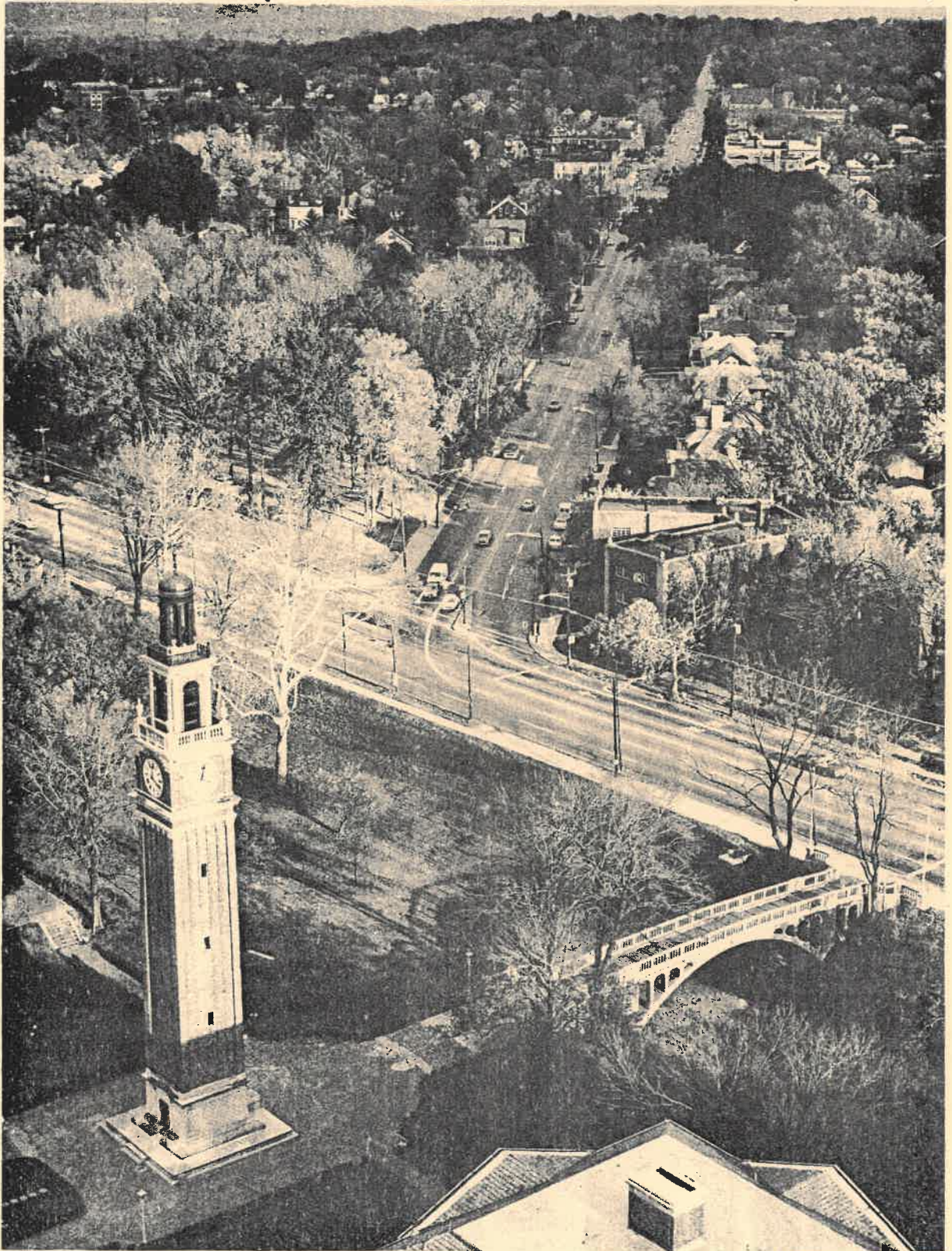


10-0916-1567

HYDE PARK PLAN



HYDE PARK PLANNING TASK FORCE

APRIL 1983

BLVD
Room 141 City Hall
Cincinnati, Ohio 45202
613-352-3447

FORWARD

Purpose of the Hyde Park Planning Task Force

The purpose of the Hyde Park Planning Task Force is to provide guidance and direction for the future development of the Hyde Park community.

Objectives

1. To inform the community at-large of Hyde Park Planning Task Force's activities.
2. To encourage input by interested members of the community.
3. To test plan elements during the formative stages.
4. To prepare the community to adopt the plan.

Task Force Operating Procedures

1. Task Force has limited life (defined to task) to last through presentations to all neighborhood organizations, City Planning Commission, and City Council.
2. Task Force will be separate entity of all organizations in Hyde Park.
3. Alternative reports or positions will be included in the Task Force's final report.
4. Task Force only involved with planning, not implementation.
5. Quarterly report will be presented to all organizations in an open meeting. All minutes will be available to all organizations.
6. Task Force will operate on democratic voting procedures.
7. Representation needs to reflect the entire community of Hyde Park. This will be done through public notice.
8. Representation on Task Force is limited to residents, property owners, and businesses of Hyde Park.
9. Hyde Park boundaries will be defined by the Task Force with attempted agreement of adjoining communities.

Task Force Plan Review Procedures

1. Preliminary plan document concluded.
2. Preliminary plan submitted for review by neighborhood organizations represented on the Task Force.
3. Preliminary plan submitted for review by relevant City Departments.

4. Public forum held to present preliminary plan to the general community. Articles pertaining to the plan issued in local newspapers prior to the forum. Plan graphics displayed in Hyde Park Square prior to the forum.
5. Plan document modified by Task Force as to comments received.*
6. Final plan document submitted to City Planning Commission for acceptance and inclusion in the Coordinated City Plan.

*Note: Written comments from the Hyde Park Square Business Association and Hyde Park Center for Older Adults appear in the appendix. The Hyde Park Neighborhood Council did not offer written review comments.

HYDE PARK PLAN

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I HYDE PARK PLAN SUMMARY

The Hyde Park Plan is the product of over seventy Task Force meetings held over the past four years by representatives of the Hyde Park Neighborhood Council (formerly the Hyde Park Residents Association and Hyde Park Community Council), the Hyde Park Center for Older Adults, the Hyde Park Square Business Association, and the community at-large. The plan was certainly not hastily conceived. The recommendations evolved from lengthy, occasionally heated, but always with careful consideration. The group was dedicated not only to the preservation, but the enhancement of Hyde Park as a highly desirable place to live and shop, and a profitable place to do business.

Hyde Park, as a community, is not faced with the serious problems confronting many other neighborhoods. The Task Force confronted the toughest problem--agreeing on solutions in the midst of special interests and viewpoints.

Hyde Park is a stable, high quality residential community. A predominately single family housing stock exists with a complementary mix of multi-family units. The Task Force focused on the preservation of this housing quality. Maintenance of the physical character of the area through rehabilitation and renovation of the existing housing stock as opposed to major redevelopment involving demolition was viewed as the preferred approach in maintaining the residential character of Hyde Park.

Hyde Park Square was the focus of much attention by the Task Force. The Square has maintained itself as the most successful neighborhood business district in the city. The success of the Square has also brought with it change, the need for parking improvement, and issues of containment.

The plan attempts to keep in perspective the harmonious balance between the Square and surrounding residential areas by encouraging better utilization of present business properties to solve its parking and business growth. The plan allows for controlled expansion of commercial opportunities, re-zoning to provide additional parking and office space. The planned growth of the Square encourages the maintenance of existing buildings and aesthetic qualities through the establishment of an environmental quality district urban design overlay and development controls. The land use concept is based upon commercial development at the center with a ring of office and multi-family zoning surrounding it to provide a natural transition and buffer between the Square and single family residents.

One of the major elements that has been lacking in the Hyde Park community is a stronger sense of cooperation and common purpose between the "residential" and the "business" factions. The work of the past few years in developing this plan shows that there are more areas of agreement than disagreement, and that cooperative effort for the betterment of Hyde Park is not only possible, but essential. Tradeoffs have been made on both sides, but the overall goal has always been that of a better and stronger Hyde Park community.

Hyde Park is a community that works well for many of its citizens, but does fail to provide a complete range of services for two important groups--the old and the young. Hyde Park is an age-integrated community, with a high percentage of older residents with special needs for flexible alternative living arrangements,

particularly in the form of assisted and group living opportunities. For the young, there is a need for additional recreational opportunities and, most particularly, for day care facilities within Hyde Park.

Representing a diverse range of interests, this plan is a comprehensive effort devoted to planning Hyde Park's future. With the future comes change which will not necessarily accommodate all points of view. The future can, however, reflect the interest of the majority if a constructive and cooperative spirit prevails in the community's effort to implement the recommendations contained in this report.

II INTRODUCTION

A. Location

Hyde Park is located on the eastern side of Cincinnati, approximately six miles from the Central Business District. Generally, the community is situated between I-71 and the Ohio River. Hyde Park is bordered by the communities of East Walnut Hills, Evanston, Oakley, Mt. Lookout, O'Bryonville and the East End; and the City of Norwood. (See Map II-1.)

B. Planning Boundary

The planning study boundary is shown on all community-wide maps in this report. A boundary was determined by the Hyde Park Planning Task Force and sent to abutting communities for comment, and displayed in the Eastern Hills Journal. The communities of Evanston, East Walnut Hills, East End area, and Mt. Lookout either amended the boundary (agreed upon by both communities) or found it acceptable. The Oakley Resident Association was not in agreement with the boundary as it appeared along Wasson Road.

During the process of establishing a study boundary, three areas petitioned to be included within the study: Torrence Lane, on the western edge of the boundary; Andrew Avenue and Andrew Place; and the area between Hyde Park Plaza and Hyde Park Country Club, along Marburg Avenue. In all cases, petitions contained signatures of over eighty percent of the households in the areas.

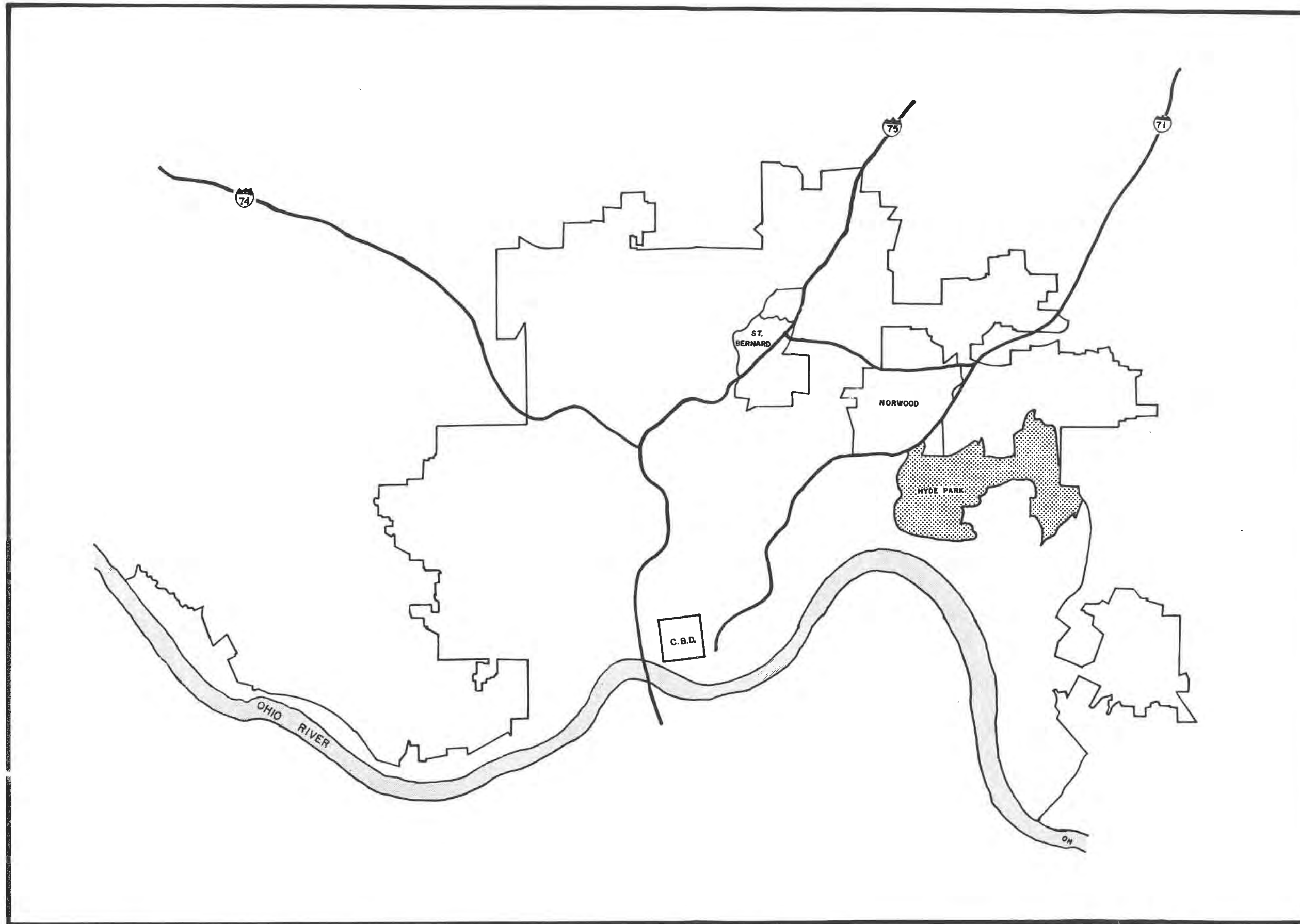
One area, Hyde Park Plaza, was removed from the boundary using the same petition process. However, any impact of the Plaza area and its effect on Hyde Park were taken into consideration during the planning study.

C. Census Tracts

For the purposes of this study, Census Tracts 49, 50, and 51 are used as Hyde Park's statistical area. Only Census Tracts 50 and 51 are entirely within the study boundary, with Census Tract 49 containing a portion of Mt. Lookout. Other census tracts appearing within the study boundary, are Census Tracts 40, 41, 48, 52, and 53. (See Map II-2.)

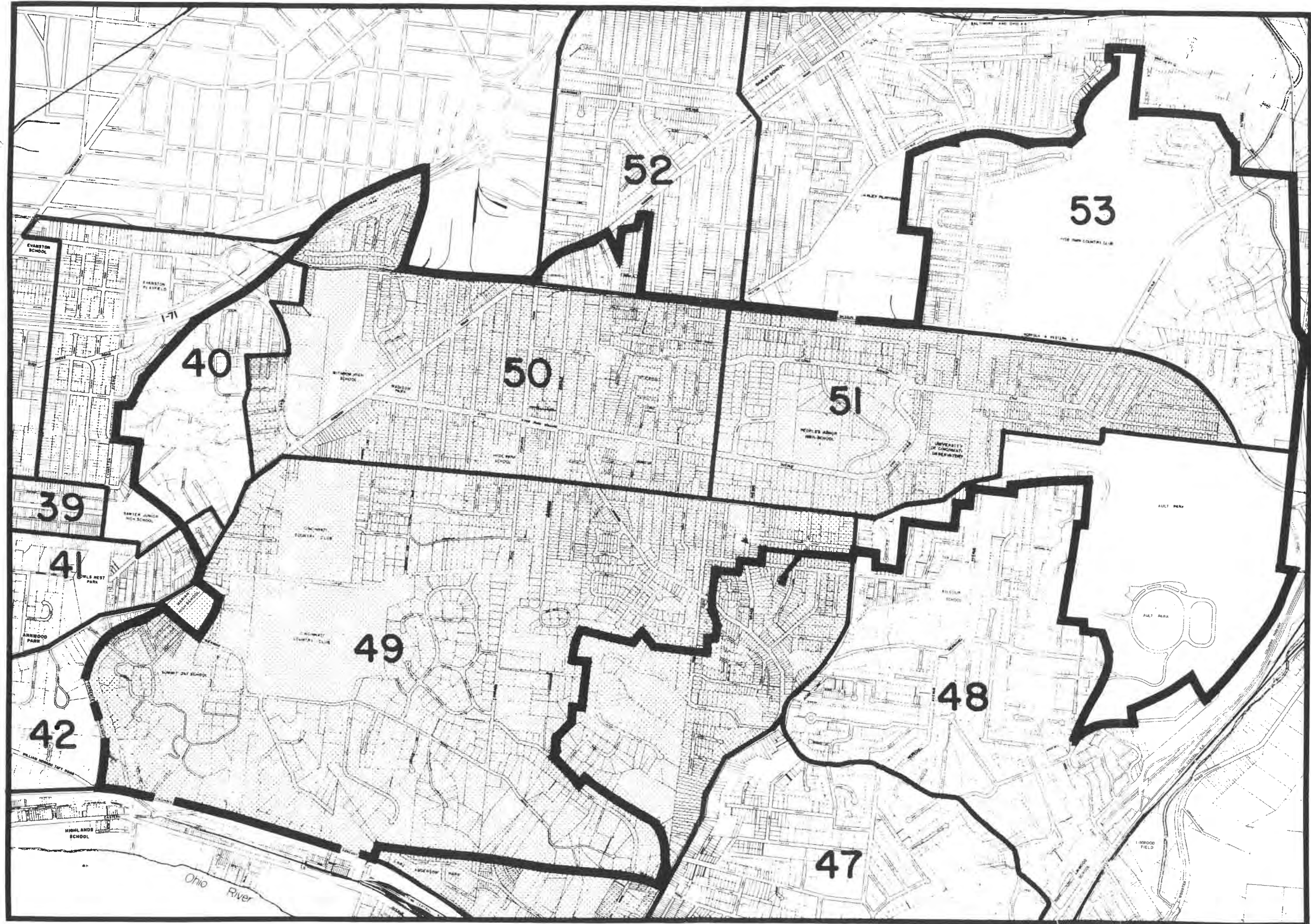
D. Topography

The neighborhood of Hyde Park is situated on a plateau above the Ohio River Valley, the Little Miami Valley and the Norwood Trough. The major drainage valleys that cut into the plateau follow major pathways. The Linwood Road, Delta Avenue, and Torrence Parkway valleys flow toward the Ohio River. The Erie Avenue valley flows to the Little Miami River. There are two minor drainage areas that flow to the Norwood Trough and eventually to the Little Miami River. They are located toward the northwestern portion of Hyde Park near Grovedale Place and Lake Avenue.



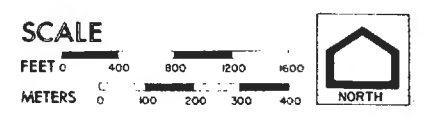
VICINITY

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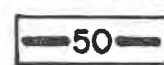


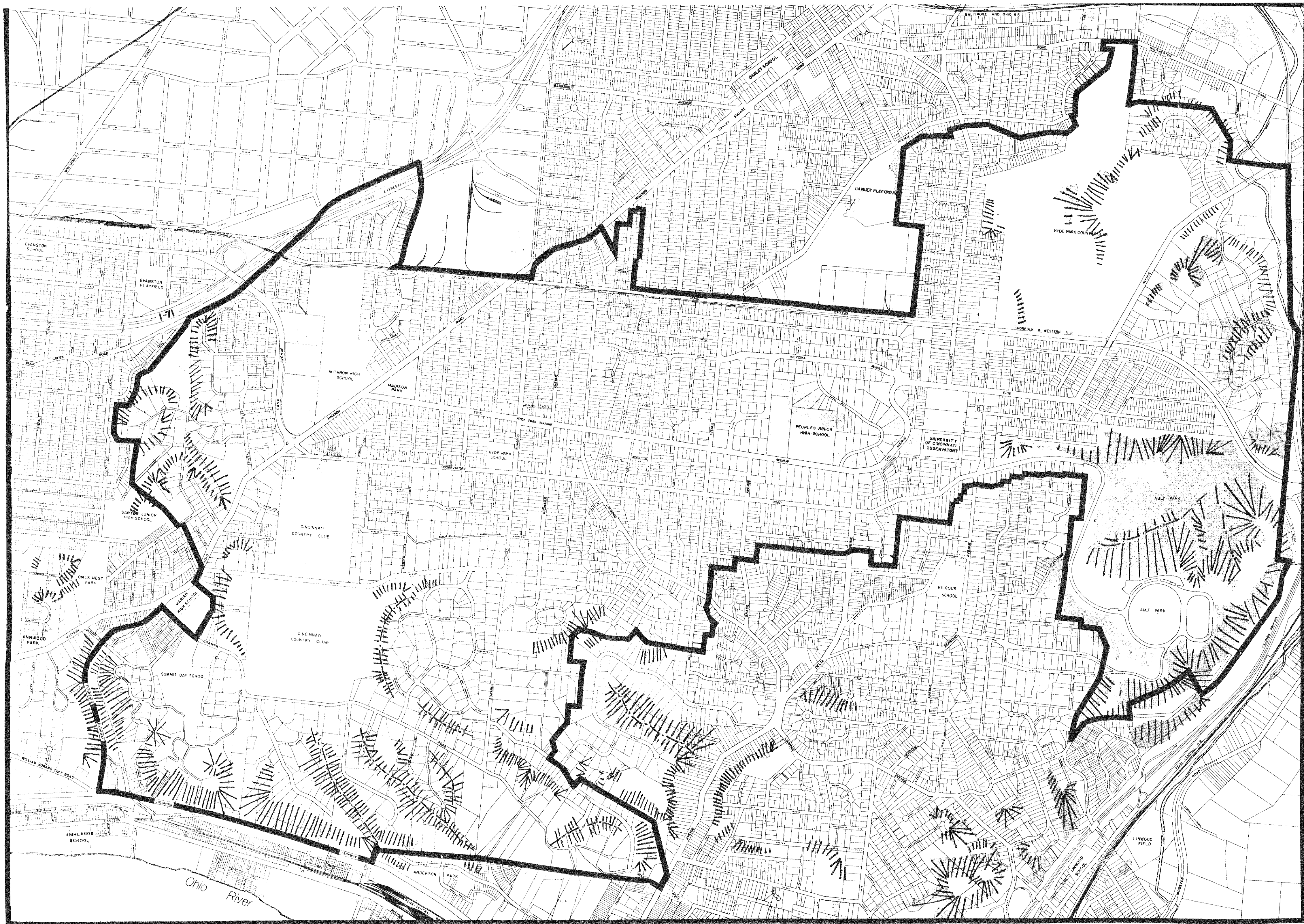
HYDE PARK


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 City of Cincinnati, 415 West Court Street, Cincinnati, Ohio 45203



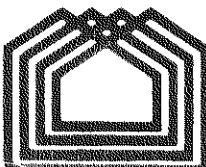
COMMUNITY & STATISTICAL BOUNDARIES

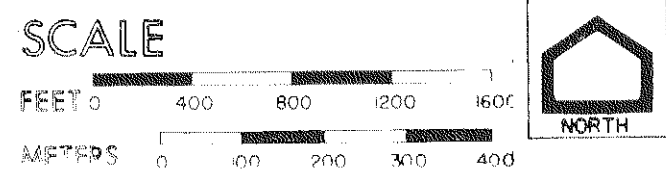
-  HYDE PARK PLANNING BOUNDARY
-  STATISTICAL HYDE PARK
-  50 CENSUS TRACT






HYDE PARK

TOPOGRAPHICAL FEATURES AND TREE COVER


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



-  Hillsides of 20% or Greater Slopes
-  Major Drainage Courses
-  Major Areas of Tree Cover

SOURCE: USGS Maps - November 1979

The differentials in the topography in the community is best shown by using the major north-south street of Edwards Road. The elevations (above sea level) at various street intersections are shown below:

- 550 ft - Columbia Parkway below Onida Street
- 740 ft - Grandin Road and Edwards Road intersection
- 675 ft - Handsyde Avenue and Edwards Road intersection
- 665 ft - Observatory Road and Edwards Road intersection
- 675 ft - Madison Road and Edwards Road intersection

As shown above, the crest of the hillside along the Ohio River is actually the highest part of the community. Parts of the Cincinnati Country Club have the highest elevation; 800 ft above sea level. The central part of Hyde Park, around Hyde Park Square, is relatively flat attributing to the higher residential densities than other portions of the community.

The hillside slopes along the Ohio River average around eighteen percent. The slopes are described in the Hillside Study conducted by the City Planning Commission but, to date, are not included in the Environmental Quality Hillside Overlay zoning district ordinance.

E. History of the Planning Effort

Planning efforts for Hyde Park began in 1974 with the formation of Hyde Park Joint Planning Committee. This group was composed of representatives from the Hyde Park Neighborhood Association, the Hyde Park Community Council, and the Hyde Park Square Business Club. Through the labors of the Joint Planning Committee, a brief document entitled Hyde Park Planning Goals and Objectives was published in September 1975. Owing to the organizational structure and procedures of the group, efforts to expand the comprehensive nature of the report failed. The Joint Planning Committee was disbanded in 1976.

Two years later, a broad-based Hyde Park Planning Task Force was formed with representatives of key organizations within the community. The organizations, represented by four members each, included the Hyde Park Residents Association, the Hyde Park Community Council, the Hyde Park Square Business Association, the Hyde Park Center for Older Adults and an at-large contingent. The at-large members were chosen by the Task Force after soliciting for participation in the Eastern Hills Journal. At-large members had no direct reporting responsibilities to an organization. During the course of the Task Force's work, the HPCC and HPRA merged to form the Hyde Park Neighborhood Council and represented as such on the Task Force. The Task Force was restructured maintaining the twenty-member level.

The Hyde Park Planning Task Force was set up as an autonomous committee from the groups they represented. This meant the members could vote on issues and conduct their tasks without prior approval from their respective organizations. Representatives could not commit their organizations to a position. However, they did have the responsibility to keep their organizations apprised of the issues discussed and action taken by the Task Force.

