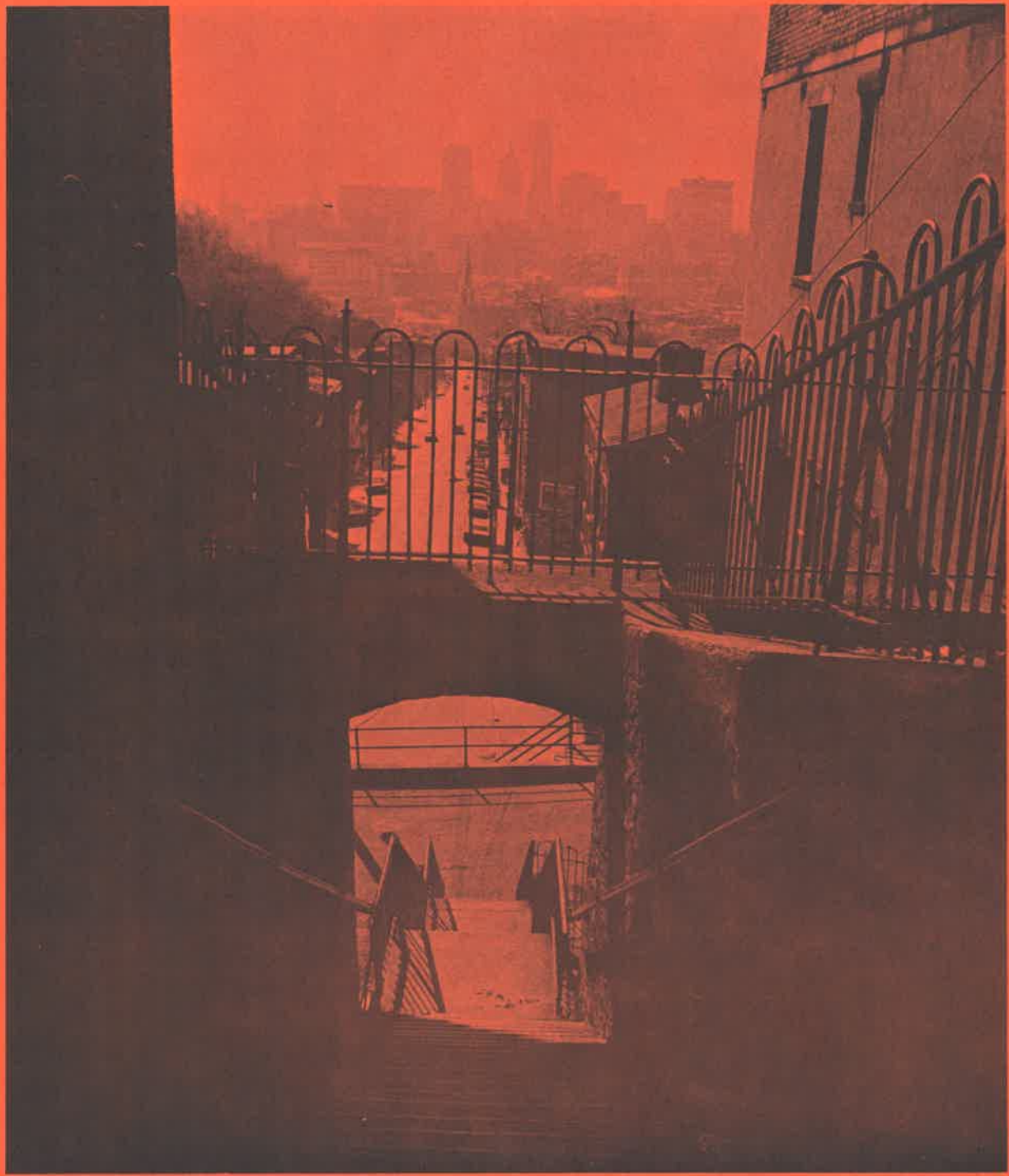


Mount Auburn Urban Design Plan



Background

Introduction

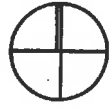
The City of Cincinnati, recognizing the deterioration of the Mount Auburn hillside areas, initiated a planning process aimed at the eventual redevelopment of the neighborhood. This planning process was initially directed under the Model Cities Program and the City Planning Commission, and led to the publication of the Mount Auburn Community Development Plan in July of 1974. The Mount Auburn Community Development Plan represented the input of various agencies and community groups, and defined goals, objectives, and future growth and development directions for the neighborhood.

The Mount Auburn Community Development Plan proposed a combination of new construction, rehabilitation and minimal clearance to achieve the ultimate goal of providing a decent home for all Mount Auburn residents, while attracting middle and high income residents to the neighborhood. The Plan recommended that new middle and high income housing be located on vacant hillside sites with dramatic views and relative isolation, where the steep topography would rule out lower income households. It also recommended that lower income housing, both new and rehabilitated, be located in the lower western and southern hillside areas, where there is more direct access to social services, commercial services and to public transportation. The Mount Auburn Community Development Plan also proposed standards for the location of housing sites, for zoning, density and the nature of amenities and services to be provided.

The intent of this Mount Auburn Urban Design Plan is to use physical redevelopment to improve the quality of the environment in Mount Auburn, and to facilitate achievement of the Mount Auburn Community Development Plan goals. The Urban Design Plan will provide feasible development plans which can then be implemented through the proper use of public and private resources.



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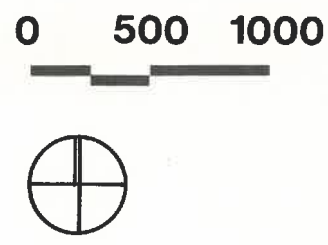
LocationMap

AreaDescription

Mount Auburn is located approximately one-half mile north of the downtown Cincinnati Central Business District (CBD), immediately north of the Over-the-Rhine area. The northern two-thirds of the neighborhood is situated on a high flat hilltop that slopes steeply downward on the eastern, western and southern sides. These hillside slopes are composed of interconnected land pockets and projections. Vine Street is the western boundary of the neighborhood; Reading Road and Interstate 71 are the eastern boundary; Liberty Street separates Mount Auburn from the flat Over-the-Rhine area on the southern boundary; and McMillan Street and William Howard Taft Road form the northern boundary.

Within the neighborhood, Auburn Avenue and Sycamore Street form the central traffic spine. Highland Avenue is a secondary north-south street running along the eastern edge of the hilltop, parallel to Auburn and Sycamore. Dorchester Avenue and McGregor Street carry east-west traffic through the neighborhood. The majority of the local neighborhood streets branch east or west from Auburn Avenue or steep Sycamore Hill, bending and twisting to follow the hillsides.

The hilltop portion of Mount Auburn is a stable residential neighborhood, with a concentration of institutions, medical offices, and large homes along Auburn Avenue. The hillside residential areas to the south and the west, however, are in a deteriorated condition and lack many necessary services and amenities. These hillside areas are broken into many small housing pockets, or subareas, with varied and distinct characteristics. The Urban Design Plan is specifically directed toward the physical redevelopment of these unique hillside subareas.



