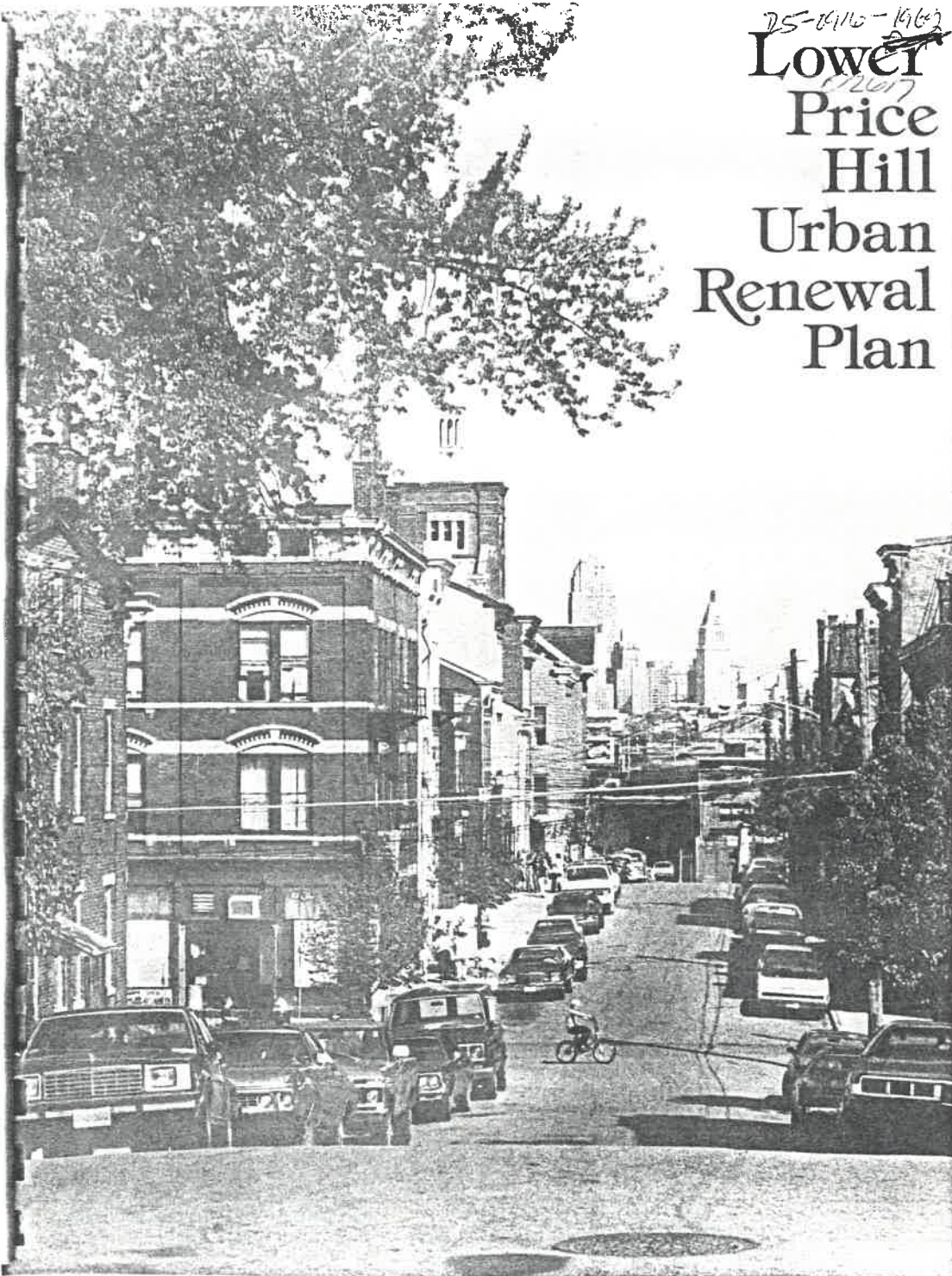


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**Lower
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Urban
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LOWER PRICE HILL
URBAN RENEWAL PLAN

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July 1986

Approved by City
Planning Commission
September 5, 1986

Adopted by City Council
October 8, 1986

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I. INTRODUCTION AND PLANNING CONTEXT

1. INTRODUCTION WITH BRIEF HISTORY

Location

The Lower Price Hill neighborhood is located to the west of downtown Cincinnati, across the 8th Street and the 6th Street viaducts. There is easy access to downtown and all points of the city, as both viaducts connect with the I-75 north and south routes. Also, the 8th and State Streets corner is a transfer point for many city residents who ride the Metro buses. Lower Price Hill is co-terminous with Census Tract 91 and the portion of the community that is the focus of the present study is the commercial area in the vicinity of 8th and State Streets and the residential area directly to the south.

History

Through the early nineteenth century, Price Hill remained a vast expanse of woodlands. In 1807, Evans Price, the patriarch of the Price family, moved to Cincinnati from Baltimore where his parents had immigrated from Wales. After becoming a successful merchant, he invested his fortune in the hill country west of the Cincinnati basin area. To facilitate development in this area, he managed a brickyard and sawmill on the west bank of the Mill Creek in the vicinity of what is now 8th and State. A number of small cabins were built around the mill and in 1821, he laid the area off as a town called Prospect Village. With the passing of time, the entire hillside area acquired the name Prospect Hill, getting its name from that of the village.

In 1835, the area from the Mill Creek west to the Delhi Township line was established as Storrs Township and by 1837, Warsaw Village comprised a few cabins, a blacksmith shop, and a wagon shop. Eventually, the area to the west of the Mill Creek became known as Price Hill. In 1870, Storrs Township was annexed to the City of Cincinnati.

In 1874, Reese Price's son, William, completed the Price Hill incline with a horse-car line at the top. The incline was 800 feet in length and extended from West 8th Street and Glenway Avenue to the south side of Matson Avenue at 8th Street, three hundred fifty feet above the base. It had two cars which were in counterbalance to one another by means of a single one- and one-half inch diameter steel hoist cable. In 1876, another incline similar to the first was built to carry freight up the hill. Therefore, the Lower Price Hill neighborhood and its business district evolved in transportation terms as a "break of bulk" point. Interestingly, the top of the Incline was for its earliest period declared a "dry" zone and consequently, drinking establishments found an important market opportunity at the base of the hill. The neighborhood emerged as a working class suburb in the 1870 to 1890 period and the completion of the 8th Street viaduct in

1893 created a surge of new development. In fact, the incline reached its peak service level one year later in 1894, when over one and half million passengers were carried. The incline was taken out of service in 1943.

Undoubtedly, the combined effects of the Price Hill incline and the 8th Street viaduct transformed Price Hill from a remote western suburb to an active growing Cincinnati community. The civic and fraternal organizations of early Price Hill were numerous. This tradition is continued today through organizations such as the Lower Price Hill Community Council and the Lower Price Hill Community Urban Redevelopment Corporation.

Lower Price Hill is now occupied by citizens of the Appalachian regions, a group of people as rich in history as the neighborhood they occupy.

2. PLANNING HISTORY

Urban Renewal Plan History

Two parallel and then interrelated tracks led to the current dual emphasis on housing and commercial development. In regard to the housing elements in March, 1980, a delegation of Lower Price Hill Community Council representatives, Ray Behler, Norma Mann, Gladys (Cunningham) Wegner and Tom Weinkam of Santa Maria Community Services met with Hubert Guest, then Director of the Department of Buildings and Inspections. The community representatives felt that organizing a neighborhood development corporation would be instrumental in upgrading the Lower Price Hill neighborhood in general and the housing stock in particular.

The result of the meeting was a Housing Division commitment to fund a Lower Price Hill Community Urban Redevelopment Corporation (LPH-CURC) and the locality became a Revitalization Area in May of 1981. In the summer, as the Housing Division was becoming a component of the new Department of Neighborhood Housing and Conservation, there were early discussions on the development of an urban design plan to guide the project implementation of the Lower Price Hill revitalization area.

On a separate track, the Department of Development had set aside funds for a number of Economic Base and Market Potential studies for neighborhood business areas. In September of 1981, a report was issued that addressed the commercial areas of Lower Price Hill and North Fairmount.¹ The report saw in the proposed relocation of the Health Clinic at 8th and State at least an opportunity for commercial revitalization in "a functioning, albeit physically deteriorated NBD". A latent market potential for convenience goods (food and drugs) was identified and the report urged that the Department of Neighborhood Housing and Conservation further explore the need and desirability of

promoting commercial revitalization. To this end when a public-private feasibility study for a restored incline did not materialize, the funds were used to commission a development strategy for the area.¹ A number of recommendations from these reports have been incorporated into the design plan.

Project History

Since 1981, over \$671,000 in Community Development Block Grant (CDBG) funds have been used in the revitalization project. These funds have been used to do the following:

- . The LPH-CURC was staffed with 2 full time employees: A Director, and an Administrative Assistant.
- . 640 Neave Street was obtained on a pass-through from the Homesteading Program and rehabilitated with a Community Development Revolving Loan Fund (CDRLF) loan. The rehabilitation resulted in one commercial unit (the NDC office) and three dwelling units.
- . The Homeowner Grant Program was designed and implemented. Of the possible 42 eligible participants to date, 40 have received grants. The program is providing an average of \$2,100 to each owner-occupant in the form of an exterior improvement grant.
- . Properties at 644, 646, 652, 654 and 660 Neave, 2141 West 8th, and 2138 St. Michael were acquired by the NDC with CDBG funds; 644, 646, 652, 654, 660 Neave and 2141 West 8th for development purposes; 2138 St. Michael for renovation into 3 dwelling units for continued ownership and management by the NDC. The 2138 St. Michael renovation is now complete.
- . A litter control program was developed resulting in purchase of 20 litter containers which were placed around the neighborhood. Funds also provided for a contract with a private waste collection firm to empty the containers.
- . The litter control program has been provided with equipment (a "billy goat") and remains in operation.
- . The landscaping for a passive park was completed at 636 Neave Street in the spring of 1985.
- . A Home Repair Library has been established and is available to residents through the LPHCURC office.
- . A business district study has been completed (see above).
- . The original site planned for the Health Clinic relocation was acquired.

¹Consultant Group, North Fairmount and Lower Price Hill, Cincinnati: Economic Base, Market Potential, September 1981.

¹Pflum, Klausmeier & Wagner Consultants Lower Price Hill Neighborhood Business District: Development Strategy and Feasibility Study, February 1984.

Other Relevant Plans

The Lower Price Hill area was a part of the Price Hill Community Plan issued in 1978.¹

For the future the Plan projected Lower Price Hill continuing to decline in both population and housing unit numbers although the plan stated that the residential district did possess the potential for supporting further housing rehabilitation and infill activities. Public investment was to be concentrated in the vicinity of 8th and State which, in fact, was one of the priority areas for an urban design plan. The community plan further stated that a park should be created at the site of the old incline and that portions of the hillside should be acquired to stimulate low density residential development. One further recommendation that was subsequently followed was that an industrial council should be convened and a plan drawn up for the industrial areas of the community.

The Queensgate West Industrial Development Plan was published in January 1981 and addressed the issues of the industrial non-residential areas of Lower Price Hill. While much of this plan does not directly impact this urban design area it does underscore with its compendium of businesses, the tremendously large employment base (and market) in close proximity.²

3. PLANNING FUTURE

With the adoption of this plan, the city and the neighborhood will be concentrating their efforts on the implementation of the commercial aspects of the design plan around 8th and State and the housing redevelopment in the Neave/Storrs streets area.

With these projects carried out it is the intention of the Department of Neighborhood Housing and Conservation to take a "planning look" at the residential area along State Avenue that was not addressed in either this plan or the Queensgate West Industrial Development Plan.

The City Planning department has also prepared Cincinnati's Urban Jobs and Enterprise Zone Proposal for which the Mill Creek Valley was the area recommended for adoption as an Enterprise Zone. While state legislation has been passed and the state zone is in place, the parallel federal legislation has not yet been adopted. The potential impacts of an Enterprise Zone designation that includes Lower Price Hill should be studied carefully by the City and the community.

¹Division of Community Assistance and Price Hill Community Study Group. Price Hill Community Plan, Cincinnati, Ohio, June, 1978.

²Queensgate West Industrial Development Council and City of Cincinnati. Queensgate West Industrial Development Plan, March 1981 (Ordinance 259-81).