As each element was completed, the Task Force presented material in the Eastern Hills Journal for information and comment by the public.

Over seventy meetings were conducted over a four-year period. In all, thirty-eight persons served at one time or another with core participation coming from twenty-six members.

III DEMOGRAPHIC CHARACTERISTICS

A. Introduction

For the purposes of this study, the statistical boundary of Hyde Park is used owing to availability of information. This boundary includes the census tracts of 49, 50, and 51, as shown on Map 11-2. The City statistics, as a whole, is used as a means of comparison.

B. Population Characteristics

1. Population Size

Hyde Park showed a decline in population in 1980. This decline was slightly less than that felt by the City (see Table III-1). As shown in housing tables and age distribution information, this decline is a result of changes in household and family makeup. Moreover, the change has been a decline in families with children and an increase in single and two person families in the 25-34 age range. This change has occurred while the elderly households have decreased slightly in real numbers but remained steady as a percent of population.

Table III-1

Hyde Park
Population by Race
1970-1980

	HYDE PARK					CITY				
	1970		1980		% Change	1970		1980		% Change
	No.	%	No.	%		No.	%	No.	%	
White	16,665	96.8	14,246	95.2	-14.5	325,394	71.9	251,144	65.2	-22.8
Black	487	2.8	562	3.8	+15.4	125,070	27.6	130,467	33.8	+ 4.3
Other	68	.4	147	1.0	+116.11	2,060	.5	3,846	1.0	+86.7
TOTAL	17,220	100.0	14,955	100.0	- 13.2	452,524	100.0	385,457	100.0	-14.8

Source: U.S. Bureau of the Census

Table III-2

Hyde Park
Population by Sex
1970-1980

	HYDE PARK				CITY			
	1970		1980		1970		1980	
	No.	%	No.	%	No.	%	No.	%
Male	7,487	43.5	6,563	43.9	209,767	46.4	177,702	46.1
Female	9,733	56.5	8,392	56.1	242,575	53.6	207,755	53.9
TOTAL	17,220	100.0	14,955	100.0	452,524	100.0	385,457	100.0

Source: U.S. Bureau of the Census

Table III-3

Hyde Park
Average Income
1970-1980

	1970	1980				
		City	Hyde Park	CT 49	CT 50	CT 51
Average Household Income - All Households		\$ 8,001	\$14,118	\$18,000	\$ 9,857	\$14,006
Percent Poverty		8.3	4.6	3.3	5.9	5.2
Average Household Income - All Households	1980	\$16,872	\$23,765	\$25,977	\$19,896	\$27,257
Percent Poverty		19.7	8.5	6.6	12.0	5.0

Source: U.S. Bureau of Census 1970 and 1980

Table III-4

Hyde Park
Average Income Movers-In and Movers-Out
1980

Average Household Income - All Households	\$16,872	\$23,765	\$25,977	\$19,896	\$27,257
Average Household Income - Movers-In	15,565	22,272	24,509	19,170	23,899
Average Household Income - Movers-Out	15,410	20,814	22,843	17,845	24,080

Source: U.S. Bureau of the Census
Cincinnati Neighborhood Profiles, 1980 Report, City Planning Commission

Table III-5

Hyde Park
Occupied Housing Units
 1970-1980

	Hyde Park					City				
	1970		1980		% Change	1970		1980		% Change
	No	%	No.	%		No.	%	No.	%	
Owner	3,423	49.0	3,448	46.3	+ .7	61,504	35.6	63,045	36.4	+2.5
Renter	3,260	46.7	3,597	48.3	+10.3	98,334	57.0	94,221	54.4	-4.2
Vacant	304	4.3	402	5.4	+32.2	12,666	7.4	15,935	9.2	+25.8
TOTAL	6,987	100.0	7,447	100.0	+6.5	172,504	100.0	173,201	100.0	+ .4

Source: U. S. Bureau of Census 1970 and 1980

2. Racial Composition

Table III-1 Shows the racial composition of Hyde Park. Between 1970 and 1980 Hyde Park experienced an increase of 15.4% in black population while losing almost an identical amount in white population. However, minority populations only make up 4.8% of the total Hyde Park population as compared with the City's 34.8%.

3. Age Distribution

As mentioned earlier, Hyde Park has experienced an increase in the 25-34 year old age brackets in both male and female categories and at a rate above the City norm. This age group represents the child-bearing group, but this is not reflected in the children-age brackets. In fact, there has been a significant decline in the children-age groups in Hyde Park.

The elderly age brackets show a slight decline over 1970 statistics. Hyde Park has lost its place as leader of the most elderly per population in the City, slipping to fourth.

4. Average Income

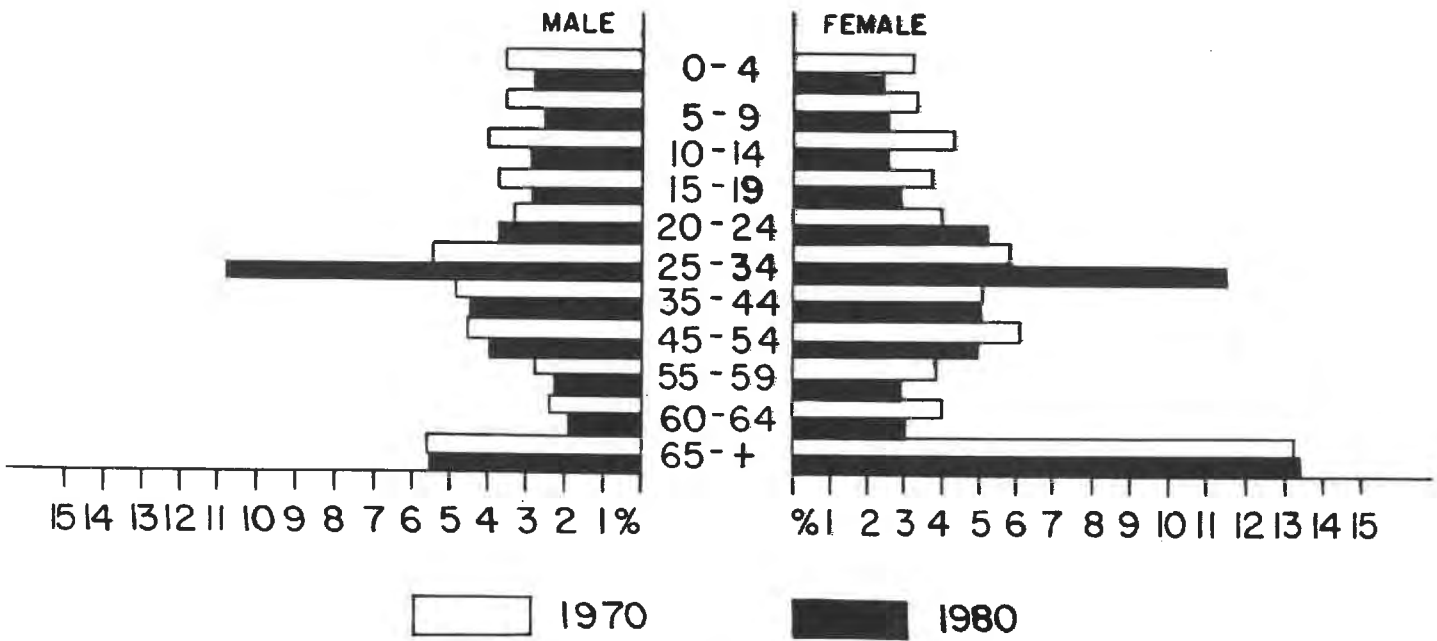
Hyde Park's average income is second highest of the statistical neighborhoods in the City. Mt. Lookout has the highest average income of \$34,944. Hyde Park's average income is \$23,765 (see Table III-3). Hyde Park's income has increased at a rate less than that of the City as a whole. The same can be said for percent of families below the poverty level (\$7,412 in 1979).

Figure III-1

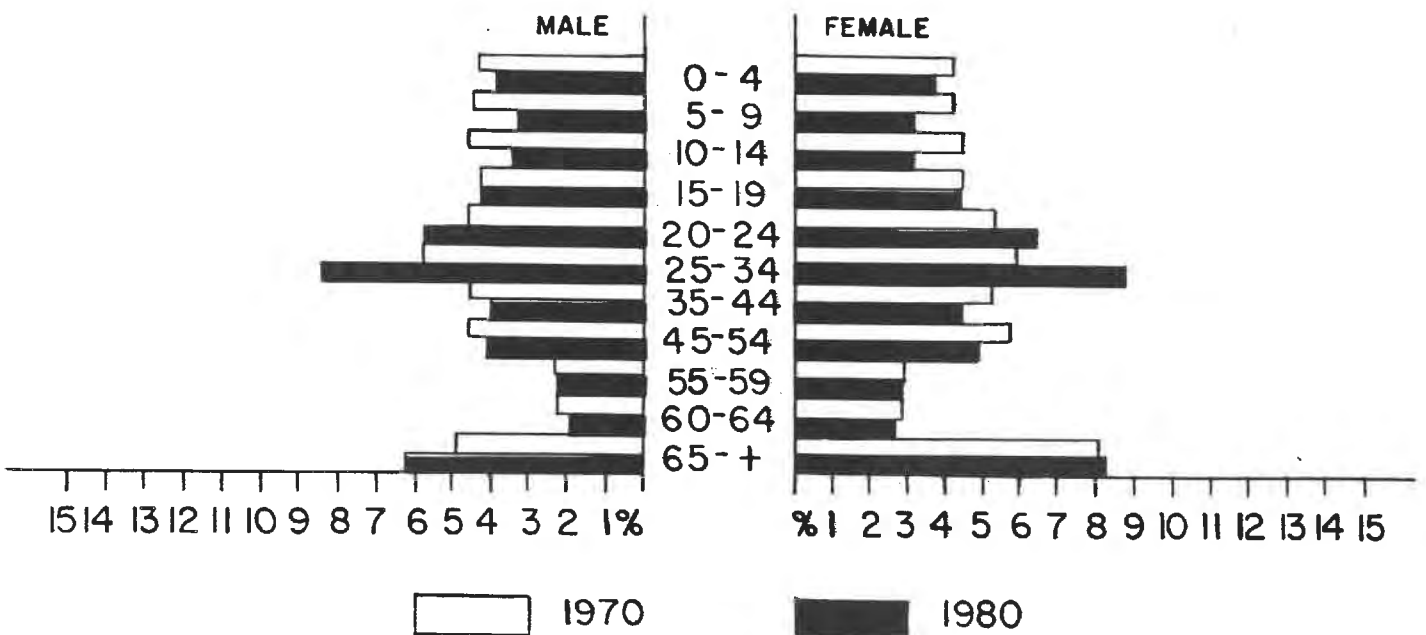
Hyde Park

1970 - 1980

Age Distribution



City
1970 - 1980
Age Distribution



SOURCE: U.S. Census Bureau.

C. Housing Characteristics

1. Occupied Housing Units

Table III-5 shows the status of Hyde Park housing units in 1980. Hyde Park has increased in all categories of housing tenure between 1970 and 1980. The owner-occupied housing units however has increased at a rate below that of the City. Rental units have shown an increase of 10.3% while the City has decreased in rental units.

2. Housing Values

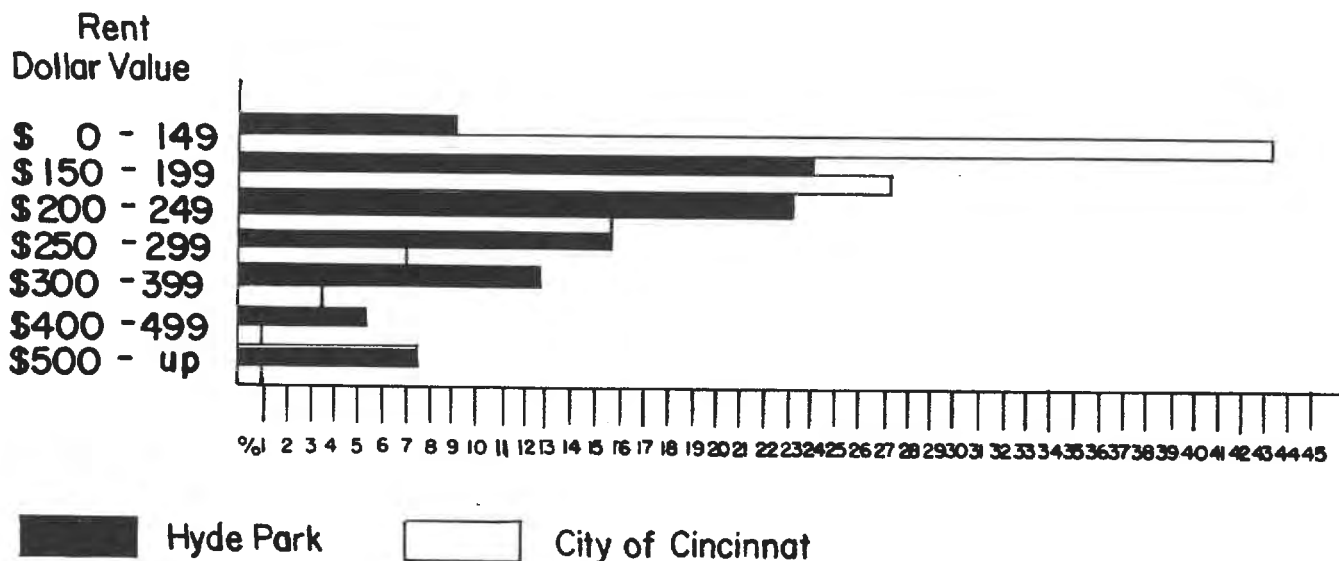
Figure III-3 shows the value of noncondominium owner occupied housing units for the City and Hyde Park. The pattern in Hyde Park is almost the inverse of the City as a whole and reflects the reason for having the second highest housing values in the City. The greatest percentage of structures fall in the \$50,000 to \$79,999 housing value category.

Figure III-2 shows the rental values of occupied housing units in Hyde Park and the City in 1980. As with the house values, the rental pattern is almost the inverse of the City. The greatest percentage of rents are in the \$200 to \$250 range.

Figure III-2

HYDE PARK

Housing Rental Value
1980

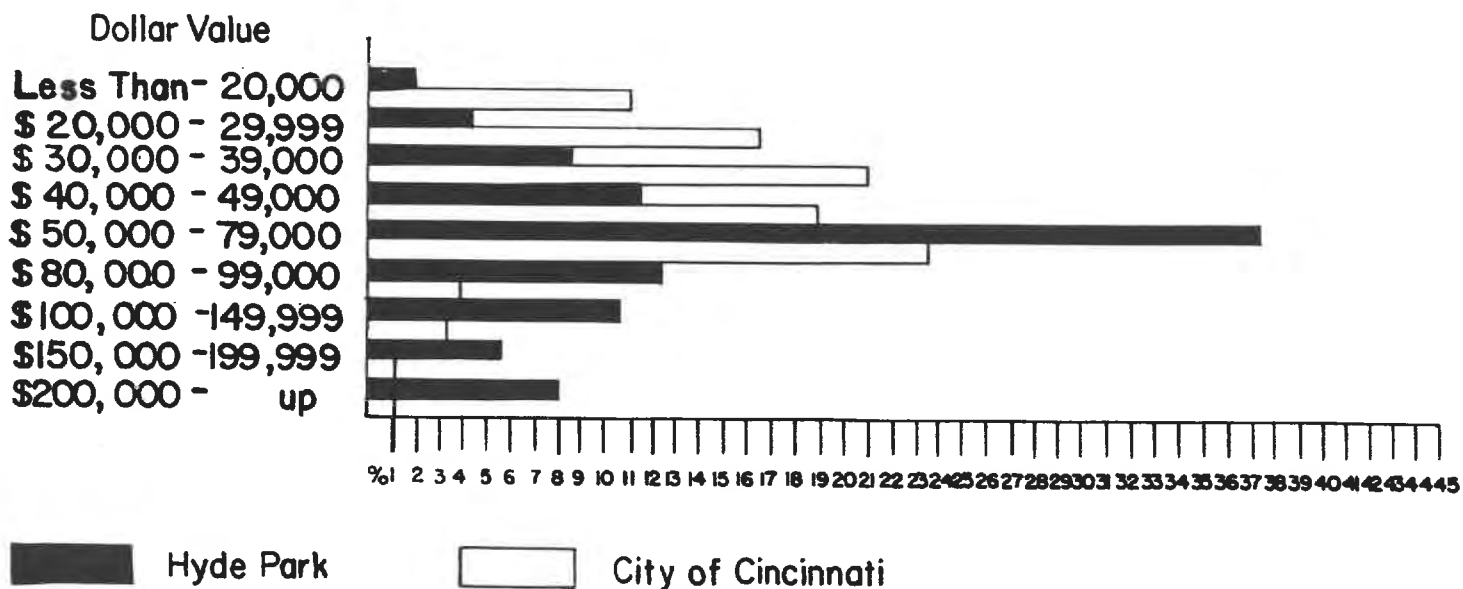


SOURCE: U.S. Census Bureau.

Figure III-3

HYDE PARK

Housing Value
Owner Occupied Housing Units *



* Condominium Units Expanded

SOURCE: U.S. Census Bureau.

IV LAND USE AND ZONING

A. Land Use Patterns

Hyde Park is a predominately residential community with approximately seventy-five percent of the area in residential uses. Of this percentage, most is attributed to single or two-family uses. Multi-family uses are concentrated along Madison Road, the Chestnut Station subdivision on Ashworth Drive, Hyde Park Square and East Hyde Park business district. The remaining multi-family uses are scattered among single/two family uses in the area circumscribed by Madison Road, Wasson Road, Paxton Road, and Observatory Avenue.

Public and private recreation uses provided in Hyde Park serve recreational functions as well as contribute to the community's open space. Two large private recreation areas on the east and west side of the community are the Hyde Park Country Club and the Cincinnati Country Club respectively. Also on the east side of Hyde Park is Ault Park operated by the Park Board.

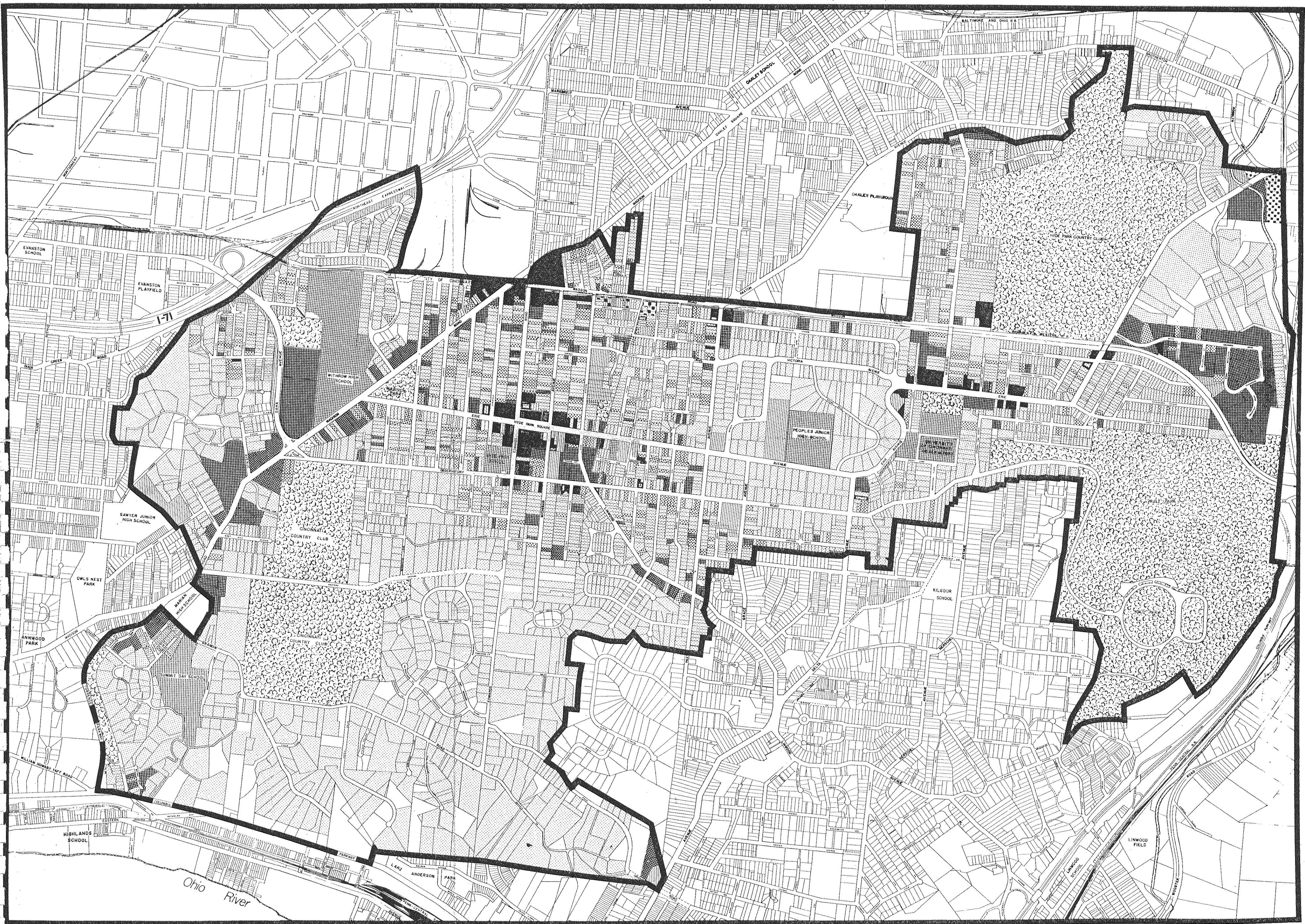
Commercial uses are concentrated in three areas within the study boundary: Hyde Park Square at the Erie Avenue /Edwards Road intersection, East Hyde Park at the Erie Avenue/Marburg Avenue intersection and the business area around the Edwards Road/Madison Road intersection. The Hyde Park Plaza, which is on the northern boundary of Hyde Park, is near the Paxton Road/Wasson Road intersection.

Industrial land uses, within Hyde Park are spotted along the northern and eastern boundary, however, the community is bordered by larger industrial areas. Manufacturing uses within the Hyde Park boundary are located along Wasson Road west of Paxton Road. Although not zoned as industrial they are nonconforming uses. A small manufacturing area is shown at the Erie Avenue and Brotherton Road intersection and is the tip of a larger industrial area to the east of this point. A small industrial cluster exists along Wasson Road south of the Hyde Park Plaza on the northern edge of the study boundary. A larger industrial complex, located in Norwood, is north of the railroad tracks between Edwards Road and Grovedale Avenue. Access to the industrial area is gained from Burch Avenue (a residential street), Madison Road and Edwards Road.

B. Zoning Patterns

The zoning configurations for Hyde Park are shown on Map IV-2. The zoning districts in respect to the land uses are different in some places. The zoning districts show the maximum development allowed. In reality, districts may not be developed to the potential allowed. By way of example, a R-4 district which allows multi-family residential may have only single family uses within its boundary.

Conversely, some areas may show land uses that are developed at a potential above what is allowed in the particular zone. These are considered non-conforming uses and were in place before the present zoning ordinance was enacted in 1963.

