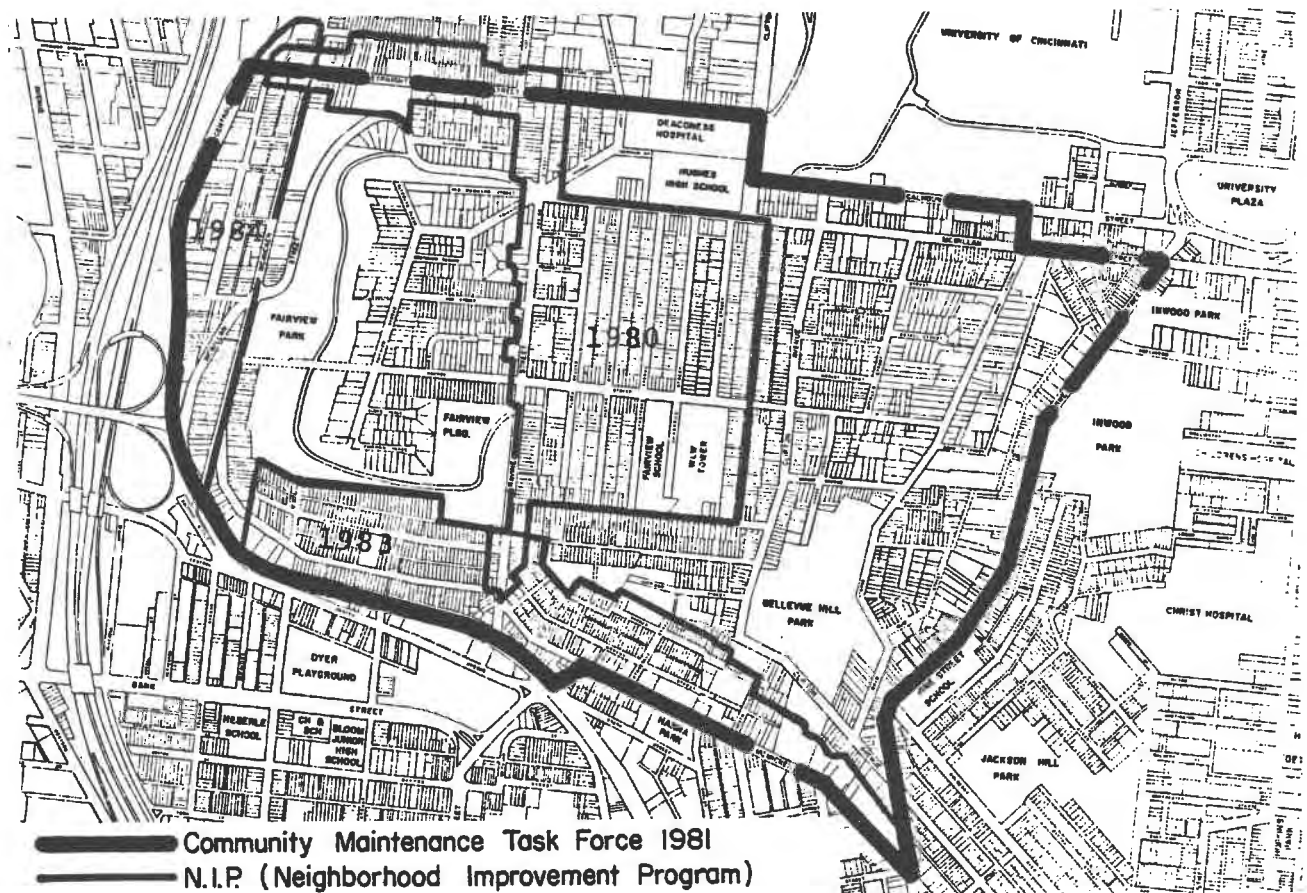


Figure 14 Map of Infrastructure Programs

Community Maintenance Task Force

In the summer of 1981 Fairview and Clifton Heights, along with Kennedy Heights and Bond Hill, were the subject of a pilot program of the Public Works Department--the Community Maintenance Task Force. The purpose of the Task Force approach was to bring all of Cincinnati's communities up to a high level of maintenance and repair by concentrating certain maintenance services in one community at a time until all communities have been serviced over a period of years. The Highway Maintenance crews that comprised the Task Force were not set

¹Regional Sewerage Plan, OKI, November 1971

up to do major street repairing or resurfacing; the repairing of steps and walks, curb repair; bridges or viaduct repair, or routine street cleaning. The Task Force, however, did engage in the following activities:

Minor street repair and pothole filling; trimming and removal of dead or hazardous trees in public rights-of-way (this is now performed by the Forestry Division of the Public Works Department); shaping and repair of storm water drainage ditches; cleaning and repair of storm sewer inlets and catch basins; repair and replacement of street name signs and traffic control signs; painting of street names on curbs (where necessary) and sign stanchions; painting of traffic lines and crosswalks; cutting of weeds and removing debris from city owned lots; cleaning up of litter; and cleaning hillside steps and walks.

These activities were carried out in close consultation with neighborhood representatives.

These two programs have meant that the street system of the community is in relatively good condition. Issues that remain unresolved concern streets that need major capital investment before any rehabilitation can take place. Two examples of this are found on both DeVotie (lower section) and Hastings which need curbing, guttering, and storm sewer inlets (See Appendix for current status of Public Works conditions). The City now has also a hillside step repair program in place and some work has already been accomplished (See Transportation Section and Appendix A2).

Environmental Conditions

The community in terms of waste collection receives the typical once-a-week pickup carried out by the Sanitation Division of the Department of Public Works (Thursday). Street cleaning and litter control is conducted by the Division of Highway Maintenance. Clean Cincinnati, Inc. is an organization that implements the "Clean Community System" developed by Keep America Beautiful, Inc. The major thrust of the system is based on changing the attitudes and behavior of the general public. CUF in conjunction with Clean Cincinnati, Inc. undertakes a major community clean-up around the time of the community's Spring Festival. There are not any air pollution problems that are unique to CUF but in terms of noise pollution. There is concern about the noises of the industrial valley that rise up the hillside and a very localized issue around "the sounds of clashing life styles" in the Fraternity/Sorority area.

Emergency Warning Systems

The evolving T.V. cable system will soon allow for increasingly sophisticated warning systems but at present the most frequently heard warning device is the siren which is tested each first Wednesday of the month at 12 noon. In the case of actual warning there are two types:

Steady Sound¹ for a period of ten minutes means that a tornado has been sighted and that it has or could hit within Hamilton County. This siren sound is a signal to:

- (1) Turn on a radio or T.V. for local emergency information, and
- (2) Be prepared to go to a place of safety, if the situation warrants.

"All Clear" is never sounded, each additional sounding means another tornado has been sighted.

Wavering Sound for a period of three to five minutes, repeated as often as necessary means that an attack against this country has been detected. This is a signal to seek immediate protection from radioactive fallout in buildings marked with the Civil Defense Community Fallout Shelter emblem. Again an "All Clear" is never sounded.

There is a siren atop Calhoun Resident Hall in the community, while in the vicinity there are sirens at:

- (1) Clifton School (7665 Clifton Avenue)
- (2) The E.P.A. Building(continued)

¹Effective June 11, 1986, The Civil Defense sirens will sound a steady tone for three(3) minutes calling attention to SEVERE THUNDERSTORM WARNINGS issued by the National Weather Service as well as for TORNADO WARNINGS. Thunderstorms in the area that warrant the warning have heavy rains, high damaging winds (60 mph+), large hail (3/4"+), and the potential for the development of tornados.

- (3) The Fire Station at 564 W. Liberty Street
- (4) The School for the Performing and Creative Arts (1310 Sycamore Street)
- (5) Rollman's Psychiatric Hospital (3009 Burnet Avenue)

Another community heard warning is the test of the Emergency Broadcasting System. Radio WCKY is the primary station in the metropolitan area. Warnings received by this radio station are then fanned out throughout the media.

ANALYSIS AND PLAN

INFRASTRUCTURE PROGRAMS

CUF Community Council has traditionally been diligent in reporting to the City problems with the infrastructure (The most current list is in Appendix A-1). The community continues to support the concept of a community inspector (reporter) who on a voluntary basis appraises the Department of Public Works of problems in the community. The fact that in 1981 the Community Maintenance Task Force was deployed in Clifton Heights-Fairview has had a considerably positive impact on the backlog of problems. The community looks forward to the time in which the University Heights area is able to receive the same treatment. So to with the Neighborhood Improvement Program, which has not yet been put in place in University Heights, the community hopes that program eventually will come to that area although there was agreement that Clifton Heights-Fairview being treated first was the correct priority.

CITYWIDE UTILITY IMPROVEMENT

Water Works

The Water Works has specifically selected water mains on Clifton Avenue (between McMillan and Warner) for replacement in the near future. Over the next five years Water Works will continue to replace the system on an priority basis.¹ However, Water Works, is presently considering a major overhaul of the water treatment process--research is currently being conducted into the feasibility of a granular-activated carbon system.

Stormwater Management

The 1979 Woolpert Stormwater Report identified \$53 million worth of work. So large scale is the problem that the City has established a stormwater management utility in Ordinance 330-1984. Rates will be established for pieces of land based on their individual contributions of drainage water to the system. The storm drainage service charge will reflect the relative contribution to stormwater runoff, benefits enjoyed, and services received by each property as a result of the collection of surface water. The service charge will consider the relative area and character of use of the various properties within the City because the extent of storm and surface water drainage from a particular lot or parcel is largely a function of its area and the different types of surfaces and other physical characteristics.

TABLE XIV

TYPICAL STORMWATER UTILITY RATES

Residential Lot size up to 10,000 s.f.	15.36/yr
Residential Lot size 10,001 s.f. or larger	21.50/yr
Commercial property, same size as an 8001 to 10,000 s.f. residential parcel, would be	65.28/yr

SUMMARY

The community's infrastructure is mostly in place, it is the monitoring and the maintenance of the existing system that is most crucial. As with much of the City much of the basic system is ageing and the overhaul requires a city-wide if not metropolitan commitment. The following goals and objectives are concerned mostly with the upkeep of the present system and the completion of gaps in various parts of that system.

¹Water Works Department priorities are set according to established criteria including age, flow characteristics, frequency of leaks, cost of repairs, potential for property damage, scheduled street improvements, etc.

GOALS AND OBJECTIVES

1. Utility systems through the community should be made as aesthetic as possible.
 - 1.1 Wherever possible utility wires should be underground
 - 1.2 Where it is not feasible to bury utility wires, lines should be consolidated on as few poles as possible, with superfluous poles removed.
2. Neighborhood storm and sanitary sewer systems should be maintained and upgraded.
 - 2.1 Wherever possible combined sewers should be replaced with separate storm and sanitary sewers.
 - 2.2 Damaged storm sewer inlets should be repaired, and if the open type, replaced with diagonal type.
 - 2.3 All inlets should be cleaned out by the Highway Maintenance Division as outlined in the Maintenance Master Plan currently being prepared by the Division of Stormwater Management.
3. Neighborhood clean-ups of both public and private spaces should be encouraged by the Community Council.
 - 3.1 In conjunction with the Clean Cincinnati, Inc., a comprehensive education program on proper garbage containerization should be conducted by the Community Council for both businesses and residences.
 - 3.2 An annual neighborhood clean-up program should be sponsored by the Community Council to raise consciousness about the problem of waste.
 - 3.2.1 Over time, the neighborhood-wide program should devolve to a block-by-block responsibility.
4. The community will identify, monitor, and urge enforcement of laws governing pollution in the neighborhood.
 - 4.1 CUF Community Council will monitor air pollution statistics from the local E.P.A. facility and will, when situations arise, take steps to eradicate or alleviate the problem.
 - 4.2 While recognizing the urban location of the neighborhood the community wishes to reduce instances of excessive noise pollution.
 - 4.3 Electronic communication equipment installation should be carefully reviewed for its environmental hazards, community impacts and aesthetics.
5. Streets, street furniture, sidewalks, alleys, stairs, and walkways should be developed and maintained with aesthetic standards that complement the overall neighborhood environment.
 - 5.1 Ensure that residents meet their obligations for maintenance.
 - 5.1.1 Enforce sidewalk maintenance regulations
 - 5.1.2 Enforce house numbering requirements
 - 5.2 Coordinate the situation where gutter, curbing and storm sewer inlets are missing from city streets with the Division of Stormwater Management Utility and the Highway Maintenance Division in order that repair can be programmed.
 - 5.3 Rectify the situation where no sidewalks exist along the side of a city street.

**NEIGHBORHOOD
PRESERVATION**



NEIGHBORHOOD PRESERVATION

INTRODUCTION

EXISTING CONDITIONS

- . Development Overview
- . Historic Inventory
- . Historic Promotion Legislation

ANAYLSIS AND PLAN

GOALS AND OBJECTIVES

NEIGHBORHOOD PRESERVATION

INTRODUCTION

In planning for the future there must be an understanding of the past, a full appreciation for how "we got here". A community plan is a document around which the whole community should be able to rally. Very few urban neighborhoods, however, are homogeneous; there is a mixture of incomes, races, and religions that can lead to life style conflicts. Nevertheless, all present residents share at least one thing in common, they are all equally owners of the heritage of the neighborhood; they all share their neighborhood's past. A feeling for the history of a neighborhood can lead to a sense of cohesiveness among the residents of today, an understanding that they, the residents, now all occupy the same space at the same time.

The neighborhood preservation movement that has become increasingly significant in the last decade should not fall into the "anti-newness" trap but rather be a movement that promotes the retention of elements of the past and encourages the integration of those vestiges into the context of present development. The movement can be made to spark an interest in physical and social continuity as a means by which a neighborhood can establish an identity, a sense of stability in a modern dynamic urban community. As CUF finds out what it was, it can gain an understanding of what it is, and most importantly what the community can become.

EXISTING CONDITIONS

DEVELOPMENT OVERVIEW

The Heights area was one of the last areas to be developed on the slopes of the Basin. (See History of CUF-p5) Down the hill along the canal, Mohawk had been an early part of the industrial development moving up the Mill Creek Valley. Workers' homes were interspersed among the factories. Vestiges of this form of urban development still remain close to the intersection of McMicken and Marshall. There were also early developments close to the Vine Street corridor, but nothing approaching the experience of Mt. Auburn which was to become Cincinnati's first possessor of exclusive suburban estates. Clifton Village, to the north, also had a resident population that could afford the carriages that took them up and down the hillsides to and from downtown. The Clifton Heights, University Heights, Fairview area remained sparsely settled until the era of public transit and the development of the incline system in the last quarter of the nineteenth century. Therefore, CUF saw its first large scale development as a workers' neighborhood, people for whom transportation to the hilltops had become economically feasible.

The other major event in the history of the area was the relocation of the University of Cincinnati to Burnet Woods in the late 19th century. The bulk of the residential building stock of CUF has escaped destruction during the expansion of the University and area hospitals, but the business district was radically changed, the residential buildings were subdivided, and numerous infill apartment houses were developed when enrollment burgeoned in the sixties. Clifton got the faculty and CUF got the students. The present phase of development is more hopeful as the baby-boom students of the sixties have become the young professionals of the seventies and eighties. It is this latter group that are now making their mark on the neighborhood landscape.

HISTORIC INVENTORY

Modest beginnings have been made in identifying the historical and architectural treasures of the CUF area. In 1978, the Miami Purchase Association in conjunction with the Cincinnati Planning Commission produced an historic inventory for the whole city.¹ University Heights and Clifton Heights-Fairview statistical neighborhood areas were included in the study. Hughes High School (1908), Fairview Public School (1888), a Queen Anne row house, 86-96 W. McMillan Street (1885), and St. George Church (1873), were deemed to be particularly

¹Cincinnati Historic Inventory, Miami Purchase Association for Historic Preservation, City Planning Commission, August 1978, Cincinnati, Ohio.

significant, but there are individual sites and building groupings throughout the community that warrant attention. Overall in the two statistical neighborhoods, the inventory identified 43 sites and 11 cluster-districts. (See Appendix A-3)¹

Historic Preservation Legislation

There are a number of legislative acts at the federal level that have an effect on historic structures, but the most important for CUF is the National Historic Preservation Act of 1966, that authorized the Secretary of the Interior to expand and maintain a National Register of district, sites, buildings, structures, and objects of local, state, and national significance. At this time, the Joseph A. Hermann House, 49 W. McMillan Street is listed with the National Register. Saint George's Church (1873) is part of the Samuel Hannaford Thematic on the National Register and the Fairview Arts Center (1895), 335 W. McMillan Street, is part of the Mounted Patrol House Thematic.

The City of Cincinnati now has its own Historic Conservation office in the City Planning Department and as with the federal government has its own listing procedures. Areas of the city can be designated as Local Historic Districts. This legislation is a much more powerful tool for historic preservation than the federal designation since it controls how buildings are altered and repaired. A building permit will not be issued within locally designated historic districts without a Certificate of Appropriateness. Each district has its own set of construction guidelines which are used to review all permit application within the district.

The Economic Recovery Tax Act of 1981 provides tax incentives for buildings and districts listed in the National Registrar. Under the 1981 Act there is a bonanza of tax benefits available to those who rehabilitate historic buildings. The major element is a 25 percent Investment Tax Credit for certified rehabilitation of certified historic buildings. Buildings can be "certified historic" by being individually listed on the National Register District or a Certified Local Historic District. All certifications for tax purposes are subject to state and federal review.

Another tax incentive is provided by the Historic Conservation Easement. Such easements allow a property owner to retain possession of the building and to deed certain rights (such as rights to demolition, new construction, and alteration) to a public or charitable body. This donation may generally be considered a charitable contribution, deductible for federal income, estate and gift tax purposes. (See Appendix A-4.)²

ANALYSIS AND PLAN

Overall, the central problem for neighborhood preservation of CUF is to "retrofit" a residential housing stock, developed on small lots with few driveways so that the neighborhood can accommodate the automobile without surrendering to it. The major historical preservation question is how all vestiges of each development era can be incorporated into an overall neighborhood integrative design concept.

A revitalized CUF Historical Society as the neighborhood preservation arm of the Community Council should be the organization that works on the implementation of this element of the community plan. The CUF community council and its committees recognize that historical preservation is only one part of the successful neighborhood preservation program. A neighborhood's form is determined by myriad individual decisions and the group realizes that any plan, no matter how well conceived, must have the support of the community as a whole if it is to have any hope of becoming a reality. A major charge of the rejuvenated Historical Society will be a twin program of research and education.

¹In listing significant sites above, some were omitted because although they are located in the statistical neighborhoods they do not fall within the boundaries of the CUF planning area.

²Currently the city's historic conservation easement program is available only for properties in the central business district. Easements can be given, however, to a grantee other than the city (e.g. Miami Purchase Association) for non-downtown property.

One of the first orders of business will be the production of a book on the history of the neighborhood and the development of an historic archive with photographs, oral histories, and artifacts. There is a need to build on the inventory developed by the Miami Purchase Association and develop a package of proposals for historic designation in conjunction with the Cincinnati Historical Society and the Historic Conservation Office of the City of Cincinnati Planning Department. Walking and Driving Tours should be further developed to add to the one already created (see Appendix A-5). A program of Historical Marker placement will be planned to augment the walking tours.

By moving on all fronts, it is hoped that the Historical Society can facilitate the emergence of an overall development concept for the preservation of the neighborhood that maintains a respect for the past, but allows for future changes in the neighborhood. Successful historic preservation does not go about creating urban museums but rather promotes imaginative readaptions of existing buildings to meet the needs of the twentieth century.

GOALS AND OBJECTIVES

1. The community's heritage of architecturally significant buildings should be maintained and rehabilitated.
 - 1.1 The local Neighborhood Historical Society should be revived, maintained and supported as an arm of the Community Council.
 - 1.2 Buildings and artifacts (e.g. gas lamps and stained glass windows) that are architecturally significant, using as a base those identified in the 1978 Cincinnati Historic Inventory, should be afforded protection.
 - 1.2.1 Identified historic buildings should be placed on the National Register and/or receive a local historic district or structure designation.
 - 1.2.2 The Neighborhood Historical Society should closely monitor both public and private activities to discourage demolition or defacement of significant historic structures.
 - 1.2.3 Removable artifacts, particularly stained glass should be marked, photographed and recorded to facilitate recovery should theft occur.
 - 1.3 Material* should be distributed for general CUF circulation that encourages the preservation and rehabilitation of historic buildings. The publication should at a minimum include the following sections:
 - (a) Explanations of the advantages and obligations inherent to historic district designation;
 - (b) Financial aspects of preservation
 - (i) Tax incentives contained in the Economic Recovery Tax Act of 1981;
 - (ii) Low interest loan and grant monies available for historic preservation activities;
 - (c) Outline of "good" rehabilitation practices for older homes and gardens; (for example the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings)
 - (i) Authentic paint colors;
 - (ii) Insulation and weatherstripping;
 - (iii) Aluminum siding alternatives;
 - (iv) Traditional lawn and garden designs; etc.
 - (v) Avoidance of sandblasting
 - 1.4 A series of workshops should be sponsored by, and conducted at the Community Council meetings. Topics should cover those themes addressed in the publication outlined in the above goal.

*Many published preservation materials, including the Cincinnati Old House Handbook are available at the City's Historic Conservation Office.

- 1.5 The unique character of the neighborhood should be promoted through the development of walking and driving tours with accompanying pamphlets. The tours could be tied in to the existing "Queen City Tour" that already includes both Bellevue and Fairview Parks. (See Table XV and Map 15.)
 - 1.5.1 Develop and promote walking tours, for example:
 - (a) From Hollister Triangle down Ohio Avenue to Bellevue Park.
 - (b) From Bellevue Park down Warner Street to Fairview School, then on to either Hughes High School or to Fairview Park.
 - 1.5.2 Develop and promote driving tours, for example:
 - (a) From Fairview Park to Warner Street to Fairview Avenue and then over to University Court.
 - (b) From Bellevue Park up Ohio Avenue, west on Calhoun, north on Clifton Avenue to Burnet Woods.
- 1.6 The Community Council should participate in a citywide sponsored Home Improvement Fair for the Old House of the type that has been successfully done in Boston, Chicago, and Baltimore.
- 1.7 A library should be established at the Community Council Office that includes books, pamphlets, and periodicals on renovation.
- 1.8 A local history of CUF should be published in a form that also draws attention to the present advantages of the community.

TABLE XV

POINTS OF INTEREST IN AND AROUND CUF ON THE CORE LOOP OF THE QUEEN CITY TOUR

- 51 **National Environmental Research Center of the Environmental Protection Agency** (1975) conducts research in waste disposal drinking water and the effects of pollution on public health.
- 52 **Burnet Woods**, a 92 acre park north of the University of Cincinnati campus opened in 1874 in season, the 1,000 foot long lake is crisscrossed by Muscovy ducks, and Canadian geese.
- 53 **Good Samaritan Hospital** (1915) has been operated by the Catholic Sisters of Charity since 1852. It is the designated regional center for treatment of black lung disease, a condition found especially among the ex-coal miners of Cincinnati's Appalachian community.
- 54 **Hebrew Union College-Jewish Institute of Religion** is the oldest institution of Jewish higher education in the Western Hemisphere. Founded by Isaac Wise in 1875, H.U.C. trains men and women as rabbis, educators, and community workers.
- 55 **University of Cincinnati** traces its origins to Cincinnati College chartered in 1819. The cooperative plan of learning which alternates practical experience (on-the-job-training) with classroom study originated here in 1906.
- 56 **University of Cincinnati Law School**(SW corner of campus was created in 1883 and is the fourth oldest law school in the nation. Present William Howard Taft, a future President and Chief Justice of the Supreme Court was its dean from 1896-1900.
- 57 **Hughes High School** was established in 1851 as one of Cincinnati's first public schools. The present Norman Gothic structure dates from 1910.
- 58 **St. Monica's Church**(1927) was designed by noted local architects Crowe and Schulte. The basilica style Catholic church contains sculpture by Clement S. Barnhorn and an impressive mural by Carl Zimmerman. This was the cathedral church, 1938-1957.
- 59 **Fairview Park** offers a premier view of the Lower Mill Creek Valley and the Basin.
- 60 **Central Parkway** was once the route of the Miami and Erie Canal. The Parkway was constructed in 1928. 101 years after the first canal boats trafficked from the Ohio River to Middletown, Ohio.

**ECONOMIC
DEVELOPMENT**



ECONOMIC DEVELOPMENT

INTRODUCTION

EXISTING CONDITIONS

- . Clifton Heights-Fairview NBD
- . The Urban Design Plan
- . The Ohio-Scioto Block
- . Dispersed Commercial Activity
- . Manufacturing
- . Institutions

ANALYSIS AND PLAN

- . Clifton Heights-Fairview NBD
- . The Ohio-Scioto Block
- . Dispersed Commercial Activity
- . Institutions

GOALS AND OBJECTIVES

ECONOMIC DEVELOPMENT

INTRODUCTION

The economic development section addresses the issue of the economic viability of the community, not only of the commercial and institutional sector, but the well being of the population itself. In the existing conditions section particular attention will be paid to the Clifton Heights Neighborhood Business District (NBD) because the area represents the principal arena of commercial activity in the community. This centrality makes the NBD's condition critical to the overall image of the community's vitality.

EXISTING CONDITIONS

THE CLIFTON HEIGHTS-FAIRVIEW NBD

Fortunately, during the course of the development of the community plan an Urban Design planning process got underway. A major element of that process was an economic analysis of the Clifton Heights-Fairview NBD.¹ The summary findings of that report provide an invaluable overview of the existing and projected conditions of the business district:

1. The Clifton Heights NBD spans an approximate 11.3 acre area whose boundaries include Calhoun Street to the north, Ohio Street to the east, commercially-zoned property with McMillan Street frontage to the south, and Rohs Street-Hughes High School to the west. The Clifton Heights NBD so defined includes approximately 140,300 square feet building gross leasable area in 69 tenant spaces. (See Figure 16)

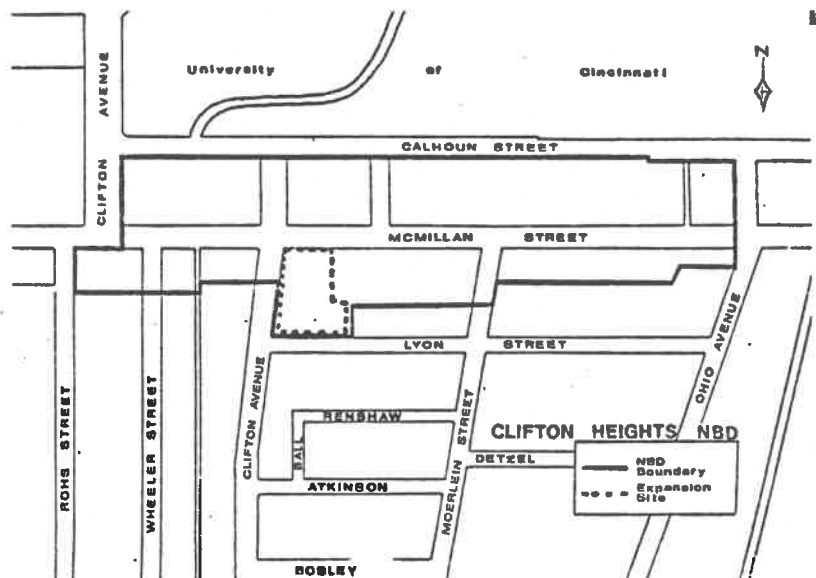


Fig. 16: The NBD (as defined by CM Consultant Group)

2. The economic structure and functioning of the Clifton Heights NBD during the the first half of the eighties is strongly tied to ten factors:
 - . Campus facilities planning and projected enrollment at the University of Cincinnati.
 - . Clifton NBD revitalization.
 - . The type and scale of reinvestment committed to Clifton Heights.
 - . Strengthening of the coalition of neighborhood business, development and resident interests concerned with Clifton Heights revitalization.
 - . Amelioration of Hughes High School student-NBD merchant tension.

¹CM Consultant Group Clifton Heights NBD: Economic Base, Market Potential, Market Strategy, Cincinnati, Ohio, 1980. It should be noted that this is a more limited delimitation of the NBD than is presently extant. In terms of both zoning and actual distribution of business the commercial area stretches all the way from the Fairview-McMillan intersection to Vine Street.

- . The Kroger strategy for store consolidation/expansion in the market area ¹.
 - . Other anchor store strategies for new retail entry and expansion in urban areas during the eighties.
 - . Urban spill-in attraction of population from other Cincinnati communities and the metropolitan area in light of decreasing household size, changing lifestyles and the energy crisis.
 - . The availability and cost of site assembly.
 - . Redefinition of private sector-public sector responsibilities for NBD revitalization in Clifton Heights.
3. The Clifton Heights NBD trade area includes Census tract 25,26,27,29,30,70,71, and 72.² The trade area encompasses the Clifton Heights, Fairview, University Heights, Clifton and UC-Clifton Campus/Corryville neighborhoods. (See Figure 17)
 4. The Clifton Heights NBD trade area included a total of 34,152 person in 1970³ Of this amount, approximately 15 percent or 5,224 persons resided in group quarters (college residence halls, hospitals, nursing homes and other group quarters) rather than households. The relative distribution of population in households vs. group quarters has changed little since 1970.
 5. Consonant with past trends, population in the NBD trade area will continue to decline through 1983 then modestly increase by 1985. The rate of population decline is expected to diminish relative to the 1970-1979 period as housing rehab efforts multiply and the advantages of the close-in NBD trade area residential address reach a broader public. In 1985, the NBD trade area's population is expected to represent 28,800. (See footnotes for assessment of predictions.)
 6. Households, rather than families or individuals, are the key retail consumer unit. In 1979, the Clifton Heights NBD trade area contained an estimated 11,300 households. By 1985, the number of households in the trade area should expand to 11,500.⁴ The largest trade area sector gain in households is expected to occur in Clifton Heights-Fairview, the NBD's primary market, with an increase of 300 households.
 7. The single most important determinant of the amount that individuals and households will spend on retail goods and services is current income and expectations for improvement. the NBD trade area's average household income in 1979 equalled \$14,900, ranging from a high of \$22,100 in Clifton, to \$10,500 for households residing at the Clifton Campus/Corryville. With continued inflation, real per capita income of trade area residents will be eroded by almost 2.6 percent per year through 1983, then gradually improve to 1985.
 8. Per household retail expenditures of NBD trade area residents are expected to represent \$5,909 in constant 1979 dollars by 1985, encompassing spending of resident households both within and outside the trade area. Total retail expenditures potential of NBD trade area resident households equalled \$72,455,000 in 1979 and is expected to diminish (in constant 1979 dollars) to \$68,337,000 by 1985.

¹Subsequently the Clifton and the Corryville Kroger stores were converted to Super-X operations and a new Kroger Super Store (in the old Liberal space) was opened at the University Plaza.

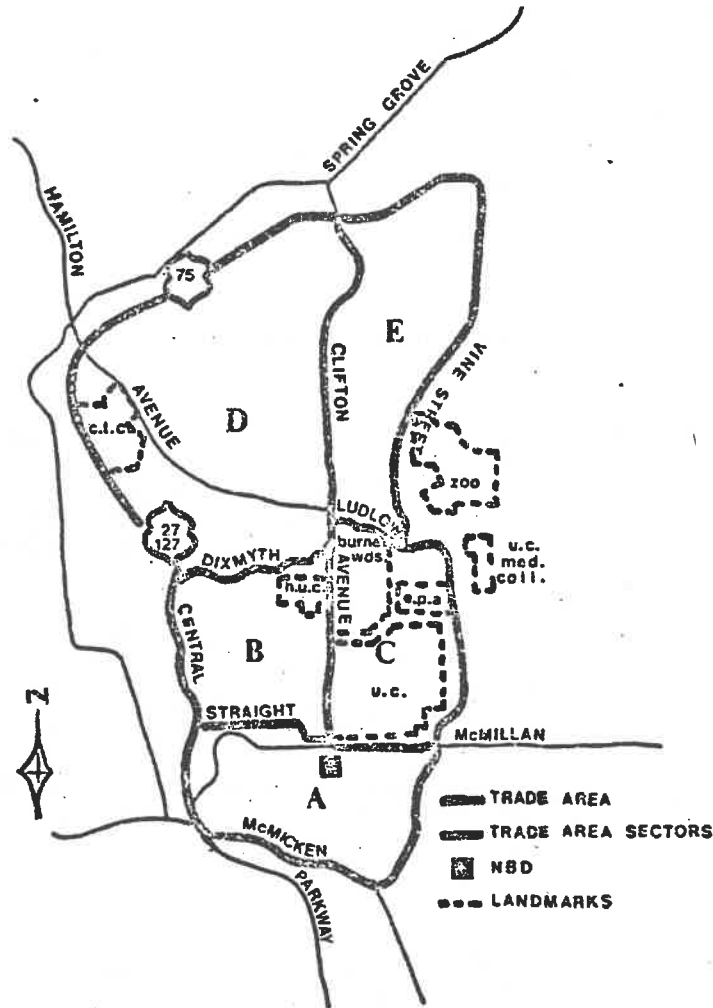
²Trade area was defined through consultant field investigation and surveys, considering such factors as distance and driving time from the NBD, the local and regional highway network, and the location and impact of major competitors.

³When the 1970 numbers are changed to reflect 1980 census tract boundaries the 34,152 figure becomes 33,046. In 1980 this number was reduced by 16.2% to become 27,706.

⁴Actually 1980 census figure was 11,672

Fig. 17

CLIFTON HEIGHTS NBD TRADE AREA



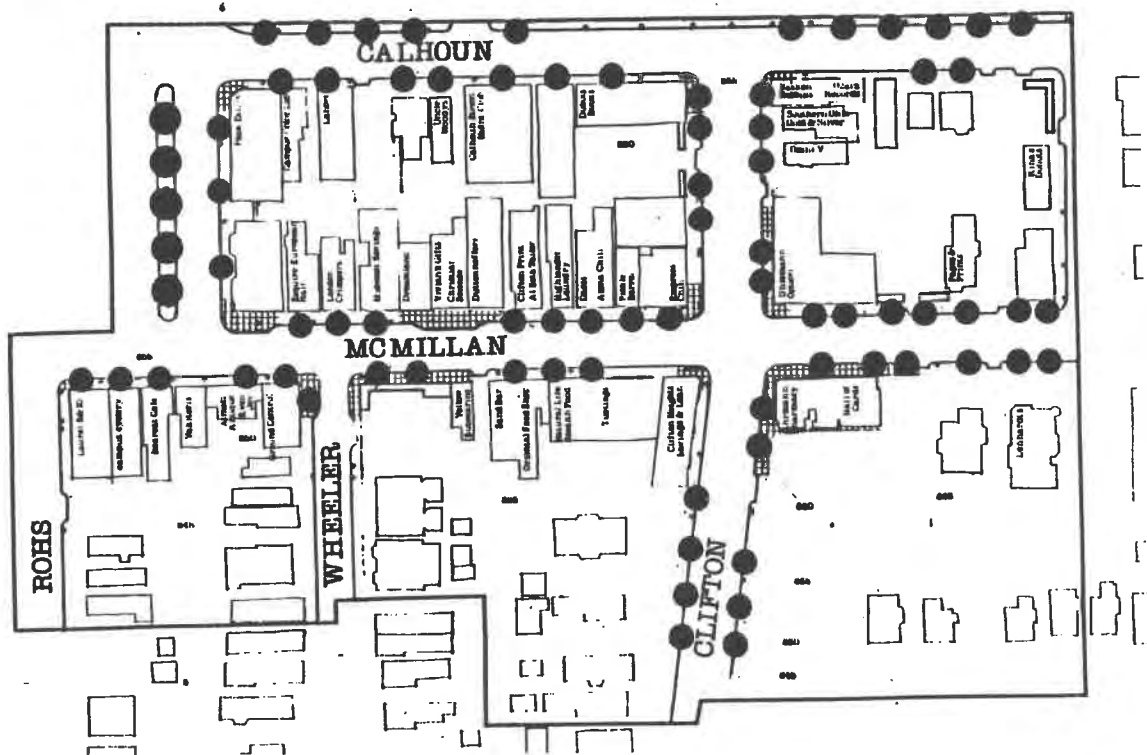
9. The Clifton Heights NBD trade area has a unique dimension shared by only a few other neighborhoods in the Cincinnati market. It is the location for significant non-resident retail expenditures by such major activity-generators as UC-Clifton Campus students, employees and visitors and the U.S. Environmental Protection Agency. Retail expenditures generated by these non-resident sectors are estimated at \$26,195,000 in constant 1979 dollars through the projection period.
10. Total expenditures potential from resident and non-resident customer sources in the NBD trade area is estimated at \$98,640,000 in 1979, diminishing to \$94,572,000 by 1985 in constant 1979 dollar terms. The retail expenditures of the market area's major non-resident activity-generators accounted for about 26.6 percent of the area's total expenditures potential in 1979.
11. At present, the Clifton Heights NBD directly competes with two nearby business districts (Clifton and Corryville) and one shopping center (University Plaza) for retail customers and sales. These three combined with the Clifton Heights NBD derive about \$21,600,000 sales from trade area households. The balance, \$50,800,000 or 70 percent of the NBD trade area's retail expenditures potential is "exported" to other shopping locations in the Cincinnati metropolitan area.
12. In 1979, the Clifton Heights NBD attracted approximately \$9,168,000 sales from all customer sources. About 61 percent of the NBD's total retail sales, or \$5,555,000 were derived from trade area resident households. An additional \$2,758,000 were obtained from the Trade area's major activity-generators (principally UC students, employees and visitors), with the remainder of \$855,000 derived from persons residing outside the trade area and not employed by the area's major activity-generators. The NBD's eating and drinking establishments accounted for almost 70 percent of sales in 1979.