II. URBAN RENEWAL AREA¹

1. LEGAL DESCRIPTION OF THE BOUNDARY

The Lower Price Hill Urban Design Plan Boundary is officially defined as (see Figure 1):

Beginning at a point, said point being the intersection of the north right-of-way line of Dutton Street and the west right-of-way line of State Avenue; thence moving east to the east right-of-way line of Depot Street; thence moving south to the north right-of-way line of West Eight Street; thence east 230.20 feet to the west right-of-way line of the B&O Railroad, Hamilton County Auditors (HCA) parcel number 149-14-167; thence south across West Eight Street and following the east right-of-way line of Burns to the center line of River Road; thence southwesterly to a point, said point being the intersection of the center line of River Road and the west right-of-way line of State Avenue; thence northerly along the west right-of-way line of State Avenue to the intersection of the east right-of-way line of Warsaw Avenue; thence north along the east right-of-way line of Warsaw Avenue to a point, said point being the southwest corner of HCA parcel number 149-11-1; thence east to the southeast corner of HCA parcel number 149-11-1, thence north following the rear parcel lines of the HCA parcel located along the west side of State Avenue 658 feet plus or minus to a point, said point being the southeast corner of HCA parcel number 149-11-52; thence west along the south line of this parcel to a point of the intersection with the east right-of-way line of Warsaw Avenue; thence north along the east right-of-way line of Warsaw Avenue to a point of intersection with the southwest corner of HCA parcel number 149-13-97, thence west across Warsaw Avenue to a point at the southeast corner of HCA parcel number 149-13-4; thence west following the south line of HCA parcel number 149-13-4 west to a point of intersection with east right-of-way line of Maryland Avenue; thence west across Maryland Avenue to a point at the southeast corner of HCA parcel number 175-14-2; thence west along the south line of HCA parcel numbers 175-14-2 and 175-14-75 to a point of intersection with the east right-of-way line of Matson Avenue; thence north 151.28 feet along this right-of-way line to a point of intersection at the northwest corner of HCA parcel number 175-14-3; thence east along the north line of HCA parcel number 175-14-3, to a point of intersection with the west right-of-way line of Maryland Avenue; thence across Maryland Avenue to a point at the northwest corner of HCA parcel number 175-14-10; thence east along the north line of HCA parcel

continued

¹There is an area of overlap with the Queensgate West Industrial Development Plan (Urban Renewal Provisions--Ordinance 259-81). The block in question is the area bounded by Dutton Street to the north, West 8th Street to the South, State Street to the West, and Depot Street to the east. There are no guideline conflicts contained in either document but because this block is to be the site of the Lower Price Hill Health Center, a key element of the Lower Price Hill Urban Renewal Plan, at some future date the block might well be eliminated, through amendment, from the Queensgate West Industrial Development Plan.

number 175-14-10 to a point of intersection with the west right-of-way line of Warsaw Avenue; thence east across Warsaw Avenue to the northwest corner of HCA parcel number 149-13-97 and the east right-of-way line of Warsaw Avenue; thence north along the east right-of-way line of Warsaw Avenue to a point of intersection with the south and east right-of-way line of Wilder Avenue and following the Wilder right-of-way line north to a point of intersection with the west right-of-way line of Glenway Avenue; thence southeast across Glenway Avenue to a point of intersection of the east right-of-way line of Glenway Avenue and the northwest corner of HCA parcel number 149-13-24; thence east 162.92 feet to the west right-of-way line of State Avenue; thence northerly along the west right-of-way line of State Avenue to the point of intersection of the west right-of-way line of State Avenue and the north right-of-way line of Dutton Street, and the point of beginning.

2. LEGAL BASIS OF THE PLAN

Under Chapter 725 of the Cincinnati Municipal Code (CMC), it was found that "blighted, deteriorating and deteriorated areas" exist within the city which "contribute to the spread of disease and crime...constitute an economic and social liability; and impair...the sound growth of the community". It was further determined that such conditions could not be improved by the means available to the private sector alone. For this reason, Chapter 725 authorizes the city to expend funds in the elimination of blight and deterioration and, toward that end, to acquire private property.

In order to expend funds for the acquisition of property, the City must first prepare an Urban Renewal Plan, which defines the area or areas in which blight and deterioration are present, states reasons for which the area under consideration may be considered blighted or deteriorating, and proposes a course of action for the redevelopment and/or rehabilitation of that area. Upon the acceptance of the plan by City Council, the area is formally declared an "Urban Renewal Area", and the City Manager is empowered to carry out the activities recommended in the plan. Within Chapter 725 an Urban Renewal Area "shall mean a blighted or deteriorating area which is appropriate for redevelopment or rehabilitation as defined in paragraph (a) of Section 725-1-4".

The City of Cincinnati, for the purposes of this particular plan, therefore, declares that Lower Price Hill, 8th and State area, as defined by the boundary description above, is an Urban Renewal Area. Within 8th and State area exist blighted areas in which a majority of structures are detrimental to the public health, safety, morals, and general welfare by reason of age, obsolescence, dilapidation, overcrowding, faulty arrangement, mixture of incompatible land uses, a lack of ventilation or sanitary facilities or any combination of these factors (see Appendix A). Within the 8th and State area there also exist deteriorating areas which, because of incompatible land uses,



URBAN RENEWAL PLAN
BOUNDARY

FIG. 1

non-conforming uses, lack of adequate parking facilities, faulty street arrangement, high turnover in residential or commercial occupancy, lack of maintenance and repair of buildings, or any combination thereof, are detrimental to the public health, safety, morals, and general welfare, and which will deteriorate, or are in danger of deteriorating, into blighted areas.

Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to expend public funds in the acquisition of any property within the area defined as the Urban Renewal Area as is necessary for the implementation of this Urban Renewal Plan.

Further, the Lower Price Hill Urban Renewal Plan area is also a neighborhood revitalization area which means it is subject to the provisions of Chapter 740 (CMC) Displacement and Relocation Benefits for City Assisted Projects, a section which requires relocation assistance for displaced rental housing residents. Further, any specific business relocation plans employing federal dollars will have the financial resources to cover the relevant relocation expense obligations. Further, the urban renewal plan for the project affords the maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment or rehabilitation of the project area by private enterprise. Finally, the Lower Price Hill Urban Renewal Plan is consistent with the policies and recommendations outlined in the City of Cincinnati Coordinated City Plan.

III. CONDITIONS

1. LAND USE

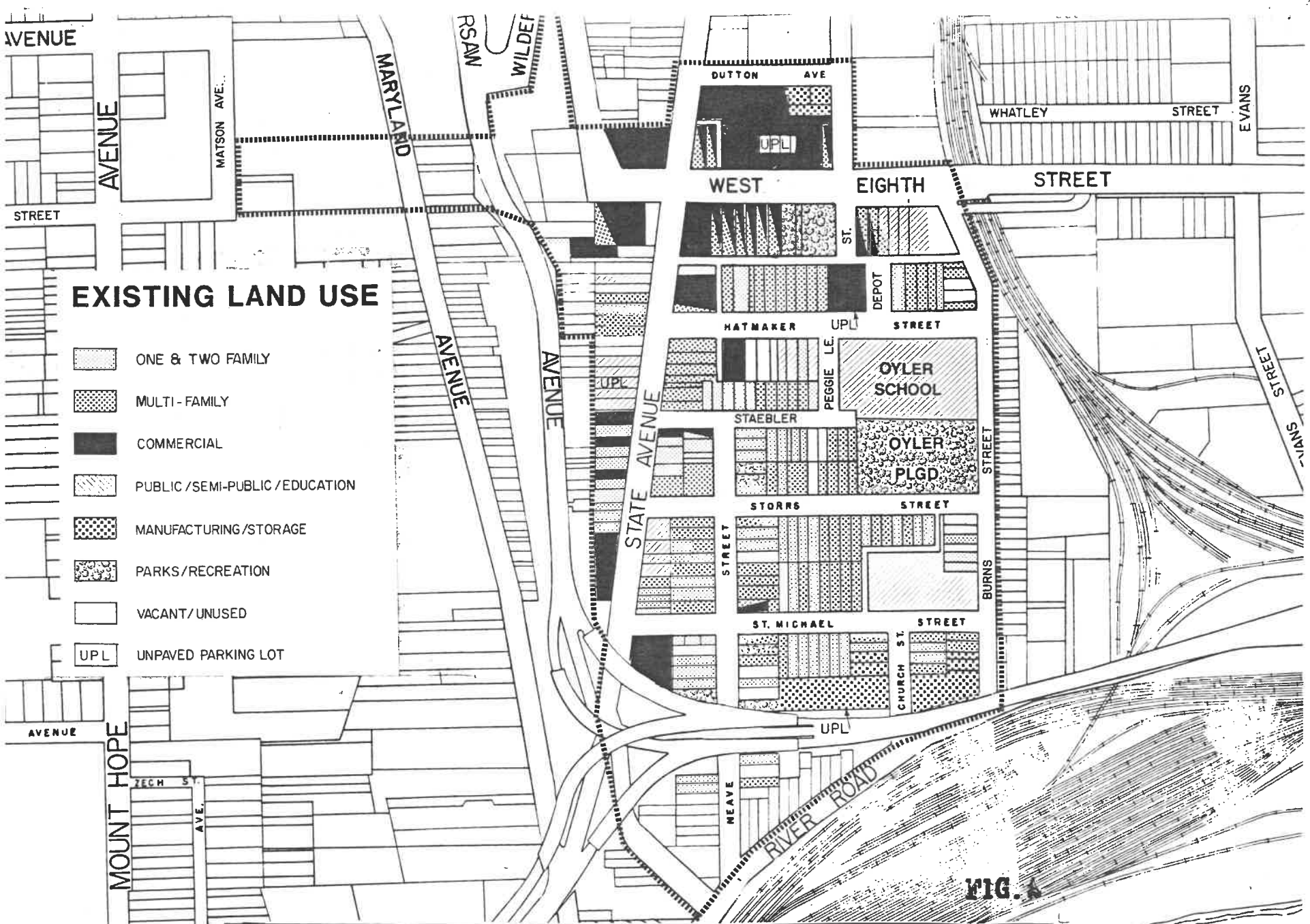
The western boundary of Lower Price Hill is the heavily wooded escarpment that forms the edge of the Basin; to the south there is the Sixth street viaduct, River Road and the Ohio River itself as a clear boundary zone. On the eastern side, residences give way to industrial operations and the Mill Creek. The northern boundary is more indeterminate as the residential housing stock along State Street merges, in identity, with the neighborhood of South Fairmount. The target area from this study comprises the business district in and around 8th and State and the densely packed residential enclave between West Eighth and St. Michael Streets, and between State and Burns Streets. In this area, two and three story brick row-type, walk-up apartment buildings predominate, most structures dating from the 1880 to 1900 period. The styles present are Greek Revival, Italianate, and Queen Anne architecture.¹

The land use map (Figure 2) reveals the basically simple overall pattern. Intertwined, however, throughout the neighborhood are churches, health, and social service agencies. Regrettably, a continually growing land use category is vacant land, which along with vacant buildings now accounts for a large area of the community.

2. HOUSING AND COMMERCIAL STRUCTURES CONDITION

Physically, the neighborhood is not very different from what it was in 1930, with the exception of the commercial and housing units which have been cleared. Survey statistics (March 1982) produced by field work counted 181 structures, 92 percent of which were occupied. The actual unit count was 415 of which 17 percent were vacant. Furthermore, 43, or 24 percent of the total number of buildings were owner occupied. Four or five property management companies oversee a large number of rehabilitated apartment units for rental under the HUD Section 8 subsidy program. Between 1960 and 1970 Lower Price Hill (CT.91) had a decline of over 200 units with an additional loss of 127 units occurring between 1970 and 1980. The reduction in units is not necessarily unfortunate because the area traditionally has been very densely populated. The Price Hill Community plan calculated the persons per net residential acre as 76.19, almost three times the city rate of 25.70 at that time.

¹City Planning Commission and Miami Purchase Association Cincinnati Historic Inventory, August 1978, p 95



EXISTING LAND USE









-  ONE & TWO FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  PUBLIC /SEMI-PUBLIC /EDUCATION
-  MANUFACTURING/STORAGE
-  PARKS/RECREATION
-  VACANT/UNUSED
-  UNPAVED PARKING LOT

FIG. A

Commercially, three major factors have been identified as causing the decline of the Lower Price Hill business district.

- A. Intervening opportunities--development of new suburban convenience centers.
- B. The loss of population and housing units over the last three decades.
- C. The loss of manufacturing employment base within the general vicinity.