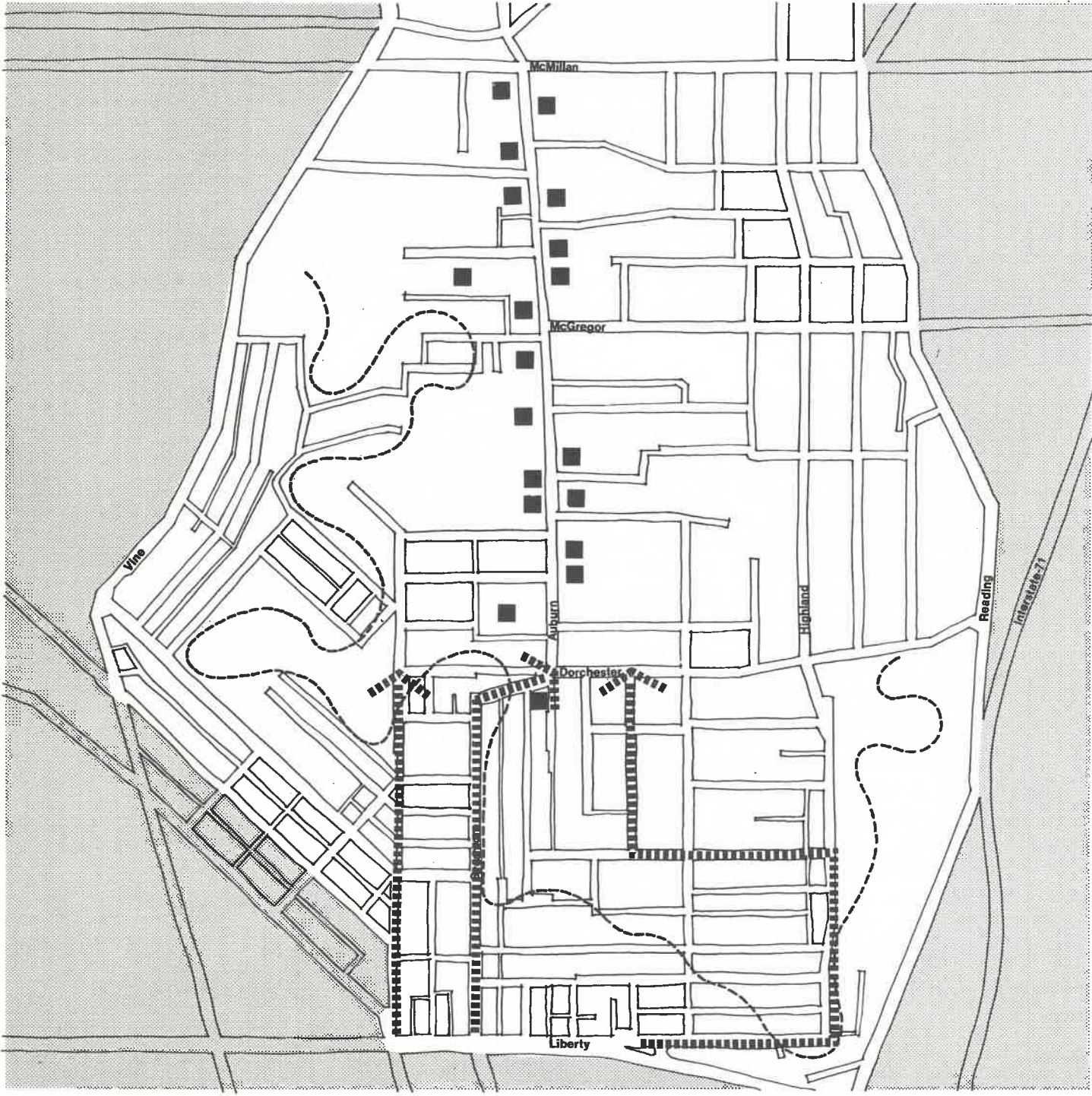
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AreaDescription

History

The settlement of the Mount Auburn area began with the purchase of the surrounding Indian territory by settlers around 1800. By 1820, the initial land purchase had been subdivided and several prominent landowners had built large homes or created substantial estates on the Mount Auburn hilltop. These were the first exclusive suburban estates founded by wealthy Cincinnati businessmen to escape City taxes and urban congestion, for only the wealthy could afford the land, the homes, and the horses and carriages required to commute to town. The development of these manor houses and large estates continued through the 1820's and 1830's until Old Mad River Road (now Auburn Avenue) was lined with stately mansions.

From the 1830's until after the Civil War, numerous institutions were either founded or relocated in Mount Auburn, complementing the residential environment. After the Civil War many estates were subdivided, with servants' quarters converted to small individual homes for new working class residents, and service roads converted to public streets. Despite these changes, transportation to the City was still limited to Auburn Avenue and steep Sycamore Hill. This condition severely restricted further development of the hillside residential areas. This restriction was eliminated in 1867 however by the creation of the first horse-drawn streetcar line linking Auburn Avenue to Liberty Street. This streetcar line and the later addition and improvement of inclines and cablecars spurred hillside development. Many hillside homes were built near the inclines and cablecar lines and on adjacent shelves of land. These homes were occupied by working class families wishing to work in Mount Auburn's hotels or businesses, or simply wishing to escape the congestion of the downtown area. The large hotels on Auburn Avenue flourished due to the pleasant suburban character of the neighborhood and the convenient and inexpensive public transportation. At the peak of this growth period, cable railways were operating along Main Street, Sycamore Street and Liberty Hill.