THE URBAN DESIGN PLAN¹

A major outcome of the Urban Design Plan has been the implementation of a streetscape program for the western section of the business district (See Figure 18). The main purposes behind the streetscape approach was:

- . to separate the pedestrian oriented business district from the encroaching commercial strip;
- . to form a unified image in the district representative of a common marketing strategy;
- . to give the impression of economic viability through attractive improvements to the district.

Fig. 18 Urban Design Plan



Streetscape Plan



Streetscape Plan

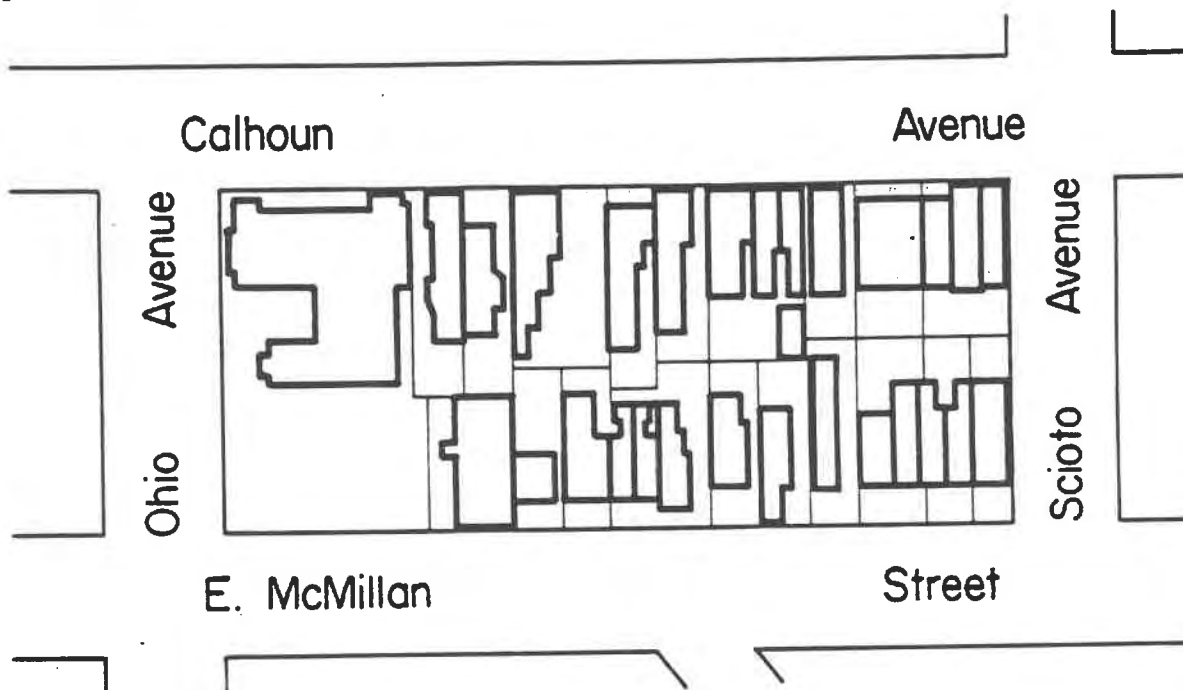
Newly constructed are decorative sidewalk pavings and sidewalk bump-outs designed to protect parking areas and reduce street widths to allow easier pedestrian crossing. Bus stop locations have been consolidated to further the reduction of street furniture and ease traffic circulation problems. Eighty additional trees with iron tree grates have been planted raising the number of trees in this section of the business district to over one hundred. In anticipation of the possible future placement of decorative lighting, appropriate wiring has been placed under the new sidewalk.

¹This plan was prepared for the Clifton Heights, University Heights, Fairview Neighborhood Development Corporation by the Cincinnati Department of Public Works, Division of Architecture and Facility Management, Office of Architecture and Urban Design, at the direction of the Department of Neighborhood Housing and Conservation.

THE OHIO/SCIOTO BLOCK

The block bounded by Calhoun on the north, McMillan on the south, Ohio on the west, and Scioto on the east, although not delimited as part of the NBD in the urban design plan's marketing study, does have approximately a dozen viable businesses. Although most are on the Calhoun Face there are some also on McMillan.

Figure 19 Ohio/Scioto Block



DISPERSED COMMERCIAL ACTIVITY

Further east, beyond the Scioto/Ohio Block on McMillan Avenue, a few businesses are interspersed on the north side of the street. The Chase Ohio Bank occupies the whole northwest corner of the Vine Street/McMillan intersection. On Calhoun Street, while a park, church, and school occupy the block on the north side, to the south there is an entertainment business and steakhouse coupled with a McDonalds Hamburger restaurant. Both on Calhoun and McMillan, because of these additional businesses, the Clifton Heights-Fairview business district appears to merge with the businesses surrounding the University Village Shopping Center.

On the west side of the Clifton Heights-Fairview business district stores are interspersed with residences on the south side of McMillan until the major intersection of McMillan, Ravine, Fairview, and Old McMillan.

Throughout the community there are small centers, individual instances of commercial activity:

- Dixmyth Avenue at McMicken Avenue
- McMicken Avenue and "short" Hopple
- Marshall Avenue at Riddle Road
- McMicken Avenue and Marshall Avenue
- McMicken Avenue and McMillan Avenue
- Warner Avenue and Ravine Street
- Warner Avenue at Victor Street
- Warner Avenue at Stratford Avenue
- Warner At Wheeler
- Along Clifton Avenue from just north of Warner almost to intersection of Klotter Avenue.

While some of these businesses are bars, the majority are general merchandise convenience stores that serve a very localized market.

MANUFACTURING

Manufacturing represents a very small proportion of the CUF land use. The Allied Window Manufacturing Company at McMicken and Straight Street is the only remaining vestige of the old industrial corridor that stretched along the eastern edge of the Mill Creek Valley.

INSTITUTIONS

The University of Cincinnati clearly dominates the land use of the area immediately adjacent to the CUF planning area. With its 30,000 full-time students and 5,000 staff, it has a tremendous impact in the area of economic development. Two additional education centers, Hebrew Union College and Hughes High School, and two hospitals Good Samaritan and Deaconess add to the image of the area being part of a huge institutional complex.

The impact that these institutions have can be seen by the populations associated with their operations in Table XVI.

ANALYSIS AND PLAN

CLIFTON HEIGHTS-FAIRVIEW NBD

The economic analysis report tested a number of revitalization strategies and made recommendations as to what basic changes needed to be made:¹

1. Four alternative revitalization strategies compared to the "status quo", appropriate to upgrading and strengthening the Clifton Heights NBD retail structure, have been identified and tested by the consultant in terms of market and financial implications.

- a. Status Quo---This alternative is as the term implies. No major private sector or public sector initiatives to re-structure existing land and building use in the NBD would occur. Existing retail space would be recycled to accommodate tenant turnover. The NBD would experience a slow erosion of sales and market share over the projection period, with 1979 sales of \$9,168,000 diminishing to about \$8,990,000 in 1985 (constant 1979 dollars).
- b. Cosmetic Rehab---This strategy assumes private sector-public sector initiatives, including streetscape improvements, improved municipal services delivery and off-street parking expansion without additions to building gross leasable area. The net sales gain, in constant 1979 dollars, for NBD merchants with adoption of this strategy would approximate \$621,000 between 1979-1985.

Public subsidy will be required to underwrite the costs of necessary off-street parking and some portion of land cost via write-down for Lenhardt expansion site development for the next three revitalization strategies described.

- c. Neighborhood Center Strategy---Cosmetic rehab would be combined with joint-use development (retail over parking garage) at the approximate 1.0 acre Lenhardt expansion site in the south-east quadrant of Clifton and McMillan Street surrounding Lahrman's Pharmacy. The Neighborhood Center approach calls for construction of a 32,000 square foot supermarket (using Kroger as a prototype) and a 5,500 square foot pharmacy replacing Lahrman's on air rights over a 206 space parking deck. Adoption of this strategy would result in the NBD's total retail sales advancing from \$9,168,000 in 1979 to \$16,364 in 1985 (constant 1979 dollars). Annual public subsidy equals \$95,000.
- d. Retail Magnet Strategy---Cosmetic rehab would be combined with joint-use development by 1981 of a 55,000 square feet discount store at the Lenhardt expansion site, using air rights above a 303 space parking deck. Adoption of this strategy would result in the NBD's total retail sales expanding from \$9,168,000 in 1979 to \$16,135,000 in 1985 (constant 1979 dollars). Annual public subsidy required equals \$124,000 in constant 1979 dollars.
- e. Specialty Center Strategy---Cosmetic rehab would be fused with three-stage development of specialty retail shops (bakery, gourmet food, apparel, jewelry, luggage and leather, etc.) at the Lenhardt expansion site with required parking. First-stage development would encompass 20,000 square feet GLA opening in 1981, followed by

¹UM Consultant Group, Op cit

10,000 square foot additions in 1983 and 1985, respectively. Adoption of this strategy would expand total NBD retail sales of \$9,168,000 in 1979 to \$13,794,000 in 1985 (constant 1979 dollars). Annual public subsidy of \$43,000 in 1981 would eventually rise to \$81,000 by 1985 in constant 1979 dollars, although sufficient increase in project cash flow would result to backstop \$22,000 annual amortization of publicly-funded streetscape improvements.

2. The consultant's assessment of revitalization possibilities for the Clifton Heights NBD and Lenhardt expansion site suggests that the first-ranked strategy is the neighborhood center approach---a 32,000 square foot supermarket, 5,500 square foot pharmacy and 206 decked parking spaces. Second choice represents a discount store.
3. The City's principal impact on Clifton Heights NBD revitalization is likely to represent its willingness to commit to the public subsidy and gap financing necessary for the Lenhardt expansion site's joint use development. Otherwise, the project is not feasible.
4. Pragmatic suggestions for NBD upgrading have been offered by the area's merchants. The suggestions center on streetscape improvements, better municipal services delivery, and parking.
5. The availability and mechanics of commercial loan assistance, whether from private lenders or the City's commercial-industrial revolving loan fund, are not now key concerns of the NBD's merchants. The affordability and cost effectiveness of such financing are unspoken issues, in the consultant's opinion. Under-served and new markets for expansion of low-cost commercial loan assistance to the Clifton Heights NBD and other Cincinnati neighborhoods exist. For example, energy conservation systems financing. Most Cincinnati area banks avoid energy conservation system financing because of its newness and perceived high risk. However, individual business economics to amortize the cost of such systems are increasingly measurable. The large number of eating and drinking places in the Clifton Heights NBD confronted with soaring utilities cost might welcome low-cost commercial loan assistance to install such energy conservation systems as solar heat and hot water.
6. The Clifton Heights NBD organization for commercial revitalization is fractured at present. The consultant suggests the possibility be explored of forming a development corporation subsidiary to the Clifton Heights NDC, charged with development and design review responsibilities for the NBD. "Turn key" development services for the NBD could be provided by the NDC corporate subsidiaries joint venture with a qualified developer and investors in an Ohio Limited Partnership. Community-based limited partnership participation should be assured in meeting the private sector's equity requirement for project implementation.
7. Parking has been cited by many as an overriding issue in planning for Clifton Heights NBD revitalization. It is not. The NBD suffers more from a maldistribution of the existing parking inventory than a major NBD-wide deficit. Solutions are available. For example, the night-time use of the Hughes High School parking garage has been suggested for customers of the NBD's eating and drinking places on Calhoun Street as well as re-routing of northbound traffic on Clifton Avenue at McMillan to accommodate angle parking near the western face of the former Fifth Third Bank building.

An over-riding NBD revitalization issue is increasing the quantity and quality of customer traffic and shopping opportunities in the Clifton Heights NBD. If customer and NBD sales increase, parking solutions will follow.

The consultant's report was one phase of the development of the area Urban Design Plan. From the options detailed in the economic study (see above) all the developments proposed at the Lenhardt's site were found to be currently infeasible. To upgrade the business district it was decided to opt for cosmetic rehabilitation. The first phase of this plan is the recent construction of the streetscape using entirely public funds (City CDBG). This current program is described in the existing conditions report. The community wishes to see many of the landscaping efforts extended eastward through the business district. A

TABLE XVI UPTOWN INSTITUTIONS AND ASSOCIATED POPULATIONS*

INSTITUTION	TYPICAL WEDNESDAY								
	STAFF	STUDENTS	BEDS	STAFF	STUDENTS	IN-PATIENT ARRIVALS	OUT-PATIENTS	VISITORS	DAILY TOTAL
University of Cinti (Clifton)	6,000	28,000	N/A	4,000	15,000	N/A	N/A	3,000	22,000
College of Medicine	2,350	1,018	N/A	2,000	750	N/A	N/A	500	3,250
College of Nursing and Health	104	821	N/A	75	522	N/A	N/A	30	627
College of Pharmacy	110	200	N/A	76	170	N/A	N/A	12	258
Hoxworth Blood Center	200	N/A	N/A	180	N/A	N/A	200	25	405
Hebrew Union College	100	175	N/A	100	175	N/A	N/A	35	310
Hughes High School	127	1,232	N/A	125	972	N/A	N/A	15	1,112
Bethesda	2,083	306	498	1,400 ¹	250	65	200	500	2,415
Children's Medical Center	2,200	300	350	1,500	100	60	400	550	2,610
Christ	2,054 ²	312	700	1,700	200	80	350	1,900	4,230
Board of Health 310 Burnet	132	1	N/A	128	1	N/A	84	60	273
North Central Health Dist. 2939 Vernon Pl.	46	N/A	N/A	42	N/A	N/A	N/A	4	46
Deaconess	757	...	276	505 ¹
Good Samaritan	3,000	234	765	1,400	200	70	400	1,500	3,570
Group Health Associates	175	N/A	N/A	175	N/A	N/A	650	350	1,175
Holmes	498	N/A	90	225	N/A	10	270	140	645
Jewish	2,400	150	607	1,650	100	75	100	1,200	3,125
Rollman's Psychiatric	192	8	126	192	4	8	N/A	30	234
Shriner Burns Institute	220	4	30	185	4	5	30	25	249
University Hospital	2,900	480	664	2,400	280	70	1,308	600	4,658
Veteran's Administration	1,200	N/A	354	1,000	N/A	35	400	1000	2,435
EPA	1,000	N/A	N/A	950	N/A	N/A	N/A	50	1,000
ZOO	97	40 ³	N/A	90 ⁴	40	N/A	N/A	3000 ⁵	3,130

1. Figure not supplied this is an estimate based on approximately 2/3 of full employee count
 2. There are actually 2737 employees but 2054 full time equivalents
 3. Cincinnati Public Schools Natural Resources Management school year only
 4. Additionally up to 30 volunteers a day and 50-60 summer seasonal employees
 5. In Summer week day count is 3000-5000, weekend 8,000-10,000
 In winter daily count range between 600-1000

*Source: Survey for Uptown Task Force except Deaconess Hospital figures which came from a table in the Aug 20-16, 1984 edition of the Cincinnati Business Courier (p. 10).

second major attempt is a voluntary facade and signage improvement program. Presently from the standpoint of the image of the district, most signs are of a material, size, configuration and graphic style at odds with the background architecture. In addition to the removal of visual clutter in signage, the clean-up and restoration of building facades would also signal an increased vitality in the business district. Estimated costs range from between \$750 to \$7,500 per building. A program combining individual monies with resources from the City Revolving Loan Fund is presently being developed for the business district. The Uptown Task Force is also currently planning the development of a coordinated integrated signage system for all the hospitals, educational institutions, and business districts of the Uptown area.

In terms of parking problems, the Plan does not call for any public expenditures for off-street parking. The plan states that the Clifton Heights-Fairview NBD suffers from an inefficient utilization of existing lots. If these lots were shared and a common identification of the neighborhood system of parking lots was accomplished, the parking situation would be alleviated. Aesthetically, the screening of lots with low walls, trees, fencing and seating areas would maintain a cohesive building line and act as a buffer for the nearby residential land uses.

A principal conclusion of the Urban Design Plan was that the NBD suffers from a lack of capturing a sufficient share of its market potential. A strategy for changing the situation is to attract businesses that cater to the walk-in trade. A pedestrian oriented NBD would develop both the neighborhood and university-based market. The Urban Design Plan identified a number of examples:

- specialized supplies for different university departments
- repertory theatre
- apartment oriented furnishings
- automatic money or teller machines
- wine and beer store
- breakfast/luncheonette
- music speciality stores
- stereo repair and service
- theatrical supplies
- travel agency
- adult bars
- coffee shop
- art gallery/framing shop
- plant store
- tobacco shop
- bakery
- meat market
- grocery store
- deli
- shoe repair

THE OHIO-SCIOTO BLOCK

While this block has a number of commercial units many of the original physical structures are still intact. Many of the programs implemented from the Urban Design Plan for the western end of the NBD were to restore elements of the original environment. The Ohio-Scioto Block offers an opportunity to put in place controls and guidelines that would prevent the destruction of the present facades. An environmental quality district (historical or urban design) would appear to be the most appropriate tool to accomplish this.

DISPERSED COMMERCIAL ACTIVITY

The stores and bars that are dispersed throughout the community serve a useful role in both providing convenient access to goods and services and very importantly acting as mini community centers where information can be shared and a more cohesive sense of community developed. The plan calls for the retention of these dispersed commercial activities.

INSTITUTIONS

The large institutions of Clifton Heights-University Heights-Fairview, and Uptown in general, are a mixed blessing. Clearly their traffic generation and site expansions have caused disruptions to the communities in which they reside, but just as importantly, their presence leads to large infusions of money both

to the commercial and residential districts. The Uptown Task Force, of which the CUF Community Council is a part, is attempting to develop a forum for all the principal constituencies that both share and compete for the land of the Uptown area. For the Community Council, the strategy is clearly to mitigate the negative aspects of the institutions' presence, such as traffic congestion and loss of residential space, and to foster the positive forces of economic development.

GOALS AND OBJECTIVES

1. The main business district in the vicinity of Calhoun and McMillan should be maintained and improved.
 - 1.1 The present area of the NBD should not be expanded.
 - 1.2 An economic mix should be encouraged that sustains a continuing economic vitality.
 - 1.2.1 First priority should be given to the encouragement of businesses that meet the local resident service demands.
 - 1.2.2 Advantage should be taken of the proximity of a large number of daytime visitors generated by the neighboring institutions to supplement the resident consumer underpinning of the NBD.
 - 1.3 The physical appearance of the NBD should be upgraded.
 - 1.3.1 Interior and exterior cosmetics of businesses should be encouraged so that original facades of buildings are highlighted, signage is symbolic and aesthetic. These changes to be encouraged through public financial incentives.
 - 1.3.2 The business district should be well lit with shadows minimized.
 - 1.3.3 New street furniture should be installed that minimizes clutter.
 - 1.3.4 A kiosk should be placed in the NBD
 - 1.3.5 Many trees and landscaped green areas should be encouraged along the streets and as screening around parking areas. Such areas (and trees as already exist) should be afforded maximum protection. (See Urban Forestry Section.)
 - 1.3.6 The last remaining remnant of the old-style business district (the area bounded by Calhoun, McMillan, Scioto and Ohio) should be preserved through the development of an EQ overlay.
 - 1.3.7 There should be plenty of litter receptacles and vigorous enforcement of litter laws in the business district.
 - 1.3.8 Merchants should coordinate a private trash removal service.
 - 1.4 Pedestrian rather than vehicular circulation should be emphasized in the NBD.
 - 1.4.1 Wherever possible zoning should be made more restrictive to preclude the development of drive-in facilities.
 - 1.4.2 Individual parking lots should be consolidated for use of all business district patrons, uniformly landscaped, and connected by pedestrian network of walkways, crosswalks, etc.
 - 1.4.3 An internal pedestrian courtyard should be developed in the center of the block bounded by Little Clifton, Big Clifton, Calhoun and McMillan.
 - 1.4.4 Sidewalks should be widened with tree peninsulas and crosswalks emphasized. (in remainder of business district)
 - 1.4.5 Non-vehicular access with the major institutions should be improved and developed (e.g. additional pedestrian crosswalks).

- 1.4.6 Bus stops should be consolidated and tied into pedestrian walkways.
- 1.5 Efforts to reduce the incidence of all criminal activities in Clifton Heights-Fairview NBD should be encouraged.
 - 1.5.1 CUF should work in partnership with local institutions to see what mutual acts can be taken to reduce criminal behavior.
 - 1.5.2 Anti-crime efforts should be developed in conjunction with the police division.
2. Viable small business areas scattered throughout the community should be maintained to service local needs in the immediate vicinity.
3. The major institutions located within and immediately adjacent to CUF should not expand their boundaries and should emphasize their edges.
 - 3.1 U.C. should landscape and construct improvements on their southern boundary that abuts the Clifton Heights-Fairview NBD consistent with the design plan.
4. Within the community there should be marketing to foster economic development.
 - 4.1 Major employers should disseminate information that fosters a vital CUF community.
 - 4.1.1 Major employers in the area should advertise their employment opportunities to the residents of CUF.
 - 4.1.2 Major employers should inform their employees of the residential opportunities that exist in CUF.
 - 4.2 The Community Council should produce and circulate a marketing brochure.
 - 4.2.1 The marketing brochure should have sections that detail the employment opportunities in general that are to be found within the institutions adjacent to CUF.
 - 4.2.2 The marketing brochure should extol the virtues of the Clifton Heights-Fairview Business District.
 - 4.3 The Clifton Heights Business Association should be urged to utilize cooperative marketing and advertising techniques.
 - 4.3.1 Special event such as sidewalk sales, discount weeks, festival specials, etc. should be held.
 - 4.3.2 Cooperative advertising circulars/posters/mailers should be developed by the businesses.
5. Implementation efforts in the NBD should be accomplished through a partnership among the business association, the Community Council, the NDC the City, and major local institutions.
 - 5.1 The Community Council should foster efforts to strengthen the business association in its attempts to represent the NBD interests.

HOUSING

5



HOUSING

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GOALS AND OBJECTIVES

HOUSING

INTRODUCTION

The condition of residential buildings is of prime importance to this community because housing predominates. The image of this neighborhood's health can be most clearly determined by examining the housing stock.

EXISTING CONDITIONS

GENERAL BACKGROUND¹

C.U.F.'s residents, now just under 13,000 people, are housed in 6,856 housing units. In the last decade the community has lost over 20% of its population but the number of dwelling units has remained virtually the same, in fact, the community had a slight gain of eighteen units during the decade. (See Table XVII)

TABLE XVII 1970-80 Population and Dwelling Unit Change

	1970		1980		70-80 Change		70-80 Change (%)		
	Pop.	DU	Pop.	DU	Pop.	DU	Pop.	DU	
CH ²	25	3351	1522	2577	1419	(774)	(103)	-23.1	- 6.8
CH	26	4943	2070	3519	1884	(1424)	(186)	-28.8	- 9.0
F	27	2487	1060	1844	1006	(643)	(54)	-25.9	- 5.1
UH	29	5423	2186	5001	2547	(422)	361	- 7.8	+16.5
T	16,204	6838	12,941	6856		(3,263)	18	-20.1	+ 0.3

Source: PAMSS, Base: 1980 Census Tract Geography

The housing stock is ageing as most of the housing was constructed in the late 1800's or the first quarter of this century. In the 1970 census this was evidenced by the fact that three out of every four housing units were in a structure that was built prior to 1939. (See Table XVIII). The percentage of substandard housing is greater than the city's average, while average income is below the city's mean (\$12,586 versus \$16,872). There has been a significant movement into the community of individuals buying and rehabilitating housing. Properties with views of downtown Cincinnati have become prime. At this time due to the enduring high interest rates all activity has slowed.

TABLE XVIII Year Structure Built for CUF Housing Units

CT	Total H.U.	Pre. 1939	40-49	50-59	60-64	65-68	69-70
CH	25	1522	1219	105	24	51	123
CH	26	2220	1867	210	70	6	67
F	27	1514	1335	74	31	6	17
UH	29	2186	1023	246	161	342	196
T	7442	5444	635	286	405	403	269

Source: TABLE H-2, 1970 U.S. CENSUS.

Base: 1970 Census Tract Geography.

¹Statistics adopted from Cincinnati Neighborhood Profiles, 1980, Interim Report, August 1981, P9, P.60 and P. 151.

²CH - Clifton Heights, F - Fairview, UH - Univeristy Heights.

OWNER OCCUPANCY AND RENTAL UNITS

Renter residents predominate in CUF. As of 1980, for every ten housing units in the community only two were owner-occupied, while seven were rentals. (One would normally be vacant due to turnover, see Table XIX). When University Heights is considered on its own, eighty percent of the units are rental, a rate equalled by the West End and exceeded only by residential downtown, Winton Hills, and the Fay Apartments. The rental rate is clearly a reflection of the proximity of the community to the University and the tremendous demand for student housing. In the last year in which statistics were compiled (1979-80), CUF in one year had a change of occupancy in half its units. No other community in Cincinnati exceeded that rate.¹

TABLE XIX 1980 Housing Unit Characteristics

H.U.#	%Vacant	Occupied	% Owner Renter	% Family	%Single Change	79-80 Occupancy CT
CH 25	1419	11.3	17.3	17.4	31.7	52.5
CH 26	1884	12.9	24.4	62.7	39.7	46.6
F 27	1006	11.9	36.5	51.6	43.7	38.4
UH 29	2547	6.8	13.8	79.4	16.6	56.6
T	6856	10.2	20.8	69.1	30.1	50.3

Source: Adapted from PAMSS Neighborhood Profiles

Base: 1980 U.S. Census Geography

Single family units make up almost a third of the housing units in CUF. However, the owner-occupancy rate suggests that as many as a third of those single family units are rented. The number of retired head of households varies greatly. University Heights has only 7.9% of its households headed by a retired person, while Fairview's figure is just under 30%. Overall, CUF has 16.4% of its households headed by a retired individual. While no statistics are currently available, it is generally believed that a considerable number of these retired persons reside in single family owner-occupied housing units. The 1980 census data reveals that on average the CUF community is becoming younger, while the population per dwelling continues to decline. (See Table XX.)

TABLE XX Population per Dwelling Unit 1970-1980

	CT	1970 Pop Per DU	1980 Pop Per DU	70-80 % Change
CH 25		2.20	1.82	-17.27
CH 26		2.39	1.87	-21.76
F 27		2.35	1.83	-22.13
UH 29		2.48	1.96	-20.97
T		2.37	1.89	-20.25

Source: Adapted from PAMSS Neighborhood Profiles

Base: 1980 U.S. Census Geography

¹Queensgate had a 60.8 percent mobility rate but with a population of only 190 persons the area can no longer be considered residential.

NEW CONSTRUCTION¹

There has been very little new construction in CUF in the recent past. There have been no new multi-family rental units constructed in our community in the last five years. The only multi-family constructions were those units to be sold as condominiums, the sites being at the southern end of Ohio Avenue and Riddle Road near the intersection with Marshall. In addition Total Living Concepts has constructed twenty-four units (a 202 project) for the handicapped on McMillan Street in the Hollister Triangle. The recent climate of high interest rates and the continual lack of availability of undeveloped land combine to preclude new construction even though the existing non-restrictive zoning is a continuing open invitation.

HOLLISTER TRIANGLE PROJECT

Located between Vine and West Hollister Streets south of McMillan Street, the Hollister Triangle was selected by the NDC as the first target area redevelopment in the community. The area was selected because its boundaries were well defined and the scale was manageable. Although the area suffered from obvious neglect and high vacancies its proximity to downtown and easy access to the University of Cincinnati gave the area potential. The CHUHF-NDC planned and implemented the project in conjunction with neighborhood residents, financial institutions, private investors and governmental agencies. The NDC's operating expenses were provided by the City of Cincinnati, CDBG funds were used to develop a rehabilitation grant program and in a limited number of cases Section 312 loans were provided to stimulate rehabilitation. The overall plan was unified through integrative landscaping focused on a newly created park at the center of the area. Twenty four units for the physically handicapped were provided by the newly constructed Hollister House, the only facility of its kind in the nation. As of 1983 over \$3,500,000 in private and public funds had been committed to the Triangle. Directly or indirectly 94 housing units, or nearly 90% of the Triangle's structures had been improved and the first evidence is beginning to surface that the redevelopment is spawning additional renovation in adjacent buildings.

RAVINE STREET TARGET AREA

The CHUHF-NDC is currently working on the Ravine Street Target Area. Using \$99,000 allocated from the special 1983 CDBG Jobs Bill supplement and additionally receiving \$80,000 in 1984 CDBG Housing Rehabilitation funding the NDC has begun to implement a plan. The plan calls for step and pathway repair, street trees, hillside clean up, parking improvements to revamp the infrastructure and the provision of rehab incentive grants so that owners might be encouraged to participate in exterior renovation, appropriate fence construction, security flood lighting, and correction of building code violations.

CLIFTON AVENUE TARGET AREA

Between the neighborhood business district and the bend at the Bellevue Park cliff, Clifton Avenue has about one hundred residential structures. To encourage physical attractiveness in this major entryway to the community the NDC has administered an exterior grant program for the buildings along the street. In 1985 there was a CDBG allocation for \$70,000. In 1986 an additional \$50,000 will become available. In phase 2 investor property eligibility will be added to that of owner-occupied buildings of phase 1. The public dollars are augmented to varying degrees by private funds. The match obligation is determined on a sliding scale based on the incomes of the people participating. As of May 1986, the owners of twenty-two structures have availed themselves of the program.

¹As of May 1986, a site had been cleared on former Crematory land and a 43 unit apartment complex is under construction. Clifton House has also purchased a large tract of land on the McMicken Slopes, but there has been no activity as yet. A proposal for the construction of new residential units on the west side of Coy Street has been denied by the City. The proposal was opposed by the Community Council.

SUMMARY

CUF has a highly mobile population that predominately resides in rental units. The nature of the housing stock is directly related to the housing demand created by the University. The old-time residents of CUF are being replaced by two waves of continuing immigration; the yearly change of students in the rental units, and secondly by the young professionals who are buying and rehabilitating the older housing units. The result is that household size and households with children continued to decline in number. In a climate of very little construction these housing demands are being met by the existing housing stock.

ANALYSIS AND PLAN

The "baby boom" children are still determining much of what happens in the housing market. This population cohort is now in its thirties. This has potentially two major effects on CUF's housing. As the seventies closed, the University of Cincinnati was expecting declining enrollments but this has not occurred, the age of students has gone up as more individuals return to college at a later stage in their life cycle either to complete degrees abandoned or to retrain for new career opportunities. The returning student is often established elsewhere in the metropolitan area. If this trend continues the problem of commuter traffic could be exacerbated, but the demand for student housing could abate somewhat. Also, the degree to which CUF is already saturated means that some students will be looking for housing at greater distances. The second major factor is the baby boom children are now in the employed sector and many young professionals working downtown or at the numerous institutions, both medical and academic, of the Uptown area have been attracted to the community surrounding the University.

HOME OWNERSHIP AND RESIDENTIAL DENSITY

The community would like to see both an increase in home-ownership and a decrease in residential density. Through the use of loans and grant incentives, the community needs to encourage an increasing number of families to purchase the houses which come on the market. These economic incentives are intended to increase the competitive edge of owner-occupants in relation to absentee landlords. At this time, the greatest pool of potential homeowners is provided by the young professionals who already have a foothold in the community. The major question with this group is will they have children and if they do will they continue to be attracted to CUF. The community is going to remain relatively attractive for student housing so a policy of home-ownership encouragement could temper this situation.

THE ELDERLY

Because of the number of older residents remaining in this area, the Community Council must make a major effort to provide for their needs. Subsidized elderly housing units should be constructed in this community for those people who wish to sell their homes and remain in the community. The community would like to encourage religious and other civic institutions to participate in the sponsorship of new elderly housing and to encourage the sale of their houses to other owner occupants. This would be a way for elderly residents to reap the benefits of increasing property values and to live in a subsidized apartment having maintenance taken care of for them. This would also provide an opportunity for the community to bring in new families willing to take on a long-term maintenance commitment. If these elderly residents are able to maintain their homes, but require assistance in performing major repairs, it is hoped that these same civic and religious organizations would aid in securing both volunteer and financial assistance.

MULTI-FAMILY HOUSING

It is community policy that the only new multi-family structures that should be encouraged in this community would be condominiums, co-operatives, or housing for the elderly and the handicapped. Condominiums or co-operatives are valid methods for increasing the rate of owner occupancy. The community would like to see that the existing stock of multi-family buildings are maintained properly. This could best be accomplished through landlords being more conscientious, tenants becoming more responsible, and the establishment of a policy for aggressively enforcing building codes. This program of deterrence should be conducted in tandem with a loan program that provides incentives for building code compliance.

VACANT BUILDINGS

It is community policy that every alternative be explored for the rehabilitation of vacant buildings prior to advocating demolition. This would require an immediate effort of inventorying currently empty and open buildings so that they can be boarded or otherwise secured against the elements and vandals. These mothballing efforts would make it more feasible to repair structures at such a time when it is economically realistic and when the surrounding neighborhood would support such an effort. Areas in which there are vacant problem buildings should be a primary consideration in determining the location of future target area redevelopments. Vacant buildings provide an opportunity to provide quality housing for people moving into this community without creating any problems of displacement.

BLIGHT MONITORING

The community should take a more active role in monitoring problem landlords through the solicitation of information from tenants and neighbors. Problems brought to the attention of the Community Council that relate to building code violations should be referred to the Department of Buildings and Inspections, City of Cincinnati. The community should be directly involved in the enforcement of building codes because it is their responsibility to recognize negative trends that threaten the quality of life. It is particularly crucial in a neighborhood that has such a high number of rental units owned and "maintained" by absentee landlords.

TARGET AREA REDEVELOPMENT

The community recognizes the importance of the concept of target area redevelopment. These are areas of roughly one to four square blocks in size where public and private resources can be applied to a range of community problems. Public resources might include improvements such as open space, parking, and street trees. They could also support programs of rehabilitation grants and loans. Public funds should also be used to support the local Neighborhood Development Corporation in its efforts co-ordinate these projects. Target area redevelopment offers an opportunity for the infusion of private dollars invested primarily in the housing stock. Target areas represent a method of redevelopment which is advantageous to the community because it concentrates efforts and leads to very visible results.

Such a target area approach is applicable to the neighborhood business district where housing improvements in the stories above street level could be achieved in tandem with the streetscape and facade programs.

SUMMARY

The community would like to see a moderation in the growing trend toward rental units. A viable program of increasing owner-occupancy provides the greatest hope of ameliorating the trend. The council must develop a marketing program to sell the advantages of the community and continually monitor housing trends, particularly with a close eye on enrollment trends at the University of Cincinnati and the employment opportunities in the area. The overall health of the area can only be fostered through continuous vigilance and adaption to new trends, trends often outside the control of the neighborhood and even the City itself. The information gathered must be shared with the whole community.

Localized problem areas can be handled through target area redevelopment of the kind so successfully pioneered in the Hollister Triangle project.

GOALS AND OBJECTIVES

1. The residential density should be decreased and the degree of homeownership increased in CUF.
 - 1.1 Owner-occupancy of the housing stock should be fostered.
 - 1.1.1 To encourage the flow of mortgage monies, the community should monitor local lending institutions to see that they are conforming to the government guidelines of the Community Reinvestment Act, which states that any local lending institution has an obligation to provide for the credit needs of the surrounding community. It is also important that related insurance availability is obtained at reasonable rates.