There is very limited cross-consumer traffic because of the lack of diversity of goods and services available within the NBD. The Post Office draws customers from outside the immediate neighborhood, but the other businesses have a very localized clientele. With fewer than twenty neighborhood oriented businesses remaining, 26 percent of the ground floor space is vacant. The loss of Sol's department store was a benchmark in a long-term trend, the latest example of which was the closing of the Fifth/Third Bank in the fall of 1985. While businesses have been leaving, however, public and social service activities have been on the increase. Examples are provided by the Health Center, Oylar School, the Urban Appalachian Council, the Boys Club, and Santa Maria. These agencies do draw clientele from outside the neighborhood and in effect provide new anchors.

3. POPULATION CHARACTERISTICS¹

In Lower Price Hill almost one half of the resident households are below the poverty level (45 percent). The population is also on the young side with 40.8 percent of the residents 19 years of age or younger in 1980 (compared with the city's 29.4 percent). The population is virtually all White with only 0.5 percent of the residents being Black. Educational attainment is on the low side with the occupational mix dominated by operator, fabrication, and service type jobs.

The median income for households in the neighborhood was \$6,275. For owner-occupied households the median income was \$14,491, while for the renter-occupied the comparable figure was only about a third of that amount, at \$5033. Despite the moderate to low incomes, the area exhibits a rather strong residential stability. Most in-migrants are now from other central city neighborhoods and it has been observed that family relationships and social contact networks are the bases of the in-migration.

¹See Appendix B. Statistical Background for the Neighborhood of Lower Price Hill

4. SUMMARY

Throughout most of its past, the Lower Price Hill neighborhood has functioned as an important transportation junction funneling traffic from River Road and Upper Price Hill to downtown and the Millcreek industrial areas via the 6th and 8th Street viaducts.

The business district has undergone a drastic decline over the years, but the residential area remains a distinct enclave that has to some degree benefited from housing unit reduction since that factor has helped alleviate overcrowding. Much of the housing loss can be attributed to the clearance of blighted residential structures. Couple this fact with the rehabilitation activity sponsored by the HUD Section 8 rental subsidy programs¹ and the LPH-CURC exterior improvement program and it can be seen that some positive directions have been established for the housing stock. The area thus far remains an area of housing opportunity for households with low to moderate incomes.

¹ Many of the units were originally rehabilitated employing HUD 221-d-3 and 236 programs and were later converted to Section 8. In 1982, it was calculated that there were 117 assisted units at twenty-five different addresses in the Lower Price Hill Urban Renewal area.

IV. THE PLAN

1. THE LAND USE PLAN

The present land use configurations, overall, are not expected to be changed radically by the implementation of the plan (see Fig. 3). Described in the simplest of terms commercial activities are to be concentrated in the northern section of the plan area. The southern flank in and around the floodway of the Ohio River will continue to be the area given over to manufacturing. The middle section of the plan area will continue to comprise the high density residential core of the community.

The concentration of the business district will be encouraged by gradually fostering the conversion of the west side of State Street, south of Hatmaker Street, from business to residential uses. On the southern side of West Eighth Street a mixed use commercial residential development is to be the preferred activity. The relocation and expansion of the Health Center will remove the last major manufacturing facility from the business district area. The proposed re-establishment of the transportation corridor between Lower Price Hill and East Price Hill would provide the only dramatic change in land use. The aerial tramway with the public park below would give a new look to the hillside and immediately create a new commercial activity at the base and hopefully foster additional activities as part of an overall albeit moderate commercial revitalization.

2. THE HOUSING AND COMMERCIAL POTENTIALS

The market potential for the Lower Price Hill NBD as determined in the two previous market studies consists of three distinct groups: 1) the residents in the immediate neighborhood, 2) the employees who work in the neighborhood and the adjacent industrial areas, and 3) residents, who while not from Lower Price Hill, live within two to three miles (seven to ten minutes drive time) of the intersection of Eighth and State Streets

Persons transferring buses at the 8th and State intersection, on average, are not allowed adequate time during layovers to make use of the business district. The new Price Hill Health Center (discussed in greater detail in Section V) will, however, in all probability be bringing additional employees and clients to the area. Hopefully, this new facility will increase the consumer demand for certain retail activities such as additional restaurants or fast food operations along with medical supplies and equipment stores.

Taking into account all the various consumer groups the 1984 market study done by Pflum, Klausmeier & Wagner resulted in the following market potentials for the Lower Price Hill NBD:

TABLE 1: DOLLARS AVAILABLE BY MARKET SEGMENT

Market Segment	Residents	Employee	Secondary Neighborhoods	Total
Food	\$1,613,548	\$ 915,423	\$312,394	\$2,841,365
Gen. Merchandise	904,805	671,099	175,176	1,751,080
Drug	207,630	141,806	40,198	389,634
Automotive	798,858	592,518	154,665	1,546,041
Apparel	305,661	311,614	73,088	690,363
TOTALS	\$3,830,502	\$2,632,460	\$755,521	\$7,218,483

The 1984 market study based upon existing use, competition and market conditions, recommended the following development mix which could be supported in the Lower Price Hill NBD:

TABLE 2: POTENTIAL SQUARE FOOTAGE BY COMMERCIAL TYPE

Fast Food	3000 Square Feet
Family Restaurant	2500 Square Feet
Variety/General Merchandise	4000 Square Feet
Drug Store	3000 Square Feet
Dry Cleaners	1500 Square Feet
Other Retail	4500 Square Feet

In addition to the above, other commercial possibilities were suggested by the study because of the NBD's relative location, access and traffic or site conditions. These possible uses are:


- Drive-up Banking Facility
- Industrial Equipment Suppliers
- Light Industrial (Printing, Fabrication)
- Commercial Laundry
- Unique Low Volume Space Extensive Speciality Retail Items
- Army/Navy Store
- Commercial Day Care Center
- Doctors/Commercial Medicine
- Sales and Service Operations
- Office Equipment Service/Repair

Therefore, it appears that there is and will be a demand for increased commercial/retailing activities in the Lower Price Hill NBD which needs to be filled.

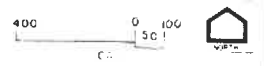
In housing, the potentials for a more diverse housing stock with a greater level of market type developments seem limited. With both hillside stabilization problems and a flat housing market even the magnificent views afforded by Maryland Avenue at the crest of the hill have not in the more recent past generated the high level of rehabilitation and new construction activity at one time so prevalent.



FIG. 3


 Department of Neighborhood
 Housing and Conservation

**LOWER PRICE HILL
 URBAN RENEWAL PLAN**



ON

Unless a sustained commercial renewal takes place that spills over into the residential sector, it is most likely that the housing stock of Lower Price Hill will remain for those of low to moderate incomes.

3. DEVELOPMENT STRATEGIES AND OBJECTIVES¹

Introduction

The lack of a strong business anchor, the absence of a diverse or sizable retail base, the presence of derelict buildings and under-utilized vacant parcels within the Lower Price Hill NBD pose enormous barriers to development. It is clear that if the NBD is to be strengthened and improved, then a consistent and cohesive development strategy must be enforced. It is also clear that the development strategy must be long term (at least five years) and capable of being implemented. The Lower Price Hill neighborhood has been the focus of numerous planning efforts, analysis and documentation over the past twenty years by various city departments. Yet, in spite of these efforts (some of which have been very good), little substantive change has occurred. Plans have not been implemented and the decisions capable of fostering positive change for the neighborhood have not been made. Therefore, the most critical issue to be addressed in the development strategy is the absence thus far of any new development. Development operates on momentum and until significant and visible new investment is put in place within the business district, little positive change is likely. The joint housing/commercial project for the Eighth Street Business District proposed by a private developer in partnership with LPHCURC and the Department of Neighborhood Housing and Conservation it is hoped will provide that momentum.

A workable development strategy must capitalize upon the strengths and assets of the neighborhood and its location. Also, a workable Development strategy consists of a portfolio of activities which taken together complement the overall development objectives for the area. Some of the activities are project based--that is, "bricks and mortar" development; other activities support organizational development. Strategy cannot hinge entirely upon a single development project since the opportunities for project failure are enormous. Therefore, a balanced portfolio of projects and support activities is required if the strategy is to be successful. The following list describes the assets, strengths, and opportunities for the Lower Price Hill NBD.

Assets, Strengths and Opportunities

Western Gateway to Queensgate and the Central Business District
Important Industrial Hub in the Queensgate West area
High Traffic, High Visibility Zone
Tight Residential Enclave
Concentration of Historic Properties

...continued

¹These strategies and objectives with modifications are those developed by Pflum, Klausmeier and Wagner.

tinued...

Assets, Strengths and Opportunities

Important Institutional Commitment to the Area
 Health Center Consolidation
 Cleared Parcels
 Inexpensive Space

Development Goals and Objectives

Four goals define the fundamental components of a Lower Price Hill development strategy. These are:

Decrease Investment Risk
 Increase Commercial Diversity and Intensity
 Maintain Housing Opportunities for Low and Moderate Income Households
 Stabilize and Increase Industrial Employment Opportunities With the Adjacent Industrial Zone

The following specific objectives and activities follow from the primary goals:

GOAL ONE: Decrease Investment Risk

In the recent past there has been no new development in the NBD. From a physical standpoint the area has a "bad image". Derelict buildings, vacant shop fronts, open unimproved parking lots, outdoor billboards, weeds and trash convey a poor image to outside investors. The area is perceived as "run down" and, therefore, is "at risk" from the perspective of investors and financial institutions.

Specific Risk Reduction Objectives

Eliminate* or Rehabilitate Vacant, Derelict and Unsound Buildings:

Sol's: 2139-2145 West 8th Street (mothball and demolish only when new commercial/residential development proposal demands new construction).
 2117-2121 West 8th Street (rehabilitate)
 Northeast corner of West 8th Street at State Street (rehabilitate)
 740 State Street (rehabilitate)

Properties in this area have been identified in the Cincinnati Historic District as historic resources and are probably eligible for the National Register of Historic Places either individually or as part of a district. The use of federal funds on Register-eligible property must be reviewed for compliance with Section 106 of the National Historic Preservation Act of 1966. Demolition plans can be reviewed locally by the City's Historic Conservation Commission. Demolition plans, however, must also be reviewed by the State Historic Preservation Office in Columbus and the Advisory Council on Historic Preservation in Washington, and will require structural analysis, cost estimates or substantive explanation of reuse potential.

Improve Image and Physical Appearance of the Area:

Exterior improvements--clean-up, fix-up throughout the neighborhood.

Improve Maintenance and Appearance of Vacant Lots, Parking Areas, Bus Transfer Points:

Weed control;
 Trash/litter control;
 Increase number and intensity of street lights in the 8th Street and State Street vicinity.

Encourage Private Reinvestment Through Development Subsidies:

Land acquisition, demolition, infrastructure development, site preparation;
 Land "write down" of cost to developer;
 Tax abatement;
 Section 108 construction financing loans;
 Assistance with exterior improvements, (low interest loans, design assistance, supplies);
 State enterprise zone designation;
 Undertake a concentrated land banking program.
 Use of the Federal Investment Tax Credit (ITC) program for the rehabilitation of historic properties.

GOAL TWO: Increase Commercial Diversity and Intensity

Rationale: It is unlikely that the 8th and State Street NBD will ever again function as a convenience goods center for neighborhood residents. Therefore, new commercial activities which are oriented to the sizable employee market and to the drive-through traffic are essential if the area is to increase its commercial viability over the next several years.

Generally, highway oriented retail uses are unacceptable in an NBD situation, however, for the Lower Price Hill NBD a fast food restaurant, a convenience quick stop grocery (Stop-N-Go, United Dairy Farmers, Seven Eleven, etc.), or even a drive through or electronic banking facility would be beneficial. The critical need with the Lower Price Hill neighborhood is to stimulate some development momentum almost without regard to the kind of commercial activities attracted. However, activities like car washes, beer drive-throughs, or second hand stores would exacerbate the development problems within the area.

A revitalized vertical transportation system tramway or incline, with associated amenities would not only restore a historic role for Lower Price Hill as a transportation junction, it would also offer a new development that could act as a catalyst for additional commercial growth. It is anticipated that such a connection, an aerial tramway,

would attract tourists for the novelty of the ride, would increase the number of people coming through Lower Price Hill to use the Sovereign Restaurant at the top of the hill, and would increase the flow of traffic between East Price Hill and Lower Price Hill in general.¹ New commercial enterprises could be developed at the foot of the hill to serve the traffic generated.