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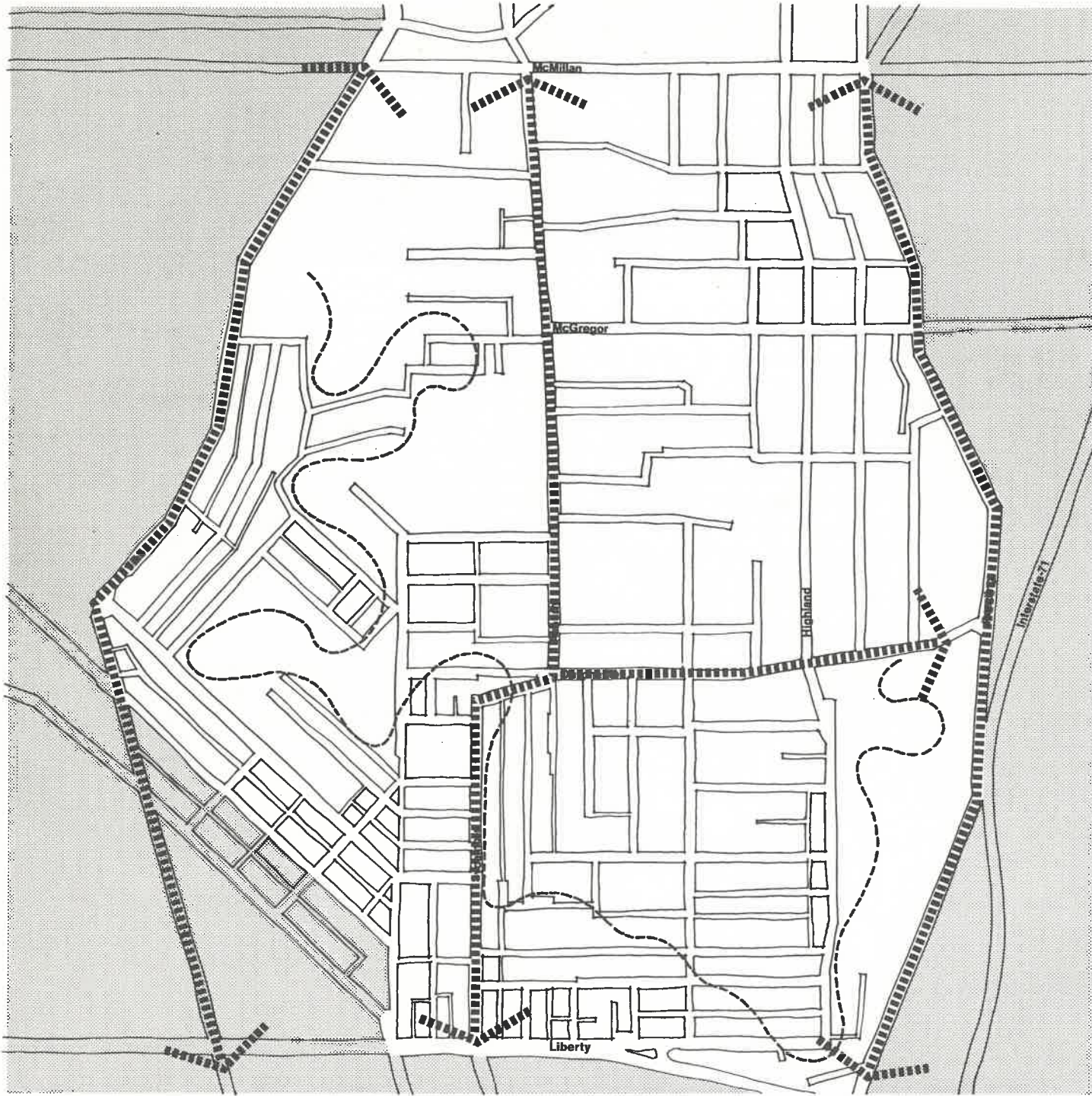
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History

The advent of the automobile around 1900 brought about both physical and social changes in the development of Mount Auburn. The cablecar railways were discontinued in the 1890's after a tragic cablecar accident, and their steep rights-of-way either deteriorated or were converted for use as pedestrian steps. Newer more gradual slopes were developed for the automobile where possible, changing development patterns on the hillsides. The various commercial and public services that had developed along cablecar lines either moved out of the neighborhood or relocated near major streets. This transportation boom shifted traffic and its impact from the existing cablecar lines to the improved streets at Vine, Reading and Sycamore Hill.

The automobile also affected Mount Auburn by opening up more distant city suburbs to residential development. The wealthier hilltop residents took advantage of the tax benefits, privacy and isolation of these newer suburbs, and the remaining Mount Auburn estates were subdivided for middle income housing. As middle income residents moved up from the hillsides to the hilltop, lower income groups moved from other congested inner-city areas to the Mount Auburn hillsides. Additional residents displaced by redevelopment in other areas of the city also relocated in Mount Auburn. But while the hilltop, with its regular land subdivisions and broad range of services and institutions thrived as a residential community, the hillsides, with their irregular topography and lack of support services, deteriorated as residential environments.

This process of deterioration and displacement of residents has continued to the present day. Mount Auburn's hillsides are harsh unpleasant environments, racially and economically unbalanced, physically deteriorated and deficient in vital public services and amenities. The history of Mount Auburn provides clues to its future redevelopment. Mount Auburn has always been a community of diverse environments: steep vs. shallow, high vs. low, dense vs. sparse, and block grid vs. contour. These contrasts have created barriers in the past, but they can also create opportunities for the development of many unique subareas of high environmental quality and distinction.



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History

Concerns

Mount Auburn's deteriorated physical condition, its large quantity of undeveloped land, its excellent views of the downtown area, and its proximity to the services, businesses and amenities of Cincinnati's CBD all provide significant potential for the redevelopment of the hillsides. These factors create an attractive investment opportunity for developers or higher income residents. But these factors also create a strong community concern over the displacement of present residents by new development or by higher income groups.

This Urban Design Plan must therefore deal with the prevailing concerns of both Mount Auburn's present residents and its potential future residents. The concern of Mount Auburn's present residents is that Mount Auburn continue to respond to the need for low cost housing with ready access to essential goods, services, public transportation and residential amenities. This concern is valid, for the present residents represent the continuing life and history of the community and contribute to its social and economic diversity. The concern of Mount Auburn's potential future residents, on the other hand, is that Mount Auburn respond to the demand for higher income in-town residents with attractive views of the city, ease of access, privacy and other amenities. This concern is also valid, for higher income residents bring private investment capital and a broad base of social, political, and economic support to the community.

The Mount Auburn Urban Design Plan must therefore mediate between these two different viewpoints. Any neighborhood improvements should benefit both present and potential future residents, but the bulk of public expenditures should be directed toward the amenities. Additional expenditures should guide and support private development with amenities and public improvements, while ensuring the proper economic, social and racial mix throughout Mount Auburn.