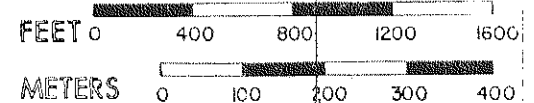


HYDE PARK



Department of Neighborhood
Housing and Conservation

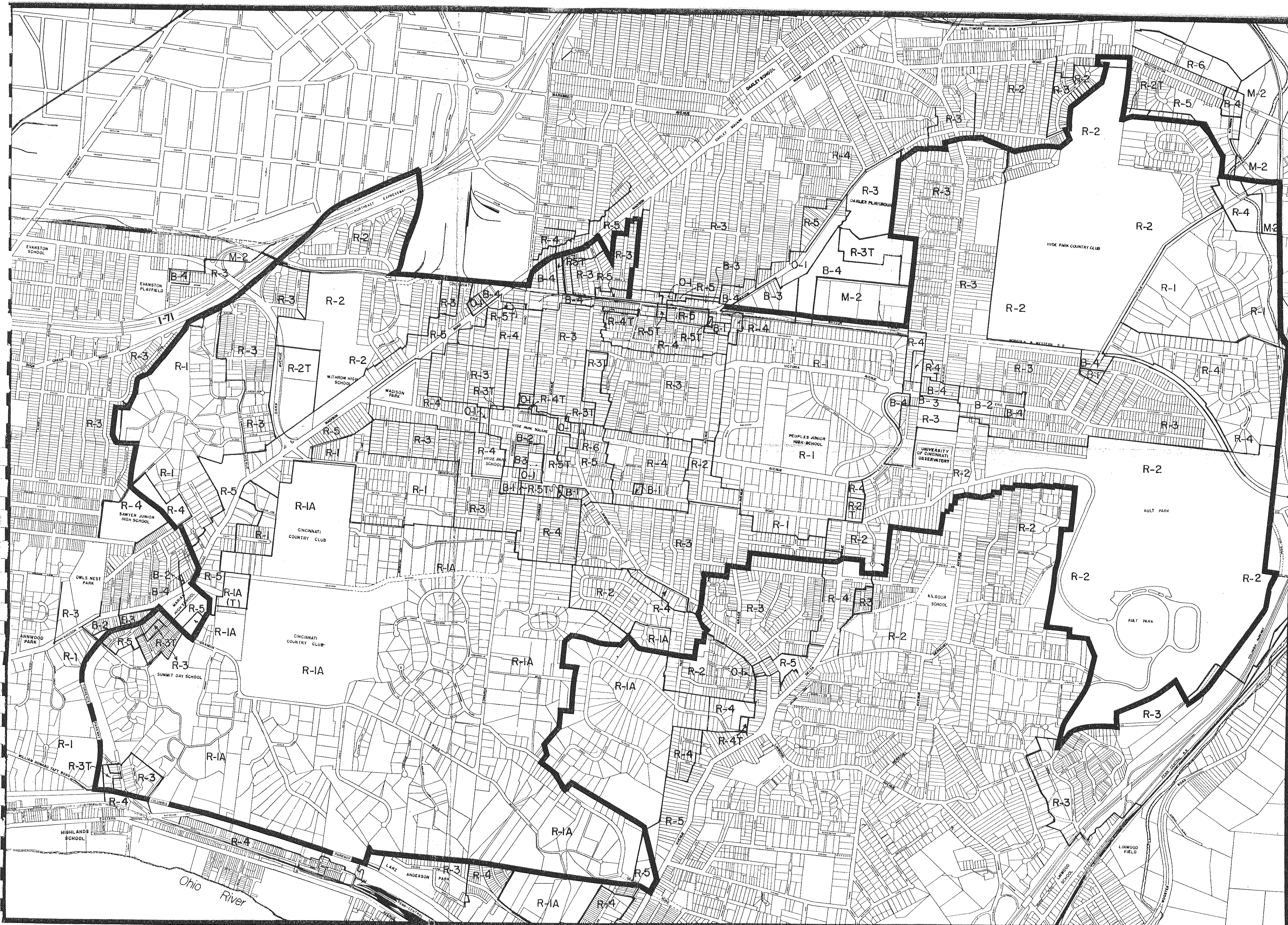
SCALE



EXISTING LAND USE

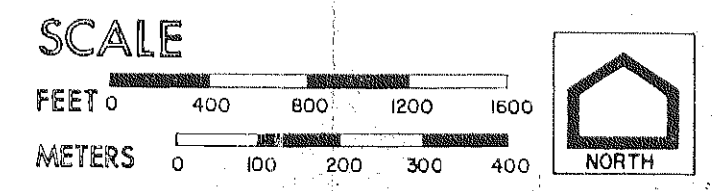
- | | | |
|--------------|--------------------|-------------|
| One Family | Commercial | Educational |
| Two Family | Parks/Recreation | Industrial |
| Multi-family | Public/Semi-public | |

SOURCE: Cinti City Plng.Comm - 1980



HYDE PARK


Department of Neighborhood Housing and Conservation
 City of Cincinnati, 416 West Court Street, Cincinnati, Ohio, 45203



EXISTING ZONING

- | | |
|------------------|---------------------------|
| DISTRICTS | RESTRICTIONS |
| R- Residential | I-5 Degree of Restriction |
| B- Business | T- Transition |
| O- Office | |
| M- Manufacturing | |

SOURCE: Cincinnati City Planning Commission, March 1982

Generally, most of the zoning districts in Hyde Park reflect the majority of land uses within them and are developed to the potential of the permitted uses with the exception of the multi-family use. There exists a number of multi-family zoning districts in the central part of the community in this situation. The reason(s) for these zones are:

1. Allow for future expansion of multi-family housing stock.
2. Reflection of the traffic volume carried by major arterial streets on which the zones abut.
3. Zone necessary to make single or two family uses in small lots conforming to lot size requirements.
4. A significant number of multi-family uses within the zone.

Figure IV-1 shows the zoning and amount of land acreage in each zone. The R-1A and R-2 zones are inflated because they include the land areas of Hyde Park Country Club, the Cincinnati Country Club, and Ault Park.

Figure IV-2 shows the amount of vacant land and corresponding zoning. If developed at a maximum density, 410 dwelling units could be added to the community. This figure does not account for the developability or desirability of housing in some areas.

C. Zoning District Explanations

The Zoning Code is a set of ordinances describing minimum requirements for the physical development of parcels of land. The Zoning Code for the City of Cincinnati is divided into several residential (R), business (B), office (O), and manufacturing (M) categories. In application, they restrict development to land uses which fall into those specified categories. Zoning is the legal means for determining which activities may occur at any given location.

Within each major use classification (R, B, O, or M) are subcategories (i.e., R-1, R-2,...) with the lower number being more restrictive and the higher number being less restrictive. Generally, more restrictive uses are allowed in a less restrictive zone, but not vice-versa. In other words, a single family home (R-1) could be built in an apartment district (R-4), but an apartment building could not be built in a single family district. The same is true for some major classifications. For example, a home can be built in some business districts, but a business cannot be built in a residential district. Following is a list of the categories pertinent to Hyde Park and a capsule description:

<u>Zoning District</u>	<u>Use</u>
Residential	
R-1, R-2	Single family (at increasing densities)
R-3	Two family
R-4, R-5	Multi-family (at increasing densities)

(contd)

FIGURE IV-1
HYDE PARK ACREAGE 1979

Zones	Zone Net	T-Zone Net	Total	Percent
R-1A	563.68	-	563.68	29.57
R-1	268.22	-	268.22	14.09
R-2	459.64	-	459.64	24.14
R-3	307.80	-	307.80	16.17
R-4	136.72	2.68	139.40	7.33
R-5	85.88	13.30	99.18	5.21
B-1	2.88	.40	3.28	.18
B-2	13.20	-	13.20	.69
B-3	4.40	-	4.40	.24
B-4	12.36	1.80	14.16	.74
O-1	3.00	7.60	10.60	.55
M-2	20.80	-	20.80	1.09
TOTAL	1878.58+	25.78 =	1904.36	100%

Source: Hand calculations from CPC Land Use Records 1979.

FIGURE IV-2

HYDE PARK UNDEVELOPED ACREAGE 1979

Zones	Total Acre	Max. D.U.
R-1A	62.00	135
R-1	3.60	15
R-2	13.00	94
R-3	5.60	60
R-4	.40	8
R-5	1.60	46
B-1	-	-
B-2	-	-
B-3	1.80	52
B-4	-	--
O-1	-	-
M-2	17.60	-
TOTAL	105.60	410

Source: Hand calculations from CPC Land Use Records 1979.

Table IV-3

HYDE PARK ACREAGE BY LAND USE

<u>Use</u>	<u>Acreage</u>
One Family	806.15
Two Family	58.57
Multi-family	113.55
Education	65.00
Parks and Recreation	484.80
Semi-public	23.60
Public	2.20
Utilities	.20
Wholesale/Storage	.92
Manufacturing	.96
Street Right-of-Way	266.82
Railroad Right-of-Way	26.40
Commercial	33.70
Vacant	<u>79.24</u>
Total	1962.11

Source: Hand Calculations from CPC Land Use Records 1980.

(contd) <u>Zoning District</u>	<u>Use</u>
Business	
B-1	Neighborhood business
B-2	Community business
B-3	Retail-wholesale business
B-4	General business (including automobile related)
Office	
O-1A	Suburban office
O-1	Office
Manufacturing	
M-2	Intermediate manufacturing

A transition (T) zone allows a property to be developed according to the least restrictive adjacent district, but subject to controls to protect adjoining residences. Such controls might include landscape screening, driveway orientation or placement of the building.

D. Land Use Plan

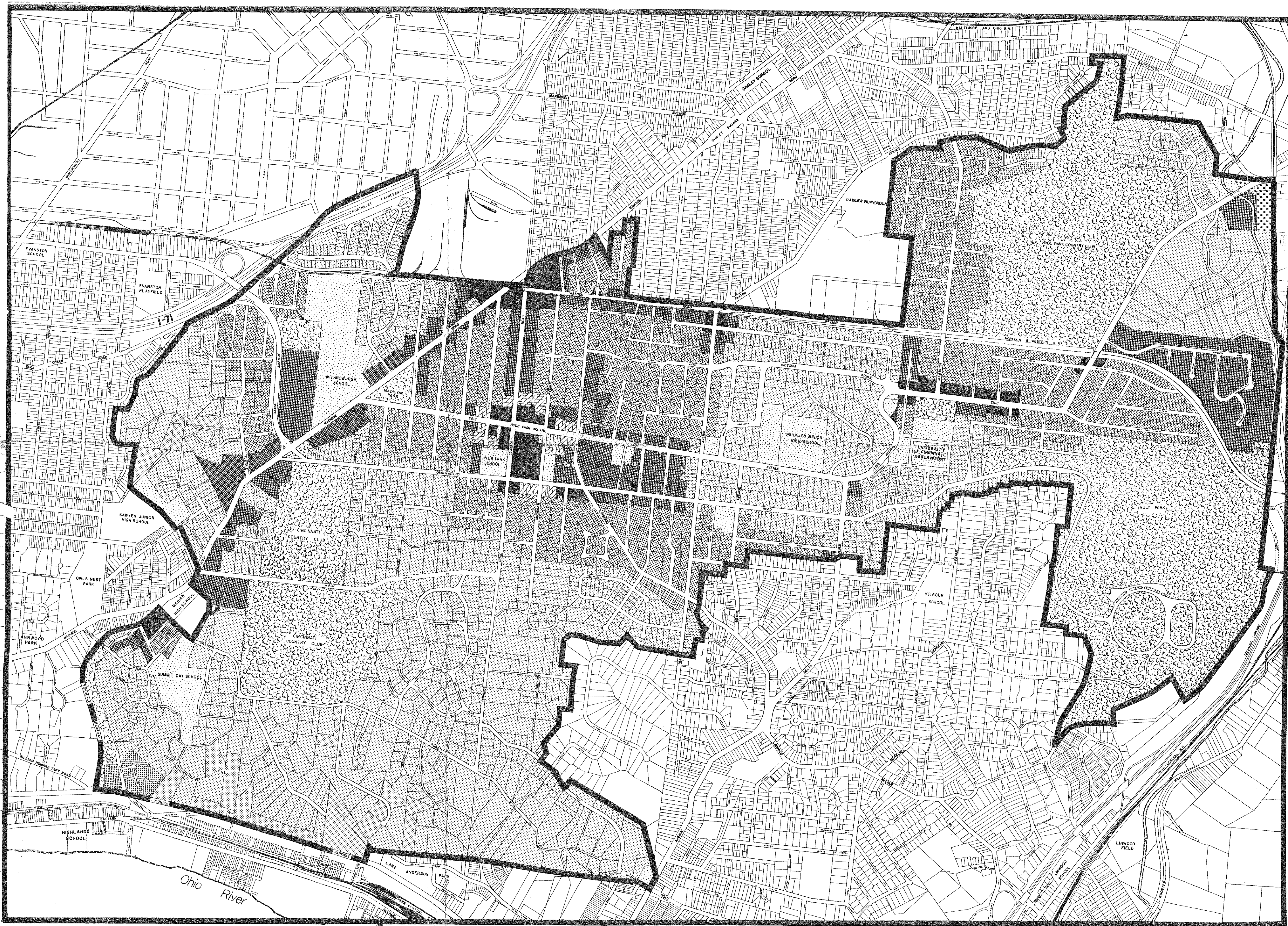
The land use plan for Hyde Park is shown on Map IV-3. The plan is a product of the Hyde Park Planning Task Force's deliberations on the topics of housing, neighborhood business districts, transportation, recreation, and zoning. The above elements and their inter-relationships are depicted on the map and explained in later sections.

The plan shows the maximum development potential allowed (as dictated by zoning). The HPPTF in its recommendations are not advocating a wholesale disruption of the existing uses to accommodate maximum development, but are attempting to show land use and density relationships.

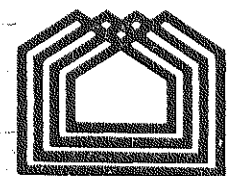
E. Zoning Plan

The zoning plan is shown on Map IV-4. The existing zoning districts are shown with the recommended changes outlined in pattern tape and cross referenced to the text description (below) by numeral. Also described are the recommended changes by phases. The phases are predicated on certain conditions or events occurring and not necessarily tied to time (Section V - NBDs should be reviewed to get a complete picture of the intent, conditions, and timing of the Hyde Park Square changes).

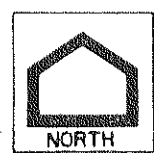
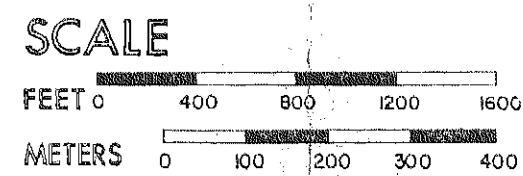
Although not listed as a change, the community is very much in support of pursuing an Environmental Quality District for Hyde Park Square.



HYDE PARK



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LAND USE PLAN

- | | | |
|---------------|------------------|--------------------|
| Single Family | Commercial | Public/Semi-Public |
| Two Family | Office | Industrial |
| Multi Family | Recreation/Parks | |

SOURCE: Neighborhood Housing & Conservation, April 1982

Recommended Zoning Changes

<u>Area</u>	<u>Change</u>	<u>Reason</u>
<u>Phase I (Immediate)</u>		
1. East Hill Avenue (east of Madison Rd)	R-5 to R-1	Conform with residential nature of street.
2. Erie Avenue west of Mooney Avenue	R-4 to R-3	Conform to present uses and character.
3. North end of Zumstein and Mooney Avenue	R-4 to R-3	Conform to present uses and character.
4. South side of R.R. between Shaw and east side of Monteith	B-4, R-4(T) and R-5T to R-5	To phase out industrial uses and encourage multi-family development.
5. South of Rosella roughly between Shaw and Paxton	R-4 to R-3	Conform to present uses and character.
6. North side of Wasson Avenue between Drake and Drakewood	B-3 to R-5	Contract business uses and limit to area around Plaza; conform to present character of the area.
7. Erie Avenue, east and west of Marburg Avenue	B-3 and B-4 to B-2	Change commercial zone not used for auto related uses to retail commercial to conform to present uses and character.
8. East Hyde Park recreation area on Erie at Marburg	B-3 to R-3	Conform to existing character.
9. Saybrook Avenue parcel behind Saybrook Restaurant	B-4 to R-3	Currently used as residential.
10. Saybrook and Erie (southeast corner)	B-1 to R-5	Currently used as residential.
11. Northeast corner of Delta and Observatory	R-27 to R-3	Conform to present use and character.
12. South of Observatory between Michigan and Morton.	R-4 to R-3	Conform to residential character of street.
13. West end of Astoria Place.	R-5 to R-4	Conform to current uses and R-4 standards.

- | | | | |
|-----|--|-------------|---|
| 14. | South of Erie Avenue
between Michigan
and Shaw | R-5T to 0-1 | Conform to current uses
and character, not to allow
sprawl on Erie Avenue. |
| 15. | South of Erie Avenue
between Edwards and
Michigan | B-3 to B-2 | Conform to current uses
and Square character. |
| 16. | North side of Observatory
between Michigan and
Edwards | 0-1 to B-2 | Allow for Square employee
parking behind Real Estate
Row. Change only if em-
ployee parking is to be
created, otherwise leave as
zoned. (See parking solutions.) |

Phase II (after evaluation of effects of Phase I)

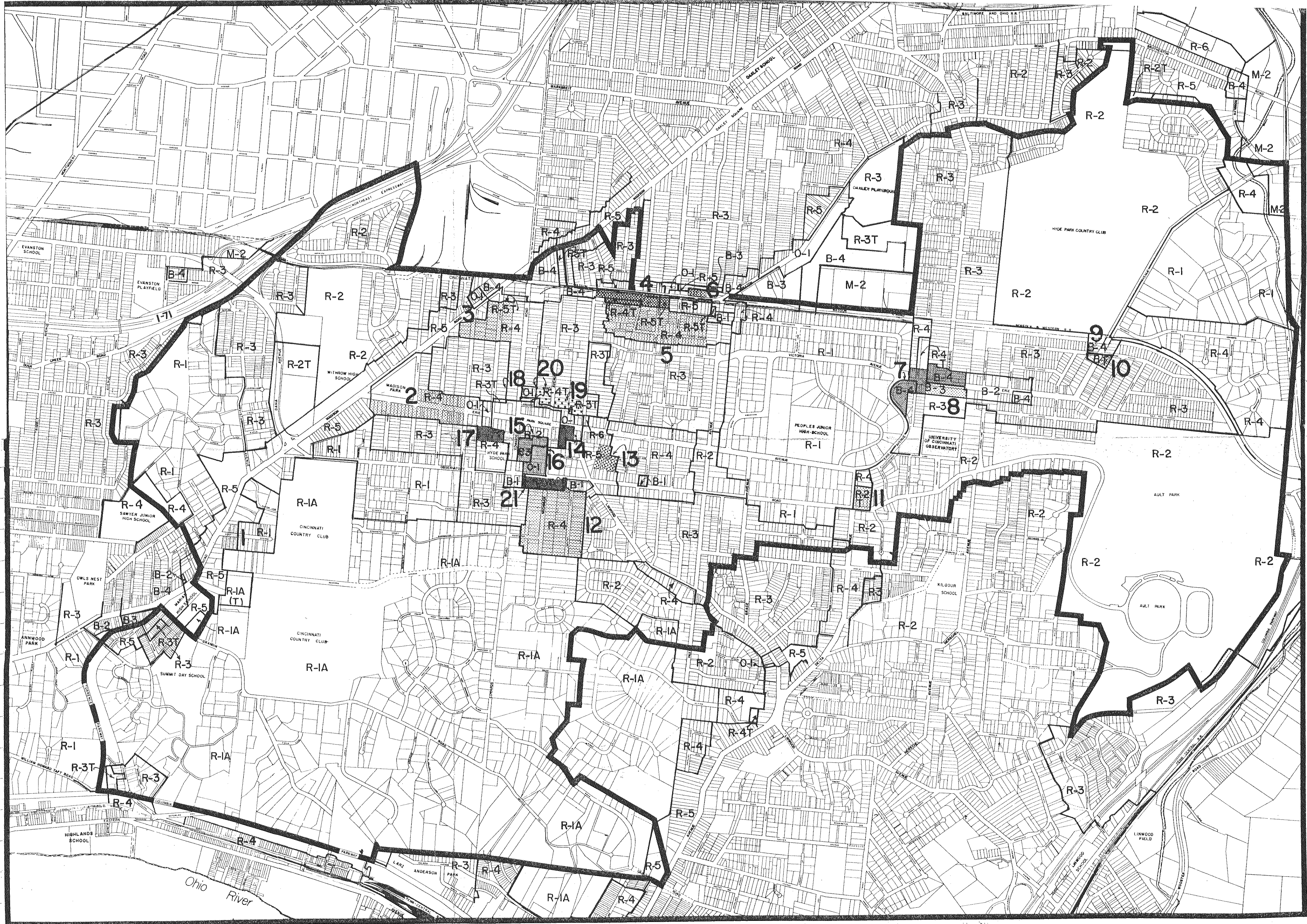
- | | | | |
|-----|--|------------|---|
| 17. | South terminus of
Zumstein Avenue | R-4 to 0-1 | Allowed controlled
expansion of office or
multi-family development. |
| 18. | First three parcels
north of Eagle Savings
and Loan lot westside
of Edwards | R-4 to 0-1 | After positive evaluation
of impact of No. 17 above,
allow controlled expansion
for office or multi-family
development. |

Phase III (after evaluation of Phase I and II and conditions of the time)

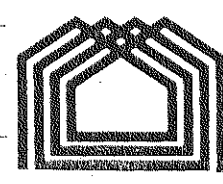
- | | | | |
|-----|--|------------------------|---|
| 19. | North of Erie between
Michigan and Shaw | R-3 to R-3T | Create zone of investment
for multi-family housing
only. Want controls on
setback, building and park-
ing placement as well as
egress-ingress. |
| 20. | North of Erie roughly
between Michigan and
Edwards | R-3 to R-3(T) | For interior block parking,
no egress and ingress from
Michigan. Maintain resi-
dential uses on Michigan. |
| 21. | South side of Observatory
Avenue east of Edwards to
west of Michigan | R-51 and R-5
to 0-1 | For controlled multi-family
or office expansion after
evaluation of preceding
changes. |

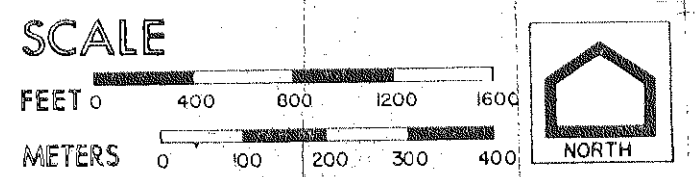
F. Zoning Plan Implementation

Zone changes recommended in this Plan are not automatically approved when the city accepts the Plan. Separate legal action is required for each change. Zone changes can be initiated in a number of ways. The most expedient way to initiate implementation of the changes recommended in this Plan is for the Hyde Park Neighborhood Council to ask the City Planning Commission, formally in writing, to consider








HYDE PARK


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PROPOSED ZONE CHANGES

-  R-2(T), R-4, B-1, B-3, and B-4 To R-3
-  R-5 To R-4
-  B-3, B-4, and O-1 To B-2
-  R-5, R-4 To O-1
-  R-3 To R-3T
- B-4, B-3, R-4T and R-5 to R-5
- R-5 To R-1

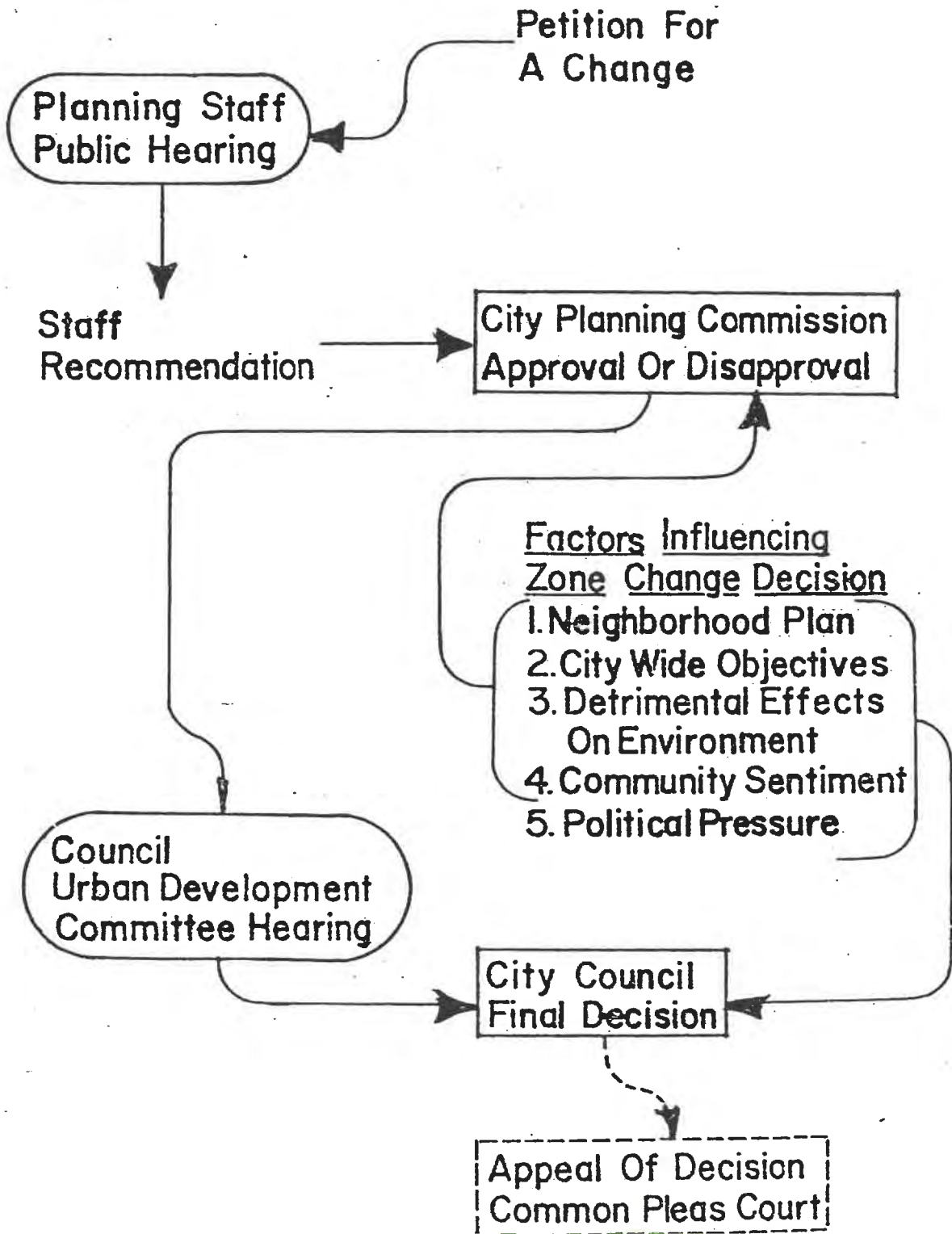
the proposed zone changes as outlined in Phase I of Recommended Changes. The Hyde Park Neighborhood Council should assist the Planning Commission staff in scheduling its work and the public hearings by grouping the various zone changes into a few areas and setting priorities. The Hyde Park Neighborhood Council should be prepared to present its reasons for the proposals to the Planning Commission and to City Council at the subsequent hearings.

The zone change process involves the following steps (illustrated by Figure IV-3):

1. A petition must be submitted to City Council or the Planning Commission.
2. The Planning Commission staff holds a hearing to determine the reasons for the proposed change, and to hear any opposition that might arise from the neighborhood where the change is proposed.
3. The staff makes a recommendation to the Planning Commission as to whether the proposed change should be approved or disapproved.
4. The Planning Commission itself, hears both sides of the question.
5. The Planning Commission decides whether to approve or disapprove the change and forwards the matter to City Council.
6. The Urban Development, Planning, Zoning, and Housing Committee of Council again hears both sides and makes a recommendation to Council on the matter.
7. Council then decides whether to approve or disapprove the change. It requires a two-thirds majority of Council to override a disapproval of the Planning Commission; a simple majority to override an approval.
8. If either party feels they have been wronged in the process, i.e., they have been denied the use of their property or have had the value of their property diminished without due process of the law, or feel the decision has been arbitrary against them, they may appeal the decision to the Hamilton County Court of Common Pleas.