Activities which are space extensive and are oriented toward the industrial market base could also be accommodated within the Lower Price Hill situation. Activities such as a commercial or industrial laundry, uniform supply or trade and industrial equipment supplies would be beneficial to the commercial viability of the area.

Some light manufacturing such as printing, trades, publishing, fabrication operations, etc., would also be beneficial; however, trucking operations, heavy warehousing or chemical manufacture obviously would be unacceptable.

Office development would be excellent, though unlikely under present conditions with the exception of Health Center offices.

The Urban Appalachian Council has its office and headquarters at 2115 West 8th Street. This excellent facility also contains the Frank Foster Library of Appalachian materials. This resource center is frequently used by visiting Appalachian study scholars. The opportunity to forge a broader cultural concept from the Urban Appalachian Center should not be ignored either by the Center's Board or by the city.

A resource center which featured Appalachian craft production, drama, performing arts and film in a working celebration of the Appalachian heritage is needed. And what better place to develop such a center than in Cincinnati and what better place within Cincinnati than within Lower Price Hill.

Obviously this is a long term development goal; one which will take much time, extreme dedication and many dollars to realize. The notion of an Appalachian Cultural Center should be taken seriously as an alternative to the prevailing concepts of NBD development. The suggestion here is that a cultural anchor and/or a nonprofit anchor may strongly propel positive change within a neighborhood and serve as a catalyst to future business development.

¹ent development plans called for a two-tier ticket price with monthly
s sold to local community residents at a discount.

Specific Commercial Development Objectives

Secure substantial non-neighborhood based commercial development within the next forty-eight months:

8,000 - 12,000 square feet

Traffic or trade and industrial supply oriented establishments:

commercial laundry, dry cleaning plant
printing/publishing
fast food franchise
convenience grocery, etc.

Attract other commercial development which will reinforce neighborhood development objectives and which will have some consumer appeal to employees who work with the area.

Down-sized drug store
Down-sized variety store
Bakery, donut shop, carry-out, deli
Encourage private development of incline/tramway
Explore the possibilities for an expanded Appalachian Cultural Center within the next two years.
Use the consolidation of the Western District Health Offices and Clinic to leverage other private investment.

GOAL THREE: Increase Housing Opportunities

Rationale: The dual reduction of both housing units and population has weakened the local market base for the neighborhood business district. It is unlikely there will be a significant demand for market rate housing in the area. The first order of business should be the conservation, rehabilitation, and upgrading of the existing housing stock. Advantage should be taken of all the available government housing programs. To foster stability, owner-occupancy rates should be first stabilized and then marginally improved.

Throughout the neighborhood there are many physical opportunities to increase the intensity and mix of housing, including vacant second and third level units above ground level commercial shop fronts. Housing development in a Lower Price Hill situation is a long term objective and requires a concerted, dedicated pro-active force with the capacity to articulate housing opportunities in a variety of ways. And, just as significant commercial reinvestment within the area depends in part upon the success of housing development, successful housing investment depends upon a comprehensive neighborhood stabilization program.

Specific Housing Development Objectives

Unit Rehabilitation Should be Fostered:

The LPH/CURC has acquired 644, 646, 660 Neave Street and 2131-39 Staebler Street for rehabilitation, in cooperation with a developer.

Commercial development at the Sol's department store buildings, if retaining the buildings, should include housing in the upper floors.

Owner-occupancy should be encouraged. Owner occupied homesteading projects should be promoted where appropriate.

In-fill Housing Development:

A modest in-fill housing project has been proposed for the target area if an appropriate site can be found.

GOAL FOUR: Stabilize and Increase Industrial Employment Opportunities

Rationale: Job loss and industrial out-migration within the Queensgate West Industrial District and the Mill Creek Industrial area have caused a dampening effect upon the neighborhood economy. More importantly, however, the vitality of the industrial district itself depends upon the extent to which existing jobs can be retained and upon the ability of small firms to grow and expand in place. Just as the neighborhood requires new investment, the future of the industrial zone requires vigorous development of a new industrial base. The adjacent industrial area shows various signs of disinvestment. Vacant buildings, buildings in severe disrepair, industrial processes which spill into the street and truck traffic congestion are indicative of functional obsolescence that could prove inimical to new industrial investment.

The Lower Price Hill Community should coordinate its efforts with the Department of Economic Development with respect to the industrial renewal of the Queensgate West Industrial District. Neighborhood development objectives are compatible with and complementary to industrial renewal activities. The Queensgate West Industrial Development Plan completed a number of years ago is currently being carried out. During 1984, a complete street improvement project was constructed on Evans Street from Gest Street to Hopkins Street. This improvement included a new concrete pavement, curbs and sidewalk. This was a major upgrading to the previously existing conditions. During 1985, the improvement of Gest Street east of Mill Creek is increasing the underclearance on the existing overhead railroad bridges. This is benefitting

the large truck traffic that uses this portion of Gest Street. Also during 1985, South Street from Evans Street to east terminus is being paved full width to provide additional parking spaces. Several streets in Queensgate West will be rehabilitated as funds become available.

Industrial Stabilization Objectives:

1. Work with the Queensgate Industrial District council to secure affirmation of the Industrial Development Plan and seek implementation.
2. Explore the advantages of the enterprise zone designation.
3. Work with the Department of Economic Development to establish a proactive effort to place small expanding commercial activities within the district.
4. Establish a linkage between neighborhood residents and job training and job development within the Queensgate Industrial area. Residents should be encouraged to contact Cincinnati Institute for Career Alternatives, Inc. (through Division of Employment and Training) for job training and possible job placement.

V. PROGRAMS AND PROJECT SITES

1. REVITALIZATION CATALYSTS

There are three major developments that it is believed will have the greatest potential impact on the area. First, the construction of the new Price Hill Health Center off State Avenue; second, the residential-commercial mixed use development proposed by a developer in cooperation with the Lower Price Hill CURC for the Sol's building on Eighth Street; and third, the possibility of a tramway transportation system on the hillside that would again vertically connect Lower and East Price Hill. These and other areas are identified in the plan for some form of treatment (see Figure 4).

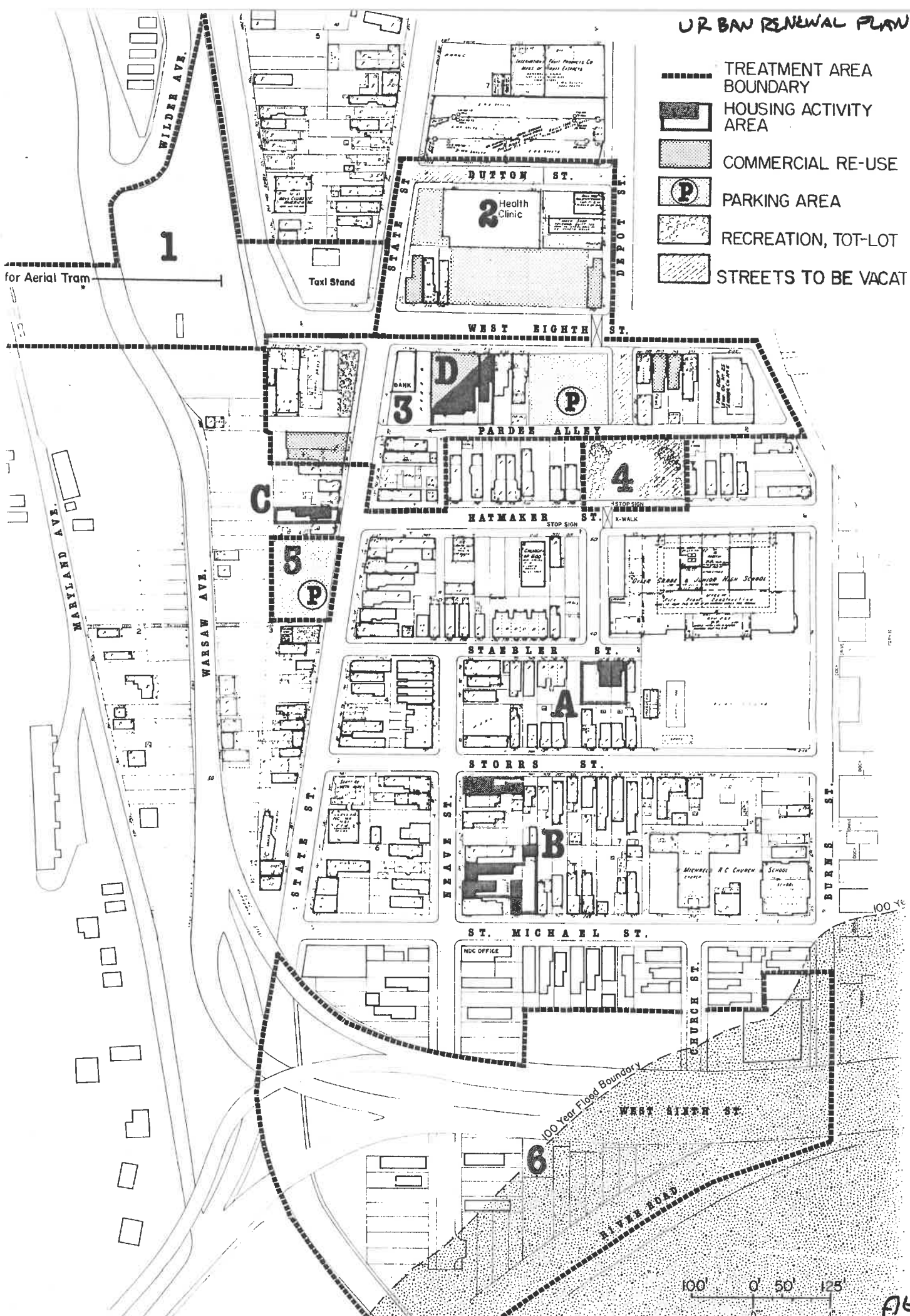
2. TREATMENT AREAS







AREA ONE

The first treatment area comprises the old incline right-of-way, the base of the hill, and the taxi stand site on the north side of West Eighth Street.

- . The plan calls for the encouragement of a privately developed aerial tramway vertical transportation system that will directly reconnect East and Lower Price Hill. The historic incline right-of-way not presently in the public domain, is included within the urban renewal boundary. For the project to be realized, it is likely that eminent domain powers will be required to acquire all or portions of the right-of-way.
- . Eighth and State has traditionally been the focal point of the neighborhood and this plan, irrespective of the realization of a transportation improvement, calls for a general clean-up of this area
 - A clean-up of the base of the right-of-way which is currently used as a dumping ground. This also is the potential site of an aerial tramway station and related amenity. A current proposal calls for the construction of a "pub" with incline memorabilia as the theme.
 - The taxi-stand on the abandoned gas station site is not the ideal activity for this highly visible corner. Gaining control of the site will probably necessitate the use of eminent domain. The following redevelopments are suggested:
 - . A community supported gateway park, or a
 - . Site for parking to support the Health Clinic, commercial parking for traffic generated by the proposed aerial tramway, or a
 - . Site for a fast food franchise outlet to take advantage of the high traffic counts.

UR BAN RENEWAL PLAN



-  TREATMENT AREA BOUNDARY
-  HOUSING ACTIVITY AREA
-  COMMERCIAL RE-USE
-  PARKING AREA
-  RECREATION, TOT-LOT
-  STREETS TO BE VACAT

100' 0' 50' 125'

Specific plans for this site must address two issues: first, a new location for the taxi-stand, preferably in the vicinity, should be found; and second, as regards access, a carefully planned circulation system should be devised in conjunction with the Traffic Engineering Division for entering and exiting this rather difficult site.

AREA TWO

The second treatment area comprises the block bounded by Dutton, State, West 8th., and Depot Streets. Most of this treatment area is to be the site for the construction of the Price Hill Health Center and related parking. Additional parking at later date might be secured through the partial vacation of Dutton Street. The southwest and southeast corners have buildings that would be suitable for commercial revitalization. The southwest corner is critical because it forms one of the corners of the community focus at 8th and State. The building on the southeast corner of the site is valuable because the structure has very attractive architectural features. Because of the subsurface conditions and the depth of the bedrock, the Health Center and related offices cannot be built economically on the land immediately adjacent to 8th Street. An existing warehouse structure on the site will be rehabilitated to provide 10,500 sq. ft. of clinic space and approximately 4,500 sq ft for community service functions. With the parking lot now being placed on West 8th Street some "vertical" landscaping (wall/fence/sign) treatment will be needed to "echo" the verticality of the buildings at each corner of the block face. This treatment should, however, not be permitted to block the natural surveillance of the parking lot and facility from West 8th Street.