UrbanDesignConcept

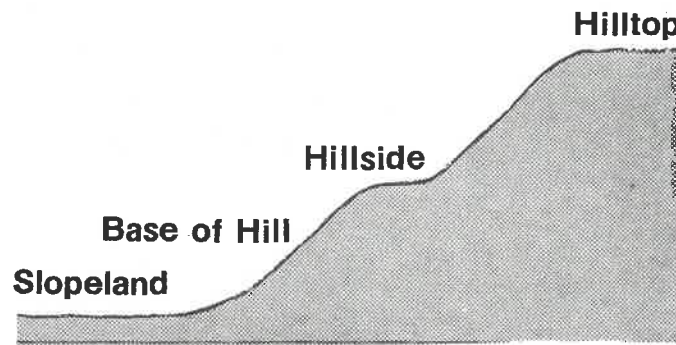
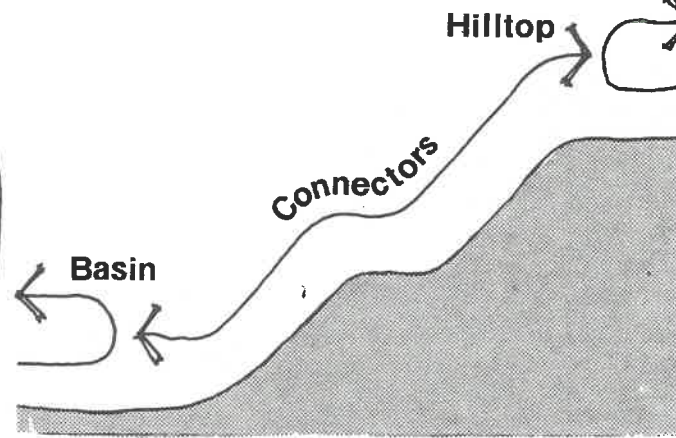
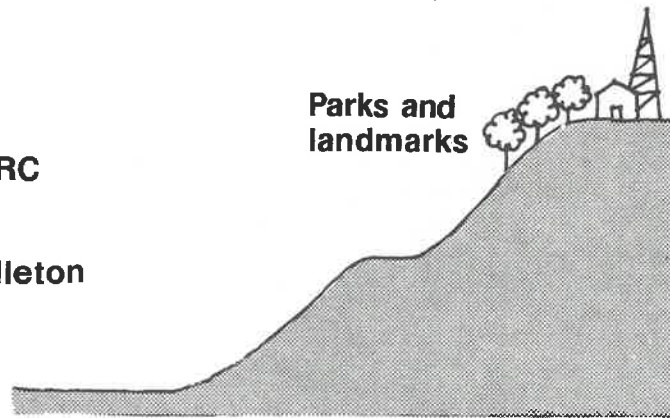
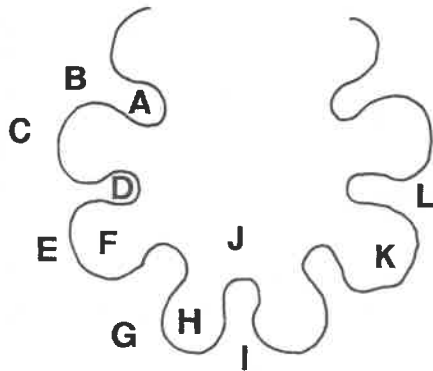
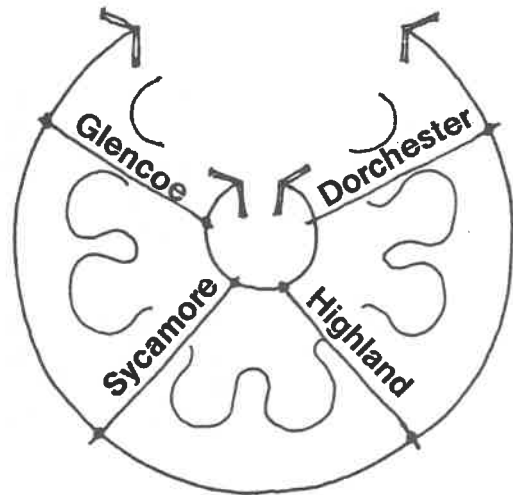
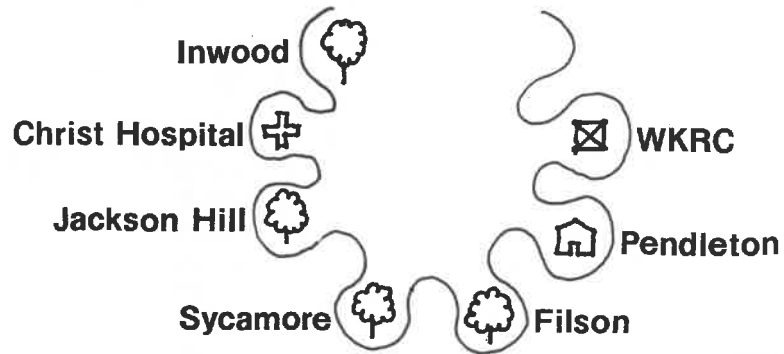
The Urban Design concept for Mount Auburn is to provide visible impact initially and modest redevelopment over the long run, creating a cohesive identity for Mount Auburn with concern for its unique environment.

- I. **Visible Impact:** Future development must enhance Mount Auburn as a viable residential area that presents unique opportunities for in-town living. Mount Auburn's advantages over other inner-city areas are substantial, but development is unlikely without the positive visible impact of public investment. There must be a significant improvement in Mount Auburn's neighborhood image, and such an improvement can only come from the select redevelopment of prominent portions of the neighborhood. This select redevelopment can reassure present residents, attract new residents and secure investors and developers.
- II. **Modest Long-term Redevelopment:** The Mount Auburn Urban Design Plan proposes a series of redevelopment packages to be implemented over the coming years in a long-term modest approach to neighborhood improvement. There will be no wholesale clearance or construction. The emphasis will be on rehabilitation and preservation of the existing housing with the support of additional amenities. New housing development that proves economically feasible and environmentally sound will be used to fill existing gaps or voids in the hillside residential areas. Development plans will make use of Community Development Funds on a year-by-year basis, as they become available. It is expected that all hillside areas will benefit from new development at one time or another, but it is impractical, indeed impossible, to fully develop all hillside areas immediately.
- III. **Cohesive Identity:** Initial high-impact development and long-range development must both contribute to a new cohesive identity for Mount Auburn. This identity should reflect the historic character of Mount Auburn's hillsides and embody future goals for the neighborhood. This new identity should be readily felt by all residents and readily perceived by all visitors to Mount Auburn.
- IV. **Environment:** An underlying principle of this Plan is a strong concern for the natural environment, and for avoiding any development that might endanger the environment. The hillsides are the most important physical assets of Mount Auburn, and hillside stability is the most sensitive factor of redevelopment. Environmental Quality District zoning is recommended for protection of the hillsides (see Appendix), and particular design guidelines and design plans deal with the environment in greater detail.

The topography of Mount Auburn is dominated by the steep hillside running along the western, southern, and eastern edges of the neighborhood. This hillside is a series of land pockets and projections with very steep slopes. The majority of the land projections are recreation areas: Inwood Park, Jackson Hill Park, Sycamore Hill, and Filson Outlook. These are undeveloped natural landscapes. Other land projections are sites for Mount Auburn's landmarks: Christ Hospital, the Pendleton House, and the WKRC broadcasting tower. These are also relatively undeveloped natural landscapes. Most of the steep faces of the hillside have remained undeveloped and retain heavy plant growth.

The land pockets are valleys that serve as natural circulation links between the hilltop and the lower surrounding areas. Glencoe connects the western hillsides to the hilltop; Sycamore Street and Highland Avenue connect the broad southern hillsides to the hilltop; and Dorchester connects the eastern hillside to the hilltop area. These radial connectors are dense and introverted, in marked contrast to the open undeveloped hilltops. All local streets branch along the hillsides from these radial connectors.

The remainder of the hillside areas are fragmented by the topography and by these connectors into many mini-neighborhoods, or subareas. These subareas differ in many respects, but all are directly related to the dominant slope of the hillside. Hilltop areas consist of medium density housing with dramatic views and direct access to hilltop services and amenities. Hillside areas are low to medium density housing areas with equally dramatic views but almost no public amenities. The base of the hill areas contain medium density housing with few amenities and with harsh street environments. Slope areas are high density urban areas with little or no relief from the congestion and sterility of the city. Each of these areas requires specific solutions to its particular problems.