FIGURE IV-3

PROCESS FOR A ZONE CHANGE



ZONING PLAN

GOAL 1. To rezone the residential areas of the community to reflect the most restrictive majority uses.

Policy: Zoning should match the predominant land use (when the use is considered desirable).

Policy: Rezoning should not create an excessive number of non-conforming uses.

ACTION

- 1) On the northeast corner of Delta Avenue and Observatory Avenue rezone from R-2T to R-3.
- 2) Rezone the district at Michigan and Morton Avenue south of Observatory Road from R-4 to R-3.
- 3) Rezone the district at the north end of Mooney and Zumstein Avenues from R-4 to R-3.
- 4) Rezone the district on Erie Avenue west of Mooney Avenue from R-4 to R-3.
- 5) Retain the R-4 zoning in the area between Erie Avenue and Observatory Road, and roughly between Shaw and Paxton Avenues. Rezone the lots fronting Astoria Avenue at the west end of the street from R-5 to R-4.
- 6) Rezone to R-3 the bulk of the R-4 district just south of the Wasson Road corridor (roughly bounded by Shaw, Victoria, Paxton, Portsmouth due west to, and Shaw Avenues). Properties fronting on Paxton Avenue and east of Paxton on Portsmouth would remain R-4.
- 7) Rezone the first two properties on the north side of East Hill Avenue east of Madison Road, and the first four properties on the south side of East Hill Avenue from R-5 to R-1.
- 8) Rezone the B-4, R-4T districts along the southern edge of the railroad tracks between Shaw Avenue and the lot on the east side of Monteith Avenue to R-5.
- 9) Rezone the B-3 district on the north side of Wasson Avenue between Drake Avenue and Drakewood Drive to R-5.
- 10) Rezone the R-5T district on the northside of Portsmouth Avenue just west of the B-1 district on Paxton Road to R-5.

GOAL 2. To provide residential densities necessary to allow alternative housing for single, retired, and childless couples.

Policy: Provision should be made for some multi-family development in the most desired areas.

ACTION

- 1) Retain the R-4 zoning on Erie Avenue between Mooney Avenue and the office zone at Zumstein Avenue.
- 2) Retain the R-4 zoning on Edwards Road between Hyde Park Square and the business area at Madison Road.
- 3) Change the zoning district including the first four parcels north of the O-1 district on Erie Avenue on the west side of Shaw Avenue and the first three parcels on the east side of Michigan Avenue north of the O-1 zone on Erie Avenue from R-3 to R-3T. This rezoning is only recommended at time an acceptable development is proposed for this site. The reason for a transitional zone is to control the building placement, set back and vehicular ingress and egress.

GOAL 3. To reassess zoning in and around major existing business nodes and rezone where necessary.

- A. Stabilize single family residential zones in the vicinity of business zones.
- B. Define the scope of the perimeter zones to insure harmonious transition from single family to business.

ACTION

- 1) On the East Hyde Park Recreation Area (Mudhole) property change the zoning from B-3 to R-3.
 - 2) At Saybrook Avenue and Erie Avenue change the B-1 zone on the southeast corner of the intersection to R-3.
 - 3) At the Saybrook Avenue and Erie Avenue intersection, the parcel behind the Saybrook Restaurant is recommended to be changed from B-4 to R-3.
- C. Clearly defined business zones unifying existing businesses in a given area.

ACTION

- 1) Change the zoning district along the north side of Observatory Road between Edwards Road and Michigan Avenue from O-1 to B-2, but only in tandem with proposed parking lot improvements.

- 2) Change the zoning district on the east side of Edwards Road and west side of Michigan Avenue, south of Erie Avenue from B-3 to B-2.
- 3) Change the zoning district on the dead end portion of Zumstein Avenue south of Erie Avenue from R-4 to O-1.
- 4) Change the zoning district on the south side of Erie Avenue between Michigan Avenue and Shaw Avenue from R-5T to O-1 to limit commercial uses and to make it compatible to adjacent uses.
- 5) Change the zoning district on the west of Eagle Savings Association parking lot (3 Parcels) from R-4 to O-1.
- 6) In the East Hyde Park business district from the Smith-Tudor building to east of Marburg Avenue, change the B-3 and B-4 zoning not used for auto oriented uses to B-2.

GOAL 4. To define areas for possible Environmental Quality Urban District overlay zones.

A. Preservation of slopes running along Columbia Parkway and East Hyde Park.

B. Develop EQ-UD overlay for Hyde Park Square business district.

ACTION

Hyde Park Business Association and Hyde Park Neighborhood Council work with City Planning Commission to institute an EQ-UD overlay on the Hyde Park Square area as defined by the Hyde Park Square boundary maps.

GOAL 5. To implement legislative changes in the city zoning code.

A. Change zoning code to prohibit parking in front yards.

B. Change zoning code to enforce screening (i.e., fences and landscaping) around service stations which abut residential areas.

GOAL 6. To enforce the zoning code.

Enforce zoning laws regarding billboards and sign benches.

V NEIGHBORHOOD BUSINESS DISTRICTS

A. Introduction

There are three concentrations of business activity within Hyde Park; Hyde Park Square, East Hyde Park, and the businesses near Madison and Edwards Road. (See Map V-1) A large shopping center, Hyde Park Plaza is located near the intersection of Paxton Road and Mt. Vernon Place just north of the study area. For the purposes of this report two areas, Hyde Park Square and East Hyde Park business districts are investigated.

1. Hyde Park Square

The Task Force used as a data base information gathered from a preliminary urban design study contracted by the Department of Urban Development. This study was conducted at the time the HPPTF was reviewing the business districts. Parts of the study extensively used were the parking analysis, economic conditions and zoning analysis. Parking deficiencies and the need for new business opportunities in relation to the community as a whole were the focus of the Task Force's discussion.

2. East Hyde Park

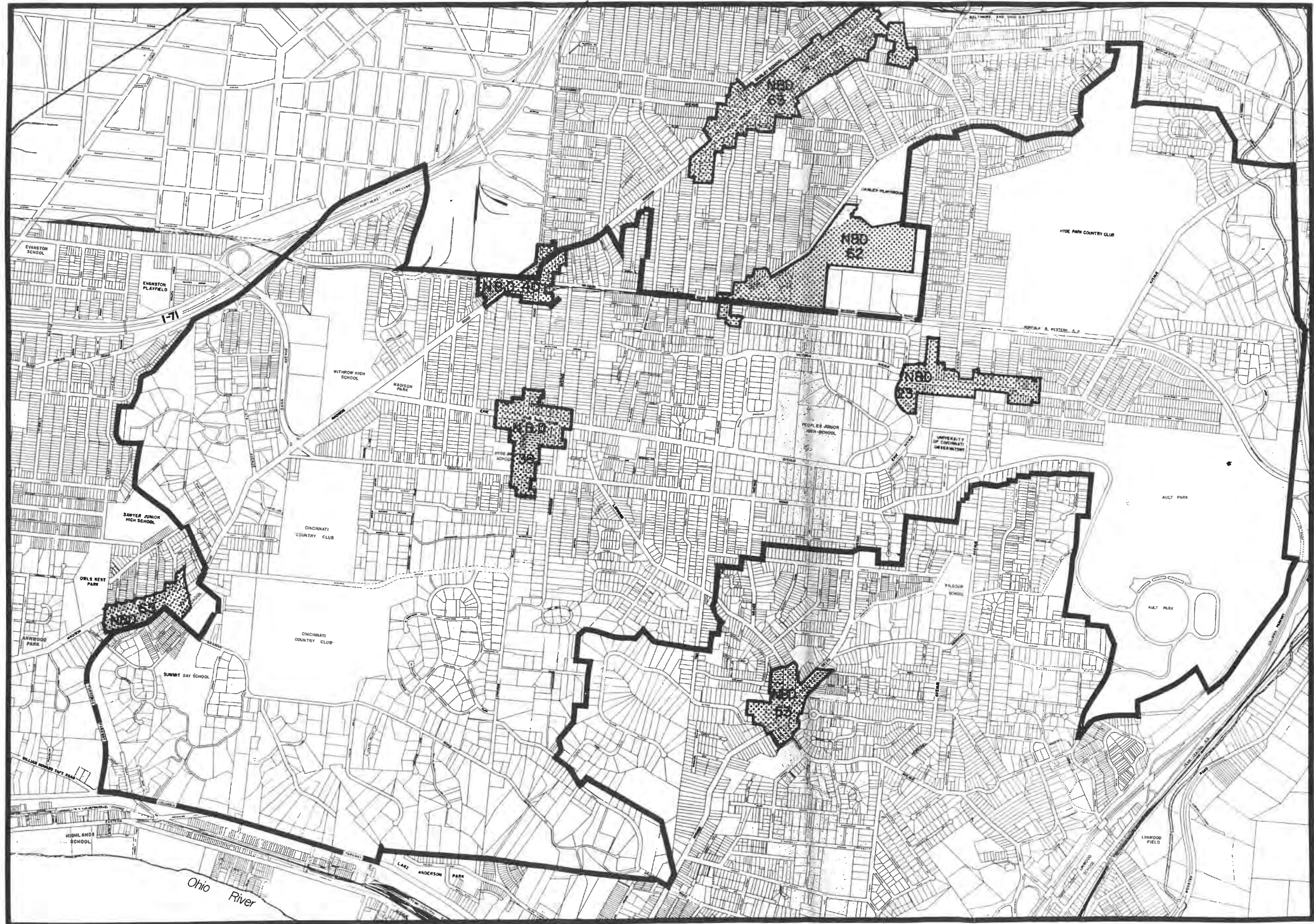
East Hyde Park was investigated from a physical standpoint. Figure V-2 shows the number of types of businesses in this elongated strip. Parking was found to be adequate as a whole, given the present business mix.

B. Hyde Park Square Analysis

1. Description

Hyde Park Square is generally located between Erie and Observatory Avenues between Zumstein and Shaw Avenues. There are approximately 150 business establishments in the district. Retail services and particularly those catering to women apparel dominate the business types.

In the past 10 years the Square has experienced a resurgence, going from neighborhood oriented businesses to a regional orientation. The shops and services offered in the district are oriented to the more affluent shopper. Forecasts indicate that Hyde Park Square has sales in the range of 50-70 million dollars, making it the most successful business district in Cincinnati. Table V-1 shows the types and number of Square businesses.

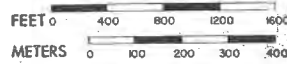


HYDE PARK



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SCALE



NEIGHBORHOOD BUSINESS DISTRICTS

 NEIGHBORHOOD BUSINESS DISTRICTS

SOURCE: City Planning Commission

Table V-1

HYDE PARK SQUARE BUSINESS DISTRICT

Types of Establishments 3/80

Retail	Apparel, Men's Women's and Children's	18
	Florist	1
	Gifts	6
	Greeting Cards, etc.	1
	Hardware	1
	Jeweler	2
	Shoe	1
	Misc. and other Specialty Retail	<u>25</u>
	Total	55
Service Retail	Gas Stations	3
	Bakery	1
	Barber, Beautician	5
	Pharmaceutical	2
	Dry Cleaning	2
	Food Service	7
	Funeral Home	1
	Tailor	2
	Shoe Repair	1
	Restaurant/Bar	4
	Theatre	<u>1</u>
	Total	29
Office	Architect/Interior Design	10
	Financial	5
	Insurance	2
	Institutional Industrial	3
	Misc. Professional	12
	Real Estate	8
	Medical/Dental	<u>24</u>
	Total	64
Misc.	Vacant	<u>2</u>
	Total	2
	GRAND TOTAL	<u><u>150</u></u>

Source: Field Survey conducted March 1980.

2. Identified Problems

In early 1980, Hyde Park Square was studied by Howard Tommelein Associates Incorporated and the Doepke/Lesniewicz Partnership for the City of Cincinnati. These investigations identified the following problems that the Task Force deliberated over:

1. Parking:

- a) Excessive use of prime shopper parking spaces by employees and business managers. This occurred because of (a) early arrival, (b) convenience, (c) low daily cost on the meters, (d) no company policy discouraging this, (e) no company-furnished parking, and (f) no Hyde Park Square Business Association policy discouraging it.
- b) Competition (and occasionally conflict) among employees and shoppers and between customers of specific establishments and shoppers for space in certain off-street parking areas (Zino's, Fifth/Third, First National, Medical Building, etc.).
- c) Bumper-to-bumper parking on both sides of the street in front of residences on Zumstein, Edwards, and Michigan north of the Square.
- d) Poorly organized off-street parking in the core block (bounded by Erie-Michigan, Observatory and Edwards).
- e) On-street meter rates and time periods which do not encourage turnover in high traffic areas.
- f) A shortage of off-street space to serve the north side of the Square.

2. Containment of the business district.

3. Zoning changes to allow for growth of the Square.

4. Lack of signage to guide uninformed drivers through the area and to appropriate parking.

5. Lack of unified streetscape and sidewalk areas.

6. Extraordinary number of paper racks cluttering the sidewalk areas.

7. Lack of community unity on future directions for the Square.

C. Hyde Park Square Plan

1. Concept

The concept for future development of the Square allows for controlled expansion of business uses and establishes the parameters of that growth. The objectives of the Task Force were to preserve the single family integrity of the area surrounding the Square and contain the growth of the Square.

The land use concept developed by the Task Force establishes the retail commercial uses in the center, followed by office uses and/or multi-family uses. The outside ring is single family uses. Off-street parking is to be internally provided and not a transition or buffer between residential and commercial or office uses.

2. Parking Solutions

The community political situation in regards to the Square has been a struggle of will for many years and is the crux of that battle that rages over a long-range plan for the Square. The business community has chided the neighborhood groups as being resistive to the growth and health of the Square. In ways, the neighborhood groups have been the scapegoat for frustration felt by the business community because business participation and unity has been weak in trying to accomplish collective improvements.

The proposed long-range outlook for improvement in the Square is not ill conceived. As we know conditions today, the plan has merit, but the real solution, the realistic plan, will be in how it is carried out. Given the community political climate, building trust and working together toward positive Square improvements will act hand-in-glove.

Parking problems and their solution are vital to the interests of the community. Parking improvements cannot be accomplished in one big bite. A pragmatic set of solutions needs to be set forth and worked toward by all concerns. After each step, the result needs to be evaluated and the next step taken accordingly. Such steps in the context of parking improvements to be taken by the Hyde Park Square Business Association are:

- A. Determining the availability of under-utilized existing parking areas for employee parking: 1) Public Library lot, 2) behind southside of Square.
- B. Getting cooperation of individual businesses to enforce the use of the lots by their employees. Two defined solutions are: 1) charging businesses by the number of employees for development of such lots; and 2) raising the parking meter rates as a double-edged incentive to discourage use by employees and encourage turnover by short-term customers. Embodied in this action is a determination by the business community, through a customer survey as to what effect this will have on customers. How long does a shopper spend in the Square? Can we differentiate between long-term shoppers? What is a realistic meter charge and meter time?

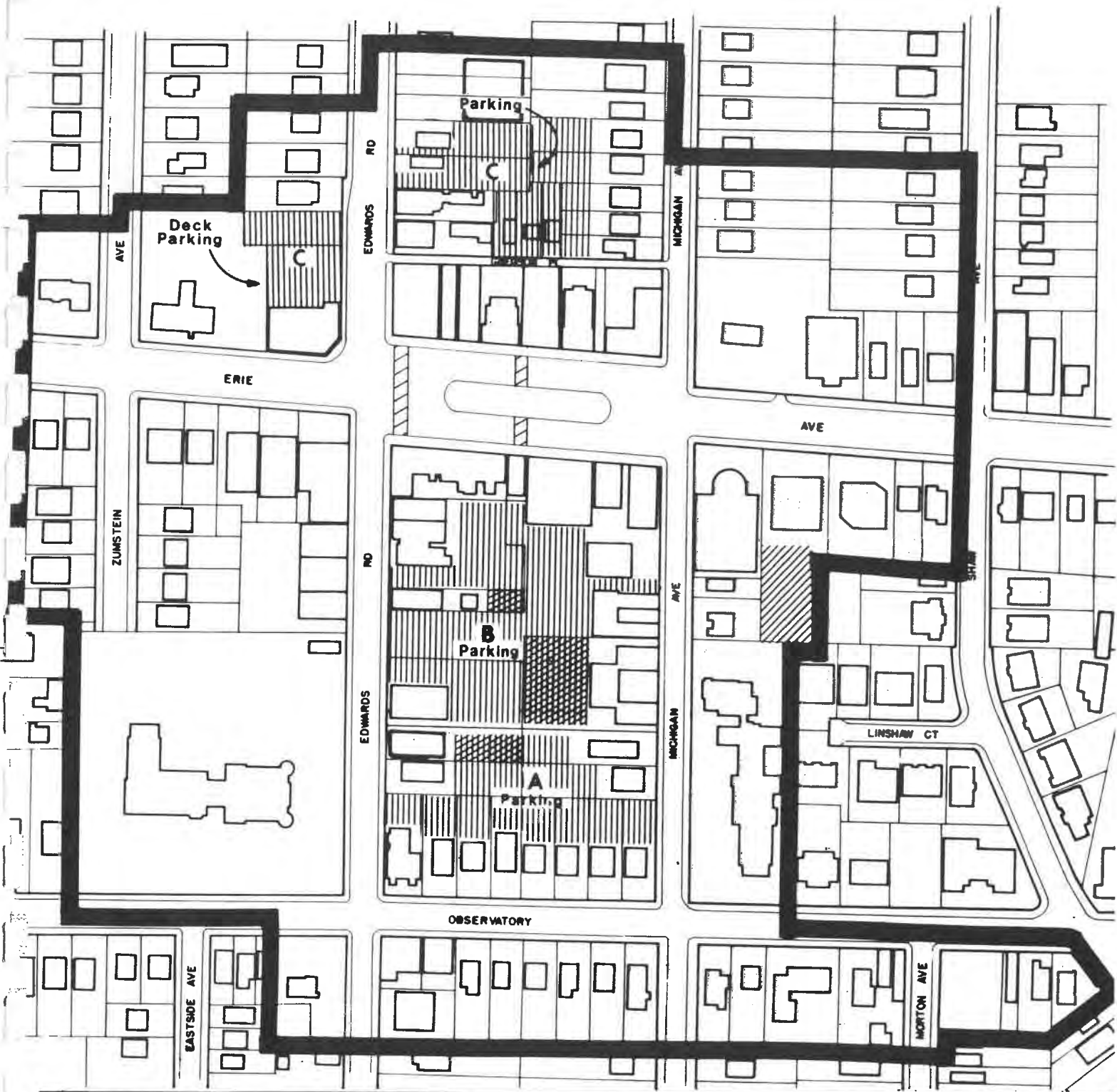
Setting up employee parking areas means also setting up a HPSBA sponsored nonprofit parking authority to handle lot leasing, security, and fee collection. Such a parking authority should have a representative of the neighborhood council to be a part of the decision making so that parking problems are shared.

- C. After steps A and B are taken, the parking situation should be evaluated as to next steps. However, a progression of suggested "next steps" are discussed below. (The same holds true for evaluation steps E and G.)
- D. Pursue the development of employee parking behind real estate row. This means the change of zoning to B-2 and allows for eventual (5-7 years) business development in this area. The Task Force has recommended this change only if a consolidated long-term employee parking lot can be established.
- E. Evaluate results
- F. Pursue the consolidation of lots behind the southside of the Square and behind the First National Bank for customer parking. Gaining pedestrian access through the buildings on the southside of the Square should also be explored. To accomplish this step requires a united business community putting pressure on the various land owners.
- G. Evaluate results over a year's time.
- H. After step G, the alternative of parking on the northside of the Square will need study. Should the effort be put in parking structures or develop surface lots between Michigan and Edwards? Are there other alternatives that present themselves at the time?





Map V-2 shows the location of under-utilized parking areas and proposed consolidated parking areas as previously mentioned.

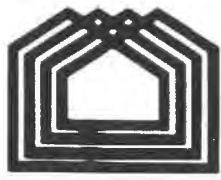
The under-utilized areas are noted because they either are candidates for incorporation into a more efficient system (reducing independent circulation needs) or have excess capacity most of the time. The library parking lot fits the latter description. However, to utilize this area for employee parking will require permission from the Hamilton County Library Board and the State Auditor. The under-utilized lots, as shown in A and B, are independent lots which could better serve a larger parking system. Utilization of the area behind the First National Bank building and apartment building on Michigan Avenue would require razing the deteriorated garages to the rear of the lot and some filling and drainage improvements. This presumes an agreement could first be made with the owner of the lot. This scheme would also allow vehicular access to Michigan Avenue.

New parking areas noted as A, B, and C are consolidated lots or additions to existing lots. The letters denoting the areas also signify the order or timing of the developments.



PROPOSED PARKING IMPROVEMENTS

-  PARKING LOTS
-  SQUARE BOUNDARY
-  PHASING
-  UNDER-UTILIZED PARKING LOTS



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Parking lot A is intended to provide off-street parking to serve employee parking needs of the Square and business needs of "Real Estate Row". Access is primarily from Michigan Avenue and Edwards Road (direct access to Observatory Road should be discouraged).

Parking lot B is a consolidation of existing but independent lots. This would require some grading, filling and drainage work. The largest obstacle is bringing all owners together and agreeing to the consolidation. This area is also ideal for a parking structure if parking needs so warrant.

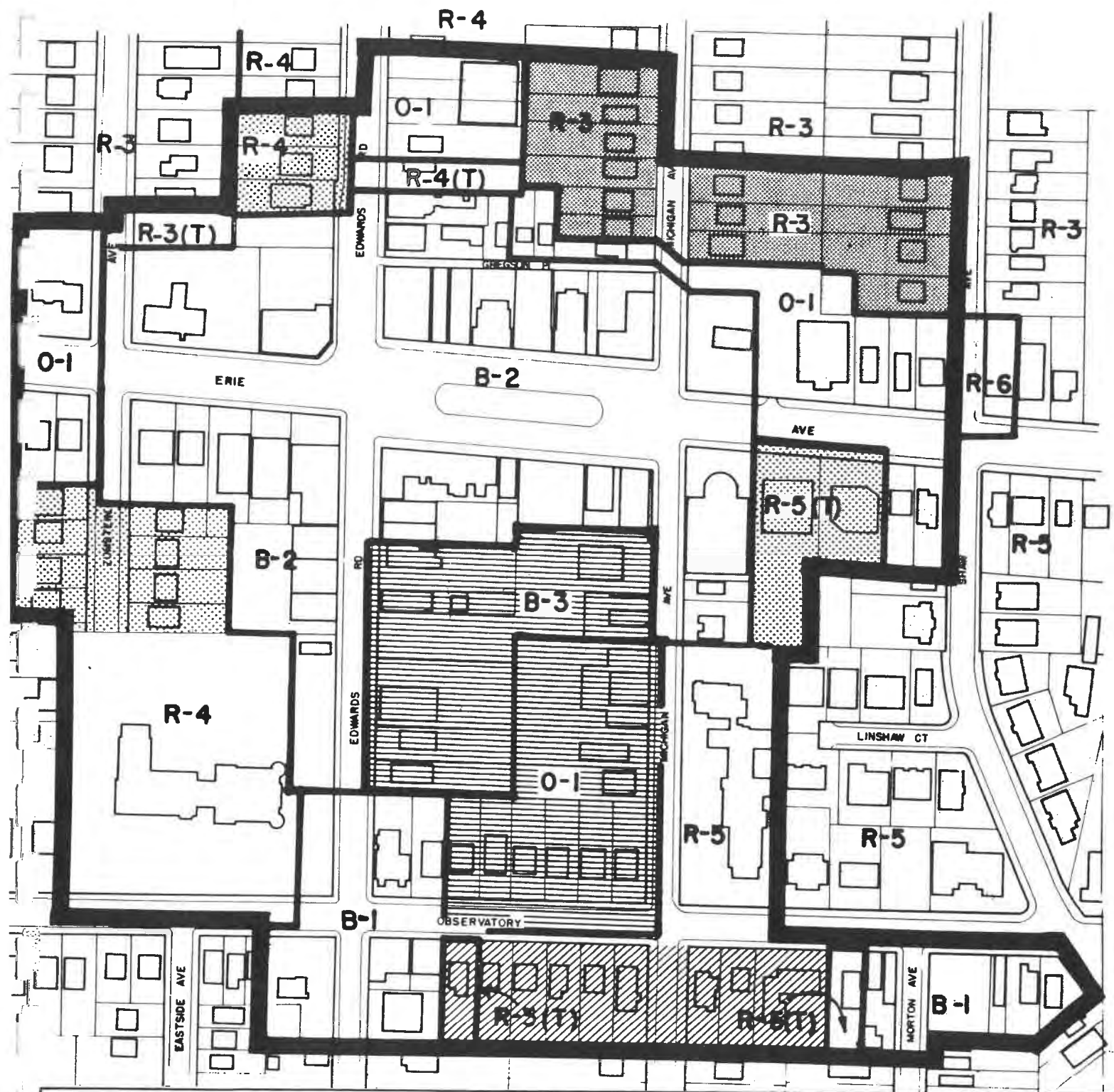
Parking lot C is divided into two proposals. Both are concerned with providing customer and employee parking for businesses north of the Square. The Eagle Savings Association lot could be utilized for a deck structure with access on the lower level to Edwards Road. Access to upper levels could be gained from the Fifth Third Bank parking lot due to the grade change. The other lot is an expansion of existing interior surface parking north of Gregson Alley. Utilization of the area would require a zone change, plus site work. Access could be permitted from Edwards Road through the Zino lot and Gregson Alley. No direct access to Michigan Avenue is recommended.