The Western Health District is one of the five geographical districts responsible for the provision of the Health Department's direct services. The primary service area of this district is bounded by the River on the south, the city limits on the west, Harrison Avenue on the north, and the Millcreek on the east.

The services and administration functions that will be located in the building will include a comprehensive health center and community services. The Price Hill Health Center will offer pediatric, adolescent and adult medical care, obstetrics and gynecology, family planning, dental care and some special medical services. Support services will include a pharmacy, laboratory testing, nutrition and medical information. Counseling for alcoholism, mental health, educational sessions, social services and a food supplement program (WIC) will also be available for the Cincinnati community.

Also housed in this building are the home health care teams, an environmental program and a mental health program that will offer community health services to the neighborhood.

This new consolidated western district health building will serve as a replacement facility for leased space occupied by the Price Hill Health Center at 741 State Street.

The estimated number of employees is expected to approximate fifty, while the number of daily clients is anticipated to be around 200.

AREA THREE

Area three comprises the two blocks bounded by West 8th Street, Pardee Alley, Burns Street and State Street, also the structures on the east side of State Street between Pardee Alley and Hatmaker Street, and finally the structures along West 8th Street opposite the taxi stand and the soon to be vacated City Health Clinic on State Street.

This third area is slated for mixed use development and redevelopment.

It is hoped that if the tramway is constructed additional commercial activity will spill over into the structures on the south side of West Eighth Street and the building soon to be abandoned by the Health Clinic.

In line with the aim of generally cleaning up the Eighth and State community focus the vacant lot on the southwest corner of the intersection should be acquired and landscaped with vegetation that has low maintenance requirements. The acquisition of this lot may require the use of eminent domain. Perhaps this area could become the responsibility of the Lower Price Hill Tree Watchers, a group of local school students who work with the City's Forestry Division.

For the two blocks south of West Eighth Street the ideal solution would be the total redevelopment of the block from the abandoned bank building (which should be preserved and incorporated) to the City Fire Station on the east end. This redevelopment would be a joint residential/commercial project and would involve the moving of the tot lot and the vacation of a portion of Depot Street. To consolidate the development site some lots may have to be acquired employing eminent domain powers.

If a redevelopment of this scope does not materialize on a more modest scale the Sol building could be rehabilitated with commercial development on the ground floor and housing development above. However, because of the generally poor condition of the building, a newly constructed mixed use building would be acceptable. The tot lot would still be moved, in this option, but would then serve as an auxiliary parking lot for the health clinic. After the new traffic patterns had been established additional aids for pedestrian safety, such as a crosswalk, should be considered. A surface lot is generally considered to be a temporary use and should the Health Department's parking needs be met elsewhere this site could be considered for future commercial development or to serve remaining commercial uses if all other adjacent sites had been redeveloped.

AREA FOUR

Area Four consists of the vacated Depot Street between Pardee Alley and Hatmaker Street, and the lots on either side. Area Four is the site for the relocated tot lot (see Figure 4). To enable enough land to be secured for the site it is necessary to also vacate Depot Street. It is currently planned to replicate all the existing recreational facilities on the present site at the new location. To

aid pedestrian, particularly children, movement between the school and the new tot lot a crosswalk should be installed with stop signs, one on the southwest corner of the T-junction at Hatmaker and Depot, the other on the northside of Hatmaker immediately to the east of the crosswalk.

AREA FIVE

The site for Area Five on the west side of State Street is an old abandoned gas station, which is currently owned and used as a parking lot by the Health Department for its State Street Clinic. It is the plan that this parking lot should be upgraded to allow for parking for the business district during the day and for residents in the densely packed developments across the street during the night time.

AREA SIX

Area Six comprises the area bounded by English Street, State Street and River Road, and the land on either side of the south end of Church Street. This area currently contains manufacturing facilities and vacant lots. The possible widening of River Road would cause significant changes in the local infrastructure, most particularly the closing of the southern terminus of Neave Street.

Manufacturing that does not add to local noise and air pollution should be encouraged in this area. Surplus city property in the area should be sold or leased to commercial concerns that

- . Add to the local employment base
- . Have low noxious impacts on the adjacent residential area
- . Add little, if any, additional burden to the local on-street parking situation
- . Plan to adequately screen their facilities.
- . Respect flood insurance design constraints.¹

Any sales in the area should have reverter clauses should the land purchaser fail to meet the development guidelines.

¹Almost half the treatment area is in the floodway fringe, the zone between the floodway and the 100 year flood boundary of the Ohio River (Source: Federal Emergency Management Agency - FEMA- National Flood Insurance Program, Floodway: Flood Boundary and Floodway Map. City of Cincinnati, Ohio Hamilton County.

Basically the 100 year flood plain are areas where there is a 1 percent chance of a flood in any given year. In these areas all residential construction will require fill to a height above flood level. Commercial buildings can be built, but only in a flood-proof manner.

3. HOUSING ACTIVITY SITES

A specific site for an infill housing project has not yet been selected, however, the remaining sites on the maps A, B, C, and D are for housing activities planned for the near future.

Sites A & B:

A developer working with the LPHCURC will rehabilitate approximately 18-24 units at 644, 646, 660 Neave Street and at 2131-39 Staebler Street. At least twenty-five percent of the units will be available for neighborhood residents to rent. The front of the building at 2138 St. Michael Street has been rehabilitated into three one-person units. The rear portion of the building in all probability will be demolished since there has been severe water damage.

Site C: West-C Teen Center--two units of housing on the third and fourth floors with a community center for teenager activities on the first and second floors.

Site D: Sol's building in treatment area three is a potential mixed-use development with housing units above commercial uses. If Sol's building is demolished the site will be part of the larger mixed development proposed for treatment area Three.

VI. IMPLEMENTATION

1. SCHEDULE AND ESTIMATED COSTS

Aerial Tramway Support

There is currently a proposal to construct an aerial tramway over the route of the old incline using private funds. At ground level the right-of-way would become a public park. The tramway would also see the construction of a related amenity at the foot of the hill. The deployment of these private funds are contingent upon public assistance in land acquisition and/or parking.

Health Clinic Construction

When land acquisition is accomplished and site problems solved the 10-month renovation period can begin with the completion of the final plans. Groundbreaking for the \$2M project is expected to begin in the fall of 1986.

Tot Lot Relocation

Including improvements it is expected that the moving of the tot lot will cost between \$60,000 - \$70,000. In anticipation of this move the LPHCURC has purchased the necessary lots.

Streetscape Treatment

A modest streetscape is planned for portions of 8th Street and portions of State Street. On both sides of 8th Street the treatment will extend from the intersection of Depot Street to west of State Street. On State Street the treatment would be extended on both sides of the street for one block each side of 8th Street. This modest treatment would involve tree plantings, waste receptacles, and handicapped access ramps. Preliminary estimates are that design and construction costs would be in the range of \$60 to \$75,000. Portions of this work will be, it is hoped, included in the Health Clinic construction and Sol building redevelopment.

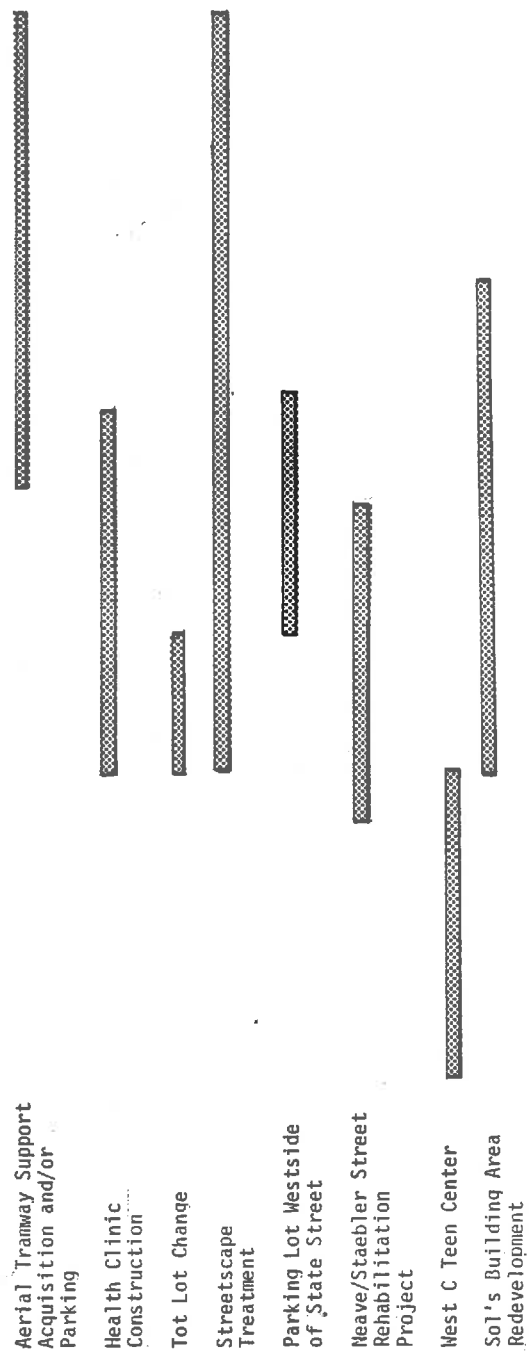
Acquisition of Old Health Clinic Lot

It is planned to develop the parking lot currently used by the Health Department after the construction is completed. Costs will be negotiated as part of the overall package of parking lot development for the relocated health clinic.

Neave/Staebler Street Rehabilitation Project

A number of structures will be acquired for rehabilitation by the LPHCURC in cooperation with a developer. The estimated cost will be \$600,000. Subsidies in the form of land acquisition write downs and Rental Rehabilitation Program loans are anticipated.

Jan '86 July '86 Jan '87 July '87 Jan '88 July '88



West C Teen Center

To finally complete the West C Teen Center project will require an additional \$20,000. (These funds are already under contract with the West-C organization.)

Sol's Building Area Redevelopment

Currently, in preliminary design phase, there is a \$3 million residential/commercial development being proposed by a developer in cooperation with the LPHCURC for the Eighth Street site. The specific public and private funds that are to be involved are currently being negotiated.

2. ZONING CHANGES

There are a number of zone changes areas (Figure 5) proposed in the urban renewal plan.

The first area concerns the properties along State Street south of Hatmaker Street. The area is currently zoned B-4 but there remain very few businesses. It is the recommendation of this plan that any commercial revitalization should occur in the vicinity of 8th and State and that the area south of Hatmaker should gradually be returned to residential uses. The plan calls for the B-4 to be changed to an R-6 zone.

The second area concerns properties south of St. Michael Street, but north of the Sixth Street viaduct. It is recommended that the zone of B-2 be changed to R-6 since there is no business in the area. There is a sharp topographic break to the south where the manufacturing zones begins.

Finally it is proposed that the B-3 zoning between the fire station and the abandoned bank building on West 8th Street be changed to R-7T so that the high residential densities needed for a financially feasible mixed-use development can be achieved. The current B-3 zoning only allows a R-6 residential density.

R-3

PROPOSED ZONE CHANGES

R-6

DUTTON ST.

M-2

B-3

B-4

WEST EIGHTH ST.

B-3

B-3

PARDEN ALLEY

R-7

HATMAKER ST.

B-4

R-6

Order Sheet & Junior High School

STAEBLER ST.

R-6

STORRS ST.

R-3

R-6

M-3

B-4

B-2

M-2

ST. MICHAEL ST.




CHURCH ST.

M-3

WEST SIXTH ST.

M-3

RIVER ROAD

-  B-4 to R-6
-  B-2 to R-6
-  B-3 to R-7T

66 6



APPENDIX A

BLIGHT STUDY

In the fall of 1982 (October 2 - November 24), a survey for determining blight and deteriorating areas was administered by the engineering technical staff to the 205 structures within the study area. (See Form--over page.)

By applying normal standards as regards dilapidation to both the structures and the maintenance and repair of all the exterior elements of the buildings it was determined that 168 structures were dilapidated while 37 were not. Therefore, at the time of the survey, 82 percent of all the study area structures were deemed to be in a dilapidated condition.

In all of the study areas, it was determined that there were only 81 off-street parking places. Uses were mixed or incompatible in 24 cases (12 percent).

The forms for each of the two hundred and five structures are maintained on file in the offices of the City Solicitor.