- 1.1.2 To encourage low income owner occupants of 1 to 4 family homes to utilize the City's variable interest loan program for low and moderate income homeowners.
- 1.1.3 The community should lend its support and encouragement to the City of Cincinnati's Urban Homesteading Program.
- 1.1.4 Condominium and co-op conversion of existing rental multi-family structures should be encouraged after the community is satisfied that a responsible plan has been developed if relocation is required.
- 1.1.5 It is the policy of the community that with the exception of those for special disadvantaged groups, all new multi-family structures would by preference be condominiums or cooperatives.
- 1.2 High residential density trends should be reversed in CUF.
 - 1.2.1 Where remotely feasible all R-zones in the community should be made more restrictive.
 - 1.2.2 The construction of new private multi-family rental structures should be discouraged.
- 2. Maintain in good condition all housing in CUF
 - 2.1 All attempts should be made to save vacant buildings and see that they become occupied.
 - 2.1.1 Every alternative should be explored for the rehabilitation of vacant buildings prior to advocating demolition.
 - 2.1.2 All current empty and open buildings should be inventoried and "mothballed" for security pending rehabilitation efforts.
 - 2.2 The Community Council should monitor building, health, and zoning code violations and problem buildings, and report cases to the appropriate city agency when initial overtures to owners have failed to rectify the situation.
 - 2.2.1 A survey should be developed by the Community Council and circulated to all tenants so that maintenance problems can be identified and reported.
 - 2.2.2 Local newspapers should be encouraged to expose landlords who consistently mismanage property.
 - 2.3 Knowledge of and access to grant/loan rehabilitation incentives should be encouraged.
 - 2.3.1 Working in conjunction with the City's Department of Neighborhood Housing and Conservation the NDC should produce a fact sheet outlining all available grant/loan incentives.
 - 2.3.2 Specific consideration should be given to setting aside monies or making CUF a target area in the City's homeowner's rehabilitation loan fund.
 - 2.3.3 Rehabilitation of existing multi-family buildings could be accomplished with the use of Section 312 type multi-family loans (or programmatic equivalent).
 - 2.3.4 A special grant program should be established for facade renovation.
 - 2.3.5 Resident, religious, and institutional organizations should sponsor a program to provide volunteers to help individuals who are physically unable to maintain their homes.
 - 2.4 Subsidized rental housing units should be constructed for the elderly and physically impaired residents who wish to live in the community, yet do not want to maintain homes.

3. Community housing information and referral services should be established.
 - 3.1 Tenant assistance services should be developed.
 - 3.1.1 Rental listings in the community should be published to encourage competitive prices.
 - 3.1.2 To foster mutually developed goals tenant-landlord associations should be encouraged.
 - 3.1.3 Property management information and referral services should be provided for tenants.
 - 3.2 Homeowner assistance services should be developed.
 - 3.2.1 Listings of properties for sale in CUF might be put together on a bi-weekly basis by local realtors and disseminated to encourage purchase by owner-occupants.
 - 3.2.2 A list of reliable contractors, within the confines of the law, should be maintained to facilitate rehabilitation work.
 - 3.3 The Community Council should produce and circulate a marketing brochure.
 - 3.3.1 The marketing brochure should have sections that detail the residential living opportunities that exist in CUF. The brochure should be circulated to major institutions located within, and adjacent to, CUF and throughout the metropolitan area.
4. To make many of the goals and objectives of the community possible, the Clifton-Heights-University Heights-Fairview Neighborhood Development Corporation should be retained and maintained.
 - 4.1 The Community Council should consistently support funding for operating overhead for the CH-UH-F/NDC.
 - 4.2 In conjunction with the Community Council, and the Department of Neighborhood Housing and Conservation the NDC should continue its work of target area redevelopment that has been pioneered in the Hollister Triangle Project and is being continued on the upper Ravine Street project and the Clifton Avenue project.
 - 4.3 The NDC should give special attention to the underutilized housing stock in the neighborhood business district.

TRANSPORTATION



TRANSPORTATION

INTRODUCTION

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GOALS AND OBJECTIVES

TRANSPORTATION

INTRODUCTION

Transportation issues have, do and will play a central role in the planning activities of the Clifton Heights-University Heights-Fairview (CUF) area. With twice the City's average residential density, an institutional work force in the Uptown area of more than 30,000, a student body of 40,000 and business districts that draw from large market areas, a carefully considered transportation plan is critical.

EXISTING CONDITIONS

There are over seventeen miles of public streets in the CUF area many of which are major arterials. The community is crossed or bounded by three major north-south arterials. From west to east they are Central Parkway, Clifton Avenue and Vine Street. There are two major west-east connectors that pass through or bound the community. To the north there is the Dixmyth/St. Clair connector, while running through the middle of the community and the focus of its neighborhood business district is the McMillan/Taft connector. The pattern of these streets has largely been determined by the topography, many following the creek beds that flow down to the Basin. These same creek beds, in many cases, define the neighborhoods and subareas within the community. In these subareas or "residential islands" many of the streets dead end at the crest of hills or become stairways when vehicular traffic can no longer be carried. These same ridges were the transportation barrier that made Cincinnati's Basin one of the most densely populated areas in the world during much of the nineteenth century. The Heights area was not developed until significant progress was made in the development of mass transit. It was one of the first suburban areas opened up to persons of modest means. The small lots with little off-street parking either in the form of garages or driveways, the density of development, stairways, cul-de-sacs, and narrow streets all stem from the topography directly, or indirectly from the timing and type of development that was brought about by the topography.

The localized problems of inaccessibility are compounded by the fact that the University-Medical complex of Uptown has made the area one of the major destination points of the metropolitan area. The adjustment of non-automobile development to the "Age of the Auto" is the paramount issue in the solution of CUF's transportation problems.

CIRCULATION

Regionally, CUF as part of the Uptown area, is in between two major north-south transportation axes--the Mill Creek Industrial Valley Corridor and the north-east suburban I-71 vector. The Mill Creek Expressway, joined just to the north by I-74, carries over 100,000 vehicles each day as it passes CUF. To the north of the Taft Road exit I-71 carries 90,000 vehicles while to the south it carries only 66,000 which attests to the fact that Uptown is a major destination area.

Central Parkway, which bounds CUF to the west parallels the Interstate, carries 18,000 vehicles per day (see Fig. 20). Clifton Avenue, another major north-south route, carries only 14,000 vehicles per day north of Ludlow and only 13,600 south of McMillan, but the section between these two segments carries 24,000 vehicles per day. Vine street presents a similar pattern. From Liberty Street to McMillan, the segment adjacent to CUF, approximately 13,500 thousand vehicles are carried each day. In the section north of the Jefferson/Nixon intersection the figure for the daily vehicle count is 18,600. Between these two sections the count is 24,000.

An examination of the east-west connections explains these huge variations. I-71 and I-75 have major cross connections at the Norwood Lateral to the north and via Ft. Washington Way south of Downtown. Efforts to construct an expressway standard Liberty Street Connector have met continuing opposition, the McMillan/Taft expressway of the 1948 Master Plan was not constructed and in all likelihood will never be. The Dixmyth/St. Clair/Melish connector with the completion of the last leg will now become a major Cincinnati east-west roadway system. The University of Cincinnati "Super Block" has become the hub of nearly all the major arterials, the St. Clair segment carries 27,000 vehicles, the Clifton Avenue segment to the west and Jefferson Avenue (Vine Street continuation) to the east carry 25,000 while Calhoun/McMillan carry over 34,000--16,700 westbound on Calhoun (Taft continuation) and 17,700 eastbound on McMillan.

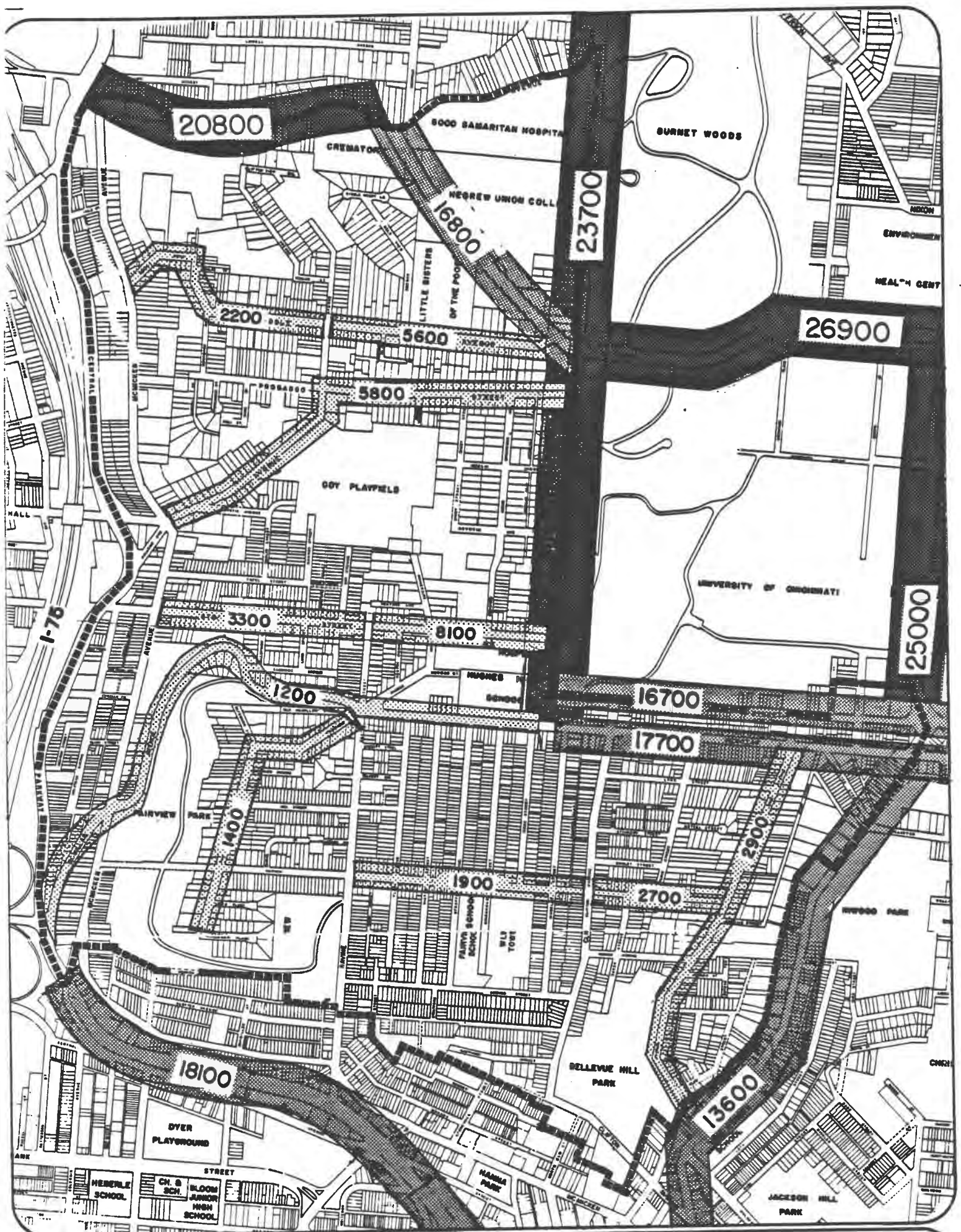



Fig. 20

TRAFFIC VOLUME

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

 AVERAGE DAILY TRAFFIC FLOW

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET 
COMMUNITY BOUNDARY 



SOURCE: Traffic Flow Map 1980, OKI Regional Council
Governments & Traffic Engineering, City of Cincinnati

Within the community's residential areas, there are very few traffic counts available. Riddle Road between Marshall and Clifton Avenue has a 5,600 count, west of Marshall the count drops to 2,200. Straight Street between Ravine and McMicken has a count of 3,300, while east of Ravine it more than doubles to 8,100. Fairview Avenue in Fairview has a count of 1,400. Warner Avenue between Ravine and Clifton has a count of 1,900, while between Clifton and Ohio Avenue the count is 2,700. Ohio Avenue itself has a count of 2,900¹. Despite the high volumes, as will be seen later in this section, the principal problems have been in the area of parking and not circulation.

TRAFFIC CONTROL DEVICES

The traffic control devices used in CUF to regulate traffic flow include stop signs, traffic signals, and yield signs. There are also several information signs; one-way, do not enter, no outlet, and various parking directives.

The basic pattern for placement of stop signs is at the least busy of the two streets at a given intersection. Warner Street as it intersects Flora, Victor, Stratford, Chickasaw, Rohs, and Wheeler, is a through street and all the above streets stop at their intersection with Warner. This example pattern follows for most of the intersections.

Traffic signals are placed at most intersections along the major thoroughfares in CUF. For example, Clifton Avenue has a traffic signal at five of its seven intersections.

Figure 21 shows the locations of all the traffic control signs throughout the area. Parking instruction signs are not included in this map, but parking availability is documented elsewhere in this section.

PARKING AVAILABILITY

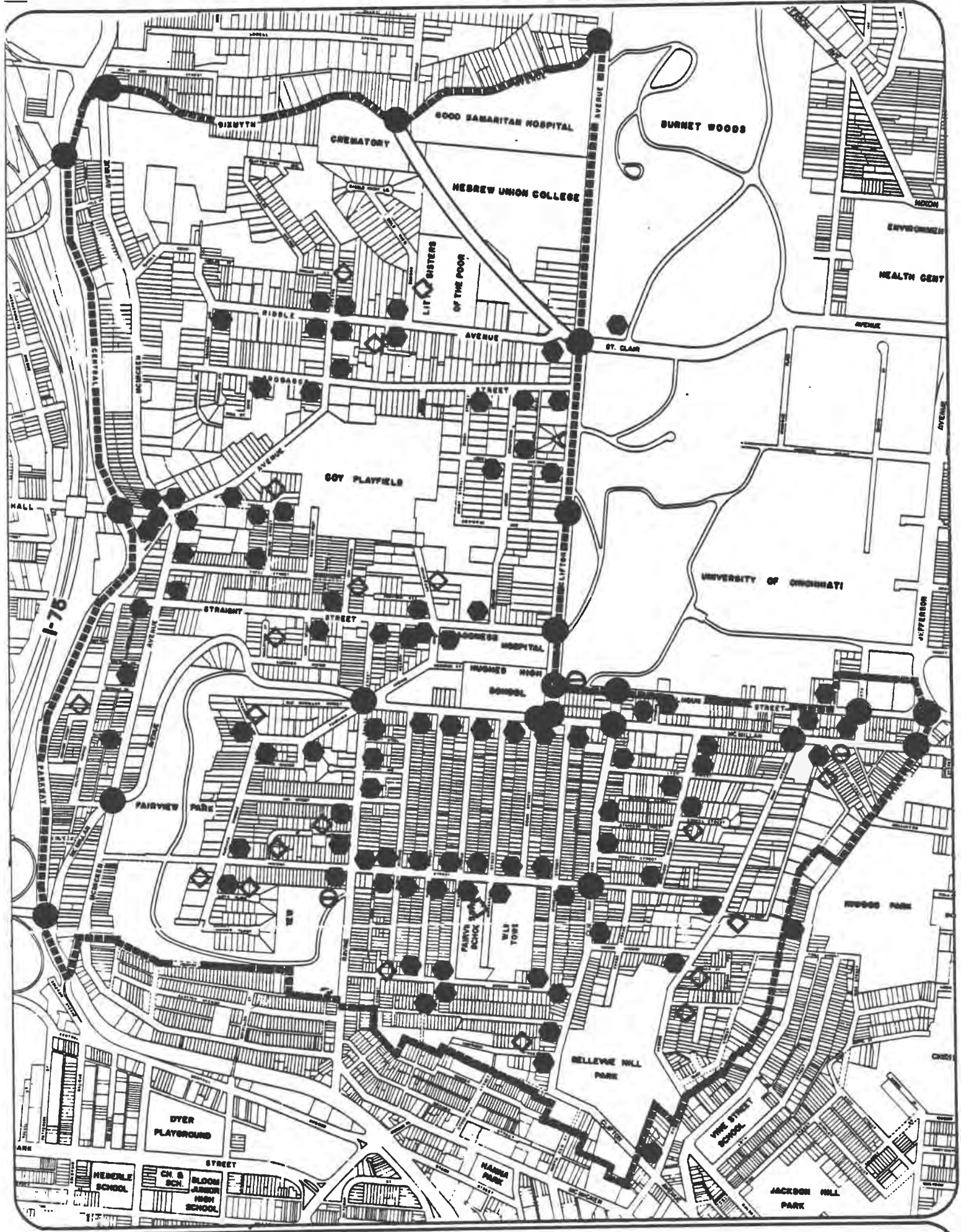
The majority of parking in CUF is on-street parking with few or no restrictions. (Fig. 22) Where streets are wide enough unrestricted parking is provided on both sides, narrower streets provide parking on one side only. Major exceptions to this pattern are streets surrounding the University Superblock and the major institutions, Good Samaritan Hospital and Deaconess Hospital. For the most part, these streets are metered by either 2 hour or 1 hour parking meters. The Calhoun/McMillan Business District also has metered spaces. Private lots are provided by all of the major institutions and several of the businesses in the area; however, competition for on-street unmetered parking spaces is fierce.

For the Uptown Task Force, of which CUF is a part, OKI conducted in November of 1981 a Parking Vacancy Survey. Vacancy counts were taken on street segments in the mid-morning and mid-afternoon of a Monday and a Tuesday, and also Sunday mornings 6:30-7:30 AM (See Table XXI and Map 23). What these statistics reveal is that even in the early hours of Sunday morning many of CUF's streets are near capacity in terms on-street parking. Presumably, at this time the problem of commuting students is negligible. This pattern can be seen on Wheeler, Ohio, and Stratford south of McMillan. It appears that as residents leave in the morning to go to work those places are taken by commuters to the area. The greatest potential conflict would appear to be early evening when residents may return before the commuters have left. In the University Heights area the problem appears to show a different pattern. Along Probasco and the section of Stratford north of Straight Street on-street parking is relatively open on Sunday morning, but during the day on weekdays there are virtually no spaces whatsoever. In University Heights there is considerably more off street parking than in Clifton Heights-Fairview.

BUS SERVICE

A number of public transit routes serve the CUF community (Fig. 24). Routes 17, 18, 19, 22 and 61 connect northern suburbs with downtown and pass through the community via Clifton Avenue. Route 31, a major city crosstown route uses the Calhoun/McMillan Street system to traverse the community on an east-west axis. Route 8 connects Northside with downtown and follows the western edge of the community. On the eastern edge of the community routes 46 and 78 connect downtown with north-central suburbs. Route 51 is a crosstown that has one terminus at Hyde Park Plaza and the other in Fairview.

¹These counts were taken from the OKI Regional Traffic Flow Map 1980. Average Daily Traffic and research by Liz Torok of the records of the Traffic Engineers Division, City of Cincinnati.



TRAFFIC CONTROL DEVICES

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

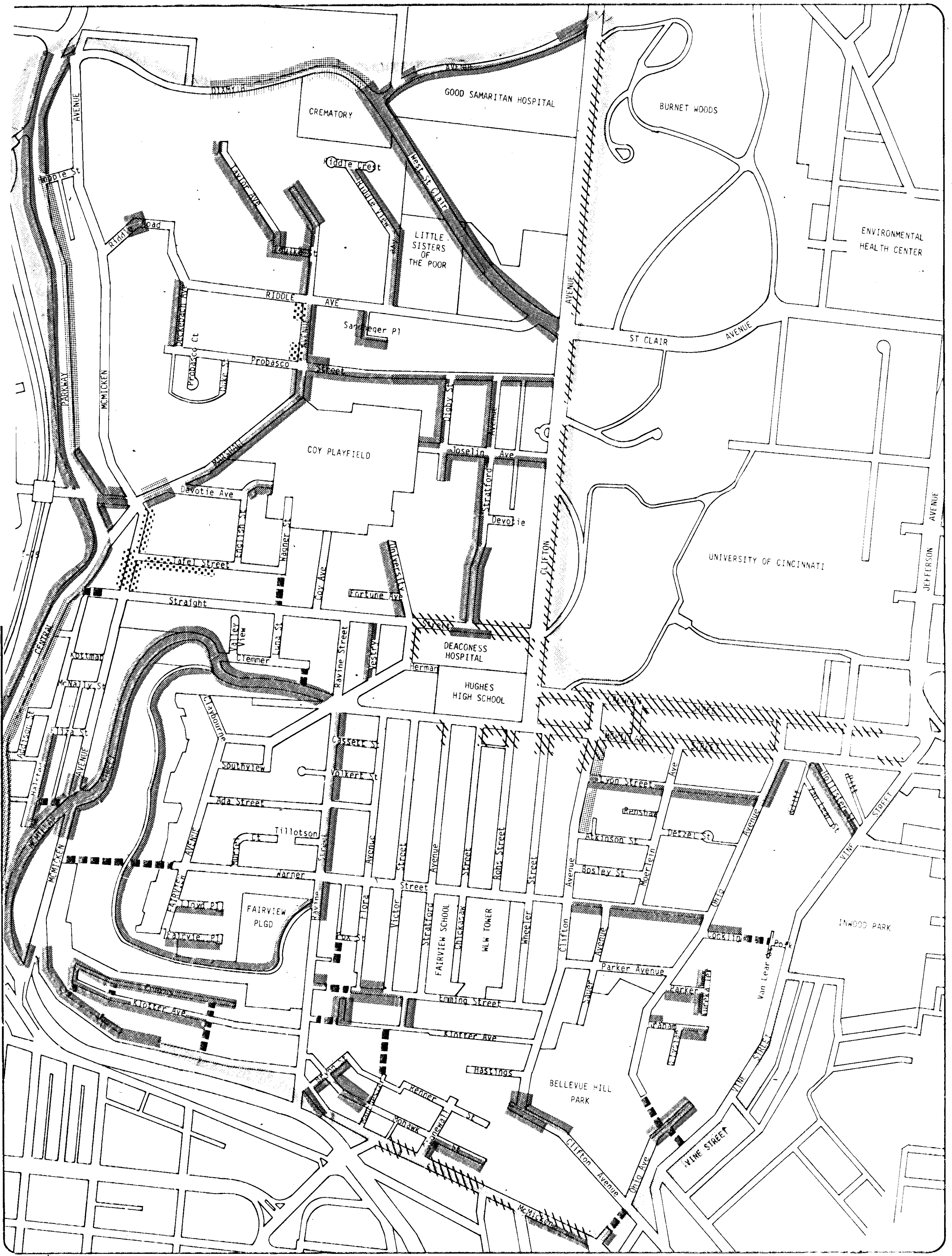
 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET 
COMMUNITY BOUNDARY 



- STOP
- TRAFFIC LIGHT
- ◇ NO OUTLET
- DO NOT ENTER

Fig. 21



ON-STREET PARKING

Fig. 22

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET 0 100 200 400

- All Times Available
- Metered
- Morning Rush Hour Restriction

- Evening Rush Hour Restriction
- Daytime Restriction
- All Times Restriction

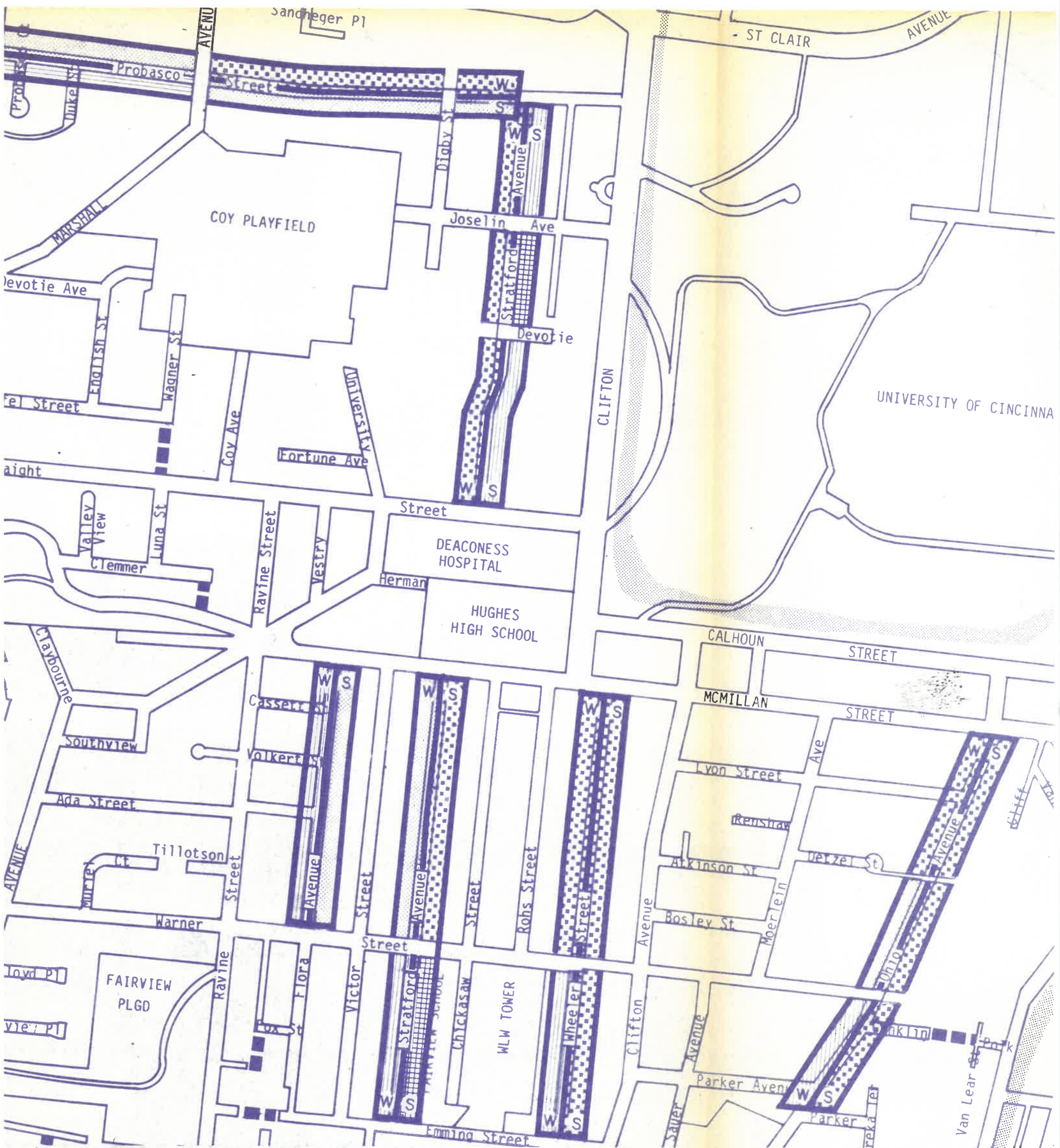
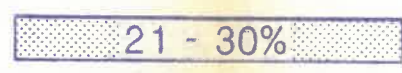


Fig. 23

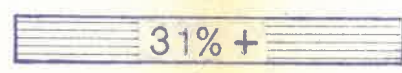
WORKING VACANCY

CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance



S - Sunday



W - Weekday

SOURCE: OKI Regional Council of Governments, Nov. 1981

TABLE XXI
On Street Parking Vacancy
Summary For University Of Cincinnati Area

STREET SEGMENT	APPROXIMATE CAPACITY	PERCENT PARKING VACANCY BY SURVEY PERIOD				AVERAGE OF FOUR COUNTS	SUNDAY, 11-22-81 Early Morning
		MONDAY, 11-16-81		TUESDAY, 11-17-81			
		Mid-Morning	Mid-Afternoon	Mid-Morning	Mid-Afternoon		
Ohio - McMillan to Detzel Place	33	3%	3%	9%	6%	5%	9%
- Detzel Place to Warner	43	14	28	21	23	21	9
- Warner to Parker	28	18	32	32	43	31	0
Stratford - Emming to Warner	40	55	58	45	58	54	18
- Warner to McMillan	92	25	22	22	18	22	10
Wheeler - McMillan to Warner	92	5	4	9	9	7	3
- Warner to Emming	63	35	43	46	41	42	10
Flora - Warner to McMillan	85	30	34	52	30	37	21
Stratford - Straight to Devotie	15	0	0	7	7	3	33
- Devotie to Joselin	19	0	16	5	10	8	16
- Joselin to Probasco	16	0	6	0	0	1	31
Probasco - Stratford to Digby	12	0	0	0	0	0	25
- Digby to Marshall	35	3	8	0	8	5	28
- Marshall to West End	64	28	34	33	26	30	33
Bishop - St. Clair to Nixon	66	0	18	3*	18*	10	50
- Nixon to Jefferson	39	8	15	23*	13*	15	0
University - Eden to Euclid	30	50	40	43	37	43	20
- Euclid to Vine	23	13	35	43	30	30	35
- Vine to Jefferson	16	12	19	12	25	18	88
Euclid - St. Clair to Rochelle	33	33	18	9	39	25	42
- Rochelle to University	27	33	33	67	33	41	22
- University to Daniels	34	12	20	32	18	20	24
- Daniels to Charlton	31	55	32	42	35	41	16
Charlton - Eden to Euclid	34	38	68	59*	76*	60	58
- Euclid to Vine	28	14	28	36*	7*	21	46
- Vine to Jefferson	16	44	19	25*	6*	24	62
TOTALS	1,014	21%	26%	27%	25%	25%	23%

* Counts taken 11-19-81, due to street cleaning operations on 11-17-81.

Source: Ohio-Kentucky-Indiana Regional Council of Governments

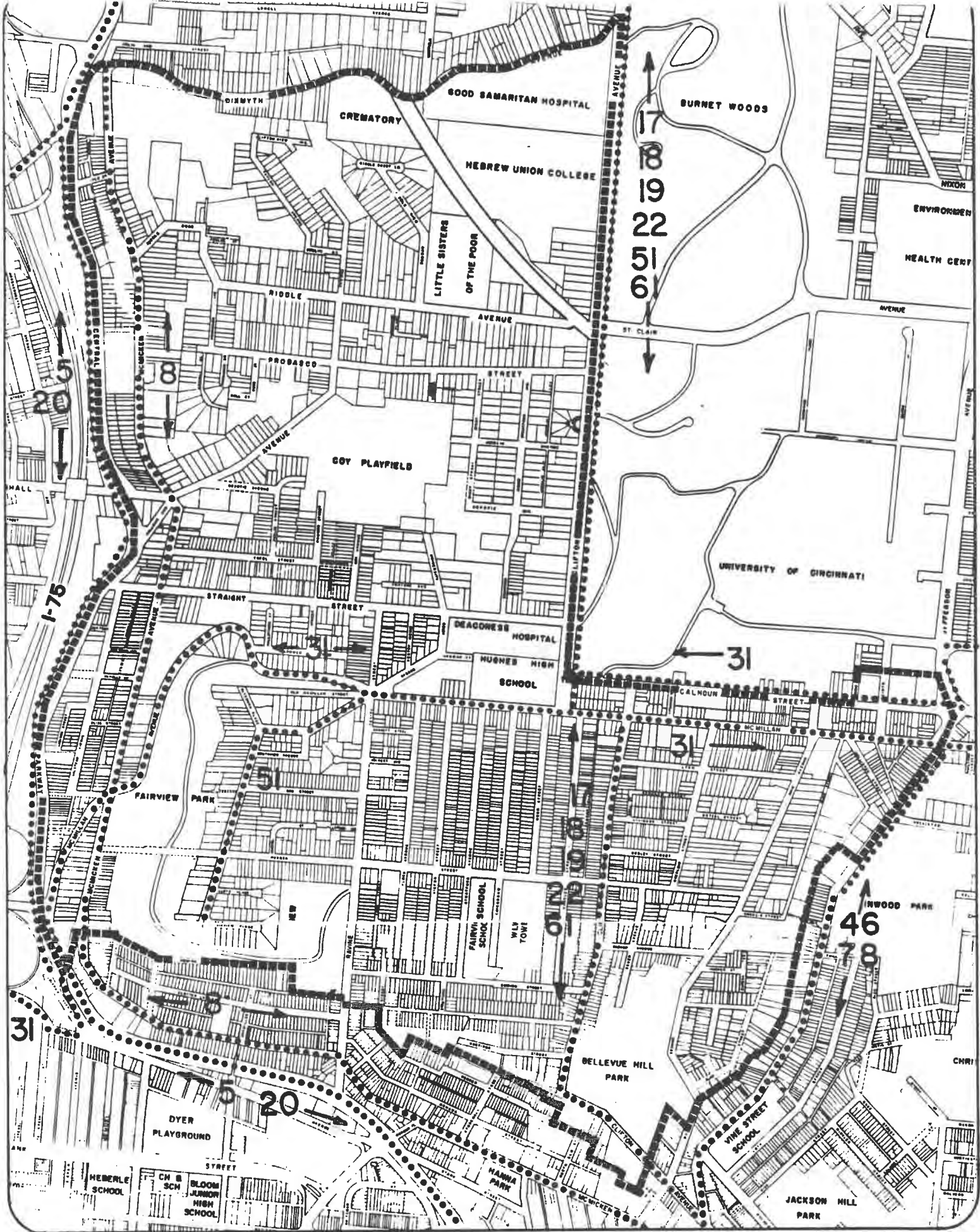
Date: November 24, 1981

This provides excellent service to both U.C. and the business district from areas within the community and in the greater Cincinnati area. The neighborhood would like to see, however, internal community circulators that connect with the regular bus lines.

School bus service is provided to community children who attend both junior and special school programs outside of the community, while children within the community walk to school. Additional transportation services are available to the elderly population through both the Community Chest and Clifton Senior Center. The CUF community is well served by public transit. This is particularly true in the vicinity of Hughes Corner where three north/southbound routes and one east-westbound route intersect.

STAIRWAYS


Many of the street systems that come to the edge of deep valleys are truncated and the rights-of-way are continued as public stairways. These stairways in the past have allowed a high degree of pedestrian mobility throughout the community, many are now in disrepair and pose a safety threat. They unfortunately have also become a haven for loitering and vandalism. On a positive note, the Ohio Avenue steps have just undergone a complete rebuilding, and are now fully back in service. (See Appendix A-2 for a map and list of all CUF stairways and condition status.)



BUS ROUTES

Fig. 24

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET  800

COMMUNITY BOUNDARY 



SOURCE: Cincinnati Systems Map and Guide, Sept. 1980, Queen City Metro

ANALYSIS AND PLAN

Improving the transportation systems in CUF should be done with a working knowledge of the present situation. The maps and information presented in the existing conditions section of this plan will allow us to make some suggestions about the future development of the transportation systems that serve the CUF community.

ACCIDENTS

The collection of accident data is useful in gaining a general awareness of the traffic situation in the community and also in pinpointing particular problem areas where action is needed. Data on accidents is reported for specific intersections and also for street segments in the Cincinnati Traffic Engineers' office. Examining this information on a street-by-street and intersection-by-intersection basis is useful to determine specific steps that need to be taken. Comparative analyses of the area as a whole will aid us in determining and prioritizing problems.

The number of accidents that occur at a specific intersection depend on the volume of traffic that intersection accommodates, the traffic signs at the crossing and a certain element of chance. You would expect that a busy intersection would have a higher accident count on the average than a quieter intersection. For an average of 4 years (1977-1981), the intersection of Clifton Avenue and St. Clair Street experienced the highest count of 39 accidents, and the intersection of Marshall Avenue and McMicken Street experienced the lowest count of 0.5 accidents. The actual number of accidents is useful when considering specific intersections. However, for comparison purposes, an accident rate which considers the number of accidents with respect to volume of traffic at the intersection may be more meaningful.¹ Central Parkway and Dixmyth Street had the highest rate in the area at 5.6. Table XXII gives traffic rates and actual accident counts for eighteen of the busiest intersections in CUF.