The Task Force also recommended that in the case of providing for parking in the northern frame that the feasibility of decking the Eagle Savings Association lot would have to be studied first before the surface lot would be considered.

3. Zoning Solutions

The plan addresses the controlled and orderly growth of Hyde Park Square through selective zone changes. The zone changes are discussed below and are seen in the same context as the parking solutions. Zone changes need to be taken in an orderly fashion and evaluated after each phase. The numerals identifying each change corresponds to the Land Use and Zoning section.

	<u>Area</u>	<u>Change</u>	<u>Reasoning</u>
<u>Phase I</u> (immediate)			
14.	Northside of Observatory between Michigan and Edwards	0-1 to B-2	Employee parking for Square businesses (see parking solutions). Change to be recommended only if consolidated parking is established.
15.	Area between Michigan and Edwards south of Hyde Park Square	B-3 to B-2	Conform to existing uses.
16.	Library and Glaser/Myer building on Erie	R-5(T) to 0-1	Conform to existing uses: remove commercial use possibility.



PROPOSED ZONE CHANGES

-  R-3 to R-3T
-  R-5T & R-5 to O-1
-  R-4 & R-5T to O-1
-  O-1 & B-3 to B-2



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<u>Area</u>	<u>Change</u>	<u>Reasoning</u>
<u>Phase II</u> (after evaluation of effects of Phase I)		
17. South terminus of Zumstein Avenue	R-4 to 0-1	Allow controlled expansion of office or multi-family development.
18. First three parcels north of Eagle S&L lot westside of Edwards	R-4 to 0-1	After evaluation of impact of above change, allow controlled expansion for office or multi-family development.
<u>Phase III</u> (after evaluation of Phase I and II changes and conditions of the time).		
19. North of Erie between Michigan and Shaw	R-3 to R-3T	Create zone of investment for multi-family housing only. Want controls on set back, building, and parking placement as well as egress and ingress.
20. North of Erie roughly between Michigan and Edwards	R-3 to R-3(T)	For interior block parking, no egress and ingress from Michigan. Maintain residential uses on Michigan.
21. South side of Observatory Avenue east of Edwards to west of Michigan	R-5T and R-5 to 0-1	For controlled multi-family or office expansion after evaluation of preceding changes.

4. Pedestrian Walk Improvements

The plan for the Hyde Park Square recommends that pedestrian improvements be made to facilitate shopping and movement from parking areas to the Square. The following improvements are recommended:

1. Expand the pedestrian island on the western side of the park on Edwards Road.
2. Provide a pedestrian link between the south side of the Square and parking lot B.
3. Improve the existing walkway in the northern side of the Square that leads to Gregson Alley.
4. Bump out the sidewalk pavement at the mid-block crossing to the Park. The bump-outs would be a half-a-car length and could be decorated with plantings. This would keep automobiles from blocking the crosswalks when illegally parked. This would also reduce the distance one would have to walk in the actual crosswalk.

5. Aesthetic Improvements

The Task Force proposed aesthetic improvements that would improve the visual unity and appearance of the Square. Those recommendations are:

1. Remove excess newspaper stands throughout the Square.
2. Unify the sidewalk paving material.
3. Plant trees (in ground) where possible along the building frontage.
4. Plant trees and low maintenance foilage in the proposed parking areas.
5. Consolidate the traffic signals on a pole and cross arm as in the CBD area.

D. East Hyde Park Analysis

1. Description

In the fall of 1981, an economic study of the East Hyde Park businesses was conducted by Quest Research Corporation in conjunction with the City of Cincinnati. The consultant interviewed both business owners and consumers in reaching their findings. Generally, it is from this report that problems and descriptions identified below are drawn.

The East Hyde Park business district is made up of 53 business establishments located along Erie Avenue between the intersection of Tarpis Avenue (North) and just beyond Pinehurst Avenue. Locationally, Marburg Avenue divides the district into two parts. Twenty-three businesses are located east of Marburg Avenue and twenty-nine are located west of it. Functionally, Marburg Avenue serves as a dividing line between types of businesses. To the east, the businesses are neighborhood oriented serving more frequent needs of the residents. To the west, the stores are more regional in orientation. (See Table V-2 for a description of the types of businesses.)

"Historically, the East Hyde Park business district has been essentially a small, locally patronized collection of convenience goods shops. Due to the existence of the professional building and the recent development of the Village Mall complex on the corners of Erie and Tarpis, however, the NBD has expanded to include more regionally patronized types of stores. This has occurred primarily within the past six years, so that most of the businesses west of Marburgh are newer than those east of Marburg. The average age of businesses west of Marburg is five years; to the east, it is twenty-five years."¹

¹Economic Base and Market Analysis For the East Hyde Park Neighborhood Business District; Quest Research Corporation; Page 1

EAST HYDE PARK BUSINESS DISTRICT

Types of Establishments 8/80

Retail	Apparel (women's clothing)	6	
	Specialty Retail	9	
	Hardware	1	
	Furniture	2	
	Shoes	1	
	Jeweler	1	
			Total - 20
Service Retail	Gas Station	3	
	Food Service	7	
	Restaurants/Bars	6	
	Barber/Beautician	4	
	Pharmaceutical	1	
	Dry Cleaning	2	
			Total - 23
Office	Medical/Dental	1	
	Professional Offices	4	
	Social Services	1	
	Real Estate	2	
	Financial	1	
			Total - 9
Misc.	Government	2	
	Vacant	1	
			Total - 3
			GRAND TOTAL - 55

Source: Field Survey conducted August 1980.

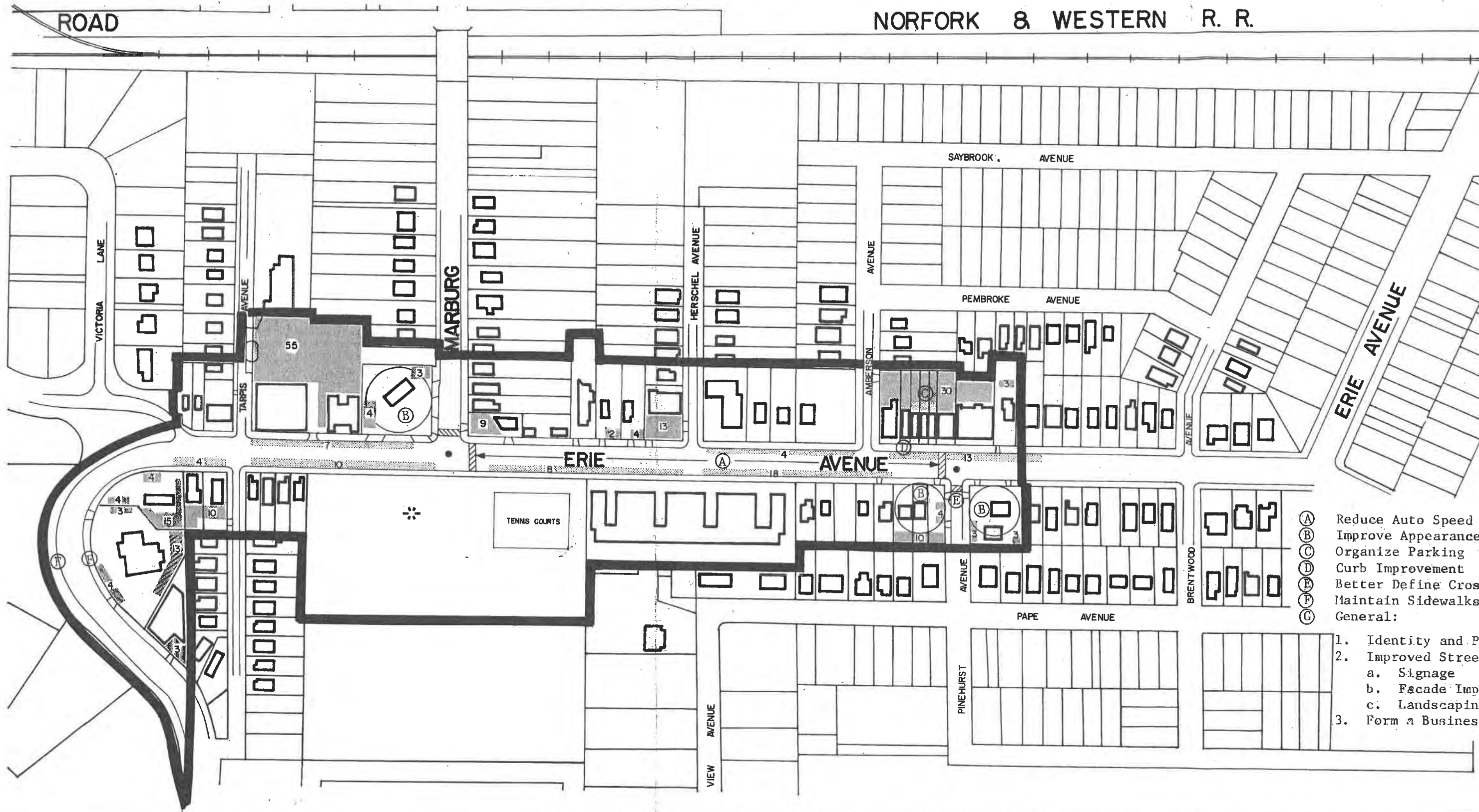
2. Identified Problems and Opportunities

From the research conducted by Quest Research Corporation and investigations conducted by the Task Force, the following opportunities and problems exist.

- A. A difference in orientation between the two halves of the East Hyde Park NBD. The eastern section of district oriented to the neighborhood and the western section oriented to a regional market. "A we/they attitude or the here/there dichotomy exists between the two ends of the district."
- B. A vacuum in the business owner communication among all owners and particularly between the east and west divisions.
- C. An inferiority complex as a result of proximity to Hyde Park Square and Hyde Park Plaza.
- D. Cautious businessperson's optimism about the future of the business district.
- E. Business investment in store improvements ranging from \$600 to \$125,000 during 1980-81.
- F. Lack of consumer awareness of the business district.
- G. Parking problems in the eastern section of the district. In the entire district 86 percent of the customers use an automobile to get to the district.
- H. High turnover of shops in the Village Mall.
- I. High level of personal service on the part of businesses.

E. East Hyde Park Plan

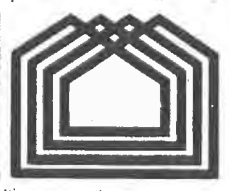
The plan shown on Page 44 sets forth to reinforce and improve the East Hyde Park Business district within its present bounds. The needs addressed are physical and organizational unity along with minor physical improvements.



- (A) Reduce Auto Speed
- (B) Improve Appearance
- (C) Organize Parking
- (D) Curb Improvement
- (E) Better Define Crosswalk
- (F) Maintain Sidewalks
- (G) General:

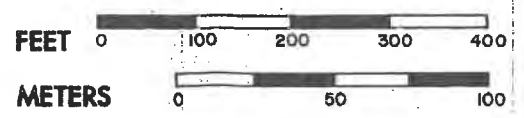
1. Identity and Plan
2. Improved Street
 - a. Signage
 - b. Facade Improvement
 - c. Landscaping
3. Form a Business

HYDE PARK



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

SCALE



EAST HYDE PARK NBD

- 4 OFF-STREET PARKING SPACES
- 3 ON-STREET PARKING SPACES
- CROSSWALK
- TRAFFIC SIGNAL

SOURCE : Neighborhood Housing and Conservation
Field Survey August, 1980

NEIGHBORHOOD BUSINESS DISTRICTS

I Hyde Park Square

GOAL 1. To encourage through higher density development and more efficient utilization of space within the existing business district, the further growth of all uses (residential and commercial).

GOAL 2. To follow the land use concept for the Square: a transition from retail commercial to office; to high density housing to low density housing.

Policy: Parking should not be used as a land use transition or buffer.

Policy: Develop multi-family housing projects in a high investment zone adjacent to the Square to form a zone of investment and contain business growth.

GOAL 3. To encourage the mix of uses in the Square (i.e., multi-family residential, office, neighborhood commercial, regional commercial, public facilities, etc.).

Policy: Maintain the diversity of products and services available.

GOAL 4. To encourage continued improvements to the appearance of the Square.

A. Coordinate upgrading of signage.

B. Creatively employ canopies.

C. Remove excess or unsightly newspaperboxes, trash containers, and planter boxes.

ACTION

Hyde Park Square Business Association to coordinate with newspapers on number and placement of vending boxes.

D. Prepare and execute an inground tree planting scheme.

ACTION

Hyde Park Square Business Association together with HPNC to work with Urban Forester in locating appropriate tree planting areas and implement.

E. Unify the traffic signal and signs by mounting on a single pole and cross-arm as seen in the CBD.

GOAL 5. To encourage continued improvements for the safety of pedestrians.

A. Improve crosswalk areas.

ACTION

- 1) Extend sidewalk areas half a car length at midblock crosswalks leading to the park esplanade.
 - 2) Create larger pedestrian islands at crosswalk on the east side of the Edwards Road and Erie Avenue intersection.
- B. Improve walking connections from the north side of the Square and along Gregson Place.
- C. Provide more direct pedestrian access from core block parking to the south side of the Square.
- GOAL 6. To improve the capacity of vehicular circulation system (parking and streets).
- A. Resolve observed and anticipated parking problems.
- Policy: Discourage removal of residential and commercial structures for the creation of parking.
- Policy: Encourage the screening and landscaping of existing and proposed parking areas.
- Policy: Interior block parking should be encouraged.
- B. More efficient use of existing off-street parking areas that are under-utilized by design or convenience (library lot, decking of Eagle Savings Association lot, decking of lot behind Castle House).
- C. Develop off-street parking areas as delineated below in priority order.
- 1) Area behind "real estate row" behind existing buildings on the north side of Observatory Avenue between Michigan Avenue and Edwards Road. This action would require individual owners to develop joint easements. Access would be from Michigan and Edwards only. Parking would be for employees of Square.
 - 2) Area south and behind buildings on the south side of the Square (Erie Avenue), this includes area behind First National Bank. This action would require individual owners to develop joint easements. Access would be off of Edwards Road.
 - 3) Explore the option of creating deck parking in 2 of above.
 - 4) For employee parking north of Square, first consider feasibility of decking Eagle Saving Association lot on the west side of Edwards Road. This alternative would require working out an access agreement with Fifth/Third Bank. This feasibility should be compared with acquisition and development cost of a surfaced lot north of the Square.

If the first alternative is not feasible, the use of interior lots of the first seven parcels north of Gregson Place between Michigan Avenue and Edwards Road should be considered.

ACTION

- 1) Hyde Park Business Association create a parking authority with Hyde Park Neighborhood Council representation to implement new parking areas.
- 2) Parking authority establish a broadly accepted and enforced employee off-street parking policy.
- 3) Parking authority coordinate on-street parking meter monetary changes.
- 4) Parking authority and HPNC establish an on-street meter privilege system for directly affected residents and property owners.

D. Improve directional signage.

ACTION

- 1) Hyde Park Business Association develop parking identification signs for easier search of parking areas.
- 2) Hyde Park Business Association develop Hyde Park Square directional signs on major adjacent arterials.

GOAL 7. To make necessary zone changes to carryout the Hyde Park Square Plan.

A. Rezone necessary property described below only when necessary and at the proper time as determined by HPNC and HPSBA.

ACTION

- 1) Change the zoning district along the north side of Observatory Road between Edwards Road and Michigan Avenue from O-1 to B-2 in tandem with proposed parking lot improvements.
- 2) Change the zoning district on the east of Edwards Road and west side of Michigan Avenue, south of Erie Avenue from B-3 to B-2.
- 3) Change the zoning district on the south side of Observatory Road near Edwards Road from R-5T to R-5.
- 4) Change the zoning district on the dead end portion of Zumstein Avenue south of Erie Avenue from R-4 to O-1.
- 5) Change the zoning district on the south side of Erie Avenue between Michigan Avenue and Shaw Avenue from R-5T to O-1 to limit commercial uses and to make it compatible with adjacent uses.
- 6) Change the zoning district on the west of Edwards Road north of Eagle Savings and Loan's parking lot (3 parcels) from R-4 to O-1.

- 7) Change the zoning district including the first four parcels north of the O-1 district on Erie Avenue on the west side of Shaw Avenue and the first three parcels on the east side of Michigan Avenue north of the O-1 zone on Erie Avenue from R-3 to R-3T. This rezoning is only recommended at the time a housing development is proposed on this site.
- 8) Institute a EQ-UD overlay on the Hyde Park Square neighborhood business district as defined on the Hyde Park Square boundary maps.

B. Phase the zoning changes as stipulated below:

Immediate First Phase

1. North side of Observatory Avenue between Michigan Avenue and Edwards Road (zone change O-1 to B-2) for employee parking improvements.
2. Area between Michigan Avenue and Edwards Road south of Hyde Park Square and north of Area A (zone change from B-3 to B-2).
3. Area south of Erie Avenue in which the library and Glaser and Myers Architect's building is located (zone change from R-5T to O-1).

Second Phase (contingent on effects of the 1st Phase)

1. Area on the south terminus of Zumstein Avenue south of Erie Avenue from R-4 to O-1.
2. Area including three parcels on the west side of Edwards Road north of Eagle Savings Association parking lot (zone change from R-4 to O-1).

Later Phase (as to stipulations and desired land use after Phase 1 and 2).

1. Area between Michigan Avenue and Shaw Avenue north of the Square (zone change from R-3 to R-3T). This change is recommended with the stipulation that the property be developed for multi-family housing.
2. For parking improvements north of the Square, the alternative of decking the Eagle Savings Association lot be explored first before considering the interior use of the first seven parcels north of Gregson Alley on the west side of Michigan Avenue and the first eight parcels on the east side of Edwards Road. If the latter alternative is chosen, the parcels should be rezoned from R-3 to R-3T.
3. On the south side of Observatory Avenue east of Edwards Road and west of Morton Avenue change the zoning from R-5T and R-5 to O-1 if warranted from earlier zoning changes.

GOAL 8. To maintain and improve housing conditions.

- A. Discourage conversion of existing housing units to office or commercial uses.
- B. Improve accommodations for elderly residents living on the Square.
- C. Maintain and/or upgrade where necessary the general quality of rental units.

GOAL 9. To develop a joint community committee to implement a design plan for the Square.

ACTION

Upon completion of the Hyde Park Planning Task Force's study, the Hyde Park Business Association, Hyde Park Neighborhood Council, and Hyde Park Center for Older Adults should be instrumental in forming a standing committee that will work together in implementing the Plan and assuring the on-going planning effort associated with the Hyde Park Square area.

II East Hyde Park

GOAL 1. To improve the identity and physical unity of the East Hyde Park NBD.

- A. Reflect welcome and an inviting appearance at the district's edges. East Hyde Park is a significant introduction to the community for westbound traffic.

ACTION

- 1) The East Hyde Park Business Community should place identification signs after the Erie Avenue curve for eastbound traffic and near Pinehurst Avenue for westbound traffic.
- 2) The East Hyde Park Business community should encourage the improvement of the physical appearance of facades in the vicinity of the above locations.
- B. Utilize the East Hyde Park recreation area (mudhole) at the intersection of Marburg and Erie Avenues as a focal point for the entire strip.

ACTION

- 1) The East Hyde Park Business community in cooperation with the Recreation Commission should provide a symbol (i.e., gazebo or fountain) in the passive recreation area. The symbol could take on secondary importance as a logo to identify the area in promotional activities of the business group.

- 2) The Hyde Park community should provide an appropriate name for the recreation area at Marburg and Erie Avenue.
- C. Upgrade the service stations in the NBD to be more sympathetic in physical appearance to the neighborhood character of the strip.
- D. Upgrade the streetscape (signage, facade coordination, landscaping, pedestrian amenities, and focal point) in a coordinated fashion.

ACTION

Individual property owners and the East Hyde Park business group could utilize private contributions and/or loan opportunities through the Neighborhood Housing and Conservation's Revolving Loan Fund to accomplish the above objectives.

GOAL 2. To contain the East Hyde Park Business District within its present boundaries.

- A. Focus improvement within the strip rather than through expansion.
- B. Change the zoning for the recreation area at Marburg and Erie Avenue.

ACTION

Change the zoning on the recreation area (mudhole) at Marburg and Erie Avenue from B-3 to R-3.

GOAL 3. To improve pedestrian and vehicular circulation in the East Hyde Park business district.

- A. Improve existing parking areas.

ACTION

- 1) Owners of the property behind the 3500 block of Erie Avenue should repave the parking area and stripe parking spaces.
- 2) City should install curbs (wheel stops) in front of businesses in 3500 block.
- B. Define the pedestrian crossings at Pinehurst Avenue.

ACTION

East Hyde Park Business group in cooperation with the City extend the sidewalk out to the edge of the street parking stalls to reduce pedestrian crossing distance and define the crosswalk area.

- C. Maintain sidewalks on both sides of Erie Avenue curve. (Remove mud and weeds)

ACTION

City to investigate and make improvements (this may mean assessing abutting property owners for improvements).

- D. Reduce vehicular traffic speed between Marburg and Pinehurst.

ACTION

- 1) City to post 25 MPH speed limits.
- 2) East Hyde Park business group to get cooperation of Police Department in enforcing speed limits.

GOAL 4. To encourage the formation of an East Hyde Park business group to represent the area (independent of HPSBA).

- A. Act as a vehicle to promote and maintain development projects.
- B. Ensure proper input from owners and merchants in the area.

VI HOUSING

A. Existing Conditions

1. Introduction

Hyde Park is a strong, attractive residential neighborhood. It is estimated that there are approximately 7448 dwelling units within the statistical neighborhood. There is a mix of dwelling unit types consisting of 46.3 percent owner-occupied and 48.3 percent renter-occupied.

The age of the housing stock in the community varies widely. Generally, the oldest part of the community is toward the center surrounding Hyde Park Square. Most were built around the turn of the century. The community is dotted with various building periods from pre- and post-World War II subdivision tract homes to condominium complexes.

Condominium conversions of apartment buildings and new construction is a recent housing trend occurring in Hyde Park since 1977. To date, there are 469 condominium units in Hyde Park. Of this total 281 are converted units and 188 are new construction. The largest complex converted is the Madison House (173 units). The largest new condominium construction has occurred in the Chestnut Station subdivision. The condominium distribution in Hyde Park represents 26 percent of the City's condominium housing stock.

For statistical Hyde Park in 1980, there was a 5.5 percent vacancy rate as compared to the City's vacancy rate of 9 percent. Accounting only for units listed for sale or for rent the figures change dramatically. Of the units available for sale during 1980, there was a vacancy rate of 2.2 percent. Of the units for rent during the same period there was a vacancy rate of 7.9 percent. The City's vacancy rate of dwelling units for sale was 1.1 percent, and of dwelling units for rent 9 percent. Comparatively, Hyde Park was above the City average in dwelling units for sale and below the city average in dwelling units for rent.

Real Estate brokers in Hyde Park state that the market is excellent. There is a great range of housing values with many homes available in every level. According to the brokers, the neighborhood attracts many young professional who can move up to higher valued houses as incomes increase.

2. Housing Conditions Study

The Hyde Park Planning Task Force conducted an inventory of housing conditions in the spring of 1978 and updated in March of 1982. In general, conditions were found to be good. However, three sub areas were identified as having housing condition problems (see Table VI-1). Characteristics common to several of the three areas noted were; heavy traffic, railroad tracks, significant development underway and incompatible uses.

TABLE VI-1

HYDE PARK HOUSING CONDITION PROBLEM AREAS

1. Vicinity of new Grandin House: Herrick Avenue, Freeland Avenue, and Breen Street.

Observations and Problems

Area in transition.
Intrusion by highrise apartment building under construction.
Removal of homes by apartment developer.
Some housing deterioration.
Small lots

2. Cluster of homes on north end of Vista Avenue, Potomac, Larkspur, and Ivy.

Observations and Problems

Deteriorating single family housing along Ivy Avenue and Potomac.
Deteriorated out buildings on Larkspur Avenue.

3. Wasson Road corridor between Edwards Road and Paxton Avenue.

Observations and Problems

Traffic problems, especially at Edwards/Wasson intersection.
Intrusions by non-residential uses; warehouses on east, Home State on west.
Railroad tracks and sidings are eyesores; weeds, etc.
Deteriorated industrial properties.
Wasson Road in bad condition; poor drainage.
Homes being fixed up, despite business zoning.

3. Senior Citizen Housing Needs

In 1970, Hyde Park had the highest proportion of people over 65 in Ohio (18%), with the highest concentration in census tract 50 surrounding Hyde Park Square (25%). Senior citizens view Hyde Park as an ideal community because of the services offered and the relative safety of the area.

The Hyde Park Center for Older Adults has viewed the housing problem confronting senior citizens who rent as:

1. Rising rents versus fixed income - Rents currently average \$150 for an efficiency apartment, taking a large portion of a retirement income. Rents are raised predictably each July, along with Social Security.
2. Poor conditions - Though the buildings look good on the outside, many apartments are inadequately maintained inside. Old plumbing, wiring, appliances, and unsafe stairs are common problems.
3. Landlord/tenant problems - Seniors do not like to move and are a captive market for the landlord. Seniors typically refrain from complaining to the landlord about conditions because they fear the consequences, which could range from unpleasant relationship to eviction.

Senior citizen homeowners face problems of maintenance and chore services. These homeowners have a situation in many cases where their home is paid off, but face problems in keeping it up. There is sentimental attachment to the home and moving to an economically better situation is a difficult decision.