SURVEY FOR DETERMINING BLIGHT AND DETERIORATING AREAS

I. GENERAL DATA

Date 10-6 Inspector FO
 Address (For Reasons of privacy, Postal Address deleted)
 Block Number _____ Film Roll No. _____ Photo No. _____

II. BLIGHT

Determination: YES NO

	Good	Poor/None	N/A	Remarks
Public Health	Ventilation		<input checked="" type="checkbox"/>	
	Air-Conditioning Adequate Windows	<input checked="" type="checkbox"/>		
Sanitary Facilities	Garbage Stor. & Disposal			
	Grounds Keeping Nuisances (Remarks:)			
Safety	Overcrowding			
	Number of Exits	<input checked="" type="checkbox"/>		
	Fire Escapes		<input checked="" type="checkbox"/>	
	Sprinklers/Scandpipe			
General Welfare	Determination: YES <input type="checkbox"/> NO <input type="checkbox"/>			
	Structure			
	Maint. & Repair of:			
	Foundations			
	Exterior Walls			
	Roof	<input checked="" type="checkbox"/>		Leak 3 Point
	Cornice	<input checked="" type="checkbox"/>		3 Point, 4
	Storefront			
	Windows & Doors	<input checked="" type="checkbox"/>		3 Point
	Gutters & Downsp.	<input checked="" type="checkbox"/>		2, 3
	Overall Character			
	Determination: YES <input type="checkbox"/> NO <input type="checkbox"/>			
	Obsolete Building Type			
	Type of Construction			B
	Number of Floors			3
Height				
First Floor Area				
Off-Street Loading				
Overcrowding of Building on Land	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		
Incompatible Uses or Mixed Use	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>		

III. DETERIORATING AREA

Determination: Yes No

Off-Street Parking: Inadequate Amount of Parking for Type of Activity Yes No
 Number of Spaces 0 Location of Spaces ST

Occupancy/Vacancy: Overall Vacancy 0/3 No. of Dwelling Units 2
 Ground Floor Use RES. Vacancy 0 %
 Upper Floor Uses _____ Vacancy 0 %

Street Arrangements: Street/Alley Width _____
 Street/Alley Alignment _____
 Street/Alley Geometry _____
 Sidewalk Width _____

REMARKS _____

Description of Dilapidation	Off-Street Loading
1. Spalling	A. Across sidewalk
2. Cracks	B. Inadequate amount for type of activity
3. Loose Material	C. Narrow alley or inadequate maneuvering space
4. Missing Material	
5. Fire Damage	
6. Deteriorating Mat'l.	
7. Sagging	
8. Settling	

APPENDIX B1

STATISTICAL BACKGROUND FOR THE NEIGHBORHOOD OF LOWER PRICE HILL (Census Tract 91)

TABLE 4

POPULATION AND HOUSING CHANGES 1960-1980

Population	1960	1970	/ %	1980	/ %
Lower Price Hill	4,136	3,187	(-22.9)	2,155	(-32.4)
City of Cincinnati	502,550	453,254	(- 9.8)	385,457	(-15.0)

Year Round Housing Units

Lower Price Hill	1,314	1,106	(-15.8)	979	(-11.5)
City of Cincinnati	171,679	172,504	(- 0.5)	172,587	(0.0)

Lower Price Hill Housing Unit Occupancy

Owner Occupied (%)	(17.3)	(15.3)	(16.8)
Renter Occupied (%)	(70.8)	(75.9)	(66.5)
Vacant (%)	(11.9)	(8.8)	(16.8)

TABLE 5

POPULATION AND HOUSEHOLD SIZE: 1980

Population	- - - - -	2,155
Male	- - - - -	1,093 (50.7%)
Female	- - - - -	1,062 (49.3%)
Households:	- - - - -	792
Average HH Size:	- - - - -	2.72
Persons per Family:	- - - - -	3.60

Source: U.S. Census 1960, 1970 and 1980, plus special Neighborhood Statistics Program, 1980

TABLE 6

AGE DISTRIBUTION AND FERTILITY RATE FOR
LOWER PRICE HILL AND THE CITY OF CINCINNATI: 1980

	Neighborhood	City of Cincinnati
Under 5	(10.6)	(7.5)
5 - 14	(19.9)	(13.2)
15 - 19	(10.3)	(8.7)
20 - 24	(10.2)	(12.1)
25 - 34	(14.3)	(17.1)
35 - 44	(8.2)	(8.4)
45 - 64	(17.6)	(18.5)
65 - 74	(5.4)	(8.3)
75+	(3.5)	(6.2)
Median Age	24.6 yrs	29.1 yrs
18 and over	(79.4)	(74.8)
62 and over	(10.9)	(17.2)

Fertility Rate (children ever born women 35-44):

----- 4.14 2.73

TABLE 7

EDUCATIONAL ATTAINMENT (PERSONS OVER 25)
LOWER PRICE HILL AND CITY OF CINCINNATI: 1980

Total Persons 1,088 225,769

School Year Completed

(12.3) 0-4 yrs (3.7)
(19.5) 5-7 yrs (7.8)
(20.9) 8 yrs (10.4)

High School

(24.0) 1-3 yrs (20.2)
(13.9) 4 yrs (27.6)

College

(4.0) 1-3 yrs (12.7)
(5.4) 4 yrs (17.6)

TABLE 8

MARITAL STATUS: 1980

	Neighborhood	City of Cincinnati
Male 15 and Over	739	137,380
Single	(37.5)	(37.2)
Married	(42.6)	(47.4)
Widowed	(4.9)	(4.0)
Divorced/Separated	(15.0)	(11.4)
Female 15 and Over	759	168,515
Single	(18.2)	(30.8)
Married	(42.4)	(38.5)
Widowed	(17.0)	(16.4)
Divorced/Separated	(22.4)	(14.4)

TABLE 9

RESIDENTIAL TENURE: 1980

Owner Occupied Housing Units		
1 year or less	(26.0)	(9.0)
1 - 4 years	(14.5)	(19.8)
4 - 10 years	(4.0)	(15.9)
10 - 20 years	(27.0)	(25.75)
20 years or more	(28.0)	(29.45)
Renter Occupied Housing Units		
1 year or less	(35.0)	(38.4)
1 - 4 years	(29.1)	(33.4)
4 -10 years	(20.0)	(14.2)
10 years or more	(15.9)	(13.8)

TABLE 10

OCCUPATIONAL STATUS: 1980

Employed Persons 16 and Over	547	
Managerial/Professional	(10.8)	(24.5)
Technical/Sales/	(29.4)	(30.8)
Service Operations	(20.1)	(17.4)
Precision Production/Craft	(6.8)	(9.6)
Operators/Fabricators	(32.9)	(17.1)

TABLE 11

PROPORTION OF RENTER TO HOMEOWNER HOUSEHOLDS: 1980

	<u>C.T. 91</u>	<u>City of Cincinnati</u>
Households	792	158,000
Renter HH	613 (77.4)	96,039 (60.8)
Homeowner HH	179 (22.6)	61,961 (39.2)

TABLE 12

1979 HOUSEHOLD INCOME

Household Income (%)

Less than \$5,000	(40.3)	(20.8)
\$5,000 to \$7,499	(19.1)	(9.8)
\$7,500 to \$9,999	(2.9)	(9.1)
\$10,000 to \$14,999	(19.8)	(17.2)
\$15,000 to \$19,999	(5.5)	(14.0)
\$20,000 to \$24,999	(3.2)	(9.9)
\$25,000 to \$34,999	(6.1)	(11.0)
\$35,000 to \$49,999	(2.3)	(5.3)
\$50,000 or more	(0.9)	(2.9)

Median	\$6,275	\$12,675
Mean	9,676	16,498

Owner Occupied Households

Median	\$14,491	\$19,827
Mean	17,740	23,707

Renter Occupied Households

Median	\$ 5,033	\$ 9,574
Mean	7,321	11,848
Per Capita	3,588	6,875

Percent Families Below Poverty Level

-----	(45.4)	(16.0)
-------	--------	--------

TABLE 13

SELECTED HOUSING CHARACTERISTICS: 1980

<u>Year Round Housing Units</u>	<u>979</u>	<u>(100%)</u>
No bathroom or only a half bath	92	(9.4)
No complete kitchen facilities	78	(8.0)
No air conditioning	404	(41.3)
No heating equipment	34	(3.5)
Only fireplaces, room heaters portable, and non-portable	386	(39.4)
<u>Occupied Housing Units</u>	<u>815</u>	<u>(100%)</u>
No telephone	263	(32.3)
No vehicle available	468	(57.4)

TABLE 14

HOUSING COSTS: 1980

Median mortgage and monthly costs	\$191.00
Gross rent median	\$133.00



APPENDIX C
LEGISLATIVE ACTION

CALENDAR
CITY PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 5, 1986
ROOM 226
CITY HALL
9:00 A.M.

Call the meeting to order in Room 226, City Hall.

Consider the Minutes of August 22, 1986.

LEGISLATIVE REFERRALS

1. A report and recommendation on an ordinance approving and adopting the Lower Price Hill Urban Renewal Plan.
2. Update report on Queensgate II Redevelopment Projects.
3. A report and recommendation on an ordinance to vacate a portion of an unnamed alley from Holbrook Avenue northeastward 100 feet.
4. A report and recommendation on an ordinance authorizing the sale of 2385 and 2393 North Bend Road.

LAND USE AND ENVIRONMENT

5. A Plat of Tuxworth East Subdivision, located at the east terminus of Tuxworth Avenue in West Price Hill.

LEGISLATIVE REFERRAL

6. A report and recommendation on an ordinance approving the sale of Parcel LD 9-6 in the Liberty-Dalton Project Area to U.T.O.C. Inc.

LAND USE AND ENVIRONMENT

7. Status report on zoning.

ADJOURN



September 5, 1986

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: The Lower Price Hill Urban Renewal Plan (Lower Price Hill)

City Council at its session on August 6, 1986, referred by the Executive Committee to the City Planning Commission and Urban Development Committee, for review and report, an ordinance approving and adopting the Lower Price Hill Urban Renewal Plan.

BACKGROUND

The focus of the Urban Renewal Plan is Lower Price Hill's commercial area in the vicinity of Eighth and State Streets and the residential area directly to the south. The Plan's emphasis on housing and commercial development is a result of earlier plans and events that occurred in the community. The Lower Price Hill area was a part of the 1978 Price Hill Community Plan. The Queensgate West Industrial Plan, published in 1981, addressed industrial issues of Lower Price Hill. Since 1981, over \$671,000 in Community Development Block Grant (CDBG) funds have been used in the revitalization area for: staffing the Community Urban Redevelopment Corporation; rehabilitation of commercial and residential units; funding of a Homeowner Grant - exterior improvement program; a litter control program; park landscaping; establishment of a home repair library; and land acquisition for a relocated health clinic.

The City designated the community a Revitalization Area in 1981 and funded the Lower Price Hill Community Urban Redevelopment Corporation. Also in 1981, an Economic Base and Marketing Potential Study was completed that addressed the commercial area of Lower Price Hill and North Fairmount. In 1984, the Lower Price Hill Neighborhood Business District: Development Strategy and Feasibility Study was published. A number of recommendations from these reports were incorporated into the Urban Renewal Plan.

PLAN OVERVIEW

The Lower Price Hill Urban Renewal Plan's implementation focus is limited to commercial projects around Eighth and State and housing redevelopment in the Neave/Storrs Streets area. A future intention of the Department of Neighborhood Housing and Conservation is to evaluate the residential area along State Avenue that is not addressed in either the Urban Renewal Plan or the Queensgate West Industrial Development plan.

In order to expend funds to acquire property, Lower Price Hill has been defined an Urban Renewal Area. Blighted and deteriorating structures have been identified in the renewal area pursuant to Chapter 725 of the Cincinnati Municipal Code (CMC). Through the adoption of the Plan by City Council, the City Manager will be authorized to expend public funds in the acquisition of any property within the area as is necessary for the implementation of the Plan.

Lower Price Hill
Urban Renewal Plan

Page 2
September 5, 1986

Being a neighborhood revitalization area, the Plan area is also subject to the provisions of Chapter 740 (CMC) Displacement and Relocation Benefits for City Assisted Projects. Displaced rental housing residents and businesses as well as owner occupants will receive relocation assistance.