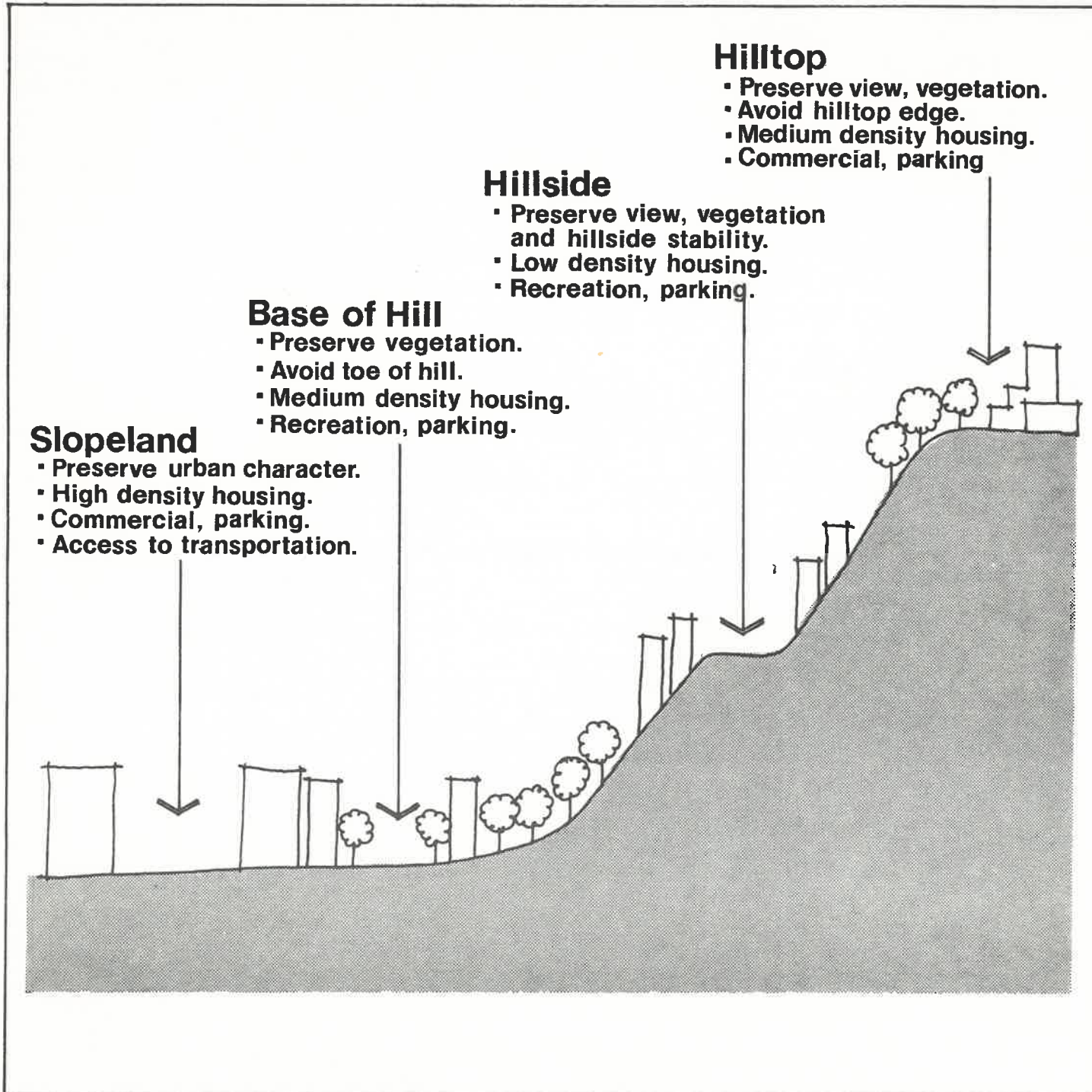
Hilltop: The hilltop subareas are level areas at the top edge of Mount Auburn's hillsides. Due to their prominent and highly visible locations, they serve as community focal points and landmarks. These hilltop areas should be preserved as landmarks with all vegetation preserved, and with overlook views of the city developed. Medium density housing along less prominent edges of the hillside should be rehabilitated with additional parking and amenities provided. Some new infill housing may also be developed. Commercial facilities with increased parking areas should be encouraged to reinforce the Auburn-Sycamore-Dorchester intersection as the community's commercial center. All hilltop development should avoid the sensitive hillside edge to preserve hillside stability.

Hillside: The hillside areas are relatively stable land shelves in the hill. All city views should be preserved to maintain the desirability of hillside housing, and all vegetation should be preserved to maintain hillside character and soil stability. Parking and recreation areas should be developed to support the existing low density housing. All development should be carefully sited and graded to insure hillside stability.

Base of the Hill: These areas are pockets of dilapidated housing clustered at the base of the steep hillside. Hillside stability and character should be preserved by avoiding the sensitive toe of the hillside, and by preserving all vegetation. Additional parking and recreation areas should be developed in support of existing and rehabilitated medium density housing, and any new infill housing.

Slopeland: The slopeland areas are flatter, more urban areas along the western and southern edges of Mount Auburn. The dense urban character should be maintained through rehabilitation and infill of medium to high density housing. Relief from the urban environment should be provided by parking and recreation areas and various amenities developed adjacent to housing. Commercial facilities with adequate parking should be encouraged, and access to city services and public transportation should be improved.

Though these four subareas differ in topography, density and land use, they should adhere to the basic planning concept: to develop cohesive residential areas with a broad range of public services and amenities, linked by an efficient and attractive circulation network. Residential clusters should be developed from existing units, rehabilitated units and new infill units. Public improvements, recreation and parking areas should be developed among these clusters. A network of vehicular and pedestrian rights-of-way should be developed to link the main public areas of the residential clusters. A more detailed illustration of this concept follows in the Urban Design Guidelines and the Urban Design Plans.





UrbanDesignGuidelines

Environment

The dominant element in Mount Auburn's physical environment is the hillside. It dictated hillside circulation and development patterns. Thus, hillside development must be controlled to insure maximum use of the hillside's potential.

Preserve the hillside: To prevent erosion, slippage or failure, adequate controls must be placed on grading, landscaping, building design and construction, and any other activities that might upset the delicate balance of geological forces.

- A. Hillside soil, bedrock, and hydrology must be thoroughly investigated to insure that the stability of the hillside will not be endangered by new development.
- B. Building design should conform to the dominant hillside slope to eliminate excessive grading. All fill dirt should be promptly distributed or removed from building sites to minimize the danger of induced slides.

Preserve the Vegetation: Plants and trees should be preserved and encouraged, both to retain the hillside's topsoil surface and to maintain landscaping as an aesthetic and psychological asset of the community. Landscaping is also a major element in long views of Mount Auburn's hillside from other areas of the city.

- A. Existing trees, plants and undergrowth help knit the soil together to provide the topsoil's inherent stability. Vegetation is the key element in controlling erosion and minor slippage. Maximum emphasis should therefore be placed on maintaining existing vegetation, and fostering new vegetation.
- B. In subareas, vegetation can define small areas with intimacy and security. It can liven otherwise drab street areas, and enhance sterile recreation areas. On a larger scale, planting gives character and beauty to Mount Auburn, and can be used to define and accent recreation areas, commercial areas, or other focal points. It is therefore essential to preserve all possible vegetation, and to incorporate landscaping in all new development.