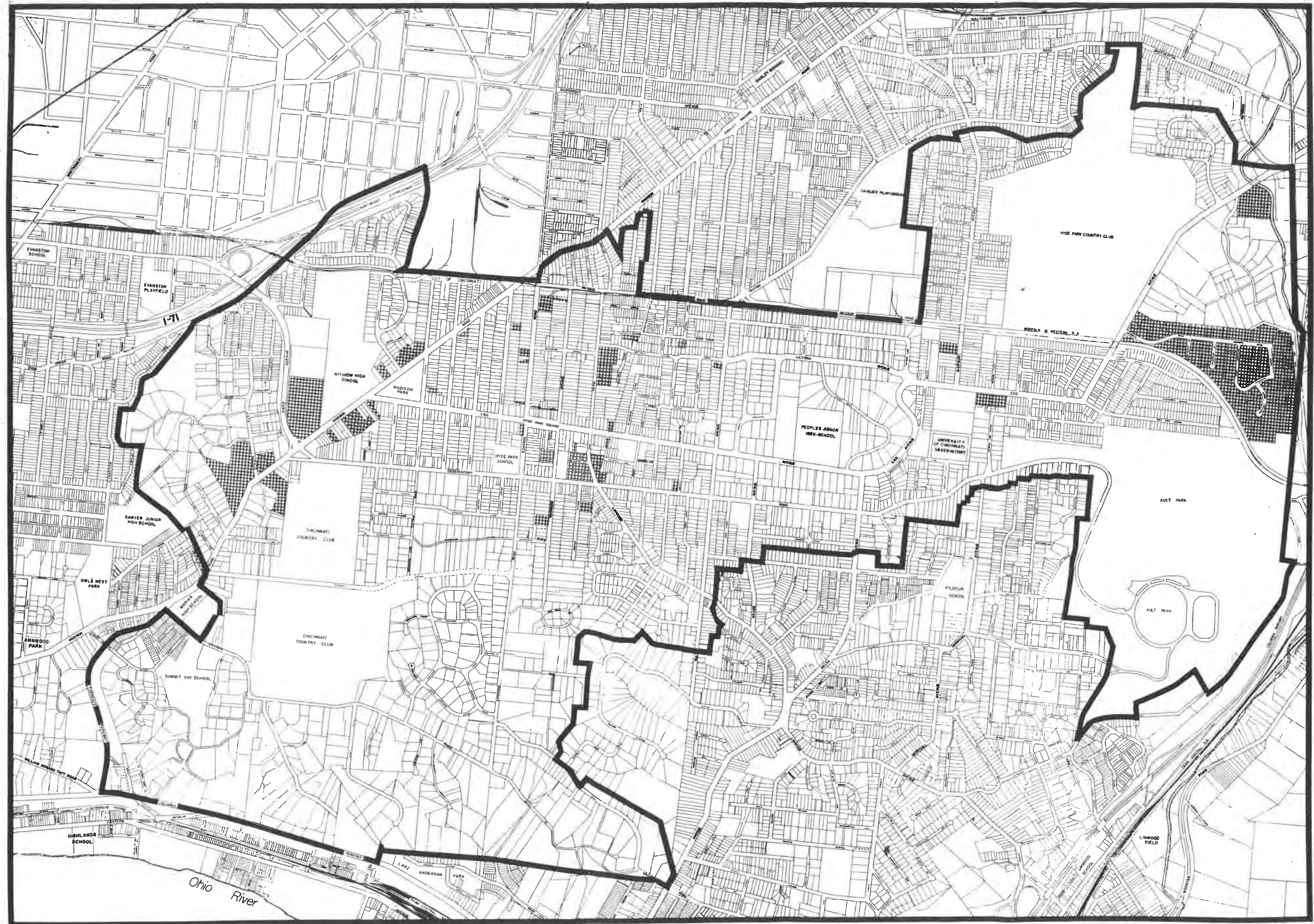
4. Residential Care Facilities

Hyde Park's housing stock (brick, large homes) and good public transportation system makes it attractive to placement of residential care facilities. The highly publicized placement of a facility on Stettinius Avenue has made the community acutely aware of the need to involve the community in such placements. Although state and federal money is shrinking for such homes, the needs for de-institutionalization will continue.

The Task Force has addressed these concerns in the plan section.

B. Housing Plan

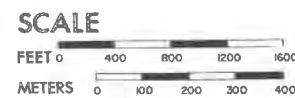
The bases of the housing plan are to reinforce and enhance the current housing stock of the community. It establishes policies for the housing stock and, as importantly, addresses the residential amenities that complement the neighborhood.



HYDE PARK



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



ELDERLY HOUSING CONCENTRATIONS



Elderly Concentrations

SOURCE: Hyde Park Center for Older Adults-1980

HOUSING PLAN

I. General

GOAL 1. To preserve the low-density residential character of Hyde Park.

- A.* Enforce the zoning code
- B.* Modify zones to reflect current use
- C.* Identify residential areas where density increase or decrease is desirable

(*See Zoning Plan)

GOAL 2. To maintain a high quality housing stock in Hyde Park.

- A. Maintain current architecture of the residential areas
- B. Encourage rehabing of existing structures. Additions should maintain the architectural character of the main structure.
- C. Preserve the historic buildings; for example, as identified in the Cincinnati Historic Inventory study.

ACTION

Through the HPNC and Historic Conservation office, educate and inform the public of the location and significance of such historic properties.

- D. Upgrade residential areas and stem any housing deterioration.

ACTION

- 1) Recommend to HPNC the establishment of a housing committee to annually survey residential areas to identify deteriorated and problem buildings.
 - 2) Utilize both private and public financing to upgrade those structures in the following Hyde Park locations which are sound, but in need of repair: a) Grandin House area, b) Vista-Potomac area, c) South-Wasson Road area. HPNC to meet with Neighborhood Housing and Conservation Department to target these areas for loan assistance.
 - 3) Recommend to HPNC the establishment of a Redevelopment Corporation and target their efforts to the above.
- E. Encourage prompt maintenance and repair of structures.

ACTION

- 1) Have the recommended housing committee of the community organization to advise negligent building owners of services available through Neighborhood Housing & Conservation Department and Better Housing League.
 - 2) Apply existing programs and supplement with additional community programs for home maintenance assistance for the senior citizens such as home aid assistance and winterization programs. Community organization to meet with Housing Assistance Division and Council on Aging to earmark funds where applicable.
- F. Encourage the maintenance of the streetscape; i.e., sidewalks, street trees, roadways, gaslights, boulevard lights.

ACTION

- 1) Community organization to meet with CG&E, Cincinnati Bell Telephone, City Highway Maintenance Division, and City Urban Forester to develop sensitive tree trimming throughout the community.
- 2) Have Urban Forester or Hamilton County Extension Service assess current condition of trees.
- 3) Community organization with Urban Forester or Hamilton County Extension Service develop educational programs for residents on protection, preservation, and maintenance of street trees.
- 4) Community organization to develop a block-by-block May clean-up week program for yard cleanup, flower planting, etc.
- 5) Community organization and City promote cleaning sidewalks of snow during winter.
- 6) Urban Forestry Division promptly remove dead and hazardous trees including already identified with yellow markings.
- 7) Community organization and Clean Community systems of the City conduct a year-round litter campaign.
- 8) City provide more trash receptacles in residential areas surrounding Ault Park, neighborhood business districts, and schools.
- 9) Environmental Rescue Corporation of City clean up litter and trash on Wasson Road near Marburg Avenue and Edwards Road.
- 10) City enforce laws on littering and dumping on railroad right-of-way along Wasson Road.

Goal 3. To ensure that an open housing market prevails in Hyde Park.

ACTION

Community organization will work with Housing Opportunities Made Equal; the Cincinnati Human Relations Committee, the Housing Working Review Committee and all real estate brokers and lending institutions operating in Hyde Park to ensure equal housing opportunity by combating all forms of housing discrimination based on race, sex, ethnic origin, nationality, religion, income & age.

Goal 4. To address the needs of senior citizens.

Investigate senior citizens housing needs for new apartments, Section 8 units (qualifying applicants), independent living, small group homes, and adult foster care.

ACTION

Community organization and Hyde Park Center for Older Adults to conduct survey to define senior citizens' needs.

II Group Homes

Preamble: The Task Force wishes to express its concern over the lack of planning, the inconsistency in policy, and the lack of early-stage community involvement in existing siting procedures for group homes and homes for adjustment. The Task Force feels strongly that area-wide plans, developed with the participation of representatives of all Cincinnati neighborhoods, operating under a "fair share" concept, must be coupled with well defined procedures for local involvement in the siting and introduction of such facilities into a community.

The history of events relative to the group home on Stettinius Avenue represents a textbook example of how not to site such a facility. The Hyde Park Community has no desire to go through such an experience again. We feel strongly that an orderly planning process, early notification, and community involvement would contribute significantly to a positive framework for siting and introduction of such facilities. In this regard, the possibility of designing special purpose zoning overlays (as with the EQD legislation) to deal with the localized impact of group homes and homes for adjustment should be investigated.

Objective: Within the above framework, the objectives of the Task Force are:

1. Zoning is the appropriate procedure to deal with locational issues related to homes for adjustment and group homes.

2. For consistent application of the zoning provisions as applied to group homes, all opportunities for supervised group living available to the Ohio Department of Mental Retardation and Developmental Disabilities per Section 1001.1(b) of Chapter 10 of the Cincinnati Zoning Code (the new revision specifically permitting group homes for the mentally retarded only in R-1/R-1A), should be made available to other appropriate agencies e.g., those involved with the elderly and physically handicapped.
3. The Hyde Park community recognizes the need for group home facilities and homes for adjustment and accepts its obligation to encourage the inclusion of its "fair share" of these facilities within its boundaries.
4. The Cincinnati Planning Commission or suitable city department should monitor, coordinate, and plan for the location of group homes and homes for adjustment within the city as a whole, by:
 - . establishing records of the type and location of existing homes and sponsoring agencies;
 - . determining projected needs;
 - . establishing criteria for location and formulas for distribution;
 - . developing "fair share" targets for each statistical neighborhood.

Consistency with the plan so developed should be taken into account in determining the City's response to the sponsoring agencies for individual group homes and homes for adjustment on a case-by-case basis.

III Special Housing Needs

- GOAL 1. To endorse subsidized housing for the elderly, group homes for the elderly, and congregate living facilities for the elderly with specific emphasis on assisted living services.
- GOAL 2. To support identification and acquisition of land in Hyde Park to support Goal 1.
 - A. Encourage the use of the pre-selected site process for locating subsidized group homes and congregate living for the elderly in Hyde Park.
 - B. Encourage the use of development alternatives under the pre-selected site process that makes maximum use of the existing housing stock subject to appropriate rehabilitation.
- Goal 3. To recognize the need for rental-assisted family housing in the Hyde Park area.
 - . Encourage the use of scatter-site locations for rental assisted housing in existing single and multi-family residences given the present state of available land for new construction in Hyde Park.

VII TRANSPORTATION

A. Inventory and Analysis

1. Street Network

Hyde Park is served by the major transportation corridors of I-71 and Columbia Parkway on its periphery and Madison Road which bisects a portion of the community. These corridors radiate out from the central business district and are connections for travel away from the city. The community is laced with other roadways that intersect the major routes. The system that serves Hyde Park can best be explained by considering the four basic street classifications described below:

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

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

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

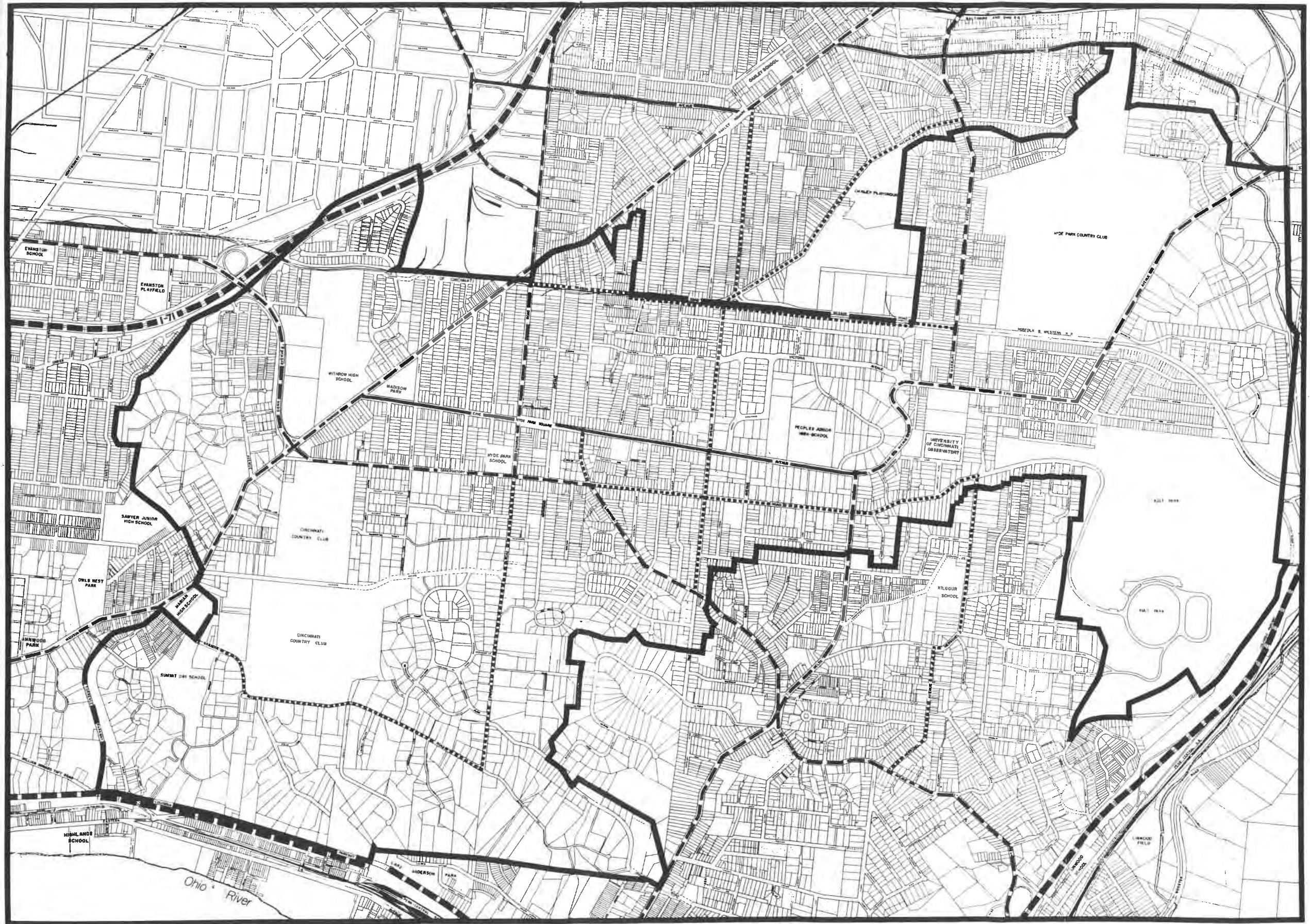
Expressway System - Provides for expeditious movement of large volumes of through traffic between areas and across the city and is not intended to provide land access service.

The street system has an additional purpose of providing right-of-way for utilities, sidewalks, and linear open space.

I-71 is located on the northern periphery of Hyde Park. It serves as a major link to the central business district of the city and more importantly, is a connection with other major cities. The major cities closest to Cincinnati on I-71 are Louisville, Kentucky and Columbus, Ohio. Access to the I-71 Expressway is gained from Edwards Road, Smith Road, Dana Avenue, and Red Bank Road (from Erie Avenue).

Designated arterial streets within Hyde Park include: Columbia Parkway (a limited access facility), Torrence Parkway (a limited access facility), Linwood Road/Observatory Road/Dana Avenue roadway, Edwards Road from Observatory Avenue to I-71, Erie Avenue, Delta Avenue, Madison Road and Marburg Avenue. State Route 561 is a part of this system and uses the streets of Linwood Road and Observatory Avenue to Edwards Road, connecting with Smith Road.

Collector streets in Hyde Park include; Observatory Avenue from Linwood Road to Delta Avenue, Paxton Avenue, Edwards Road from Grandin Road to Observatory Avenue, and Wasson Road. Local streets make up the remainder of the circulation system in Hyde Park.

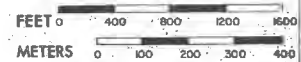


HYDE PARK



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

SCALE



STREET NETWORK

- | | | | |
|---|------------|---|----------------|
|  | EXPRESSWAY |  | MINOR ARTERIAL |
|  | ARTERIAL |  | COLLECTOR |

2. Traffic Volumes

The traffic volumes for Hyde Park are depicted on Map VII-2 for the years ranging from 1976 to 1980. As might be expected, Madison Road, State Route 561; Dana Avenue, and Observatory Avenue between Madison Road and Linwood Avenue are the more heavily traveled streets.

3. Traffic Accidents

Traffic accidents are recorded on Map VII-3 for the year 1979. Intersection accidents and mid-block accidents are differentiated on the map. Mid-block accidents are all accidents happening between two intersections.

The accidents generally follow a pattern correlating with high traffic volumes on a street. The areas where there appears to be an inordinate amount of accidents are at the intersections of Erie Avenue and Paxton Road, Observatory Avenue and Edwards Road, and Dana Avenue and Madison Road. Mid-block locations that are hazardous are Erie Avenue in the block by District 2 Police Station, Paxton Avenue north of Erie Avenue, Shaw Avenue north of Erie Avenue, Edwards Road between Griffith Avenue and Erie Avenue, and Linwood Road south of Observatory Avenue.

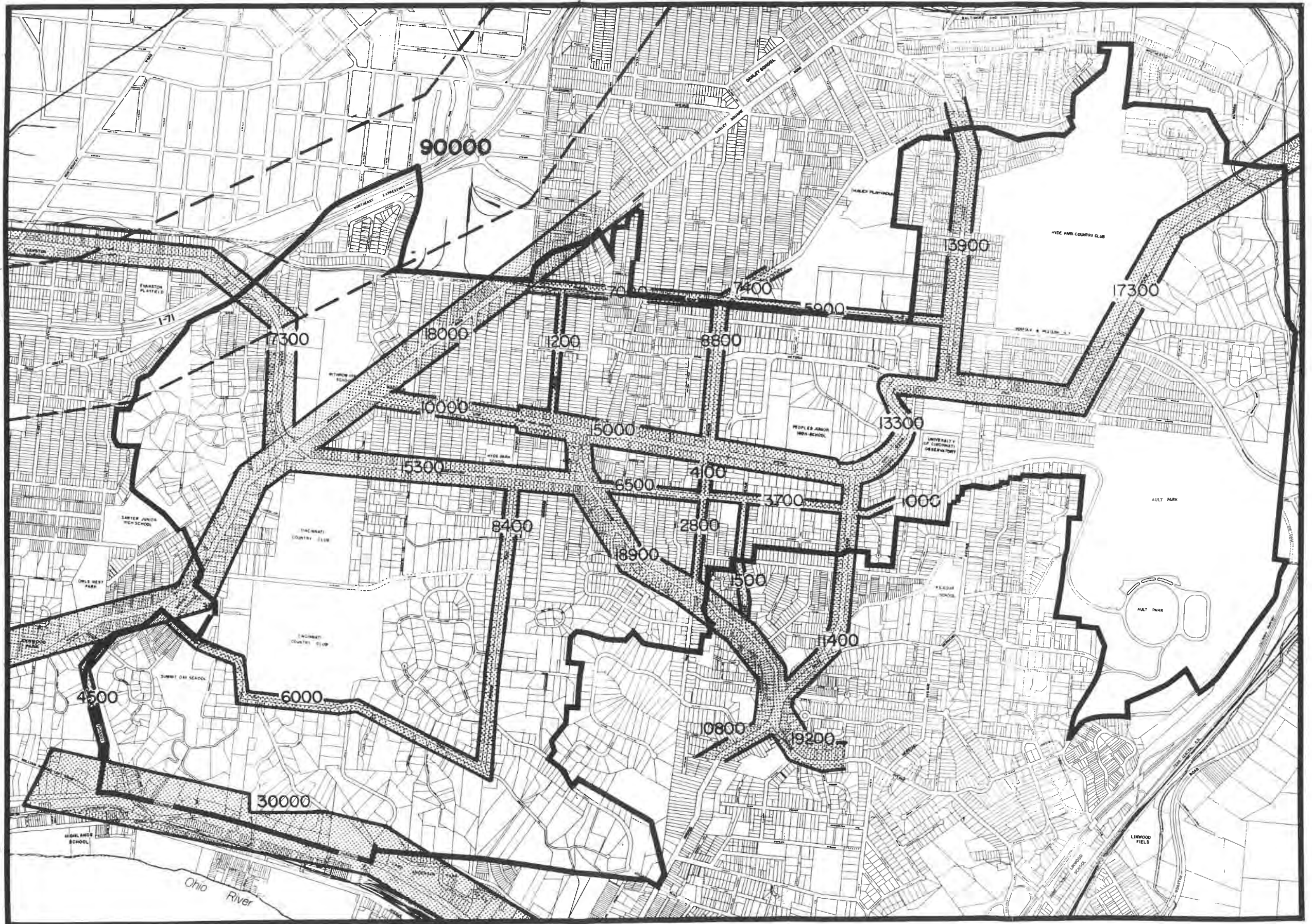
The worst location, Paxton Avenue just north of Erie Avenue, was corrected by the Traffic Engineering Division after they were alerted to the problem by the Task Force.

4. Public Transportation

Hyde Park is served by the Queen City Metro bus system. The main bus routes are 11, 24, and 69, and provide good service to the central business district and to communities further out from the city core. Other routes providing crosstown links or specialized service are routes 51, 71, and 44. The routes are shown on Map VII-4.

B. Transportation Plan

The transportation plan centers on improvement of the existing transportation system. The mission is to improve the safe and efficient vehicular and pedestrian circulation throughout Hyde Park by controlling traffic speeds to appropriate levels; installing and maintaining appropriate traffic controls and regulations; and making needed street improvements.