• The Land Use Plan

The implementation of the Urban Renewal Plan is not expected to change the neighborhood's existing land use configuration radically. Commercial activities are to be concentrated in the northern section of the Plan area. The southern section around the floodplain of the Ohio River will continue to be manufacturing uses, and the middle of the Plan area will continue to comprise the high density residential core of the community.

• Goals and Development Strategies

Four goals define the fundamental components of the Urban Renewal Plan's development strategy: decrease investment risk, increase commercial diversity and intensity, maintain housing opportunities for low and moderate income households, and stabilize and increase industrial employment opportunities within adjacent industrial zones.

A comprehensive listing of the Plan's goals and policies, which Planning staff believe are appropriate for adoption as part of the Coordinated City Plan (CCP) by the City Planning Commission, have been extracted from the Plan. (See Attachment A)

• Treatment Areas

The Plan identifies six treatment areas where it is believed development efforts will have the greatest potential impact on the area. (See Attachment B for locational and projects summary.)

• Housing Activity Sites

The Urban Renewal Plan identifies four activity sites within the community for future housing redevelopment: 18-24 units of housing to be developed in the rehabilitation of 644, 646, 660 Neave Street, and at 2131-39 Staebler Street; and rehabilitation of the West C Teen Center for two units of housing on the third and fourth floors with a community center for "teen" activities on the first and second floors. The fourth housing activity site centers on the former Sol's Department Store building, a focus of the UDAG proposal.

• Implementation and Estimated Costs

The Plan's major implementation projects and their proposed timing and estimated costs are identified in Attachment C of this report.

Zoning Changes

The Plan proposes zone changes in three areas of the neighborhood. The first area concerns properties along State Street south of Hatmaker Street. Because only a few businesses remain in this area, the Plan is recommending a gradual return to residential uses through a B-4 to R-6 zone change.

For the area south of St. Michael Street, north of the Sixth Street viaduct, the Plan recommends a zone change from B-2 to R-6 since there is no business in the area.

Finally, the Plan proposes that the B-3 zoning between the fire station and the abandoned bank building on West Eighth Street be changed to R-7T to support proposed high residential densities in a mixed-use development.

STAFF REVIEW

The Planning staff compared existing and proposed land uses with the future development objectives of the Urban Renewal Plan. The Planning staff findings are as follows:

The Plan's recommended zone changes will not receive a detailed analysis and staff recommendation until a formal zone change process is initiated. The West Eighth Street proposed zone change, B-3, to R-7T, was the subject of a Zoning staff hearing earlier this year. Further action on this change is being held until HUD makes a decision on the UDAG application pending for the Eighth Street Plaza Project (Sol Project). HUD's decision may be known in late September.

The buildings identified in the Urban Renewal Plan as future housing activity sites are vacant and boarded up pending the acquisition by the community urban redevelopment corporation, the availability of funding subsidies in the form of land acquisition write downs, and Rental Rehabilitation Program loans. The proposed reuses at these locations are either in conformance with the Coordinated City Plan's Land Use Plan or represent appropriate revisions to the CCP as will be discussed below. A new public health center is planned to be developed in Lower Price Hill. The completion of this project is expected by 1988. While the existing CCP Land Use Plan recommends commercial and industrial use of this site, the public use proposed here is an appropriate revision to the CCP and the City has acquired the property in order to allow development of the Health Center to occur at this location.

Regarding the Sol's Building Area Redevelopment (Eighth Street Plaza), UDAG funding has been applied for (\$540,000) to construct this residential/commercial mixed use development. The \$2.7 million project, includes a \$685,000 federal Community Development Block Grant loan. The project entails the demolition of nine buildings and the construction of a three story, 52 unit residential and commercial building. It also includes the construction of a covered 80-space parking lot and the relocation of an existing playground. Currently this proposal is undergoing necessary environmental and historic reviews. The proposed commercial/residential mixed use is basically in conformance with the CCP's recommendation for ground floor commercial use at this location.

CPC Staff noted that the Plan should contain a reference to the use of local historic designation as a planning tool. The Department of NHC did conduct a coordinated City Departmental review of the Plan prior to this time. To date, no additional comments have been received by the Planning staff from these departments including any concerns for the Plan's identified street vacations.

The Plan's proposal for a hillside aerial tramway is currently being examined by a private concern. Any proposal for development may require City Council review because of public funding needed to purchase a portion of the right-of-way. Community Development Block Grant funds have been approved by City Council for such purposes. While the CCP recommends residential land use for such hillside areas, the City's intent to promote "transportation/park-recreation" use of this area has been expressed by its commitment of funding for the project. Accordingly, such revision of the CCP Land Use Plan is appropriate.

The subject Plan differs from the CCP Land Use Plan in two other areas: the relocation of the tot lot from the south side of West Eighth Street to the north side of Hatmaker Street; and the recommendation that uses along both sides of State Avenue south of Hatmaker be residential use instead of commercial as proposed by the CCP. In both cases revision to the CCP is appropriate. The tot lot relocated site adjacent to the school is more appropriate than its existing location. Residential use along State Avenue reflects existing land uses.

On August 28, 1986, Planning staff met with representatives of the Lower Price Hill Community to review the extracted Coordinated City Plan policies and receive comments pertaining to the Plan. Those in attendance supported the Plan, the extracted goals and policies and expressed the importance of them being approved by the City to further the revitalization of Lower Price Hill.

CONCLUSION

The Lower Price Hill Urban Renewal Plan as presented should be accepted by the City Planning Commission. The Plan's goals/policies, as extracted and stated in Attachment A, should be adopted as part of the Coordinated City Plan, and the subject ordinance should be approved.

RECOMMENDATION

The staff of the City Planning Department recommends that:

The City Planning Commission:

1. Accept the Lower Price Hill Urban Renewal Plan.

2. Adopt as part of the Coordinated City Plan, Volume II, the goals and policies from the Lower Price Hill Urban Renewal Plan as stated in Attachment A.
3. Approve the ordinance approving and adopting the Lower Price Hill Urban Renewal Plan as Council's planning guide for Lower Price Hill. It should not be construed by the approval and adoption of this plan that the City is committed to expenditure of funds for public improvements proposed by the Plan and further that zoning changes proposed in the Plan must be subject to the full zoning process.

Respectfully submitted,

Laurence P. Annett

Laurence P. Annett
City Planner

APPROVED:



Robert J. Duffy, AICP
Acting Director
City Planning Department

RJD/LPA/mk

Attachments

0784V

COORDINATED CITY PLAN Part II: Community and Special Area Policies

SECTION NO. 25 (1429)	
COMMUNITY AREA	Lower Price Hill
POLICY DIVISION	Comprehensive Urban Area
CATEGORY	Land Use
SUBCATEGORY	Overall Land Use Development
Adopted _____	Revised _____

GOALS and POLICIES	PROJECTS or PROGRAMS
<p>I. Decrease Investment Risk</p> <ol style="list-style-type: none"> a. Eliminate or rehabilitate vacant, derelict and unsound buildings. P. 14 b. Encourage improved image and physical appearance of the area. P. 15 c. Encourage exterior improvements - clean up, fix up throughout the neighborhood. P. 15 d. Encourage improved maintenance and appearance of vacant lots, parking areas, bus transfer points. P. 15 <p>2. Increase Commercial Diversity and Intensity</p> <ol style="list-style-type: none"> a. Secure substantial (8,000-12,000 sq. ft.) non-neighborhood based commercial development of traffic or trade and industrial supply oriented establishments such as a commercial laundry, dry cleaning plant, printing/publishing, fast food franchise, convenience grocery. P. 17 b. Attract commercial development which will reinforce neighborhood development objectives and which will have some consumer appeal to employees who work within the area, such as: <ul style="list-style-type: none"> • down-sized drug store • down-sized variety store • bakery, donut shop, carry-out, deli <p>3. Increase Housing Opportunities</p> <ol style="list-style-type: none"> a. Encourage conservation, rehabilitation, and upgrading of the existing housing stock. P. 17 b. Owner-occupancy should be encouraged. P. 18 c. Owner-occupied homebased projects should be promoted where appropriate. P. 18 	<p>I. Decrease Investment Risk</p> <ol style="list-style-type: none"> A. Rehabilitate or demolish 2139-2145 W. 8th Street for commercial/residential development. P. 14 B. Rehabilitate 2117-2121 W. 8th Street. P. 14 C. Rehabilitate the northeast corner of W. 8th at State Avenue. P. 14 D. Rehabilitate 741 State Avenue. P. 14 E. The total redevelopment of the two blocks on the south side of W. 8th Street, from the abandoned bank building (which should be preserved and incorporated), to the City fire station (if redevelopment is found to be feasible). P. 22 F. Acquire and landscape the lot on the southwest corner of the W. 8th and State Avenue intersection. P. 22 G. Development of a City Health Center and District Office with related parking in the area bounded by Dutton, State, W. 8th and Depot Streets. P. 21 <p>II. Increase Commercial Diversity and Intensity</p> <ol style="list-style-type: none"> A. Lease or sell surplus City property in the area bounded by English Street, State Avenue, and River Road, and land on either side of the south end of Church Street, to commercial concerns that: <ul style="list-style-type: none"> • Add to the local employment base • Have low noxious impacts on the adjacent residential area • Add little, if any, additional burden to the local on-street parking situation • Plan to adequately screen their facilities • Respect flood insurance design constraints. P. 23 B. The northwest corner at the intersection of W. 8th Street and State Avenue (taxi-stand) should be redeveloped. Suggested uses include: <ul style="list-style-type: none"> • A community supported gateway park • Parking to support the City Health Clinic or commercial parking • A fast food franchise. P. 20 <p>III. Increase Housing Opportunities</p> <ol style="list-style-type: none"> A. Rehabilitation of 644, 646, 660 Heave Street and 2131-39 Staebler Street. P. 18 B. Include housing on the upper floors of the Sol Building, 2139-2145 W. 8th Street, if the building is to be redeveloped. P. 18 C. If an appropriate site can be found in the community, implement a modest in-fill housing project. P. 18 D. Rehabilitation of the West-C Teen Center on State Street to include two units of housing on the third and fourth floor and a community center for teens on the first and second floor. P. 24

FOOTNOTES

Page numbers refer to the Lower Price Hill Urban Renewal Plan prepared by the Cincinnati Department of Neighborhood Housing and Conservation, dated July 1986.

ATTACHMENT "A"

COORDINATED CITY PLAN

Part II: Community and Special Area Policies

SECTION NO.	25 (1428)
COMMUNITY AREA	Lower Price Hill
POLICY DIVISION	Comprehensive Urban Area Policies
CATEGORY	Land Use
SUBCATEGORY	Overall Land Use Development
Adopted	Revised

Attachment B

Lower Price Hill Urban Renewal Plan Treatment Areas: Locational and Project Summary

GOALS and POLICIES	PROJECTS or PROGRAMS
<p>4. <u>Stabilize and Increase Industrial Employment Opportunities</u></p> <p>a. Work with the Queensgate Industrial District Council to secure affirmation of the Industrial Development Plan and seek implementation. P. 19</p> <p>b. Explore the advantages of the State enterprise zone designation. P. 19</p> <p>c. Establish a proactive effort to place small expanding commercial activities within the community. P. 19</p> <p>d. Establish a linkage between neighborhood residents, and job training and development within the Queensgate Industrial Area. P. 19</p> <p>5. <u>Transportation</u></p> <p>a. Encourage transportation improvements which strengthen access and enhance community image. (Planning Staff)</p> <p>b. Consider vacation of appropriate streets as needed to support Plan implementation. (Planning Staff)</p> <p>c. Rehabilitate streets in the Queensgate West area. P. 19</p> <p>6. <u>Recreation</u></p> <p>a. Maintain or relocate existing recreational areas in the community when implementing development projects. (Planning Staff)</p> <p>7. <u>Land Use</u></p> <p>a. Utilize the Plan's proposed land use and urban renewal plan maps to guide future development decisions in the Lower Price Hill Community. (Planning Staff)</p>	<p>IV. <u>Stabilize and Increase Industrial Employment Opportunities</u></p> <p>A. Coordinate efforts with respect to the industrial renewal of the Queensgate West Industrial District. P. 18</p> <p>B. Manufacturing that does not add to local noise and air pollution should be encouraged in the area bounded by English Street, State Avenue and River Road; and the land on either side of the south end of Church Street. This area currently contains manufacturing facilities and vacant lots. P. 23</p> <p>V. <u>Transportation</u></p> <p>A. Encourage development of a privately developed aerial tramway vertical transportation system in the old incline right-of-way that will directly reconnect East and Lower Price Hill. P. 20</p> <p>B. Clean-up the base of the potential aerial tramway right-of-way, the potential site of an aerial tramway station and related amenity. P. 20</p> <p>C. If warranted in connection with the widening of River Road, close the south end of Meave Street. P. 23</p> <p>D. Vacant portions of Dutton and Depot Streets to accommodate redevelopment. Pp. 21 & 22</p> <p>E. For portions of M. 8th Street and State Avenue, implement a modest streetscape program. P. 25</p> <p>VI. <u>Recreation</u></p> <p>A. Relocate the existing tot lot on M. 8th Street to an area consisting of the vacated Depot Street between Pardee Alley and Hatmaker Street, and the lots on either side. P. 22</p>

FOOTNOTES Page numbers refer to the Lower Price Hill Urban Renewal Plan prepared by the Cincinnati Department of Neighborhood Housing and Conservation, dated July 1986.