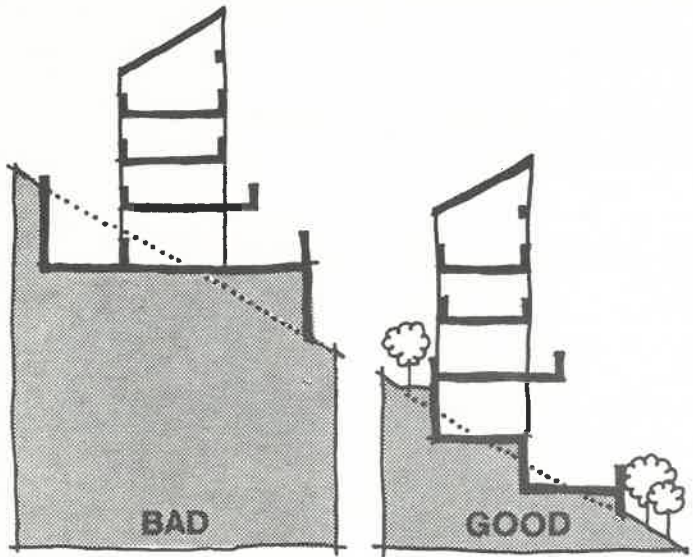
Preserve the view: To insure the desirability and the marketability of both new and rehabilitated housing in Mount Auburn, existing views of the city should be maintained, and new views for both public and private use should be established.

- A. Hillside housing should conform to the prevalent slope of the hillside to reflect the shape of the hill and to minimize the obstruction of views.
- B. Housing built atop the hills may be taller, to emphasize the hilltop's height and to take advantage of the more dramatic long-range views. Care should be taken, however, to avoid the unstable hillside edge, and to respect views of other hilltop residents.
- C. Balance should be maintained between views for private use and those for public use. Existing views from parks and landmarks should be protected, and new public outlooks should be developed at other community focal points.

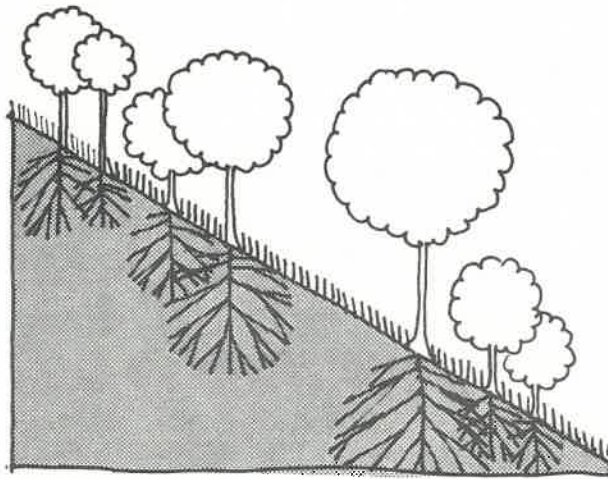
Preserve the hillside character: The relationship of the various elements in the hillside environment, and their design, should be preserved and reflected in new development, to maintain Mount Auburn's hillside character. The topography, structures, landscaping, and other physical features should reflect the historic character of hillside living.

- A. Structures should be built in vertical proportion to emphasize the hillside slope. Visual landmarks should be provided by tall vertical elements.
- B. Building scale should be derived from surrounding buildings, landscaping and land forms. Buildings should reflect the style, shape, proportion and scale of historic structures.
- C. All elements of the environment should be used to create a lively diversity of hillside spaces and building forms in keeping with Mount Auburn's past.

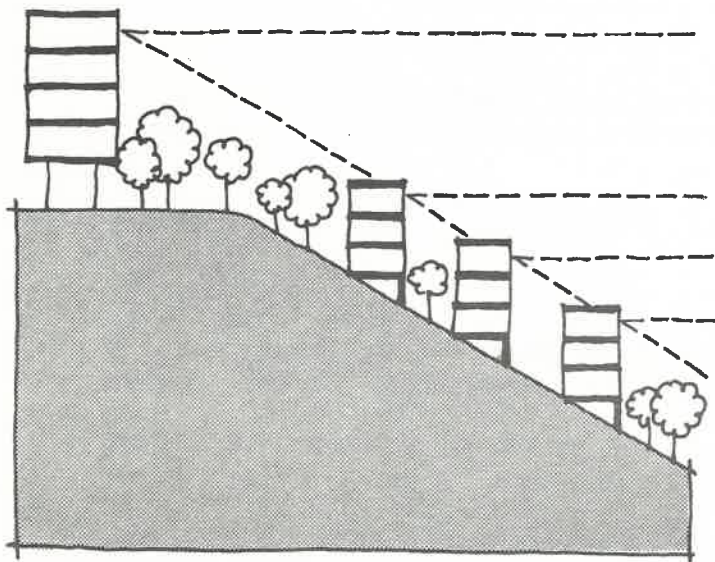
See Rehabilitation Guidelines, pg. 56 for further architectural guidelines.



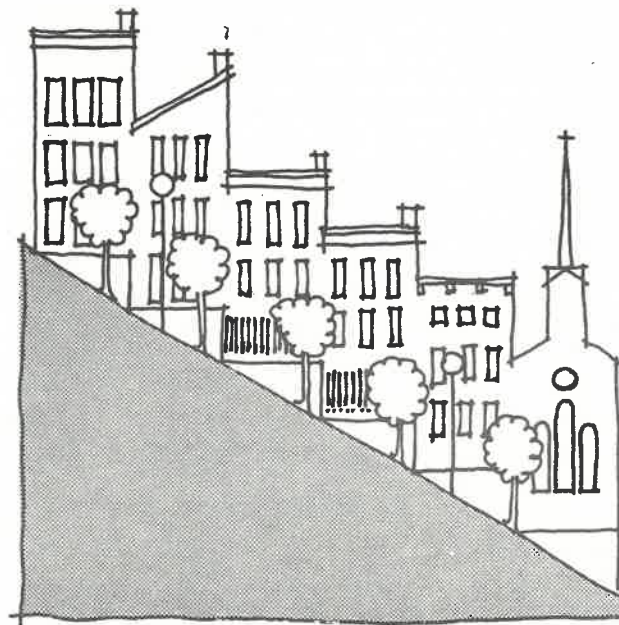
Preserve the hillside.



Preserve the vegetation.



Preserve the view.



Preserve the hillside character.

Housing

To stabilize Mount Auburn's subareas as residential areas a considerable effort must be made to upgrade the existing housing, and to supplement it with new housing.

Preserve the existing housing: Mount Auburn's housing stock is in a deteriorated condition, due to deferred maintenance, vacancy and vandalism. The majority of these structures are structurally sound however, and should be rehabilitated to maintain the existing form and character of the neighborhood.

- A. Emphasis should be placed on the proper rehabilitation of existing structures to provide additional housing units.
- B. Low interest loans should be made available to building owners to encourage rehabilitation and continuing maintenance of existing structures.

Minimize displacement of residents: The preservation of the existing housing stock and the addition of new rehabilitated units should minimize displacement of residents due to any new development. Replacement housing, where necessary, should be made available within Mount Auburn prior to displacement.