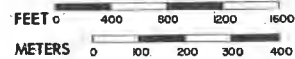
Reduce Between Arrows to 11 inches

HYDE PARK

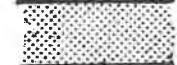


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SCALE



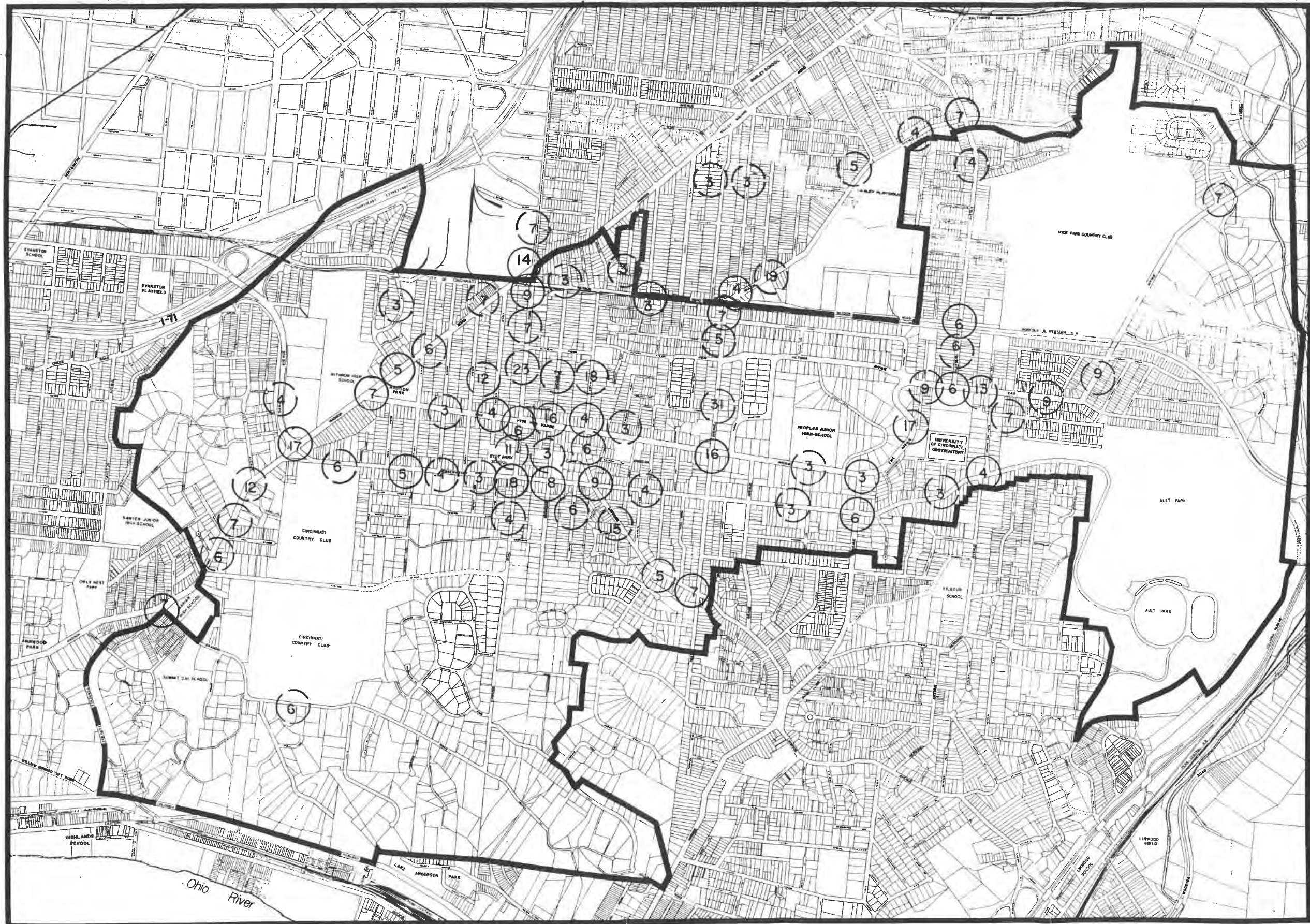
TRAFFIC VOLUMES - 1980



20,000 cars

Average Daily Traffic in Two-way Movement

SOURCE: PAMSS - 1978-1980



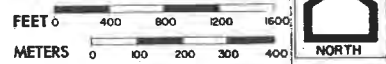
EDICE DISTRICT WINDOWS TO N. OHIO

HYDE PARK



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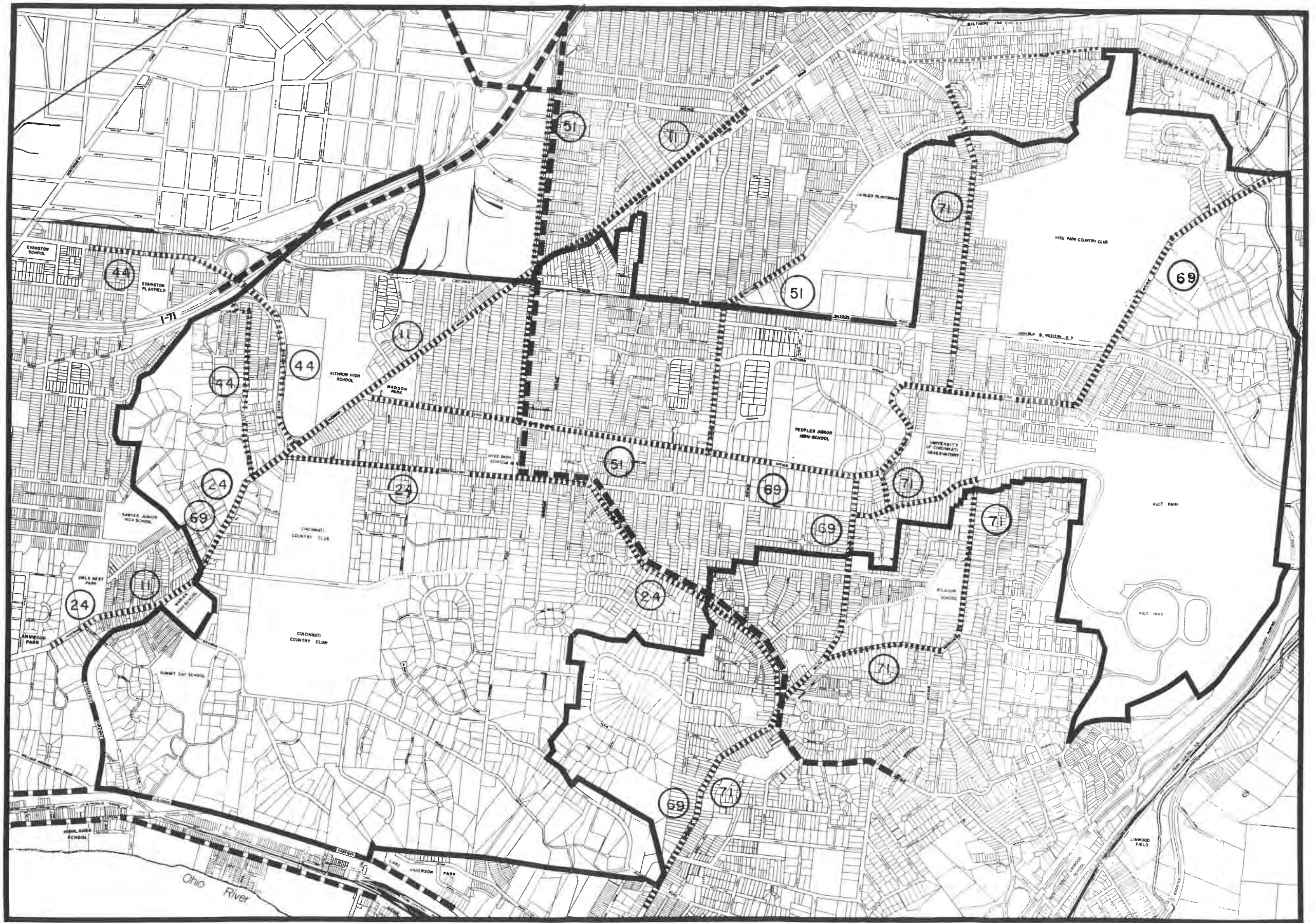
SCALE



TRAFFIC ACCIDENTS - 1979

② INTERSECTION ACCIDENTS ⑦ MID BLOCK ACCIDENTS

SOURCE : PAMSS - 1979



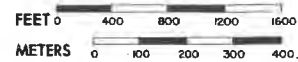
Reduce between W. 70th & 71st Streets

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SCALE



BUS AND TRUCK ROUTES

- FEDERAL and STATE TRUCK ROUTE
- BUS ROUTE 21

SOURCE : Queen City Metro - 1980

TRANSPORTATION PLAN

GOAL 1. Reduce transient traffic through Hyde Park.

A. Support removal of S.R. 561 designation.

ACTION

Recommend to the community groups that they send representatives to public hearings to support removal of S.R. 561 designation.

B. Work with other communities to control truck traffic after removal of S.R. 561 designation.

Policy: Restrict through truck traffic to arterials (except those classified as minor arterials).

GOAL 2. Assure safe and efficient vehicular circulation within Hyde Park.

A. Reduce through traffic on residential streets.

ACTION

With Traffic Engineering Division, investigate and institute measures to reduce through traffic on the following streets, taking into consideration the impact on other streets:

- . Shaw/Woodland Avenues
- . Michigan Avenue
- . Zumstein Avenue
- . Victoria Avenue (Speed is particular problem, along with use as shortcut by police cars.)
- . Herschel/Herschel View/Pape/Pinehurst Avenues

(Suggest measures to be studied: one-way flow; limited access barriers; sign prohibiting all traffic except emergency vehicles; adding stop signs.)

B. Improve safety and flow in problem areas.

ACTION

With Traffic Engineering Division study and institute solutions to the following traffic flow problems taking into consideration the effects on other streets:

- . Edwards/Wasson and Edwards/Madison intersections: congestion and confusion.

- . Edwards/Observatory intersection: prohibition of left turn from northbound Edwards Road to westbound Observatory Avenue causes cutting through on Eastside and Westside Avenues. Explore the use of lead arrow for left turns in all directions at the Edwards Road and Observatory Avenue intersection.
 - . Michigan/Griffiths intersection. Install a four-way stop.
 - . Congestion of Edwards Road caused by drop-off and pick-up of Hyde Park school children. Explore directing drop-off on Edwards Road in morning and pick-up on Observatory Avenue in afternoon, or adding a pick-up lane on Edwards Road.
 - . Erie/Pinehurst intersection; prohibition of turn from westbound Erie Avenue to southbound Pinehurst Avenue (4-6 p.m.) induces traffic on Paper/Ault Park/Bellecrest Avenues; provide a left turn lane and signal from Erie Avenue to Pinehurst Avenue.
 - . Install reflectorized land markers on the "S" curve in Erie Avenue (near Victoria Avenue).
- C. Ensure that speed limits are consistent and appropriate.

ACTION

Consult with Traffic Engineering Division to make speed limits on stretches of Erie Avenue and Observatory Road consistent and at the appropriate speed.

GOAL 3. Provide adequate parking for businesses and institutions in Hyde Park.

Resolve observed and anticipated parking problems:

Policy: Discourage removal of residential and commercial structures for the creation of parking.

Policy: Encourage the screening and landscaping of parking areas.

ACTION

Study the nature and extent of the following parking problems and develop solutions, including community persons to obtain data and coordinate citizen participation with Traffic Engineering Division input:

- . Hyde Park Square (coordinate with NBD study)
- . Shaw Avenue: appears to be employees from Square and possibly Marjorie Lee Home and Hyde Park Center for Older Adults.
- . Erie Avenue from The Smith/Tudor building through East Hyde Park business district: angle parking at EHP business district; excess on-street parking at Police Station, Village Mall; anticipated due to development of the Smith/Tudor building.
- . Home State Executive Building: anticipate overflow patron and employee parking on residential streets.

GOAL 4. To maintain streets in good condition.

A. Resurface streets in need of repair.

ACTION

Highway Maintenance Division should repair the following streets noted as problems in the June '78 residential conditions survey and updated in March 1982.

- . Kendall Avenue (Madison Road to Grovedale Place)
- . Grovedale Place (maintenance of berm)
- . Madison Road (east of Bedford Avenue, the portion adjacent to that recently resurfaced)
- . Observatory Road at Menlo Avenue (hill)
- . Duncan Avenue (between Linwood and Observatory Avenues)
- . Griest Avenue
- . Meier Avenue (by the Hyde Park Methodist Church parking lot entrance)
- . Kilgour Lane (portion at, and just north of, Springer Avenue)
- . Tarpis Avenue (north of Erie Avenue)
- . Maplecrest Avenue
- . Grace Avenue
- . Montieth Avenue (north of Erie Avenue)

- . Everson Avenue
- . Brentwood Avenue (Erie to Saybrook Avenue)
- . Raymar Avenue
- . Sigbee Street

B. Maintain Railroad facilities in good condition.

ACTION

Request City to ensure that the railroad maintains crossings in good condition.

GOAL 5. To provide adequate public transportation service in Hyde Park

- A. Encourage Queen City Metro to keep the community informed of route and schedule changes.
- B. Provide transportation service for senior citizens who live in Hyde Park.

ACTION

Encourage the community organizations (e.g., HPCOA) to provide intra-community transportation.

C. Provide transportation service for handicapped citizens who live in Hyde Park.

ACTION

Work with SORTA to investigate the extension of ACCESS into Hyde Park.

D. Provide bus shelters at heavily used bus stops.

Policy: Only non-advertising bus shelters shall be accepted in Hyde Park.

ACTION

Request Queen City Metro to install non-advertising bus shelters at the following locations (highly used areas and/or concentrations of senior citizens):

- . Shaw/Erie Avenues (at the library)
- . Madison Road at Vista Avenue (inbound)
- . Erie Avenue in vicinity of Marburg Avenue (inbound) at location(s) to be determined, to serve East Hyde Park businesses.

- . Madison/Edwards Roads (inbound and outbound) at Home State Executive Building
- . Observatory Road/Linwood Avenue (inbound)

GOAL 6. To ensure safe pedestrian mobility throughout Hyde Park.

A. Have school crossing guards at intersections where necessary.

ACTION

Direct HPNC to investigate needs with school representative.

B. Provide sidewalk ramps without rails in locations of heavy pedestrian (especially senior citizens) traffic.

ACTION

Encourage community organizations and City jointly to build ramps at the following locations in priority order:

- 1) Hyde Park Square
- 2) Hyde Park Center for Older Adults (Erie Avenue)
- 3) East Hyde Park business district
- 4) Churches
- 5) Various Park Areas (e.g. Erie/Marburg area)

C. Ensure that sidewalks are cleared and maintained in good condition.

ACTION

Require the property owners or request Highway Maintenance Division to keep the sidewalks on both sides of Erie Avenue at the bend, cleared (mud, leaves, etc.) and in safe condition.

GOAL 7. To vacate where feasible dedicated right-of-way not needed for public purposes.

ACTION

Bedford Avenue extension be vacated and that the property rights be sold to abutting owners.

VIII PARKS, RECREATION, OPEN SPACE

A. Introduction

Hyde Park has a large amount of area devoted to open space albeit in private ownership. The R-1A zoning has maintained a development pattern of single family housing on one-half acre lots. Although the property is technically developed, a sense of space and natural environment is created. The private country clubs in Hyde Park act in much the same manner and account for 13.2 percent of the land area within the study boundary. They serve a recreation purpose for those who have memberships.

Hillside areas provide a natural break between the Ohio River and the Hyde Park community. These areas create an urban forest and serve as a wildlife habitat. These areas, too, are for the most part privately held.

Within Hyde Park there are 250 acres of public parks and recreation. Public facilities in Oakley, Mt. Lookout, and the East End are also accessible to Hyde Park residents and organized leagues.

B. Recreation Analysis

Table VIII-1 identifies the public parks and recreation facilities within Hyde Park. Although not listed, the public and parochial schools offer some limited recreation facilities and resources. Additionally, Hyde Park children are served by Oakley playfield and swimming pool located to the north of Hyde Park Plaza on Paxton Road.

1. Ault Park

Ault Park is a 223 acre wooded tract at the end of Observatory Avenue on the eastern edge of Hyde Park. The use of the park is restricted to passive uses by virtue of its rolling terrain and wooded slopes. The park is a regional attraction serving many communities. The pavilion, once an attraction, is vacant and in a deteriorated condition.

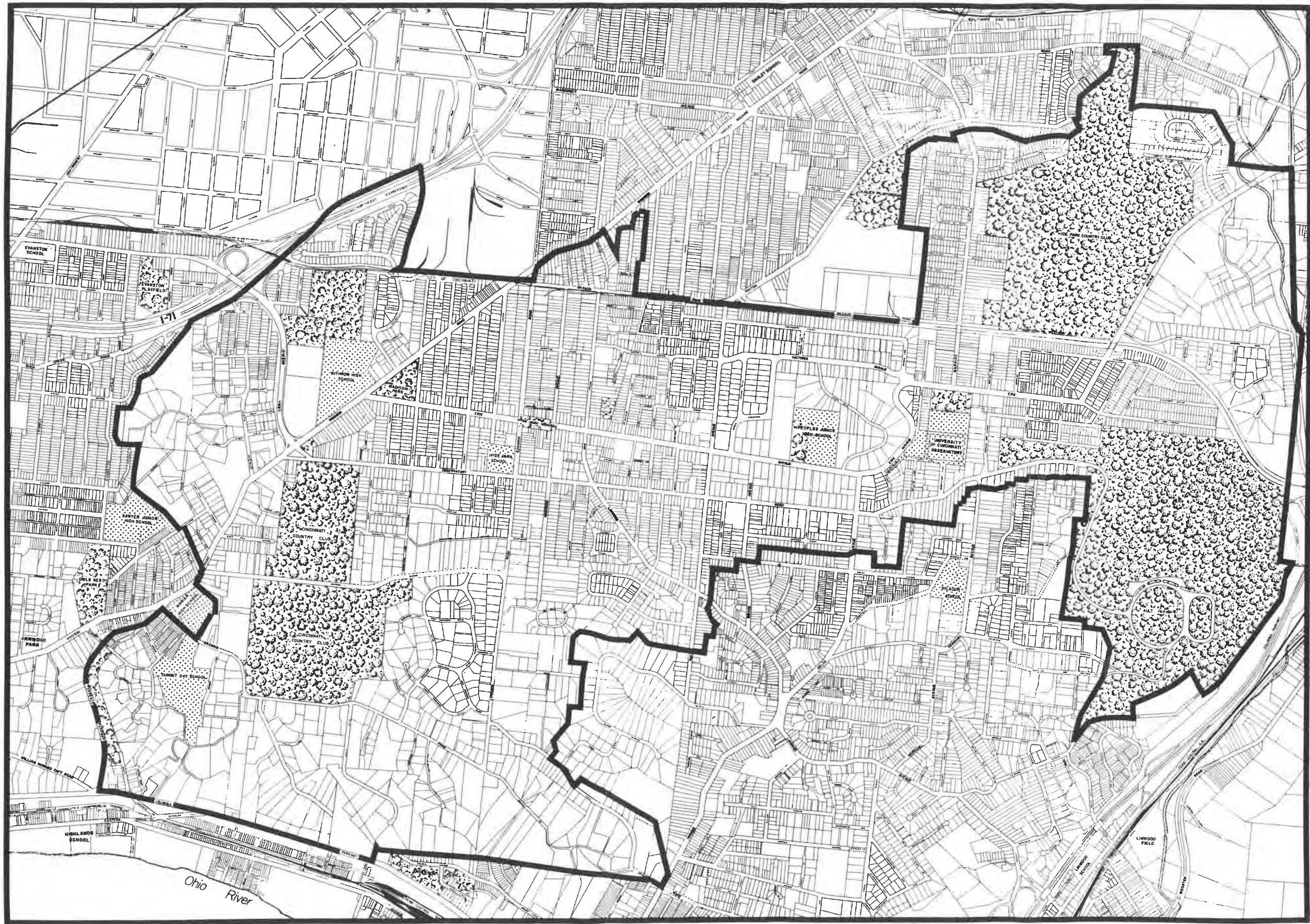
2. Hyde Park Square

Hyde Park Square park is situated in the median strip of Erie Avenue between Michigan Avenue and Edwards Road. It consists of a fountain and sitting area for shoppers and people-watchers. The landscaping was improved in 1981 and a flagpole added in the same year. The park is maintained by local merchants and private donations.

3. Madison Park

Madison Park is located at the intersection of Madison Road and Erie Avenue across from Withrow High School. The area is passive in nature although there is a backstop for informal play and a baseball league for small children.

Reduce between drawings to 1/4 inch

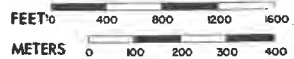


HYDE PARK



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SCALE



EXISTING PARKS & RECREATION

- EXISTING AREAS
- SCHOOL AREAS

SOURCE : Neighborhood Housing and Conservation - 1980

TABLE VIII-1

PUBLIC RECREATION OR OPEN SPACE

	<u>Acres</u>
<u>Hyde Park Square</u>1
<u>Madison Park</u>	4.1
- sand play lot	
<u>Withrow Playfield</u>	13.6
- 8 tennis courts	
- multi-purpose courts	
- 4 softball diamonds	
- 2 baseball diamonds	
<u>Wulsin Play Area</u>	4.3
- tot lot	
picnic area with shelters	
<u>Withrow High School</u>	
- 1 gymnasium	
- 1 indoor swimming pool	
- 1 football field and cinder track	
<u>Ault Park</u>	223.0
- pavilion (vacant)	
- geology trails	
- rose garden	
- picnic area	
- playground apparatus (limited)	
- soccer field	
<u>East Hyde Park Recreation Area</u>	3.6
- 3 tennis courts	
- passive sitting area	
<u>People Junior High School</u>	1.6
- combination softball and football field	
Total Acres	<u>250.3</u>

Source: Hand calculated from CPC Land Use Records - 1980.

4. Withrow Playfield

The playfield is located behind Withrow High School and between Dana Avenue and Kendal Avenue. The area is relatively accessible to pedestrians and motorists. Most of the facility is in good repair.

5. Wulsin Play Area

The playground is located on Dana Avenue and is attached to the Withrow playfield. The play area also serves families from Evanston. There is a variety of play equipment as well as sheltered picnic areas.

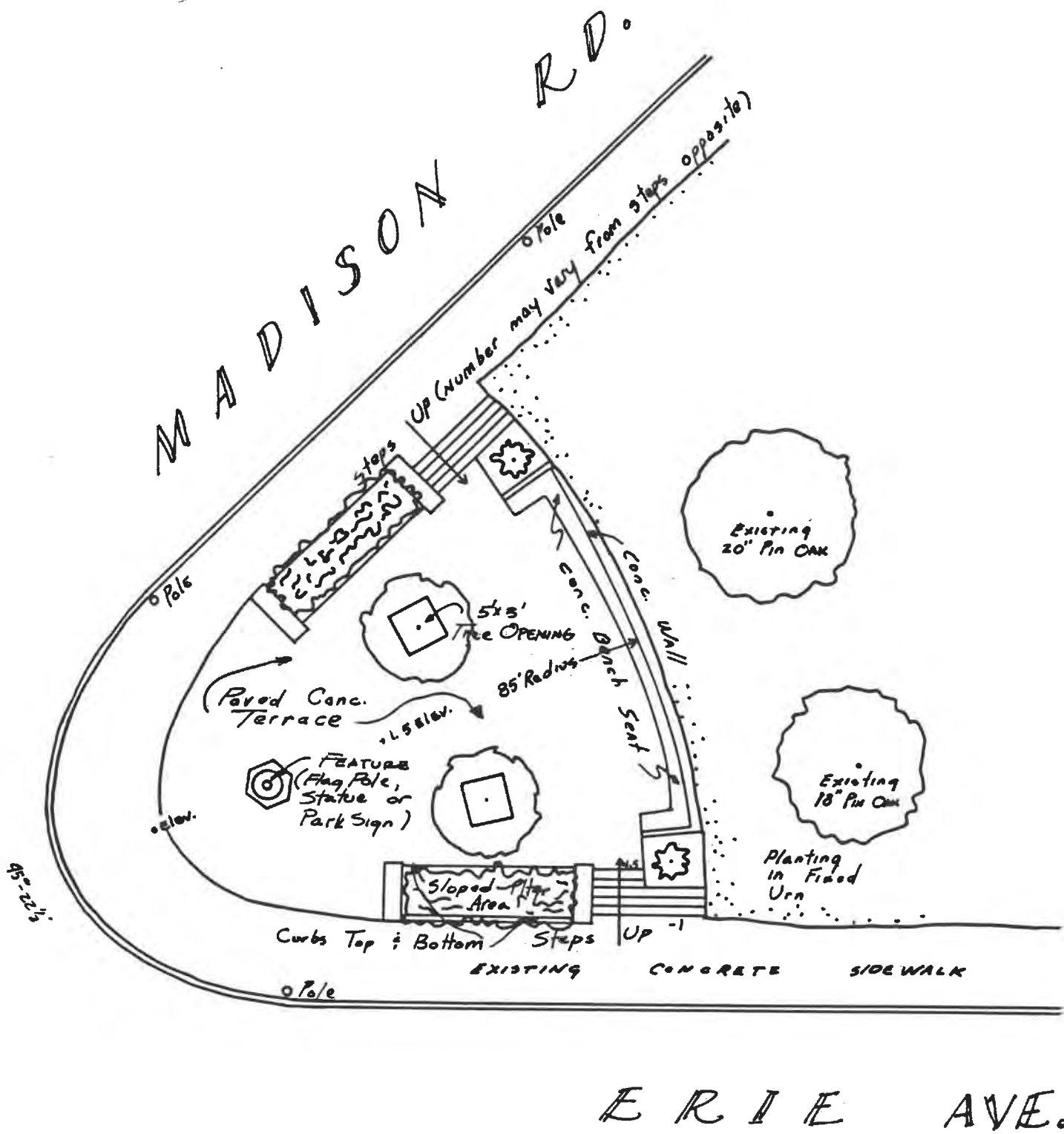
6. East Hyde Park Recreation Area

The "Mud Hole" is a newly created recreation area. The only active recreation on the site is the tennis courts.

C. Problems Identified

In investigating recreation needs within the community, the Task Force identified the following needs:

1. Active recreation in Ault Park.
2. Controlling youth in Ault Park.
3. Beautifying Madison Park and increasing activities somewhat.
4. Utilizing the East Hyde Park Recreation Area for more recreational activities or events.
5. Public indoor recreation opportunities.



SOURCE: Cincinnati Park Board.

HYDE PARK

MADISON PARK IMPROVEMENT



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Scale in feet



Map VIII-2

RECREATION AND OPEN SPACE PLAN

Goal 1. To improve and maintain Hyde Park's parks.

- A. Maintain Madison Park's wooded character.
- B. Improve activity area within Madison Park.

ACTION

- 1) Park Board and/or community provide wood timber adventure tot lot equipment.
 - 2) Park Board to remove sand box.
 - 3) Park Board and/or community to improve west point of park with paving, landscaping, and benches as to Park Board-Community Plan.
- C. Improve and maintain Ault Park.

ACTION

- 1) Park Board to actively seek rehabilitation of the pavilion for use as a restaurant or compatible commercial use.
- 2) Park Board and/or community to develop a physical fitness trail in currently utilized area.
- 3) Police Department and Park Board control unlawful element which frequents park.

Goal 2. To "green" open space within Hyde Park.

- A. Encourage planting of trees.
- B. Develop a design plan for the types of trees to be planted in the right-of-way areas.
- C. Improve landscaping and improvements around public buildings.

ACTION

- 1) Urban Forestry Division and community continue to initiate tree planting programs.
- 2) Board of Education and/or community to landscape slope area presently asphalted on east side of Hyde Park Elementary School.

Goal 3. To improve and maintain recreation facilities within Hyde Park.

A. Complete East Hyde Park Recreation area (mudhole) as to the community plan.

ACTION

- 1) Park Board and/or community to provide street trees along Erie Avenue right-of-way.
- 2) Recreation Commission to landscape edge of slope in the rear of the play area.
- 3) Recreation Commission to provide tot lot.
- 4) Recreation Commission to provide picnic tables.

B. Provide supervised recreation for children.

C. Provide public indoor recreation opportunities in Hyde Park.

ACTION

Recreation Commission to conduct a feasibility study for an indoor recreation center to serve the Hyde Park, Mt. Lookout, Oakley areas.

D. Utilize the indoor swimming pool at Withrow High School (see Education Section).

ACTION

Recreation Commission, Cincinnati Board of Education, and HPNC to explore utilizing the indoor pool as a self-supporting community venture.

Goal 4. To preserve the hillside area that runs along the southern and eastern edge of Hyde Park.

IX HUMAN SERVICES

A. Inventory of Human Services

There is a variety of public human service programs operating in Hyde Park. The programs are shown in Figure IX-1. The major services provided in the community are for the elderly and limited for families with young children.

Hyde Park has one of the larger concentration of elderly residents in the city. To meet the needs of this group, the Hyde Park Center for Older Adults operates a highly successful program for the elderly. Services provided are information and referral, errand running services, social worker, support programs and daily program activities.