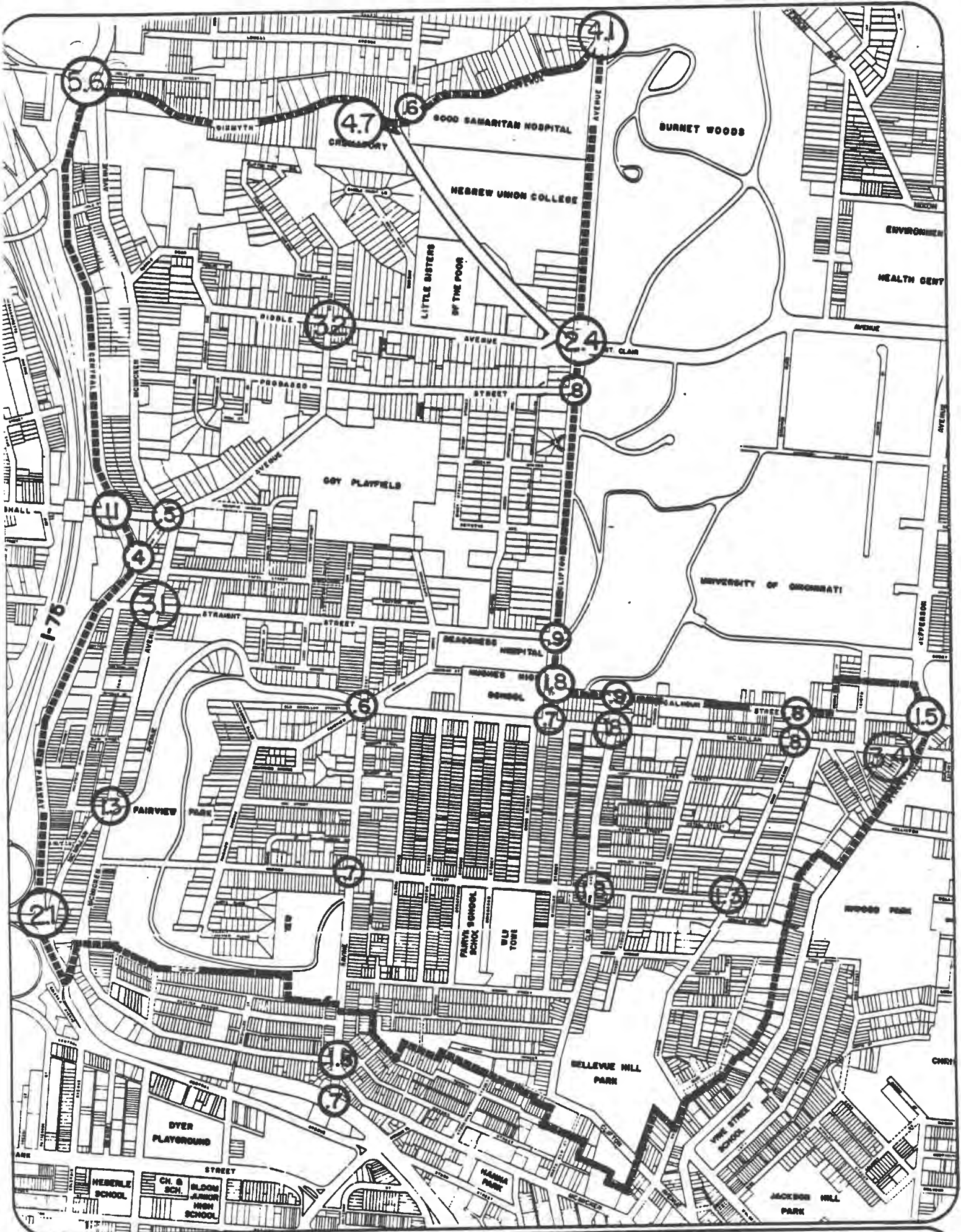
The intersections with the five highest accident rates include three Dixmyth intersections. These are large intersections that serve as entrance points at the north boundary of the community. The intersection of Dixmyth/St. Clair has undergone improvement since the 1981 counts were tabulated. The addition of a stop sign at Whitfield and a traffic signal at the intersection may greatly reduce the number of accidents there. Also, in the top five accident prone intersections is McMillan at Vine. This also serves as an entry point from the east of the area. The Riddle and Marshall intersection has the lowest volume of these "top five" intersections so seven accidents is unexpectedly high. Table XXII gives the actual number of accidents, volume and rate for eighteen of the busiest intersections in CUF. (See Also Fig. 25: Traffic Accidents)

This information points to several problem areas:

(1) Central Parkway and Dixmyth: This intersection has roadways that converge at irregular angles and this impairs vision to varying degrees. If traffic could be slowed to 25 mph, it would give motorists more time to make intersection related decisions. Presently, the speed limit is 30 mph from Clifton Avenue to the walled curve before Central Parkway. At the Central Parkway and Dixmyth intersection the number of lanes and the angles used to come up and proceed through the intersection can be very confusing, particularly for someone unfamiliar with the corner. (Several first time visitors to U.C. enter CUF from I-75 through this intersection). Many motorists coming off the interstate also appear to have failed to adjust their speed to suit regular street driving. Lane lines and directional arrows on the pavement should be maintained carefully to maximize their visibility and perhaps some cautionary slow signs should be added. Traffic signals could be hung in a way that would be clearer to each lane of traffic which light is to be obeyed. Additional signs pointing out U.C., Good Samaritan Hospital and other facilities should be installed in highly visible locations.

(2) Dixmyth and St. Clair: Since the traffic accident figures were collected prior to improvements no assessment can be even attempted.

¹Accident Rate is Calculated: $\frac{\# \text{ of accidents in 1 year} \times 1,000,000}{24 \text{ hr. intersection entering volume} \times 365}$




TRAFFIC ACCIDENTS

Fig. 25

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

①⑦ Rate of Occurrence

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET  500
COMMUNITY BOUNDARY  

SOURCE: City of Cincinnati, Dept. of Traffic Engineering

TABLE XXII

INTERSECTION TRAFFIC ACCIDENT INFORMATION

	Avg.# of Accidents/Year Between 1977-1981	Volume	Rate of Occurrence
Central Parkway & Dixmyth	38	18,850	5.6
*Dixmyth & St. Clair	22	12,852	4.7
Dixmyth & Clifton	19	12,852	4.1
McMillan & Vine	21	17,100	3.4
Riddle & Marshall	7	5,700	3.2
McMicken & Straight	7	5,950	3.1
Clifton & St. Clair	39	45,350	2.4
Central Parkway & McMillan	23	29,350	2.1
Clifton & Calhoun	21	31,600	1.8
Warner & East Clifton	5	7,600	1.8
McMicken & Ravine	5	6,900	1.8
McMicken & Clifton	14	26,675	1.4
Clifton & Straight	10	28,675	.9
Calhoun & East Clifton	7	20,950	.9
Calhoun & Ohio	6	19,350	.8
McMillan & Ravine	5	18,975	.6
Dixmyth & Whitfield	3	14,800	.6
Marshall & McMicken	1	16,700	.5
		Average Rate	<u>2.4</u>

*Since 1981 new traffic control devices have been installed, this may reduce the number of accidents significantly.

Sources: City of Cincinnati, Department of Traffic Engineering
OKI Regional Traffic Counting Directory 1980

(3) Dixmyth and Clifton: This intersection has a high automobile volume and also a high pedestrian volume. From Dixmyth onto Clifton visibility is impaired by a curve in Dixmyth just prior to the intersection and because of the uphill angle of the approach. A "stop here on red" sign at the southernmost corner should be changed to a "no turn on red" to ensure that cars are not moving without a clear right-of-way.

(4) McMillan and Vine: The southbound center lane on Vine Street provides an option of either turning left or going straight. Drivers wishing to go straight usually move to the right lane and then move back to the left to reach the non-parking lane on Vine Street. Unfortunately sometimes cars waiting in the left lane are not turning but are also going straight and heading for the same non-parking lane on Vine Street.

(5) Riddle and Marshall: This intersection used to be a concern, but Marshall and Middle Roads are no longer a by-pass route since the construction of the St.Clair-Dixmyth connector about 1980. The data in Table XXII is no longer relevant and the present safety record at Marshall and Riddle is excellent. However, Riddle traffic does not stop. Installation of a 4-way stop here would allow traffic on Marshall to safely proceed and stop the need to "inch into the intersection". It would also serve to slow down the traffic on Riddle, and since this is also a high accident street segment, would further increase safety.

Beyond the "top five" intersections others should be looked at individually by the community council while actively working with the City of Cincinnati Traffic Engineering Division to make all of the CUF intersections as safe as possible. The use of more 4-way stops and yield signs may warrant further study for application where needed.

Table XXIII gives street segments and the number and rate of accident occurrence. This table is less complete than Table XXII because traffic volumes are not kept for many of the less used streets. In interpreting this table comparisons should be made carefully due to the lack of all the data.

TABLE XXIII
STREET SEGMENT TRAFFIC INFORMATION

Street Segment	Avg. # of Accidents Between 1977-1981	Rate of Occurrence
Calhoun/Vine-Clifton	67	11.25
Clifton/Hastings-Calhoun	38	9.8
Riddle/Clifton-McMicken	42	7.4
McMillan/Ohio-Rohs	42	7.35
Clifton/St.Clair-Calhoun	62	7.14
Clifton/Dixmyth-St.Clair	30	6.5
McMillan/Rohs-Ravine	3	1.5
Ravine/Warner-McMicken	11	*
Joselin/Digby-Stratford	6	*
Flora/McMillan-Warner	4	*
Ravine/Warner-McMillan	4	*
Atkinson/E. Clifton-Moerlein	3	*Lack of in- formation for calculation.

Source: City of Cincinnati, Division of Traffic Engineering
OKI Regional Traffic Counting Directory 1980

OKI determined vacancy rates were tested to see if congestion resulted in any mid-block collisions. The results were negative (See Table XXIV). So while the congestion causes considerable inconvenience it does not appear to contribute to the accident rate along the residential streets.

Unfortunately street systems and traffic control devices alone cannot prevent all accidents but constant analysis and improvement of the traffic system can add to the safety of the community.

TABLE XXIV
PARKING VACANCY AND STREET SEGMENT ACCIDENT INFORMATION

Street Segment	Percent Vacancy	Avg. # of Accidents Between 1980-1981
Ohio /McMillan-Detzel Street	5.0	8.5
Ohio/Detzel Street-Warner	21.0	4.0
Stratford/Emming-Warner	31.0	5.5
Stratford/Emming	22.0	2.5
Wheeler/Warner-McMillan	7.0	5.0
Wheeler/Warner-Emming	42.0	2.5
Flora/Warner-McMillan	37.0	2.5
Stratford/Straight-Devotie	3.0	2.5
Stratford/Devotie-Joselin	8.0	.5
Stratford/Joselin-Probasco	1.0	2.0
Probasco/Stratford-Digby	.0	2.0
Probasco/Digby-Marshall	5.0	1.0
Probasco/Marshall-West End	30.0	2.5
Average Vacancy 19%		
Average # of Accidents 3		
Correlation .102		

Sources: City of Cincinnati, Department of Traffic Engineering; OKI Study;
A Review of Parking Around the University of Cincinnati Area

PARKING

As a follow-up to the on-street parking Vacancy Survey OKI prepared for the Uptown Task Force a document that detailed the parking problems and potential solutions (See Appendix A-6 A Review of Parking Options in Residential Areas around the University of Cincinnati). The basic parking problems are described as combination of:

High residential density

Inadequate off-street parking

Additional parking demand due to UC, business districts and to other institutional uses.

The solutions were presented under three major categories:

Reduce the number of vehicles seeking parking in the area

Increase the number of parking spaces available in the area

Improve the ability of the area to accommodate parking needs and traffic flows without necessarily altering either.

In response to all the solutions outlined in the report the Community Council adopted the following parking solutions developed by the Uptown Task Force:

Promote the use of public transit and shuttle services.

Encourage area employers to participate in Project Rideshare

Increase enforcement of parking violations. Two methods of accomplishing this were recommended:

- . Improve present enforcement, by both police officers and meter enforcement officers, through increased ticketing and towing.
- . Expand the powers and training of meter enforcement officers and meter issuing citations for parking in front of driveways and fire hydrants, in bus stops, near intersections, and in other "no stopping" and "no parking" zones.¹

Develop off-street parking facilities in Neighborhood Business Districts.

Implement the Residential Parking Permit Plan if there are areas that desire such a program.

AREA-WIDE TRANSPORTATION ISSUES

Uptown Task Force

While the community will continue to monitor accident rates, parking enforcement, stairway rehabilitation and a host of other activities that can help fine-tune the system there is a general recognition that a significant improvement in overall transportation problems can only be achieved through an area-wide effort. The CUF Community Council is an active participant along with 23 other community, business, and institutional organizations in the Uptown Task Force. The Task Force addresses quality of life issues in the area that is focused on the University Medical Complex. For several years now the group has focused its attention on the transportation issues that affect the area. CUF will continue in the attempt to develop a multi-faceted comprehensive transportation plan for the area.

¹The increased powers for meter enforcement officers, following extensive lobbying by CUF and the Uptown Task Force, were accomplished in the fall of 1983.

Light Rail Transit/Busway

In 1977 OKI published a long-range transportation plan which proposed an exclusive guideway system be developed for light rail transit or busways. In the region there were to be three major vectors. One corridor in Northern Kentucky was to roughly parallel I-75 north to downtown Cincinnati. In Ohio the old C&O railway right-of-way (R.O.W) would be followed from the west until the line would be hooked up with the old Central Parkway subway tunnel. From the northeast the Conrail R.O.W would be employed. At Melish Avenue the line would go westward until, using a newly constructed Probasco/Riddle tunnel, the line would also be hooked up with the old Central Parkway subway tunnel and proceed to downtown.

In 1981 a Westside Transit Feasibility Study conducted by KZF, Inc. stated that a light rail transit system line in the C&O West Hills R.O.W was feasible and recommended that the City should negotiate a purchase agreement.

In 1983 an application was made for an Urban Mass Transportation Administration (UMTA) grant to produce an Alternatives Analysis/Draft Environmental Impact Statement. This study was to compare a full-range of potential transit improvements for the corridors and then to identify the locally preferred alternative for implementation. UMTA suggested a Transitional Study as an interim step before the final Alternatives Analysis is conducted. In the fall of 1985 the policy committee that had been established made its recommendations. The northeast corridor was determined to be the priority corridor and it was decided that all transportation alternatives including light rail and busways should be included in the next stage of the study. The alignment chosen was the one that follows the Conrail R.O.W from Blue Ash to downtown. Other potential alignments, however, the committee felt should be afforded protection. These alignments are Melish Avenue/Dixmyth to Central Parkway and the westside corridor. With regards to Melish Avenue/Dixmyth this route was considered to be less disruptive than the originally proposed Probasco/Riddle Road tunnel which was going to be constructed using the open trench construction method. The recommendations of the committee have been sent to OKI and SORTA and will soon be forwarded to the City Manager and Council.

GOALS AND OBJECTIVES

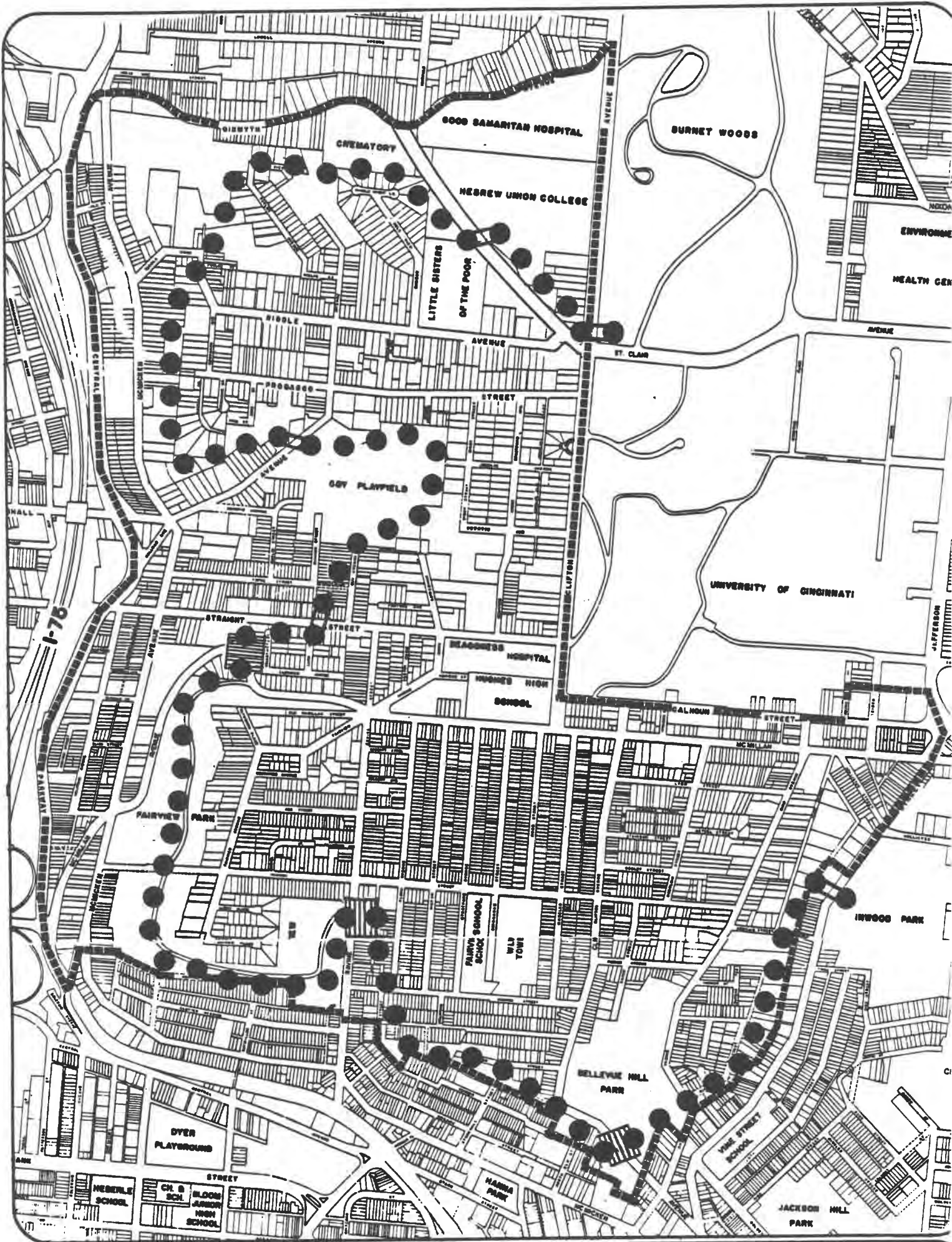
1. The number of vehicular traffic accidents in the neighborhood should be reduced.
 - 1.1 The Community Council should review annually the traffic accident reports of the City's Traffic Engineering Division and make recommendations to improve dangerous locales.
 - 1.2 The Police Division should vigorously enforce moving violation code infractions.
2. Traffic volume, flow and congestion should be periodically monitored to identify problems.
 - 2.1 Effort should be undertaken to divert non-resident traffic away from residential areas.
 - 2.1.1 Improved signage should be employed that guides traffic on to the major thoroughfares.

I-75 signs should be placed to route traffic that is northbound on Vine Street and west on Taft to I-75 by way of Jefferson Avenue and St. Clair instead of Calhoun Street.
 - 2.1.2 Traffic devices that impede through traffic on residential streets should be instituted.

(a) one-way street systems	(c) four-way stops
(b) cul-de-sacs	(d) speed bumps
 - 2.1.3 With the Melish Avenue leg of the crosstown connector now completed, serious consideration should be given to the construction of a partial interchange on I-71 where the connector crosses. A southbound exit ramp and a northbound entrance ramp in close proximity to the U.C./Medical Complex would alleviate through-traffic congestion on W.H. Taft and Calhoun.

- 2.2 No more drive-in businesses should be established in the community. Those presently there should be charged with developing and implementing plans to alleviate traffic problems.
 - 2.2.1 Drive-ins between Calhoun and McMillan should develop a plan that alleviates the problem of traffic backing up on the major thoroughfares.
- 2.3 Major arterials should be examined and where problems of congestion exist, corrective measures should be taken.
 - 2.3.1 Calhoun Street should be widened by eight feet on the north side between Calhoun Residence Hall and Vine Street to make the segment between Clifton Avenue and Vine Street consistent in width.
3. On-street parking demand should be decreased in the community.
 - 3.1 Major institutions, especially the University of Cincinnati should provide ample off-street parking or alternative transportation for employees, consumers, and visitors.
 - (a) ride sharing
 - (b) park-and-ride lots
 - (c) Metro Express routes
 - 3.2 Restrictive parking permit plans should be instituted in all the residential areas of the community to give local residents preference for on-street parking at an annual permit cost not to exceed \$5.00 (in 1981 dollars).
 - 3.3 Encourage better utilization of private parking facilities.
 - 3.4 The City of Cincinnati's Department of Neighborhood Housing and Conservation should work with the business association, NDC and CUF Community Council to develop, as a private/public joint venture, an adequate off-street parking facility for the Clifton Heights Business District as outlined in the Urban Design Plan.
4. Non-automobile transportation forms should be encouraged.
 - 4.1 Community residents and visitors to the area should be encouraged to use public transit bus systems.
 - 4.1.1 The community council should identify on an ongoing basis the specific needs for better bus routing and stop locations within the community.
 - 4.1.2 Queen City Metro should develop and institute community circulator buses that are tied into the regular bus lines.
 - 4.1.3 The community council should support transportation, such as ACCESS, for the elderly and handicapped residents.
 - 4.1.4 Additional bus shelters, of acceptable design, should be provided.
 - 4.1.5 Queen City Metro should clearly mark bus routes and stops and post schedules.
 - 4.1.6 Hughes High School, U.C. and other educational institutions should encourage the use of student bus passes and discourage students driving to and from school.
 - 4.1.7 Queen City Metro and/or U.C. should consider mailing letters to off-campus U.C. students suggesting bus routes and convenient schedules between U.C. and home (i.e. "This is the location of the bus route nearest your home, with scheduled stops at the following times...")
 - 4.2 Bicycle transportation, access and safety, in the community should be improved.

- 4.2.1 Bike paths should be included in all new highway construction.
- 4.2.2 A bike path circulator should be constructed that connects all the parks and recreational areas of the community. (See Fig. 26 for a schematic)
- 4.2.3 Bike racks should be installed in the Clifton Heights Business District.
- 4.2.4 The Highway Maintenance Division of the Public Works Department should inspect all sewer inlet grates and if necessary, install diagonal grating or weld crossbars to prevent bicycle accidents.
- 4.3 Pedestrian movement should be given a high priority as a means of transportation.
 - 4.3.1 The city should restore, light and subsequently maintain steps and pathways to ensure pedestrian mobility within the neighborhood and between the neighborhood and downtown.
 - 4.3.2 The City Traffic Engineering Division should take every possible step in working towards minimizing vehicular/pedestrian conflict.
 - . Throughout CUF pedestrian crossing lights should be timed to accommodate the needs of the elderly.
 - . A flashing yellow light should be installed over the crosswalk on Calhoun at Calhoun Hall, and at three crosswalks on Clifton Avenue.
- 4.4 Transportation for the handicapped should be facilitated within the neighborhood.
 - 4.4.1 Handicap curb-cut ramps should be installed throughout the community with an immediate emphasis on the streets in the vicinity of the Hollister Triangle.
 - 4.4.2 Architectural barriers should be removed where feasible.
 - 4.4.3 Parking lot areas should include reserved spaces for the handicapped.
- 4.5 New forms and revised old forms of transportation should be explored as alternatives to automobile usage.
 - 4.5.1 The Exclusive Guideway Light Rail System should be supported and implemented as soon as possible. The community should be consulted on the exact route and location of stops. (See Fig.27)
 - 4.5.2 Serious consideration should be given to the revival of the old Cincinnati inclines.
 - 4.5.3 Community should support annual Earth Day to promote alternatives to automobile usage.
- 5. The Highway Maintenance Division should see that the community's 17.6 miles of streets are maintained to a level that ensures safety.
 - 5.1 Each year the community should examine the Highway Maintenance Division's street condition inventory and make suggestions as to the priorities for street resurfacings.
 - 5.2 Emergency repairs such as the filling of potholes should be done as expeditiously as possible.
 - 5.3 Street Cleaning should be made more effective.
 - 5.3.1 The City should increase enforcement efforts to cite or remove cars parked at the curb on street cleaning days.
 - 5.3.2 Storm sewer inlets should be routinely cleaned to allow for adequate drainage.



PROPOSED BIKE PATH

Fig. 26

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

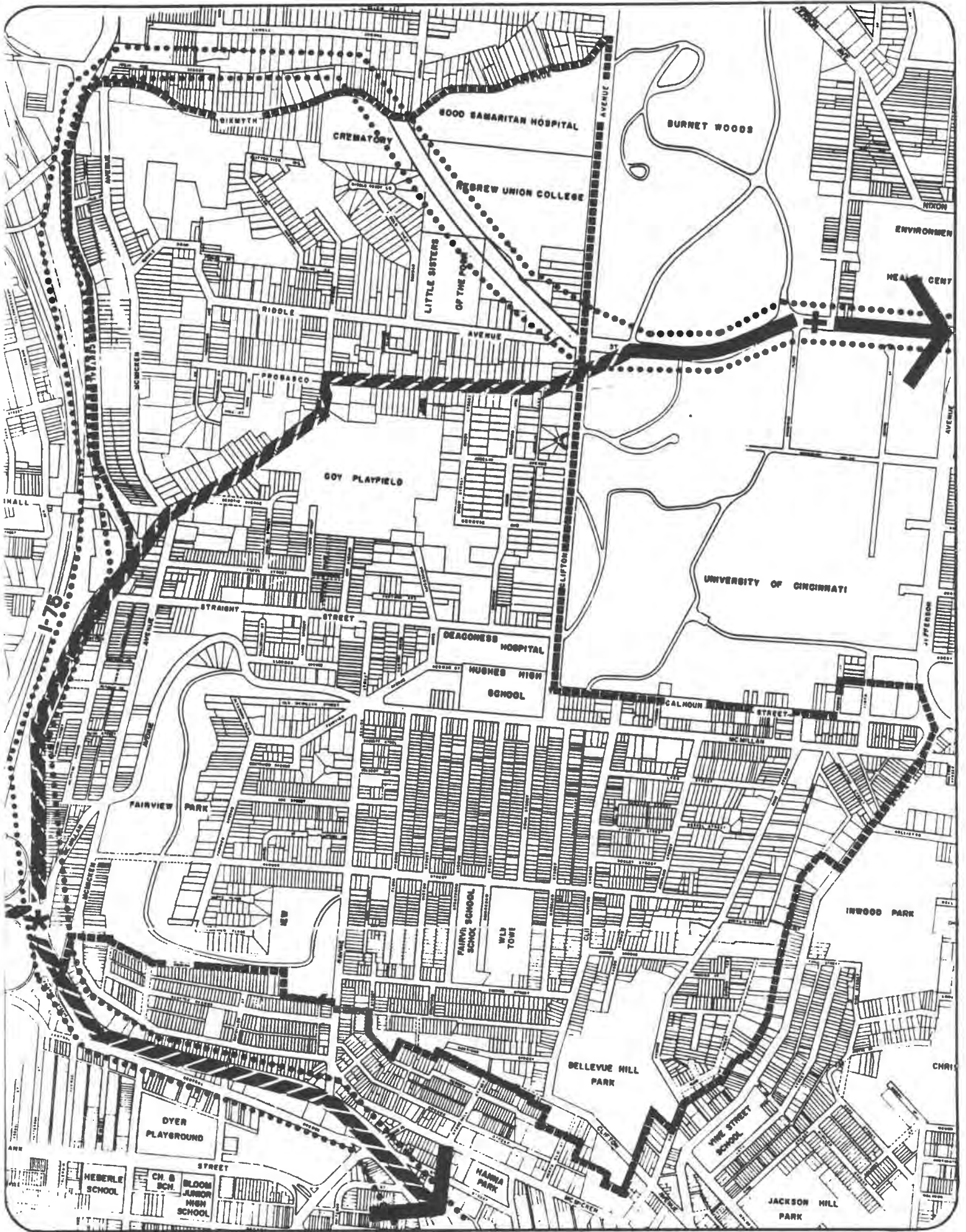
SCALE IN FEET  800

COMMUNITY BOUNDARY 



 BRIDGE

 CROSSWALK



PROPOSED LIGHT RAIL

Fig. 27

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW



Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET 800

COMMUNITY BOUNDARY



OKI STUDY

- Walk-on Station
- Major Station

- Below Grade
- At Grade

TRANSIT ALTERNATIVES STUDY, 1985

- Secondary Light Rail/Busway Protection Corridor

- 5.4 Snow and ice removal should be monitored to ensure that adequate access is maintained throughout the community.
 - 5.4.1 Illegal parking in declared snow emergency routes should be vigorously prosecuted so that major arterials can be cleared.
6. The community should constantly be involved in regional and local transportation planning.
 - 6.1 The community should establish strong working relationships with the City of Cincinnati's Traffic Engineering Division to deal with day-to-day traffic problems.
 - 6.2 The community should monitor and participate in the long-range regional planning programs of the Ohio-Kentucky-Indiana Regional Council of Governments.
 - 6.3 The community should continue to support, participate in and influence the decisions of the Uptown Task Force in its work of developing a comprehensive transportation plan for the area.

**PARKS, RECREATION
AND OPEN SPACE**



PARKS, RECREATION AND OPEN SPACE

EXISTING CONDITIONS

. Parks

Fairview Park
Bellevue Park
Classen Park
Lower Clifton Park

. Recreation

Coy Field
Krueck Center
Fairview Art Center
Fairview School
Friars Club
Georgian Club
St. Monica School

. Open Space

ANALYSIS AND PLAN

- . Additions and Protections
- . Accessibility and Information
- . Facilities

GOALS AND OBJECTIVES

PARKS, RECREATION, AND OPEN SPACE

EXISTING CONDITIONS

PARKS

Fairview Park

A scenic park of twenty-eight acres that possesses two excellent panoramic views of the City which can be seen from a drive that stretches almost three quarters of a mile between W. McMillan Street and Ravine Street. Each of the view sites, one of the Mill Creek Valley, the other of downtown, have benches and picnic tables. Near the Ravine street terminus is an existing two-level play area administered by the Recreation Commission. The facilities that the Park boasts include a newly constructed shelter house, a shallow water swimming pool, small children's play area, blacktopped basketball courts, two irregularly sized ball fields and a practice field at the lower level.

Bellevue Park

Located in the south-eastern corner of the community near the end of upper Ohio Avenue on 15 acres of land of which 6.8 acres are now owned by the University of Cincinnati and leased to the Park Board for a dollar annually.¹ The former site of the Bellevue Incline (Clifton) and famous Bellevue House Resort, top the Park bluffs, offer sweeping panoramic views of the Basin, downtown, Ohio River, and Kentucky Hills. Facilities consist of a stone and concrete shelter housing restrooms, refreshment stand, bandstand and dance area. Play areas comprise a ballfield, basketball court with light, and a limited small children's play area with swings. The overlook area also has eight picnic tables and two grills.

Classen Park

Located east of St. George's Church at the intersection of Jefferson and Calhoun Streets. Classen Park is a small lighted walk-through landscaped park with eight benches and a drinking fountain.

Lower Clifton Park

A triangular open space (375' x 75') on southside of Clifton Avenue between Lower Ohio Avenue and Clifton South Apartments at the bend of Clifton Avenue. The land is owned by the University of Cincinnati although routine grass cutting and clean-up is provided by the Park Board. Play facilities consist of a small slide, sandbox, framework for two swings (swings missing), one grill, three picnic benches and two overhead lights.

RECREATION

Coy Field

A recreation area located in University Heights bounded roughly by Marshall and Probasco Avenues on the north. Digby Avenue on the East, Straight Street on the south and Wagner and Enslin Streets on the west. It is owned by the Board of Education and operated by the Recreation Commission and when not being used by Hughes High School students, is open to the public.

Coy is constructed on three separate levels, with the upper levels completely separated and cut off from each other. The upper level consists of four tennis courts on Joselin Avenue with an access from Probasco Avenue via Austin Terrace, and a fenced-in practice field located at the deadend of Coy Street with access from Coy Street only. The middle level consists of two ball diamonds, a football practice area, cinder running track (3 1/2 laps per mile), drinking fountain, and a storage building with restrooms. The lower level consists of a shallow water pool, wading pool, basketball court, volleyball area, swings, slides and jungle jim. Access to the middle and lower levels is from the lower westside only via lower Marshall, lower DeVotie and Wagner Streets, with some parking available at the Wagner Street entrance.

¹In 1983 a proposal was devised by U.C. in which U.C. was to swap the Bellevue land in exchange for some land the Park Board owns on the south side of St. Clair, on U.C.'s Super Block. After lengthy consideration the proposed agreement was not accepted by the Park Board. A counter agreement, which contained language to the effect that U.C. would still have to get permission for changes in the St. Clair Avenue land, was not acceptable to U.C.

Krueck Center

Located in the middle of the community at 270 W. McMillan Street adjacent to Hughes High School, the Krueck building is used jointly by Hughes and the Recreation Commission as a community center. Facilities include a gymnasium, swimming pool, showers and locker rooms, weight room, tots room, art room, sewing room, woodworking room, games' room, senior citizens' club, and finally a multipurpose room with access to a kitchen.

Fairview Arts Center

Located at the corner of W. McMillan and Ravine Streets in the old district police station, the facility was operated by the Recreation Commission. The Center used to provide a variety of seasonal classes and instructions for all ages and interests for a nominal fee. Due to budget cut backs, the center is now closed and the Department of Recreation has sold the facility. It will be converted to a photography studio with some additional office space for lease.

Fairview School

Around the old school building there is a fenced blacktop area with running lanes, and areas for hopscotch and tether ball. There are basement play rooms inside the building.

The new school building has a gymnasium with equipment, two basketball hoops and a stage. The gymnasium is available for a fee through application to the Board of Education for the hours 2:30-11:00 PM.

Friars Club

The Friars Club is a private athletic club, operated by Franciscan Friars, located at McMillan and Ohio Avenue in Clifton Heights. There are living quarters for men on the upper floors.

The Friars Boys Club is open to boys and girls aged from eight to fifteen years and sponsors organized basketball, baseball, soccer and swimming teams. The athletic department is open to both men and women the year round. The Club consists of a large six-basket gym, two air conditioned handball-racquet ball courts, olympic swimming pool, steam room, weight and workout rooms, a game room, hydra spa, and sauna.

Georgian Club

Located immediately to the north of Corryville Catholic School (old St. George School) on Calhoun and consisting of a gym with six hoops. Although formerly used by various basketball leagues it is now used only by Corryville Catholic and the U.C. Newman Center. The former bowling alleys are now a bingo hall and ballroom. The facilities are owned by the parish of St. George.

St. Monica School

The former school, owned by St. Monica Parish, has a gym and stage in the basement with a blacktop parking lot and play area surrounding it. The facility is located near St. Monica's Church on Herman Street.

OPEN SPACE

Cincinnati's neighborhoods, with their strong local identity, are so often a product of the local topography and the CUF area is no exception. The Heights area is bounded on virtually all sides by steep wooded hillsides. On the east the Vine Street hillside begins below the Hollister Triangle and runs south to Clifton Avenue. To the south the Basin hillside begins at lower Ohio Avenue and runs west to McMicken Avenue, while to the north the Dixmyth hillside stretches from McMicken Avenue to Clifton Avenue. Connecting the north and south edges is the McMicken Hillside that begins at the Brighton ramp and runs north to join the Dixmyth slope. Only to the northeast is the boundary not an escarpment. In this area the boundary is formed by the rolling terrain of both U.C. and Burnet Woods. Fairview and Bellevue Parks and Coy Field account for a substantial portion of the hillside system but the major portions of the system have and continue to be privately owned. The westside of Coy Street, the westside of Ravine Street between McMillan and Straight, the southside of Tafel Street, and the four steep hillsides surrounding the WLWT towers and studio on Chickasaw

Street are all examples of privately owned portions of the hillside system. A public open space that has actually been reduced, but made more accessible to the public comprises the newly exposed hill-slopes along the St. Clair extension, now under the control of the Board of Park Commissioners.

Spread throughout the community at various locations are a number of vacant undeveloped lots which are privately owned. The Deaconess Hospital has three such lots in the vicinity of the hospital, which are fairly large lots. One the former site of approximately ten residences which were razed upon acquisition. The lots have been graveled and unused for several years. In the McMicken, Halstead and Addison Street area there are a number of vacant lots which were once residences, but the buildings have since been razed. Vacancies such as these are also found in the Wagner and Tafel Street area and Ravine Street from Warner Street south to Klotter.

ANALYSIS AND PLAN.

The community generally acknowledges that the area is well endowed with both park and recreational space. Not only are there the sixty-one acres represented by Bellevue, Coy Field, and Fairview but immediately adjacent to the neighborhood are additionally the eighty-nine acres of Burnet Woods and the seventeen acres of Inwood Park. The landscaped boulevard of the Central Parkway forms the western boundary of the community. The principal focus of the community is now to improve the knowledge of and access to both parks and recreation, to foster a limited program of additional acquisition, and to see that facilities are improved and that such areas are well maintained.

ADDITIONS AND PROTECTIONS

The City's current land use plans¹ call for the development of a preserve area along the St. Clair Extension (3.5 acres)² and the purchase of additional hillside acreage (3.0 acres) in the vicinity of Klotter and Conroy Streets. The community fully supports these additions to the public domain of portions of the hillside system. There are two vacant lots on Klotter Street (near Stratford) that adjoin Park Board property that the community feels should be acquired as a scenic overlook for public use. The hillock on which stands the two WLWT towers could be developed as a park in a joint venture with the City. (See Table XXV for listing of additional undeveloped land).

The Heights area is already densely developed so the protection of preserve and open space areas has become the main thrust of the community's land use plan. The hillside system orientation not only echoes the 1948 Master Plan's natural community/corridor concept but complements the newer ideas on the development of connected natural areas that foster a varied flora and fauna.³

Whether public control is realized or not the community would like to see the enactment of overlay zoning on both hillside systems. (See Figure 28) The institution of a hillside Environmental Quality District with appropriate guidelines would ensure that any development would exhibit sensitivity to the hillside both in terms of slope and natural cover protection. It is critical that the cut and fill ordinance be strictly enforced so that hillside scars such as the one above the intersection of McMicken and Marshall are never repeated at other locations.