- A. First priority sites for new housing shall be on presently vacant land, or shall involve presently vacant structures. This will establish a housing market and a relocation resource before any occupied structures are redeveloped or any displacement begun.
- B. Mount Auburn's present residents should have opportunities for housing among any new units developed within the community.

Encourage an increase in home ownership: To increase Mount Auburn's social and economic stability, and to allow present residents opportunities for self-advancement, home ownership should be encouraged.

- A. Additional amenities should be provided adjacent to housing to help encourage ownership over rental.

- B. New housing design and pricing should be directed to low, middle and high income groups. Opportunities for ownership should be provided at all economic levels.
- C. Programs such as homesteading and low-interest purchase or improvement loans should be initiated to increase the attractiveness and viability of home ownership.
- D. Large-scale developments of multi-family structures should be avoided in favor of single-family or small dispersed multi-family structures. Individual unit ownership should be encouraged over rental.

Encourage in-migration: Middle and upper income residents should be drawn to Mount Auburn to stabilize and diversify the housing environment.

- A. Amenities such as supervisable parking areas, useful open space, privacy, and community multi-purpose spaces should be provided to attract upper income groups.
- B. A portion of all new housing development should be directed to new upper income residents.
- C. A portion of presently dilapidated structures should be made available to upper income residents for private rehabilitation.

Retain the architectural character of the neighborhood: Mount Auburn's historic architectural styles should be preserved and enhanced by new development.

- A. New and rehabilitated housing shall meet proper design guidelines to preserve Mount Auburn's architectural character.
- B. The design of public improvements and amenities shall be coordinated with new and existing housing to enhance the character and form of the neighborhood.

See Rehabilitation Guidelines, pg. 57 for further architectural guidelines.

See Implementation and Funding, pg. 62 for housing policies and programs.

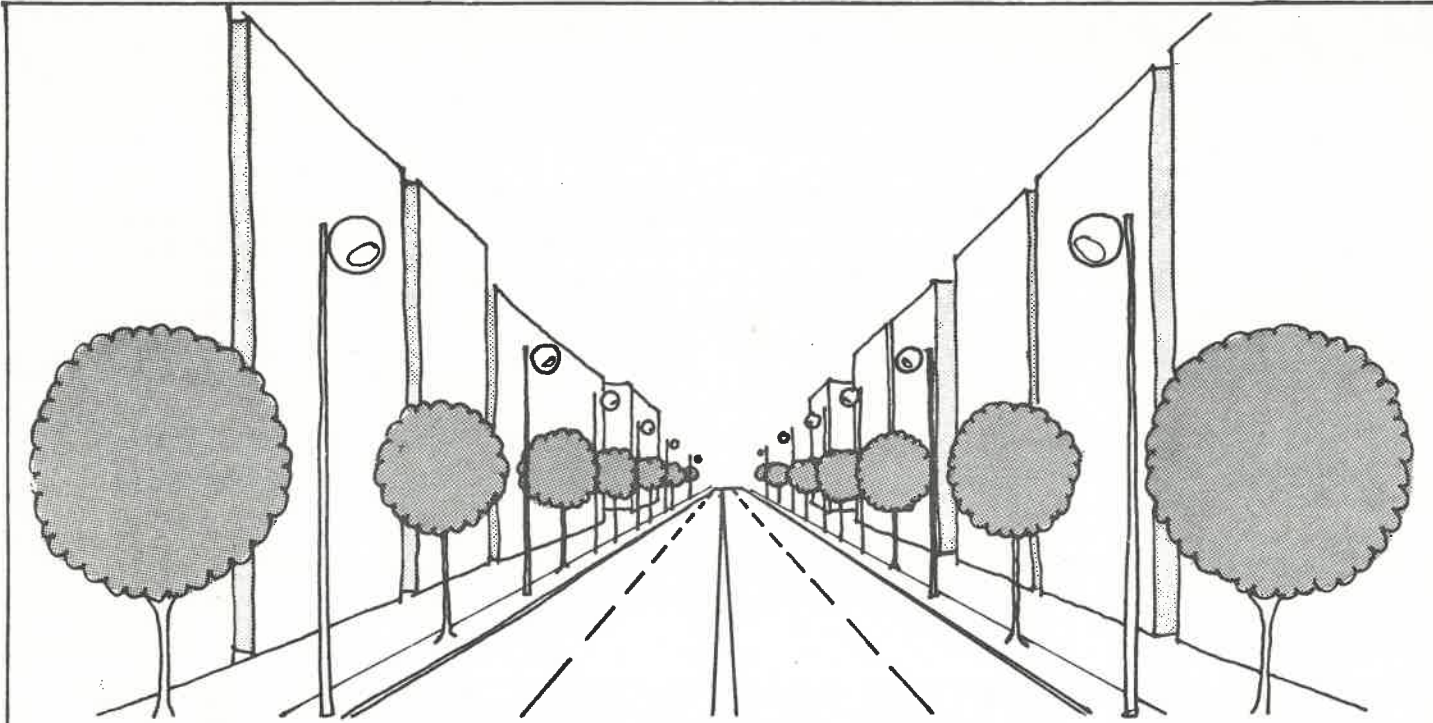
Circulation

Mount Auburn's streets, alleys, steps and other public rights-of-way affect all area residents, businesses and institutions. They provide the circulation network that allows the worker to commute, the resident to shop and the businessman to deliver. They also make up a substantial part of the visible environment. These public rights-of-way are essential to the day-to-day functioning of Mount Auburn, and therefore provide the greatest single opportunity for improvement of Mount Auburn's environment and image.

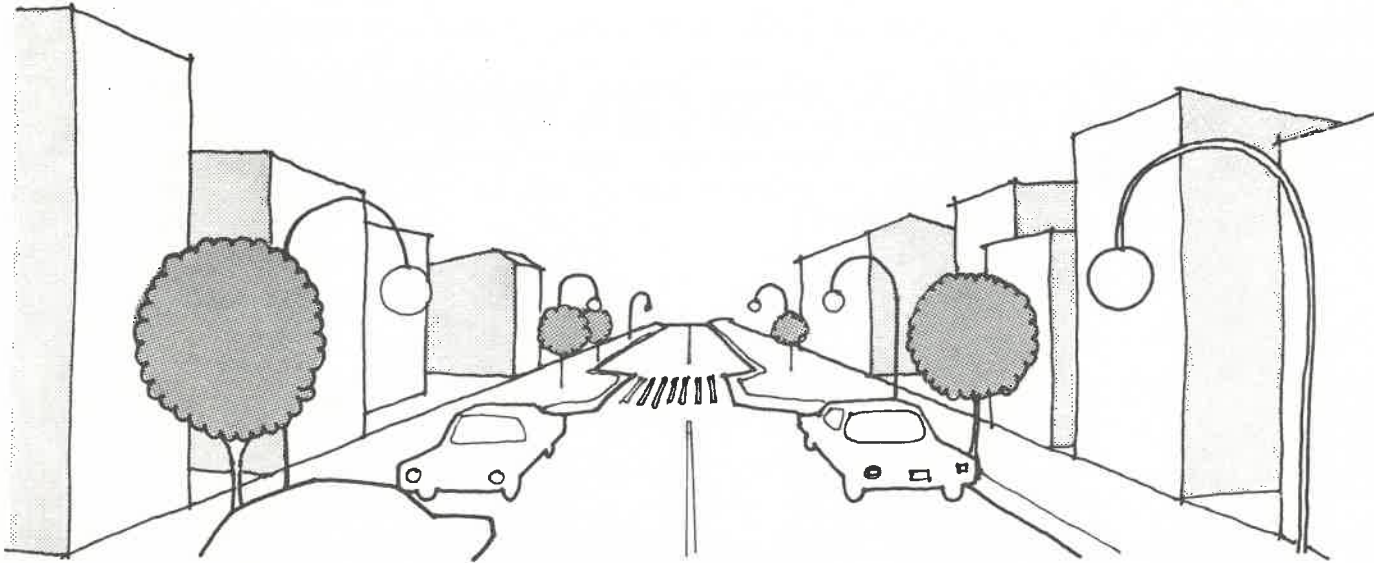
Create an awareness of Mount Auburn's improving image: Improvements in public rights-of-way should be concentrated at street corners or in other prominent locations to create maximum awareness of the neighborhood's improving image.