Treatment area one comprises the old incline right-of-way, the base of Hillside, and a taxi stand site on the north side of West Eighth Street. Within this area, the Plan calls for: the encouragement of a privately developed aerial tramway vertical transportation system that will directly connect East and Lower Price Hill; a general clean-up of debris in the Eighth and State area; and redevelopment of the taxi stand site as a gateway park, a parking area, or a site for a fast food franchise. A new location for the taxi stand would be found.

Treatment area two comprises the block bounded by Dutton, State, West Eighth, and Depot Streets. Most of this treatment area is to be the site for the relocation of the Price Hill Health Center-Western Health District, and related parking. Additional parking at a later date might be secured through the partial vacation of Dutton Street. Buildings on the southwest and southeast corners of the block would be suitable for commercial revitalization.

Treatment area three comprises the two blocks bounded by West Eighth Street, Pardee Alley, Burns Street and State Street as well as structures on the east side of State Street between Pardee Alley and Hatmaker Street, and the structures along West Eighth Street opposite the taxi stand and the City Health Clinic on State Street. Mixed use development and redevelopment is stated for this area which includes use of the existing structures on the south side of West Eighth Street and the existing health clinic building. Proposed projects in this block include: acquisition of the vacant lot on the southwest corner of the Eighth and State intersection, and landscape it with vegetation; total redevelopment of the two blocks on the south side of West Eighth Street from the abandoned bank building to the City fire station (this includes the demolition of nine buildings as part of a proposed UDAG funded project) for residential/commercial uses; moving the existing tot lot and the vacation of a portion of Depot Street for parking.

Treatment area four consists of the vacated Depot Street between Pardee Alley and Hatmaker Street and the lots on either side. The relocated tot lot would be developed on this site.

The site of treatment area five, a parking lot on the west side of State Street, is identified in the Urban Renewal Plan to be upgraded to allow for parking for the business district during the day and for residents at night.

Treatment area six comprises the area bounded by English Street, State Street, and River Road, and the land on either side of the south end of Church Street. Since this area currently contains manufacturing facilities and vacant lots, the Plan calls for additional manufacturing uses that do not add to local noise and air pollution. As some of this area is within the Ohio River 100 year floodplain boundary, construction must meet certain flood design constraints.

Lower Price Hill Urban Renewal Plan:
Major Implementation Projects

<u>PROJECT</u>	<u>ESTIMATED IMPLEMENTATION SCHEDULE</u>	<u>ESTIMATED COST PUBLIC/PRIVATE</u>
- Aerial Tramway: construction privately funded; public assistance in land acquisition and for parking	1987-1988	\$150,000/\$700,000
- Health Clinic Relocation: land acquisition and renovation.	Fall 1986	\$2 mill./ -
- Tot Lot Relocation: land acquired by Redevelopment Corp. site improvements	1986-1987	\$70,000/ -
- Streetscape Treatment: for portion of Eighth and State Streets	1986-1988	\$75,000/ -
- Parking lot, west side of State Street	1987	- / -
- Neave/Staebler Street Rehabilitation Project: acquisition and rehabilitation for housing	1986-1987	\$600,000/ -
- West C Teen Center: <u>Rehabilitation</u>	1986	\$20,000/ -
- Sol's Building Area Redevelopment: Commercial and residential redevelopment	1986-1988 (UDAG) (CDBG)	\$540,000/\$1,475,000 \$685,000/
TOTALS		\$4,140,000/\$2,175,000

LPA/pg

0784V

PROCEEDINGS OF THE CITY PLANNING COMMISSION

September 5, 1986

Regular Meeting

A meeting of the City Planning Commission was held this date at 9:00 A.M. in Room 226, City Hall, with the following members present: Mrs. Berman, Messrs. Huhn, Johnson, Mooney and Strauss. Members absent: Messrs. Erb and Jeff. Chairman Mooney presided. Also in attendance was Robert J. Duffy, AICP, Acting Director, City Planning Department.

MINUTES

The Minutes of August 22, 1986, were considered.

Mr. Huhn moved that the City Planning Commission approve the Minutes as distributed. The motion was seconded by Mr. Strauss, and the motion passed. Aye: Mrs. Berman, Messrs. Huhn, Johnson, Mooney and Strauss.

RESEARCH AND PLANNING

Lower Price Hill Urban Renewal Plan

City Planner Larry Annett began discussion regarding a report recommending approval and adoption of the Lower Price Hill Urban Renewal Plan. He stated the Planning Department recommends that the Commission (1) Accept the Lower Price Hill Urban Renewal Plan, (2) Adopt as part of the Coordinated City Plan, Volume II, the goals and policies from the Lower Price Hill Urban Renewal Plan, and (3) Approve the ordinance approving and adopting the Lower Price Hill Urban Renewal Plan as Council's planning guide for Lower Price Hill. It should not be construed by the approval and adoption of this plan that the City is committed to expenditure of funds for public improvements proposed by the Plan and further that zoning changes proposed in the Plan must be subject to the full zoning process.

Gerard Hyland, from the Department of Neighborhood Housing and Conservation presented the Lower Price Hill Urban Renewal Plan. He stated that there were basically three aims in this plan. The block by West Eighth and State Street is to be the site of the new Price Hill Health Clinic. Construction should be started for this on September 15. The estimated completion date is September 1, 1987. This will bring 50 employees and 200 clients a day. An old abandoned gas station is currently being used by Health Department employees. The plan calls for a parking lot to be used by the clinic. West C is putting up a teenage facility that is ready to be opened.

Mr. Strauss asked if Area 6 (the area bounded by English, State Street and River Road) was tied to a precursor for a proposed zone change. Mr. Hyland stated that it was not.

Pat Garry, of 1116 Cypress in Walnut Hills, who is on the Executive Committee Board of the Lower Price Hill Redevelopment Corporation, stated her support of the Urban Design Plan. She has started working with Genevieve Ray regarding historic designation of buildings in Lower Price Hill. She is pleased to have this plan well under way and she urged Planning Commission's support.

Ray Behler, of 640 Neave Street in Lower Price Hill, who has been a lifetime resident of Lower Price Hill and is the President of the Board of Trustees for the Lower Price Hill Community Urban Redevelopment Corporation stated that he wanted to reemphasize the Corporation's support for the Lower Price Hill Urban Design Plan.

Mr. Strauss moved that the City Planning Commission approve the Lower Price Hill Urban Renewal Plan and the recommendations of the Planning staff in conjunction with it. The motion was seconded by Mr. Huhn, and the motion passed. Aye: Mrs. Berman, Messrs. Huhn, Johnson, Strauss and Mooney.

COUNCIL OF THE CITY OF CINCINNATI

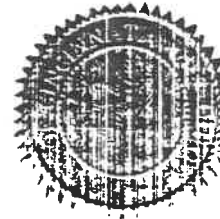
STATE OF OHIO

OFFICE OF THE CLERK OF COUNCIL

I HEREBY CERTIFY that the foregoing transcript is correctly copied from the books, papers and journals of the City of Cincinnati, State of Ohio, kept under authority and by the direction of the Council thereof.

ORDINANCE NO. 381-1986, passed by the Council, City of Cincinnati, State of Ohio, at its session on October 8, 1986: Approving and adopting the Lower Price Hill Urban Renewal Plan.

IN TESTIMONY WHEREOF I have hereunto set my name and affixed the seal of the Clerk of Council's Office this 24th day of October in the year Nineteen Eighty-Six Hundred and _____.



Sandy L. Sherman
CLERK OF COUNCIL
Sandy L. Sherman

City of Cincinnati

An Ordinance No. 381 - 1986

Approving and adopting the Lower Price Hill Urban Renewal Plan, and making findings and determinations, relative thereto, including: (1) that the area described in the Lower Price Hill Urban Renewal Plan is a deteriorated or blighted area; (2) that there is a feasible method for the relocation of families and businesses that may be displaced from the area; (3) that financial assistance from the federal government is necessary to carry out the renewal of the area; (4) that the Lower Price Hill Urban Renewal Plan affords maximum opportunity for renewal by private enterprise; and (5) that the Lower Price Hill Urban Renewal Plan conforms to the Master Plan for the development of the City.

WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, the federal government is authorized to provide financial assistance to local public agencies for undertaking the carrying out of Urban Renewal projects; and

WHEREAS, the City of Cincinnati has applied for and received financial assistance under such act and subsequent acts for the undertaking of and making available financial assistance for the Lower Price Hill area; and

WHEREAS, the City has made detailed studies of the location, physical condition of structures, land use, environmental influences, and the social, cultural and economic conditions of the Lower Price Hill Urban Renewal Plan; and

WHEREAS, there has been prepared and submitted to City Council an Urban Renewal Plan for the area entitled the Lower Price Hill Urban Renewal Plan, dated July, 1986; and

WHEREAS, the Lower Price Hill Urban Renewal Plan proposes certain land uses and may require changes in zoning, the modification of streets, the establishment of new street patterns, and the location or relocation of sewers, water mains and other public facilities; and

WHEREAS, the City Manager has submitted a method for relocation of families and businesses that may be displaced in the carrying out of the project in accordance with the Lower Price Hill Urban Renewal Plan; and

WHEREAS, the members of City Council have a general knowledge of conditions prevailing in the Lower Price Hill area and the availability of proper housing within the city for relocation of families which may be displaced from the project area, and in light of such knowledge of local housing conditions, have carefully considered and reviewed the feasibility of relocating such families; and

WHEREAS, City Council has held public hearings on the adoption of the Lower Price Hill Urban Renewal Plan; and

WHEREAS, it is necessary that City Council take appropriate official action respecting the Lower Price Hill Urban Renewal Plan in conformity with Chapter 725 of the Cincinnati Municipal Code; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That it is hereby found and determined:

- (a) That the project area in the Lower Price Hill Urban Renewal Plan is an area in which the majority of the structures are detrimental to the public health, safety, morals and general welfare, by reason of age, obsolescence, dilapidation, faulty arrangements, mixture of incompatible land uses, and is a deteriorated or blighted area within the meaning of Chapter 725 of the Cincinnati Municipal Code;
- (b) that the deteriorating or blighted conditions existing in the project area cannot be eliminated by a rehabilitation program, and only clearance and redevelopment of such area can eliminate said conditions of deterioration and blight;
- (c) that the Lower Price Hill Urban Renewal Plan conforms to the Master Plan for the overall development of the City;
- (d) that the financing provided and to be provided pursuant to contracts with the United States Government for financial assistance pertaining to the project are necessary to enable the land in the project area to be renewed in accordance with the Lower Price Hill Urban Renewal Plan;
- (e) that the Lower Price Hill Urban Renewal Plan will afford maximum opportunity consistent with the sound needs of the City as a whole for the urban renewal of the City by private enterprise;
- (f) that there is a feasible method for the temporary or permanent relocation of families and individuals displaced from the project area and that there are, or are being provided in the project area, or in other areas not less desirable in regard to public utilities and public and commercial facilities, at rents and prices within the financial means of the families and individuals displaced from the project area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and individuals and reasonably accessible to their places of employment; and
- (g) that there is a feasible method of relocation of any businesses displaced from the project area.

Section 2. That Council hereby approves and adopts the Lower Price Hill Urban Renewal Plan dated July, 1986, which is hereby incorporated by reference, copies of which are on file with the Clerk of Council.

Section 3. This ordinance shall take effect and be in force in thirty (30) days.

Passed October 8 A.D., 1986

Mayor

Attest:

Sandy L. Shuman
Clerk

I HEREBY CERTIFY THAT ORDINANCE NO. 381
IN 86 WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 10-21-86.

Sandy L. Shuman
Clerk of Council