ACCESSIBILITY AND INFORMATION

The spectacular sites of the park areas on the steep hillsides became parks because they were, due to inaccessibility and steep slopes, not developed early in the City's growth. That same inaccessibility, so advantageous to the parks' development, now also represents an impediment to full use by the general public. Bellevue's accessibility has recently been improved through the

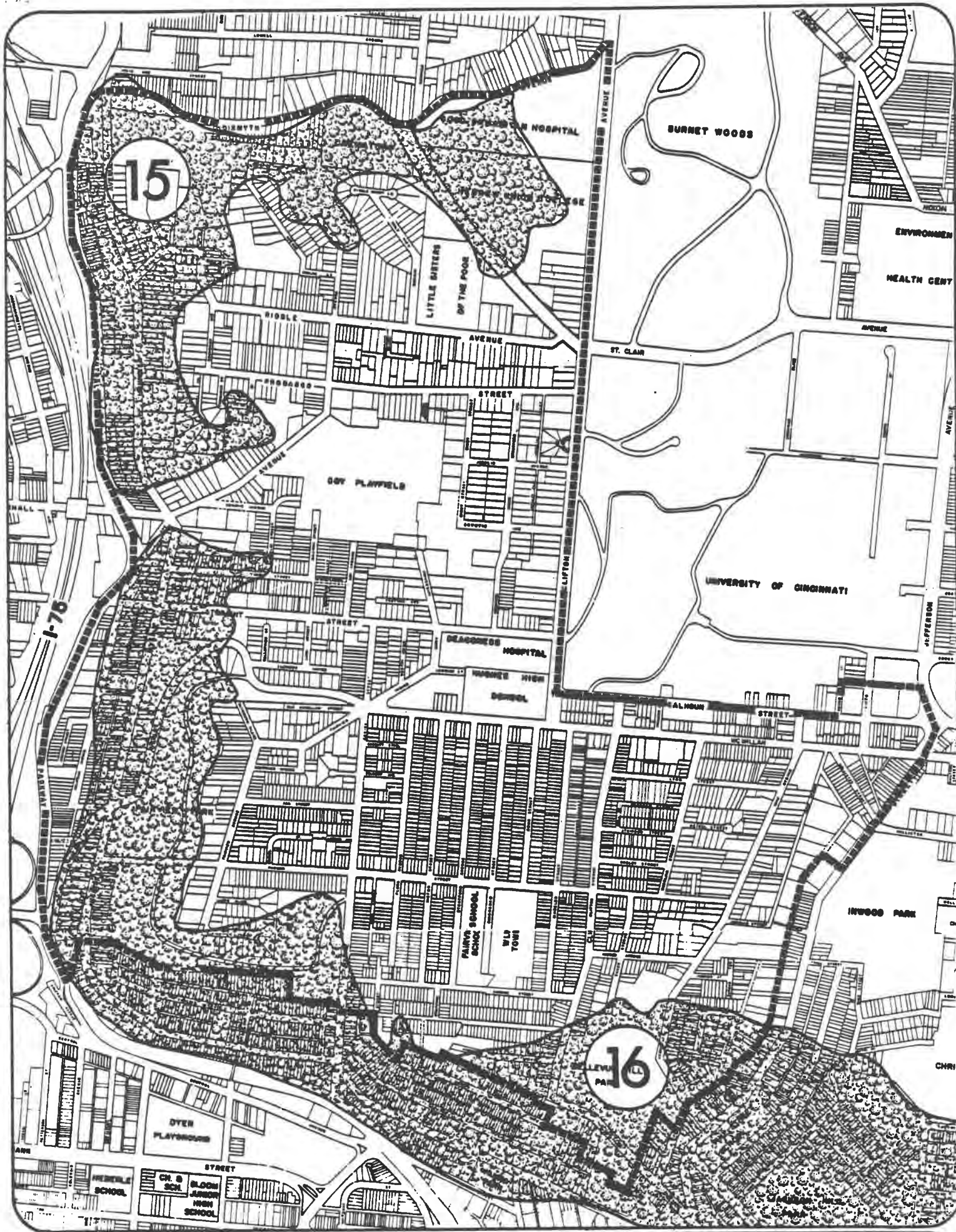
¹Parks, Recreation & Open Space: Strategy for Comprehensive Land Use, Co-ordinated City Plan, Planning Commission, October 1979

²On Wednesday, June 13, 1984, City Council approved the transfer of 3.7 acres of land acquired from the St. Clair Extension from the City Manager to the Board of Park Commissioners, CUF's current plans call for the development of a wildflower preserve which was funded by Community Development Block Grant monies in FY '85.

³Cincinnati Urban Natural Areas Study, Woolpert Consultants, CPC, October 1980.

TABLE XXV
UNDEVELOPED LAND

ADDRESS	COMMENTS AND PROPOSED DISPOSITION
2738 Wagner Street	Over five years ago there was a house on this lot--lot is now covered with trees and shrubs. An 8 ft stone wall remains next to the sidewalk.
2740 Wagner Street	This lot is covered with trees and has close to a forty degree slope. This lot and that at 2738 should be acquired by the City of Cincinnati--the lots are already adjacent to city-owned property and should be maintained as hillside green space.
2730-32 Wagner Street	Code enforcement led to a demolition on each of these lots. Combined, the lots provide 5000 sq ft of fairly level ground. Infill housing with off-street parking that complements adjacent structures should be encouraged.
500 Tafel Street 520 Tafel Street	Weed covered lot at the corner of Tafel and Wagner Streets. Part of this lot is used for off-street parking. Weed covered lot at the corner of Tafel and Enslin Streets. Both these lots are unsuitable for building. It is suggested that the local neighborhood residents collectively purchase the lots for green space and some limited parking.
513, 515, and 517	Three houses were condemned and demolished on Tafel Street these Tafel Street sites. The 20° slope is conducive to construction. A row house with off-street parking could be constructed at the same scale as surrounding housing with minimal tree loss.
521, 523 Tafel Street Lots adjacent to Wagner Street Steps (between Mc Millan & Straight)	These lots are wooded with a steep 45° slope. The lots should be maintained as hillside green space. These lots are accessible only from the steps. They are wooded, with some weeds. All these properties should be kept as hillside green space. City ownership should be encouraged.
Westside of Coy Street	This wooded site (100' x 350'), because of the severe slope and the 10 ft walls on the properties below should be subjected to an engineering analysis to determine if the area can sustain any construction.
2511-2531 Ravine Street	This site is approximately 200 ft wide, but has such a steep hillside it is questionable whether construction can take place. If it is economically and physically possible, either elderly or luxury housing should be built there. If construction is not possible the area should be maintained as green space.
2228 Ravine Street	This is a small lot which should be purchased and maintained by an adjacent owner.
2220-2224 Ravine Street	This area should be utilized for privately or publicly funded infill housing.
2140 Ravine Street	This is another lot suitable for infill housing.



HILLSIDE SYSTEM

Fig. 28

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

15 - MCMICKEN HILLSIDE
16 - BASIN HILLSIDES

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET  800

COMMUNITY BOUNDARY 



reconstruction of the Ohio Avenue steps. Fairview Park's scenic drive, which follows an old quarry notch, is a one-way street with the entrance on McMillan. Pedestrian access could be vastly improved through the reconstruction of the Warner Street Stairs that run through the Park between Fairview and McMicken Avenues. Coy Field presents a complex problem of accessibility--not only are different areas of the field entered by different means at different levels, but internal connections are poor. The remoteness of portions of this recreation area also prompt fears of a lack of personal security when using the area.

A dramatic proposal offered by the community is for the construction of a skylift from the sky walk at Convention Center that would run north on Elm Street to McMicken Avenue, and then up the hill to Bellevue Park following the Elm Street steps to Clifton Avenue and the old incline footers to Bellevue Park Overlook. The skylift would have stops at Music Hall and Washington Park, Findlay Market and at the foot of the hill at McMicken, where parking would be provided. The skylift should also be matched with the reconstruction of a more modest Bellevue House.

An additional problem is the marketing of both park and recreational facilities. Identification signs should be expanded and maintained. Krueck Center is perceived as part of Hughes High School and is not well used by community residents.

FACILITIES

Detailed in the Goals and Objectives are a number of proposals for additional facilities in the parks and recreation areas. With some exceptions, the remaining objectives address the fine tuning of existing facilities.

GOALS AND OBJECTIVES

1. The number of facilities available for active recreation should be increased.
 - 1.1 The number of tennis courts available to the community should be increased.
 - 1.1.1 Install three tennis courts in the northeast corner of Fairview Park near the Ravine Street exit.
 - 1.1.2 Install courts at the fenced-off area of Coy Playground at Coy Street.
 - 1.2 Facilities for field sports should be added and existing areas upgraded.
 - 1.2.1 In Bellevue Park install player benches, place a higher fence along first and third baselines, and repair backstop in the ballfield.
 - 1.2.2 At Coy Playground install a protective fence between the two ball diamonds and lower swimming pool area to prevent errant balls from going into the deep underbrush over the hill.
 - 1.2.3 At Fairview School several basketball hoops should be constructed in the school yard to provide needed recreation facilities for teenagers that presently loiter in the vicinity.
 - 1.2.4 At St. Monica's School install basketball hoops and other recreational equipment on parking blacktop areas.
 - 1.3 Swimming facilities should be added and existing ones upgraded.
 - 1.3.1 At Coy Field on the lower level install a deepwater pool.
 - 1.4 Children's playgrounds should be added, revamped and well maintained.
 - 1.4.1 At Fairview Park add a second drinking fountain at children's play area.
 - 1.4.2 At lower Clifton Park add to and maintain children's play area equipment.

2. Increased opportunities should be developed for passive recreation.
 - 2.1 Further advantage should be taken of the spectacular views afforded by CUF's topography.
 - 2.1.1 At Fairview Park picnic benches should be provided in the large grassy, shaded area on the westside of Scenic Drive. This will encourage lunchers and others to get out of their cars and lessen the more active recreation of the "Lovers' Lane" type.
 - 2.1.2 Along the Scenic Drive in Fairview Park shrubs and underbrush should be kept trimmed to prevent blocking of panoramic views.
 - 2.1.3 At Bellevue Park construct an official overlook on the site of the present "illegal" overlook below the shelter.*
 - 2.1.4 The three vacant lots on Klotter Street (near Stratford) that adjoin Park Board property should be acquired as a scenic overlook for public use.
 - 2.2 Parks at major intersections and along major highways should be adequately maintained.
 - 2.2.1 Classen Park should be retained for passive recreation with an increase in maintenance.
 - 2.3 Additional parkland should be added where appropriate.
 - 2.3.1 The WLWT Tower property on Chickasaw would make a splendid park or recreation area. This idea should be explored with the owners as a possible joint venture with the City.
 - 2.4 The ancillary buildings of both Parks and Recreation should be maintained.
 - 2.5 Park landscape materials such as shrubs, ground covers and other plantings should be replaced in view of the fact that much of the original landscaping has been lost over the years.
3. Knowledge of an access to park and recreational facilities should be increased.
 - 3.1 Missing identification signs need to be replaced and maintained.
 - 3.1.1 Identification sign needed at Ravine Street pedestrian entrance to Fairview Park.
 - 3.1.2 Replace missing Bellevue Park sign at entrance.
 - 3.2 Pedestrian step access to park and recreational facilities needs to be upgraded.
 - 3.2.1 Repair Warner Street steps between Fairview Avenue and McMicken Avenue and possibly add walkway from middle of the 400 block of Warner in Fairview Park.
 - 3.2.2 Install access from 454 Conroy Street to Scenic Drive where presently there is a well worn path used by children.
 - 3.2.3 At Bellevue Park improve access from Sauer Avenue.
 - 3.2.4 At Coy Playground provide access for north, east and south by repairing existing deteriorated steps and constructing new steps for Coy Street.

*The Park Department has pointed out the reason an overlook has not been built on the point beyond the official overlook is the instability of the steep slope below and the numerous complaints over the years about rocks being rolled or thrown from this particular site.

- 3.3 A skylift should be constructed from the Skywalk at Convention Center running north on Elm Street to McMicken Avenue and then up the hill to Bellevue Park following the Elm Street steps to Clifton Avenue and then the old incline path to the overlook.
- 3.4 Facilities that are under-utilized should be subjected to intense marketing programs.
 - 3.4.1 Krueck Center is perceived as part of Hughes High School and is under-utilized. The community needs to be made aware that this is a public recreation center.
4. Protect and manage environmentally critical hillside areas within the community as a significant recreational and educational resource, as major community separators, and as an integral part of the City's natural area system.
 - 4.1 Hillside "preserve" areas should be established.
 - 4.1.1 Future acquisition of hillside lands should be aimed at parcels that connect or extend existing public parks and preserves.

Priority 1: Vine Street hillside, a connector between Inwood Park and Bellevue.

Priority 2: Basin hillside between Clifton Avenue and Ravine Street, a connector between Bellevue Hill Park and Fairview.

Priority 3: McMicken/Marshall hillside, an extension of Coy Field.

Priority 4: West side of Coy Street, an extension of Coy Field.
 - 4.1.2 Preserve not only the public and semi-public hillside areas, but also encourage preservation of other privately-owned sections of hillsides.
 - 4.2 All hillside areas, whether preserves or not, should have environmental quality district overlays.
 - 4.2.1 The Cut and Fill ordinance should be strictly enforced.
 - 4.2.2 EQ guidelines and the underlying zoning should facilitate no more than medium scale development that minimizes disruption to the natural vegetation cover.
 - 4.3 Hillsides and cuts along limited access highways should be allowed, with encouragement, to revert to a natural vegetation cover.
 - 4.3.1 Land on either side of the St. Clair Connector should be kept in a natural state including the seeding of wildflowers. The limited access provisions should be guaranteed in perpetuity.
 - 4.4 Small hillside parcels, not contiguous to preserve areas, that presently exist or are created by demolition should first be offered to adjacent landowners to extend their yards (this should also hold true for non-hillside parcels).
 - 4.5.1 The Community Council should carefully monitor the activities of and cooperate with the Hillside Trust locally and the Trust for Public Land nationally.

URBAN FOREST



URBAN FOREST

INTRODUCTION

EXISTING CONDITIONS

ANALYSIS & PLAN

GOALS & OBJECTIVES

URBAN FOREST

INTRODUCTION

The seventies witnessed a revival of interest in street trees. Street widenings, disease, and a general lack of concern had led to an erosion of the urban forest. The citywide Mayor's Committee on Greenery spawned a number of neighborhood tree councils that worked and continue to work with the Urban Forestry Division of the Public Works Department. Staffing and implementation costs are funded through an assessment (six cents per front foot) that has been renewed annually by City Council.

EXISTING CONDITIONS

In 1979 a complete inventory was taken of all the street trees in CUF; species, girth, and health recorded. The tally for CUF was 465 trees of which 85 percent were in fair to good condition. Maples, Silver, Sugar and Red, accounted for almost half the types of trees represented in the community. In the count taken, forty-one Sycamore trees were found but half of this rather substantial number were in poor condition or dead. (See Table XXVI)

TABLE XXVI

1979 CUF BASE TREE INVENTORY*

SPECIES	#	% of TOTAL	GOOD	PERCENTAGE		
				FAIR	POOR	DEAD
Silver Maple	166	35.7	25	63	8	4
Sugar Maple	36	7.7	58	36	6	0
Red Maple	22	4.7	55	41	5	0
Ash	25	5.4	44	48	0	8
Sycamore	41	8.8	20	29	17	34
Siberian Elm	31	6.7	13	74	10	3
American Elm	6	1.3	17	67	0	17
Bradford Pear	12	2.6	100	0	0	0
Hawthorn	3	0.6	100	0	0	0
Catalpa	19	4.1	5	74	16	5
Pin Oak	2	0.4	0	50	50	0
Honey Locust	5	1.1	100	0	0	0
Ginko	2	0.4	100	0	0	0
Hackerry	8	1.7	63	25	0	13
Linden	14	3.0	36	57	7	0
Misc.	72	15.5	49	38	7	7
TOTAL	464	100.0	36	49	8	7

*Source: Tim Jacob, Forester, Forestry Division

Since 1979 a SNAP project, programs of the Forestry Division, and a streetscape in the business district have increased the number of fair to good trees by approximately 75 percent. (See Table XXVII)

TABLE XXVII

STREET TREE PROGRESS

		1979				1980	
TREE CONDITION	#	RATE PER STREET MILE		TREE CONDITION	#	RATE PER STREET MILE	
GOOD	166	9.4		GOOD	225	12.9	
FAIR	230	13.1		FAIR	229	13.0	
POOR	37	2.1		POOR	37	2.1	
DEAD	31	1.8		DEAD	31	1.8	
TOTAL	464	26.4		TOTAL	522	29.7	
TOTAL LIVE	433	24.6		TOTAL LIVE	491	27.9	
TOTAL GOOD/FAIR	396	22.5		TOTAL GOOD/FAIR	454	25.8	
* LIVE TREES AS % OF GOAL		17.6%		* LIVE TREES AS % OF GOAL		19.9%	
FUNDING SOURCES		ORIGINAL INVENTORY		FUNDING SOURCES		SNAP	
		1981				1983**	
TREE CONDITION	#	RATE PER STREET MILE		TREE CONDITION	#	RATE PER STREET MILE	
GOOD	361	20.5		GOOD	463	26.3	
FAIR	229	13.0		FAIR	229	13.0	
POOR	37	2.1		POOR	37	2.1	
DEAD	0	0.0		DEAD	0	0.0	
TOTAL	627	35.6		TOTAL	729	41.4	
TOTAL LIVE	627	35.6		TOTAL LIVE	729	41.4	
TOTAL GOOD/FAIR	590	33.5		TOTAL GOOD/FAIR	692	39.3	
* LIVE TREES AS % OF GOAL		25.4		* LIVE TREES AS % OF GOAL		29.6	
FUNDING SOURCES		C.D. FORESTRY DIVISION		FUNDING SOURCES		URBAN DESIGN-NHC CO-STREETScape	

*Goal is to have 140 trees for each of the 17.6 street miles of CUF, total would be 2464 street trees.

**No activity occurred in 1982, little activity in 1984 and 1985.

ANALYSIS AND PLAN

While progress has been made since the street tree inventory, for the community to reach its goal of one hundred forty street trees per street miles as of 1983 over one thousand seven hundred trees still had to be planted. The community has established this goal to increase the size of the urban forest to enhance the cooling and cleaning of the air, for the amelioration of noise pollution, and to beautify the neighborhood thereby helping to keep current, and attract new, homeowners and businesses.

Beyond street trees, trees are to be encouraged in the yards of property owners, especially in places where the narrowness of the sidewalks precludes an effective street planting program. The hillside areas, too, require the maintenance of a thick tree cover to foster slope stability.

The community plan urges that trees selected for planting follow the new suggested policy recommendations promulgated by the Forestry Division; smaller trees, but planted with greater frequency, that neither disrupt utility lines in the air or cause the buckling of sidewalks, and a considerable variety of species that reduce the chances of major disasters for the forest due to disease.

Recognizing the need for a continued commitment to the urban forest the CUF Community Council has continued to support the annually renewed assessment that supports the forestry program.

GOALS AND OBJECTIVES

1. To cool and clean the air and enhance the overall attractiveness of the community, the urban forest should be maintained and expanded.
 - 1.1 To continue a tree planting program that results in approximately 140 street trees per mile along the 17.6 miles of community streets.
 - 1.1.1 C.U.F. Community Council should form a Parks, Recreation and Urban Greenery Committee, one major role of which will be to work with the Urban Forestry Division in planting and maintenance activities.
 - 1.1.2 In the fifteen years following the 1979 Base Inventory an average of 135 street trees should be planted per year until the community has approximately 2500 healthy trees.
 - 1.1.3 A variety of tree species should be planted to avoid excessive susceptibility to major losses through disease.
 - 1.2 Private owners should be encouraged to plant trees near the street edge of their property, both in residential and commercial areas.
 - 1.2.1 The University of Cincinnati should be encouraged to landscape the north side of Calhoun Street between Dennis Street and Calhoun Residence Hall.
 - 1.3 On both public and private hillside property a considerable tree cover should be encouraged to increase soil stability.
 - 1.4 Diseased trees should be treated and dead ones removed promptly.
 - 1.4.1* Wood from dead trees in the public right-of-way should be offered to the community for sale as a fund raising technique.
 - 1.4.2 Mulch that is obtained from dead tree removal and utility company pruning should be spread on treeless open spaces to encourage growth of natural woodland. The council should inform the Forestry Division and utilities where such sites are.
 - 1.5 Every attempt should be made to protect existing plantings from vandalism, traffic accidents, and construction damage.
2. Economic aid for tree plantings is to be actively encouraged.
 - 2.1 The community council will support the individual businesses' and residents' Tree Planting Program using Community Development Funds.
 - 2.2 The community council will continue to support the mayor's committee for Urban Greenery and the existence of an Urban Forestry Division.
 - 2.2.1 Specifically, the community council supports the 6 cents per front foot assessment for street trees and supports the annual renewal at comparable rates.

*The Urban Forestry Division has stated that the council will be informed when maintenance crews are in the area, but makes no guarantee that the wood left will stay on the streets very long (demand for firewood is high and people pick it up almost immediately). Any funds generated by sales must be placed in Forestry's account and used for forestry purposes. The Division will work with CUF on plans to spend such money enhancing CUF's urban forest.

**HEALTH AND
SOCIAL SERVICES**



HEALTH AND SOCIAL SERVICES

EXISTING CONDITIONS

Population

Need Knowledge and Use of Health Services

Security

ANALYSIS AND PLAN

Service Growth

Knowledge of Service

Security

GOALS AND OBJECTIVES

For information and referral
on Human Services call the
Community Chest's special
number 721-7900.

HEALTH AND SOCIAL SERVICES

EXISTING CONDITIONS

When the subject of health and social services is addressed three simple questions can be asked:

- . What are the social service and health needs of the community's population?
- . What services are available to meet the needs?
- . Is the population in need receiving the services?

The 1980 U.S. Census neighborhood statistics coupled with the results of a 1978 community social services survey gave the basis for attempting to answer these questions.

POPULATION

In 1980, of the 13,084 individuals living in CUF just under ten percent lived in group quarters (1,239). The remaining 11,845 individuals lived in 6,233 households of which just under half were single family households (See Table XXVIII), a full eighty percent are either single or two-person households.

TABLE XXVIII

Persons In Households, 1980

1 person household	3045	48.85
2 person households	1950	31.29
3 person households	639	10.25
4 person households	294	4.72
5 person households	155	2.49
6 or 6 + persons	150	2.41
TOTAL	6233	100.01

Source Table P-1, U.S. Census, 1980 Neighborhood Statistics

Viewing the table on marital status (Table XXIX) it can be seen that approximately only one in four of the population over fifteen years of age is married, currently over fifty percent of the females and over sixty percent of the males are single (i.e. never married) a rate nearly double that of the city as a whole.

Table XXIX

Marital Status of Those 15 years and over, 1980

	Marital	%	Female	%	Total	%
Single	3801	63.3	3005	51.5	6806	57.5
Married	1540	25.6	1515	26.0	3055	25.8
Separated	107	1.8	132	2.3	239	2.0
Widowed	131	2.2	681	11.7	812	6.9
Divorced	427	7.1	503	8.6	930	7.9
Total	6006	100.0	5836	100.1	11842	100.1

Source Table P-1, U.S. Census 1980 Neighborhood Statistics

Earlier sections have discussed the tremendous mobility of the residents a fact reinforced by Table XXX: Residence in 1975. Approximately sixty-four percent of the population had lived in a different house five years prior to 1980. Of the newcomers to CUF about half were from Hamilton County. Of those newcomers not from Hamilton County about half were from other Ohio counties. The others were from different states with only the western states under represented.

Table XXX Residence in 1975

4,356	Same House				
8,016	Different House In U.S.				
	Same County	4,205			
	Different County	3,811	→	8,016	
	Same State	1,995			
	Different State	1,816	→	3,811	
		N. East		495	
		N. Central		472	
		South		697	
		West		152	→ 1816
222	Abroad				
<hr/>					
12594	Total Population 5 Years or Older				
<hr/>					

Source: Table P-3 U.S. Census Neighborhood Statistics, 1980

Statistics and observations lead to the conclusion that there are basically four groupings of population in the CUF area:

- (1) Young single students;
- (2) Long time more elderly residents;
- (3) Poor young families (mostly at geographical edge of the community);
- (4) Young affluent professionals.

The young single students are now the dominant group-their lives are intertwined with the University and many of their health and service needs are catered for by that institution.

The young affluent professionals, in all probability have both the knowledge and the means to receive assistance in both their health and social service needs, in fact many of them indeed belong professionally to the institutions providing such services-particularly in the (near-by) health complex.

Of the old-time residents the greatest problems in all likelihood are the "independent living" needs of the eight hundred widowed individuals of whom well over eighty percent are women.

The poverty of Over-the-Rhine touches the edges of the hillsides and the extent of area given over to the residence of low income families has waxed and waned over the years. During the fifties and early sixties a large number of appalachian in-migrant families occupied hillside houses. The student population explosion of the late sixties led to a huge growth in student housing in the CUF community, while the seventies saw extensive rehabilitation as the baby boom joined the work force and sought affordable housing. Some observers in the community believe that as the type of student going to U.C. becomes older, and more likely to be a commuter, student housing demand will slacken and poor families will be encouraged by landlords to fill the vacuum so that income from the property might be sustained. This last group is in all probability the group with the greatest social and health service needs.

TABLE XXXI

Family Type By Residence of Own Children

Married-Couple Families.....	1579	
With own children <18 years.....	566	(36%)
Female Householder, and no husband present.....	405	
With own children <18 years.....	177	(44%)
Other Families.....	99	
With own children <18 years.....	14	(14%)
Families Total.....	2083	
With own children <18 years.....	757	(36%)

NEED, KNOWLEDGE AND USE OF HEALTH AND SOCIAL SERVICES

The heterogeneity of the community makes more complex the problem of the identification of needs, a problem usually difficult any way because such needs are not always manifested in a public way. In 1978-79 a social service survey was conducted in the community by the CUF Community Council Social Services Committee.

With the exception of Child Care, information secured from respondents in the areas of Education and Recreation are addressed in those components of this plan. Other areas of social service needs addressed by the survey were Alcohol and Drug Services, Churches, Senior Services, Health Services, and General Social Services. The findings were as follows:

Child Care:

There appeared to be a considerable population of children who were of pre-school age a percentage of whom need some form of day care programming (1980 children <5 = 469). There was public awareness of existing day care/preschool services but there are only two at present in the community--the Tot Spot (Riddle Road) and Hughes Child Care Program for infants to 5-year olds. It should be pointed out that the latter is only for the children of Hughes' students.

Alcohol and Drug Services:

Most people in the community were aware that there were medically based alcohol or drug referral services in the community, particularly the follow-up work of the Community Health Board and the hospitals in the area. The respondents, however, were dissatisfied with such services, in the main, because they did not perceive them to be an agency that deals solely with drug and alcohol problems. There would seem to be the need for some outreach program since not far from the neighborhood there is the Center for Comprehensive Alcoholism Treatment (CCAT House) at 830 Ezzard Charles Drive. There is also the Talbert House (Outpatient Drug & Family Counselling/Methadone Center) at 909 Sycamore Street.

Religious Establishments:

There are many churches in the community representing a wide spectrum of faiths, but, in general, the Catholic churches and the Lutheran Church of the Cross were most recognized and used by the survey population. Several faiths have university ministries operating off the campus. Many church members now reside outside the CUF community. There is no ecumenical forum where churches regularly share the nature of their ministries in the community.

Senior Services:

Fully 25% of the survey population were either past 60 years old age or had persons in their household of that age or older. There were few complaints about senior services, but whether that is due to little knowledge of the availability of such services or the accessibility of other support services is not known. A good many persons were unaware of what services were actually available. Then, as now, CUF is served by Kreuck Recreation Center, Clifton Senior Services Center, Mennonite Services, and downtown, by Butterfield Senior Services and Over-the-Rhine HUB Services.

Health Services:

The CUF community is edged on three sides by the greatest concentration of medical resources in Hamilton County, all virtually within walking distance of any location in the community. Good Samaritan Hospital, Deaconess Hospital, and the McConnell Health Maintenance Program are in the neighborhood while many more are just outside the neighborhood boundaries (i.e. UC Medical Complex, Jewish Hospital, Christ Hospital, Rollman's State Psychiatric Institute, Veterans' Hospital and Children's Hospital). Under the aegis of the City's Health Department there is their headquarters at 3101 Burnet Avenue, the Elm Street Health Center (1525 Elm), and a contract Health Center in Mt. Auburn (1947 Auburn Avenue). In general, the responses of the survey population to items in the area of physical health suggested a high level of satisfaction with the services they provided. In contrast, however, there was less demonstrated concern with mental health

issues. No respondent was aware of the presence and the function of the Community Health Center, a service of the Community Health Board, nor of the University of Cincinnati Walk-in Clinic available to any adult after 5:00 p.m. Unknown to most was the available counseling resources, such as the downtown Crisis Center (Y.W.C.A.) Women Helping Women, Central Psychiatric Clinic at University Hospital. Little attention was given by the respondents to problems of child abuse and battered women services.

General Social Services:

Of service resources available to the community (See Table XXXII) it is apparent from the survey they are not widely used although fairly well known. Those which are used are usually older, larger, direct service organizations. The CUF community is also the site of some city-wide service agencies such as half-way houses and homes for runaway children or others in trouble. Other communities generally resist the establishment of such agencies in their neighborhoods; but Hollister House for the severely handicapped constructed in 1983 is the latest addition to those facilities.

Table XXXII¹

Knowledge and Use of General Social Services

Service	% Knowledge of	% Used
SSI & Social Security	90	7
Salvation Army	90	9
Hamilton County Welfare	88	6
St. Vincent DePaul	78	5
Free Store	74	3
Cincinnati Dental Clinic	67	1
Family Services	60	1
Right-to-Life	57	1
Food Co-op	48	5
Soldiers Relief Fund	43	1
W.I.C.(Women, Infants and Childrens Programs)	35	4
Urban Appalachian Council	34	0
Mennonite Services (foot care)	27	0

Source: CUF Community Council Social Services Committee. A Social Service Survey of the Clifton Heights-Fairview-University Heights Community, 1978-1979, ps. 28-29.

SECURITY

The issue of security was not addressed in the survey. In 1981, a city wide citizen's survey was conducted and one of the questions asked of respondents was had they been a victim of crime in the last twelve months. In University Heights 18.2% said that they had while in Clifton Heights-Fairview the figure was 22.3%. The comparable figure for the city as a whole was 14.3%. The most common crime is house burglaries which is not surprising given the large night time but low day time population.

CUF is served by the District Five Police at 1012 Ludlow Avenue. Each month an assigned officer reports to the community council on the number of reported crimes in the neighborhood (beats 501 and 502), the arrests and police activities in general.

As regards fire protection DuBois Book Store is the site of the original fire station that was closed in 1920. The community is now primarily served by the Corryville Fire Station (Engine Company #19) at 2814 Vine Street and Engine Company #34 located at Ludlow and Clifton. Assistance as needed may also come

¹Not included in the survey by the committee at that time were the Cincinnati Health Department's Sexually Transmitted Diseases Program and Dental Clinics or the Planned Parenthood Agency on Auburn Avenue.

from station #5 at Vine and McMicken or #29 at Liberty and Linn and Engine #12 in Camp Washington. For the most part, however, emergency service comes into CUF from the north and east so that Clifton Avenue and Calhoun should be viewed as primary routes for emergency vehicles.

For medical emergencies most fire fighters are trained in this field of expertise with the actual paramedic units coming from Winton Place and Fifth and Central when the CUF area needs service.

ANALYSIS AND PLAN

Objectives are easier to define for "hardware" --streets in need of repair, housing in short supply, parks that need refurbishing--than are goals for meeting human needs that are more personal. The 1981 Citizen's Survey showed that despite the considerable range of services obtainable at a City of Cincinnati Health Clinic only a fraction of the population uses a health clinic for their primary health care, four percent city wide. In University Heights nobody reported using a clinic while in Fairview-Clifton Heights the figure was 1.3 %¹. There is no problem inherent to these statistics if the residents are having their needs met elsewhere--it is the accurate calculation of need and the development of services to meet those needs that is difficult. In planning for human services there is also the difficulty of predicting future needs or unexpected needs. During the recent recession the Free Store that used to be at the edge of the community has had to relocate to handle the huge service demand increase. A basic human service infrastructure has to be maintained at all times and most importantly outreach to the residents must be conducted so that they are aware of the service availability.

SERVICE GROWTH

The community feels there should be an increase in day care facilities despite the fact that the census shows a decline in the number of children. Two factors make this position plausible, firstly there is growing anecdotal evidence to suggest that some of the young professional families are beginning to have children and still remain in the community, and secondly the usual case is that both parents are employed and need day care for their children.

Social services that prevent the institutionalization of the elderly should be encouraged. One such service is day care for the elderly who live with their children but cannot be left alone. The community supports and will continue to support the Clifton multi-service center and strive to improve the access of CUF residents. It was a strong feeling of the Social Service Committee that area churches need to coordinate their ministries so that duplication can be minimized. The churches are a valid vehicle for reaching the elderly of the community. Outreach social workers are also needed for the total population, particularly in the case of the non-church affiliated.

KNOWLEDGE OF SERVICES

Other than presently encouraging outreach by service providers a number of years ago the CUF Community Council produced a service information booklet called Around the Corner and Down the Street that should be updated and distributed to all the residents.

SAFETY

the level of fire fighting services should be monitored by the community to make sure primarily that safety is maintained and secondly so that insurance rates remain low. The community should also work to sponsor fire prevention programs.

The City Police have a successful blockwatchers program that should be encouraged for every street of the community. Wheeler Street, that had been plagued by house burglaries, formed a blockwatcher association and greatly alleviated the problem.

¹The Health Department, however, reports that in 1984, 688 patients were treated from census tracts 25, 26, 27, and 29. Census tracts 26 and 27 (see p. 6) are now part of the service area of the Elm Street Health Center.

GOALS AND OBJECTIVES

1. Health and Human Services available to residents to the community should be improved by adding new services as needs emerge and by better coordination of existing resources.
 - 1.1 Establish community based preschool and day care services, pursued initially through existing community resources such as local churches and community centers.
 - 1.2 Care for the elderly should be made available.
 - 1.2.1 Establish a senior day care service for the elderly who live with their children, but who cannot be left at home alone.
 - 1.2.2 Encourage existing senior agencies to improve their information and referral services.
 - 1.3 Mental health services should be improved.
 - 1.3.1 Community ministers should be contacted to develop collaborative efforts between mental health agencies and community pastoral counselors.
 - 1.3.2 Support services, including but not limited to nurses and social workers, should be provided for mental health services.
 - 1.4 A capability for the delivery of protective services should be instituted.
 - 1.4.1 Establish or, at least, work with programs to provide services in the area for rape victims and abused women.
 - 1.4.2 Elicit involvement of the Children's Protective Service Division of the Hamilton County Human Service Department (formerly Welfare Department) in developing strategies for increasing awareness related to reporting of instances of child abuse.
 - 1.5 Alcohol and drug problem services need to be expanded.
 - 1.5.1 Seek assistance in expanding service from the Council on Alcohol, the community health Board and the Community Chest.
 - 1.6 The general climate for the delivery of social services should be improved.
 - 1.6.1 Organize an ecumenical forum among the churches with lay and clergy involvement to address social problems of the community.
 - 1.6.2 Workshops and meetings on health issues should be developed.
 - 1.6.3 Social service legislation affecting the community should be monitored.
2. Knowledge of and access to human services should be improved.
 - 2.1 Community awareness of existing human services needs to be developed.
 - 2.1.1 Residents need to be encouraged to use the Community Chest Information and Referral number, 721-7900 for human service information.
 - 2.1.2 Publicize those agencies that identified community needs and encourage the agencies to intensify their outreach effort in CUF, so that identified needs can be matched with appropriate resources.
 - 2.1.3 Revise for general distribution the CUF Community Council's pamphlet Around the Corner and Down the Street, which lists social as well as other useful agencies serving the residents.
 - 2.1.4 Explore the possibility of establishing a service to acquaint newcomers with the community's human services.

- 2.2 Access to existing services needs to be developed.
 - 2.2.1 Krueck Center should be developed into a more community oriented social service facility.
 - 2.2.2 The Community Health Board should be urged to make the presence of its satellite office better known.
 - 2.2.3 Better transportation to Clifton Senior Center, doctors' offices, groceries, etc., should be developed.
- 2.3 A human service's needs assessment should be conducted.
 - 2.3.1 The Community Health Board should be requested to conduct a health needs assessment.
 - 2.3.2 The local churches and business community should be involved in a human service needs study.
- 2.4. Safety procedures and educational materials should be periodically given to CUF Community Council membership.
 - 2.4.1 Fire safety education programs.
 - 2.4.2 Crime prevention programs, e.g. blockwatchers.

EDUCATION

10



EDUCATION

EXISTING CONDITIONS

- . Adult Education
- . Child Education
- . Other Educational Services

ANALYSIS AND PLAN

- . Adult Education
- . Child Education
- . Other Educational Services

GOALS AND OBJECTIVES

EDUCATION

EXISTING CONDITIONS

ADULT EDUCATION

The CUF community is rich in educational opportunities, but adults have the advantage. The most pervasive educational force in the community is the University of Cincinnati, now a state institution. In addition to the regular offerings in all the colleges, day and night, the University provides the greater community with specialized workshops, seminars, lectures, concerts, and dramatic events either free or at a nominal cost. Senior citizens receive reduced tuition rates, and residents of the City may use the general library and borrow materials from it upon payment of a fee (currently \$6) good for six months.