In conjunction with services offered by HPCOA, Memorial Homes provides a "meals on wheels" program which has a waiting list of applicants. From investigations conducted by HPCOA, the elderly residents, particularly homeowners, are in need of chore and maintenance services. Presently, volunteer services are available from the Center, but the number of problems outstrip their resources.

Day care facilities for pre-school children are available in six locations in or near the community. The services are for morning or afternoon sessions, but none offer full-day care services or during the 3-5 PM time period. For two-parent working families and increasing single parent households there are deficiencies in day care services.

B. Human Service Plan

The human service needs of Hyde Park Center are those for the elderly and the young, and are detailed below.

FIGURE IX-1

HUMAN SERVICE PROGRAMS

OPERATING IN THE HYDE PARK AREA

Day Care Services

Hyde Park Community Methodist Church
Hours: 9-11:30 AM - Monday through Friday
Ages served: 2 yrs 11 months - 4 yrs 11 months

Knox Presbyterian Church
Hours: 9-11:30 AM - Monday through Friday
Ages served: 3 yrs - 5 yrs

Redeemer Nursery School
Hours: 1-3:30 PM - Monday through Friday
Ages served: 3 yrs - 5 yrs 11 months

(contd)

FIGURE IX-1 (contd)

Summit Country Day Montessori
Hours: 8:30-11:30 AM - Monday through Friday
Ages served: 2 yrs 6 months - 5 yrs

Full-day service is available

Lee Chapel AMF Day Care Center
2009 Pogue Avenue
Hours: 6:30 AM - 5 PM, Monday through Friday
Ages served: 3 yrs - 5 yrs 11 months

Hyde Park Play School
Drake Avenue
Hours: full- and half-days, Monday through Friday
Ages Served: 2 yrs 6 months - 6 yrs

Special Services

Hyde Park Center for Older Adults
Erie Avenue
Services offered: Programs for seniors 60 yrs and up
Information and referral
Errand running services
Social worker
Support services
Congregate meal site

Meals on Wheels
through Memorial Homes
Services offered: Meals served for 30 clients

Hospi-bus
3569 Vista Avenue
Services offered: Transportation for medical services
Bus capacity - 8
Fee charged

Mental Health Services-East
3332 Erie Avenue
Services offered: Counseling
Mental Health information and referral
Transitional care

(contd)

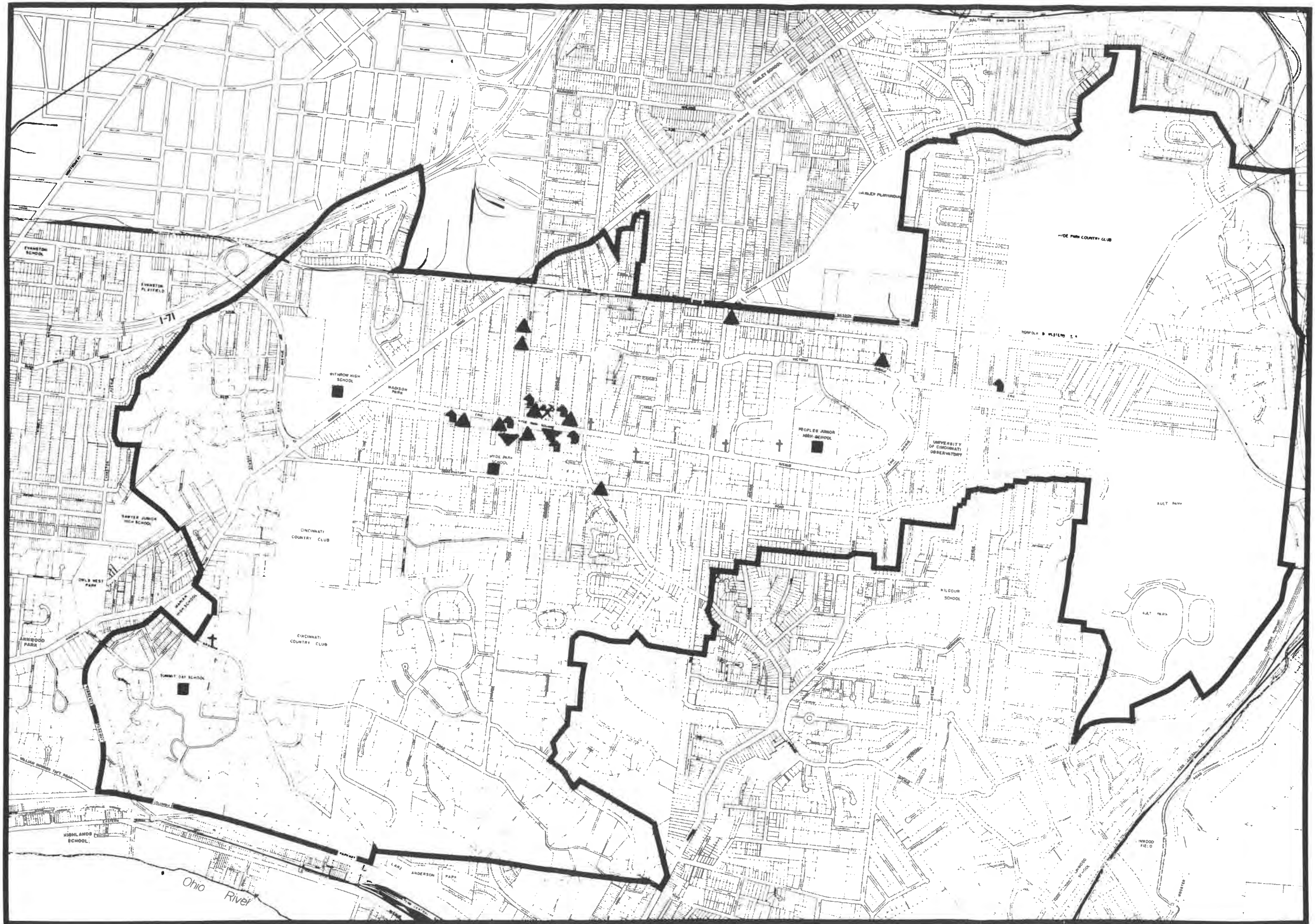
FIGURE IX-1 (contd)

Long Term Health Care Facilities

Beechwood (home for incurables)
2140 Poque Avenue
Eligibility: 21 yrs and up

Marjorie Lee Home
3350 Shaw Avenue
Eligibility: 60 yrs and up

St. Margaret Hall
1960 Madison Road
Eligibility: 60 yrs and up

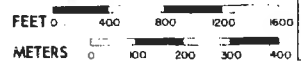


HYDE PARK



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SCALE



COMMUNITY FACILITIES

- | | | |
|---------------------|-------------|-----------|
| † CHURCH | ✕ PHARMACY | ■ SCHOOL |
| ▼ PUBLIC FACILITIES | ▲ PHYSICIAN | ⬆ DENTIST |

SOURCE : Neighborhood Housing and Conservation - 1981

HUMAN SERVICES PLAN

GOAL 1. To provide services for the elderly in Hyde Park.

Expand or create new elderly programs.

ACTION

- 1) Community Chest and HPCOA conduct a study to determine elderly needs and ability to provide for themselves.
- 2) HPCOA expand preventative health services for the elderly.
- 3) Memorial Homes expand the "Meals on Wheels" program.
- 4) HPCOA and community groups develop a chore and maintenance service for the elderly.

GOAL 2. To improve pedestrian circulation for the elderly and handicapped in Hyde Park.

Improve pedestrian mobility around the business area.

ACTION

Improve sidewalk ramps at intersections in Hyde Park Square by beveling the sidewalk to meet the street (no handrails) at eleven locations (intersections of Erie Avenue and Edwards Road, Erie Avenue and Michigan Avenue, and Erie and Shaw Avenues).

GOAL 3. To provide full-day child care (particularly school ages) programs for the betterment of the Hyde Park community.

Develop innovative full-day child care and/or "latch key" programs.

ACTION

- 1) Hyde Park community groups organize to survey the community's needs and develop a parent-support group for day care services.
- 2) Utilize the leadership and facility resources of the community churches as an interim step in starting a full-day care program.

X PUBLIC SERVICES

A. Services

1. Fire Division

Hyde Park is served by Engine Company 46 and Rescue 46 plus other Cincinnati rescue units. The fire house is located at the corner of Erie and Michigan Avenue in Hyde Park Square. Access to Erie Avenue, Madison Road, Delta Avenue, and Dana Avenue corridors are within 1-2 blocks from this location. The ambulance service can also access 1-71 quickly via Dana Avenue or Edwards Road ramps. The Fire Division has indicated the facility will serve the short-range needs of the city and community. Planning decisions on the future of the fire house are to be made in 1986.

Four ambulance service locations exist in the city; Price Hill, Winton Hills, Hyde Park, and Downtown. Hyde Park and eastern neighborhoods are served by Rescue 46. When not available the nearest available rescue unit is dispatched.

2. Police Division

The district headquarters for the eastern sector of the city is located at Erie Avenue, near the East Hyde Park business district. It is the largest sector in the city.

Crime statistics for Hyde Park are shown in Figures X-1 and X-2. Most noticeable, are the high burglary figures. The Police Division routinely employs robbery task forces to reduce this problem.

3. Post Office

The Post Office for Hyde Park is located at Erie Avenue in Hyde Park Square. A companion facility is located in Hyde Park Plaza. They both offer full postal service.

4. Cincinnati Observatory

Cincinnati Observatory was the first observatory to operate in the city. It was originally built away from the city to obtain a view of the Universe unobstructed by light and haze. This problem exists today, but still offers excellent viewing opportunities for educational purposes. The facility is owned by the University of Cincinnati and open to the public on a limited basis. The structure is basically sound but needs extensive rehabilitation work.

B. Public Service Plan

The Public Service Plan addresses various problems identified by Hyde Park Planning Task Force. The problems are not major in nature (with the exception of the public safety concerns), but reflect improvements that add to the quality of life in Hyde Park.

FIGURE X-1

1978

POLICE STATISTICS FOR HYDE PARK CENSUS TRACTS 49, 50, 51

SECTOR	TOTAL	MURDER	RAPE	ROBBERY	AGGRVTD ASSULT	BURGLARY	LARCENY	AUTO THEFT	NON-AGGRVTD ASSULT
84	9					5	3	1	
90	29		2		1	20	6		2
91	36				2	4	27	3	3
105	19					9	7	3	1
106	31			1		11	14	5	1
107	22			1		16	3	2	
108	29					15	13	1	2
109	67			1	1	25	33	7	5
113	73		1	6	6	11	48	1	8
114	21		1	1		10	10	1	2
115	5					3	2		1
116	28				1	15	11	1	2
117	47			3		22	18	4	1
118	112			3	2	42	61	6	3
119	39			1	3	13	21	1	9
120	47*		2*	1*	1*	14*	28*	1*	6*
Totals -	567	-0-	4	17	14	221	277	37	40

Source: 1978 Police Division Annual Report

FIGURE X-2

1979

POLICE STATISTICS FOR HYDE PARK CENSUS TRACTS 49, 50, 51

SECTOR	TOTAL	MURDER	RAPE	ROBBERY	AGGRVTD		LARCENY	AUTO	NON-AGGRVTD	
					ASSULT	BURGLARY		THEFT	ASSULT	MANSLAUGHTER
84	10				1	6	3		1	
90	30			1		14	13	2	2	
91	32		1			16	14	1	3	
105	29					4	21	4	2	
106	45			1	1	19	23	1	1	
107	25			1		15	9	1	1	
108	40			1		22	16	1	1	
109	85		1		2	39	37	6	4	
113	30				3	7	19	1	4	
114	12					2	10		1	
115	14			1	2	5	5	1		
116	34		1		1	11	19	2	3	
117	55			2		23	25	5	2	
118	129			3	1	42	74	8	9	1
119	42				2	21	18	1	5	
120	649*	1*	4*	19*	33*	202*	387*	3*	132*	
Totals	612	0	3	9	13	246	306	34	39	1

Source: 1979 Police Division Annual Report

PUBLIC SERVICES PLAN

GOAL 1. To retain the Post Office in Hyde Park Square

GOAL 2. To improve postal service in Hyde Park Square

ACTION

Post office provide drive-up mailbox on both sides of Erie Avenue in vicinity of Post Office in Hyde Park Square.

GOAL 3. To improve storm water drainage in the general area around Hyde Park Square.

Clean storm sewer catch basins.

ACTION

Highway Maintenance Department undertake a routine program of yearly sewer and catch basin cleaning and maintenance to mitigate local flooding problems.

GOAL 4. To actively pursue litter cleanup in Hyde Park.

A. Conduct a year-round litter campaign.

B. Provide litter cans in residential areas adjacent to activity areas.

ACTION

Hyde Park community groups and/or residents place trash cans in the neighborhood surrounding Ault Park & Hyde Park Square.

C. Clean up litter and enforce littering laws in specific problem locations.

ACTION

1. Clean up litter, leaves, and trash on Wasson Road between Marburg and Edwards Roads along railroad tracks.

2. Enforce regulations on littering and dumping of grass cuttings on railroad right-of-way along Wasson Road.

3. Clean up litter along the "bend" on Erie Avenue east of Delta Avenue.

GOAL 5. To improve trash removal of non-perishable items in Hyde Park.

Examine alternative methods in removal of non-perishable items in the neighborhood business districts and residential areas.

GOAL 6. To support current legislation efforts to regulate the transportation of hazardous materials and the diversion of through-truck traffic.

Deter through-truck traffic from I-71 and S.R. 561 and route them on I-275.

GOAL 7. To support the formation of a blockwatch program throughout Hyde Park.

ACTION

Hyde Park Neighborhood Council work with Police Division to establish blockwatch program on a block-by-block basis.

GOAL 8. To support the restoration of the Cincinnati Observatory as a community and academic resource.

XI EDUCATION

A. Analysis

Public education facilities located in Hyde Park are Withrow High School (2488 Madison Road), Peoples Junior High School (3030 Erie Avenue), and Hyde Park Elementary School (Observatory Avenue and Edwards Road). The three facilities are not exclusively Hyde Park institutions in that they also serve children in other communities.

Parochial and private educational opportunities within or serving Hyde Park are Cardinal Pacelli School (Mt. Lookout, 1-8), St. Mary (2845 Erie Avenue, 1-8), St. Ursula Villa (Mt. Lookout, K-8) and Summit Country Day (Walnut Hills, K-12).

The HPPTF focused their educational concerns on the public elementary school issues. In discussions held with Board of Education personnel the following trends were noted:

Enrollment:

- . Overall enrollment for the Cincinnati Public School system has been declining for the past ten (10) years; will probably level off in the mid-1980s.
- . The 1979-1980 consolidation of the Evanston Elementary School and part of the Lincoln Elementary School has helped increase the Hyde Park School enrollment. However, prior to the consolidation enrollment in Hyde Park was declining. Hyde Park was chosen to absorb students in 1979-1980 because of the building condition, the general location, and the deteriorating building conditions at Lincoln and Evanston.
- . The percentage of black students enrolled in Hyde Park had been increasing prior to 1979-1980. The addition of Evanston accelerated the percentage to 34 percent.
- . No other boundary changes are foreseeable in the future due to the eastside of Cincinnati absorbing much of the 1979-1980 closings.
- . The systemwide enrollment has an average of 57 percent black students. Relative to the NAACP desegregation suit, schools that are within 15-20 percent of this figure are considered integrated. Hyde Park has an enrollment of 34 percent black students.
- . The historical enrollment decline at Hyde Park Elementary (prior to 1979-1980) exceeded the systemwide decline by a small amount.

Program

- . It is unlikely that Hyde Park Elementary will be closed; it is a central location for a large area.

- . No current plans exist for changing programs at Hyde Park (i.e., alternative programs) to attract more students.
- . The Board of Education is studying the possibility of switching from the present K-6, 7-9, 10-12 arrangement to a K-5, 6-8, 9-12 setup. Peoples would house grades 6-8; Hyde Park would house K-5.
- . Hyde Park has strong community and PTA support, which adds to its quality.

Future

- . Long-term, a possible replacement for the Hyde Park Elementary building may be pursued; either on the existing site or on a vacant site in Hyde Park. New school building would probably be smaller in size.
- . Hyde Park is experimenting with community-based budgeting to involve parents in allocating funds for educational programming.

Figure IX-1 shows the historical and projected enrollment at Hyde Park Elementary School. Figure IX-2 shows the Parochial and private enrollment for elementary grade levels.

B. Education Plan

The education plan is a response to the issues raised concerning Hyde Park Elementary School and its future role in the community. Emphasis is placed on retention of the facility and improvement in the quality of education provided.

Figure IX-1

HYDE PARK ELEMENTARY SCHOOL MEMBERSHIP

Historical Trend
(1965-66 to 1980-81)

<u>Year</u>	<u>Average Daily Membership</u>	<u>Percent Black</u>
1965-66	905	16.08
1966-67	908	15.90
1967-68	854	12.88
1968-69	857	13.91
1969-70	843	12.25
1970-71	818	13.42
1971-72	839	14.22
1972-73	759	13.22
1973-74	687	14.70
1974-75	583	14.92
1975-76	531	17.23
1976-77	499	18.58
1977-78	485	21.16
1978-79	399	26.16
1979-80	398	29.85
1980-81	461	34.06

Projected Membership
(1981-82 to 1990-91)

<u>Year</u>	<u>Average Daily Membership</u>
1981-82	427
1982-83	400
1983-84	372
1984-85	350
1985-86	344
1986-87	339
1987-88	341
1988-89	346
1989-90	349
1990-91	350

Source: Cincinnati Board of Education, Administrative Research
Branch, March 9, 1981

Figure IX-2

NON-PUBLIC SCHOOL ENROLLMENTS, 1975-76 to 1980-81

<u>School</u>	<u>1980-81</u>	<u>1979-80</u>	<u>Enrollment</u>		<u>1976-77</u>	<u>1975-76</u>
			<u>1978-79</u>	<u>1977-78</u>		
Cardinal Pacelli (1-8)	307	350	360	369	397	391
St. Mary (1-8)	398	395	409	407	433	402
St. Ursula Villa (K-8)	NA	395	NA	412	394	370
Summit Country Day (K-8)	NA	603	NA	553	538	604

Source: Cincinnati Board of Education, Administrative Research Branch,
March 9, 1981

EDUCATION PLAN

Preamble

The Hyde Park Planning Task Force recognizes the great importance of neighborhood public, private, and parochial schools to the quality of life and neighborhood attractiveness of Hyde Park. The quality of our schools has an immediate and long-range effect on the quality of the neighborhood. Even though many school related issues are a reflection of city, state, and federal policies, the importance of neighborhood oriented schools, particularly at the primary level, cannot be over-stressed. Therefore, our primary goal is to strengthen the neighborhood public schools in Hyde Park so they continue to be sufficiently attractive to maintain a stable resident population of neighborhood children.

GOAL 1. To strengthen neighborhood public schools in Hyde Park.

A. Increase community-school groups at each public Hyde Park School.

ACTION

- 1) Cincinnati Board of Education establish community-school participation at each public Hyde Park School.
 - 2) Community-school participation group assist and advise neighborhood public schools and aid administration.
 - . School-community relations
 - . Principal-teacher selection
 - . Budget and program planning
 - . Acquisition and use of community resources in school programs
 - . Effect and impact of school consolidations and closings
- B. Pursue a policy of education excellence at Hyde Park Public Schools.
- C. Explore opportunities for sharing resources and programs with all neighborhood public, private and parochial schools.
- D. Use of the Hyde Park Elementary School as a focus for community activity since a community recreation center does not exist in Hyde Park.

ACTION

Establish recreational and adult education programs in Hyde Park Public Schools.

- E. Utilize the indoor swimming pool at Withrow High School.

ACTION

Recreation Commission, Cincinnati Board of Education,
and HPNC to explore use of the swimming pool as a
self-supporting community venture.

- F. Maintain the existing complement of neighborhood schools in Hyde Park.
- G. Include educational issues as a matter of ongoing concern in city and neighborhood comprehensive planning activities.

XII APPENDICES

Hyde Park Center for Older Adults

2800 ERIE AVENUE

TELEPHONE 321-6816

CINCINNATI 45208

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August 10, 1982

Mr. Dennis Finney
Department of Neighborhood Housing
and Conservation
City of Cincinnati
415 W. Court Street
Cincinnati, Ohio 45203

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Dear Mr. Finney:

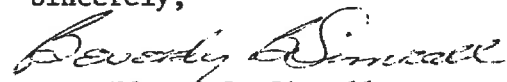
With reference to my letter of June 25th, the Board of Trustees of the Hyde Park Center for Older Adults spent considerable time at our July meeting discussing the Hyde Park Plan as developed by the Hyde Park Planning Task Force.

Sixteen of the twenty one members were present and most of them had studied the report carefully. It was the concensus of the Board that the Task Force should be commended for a very comprehensive study of the Hyde Park community, its strengths and weaknesses, goals for the future, and the in-depth approach to problem solving.

There were no negative reactions to the report. The Plan was felt to be protective of the various segments of the Hyde Park community - both personal and business. Concern was expressed as to how and whether implementation of Plan would be developed. It would be unfortunate for the community if suitable action is not taken when appropriate for each phase of the study. Naturally we are especially interested in all of the facets which impact on the older adults in Hyde Park. We appreciate that every individual in the community will probably find something in the Plan that is contrary to his personal interests; however, the overall goals for Hyde Park are constructive and desirable for the community as a whole.

Our sincere appreciation is extended to all who labored to develop the Hyde Park Plan.

Sincerely,



Mrs. Edward S. Simrall
President

THE HYDE PARK SQUARE BUSINESS ASSOC.

P. O. BOX 8948 • STATION O
CINCINNATI, OHIO 45208

August 25, 1982

Mr. Morden Grant
3182 Victoria Avenue
Cincinnati, Ohio 45208

Dear Morden:

The Hyde Park Square Business Association wishes to respond to the Hyde Park Plan produced by the Hyde Park Planning Task Force, as presented in Draft Form dated April 1982. As an overview, our organization wishes to commend the Task Force for its diligent effort in pursuing the task of such a plan.

Our focus and review concerns, naturally, the Hyde Park Square Business District, which is our area of principal concern and expertise. Our comments are limited to items for which our viewpoints vary with that of the Task Force.

1. Section IV, Land Use and Zoning, Goal 4.B., page 28, is not desired by this organization. We feel the basic premise of additional governmental intervention in the rights and uses of property with an existing zone, is an unnecessary burden and an added cost to the business. Such added costs are included in the price of goods and services rendered to the public and as such, the cost will always be borne by the consumer.

The principal concern is the decision making capacity under such a plan, by the definition of the ordinances involved, is delegated to a department of the city administration. The decisions which would need to be made under such an overlay would not be decided by the same parties who write the provisions for the EQUAD overlay. As such, it is believed inconsistency and political considerations become unnecessarily involved.

2. Section V, Neighborhood Business District, Goal 7.A. concerns rezoning. Action Statement #3 should be modified: change the south side of Observatory zoning from its current status of R-5T and R-5 combination, to an O-1 beginning at a west boundary of the current B-1 zone, to an east boundary of the western line of the parcel in which Pappagallo's is located. The parcel in which Pappagallo's is located should be rezoned from an R-5T to a B-1.

Action Statement #6 should be modified: change to R-4 to O-1 zone to five parcels north of Eagle instead of three parcels. Action Statement #8 should be modified: the R-3 to R-3T area should be expanded to include the six parcels north of the current Pier and Port location on the west side of Michigan Avenue. This will allow all of those parcels to abut to either an O-1. This would further provide for an orderly change to an office or higher density residential use, when economically feasible. The above three recommended changes are entirely consistent with Goal Statement #2.

Action Statement #9 has received comment above. This organization is not in favor of EQUAD overlay.

In addition to the above comments, there were two items which we felt were overlooked or disregarded concerning zoning matters. The R-4T zone on the east side of Edwards Road currently occupied by Drew's Bookstore should be changed to a B-2. In similar form, the R-3T zone currently located immediately north of The Fifth Third Bank on the east side of Zumstein Avenue should be changed to a B-2.

The rationale for these changes are quite obvious. Drew's Bookstore is currently operating, in essence, on a B-2 zone to which it neighbors. A change therein would allow the zone to be adjusted to the existing use. The Zumstein Avenue property, as currently used by The Fifth Third Bank, should be accurately reflected as used as a parking lot.

3. Proposed parking improvements. Although the overall plan in principle that developed by Howard Tommelein, in which we participated and endorsed, we feel one matter of emphasis has been overlooked. The development of parking north of the Square is a concept which should not necessarily be conditioned upon the development of parking for the south part of the Square. The only logical area access is off Gregson Place and the use of the very deep lots between Edwards Road and Michigan Avenue. For the controlled vitality of the area, it is this organization's position such development in those areas, because of concentrations of ownership, can be implemented on a mutually exclusive basis with the areas south of the Square, which have somewhat different problems connected to them due to multiple overlays.

4. For the information of the Task Force, we have had feed back concerning the references made on page 23 regarding the parking meter rates. The raising of the rates has been implemented by the City of Cincinnati with the endorsement of this organization. Informal surveys, basically conducted by the meter enforcement personnel, have indicated a higher turnover rate as anticipated, for automobiles using the parking meters that have been changed.

Mr. Grant
August 25, 1982
Page -3-

The turnover is especially noticed earlier in the week, as there are some empty spaces on a more frequent basis than there used to be. This indicates to us, employees are reducing the usage of the parking meters for all day parking, which was a desired objective in the parking solutions. Vacancy rates are not as high in the latter part of the week, which are the normally heavier shopping days as experienced by the retail trade in the area.

In all other respects, this organization heartily endorses the work of the Task Force and its draft plan.

Very truly yours,



Louis Yecies, President
Hyde Park Square Business Association