In addition, there is in the CUF area Hebrew Union College, a distinguished theological training center. Its museum and archives are world famous. City residents may use and borrow materials without charge from the college library.

Hughes High School, the district's secondary school, also provides programs for adults. They are provided in sessions between 7:00-9:00, Monday through Thursday. A full general high school program is offered to individuals 18 years old or older, Hughes being one of the first high schools in the country to operate a night school program. Some courses in the vocational adjunct are also open to adults.

CHILD EDUCATION

Those CUF children who do not elect to enter the local bilingual program, or additional alternative school options found elsewhere go either to Heberle (502 students) in the West End or Vine Street Elementary School (295 students) in Mt. Auburn, the district boundary being in the area of Flora and Ravine Streets. The elementary school that is located in the community, Fairview, is one of the Cincinnati Board of Education's twenty Alternative programs. The establishment of a German bilingual program saved the school from closing as the number of children in the community declined precipitously. In 1970 the number of children under five, that is, those soon to enter the school system numbered 1259 in CUF, while in 1980 the comparable figure was 463, a decline of sixty-three percentage points. The Fairview German Bilingual Alternative School is one of the most popular in the city (513 students) and the school possesses a very positive community image although it distresses residents that there is no longer a neighborhood school. The special linguistic program can be pursued at Schiel's International School of Languages in Corryville from the sixth through the eighth grades and through the International Baccalaureate Program at Withrow High School.

Bloom is the Junior High School option for the children attending Heberle, while those from the Vine Street School have a choice of either opting to go to Bloom or Merry Junior High. These junior highs are two of the feeder schools for Hughes which is the district high school. The fact that the area north of Dixmyth no longer feeds in to Hughes is a product of redistricting in the 1950's when Aiken High School was constructed in College Hill. The catchment area of Hughes has resulted in a school that has a student body that is 90% black. The school's current (1984) enrollment stood at 1313. (See table XXXIII.)

Table XXXIII

Hughes Student Body

Grades	Male	Female	Total
9	243	217	460
10	183	145	328
11	157	145	302
12	117	106	223
Total	700	613	1313

Currently there are a wide range of programs offered at the high school:

- (1) General comprehensive for grades 9-12 comprising remedial, basic education, general high school comprehensive and college preparatory;

- (2) Vocational education for grades 11 and 12 or 16 years and older encompassing a wide choice of courses;
- (3) Special education for the hearing impaired, the severe behaviorally handicapped, for those with learning disabilities, and those with developmental handicaps;
- (4) An occupational work experience program for grades 10, 11, and 12;
- (5) A youth training work/study program for grades 10 and 12;
- (6) The City-Wide Learning Community which is an Alternative Program that stresses the Cincinnati community as a learning resource.
- (7) A special new computer Learning Alternative Program called "Computer Unlimited" is the newest additions to the list of special programs.

The development of a military school option at Hughes has been a concept that has been brought up a number of times and most recently rejected in the fall of 1983, in part because of strong community opposition. Over the years the relationship between Hughes High School and the community has been strained. The redistricting of the fifties is still a subject that sparks expressions of bitterness toward the Board of Education. The large number of students and others attracted by the students has been a source of friction for the proprietors of the local business district.

Within the community there is one major private school. In the early seventies St. Monica's School closed and was combined with St. George's to form Corryville Catholic at the site on Calhoun Street. With 250 students the school provides education for children from preschool through the eighth grade. Corryville Catholic is a feeder school for Roger Bacon and Purcell Marian, both of which are co-educational.

OTHER EDUCATIONAL SERVICES

There is no public library branch in the Heights area the nearest branches being on Ludlow Avenue in Clifton and on Vine Street in Corryville. The Fairview Arts Center that used to offer a wide range of activities in arts, crafts, and drama was closed in 1983 although a number of activities are still carried out in the Kreuck Recreation Center across the street.

ANALYSIS AND PLAN

The University of Cincinnati dominates the Heights area and the education industry is a major part of the local economy. Of the 5317 persons living in the community enrolled in school 4210 (or approximately 80%) are enrolled in college. (See Table XXXIV)

TABLE XXXIV

Students by Educational Stage

Nursery School	60	1.13%
Kindergarten & Elementary	693	13.03%
High School	354	6.66%
College	4210	79.18%
Total	<u>5317</u>	<u>100.00%</u>

Service U.S. Census 1980-Neighborhood Statistics, Neighborhood 049

When the total population is considered one out of every three persons living in the community is enrolled in college. Furthermore, of the population over twenty-five years of age 31% have completed four or more years of college while 62.6% are high school graduates. In 1970 only 10% of those over 25 years of age residing in CUF had four or more years of college. Besides increased educational opportunity the three fold increase is also due to the number of college graduates who remain living in the community after college or are drawn to the neighborhood because of the college ambiance. The demographics would omen well for an increasing inter-relationship between the University community and the residential community. Dropping enrollment and a greater role for continuing education should result in an older student population.

The role of Hughes High School in continuing education should not be forgotten, as even in 1980 twenty-three percent of those over 25 living in CUF completed eight years or less of education.

CHILD EDUCATION

Eighty per-cent of the children of the Heights area attend public schools, sixteen percent of elementary school children are in private schools while twenty percent of high school children are in private schools (See Table XXXV)

TABLE XXXV

Public and Private School Enrollment

	Public		Private	
Nursery School	28	47%	32	53%
Kindergarten & Elementary	581	84%	112	16%
High School	282	80%	72	20%
Total	891	80%	216	20%

Source U.S.Census 1980: Neighborhood Statistics, Neighborhood 049

At this particular point in time children's education, in terms of sheer numbers, is not as important as it was in 1970 and in prior decades. The community now has no neighborhood school but does possess a popular elementary Alternative school. Barring a huge increase in the birth rate current facilities are adequate to meet the physical space education demands of the population, however, the community needs to continue to work with educators to ensure that the non-Alternative schools maintain a high level of educational quality for those children not eligible or not opting for the bi-lingual program.

In terms of the local high school the community will continue to urge the School Board to strive for a more adequate racial balance at Hughes High School, the college preparatory role and ties with U.C. should be strengthened. The dialogue among Hughes High School staff and students, the residential population and business opportunity should be fostered. There is a newly created PTA at Hughes High School for the first time in years and this is viewed as a hopeful sign.

OTHER EDUCATIONAL SERVICES

The community would like to see the access to library facilities improved because there is no branch of the Public Library of Cincinnati and Hamilton County in the community. One desire is to reinstate the bookmobile service, another is to attain the use of Hughes High School Library. The availability of access to UC and H.U.C. libraries also needs to be advertised.

GOALS AND OBJECTIVES

1. A community with an educational environment should be developed where families of whatever race or size would wish to live, and where their children could be educated from elementary school through the college level.
 - 1.1 Hughes High School should continue to become an institution that serves the local area and maintains high standards of educational excellence. Alternative programs that foster racial balance should be developed.
 - 1.1.1 New school district boundaries should be established through-out the city to promote a better racial balance in the schools. Students living near to Hughes, other than those whose Alternatives needs cannot be met at Hughes, should be asigned to Hughes and not to Aiken and Western Hills High Schools.
 - 1.1.2 Hughes High School should be strengthened as a college preparatory school and should strengthen academic ties with U.C.

- 1.2. Fairview School should be maintained as a bi-lingual magnet school or returned to an eight-year program only if the Board of Education ceases to provide the present program.
2. Regular mutual contacts should be established between the neighborhood and the schools through representation at school and community functions.
 - 2.1 The community should aid the schools through a Booster Club to see that their program needs are met.
 - 2.2 The schools should be encouraged to have their students engage in local community service.
 - 2.3 The community in conjunction with the schools should address the special needs of low income children within the educational process.
3. The community should strive for improved access to library facilities.
 - 3.1 Hughes High School Library should be open to community residents.
 - 3.2 The Bookmobile service of the Public Library of Cincinnati and Hamilton County should be reinstated in this community.
4. The community should constantly monitor the child population of the neighborhood so that it can assess if the educational institutions are at a minimum satisfying local need.
5. The neighborhood should collaborate with other communities on educational issues.

IMPLEMENTATION



IMPLEMENTATION

PRIVATE AND PUBLIC RESOURCES

Introduction

Private Resources

Public Resources

Summary

THE COMMUNITY COUNCIL ROLE

Introduction

Overall Organization

Operational Standing Committees

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IMPLEMENTATION

PRIVATE AND PUBLIC RESOURCES

INTRODUCTION

Although not always, in most cases the implementation of a plan requires money, a commodity for which it is not unusual for there to be competing demands. Financial sources, and the means by which they are accessed, are so subject to changes that a planner is tempted to avoid the subject altogether. This section will address the realities as they are extant in 1985. A community must remain alert to changes both in the public and private sector. Solvency is attained only through constant vigilance.

PRIVATE RESOURCES

CUF Community Council

Through membership drives and special events (See Table XXXVI) the CUF Community Council can be expected to raise a certain amount of funds for its use from within its own organization.

Local Neighborhood Businesses

A mutually beneficial relationship can be developed with the local business community by which the residential community gains donations and sponsorships as a reward for local business promotion.

Cincinnati Businesses

A neighborhood organization should constantly be examining the community oriented actions of major local corporations. For example the Kroger Corporation, in conjunction with the Clean Cincinnati, Inc. sponsors a community competition for initiative and innovation in solving litter and solid waste problems at the community level. The total prize money in 1985 was \$10,000.00.

TABLE XXXVI GRASS ROOTS FUNDING TECHNIQUES¹

ad books	"Las Vegas Night"*
antique fairs	lawn and garden work
art sale	marathon
auction	market day
bazaar	movie premiere
Bingo or Lotto*	movies
block party	"Night at the Races"*
book sale	outing, excursion
bottle returns	party
carnival	plant sale
caroling	potluck dinner
carwash	radio or television marathon
celebrity lecture	raffle (prizes donated by
cocktail party	merchants)*
coffee/at home party	recycling program
concert	rent-a-kid program
cookbook	rummage sale
craft festival	speaker's bureau
dance	sports benefit
dinner, dinner dance	tag sale
direct mail	talent show
door-to-door sales	telephone solicitation
(cards, cookies, etc.)	theater benefit
fair	tournament (tennis, squash)
food sale	tour
garage sale	trick-or-treating
house tour	white-elephant sale

*Check to see whether this event is legal in your community.

¹ Joan Flanagan, The Grass Roots Fundraising Book: How to Raise Money in Your Community. Chicago: Swallow Press, 1977

Foundations

While there are literally thousands of foundations each with more than a million dollars in assets an organization like the CUF Community Council would always, nonetheless, have a higher probability of success when approaching local foundations. There are several hundred foundations in Hamilton County alone.

CUF is participating in the Neighborhood Fund program of Invest in Neighborhoods, Inc. Virtually every Cincinnati neighborhood, augmented by Mott Foundation grants and local corporate contributions, is giving money for the development of a million dollars fund. The money will be managed by the Greater Cincinnati Foundation. Interest garnered from the fund will be used to provide the wherewithal for neighborhood projects in each of the participating neighborhoods.

There are national resources for keeping up with the latest in foundations and grants¹ while locally the Grant Resources Center housed in the Education section of the Cincinnati and Hamilton County Public Library (downtown branch, 3rd floor) is an excellent source of information.

Local Neighborhood Development Corporation

Neighborhood development corporations are non-profit charitable organizations created to provide housing, economic, and commercial development services in a neighborhood. CUF has an active NDC that has virtually completed the successful Hollister Triangle Project (See Housing Component) and is now embarking on a number of new projects - a citywide energy program, locally the development of a commercial facade treatment program for the business district, and the upgrading of the housing and infrastructure in the Ravine Street vicinity. It appears that for the foreseeable future the neighborhood will be fortunate enough to possess a viable neighborhood development corporation.

TABLE XXXVII COMMUNITY BUDGET REQUEST PROCESS

ACTIVITY	RESPONSIBILITY	TIME FRAME
1. Discuss, review, critique, improve preliminary CBR's	Neighborhoods with departments.	"Town Meetings" or equivalent Feb. - March
2. Solicit CBR's - letters to neighborhoods with instructions forms, etc.	Dept. of Neighborhood Housing and Conservation (NHC)	1st week in April
3. Prepare CBR's' seek assistance from departments and NHC if needed.	Neighborhoods	April and May
4. Submit CBR's to N.H.C. (late CBR's can't be considered by departments.)	Neighborhoods	Due end of May
5. Refer CBR's to appropriate department.	N.H.C.	By mid June

¹The Foundation Center 888 7th Avenue, New York, N.Y. 10019 and the Grantsmanship Center 1031 South Grand Avenue Los Angeles, Ca. 90015 - these addresses and other useful information can be found in Robert Cassidy, Livable Cities: A Grass Root Guide to Rebuilding Urban America. New York: Holt Rinehart and Winston, 1980.

6. Complete CBR's Summary Form (where referred and to what budget.)	N.H.C. and R.E.B.	By mid June
7. Mail CBR Summary Form back to communities.	N.H.C.	June 15th
8. Review CBR's for inclusion in departmental budget (staff neighborhood contact information required)	Departments	Mid June-Early July
9. CBR follow-up with departments	Neighborhoods	Mid June-Mid August (CD/CIP)
10. Mail department responses directly to neighborhoods, original to R.E.B., copy to N.H.C.	Departments	After Mid August
11. Review CBR's and departmental responses as part of regular budget analysis; inclusion at Executive Budget Hearings.	R.E.B.	July-September
12. Refer CBR's eligible for CDBG funding to CDAC for CD Budget Process.	R.E.B.	September
13. Publish CDAC Public Hearing schedule.	R.E.B./N.H.C. Newsletter	September
14. CDAC Hearings	R.E.B./C.D.A.C.	Sept. - October
15. Formulate administration recommendations as to inclusion of CBR's in departmental operating budgets and CIP budget.	R.E.B. & Executive Budget	By end of October
16. Publish schedule of Operating Budget and CIP Budget Hearings before City Council.	R.E.B./N.H.C. Newsletter	November
17. Hold CDAC Public Hearing on Recommended CD Budget.		November
18. Inform communities of disposition of CBR's (CDBG, Operating and CIP) when City Manager's recommended budgets go to City Council.	R.E.B.	Mid-November
19. Final City Council decision-making sessions.	City Council	December

PUBLIC RESOURCES

While private resources are important many of a community's concerns are in the public realm and public agencies are most amenable to public action. The City of Cincinnati has a long tradition of close neighborhood--City Hall relations. This relationship also has a bearing on the City's budget process and there has evolved a method by which neighborhoods can formally request City action on a range of issues. The impact of federal programs are usually felt on neighborhoods via the local municipal government while there has, until now, been very little history of state/neighborhood interaction.

The City

Within the City's budget there are three programs:

- . Operating Budget (General Fund)
- . Capital Improvement (C.I.P.)
- . Community Development Block Grant (CDBG)

For any expenditure in CUF one of these programs is used and the vehicle for attempting to access such funds is the Community Budget Request (CBR). While the system is constantly being subjected to the vagaries of municipal reorganization the process approximates the one laid out in the accompanying table (Table XXXVII above: Community Budget Request Process).

The community plan and ongoing work program devised from the document should form the basis for the annual CBR's.

The Mott Foundation's SNAP (Stimulating Neighborhood Action Process) demonstrated that neighborhood organizations were capable of handling monies to conduct a number of projects. As the SNAP grant gradually phased out a new City program was created called the Neighborhood Support Program (NSP). The program allows each community council to apply for funds in any twelve month period to conduct a range of prescribed activities in the neighborhood. For the 1984 CDBG Year the maximum grant will be \$9,000, in 1985 it will be \$9,500 while in 1986 the amount will reach \$10,000. The CUF Community Council has and will continue to make use of this program.

Federal and State

Until recently nearly all Federal aid has been channeled through local and state government. However, in the 1983 Urban-Rural Recovery Act there is a very modest demonstration program entitled the Neighborhood Development Grant Program which with a local match can provide up to \$50,000 for neighborhood development activities. Only funded with \$2 million the program is unlikely to have any immediate impact but maybe does represent an opening wedge for more programs that provide direct neighborhood funding.

The State of Ohio has the least apparent impact at the neighborhood level; nevertheless, what impact there is receives little attention and the state/neighborhood relationship is grossly underutilized.

SUMMARY

Locally and nationally the neighborhood funding process is volatile. Because this is so, it seems very critical for the neighborhood organizations to have structure that allows for constant intelligence gathering about existing and new programs. The next section of the plan suggests by what method a community organization might be designed and developed.

THE COMMUNITY COUNCIL ROLE

INTRODUCTION

With a well organized council committee structure the goals and objectives of the Clifton Heights-University Heights-Fairview community will be successfully realized. The CUF Plan becomes a blueprint for the community's future, a basis for negotiation with other organizations, for example; the council will be able to annually review the Plan for the development of the community's yearly budget requests to the City of Cincinnati. The Plan, then, is more to be viewed as a new starting point rather than as the end of a long planning process. In this section the Plan addresses the means by which the Community Council can become the principal vehicle for co-ordinating the individuals and organizations who will see that the plan goals and objectives are met.

OVERALL ORGANIZATION

There are two principal forms of action in which community councils engage, the medium to long range project and the short term crisis response. A well developed committee structure will enable both activities to be conducted more efficiently. The planning committee identified four major areas of concern to which the committee structure must be responsive:

- . organizational development
- . the physical environment
- . working and living
- . social needs

Most of the issues that are faced by the Community Council come under these four general headings. (See Table XXXVIII.)

TABLE: XXXVIII AREAS AND ISSUES

ORGANIZATIONAL	PHYSICAL	WORKING AND LIVING	SOCIAL NEEDS
Membership Maintenance and Fundraising budget	Land use and Zoning	Employment	Education
Committee Organizations	Housing/Institutions	Business Districts	Health
By-Laws	Street Conditions	Transportation Parking	Social Services
Public Relations	Lighting Service	Security	Recreational
Communications	Storm/Sanitary Sewers		
	Utilities		
	Park/Open Space		
	Street Trees		
	Environmental Hazards (e.g. air noise, Micro-wave etc. pollution)		
	Energy Conservation		

In terms of long-range development, the Council has the luxury of setting the agenda and can approach problems systematically. Resources, both in terms of people and money, can be galvanized and directed toward the solution of a problem. However, a great deal of a council's time is spent fighting "brush fires" and responding to community residents' issues as they arise. Decisions on issues have to be made rapidly, often with little time to research and develop reasoned responses.

To begin the development of a comprehensive committee system for the implementation of the plan, the planning committee suggests that four co-ordinators be appointed and that each have responsibility for one of the major categories (Tables XXXVIII). The Executive Board members should each monitor one area co-ordinator and meet with each of them at least twice a year. Individual committees would be created as problems demand and as resources allow. These committees would be of two types, the standing committee and the ad hoc committee. The latter case would be the committee formed to manage one specific project or problem that has a clear beginning, middle, and end. However, a great deal of community council business is not of this type, and it is to the standing committee that this section is principally addressed. Drawing from the Plan, the committee has suggested a number of standing committees that would be able to manage the long-term goals as well as day-to-day crises within the committee's area of responsibility. As the committees grow in strength and level of expertise each committee could contribute annually to the Council's development of priorities. These committee reports would become the basis of the Council's yearly budget requests submission to the City of Cincinnati.

For each committee there is a suggested name, a set of areas for project work, and the types of day-to-day responsibilities that such a committee should handle.

OPERATIONAL STANDING COMMITTEES

THE LAND USE AND ZONING COMMITTEE

Major Projects

- . Systematic processing of all zone change requests detailed in the Plan's Land Use and Zoning Section, including the Environmental Quality (EQ) overlays.
- . Develop and lobby for the suggested zone changes as detailed in the land use section.

Ongoing Responsibilities

- . The monitoring of all new development and redevelopment that is occurring in the neighborhood (permit review and rumor mill).
- . Monitor the activities of the Cincinnati Planning Commission (Friday morning meeting) and the activities of City Council's committee of Urban Development, Housing, Land Use and Zoning (Tuesday afternoon).
- . Review of all plans that have a potential affect on the community.
- . Be keepers of the CUF Community Plan.

THE PUBLIC WORKS COMMITTEE

Major Projects

- . Coordinate the implementation of all the Plan's objectives as they relate to improvement of the community's street surfaces, street lighting, street furniture, sewers both sanitary and storm, public utilities, and the public stairways system.
- . Arrange and orchestrate the Annual Community Clean-up.
- . As much as is possible participate in the Department of Public Works' Community Reporter Program

Ongoing Responsibilities

- . Continually monitor and report problems with the storm and sanitary sewer system, highway surface conditons, and highway signage and traffic line paintings.

CUF HISTORICAL SOCIETY AND NEIGHBORHOOD PRESERVATION COMMITTEE

Major Projects

- . Identification and designation of buildings that have historic significance.

- . Development of a CUF history publication.
- . Development and promotion of CUF driving and walking tours.
- . Development of a neighborhood preservation resource center and conducting of educational programs.

Ongoing Responsibilities

- . Monitoring of community building demolition permits.
- . Monitoring of new development and rehabilitation to see that it conforms to historic guidelines and is not offensive to community aesthetic standards.

ECONOMIC DEVELOPMENT COMMITTEE (JOINT WITH NBD ASSOC.)

Major Projects

- . Extension of streetscape treatment throughout the community business district.
- . Development of a business district facade renovation program that would include upper story levels
- . Redevelopment of housing units above businesses in NBD.

Ongoing Responsibilities

- . Monitor business vacancy and change to see that local market needs are being met.
- . Monitor and disseminate information on employment opportunities that develop in the NBD and local institutions.

PARKS, RECREATION, AND URBAN GREENERY

Major Projects

- . Coordinate the implementation of all the Plan's objectives as they relate to the improvement of facilities in the community's parks and recreation areas.
- . Work for the development of additional parkland and recreation space.
- . Work for the development of additional open space reserves, particularly on the community's hillsides.
- . Implement the goal of 140 street trees per mile.

Ongoing Responsibilities

- . Monitor the maintenance of both the grounds and facilities of the Park and Recreation areas (and in 1984 actually work on parks).

TRANSPORTATION COMMITTEE

Major Projects

- . Coordinate the implementation of all the Plan's objectives as they relate to the improvement of the on-street parking and off-street parking situation, the maintenance and betterment of local mass transit services.
- . Work for the implementation of roadway infrastructure improvements detailed in the Transportation Section

Ongoing Responsibilities

- . The monitoring of all traffic accident data to highlight problem areas and present strategies for the amelioration of such areas.

HOUSING COMMITTEE*

Major Projects

- . Support of present and projected target area revitalization within the community through the Neighborhood Development Corporation.
- . The development of a community housing information and referral service.
- . Encouragement of housing maintenance and yard upkeep throughout the community.

Ongoing Responsibilities

- . Monitor and report on new housing development, housing demand trends and building deterioration.
- . Monitor and report building code violations.

EDUCATION COMMITTEE

Major Projects

- . Development of community schools "booster" clubs
- . Development of a better community-Hughes High School relationship.

Ongoing Responsibilities

- . Continual involvement with questions about the quality of education and local schools.
- . Monitoring of overall education needs, e.g. number of school age children, so that recommendations might be made on facility changes.

HEALTH AND SOCIAL SERVICES COMMITTEE

Major Projects

- . The development of a social services community handbook to promote knowledge and access to human services.
- . The development of blockwatcher clubs.

Ongoing Responsibilities

- . Monitoring of human service demands in the community to allow for the tendering of recommendations for change in service delivery.

AD HOC COMMITTEES

The chair of the Community Council will from time to time have need of forming an hoc committees to deal with special short-to medium-term projects. A current example is presently provided by the Anti-Noise Ordinance Committee. Another ad hoc committee that the planning group believes would be timely is an ad hoc committee for the development of a CUF Marketing Brochure.

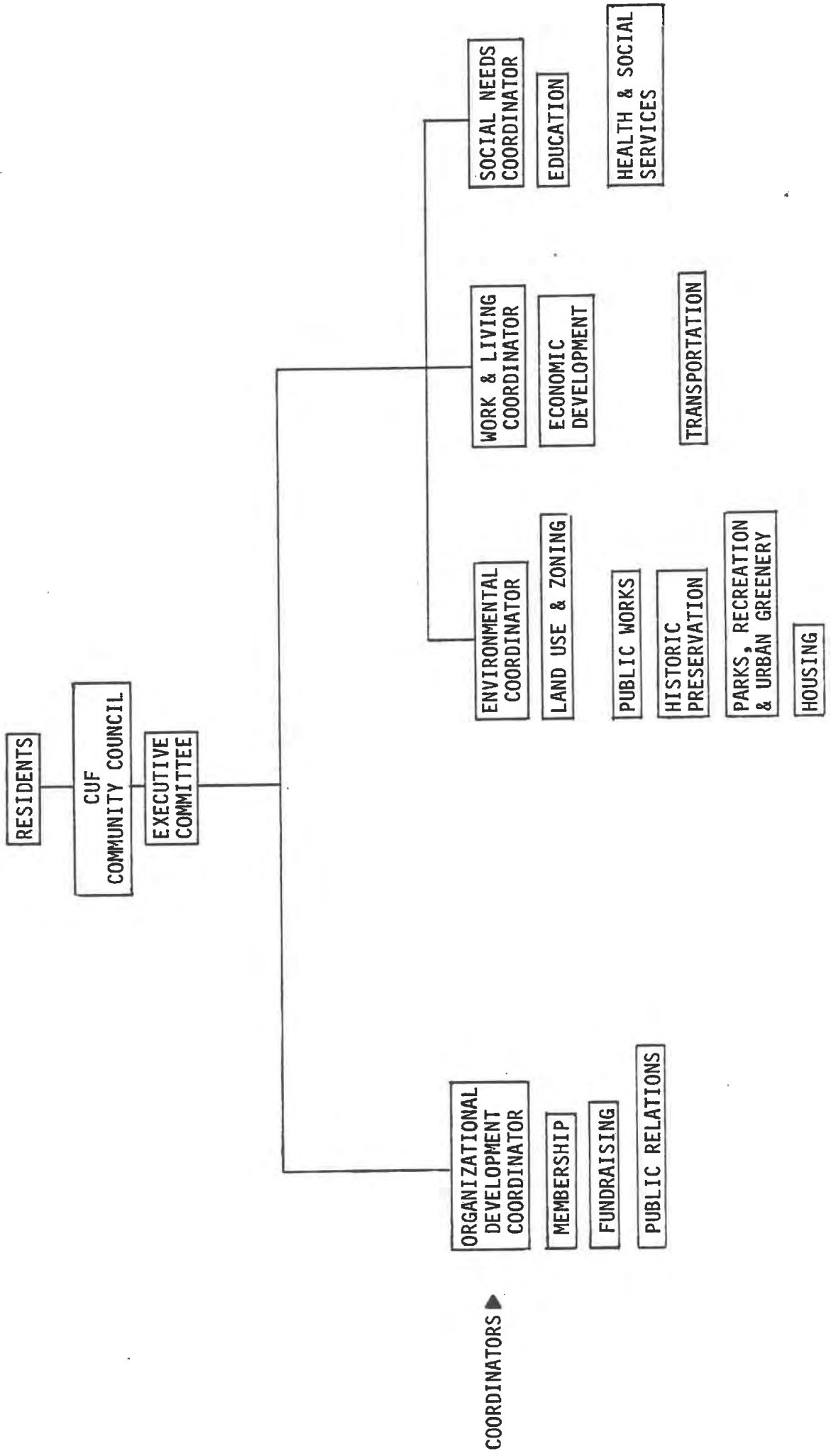
MARKETING BROCHURE COMMITTEE

Major Project

- . The development, production and distribution of a brochure for the CUF community that extolls the virtues of the neighborhood business district and the residential amenities.

*Presently the community has a functioning, staffed neighborhood development corporation that has had as its major concern housing development and rehabilitation.

Fig. 29: PROPOSED ORGANIZATIONAL CHART FOR CUF COMMUNITY COUNCIL COMMITTEES



ORGANIZATIONAL COMMITTEES

Organizations not only need operational committees they also need inhouse service committees that tend to the needs of the organization itself. Examples of this type of committee would be special events and fundraising, membership, and public relations. Since the standing and organizational committees can only be as strong as the membership, a committee that maintains and develops the membership is a critical first step in developing a comprehensive committee structure.

MEMBERSHIP COMMITTEE

Major Projects

- . The development of a skills, and interests bank from the rolls of the existing membership.
- . The development of a promotional strategy for attracting new members to the organization.

Ongoing Responsibilities

- . The provision of greeters to act as big brothers and big sisters to new members and individuals who come to the Community Council out of either curiosity or because of some compelling issue.
- . The allotting of all members to a position in the community's organizational chart (See Fig. 29 above).

THE DEVELOPMENT PROCESS

The development of the committee structure be carried out on the basis of community held priorities, that is since it is unlikely a group can immediately move to a comprehensive system, committees should be formed first that will be in areas of deep concern to the community. Organizationally, it is probably preferable to have a few well functioning committees rather than many weakly functioning committees. In the earlier stages of development it may be that some proposed committees could be combined until the resources are large enough to spin off into more focused units. Conversely, in the later stages of development it might be that the proposed committees can be further developed. For example, the blockwatching role could become so large for the Human Services Committee that it needs to become its own Security Committee. It would be the responsibility of each of the coordinators to see that the committees are functioning well. This functioning would be judged not on numbers in the committee but whether the major projects of the committee are going forward and its ongoing responsibilities are being performed.

A functioning committee structure would allow the Chair and Executive Committee to have a vehicle for the carrying out of the community's long-term projects and mechanism for the referral of crises to committees for report. Such a system would be complicated and be in need of constant maintenance. However, the system would provide for the inclusion of the whole membership and the delegation would relieve a few key actors from the threat of "burn out" caused so frequently by too much going to too few.

APPENDIX



PUBLIC WORKS CONDITIONS¹

BROKEN SEWERS

None

BLOCKED STORM SEWERS

201 Emming Street
2317 Clifton Avenue
201 Warner Street
200 Warner Street
63 W. McMillan Street
383 Probasco Avenue
524 Probasco Avenue
2201 Ravine Street
2201 Stratford Avenue
Tafel at Enslin

STREETS WITHOUT GUTTERS OR CURBING

Austin Terrace
Cliff Street (Rear of Friars)
Clybourne Place
DeVotie (Between Marshall & Enslin)
Digby (2716-18)
Duke Street
Elysian Place
Foxhall Court
Graham Street
Hastings Street
Old McMillan (400 Block)
McNally Street
Van Lear (Rear of Friars)
Vockell Lane

Streets With No Sidewalks or Sidewalks Missing

DeVotie - Between Marshall and Enslin
Hastings
2810 Marshall
3034 - 3047 Marshall
3097 Riddleview to Riddlecrest
Riddlecrest (A11)

Streets Needing Rehabilitation

Graham - No storm sewers (water runoff eroding hillside)
Hastings

Curbing Needs Rehabilitation

334-337 Ada
400 Block of Ada
Atkinson (200 Block)
Bosley (200 Block)
3251 Clifton
2705 Coy
2724 Coy
Emming-East of Ravine
501-505-518 Fortune
Hartshorn (A11)
266 Klotter
232 Klotter

¹This list was revised by Paul Gallagher of CUF in the Spring of 1984. The list has grown shorter over the years as a number of backlog problems were rectified.

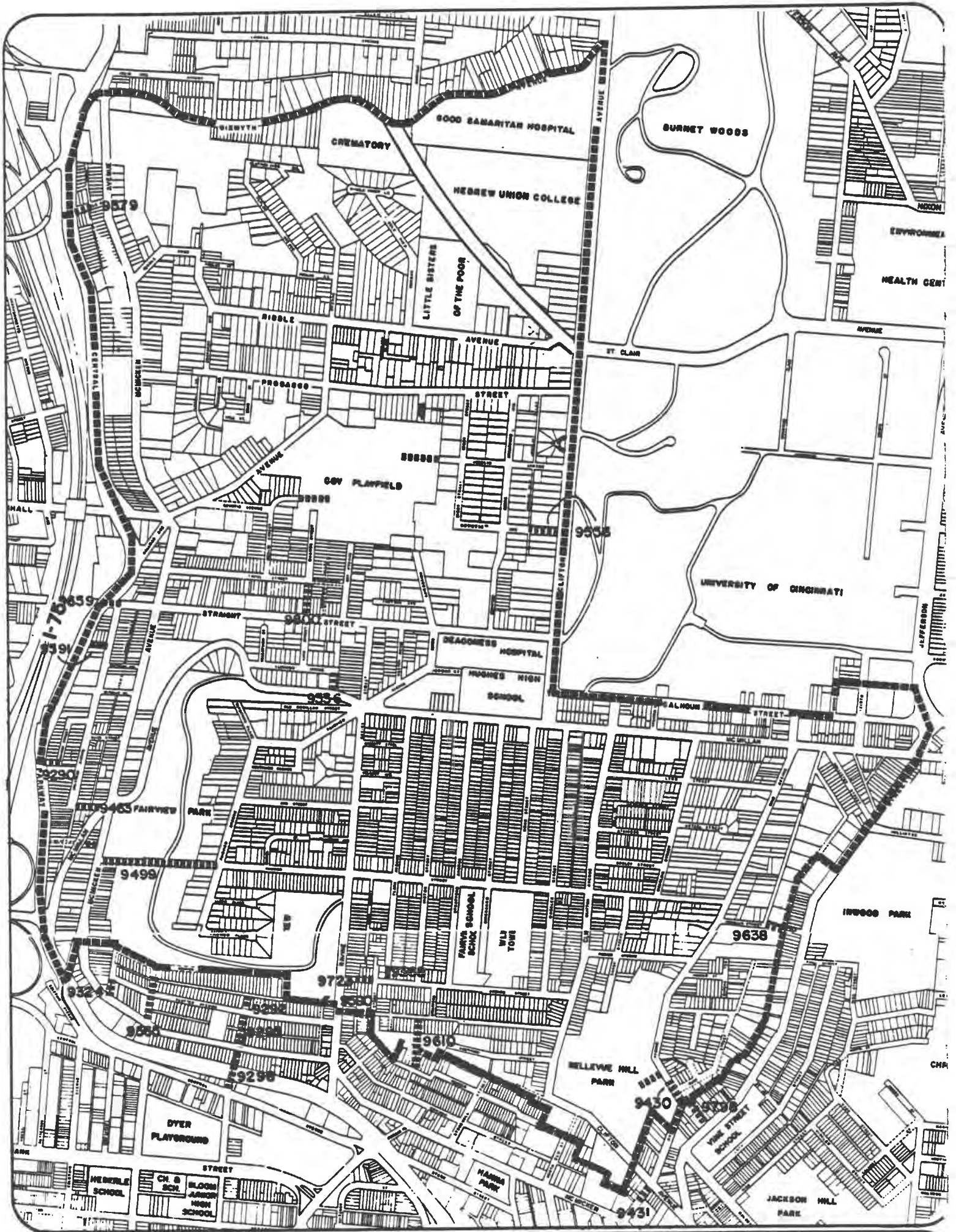
2330-33-22-17 Muriel Court
2331 Ohio
50-52-59 Parker
2310-60-70 Ravine
3130 Riddleview
2327 Sauer
2100 Block of Stratford

Street Intersecting Signs Missing

Warner Steps at Scenic Drive (Fairview Park)
Ravine and Klotter, east side
McMicken and Hopple
McMillan and Victor
Ohio and Conklin
Victor and Emming
Parker and Sauer

A-2

PUBLIC STAIRWAY SYSTEM



STAIR SYSTEM

Fig. 30

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

STAIRS

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET  800

COMMUNITY BOUNDARY 



STEP #	NAME R(REC) P(PARKS)	*** PRIORITY	CONDITIONS A-F	CONNECTS		NO.OF STEPS	REMARKS - Work Required: (N) None, (RPL) Replace, (RE) Repair, (A) Abandon
				TOP	BOTTOM		
23 (9290)	Addison Street	1	C	2501 Halstead	2500 Central Pkwy.	20	Overgrown at top, used to connect to subway entrance(N).
135 (9292)	Baymiller Street	3	C	501 Conroy	500 Klotter	40	Street connector to schools and recreation, heavy child use (park at McMicken Street).(A)
134 (9296) (9295)	Baymiller Street Baymiller Street	1	C A	501 Klotter 501 W. Klotter	500 McMicken 2018 Central Pkwy.	50 75 4 runs	Same description as above.(N) Footbridge over Central Pkwy. to W. McMicken, all concrete, connects C.U.F. to schools and recreation in West End.(N)
146 (9324)	Belevue Hill(P)	1	C+	Belevue Hill Prk	Ohio	75	Stone on grade, park steps, overgrown.
139 (9536)	Kress Alley	1	B	621 Klotter	620 McMicken	50	Some spalling, good connection to bus lines.(RPL)
35 (9556)	Clemmer Street Coy Field(R) Coy Field (2)(R)	1	C A D-	618 Clemmer Coy Swim Pool Tennis Court	619 McMillan Devotie Avenue Coy Field	25 25	Needs new payment. New Steps installed in 1980.(N) Connects housing in lower McMicken Avenue to recreation. Barricade at bottom, eroded bituminous path, steps missing. Could be repaired easily. All stone.
142 (9723)	Devotie Avenue	1	C	Clifton	Stratford	20	Path from U.C. to parking.(RPL)
143 (9368)	Emming Street	1	A	Flora	Emming	60	Rebuilt in 1984.(N)
144 (9565)	Flora Street	1	B	Emming	Flora		Sidewalk with rail. Extension of Flora.(RE)
26 (9379)	Freeman Avenue	1	C	Conroy to Klotter	to McMicken top 30-30		Street connector, somewhat overgrown.(N)
30 (9591)	Hopple Street Joselin(R)	2	B A-	1112-15 Hopple Joselin	2980 Central Pkwy Coy Field	6+6 50	Short connection to Parkway. Stone Park steps and path. Landslide at bottom. Very pastoral.
	Kottman Street	2	B	1106 Kottman	2618 Central Pkwy	7	Connects dead-end Kottman to Central Pkwy.

Continued...

STEP #	NAME R(REC) P(PARKS)	** PRIORITY	***	CONDITIONS		CONNECTS		NO.OF STEPS	REMARKS - (RE) Repair, (A) Abandon (N) None, (RPL) Replace,
				A-F	A-F	TOP	BOTTOM		
145	(9590) Klotter Avenue	1	A	Sohn Street	Ravine	?	Rebuilt		
147	(9610) Manchester Avenue	2	?	301 Klotter	Renner	?	Extension of street, steps closed. Steps lead to renovated residences.		
4	(9431) Ohio Avenue	1	A	Clifton	McMicken	50	Rebuilt 1983. Short cut to basin, church at bottom. Leads directly to Findlay Market. Concrete railing at top.		
5	(9430) Ohio Avenue		A	Ohio	Van Lear	100	Rebuilt		
6	(9638) Polk Street	1	D	Conklin	Vine	60	Main traffic connection of Vine and recreation.(RPL)		
31	(9463) Rush Street	1	C/old A/new	2433 McMicken	2418 Central Pkwy	50	Connects to Parkway from McMicken-McMillan intersection. Crosses Halstead.(N)		
32	(9659) Straight Street	1	B	2641 Halstead	2640 Central Pkwy	10	Short connection to Parkway (old subway entrance).(N)		
7	(9798) VanLear, R/W	1	D	VanLear	Vine	60	Connects to Vine, needs repair, overgrown.(N)		
37	(9800) Wagner Street	1	A	618 Straight	501 Tafel	70	New steps installed 1979. Very pastoral. Good connection within neighborhood. No lighting.		
154	(9499) Warner Street	2		2341 Fairview	2400 McMicken	2 runs 100/ 100	Top run closed, section missing. Connects McMicken and Warner Street housing to recreation. Overgrown. Sidewalk along McMicken Avenue approach.		

*Two numbering systems have been used over the years--the first one is the most recent.

**Most stairs come under the aegis of the Dept. of Public Works, but some are under the jurisdiction of the Parks Dept. and the Recreation Dept.

***These are the priorities as determined in the City's Stair Survey Report 1. = high priority; 2 = low priority, but keep 3 = remove stairs.

A-3

CUF HISTORIC INVENTORY

Source: Cincinnati Historic Inventory
Miami Purchase Association
City Planning Commission
August, 1978

Code Numbers With Asterisks
Are Outside CUF Study Area

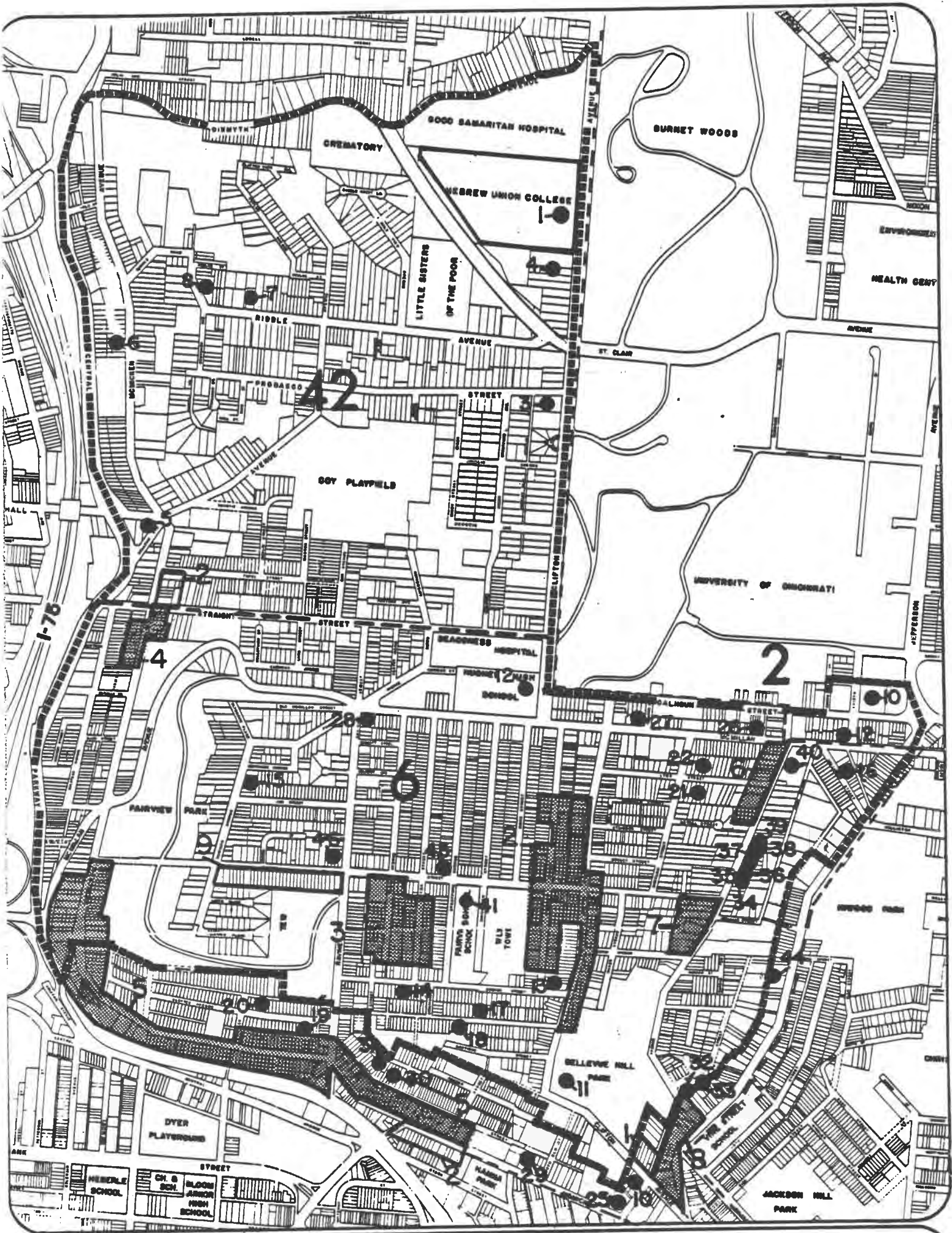


Fig. 31

HISTORIC INVENTORY

CUF CLIFTON HEIGHTS
UNIVERSITY HEIGHTS
FAIRVIEW

 Department of Neighborhood
Housing and Conservation
Division of Planning and Community Assistance

SCALE IN FEET  800

COMMUNITY BOUNDARY 



QUADRANT #4

(6)

FAIRVIEW-CLIFTON HEIGHTS

Map Reference	Name and/or Address	Category	Ranking/Points	Comments
6-1	102-108 Clifton Avenue Clifton Cluster	A	Various	Cluster of 5 buildings, Italianate in style, distinguished by arched windows and doorways, Keystone lintels and bracketed cornices. Construction dates are 1880-1894; 104 Clifton which sits 50' off roadway has date of 1864.
6-2	2142-2334 Clifton Avenue 2315-2437 Clifton Avenue 2200-2396 Wheeler Street (exclude 2313-2345 Wheeler- West Side) Clifton-Wheeler Historic District	A	Various	Large residential district including approximately 170 buildings. These buildings are related by scale, period and style. The three dominant styles are Queen Anne, Italianate and Victorian with the remaining buildings variations on these themes. The scale ranges from 2-3 stories. A streetscape view of Wheeler or Clifton presents a fairly homogeneous, unbroken vista, with the exception of 2315-2345 Wheeler which is marred by intrusions and severely altered buildings. Most were built between c. 1880-1890.
6-3	2216-2254 Flora Street 2205-2245 Victor Street Flora-Victor Historic District	A	Various	Homogeneous residential district which includes approximately 60 buildings related by style, scale and period. Most buildings are transitional in style with similar characteristics such as bracketed cornice, mansard roof, with dormers, and 1/1 double hung windows with incised lintels. Most are 2-2½ stories with a 2 bay facade. A streetscape view of Flora and Victor would present a continuous unbroken vista. Period of construction is c. 1890
6-4	2565-2573 W. McMicken (south side) 2578-2584 W. Micken (north side) W. McMicken Avenue Cluster	A	Various	Cluster of 9 buildings, transitional in style. Related by scale, placement, and time period. Also by similar architectural details - gabled facade dormers, corbeling below cornice, string courses, and flat lintels. Late 19th century. (Continuation of cluster in University Heights)

FAIRVIEW-CLIFTON HEIGHTS

(6)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
6-5	244-328 W. McMicken (north side) 413-469 W. McMicken 501-665 W. McMicken (south side) 2321-2343 W. McMicken 2346-2364 W. McMicken (east side) W. McMicken Avenue District	A	Various	This is an extensive, homogeneous high density district encompassing approximately 140 buildings which are related by scale, placement, and time period. Dominant architectural styles are Queen Anne, Italianate and Greek Revival. Basically lower income residential area with a few commercial buildings and intrusions interspersed. Several buildings which were originally used as breweries still exist. At 244 West McMicken was Clyffside Brewery (now Harry's Corner Warehouse) and at 603 W. McMicken was the Bellevue Brewery Company. Mid to late 19th century.

6-6	2215-2325 Ohio Avenue (west side) Ohio Avenue Cluster-A	A	Various	This area has been broken up by intrusions (new apartment buildings) and buildings with severe alterations therefore it has been divided into 2 linear clusters, on the west side of Ohio Ave. These clusters are homogeneous by style and scale. Similar architectural details such as slate mansard roofs with dormers, bracketed cornices, decorative lintel treatment and brick as building material contribute to the cognation of the clusters. The building located at 2407 Ohio Avenue (part of cluster A) exemplifies the type of structures found within these three clusters. This building has a slate mansard roof with projecting gabled dormers, a bracketed cornice with paired brackets at corners. The lintels are carved and bracketed with keystone, and the bracketed sills are continuous. This house also has a scored sandstone facade and pilasters at corners of 2nd floor level. Some slight alteration to porch at the southwest corner of building has taken place. The dates of construction are (c.1885-1900).
6-7	2407-2441 Ohio Avenue (west side only) Ohio Avenue Cluster-B	A	Various	

FAIRVIEW-CLIFTON HEIGHTS

(6)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/Points	Comments
6-8	2015-2111 Vine Street (west side only) Vine Street District	A	Various	This district includes approximately 14 buildings on the west side of Vine Street. Most are Greek Revival Transitional in style, with slight or no alterations. These buildings are also related by scale and period of construction. One outstanding building is located at 2025 Vine Street. The building is Italianate with Mansard roof which has a gabled dormer, bracketed cornice with brackets separated by decorative frieze panels, bracketed lintels and lug sills. The iron storefront has fluted pilasters with ornate capitals. (c.1880)
6-9	407-469 Warner Street (south side only) Warner Street District	A	Various	Homogeneous residential district which includes approximately 25 buildings. These buildings are related by scale, placement, time period and similar Victorian styling. One common example is located at 459 Warner Street. 2½ story brick, distinguished by paired bracketed cornice, bracketed incised lintels with keystone, bracketed lugsills, and porch across facade. One of nicest houses on street is a Gingerbread Victorian located at 433 Warner Street, 1½ story frame with ribbed metal gable roof which has central gable, paired bracketed cornice broken by arched window. Porch supported by pillars with decorative spindlework. 469 Warner was designed by Samuel Hannaford. Period of construction for buildings in this district is c.1890.
6-10	19-27 Clifton Avenue	A	7	Tight row of 5 brick Greek Revival buildings, with little alteration. (1880)

FAIRVIEW-CLIFTON HEIGHTS

(6)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
6-11	Clifton Avenue	H	5	Stone remains of Bellevue Incline, built in 1876, rebuilt in 1890 to accommodate street cars. Abandoned and dismantled in 1927.
6-12	2515 Clifton Avenue Hughes High School	A	8	Excellent example of Jacobethan architecture distinguished by central tower entrance flanked by wings. Characteristic stone treatment around doors and windows. Elaborate cornice marked at intervals by gargoyles. This strong building anchors the intersection of McMillan, Clifton and Calhoun. Walter Stevens, architect. (1908)
6-13	210 Emming Street	A	4	Good example of Italianate style. (1875)
6-14	311 Emming Street	A	4	Example of False Front. (1869)
6-15	2406 Fairview Avenue	A	4	Example of Victorian architecture, decorative porch treatment. (c.1880)
6-16	26 Hollister Street	A	4	Example of unaltered frame Italianate Transitional. (1885)
6-17	242 Klotter Avenue	A	4	1½ story Mansard style residence distinguished by capped dormer and Eastlake porch treatment. (c.1890)
6-18	259 Klotter Avenue	A	4	Good example of Queen Anne architecture applied to residential building. (1882)
6-19	427 Klotter Avenue	A	4	Strong basically unaltered building with Classical influences. (c.1895)
6-20	458 Klotter Avenue	A	4	Good example of frame Italianate distinguished by hoodmold lintel with keystone and elaborate cast iron balconies. (c.1875)

QUADRANT #4

FAIRVIEW-CLIFTON HEIGHTS

(6)

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
6-21	133-135 Lyon Street	A	4	Brick Italianate distinguished by bracketed cornice and incised lintels. (1880)
6-22	136 Lyon Street	A	5	Excellent Victorian Mansard, distinguished by decorative wood porch which extends across facade and around side. (1886)
*6-23	14 West McMicken Avenue	H/A	9	Symmetrical, functional building. Originally used as a stable for nearby brewery. Important for contribution to discontinuous thematic district composed of brewery buildings. (1890)
*6-24	22 West McMicken Avenue	H/A	9	Functional building. Originally malt house for Albert Schwill and Company. (1880)
6-25	106 West McMicken Avenue Philippus Evangelical Church	A	8	Excellent Gothic church has tall central facade spire topped with hand pointing skyward. Strong building anchors corner - focal point. (1890)
6-26	86-96 McMillan Street	A	8	Excellent example of Queen Anne row house. This row consists of 6 houses distinguished by corbeling, voussoirs, alternating wall dormers and roof dormers, and cresting on roof. (1885)
6-27	166 McMillan Street	A	5	Excellent example of brick Victorian, converted to commercial use while retaining original integrity. Distinguished by wrap around porch with decorative treatment, projecting facade bay, double gable dormers and cresting. (c.1880)
6-28	355 McMillan Street Patrol Station #7	H	4	Small Romanesque building which was originally a mounted police patrol station. Has undergone major alteration. Designed by Samuel Hannaford. Built in 1895.

FAIRVIEW-CLIFTON HEIGHTS

(6)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
6-29	202 Mohawk Street Jackson Brewery	H/A	8	Functional building with Romanesque influences. Originally the Jackson Brewery, in the mid to late 19th century. One of several brewing establishments formerly operating in this area. (1860)
6-30	304 Mohawk Street	A	4	Good example of Greek Revival style. Minor alteration. (1870)
6-31	308 Mohawk Street	A	4	Brick Queen Anne distinguished by metal cornice with crowned triangular pediment. Underscored by brick corbeling. (1880)
6-32	2014 Ohio Avenue	A	4	Example of Transitional style, Greek Revival treatment of windows and bracketed cornice indicative of Italianate. (c.1880)
6-33	2024 Ohio Avenue	A	4	Example of Greek Revival, plain lintels and lugsills, boxed and dentiled cornice. (c.1880)
6-34	2338 Ohio Avenue	A	4	Example of Italianate with mansard roof. (1901)
6-35	2340 Ohio Avenue	A	4	Example of Italianate, distinguished by bracketed cornice, shaped lintels and bracketed lugsills. (1898)
6-36	2344 Ohio Avenue	A	4	Transitional styling, Distinguished by mansard with projecting dormers, bracketed cornice carved stone lintels connected by decorative brick beltcourse. Pedimented doorway flanked by pilasters with Ionic capitals. (1890)
6-37	2358 Ohio Avenue	A	4	Transitional building distinguished by mansard roof, porch across facade with decorative spindle work. (1880)

QUADRANT #4

FAIRVIEW-CLIFTON HEIGHTS

(6)

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
6-38	2364 Ohio Avenue	A	4	Good example of Italianate. Dripstone lintels with keystone-bracketed cornice, projecting bay on 1st floor. (c.1890)
6-39	2366 Ohio Avenue	A	4	Italianate distinguished by paired bracketed cornice dripstone lintels with keystone, bracketed lug sills. (c.1890)
6-40	2432 Ohio Avenue	A	4	Italianate distinguished by dentiled cornice with paired brackets, carved dripstone lintels with keystone, bracketed lugsills. Porch across facade. (1880)
6-41	2232 Stratford Avenue Fairview Public School	A	8	Excellent example of Romanesque Revival architecture. This building is massive in appearance providing a strong focal point and anchors the corner. It is distinguished by round arched windows and doors accentuated by ashlar stone, steeply pitched hip roof, large turrets at corners, interior corbeled chimneys and a high stone foundation. Built in 1888.
*6-42	1901 Vine Street	A	4	Unusual triangular shaped building. Distinguished by 1st floor cobblestone wall treatment, and tile gable roof. A clock is set in a gable with the name "Schwartz's" surrounding it. (1920)
*6-43	1929 Vine Street	A	4	Good example of 3 story Greek Revival distinguished by dentiled cornice and plain lintels and lugsills. (1895)
6-44	2265-2285 Vine Street	A	4	Good Victorian rowhouses distinguished by mansard roofs with gabled dormers, corbeling below plain cornice and small frame porch at each entrance. (1890)

FAIRVIEW-CLIFTON HEIGHTS

(6)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
6-45	300 Warner Street	A	5	Excellent Queen Anne commercial/residential building. Strong building, helps anchor corner. Bracketed cornice with central pediment. decorative brick work and corbeling enhance this building. (1882)
6-46	402 Warner Street	A	4	This commercial/residential building marked by slate mansard roof with dormers, paired bracketed cornice with brackets separated by decorative frieze panels. (c.1890)

UNIVERSITY HEIGHTS

(42)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
42-1	3101 Clifton Avenue Hebrew Union College	H/A	Various	The district is composed of 6 historically and architecturally important buildings related by theme & style. (There are several other background buildings). Founded in 1875 by Dr. Issac Mayer Wise, a prominent figure in the progression of American Judaism, Hebrew Union was the 1st successful rabbinic school in America. These buildings are Jacobethan in style exhibiting such characteristics as brick wall construction with heavy use of stone trim around windows and doorways, gabled roofs, projecting gabled wall dormers, and rectangular windows divided into rectangular lights. The Administration Building was designed by Cincinnati architect, A. Lincoln Feckmeimer; (c. 1900)
42-2	2702-2724 McMicken Avenue (even) West McMicken Avenue Cluster	A	Various	Small cluster of architecturally related buildings on E. side of McMicken, Greek Revival, Italianate, Transitional buildings with a Queen Anne as focal point, at N. end of cluster. Includes 6 buildings with construction dates from c. 1870 to 1899. (Note: This cluster continues south below Straight Street into the boundaries of Clifton - Fairview Heights.)
42-3	SW Corner of Clifton & Probasco Second Church of Christ Scientist	A	4	Symmetrical Greek Revival, distinguished by large pedimented portico on facade.
42-4	3043 Clifton Avenue Tempelder Hanselman Lodge #208 F&M	A	4	Distinguished by elaborate terra cotta designs around entrance. Harry Hake, architect. (1914)

UNIVERSITY HEIGHTS

(42)

QUADRANT #4

Map Reference	Name and/or Address	Category	Ranking/ Points	Comments
42-5	1003 Marshall Avenue	A	4	2½ story brick Greek Revival transitional. Deteriorating. (1880)
42-6	2931 McMicken Avenue	A	6	Unique example of frame Victorian Cottage architecture. Decorative architectural detailing throughout. Octagonal bay on south side. (1880)
42-7	632 Riddle Road	A	5	Frame Victorian marked by cresting on roof line, palladian window, and unique corner gazebo attached to house. (1896)
42-8	678 Riddle Road	A	4	1½ story brick Mansard with East Lake porch treatment. (1898)

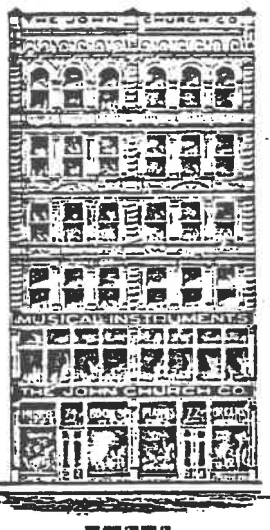
HISTORIC CONSERVATION EASEMENTS

Cincinnati Now Has "Best Tax Shelter in History"

Until recently, owners of older and historic properties had little incentive to renovate their buildings -- especially in areas where multi-story office towers and high land values work against preservation of smaller structures. It didn't matter how much the owner might want to save a cultural or architectural treasure. Nor did it matter that unique office space or gracious housing might be created there through renovation. Market forces argued convincingly against preservation.

Recent changes in federal tax law, however, have gained historic buildings a favorable investment posture, competitive with new construction. Generous tax credits for renovation of historic buildings have made rehab a viable, often superior, option. Through a program established by Cincinnati's City Council in early 1984, owners can now couple tax credits with another positive preservation tool -- the historic conservation easement, tagged by a 1982 Appraisal Journal article "the best tax shelter in history."

What is a Conservation Easement?



HUNTER SAVINGS "BEFORE"

John Church & Co., Music Publishers (then 66 W. 4th St.), in 1876. Building is now Hunter Savings Association (14 E. 4th St.).

An easement is a legal agreement between a property owner (the grantor) and the holder of the easement (the grantee). The agreement runs with the land and governs the current and future owners' treatment of the property. Donation of a "conservation" or "facade" easement is an increasingly popular tool to preserve historic resources.

Conservation easements allow a property owner to retain possession of the building but to deed certain rights (e.g., rights to demolition, new construction, alteration) to a public or charitable body. This donation may generally be considered a charitable contribution, deductible for federal income estate and gift tax purposes.

Easement agreements are flexible and can be tailored to the property's specific characteristics and the owner's needs. In a standard agreement, an owner might agree not to demolish or alter the building without review and approval by the easement holder. Provisions might cover a portion of the structure, the entire structure, certain interior features or development rights. The more restrictive the easement, the higher its value.

Donation of a historic conservation easement is strictly voluntary, but must meet certain IRS requirements to qualify as a charitable contribution. To be deductible from federal taxes, the easement must be donated "in perpetuity," and must be "exclusively for conservation purposes." Value of the easement donation must be determined by appraisal, based on the "before" and "after" valuation test recognized by the IRS. By this method, a comparison is made between the fair market value of the property before it is restricted by the easement and the fair market value of the property after a granting of the easement. Development potential of the property as well as existing restrictions on the property are considered in the appraisal process.

How Does an Individual Owner Benefit?

FEDERAL INCOME TAX DEDUCTION

For federal income tax purposes, the donation of a historic conservation easement is treated as any other charitable donation. It is subject to limitations on deductions for charitable contributions (usually 30% or 50% of income). When donation value exceeds the limitations, deductions may be carried forward for five years. In addition, a gift tax deduction is allowed for the full amount of the donation.

ESTATE TAX BENEFIT

Even in the rare event that the full value of the easement donation cannot be utilized during the donor's lifetime because of IRS limitations, the full value is removed from the taxpayer's estate. Easement donations made in a will or trust at death are fully deductible in computing estate tax liability, without regard to the percentage limitations.

REAL PROPERTY TAXES

The donation of a historic conservation easement may justify a lower assessment of your property for real estate tax purposes. The Ohio Revised Code provides that the State Auditor "shall revalue and assess at any time all or any part of the real estate ... where he finds that the true or taxable values thereof have changed, and when a conservation easement is created." (Chapter 5713).

WHAT BUILDINGS QUALIFY?

To meet IRS requirements, buildings for which an easement is donated must be "certified historic" at the time the tax deduction is taken. It must be:

- 1) individually listed in the National Register of Historic Places, or
- 2) a contributing building in a district listed in the National Register, or
- 3) a contributing building in a certified local historic district (not all local districts are also certified).

What Does the Owner Agree To?

When a property owner donates an easement, he or she agrees to maintain the property. Although restoration or rehabilitation is not required, developers and owners often combine an easement donation with the 25% investment tax credit as part of the financing package in preservation projects. Changes to the historic building are permitted as long as they maintain the historic character of the building. To insure that changes are compatible, the property owner agrees to submit proposed changes to the easement holder for review and approval. Usually the organization holding the easement will make annual inspections to ensure that the building is being maintained and that changes have not been made without review.

What is the City's Easement Program?

1. INITIAL CONTACT & SCREENING

OWNER: • Contacts Historic Conservation Office (HCO) staff to ask for initial screening.

HCO: • Meets with owner to give initial response to whether building can qualify as "certified historic." If it seems likely to qualify, or is already certified, Step 2 will ensue.

2. APPLICATION AND EASEMENT NEGOTIATION

OWNER: • Prepares and submits photos, historical documentation, application form and non-refundable \$400 processing fee (actual cost to City).

HCO: • Upon receipt of application and fee, staff reviews documentation, inspects property, drafts terms of proposed easement agreement (terms include portions of building to be covered; applicable limitations; review guidelines if requested by owner).

MEANWHILE,

OWNER: • Contacts legal counsel and appraiser

Begins obtaining "certified historic" status if building is not already certified.
NOTE: the City can accept the easement donation prior to final certification, but the owner may not take the tax deduction until the building is officially certified as historic.

WHEN BASIC TERMS OF AGREEMENT ARE KNOWN,

OWNER: • Secures "before" and "after" appraisal of property.

HCO: • Determines amount of monitoring fee to be paid to the City by the owner after easement is accepted. The fee, a minimum of \$500, will be set at 1% of the easement value, not to exceed \$5,000. The fee covers all monitoring, building permit reviews and technical assistance to owners by City staff throughout the life of the easement.

3. FINAL APPROVALS OF EASEMENT DONATION

HCO: • Prepares all revisions to agreement and review guidelines, drafts final language, prepares final documents for approval by owner and City Solicitor.

CITY: • Final documents submitted to City's Historic Conservation Board and City Planning Commission for recommended approval, and then to City Council for final approval and acceptance of easement donation.

OWNER: • Prepares and submits all documentation to fulfill Internal Revenue Service requirements.

4. ONGOING RESPONSIBILITIES

OWNER: • Maintains property in accordance with terms of agreement.

HCO: • Performs annual inspections to insure easement stipulations are being met:

- Reviews all building permit applications for proposed changes covered under the terms of the agreement (if terms are not met, attempt to negotiate workable solutions; failing successful negotiation, City may initiate legal action).

- Informs easement donor of federal, state or local proposals which might affect historic properties.

- Notifies owner of, and assists in applying for, any available funding for maintenance of historic properties.

CUF

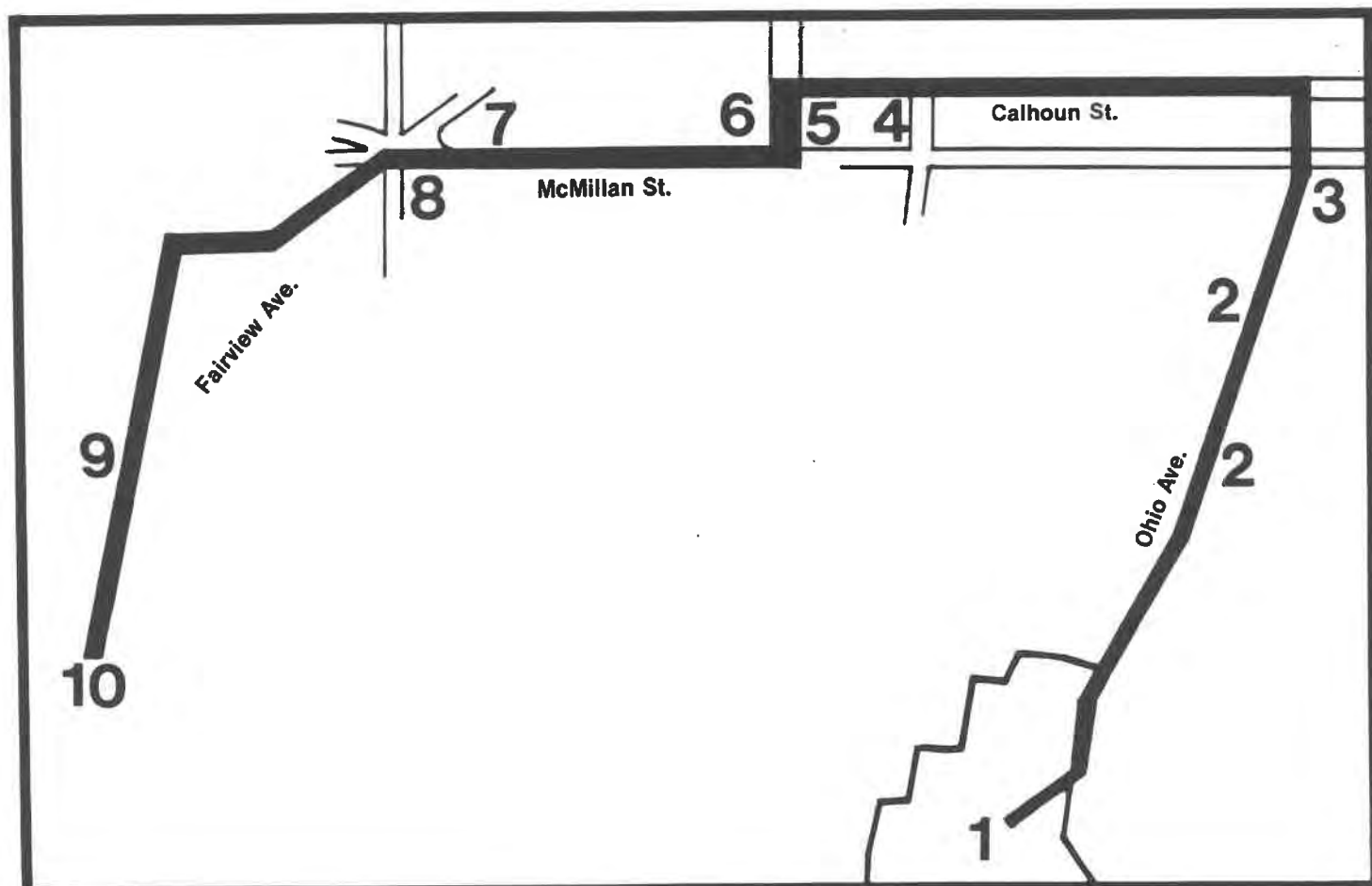
CLIFTON HEIGHTS

UNIVERSITY HEIGHTS

FAIRVIEW

WALKING TOUR

- 1. BELLEVUE PARK
- 2. RESIDENCES ON OHIO AVENUE
- 3. FRIARS CLUB
- 4. LIBERTY LODGE BUILDING
- 5. WESTERN BANK AND TRUST COMPANY
- 6. HUGHES HIGH SCHOOL
- 7. ST. MONICA'S CATHOLIC CHURCH
- 8. FAIRVIEW ARTS CENTER
- 9. ISAAC J. MILLER HOUSE
- 10. FAIRVIEW OVERLOOK



1. BELLEVUE PARK.

Bellevue Incline and Bellevue House.

The Bellevue Incline opened in 1876 and was operated by the Cincinnati Traction Company until 1926. It started at Elm Street and McMicken, and was 980 feet in length and elevated streetcars 300 feet. Bellevue House, one of the famous resorts, opened in 1876 under the management of Henry Hildebrandt. It had a German-style beer garden and adjacent to it was a dance pavilion. The clientele of Bellevue House was anxious for fun and dancing, and was not very interested in the melodies of classical music or light opera. In the 1890's business declined drastically and in 1894 the resort became a storage barn for streetcars. In 1901, Bellevue House burned down.

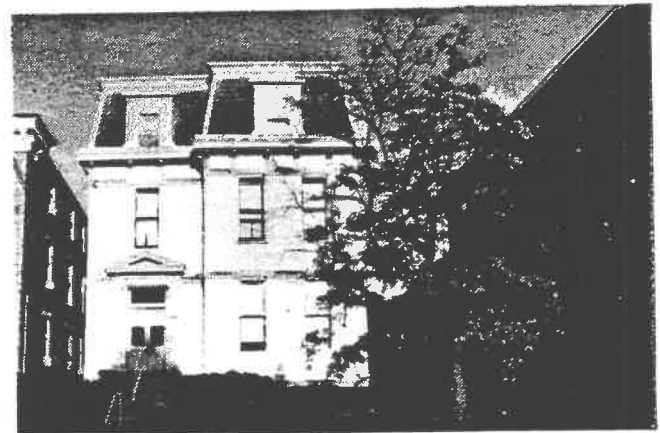


1. BELLEVUE PARK OVERLOOK

2. RESIDENCES ON OHIO AVENUE

a. 2344 Ohio Avenue

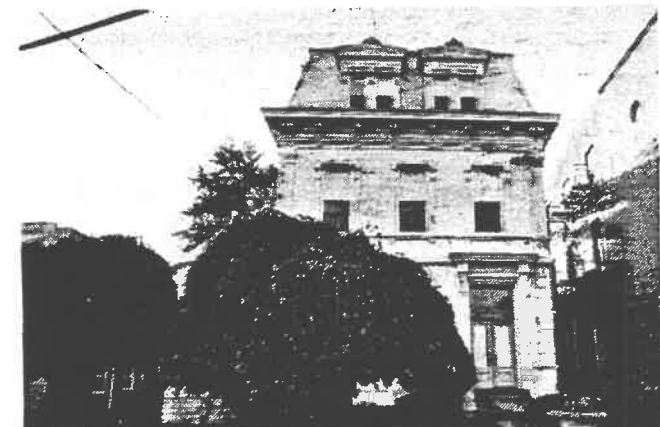
The style of this house is called Transitional. The mansard roof has projecting dormers and the carved stone lintels over the windows are connected by a decorative brick beltcourse. The Miami Purchase Association estimates that this house was built in 1890.



2a. 2344 OHIO AVE.

b. 2407 Ohio Avenue

Once the residence of Christian Moerlein, owner of the famous brewery. Note the stained glass windows in the north bay, the stone front, and the sun porch at the southeast corner. The two story addition at the rear contained the servants' quarters.



2b. 2407 OHIO AVE.

3. FRIARS CLUB,

McMillan and Ohio Avenue

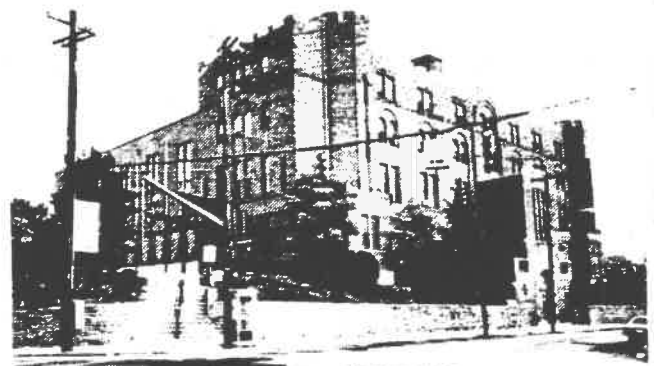
In 1880, Father Chrysostom Theobald, pastor of the St. Francis Church at Liberty and Vine, organized a boy's club which he called the "Sodality of St. Anthony." The club provided organized activities and took care of boys whose mothers worked as domestics and who become the first "latch key" kids. In 1908 a new priest, Father Antoine Brochuis, organized the Friars Club and used laymen as group leaders and coaches. As facilities deteriorated, the Board of Directors decided to build at the present site. The Chairman of the Board, T.A. Debrul, gave much of the money for the construction of the building. He wished to remain anonymous, however, and listed the gift as coming from a Protestant woman. This gave rise to a pleasant ecumenical myth.

The building contains a swimming pool, a gymnasium, a ballroom, and rooms for seventy-six residents. After World War II many returning GIs stayed at the Friars Club while attending universities in the area. In the same years enrollment for boys peaked around 800. Current enrollment includes nearly 500 boys, 100 girls, and 1100 adults. Today, the ballroom, which many remember for dances and wedding receptions, has been converted into a continuing education laboratory.

4. LIBERTY LODGE BUILDING,

W. Clifton and Calhoun

Originally, this was the home of Fire Company 27 of the Cincinnati Fire Department. Organized in 1889, the company had one steam engine, one hose wagon, eight firemen and three horses. About 1920 the city replaced its horse-drawn vehicles with gas-powered fire trucks and consolidated several central fire companies. It closed Fire Company 27 in 1920. In 1923, Liberty Lodge #647 of the Masonic Order set up



3. FRIARS CLUB

its headquarters in this building. It had regular meetings and allowed other groups to use these facilities. Over the years two political clubs, a labor union, a social club, a church and the Clifton Heights Welfare Association (now the CUF Community Council) met in this building. In 1945, the Liberty Lodge moved its meetings to the Central Masonic Temple on East Fifth Street.

A photographer, Ray Hilker, then acquired the premises. He had a photography studio and also sold motion picture supplies and electrical appliances. Residents still recall his large sign that extolled the virtues of electrically refrigerated coffins. In 1958 the DuBois Book Store moved to this location.

5. WESTERN BANK AND TRUST COMPANY, Clifton and McMillan Streets

This branch office opened in 1923. The bank was originally called the Western German Bank of Cincinnati. Founded in 1875 it provided extensive services for its immigrant clients. In 1917 the bank bowed to intense anti-German sentiment and changed its name. The bank survived the Depression and was acquired by the 5th/3rd Bank in 1953. In 1980 5th/3rd transferred its operations to a new location in Corryville. The building is currently being used by the University of Cincinnati for offices.

6. HUGHES HIGH SCHOOL, McMillan and Clifton

Thomas Hughes, who died in 1824, gave his property to the City of Cincinnati to educate poor children. The city built the first Hughes High School at Fifth and Mound Streets in 1851, and purchased the current site in 1906. The new school, built at a cost of \$727,000, opened June 20, 1910. Walter Stevens was the architect and the style of the building has been called Tudor or Jacobean. The cornices of the building hold gargoyles that represent knowledge and the arts of peace. The building boasts Rookwood water fountains, ornate stairwells, and one fine stained glass window in the library.

7. ST. MONICA'S CATHOLIC CHURCH, 328 W. McMillan Street

St. Monica's parish, established in 1911, first built a school which opened in 1912. The parish planned the church for over a decade, started construction in the mid 1920s and completed the structure in 1927. The cost was \$500,000 including \$27,000 for the stained glass windows by the F.X. Zettler Company of Munich, Germany. Built from Indiana limestone in a Romanesque design, the church has one remarkable feature: it has no single front entrance as have most Catholic churches. The architect made use of the two streets giving each a door, leaving the front facade for sculpture by Clement Barhorn. The inside is heavily decorated with mosaic wainscoting and paintings by Carl Zimmerman. The capitals over the short, polished marble columns are Arabic, and the rounded dome with painted figures behind the altar is Byzantine in style.

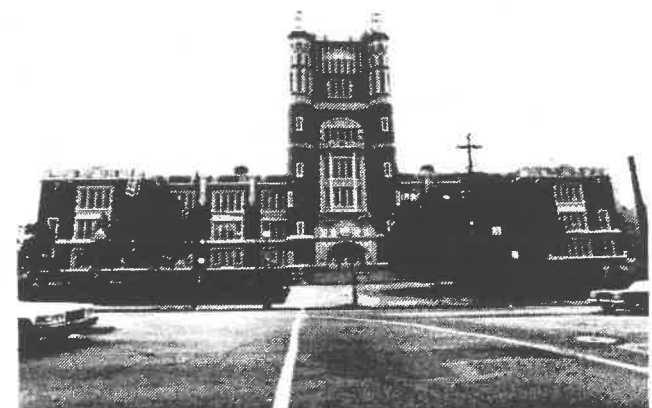
In 1938 Archbishop John McNicholas designated St. Monica's as the cathedral for the Archdiocese of Cincinnati. It continued as such until 1960, when the remodeling of St. Peter in Chains was completed.



4. LIBERTY LODGE BUILDING



5. WESTERN BANK AND TRUST CO.



6. HUGHES HIGH SCHOOL



7. ST. MONICA'S CATHOLIC CHURCH

8. FAIRVIEW ARTS CENTER, McMillan and Ravine Streets

The City of Cincinnati constructed this building in 1895 for use as a mounted police station. Samuel Hannaford, who designed City Hall, was the architect. Although the style of the building recalls a French chateau, Hannaford used some Romanesque elements as well. In 1905, some called the location unsuitable because it was too far from the station house at 2616 Vine Street. In 1914, patrol station number 8 was reduced to a substation. In 1958, the city dedicated the building as a recreation center.

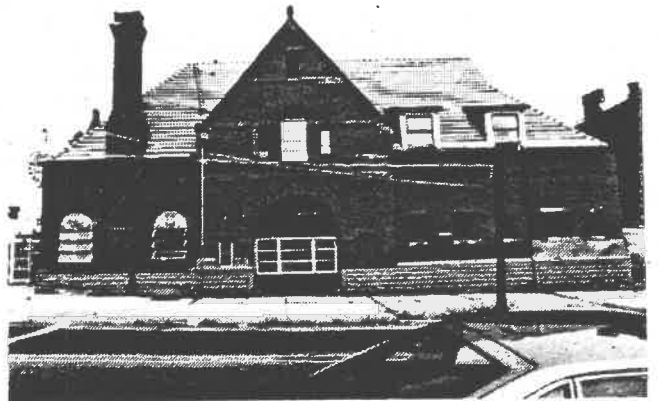
The ceramic murals above the windows, by Elizabeth Burgher, portray police themes. The two at the front show the mounted police riding out. At the side the murals depict a badge and a medal struck for an officer killed in the line of duty (his horse fell on him).

9. ISAAC J. MILLER HOUSE, 2367 Fairview Avenue

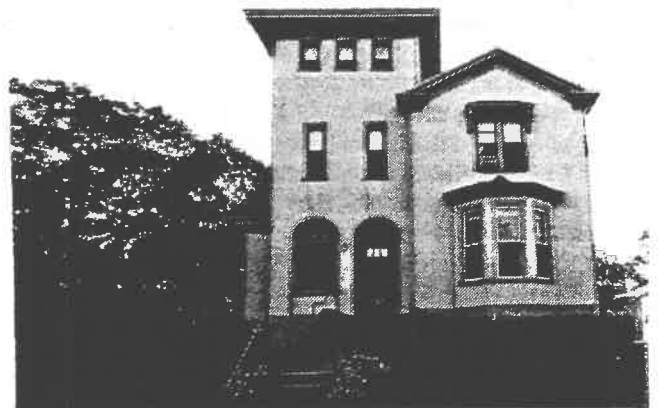
Isaac Miller, born in 1833, purchased the south end of the Fairview hill from the estate of Colonel John Riddle. He built this frame house (it was not stuccoed until 1913) in 1866. He kept the land south of his house clear of buildings. Neighborhood children, who played on this bare land, called the brow of the hill "The Tips." Miller died in 1910, and the large brick houses just to the south were built in 1913.

10. FAIRVIEW OVERLOOK, Fairview Incline, circle, south end of Fairview Avenue

Opened in 1894, the Fairview Incline was the last incline built in the City of Cincinnati. Built by the Cincinnati Street Railway Company at a cost of \$200,000, it was over 630 feet in length and elevated cars 210 feet. Isaac J. Miller, a resident on Fairview Avenue, successfully promoted the building of this incline. Originally intended to carry electric streetcars from McMicken to McMillan on the Crosstown route, it later primarily transported pedestrians. In 1921 it was considered unsound for streetcars although it did continue to carry people until it closed in 1923.



8. FAIRVIEW ARTS CENTER



9. ISAAC J. MILLER HOUSE



10. FAIRVIEW OVERLOOK

This tour was researched and compiled by the Clifton Heights, University Heights, Fairview Neighborhood Historical Society in cooperation with the Cincinnati Neighborhood Studies Project, The Cincinnati Historical Society. It was made possible through a grant from the National Endowment for the Humanities.

The Clifton Heights, University Heights, Fairview (CUF) Neighborhood Historical Society meets at 7:30 P.M. every third Tuesday of the month in Lutheran Church of the Cross 2350 Ravine, corner of Ravine Street and Volkert Avenue. For more information contact Frank Pendle 751-6906.

A REVIEW OF PARKING OPTIONS IN RESIDENTIAL AREAS AROUND THE UNIVERSITY OF
CINCINNATI

The basic problem can be described as a combination of:

- 1) High residential density
- 2) Inadequate off-street parking
- 3) Additional parking demand due to U.C., business districts, and other institutional uses.

Solutions can be grouped into three categories:

- 1) Reduce the number of vehicles seeking parking in the area
- 2) Increase the number of parking spaces available in the area
- 3) Improve the ability of the area to accommodate parking needs and traffic flows, without necessarily altering either supply or demand

Specific solutions which have been identified under each of these categories, along with a review of significant considerations relating to each one, are presented below.

A. Reduce Demand for Parking

1. Residential Parking Permit Program (RPPP)

Considerations:

- a) Would prohibit commuter students and other non-residents from parking on residential streets in the affected area (s).
- b) Enabling legislation has been passed by City Council, so the burden of proceeding with implementation rests with the residential communities.
- c) At present, the \$30 annual fee proposed by Traffic Engineering is apparently unacceptable to residential groups.
- d) RPPP's have been implemented in a number of other cities (e.g., Boston; San Francisco; Alexandria, Virginia) at costs substantially below \$30 per year (e.g. \$6-10/year).
- e) The RPPP concept assumes that there is sufficient capacity for residential parking, and that the problem is solely attributable to commuter parking - the information to date suggests that this may not be true in parts of the Uptown area.
- f) Short-term visitors, delivery and service vehicles would be accommodated through a special permit or pass system.
- g) In some cities, a modified RPPP also provides for two-hour parking, open to all, without requiring a permit.

¹Prepared by O-K-I Regional Council of Governments for the Uptown Task Force, February, 1982.

- h) Because of the size of U.C. , the limits of any RPPP would have to be carefully drawn, to avoid simply shifting commuter parking demand to another area.
- i) RPPP's in the Uptown area would likely face strong opposition from U.C. commuters, some employees (of local businesses, U.C., and other institutions), and perhaps from institutional and business interests themselves.
- j) Equity considerations would seem to require that provision of suitable commuting alternatives (improved bus service, ridesharing assistance, more off-street parking) should accompany RPPP implementation.
- k) If an RPPP would indeed provide sufficient parking for residents, the \$30 fee would be a low cost solution relative to other options (\$30 equals less than 12 cents per day, in exchange for an assured parking space).

2. Promotion of Ridesharing and Public Transit Improvements

Considerations:

- a) This option represents an attempt to reduce parking demand by making other travel options more attractive, particularly for commuter students. As such, it is somewhat an indirect approach to congestion problems on specific streets, and one which is less directly within the control of the residents themselves. If successful, however, it would accomplish the immediate goal of reducing parking demand and congestion in residential areas.
- b) Cooperation and active ongoing promotion by the institutions involved (primarily U.C., but also Deaconess Hospital, Hughes High School, etc.) is essential to the success of this approach.
- c) Given Queen City Metro's current fiscal limitations, service improvements will likely have to derive from adjustments to existing service (e.g., route changes) rather than from adding more buses or reducing headways.
- d) The thrust of any ridesharing effort must be to serve people, not vehicles. Therefore, if more people are accommodated by encouraging carpools, at the expense of single-occupant vehicles, then overall, the program goal is being met.
- e) The essential elements of a successful institutional ridesharing promotion include:
 - i) Visible and sincere institutional support, as evidenced by active involvement at the highest levels of management, and the willingness to commit staff time and resources to the effort.
 - iii) Substantial financial, convenience, or time-saving incentive for carpools.

B. Increase Parking Supply

1. Public Off-Street Residential Parking Lots

Considerations:

- a) A substantial system of off-street lots would be required before any significant area-wide reduction in on-street demand would be realized.
- b) The ability of any new facilities to be self-supporting through parking fees would have to be demonstrated before the City would consider constructing and operating such facilities. In this regard, the following observations are relevant.
 - i) Because of increased walking distance, compared to on-street parking, most off-street facilities would likely be more inconvenient than on-street parking for most residents.

- ii) Depending on location (i.e., distance from U.C.), many off-street facilities would also be less convenient than on-street parking for many commuter students.
 - iii) Regardless of convenience, any fees charged for the off-street facilities will also tend to make the on-street parking more attractive.
 - iv) The net result of these factors is that, while off-street lots would relieve the current parking problem, they would be a secondary choice for most parkers, relative to on-street spaces. Consequently, there is no assurance that these lots would enjoy sufficient patronage, and thus revenue, to cover necessary cost.
- c) One possible alternative would involve negotiations between the community and the City, whereby the City would agree to pay for construction of one or more facilities, and the local residential or business interest would agree to cover maintenance and operating costs. Under this option, capital costs would not have to be recovered, and furthermore, the community could subsidize all or part of the operating costs, thus making the off-street facilities more attractive to potential users.
 - d) An additional concern involves whether increases in parking supply will simply induce more commuters to begin driving to campus, thus resulting in a new, higher equilibrium level with no net improvement in residential parking congestion.

2. Private Off-Street Residential Parking Lots

Considerations:

- a) The same concerns listed under Public Off-Street Lots above, including need for several facilities, potential low patronage due to cost and inconvenience, and the possibility of increased demand, also apply to this option. The question of whether or not to charge for parking will have to be answered, regardless of who (public vs. private) builds the facilities.
- b) If capital expenses are not recovered through meters, the cost of new parking lot construction (\$1500 or more per space plus land costs) would represent a substantial burden for local residents, even if it were allocated among all residents, property owners, or automobile owners in the affected area.

C. Better Parking and Traffic Management

1. One-Way Streets

Considerations:

- a) This alternative would promote more orderly traffic flow and reduce vehicular conflicts, while preserving the existing supply of on-street parking.
- b) Would be low-cost and administratively easy to implement, from the City's standpoint.
- c) For local residents, securing the necessary support from affected property owners may prove to be a problem.
- d) Potential candidate street segments including Flora, Victor, Stratford, Chickasaw, Rohs, and Wheeler Streets between Warner and McMillan, and Lyon, Atkinson, Bosley, and Warner Streets between Clifton and Moerlein Streets.

2. Cul-de-sacs or Dead-End Streets

Considerations:

- a) The objective of this alternative would be to discourage non-resident cruising for on-street parking by making it more inconvenient to do so.
- b) To some extent, this inconvenience would extend to residents as well.
- c) Because it involves more drastic alterations of accessibility and traffic flows (e.g., reduce access for police and fire vehicles), it would probably be more difficult to obtain the necessary approvals from the City.
- d) Securing the support of local property owners may be even more difficult than for one-way streets.

CLIFTON HEIGHTS-UNIVERSITY HEIGHTS-FAIRVIEW
COMMUNITY PLAN

A D D E N D U M

Plan reprinted with
addendum, March, 1993

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City of Cincinnati



Interdepartment
Correspondence Sheet

Date 6/4/87

To Gerard Hyland, Neighborhood Housing and Conservation

From Carol L. Walker, Acting Director of City Planning

Copies to Roland Docter, Tommie Birdsall, Marjorie Rogers, CUF Planning Committee

Subject CHANGES TO CUF COMMUNITY PLAN

At its session on November 14, 1986, the City Planning Commission took the following actions:

1. Accepted the Clifton Heights, University Heights, Fairview Community Plan.
2. Adopted as part of the Coordinated City Plan the goals and policies extracted from the CUF Plan and revised by City Planning staff.
3. Adopted the proposed land use map, including agreed-upon revisions, with the exception of the portion around University Court.

Attached to this memo is a copy of the adopted policy statements. Also attached is a listing of the specific land use changes (indicated on the accompanying map), which the Planning Committee has agreed to incorporate into the final document.

It is our understanding that these revisions will be included in the form of an Appendix to the Plan document, but will be treated as an official part of the accepted Plan.

The Planning Committee is to be congratulated on the completion of this long-term effort. We wish the community success in implementing its goals.

CLM/CTB/pg

0474P

City Planning Department
June 1987

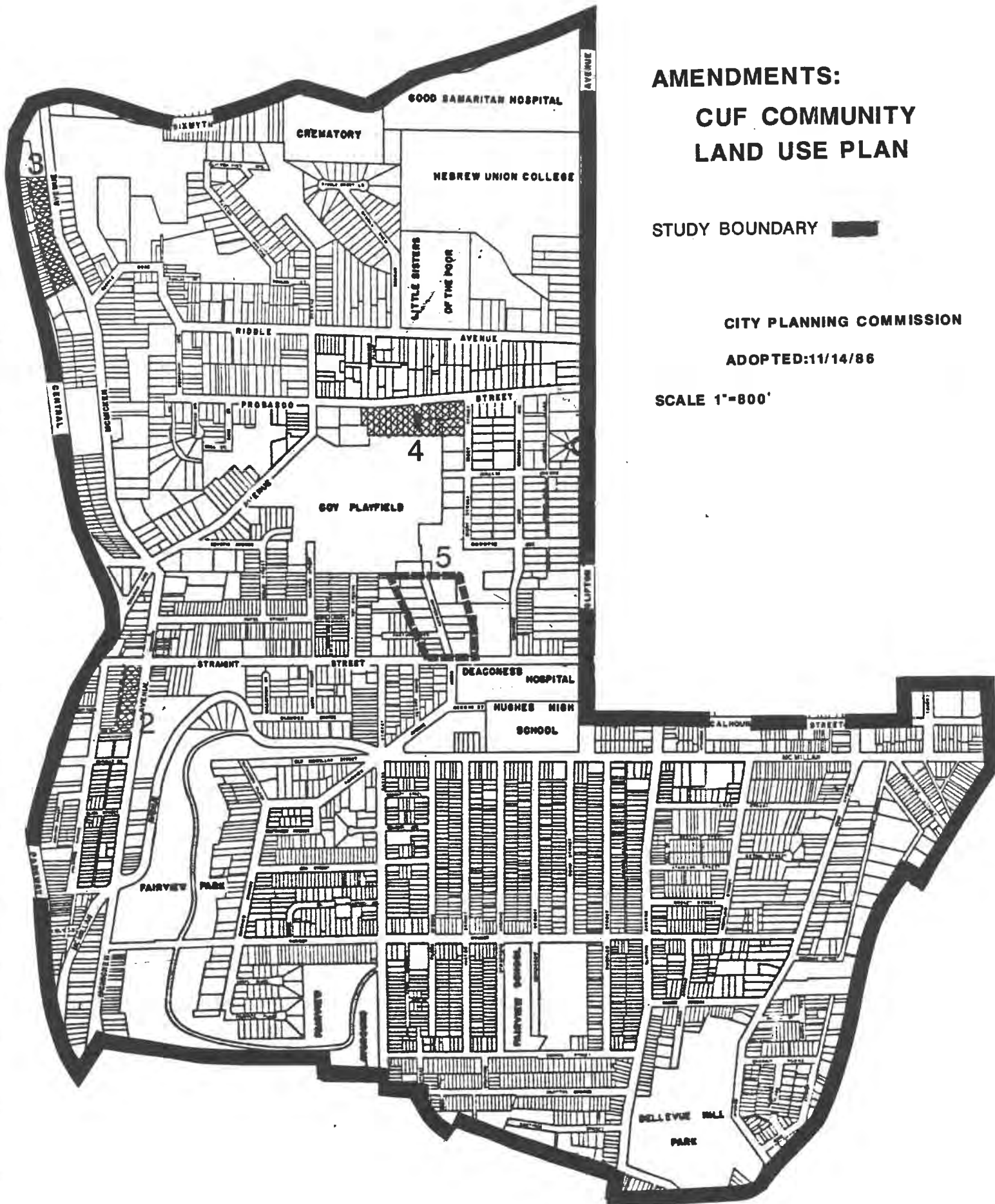
Amendments:
CUF Community Land Use Plan

1. N. E. corner of McMicken Avenue and Straight Street. Four (4) parcels at this location recommended in CUF Plan for multi-family, low-density use should be planned for low-density commercial use allowing for the possibility of mixed-use commercial/residential.
2. W. side of McMicken between Kottman and Straight Street.
Change low-density residential to medium-density residential.
3. W. side of McMicken, parcels immediately north and south of Hopple Street.
Change low-density residential to medium-density residential.
4. S. side of Probasco Street between Digby & Marshall.
Change low-density residential to high-density residential.
5. University Court north of Straight Street, both sides. The CUF Plan recommendation of low-density residential use was not supported by the City Planning Commission and was not adopted as part of the revised CUF land use map.

On 5/13/87 City Council adopted Ordinance #185-87 which resulted in certain properties fronting on University Court being zoned medium-density residential, leaving the remaining properties on University Court in the R-3 two-family zone.

CTB/pg

0474P



**AMENDMENTS:
CUF COMMUNITY
LAND USE PLAN**

STUDY BOUNDARY

CITY PLANNING COMMISSION
ADOPTED: 11/14/86

SCALE 1"=800'

December 19, 1986

Mr. Donald J. Mooney
City Planning Commission
City Hall
Room 230
801 Plum Street
Cincinnati, Ohio 45202

Dear Don:

On behalf of the members and the Planning Committee of the Clifton Heights, University Heights and Fairview Community Council, I am writing to request that the Commission and Planning Staff correct an inadvertent error concerning the proposed zoning for The Friars' Club. The Friars' Club is located at 650 West McMillan. Either through a clerical error or an error in communication, a mistake was made in regard to the proposed zone changes for this property. In accord with Father Larry Dunham's letter of November 26, 1986, it has always been our intent that the present zoning of B-3 on the north half of that building be reduced to B-2 and that the R-4 designation on the southern half of the parking lot be raised to an O-1 to match the other half of the lot which is already O-1.

If you have any questions or comments, please feel free to contact me at 977-8137 during the day, or 751-4803 in the evening.

Sincerely,



Thomas C. Donnelly
President,
CUF Community Council

TCD/gb

cc: Mr. Leon Meyer
Father Larry Dunham

ADDITIONAL LAND USE ISSUES

The community also identified in a meeting held with representatives from the City on November 4, 1986 the following three adjustments to the proposed land use map. Figure 10 should therefore be considered to be amended in the following way:

St. Monica's Church - The land use classification is changed to Public/semi-public. It is recommended that the zone remain the same, office O-1.

Fairview Baptist Church - This church at 335 Warner Street, between Flora and Coon Alley, should also be classified Public/semi-public. It is recommended that the zoning remain residential but be made more restrictive, R-6 to R-4.

The Majestic Apartments - This large apartment building at 145-147 West McMillan Street should be in the Multi-family high land use classification. While it is not the intention of the community to see the building removed it wants the zoning to remain business, although at a more restrictive level, B-4 to B-2.

The changes concerning the two churches were detailed on page 2 of the November 14, 1986 City Planning Commission minutes.

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	_____
COMMUNITY AREA	CUF _____
POLICY DIVISION	Compr. Urban Areas _____
CATEGORY	Land Use _____
SUBCATEGORY	Res./Open Space/Inst./ Ind./Env. _____
Adopted	11-14-86 _____
Revised	_____

GOALS and POLICIES

PROJECTS or PROGRAMS

Residential

- I. The residential area of CUF should be protected as the dominant land use. (p. 26)
 - A. Any significant increase in the number of residential units should be discouraged. (p. 26)
 - 1. Overall, high density developments should be discouraged, especially in the interior of the community. (p. 26)
 - 2. New high density developments that do occur should be encouraged to locate along major arterials and/or at the edge of the community. (p. 26)

Open Space

- II. Wooded hillsides should be protected as open space and community separators. (p. 26)

Institutions

- III. The institutions within and at the edges of the CUF community should be encouraged to restrict their growth to areas currently in institutional use. (p. 26) (CPD Staff)
 - A. Institution perimeters should be landscaped to buffer the residential areas from their activities. (p. 26)
 - B. If parking facilities are constructed, they should be of the space saving multi-deck variety rather than surface lots. (p. 26)

Industrial

- IV. The very limited industrial land use presently in CUF should, where possible, be replaced by non-industrial use. (p.27) (CPD staff)

Environmental

- V. Identify, monitor, and urge enforcement of laws governing pollution in the neighborhood. (p. 34)
 - A. Neighborhood clean-ups of both public and private spaces should be encouraged. (p. 34)

FOOTNOTES

- 1. Clifton Heights, University Heights, Fairview Community Plan, July, 1986. All goals, policy statements and programs are extracted from this document. Where revised by City Planning staff, this fact is noted in parentheses.

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	_____
COMMUNITY AREA	CUF
POLICY DIVISION	Compr. Urban Areas
CATEGORY	Land Use
SUBCATEGORY	Infr./Pres./Econ. D
Adopted	11-14-86
Revised	_____

GOALS and POLICIES

PROJECTS or PROGRAMS

Infrastructure Systems

- VI. Develop, upgrade, and maintain the community's infrastructure systems. (Planning Staff)
- A. Utility systems through the community should be made as aesthetic as possible. (p. 34)
 - B. Neighborhood storm and sanitary sewer systems should be maintained and upgraded. (p. 34)
 - C. Streets, street furniture, sidewalks, alleys, stairs, and walkways should be developed and maintained with aesthetic standards that complement the overall neighborhood environment. (p. 34)

Neighborhood Preservation

- VII. The community's heritage of architecturally significant buildings should be maintained and rehabilitated. (p. 37)
- A. Buildings and artifacts that are architecturally significant, using as a base those identified in the 1978 Cincinnati Historic Inventory, should be afforded protection. (p. 37)
 - B. The unique character of the neighborhood should be promoted through the development of walking and driving tours with an accompanying pamphlet. (p. 39)

Economic Development

- VIII. Implementation efforts in the NBD should be accomplished through a partnership among the business association, Community Council, Neighborhood Development Corporation, City of Cincinnati, and major local institutions. (p. 51)
- A. The main business district in the vicinity of Calhoun and McMillan should be maintained and improved. (p. 49)
 - 1. Support the concept of containing the present area of the NBD within its present boundaries as defined by current land use. (Staff rewording of statement from p. 49).
 - 2. An economic mix should be encouraged that sustains a continuing economic vitality. (p. 49)
 - 3. The physical appearance of the NBD should be upgraded through improvements to building facades, signage, lighting, street furniture, litter control, and landscaping. (p. 49)
 - 4. Pedestrian rather than vehicular circulation should be emphasized in the NBD. (p. 49)
 - 5. Efforts to reduce the incidence of all criminal activities in Clifton Heights-Fairview NBD should be encouraged. (p. 50)

Wherever possible utility wires should be underground.

Where it is not feasible to bury utility wires, lines should be consolidated on as few poles as possible, with superfluous poles removed.

Wherever possible combined sewers should be replaced with separate storm and sanitary sewers.

Damaged storm sewer inlets should be repaired, and if the open type, replaced with diagonal type.

The local neighborhood historical society should be revived, maintained and supported as an arm of the Community Council.

U.C. should landscape and construct improvements on their southern boundary that abuts the Clifton Heights-Fairview NBD consistent with the design plan.

An internal pedestrian courtyard should be developed in the center of the block bounded by Little Clifton, Big Clifton, Calhoun and McMillan.

FOOTNOTES

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	_____
COMMUNITY AREA	CUF
POLICY DIVISION	Compr. Urban Areas
CATEGORY	Land Use
SUBCATEGORY	Housing/Trans.
Adopted	11-14-86
Revised	_____

GOALS and POLICIES

PROJECTS or PROGRAMS

Economic Development (continued)

- B. Viable small business areas scattered throughout the community should be maintained to service local needs in the immediate vicinity. (p. 50)
- C. Within the community there should be marketing to foster economic development. (p. 50)

Housing

- IX. Maintain in good condition all housing in CUF. (p. 56)
 - A. The residential density in CUF should be decreased and the degree of homeownership increased. (p. 55)
 - 1. Owner occupancy of the housing stock should be fostered. (p. 55)
 - 2. With the exception of those for special disadvantaged groups, it is preferable that all new multi-family structures be condominiums or cooperatives. (p. 56)
 - B. All attempts should be made to save vacant buildings and see that they become occupied. (p. 56)
 - C. Knowledge of access to grant/loan rehabilitation incentives shall be encouraged. (p. 56)
 - D. Subsidized rental housing units should be constructed for the elderly and physically impaired residents who wish to live in the community, yet do not want to maintain homes. (p. 56)
 - E. Community housing information and referral services should be established. (p. 57)

Transportation

- X. The community should constantly be involved in regional and local transportation planning. (p. 74)
 - A. The number of vehicular traffic accidents in the neighborhood should be reduced. (p. 69)
 - B. Traffic volume, flow, and congestion should be periodically monitored to identify problems. (p. 69)
 - 1. Efforts should be undertaken to divert non-resident traffic away from residential areas.
 - 2. The expansion of the area used by drive-in businesses in the community should be discouraged. (p. 70 and CPC staff)
 - 3. Major arterials should be examined and, where problems of congestion exist, corrective measures should be taken. (p. 70)

Inventory and "mothball" existing empty and open buildings.

Jointly with NHC the NDC should produce a fact sheet outlining all grant/loan incentives.

Improved signage should be employed that guides traffic on to major thoroughfares.

I-75 signs should be placed to route traffic that is northbound on Vine Street and west on Taft to I-75 by way of Jefferson Avenue and St. Clair instead of Calhoun Street.

Traffic devices that impede through traffic on residential streets should be instituted.

- (a) one-way street systems
- (b) cul-de-sacs
- (c) four-way stops
- (d) speed bumps

With the Melish Avenue leg of the crosstown connector now completed, serious consideration should be given to the construction of a partial interchange on I-71 where the connector crosses. A southbound exit ramp and a northbound entrance ramp in close proximity to the U.C./Medical Complex would alleviate through-traffic congestion on W. H. Taft and Calhoun.

FOOTNOTES

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	_____
COMMUNITY AREA	CUF _____
POLICY DIVISION	Compr. Urban Areas _____
CATEGORY	Land Use _____
SUBCATEGORY	Trans. _____
Adopted	11-14-86 Revised _____

GOALS and POLICIES

PROJECTS or PROGRAMS

Transportation (continued)

- C. On-street parking demand should be decreased in the community. (p. 70)
1. Major institutions should provide ample off-street parking or alternative transportation for employees, consumers, and visitors. (p. 70)
 2. Encourage better utilization of private parking facilities. (p. 70)
- D. Non-automobile transportation forms should be encouraged. (p. 70)
1. Community residents and visitors to the area should be encouraged to use public transit bus systems. (p. 70)
 2. Bicycle transportation, access, and safety in the community should be improved. (p. 70)
 3. Pedestrian movement should be given a high priority as a means of transportation. (p. 71)
 4. Transportation for the handicapped should be facilitated within the neighborhood. (p. 71)
 5. New forms and revised old forms of transportation should be explored as alternatives to automobile usage. (p. 71)
- E. Maintain the community's 17.6 miles of streets at a level that ensures safety. (p. 71)

Drive-ins between Calhoun and McMillan should develop a plan that alleviates the problem of traffic backing up on the major thoroughfares.

Calhoun Street should be widened by eight feet on the north side between Calhoun Residence Hall and Vine Street to make the segment between Clifton Avenue and the Vine Street consistent in width.

Restrictive parking permit plans should be instituted in all the residential areas of the community to give local residents preference for on-street parking at an annual permit cost not to exceed \$5.00 (in 1981 dollars).

The City of Cincinnati's Department of Neighborhood Housing and Conservation should work with the business association, VDC CUF Community Council to develop, as a private/public joint venture, an adequate off-street parking facility for the Clifton Heights Business District as outlined in the Urban Design Plan.

Bike paths should be included in all new highway construction.

A bike path circulator should be constructed that connects all the parks and recreational areas of the community.

Bike racks should be installed in the Clifton Heights Business District.

The Highway Maintenance Division of the Public Works Department should inspect all sewer inlet grates and if necessary, install diagonal grating or weld crossbars to prevent bicycle accidents.

The City should restore, light, and subsequently maintain steps and pathways to ensure pedestrian mobility within the neighborhood and between the neighborhood and downtown.

The City Traffic Engineering Division should take every possible step in working towards minimizing vehicular/pedestrian conflict.

- Throughout CUF pedestrian crossing lights should be timed to accommodate the needs of the elderly.
- A flashing yellow light should be installed over the crosswalk on Calhoun at Calhoun Hall, and at three crosswalks on Clifton Avenue.

FOOTNOTES

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	_____
COMMUNITY AREA	CUF _____
POLICY DIVISION	Compr. Urban Areas _____
CATEGORY	Land Use _____
SUBCATEGORY	Parks/Rec. _____
Adopted	11-14-86 _____
Revised	_____

GOALS and POLICIES

PROJECTS or PROGRAMS

Parks and Recreation

- XI. Develop, upgrade, and maintain the community's infrastructure system. (Planning staff)
- A. The number of facilities available for active recreation should be increased. (p. 80)
 - B. Increased opportunities should be developed for passive recreation. (p. 81)
 - D. Upgrade pedestrian step access to park and recreational facilities. (p. 81)
 - E. Protect and manage environmentally critical hillside areas within the community as a significant recreational and educational resource, as major community separators, and as an integral part of the City's natural area system. (p. 82)

Handicap curb-cut ramps should be installed throughout the community with an immediate emphasis on the streets in the vicinity of the Hollister Triangle.

Architectural barriers should be removed where feasible.

Parking lot areas should include reserved spaces for the handicapped.

The Exclusive Guideway Light Rail System should be supported and implemented as soon as possible. The community should be consulted on the exact route and location of stops.

Serious consideration should be given to the revival of the old Cincinnati inclines.

Install three tennis courts in the northeast corner of Fairview Park near the Ravine Street exit.

Install courts at the fenced-off area of Coy Playground at Coy Street.

In Bellevue Park install player benches, place a higher fence along first and third baselines, and repair backstop in the ballfield.

At Coy Playground install a protective fence between the two ball diamonds and lower swimming pool area to prevent errant balls from going into the deep underbrush over the hill.

At Fairview School several basketball hoops should be constructed in the school yard to provide needed recreation facilities for teenagers that presently loiter in the vicinity.

At St. Monica School install basketball hoops and other recreational equipment on parking blacktop areas.

At Coy Field on the lower level install a deepwater pool.

FOOTNOTES

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	_____
COMMUNITY AREA	<u>CUF</u>
POLICY DIVISION	<u>Compr. Urban Areas</u>
CATEGORY	<u>Land Use</u>
SUBCATEGORY	<u>Urban Forest</u>
Adopted	<u>11-14-86</u> Revised _____

GOALS and POLICIES

PROJECTS or PROGRAMS

Urban Forest

- XII. The urban forest of the community should be maintained and expanded. (p. 85)
- A. Economic aid for tree plantings is to be actively encouraged. (p. 85)

Future acquisition of hillside lands should be aimed at parcels that connect or extend existing public parks and preserves.

Priority 1: Vine Street hillside, a connector between Inwood Park and Bellevue.

Priority 2: Basin hillside between Clifton Avenue and Ravine Street, a connector between Bellevue Hill Park and Fairview.

Priority 3: McMicken/Marshall hillside, an extension of Coy Field.

Priority 4: West side of Coy Street, an extension of Coy Field.

To continue a tree planting program that results in approximately 140 street trees per mile along the 17.6 miles of community streets.

Private owners should be encouraged to plant trees near the street edge of their property, both in residential and commercial areas.

On both public and private hillside property a considerable tree cover should be encouraged to increase soil stability.

FOOTNOTES

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	_____
COMMUNITY AREA	CUF
POLICY DIVISION	Compr. Urban Areas
CATEGORY	Land Use
SUBCATEGORY	Health/Human Serv./Ed.
Adopted	11-14-86
Revised	_____

GOALS and POLICIES

PROJECTS or PROGRAMS

Health and Social Service

- XIII. Health and Human Services available to residents of the community should be improved by adding new services as needs emerge and by better coordination of existing resources. (p. 91)
- A. Care for elderly should be made available. (p. 91)
 - B. Mental health services should be improved. (p. 91)
 - C. A capability for the delivery of protective services should be instituted. (p. 91)
 - D. Alcohol and drug problem services need to be expanded. (p. 91)
 - E. Knowledge of and access to human services should be improved. (p. 91)
 - 1. Access to existing services needs to be developed. (p. 92)
 - 2. A human services needs assessment should be conducted. (p. 92)

Education

- XIV. A community with an educational environment should be developed where families of whatever race or size would wish to live, and where their children could be educated from elementary school through the college level. (p. 95)
- A. Regular mutual contacts should be established between the neighborhood and the schools through representation at school and community functions. (p. 96)
 - B. The community should strive for improved access to library facilities. (p. 96)
 - C. The neighborhood should collaborate with other communities on educational issues. (p. 96)

FOOTNOTES