Improve the flow of circulation: Travel routes should be clarified, vehicle-pedestrian conflicts should be reduced, and rights-of-way should be improved to ease the flow of circulation.

- A. Travel routes should be clarified by a consistent signage and signalling system. Signs and signals should be incorporated with other street accessories, and should serve both vehicles and pedestrians.
- B. Travel routes should also be clarified by distinctions between major through streets and minor local streets. Major through streets should be strongly lit with blue-white light from tall light poles. Light levels should be more intense at intersections. Landscaping, street trees, poles and other street furniture should be formally arranged and regularly spaced to emphasize the direction of the street. For example, one type of tree planted in a regular row along a street can give the appropriate continuity and order. Off-street landscaped areas should be used to provide visual relief only. Simplicity and clarity should be emphasized by all elements of the environment. Minor local streets should be lit by low-glare warm white or yellow lamps on pedestrian-scaled light poles. Informal landscaping should be used to define intersections, crossings or recreation areas. Irregular planting of many plant varieties can provide interest and character. Turnarounds and off-street landscaped areas should provide visual relief, and should be usable as recreation areas. Privacy and intimacy should be emphasized on local streets.



Major Through Street

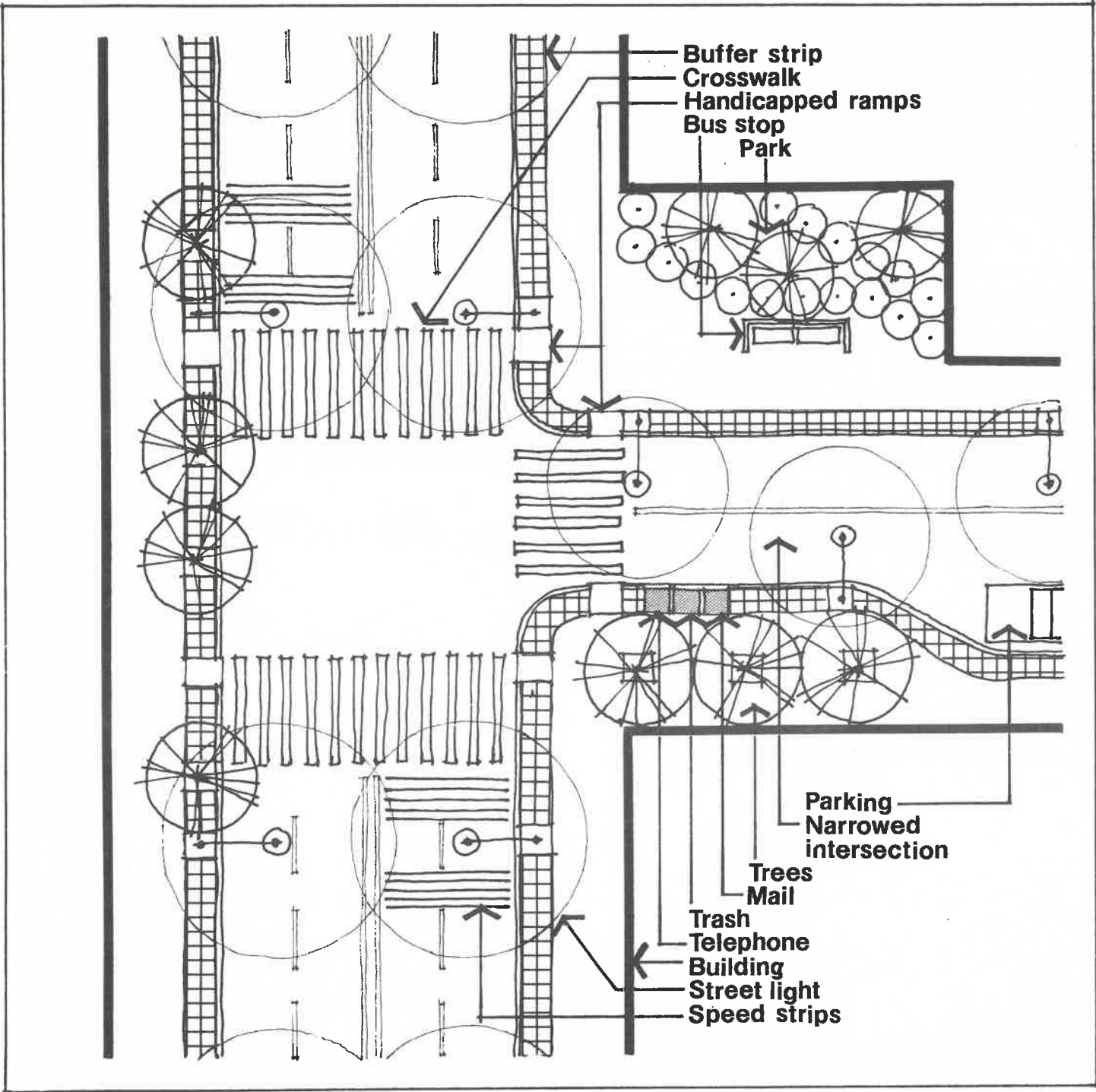


Minor Local Street

- C. Vehicle-pedestrian conflicts should be reduced through appropriate intersection design and through provision of a sidewalk buffer strip. Crosswalks should be highly visible; various means of slowing vehicles at intersections should be employed. These could include narrowed street widths, raised or textured intersections, or speed strips in the pavement of approaching lanes. The sidewalk buffer strip should consolidate all street furniture, such as poles, lights, meters, trash receptacles, mail boxes, ramps for the handicapped and telephone booths. It should also accommodate the design of bus stops, turning lanes, street trees, and on-street parking. The buffer strip and new sidewalk paving should be coordinated with any new cul-de-sacs, turnarounds, street parks or parking lots.
- D. Rights-of-way should be improved through a continuing program of spot repair and maintenance, to maintain the effectiveness of Mount Auburn's street system.

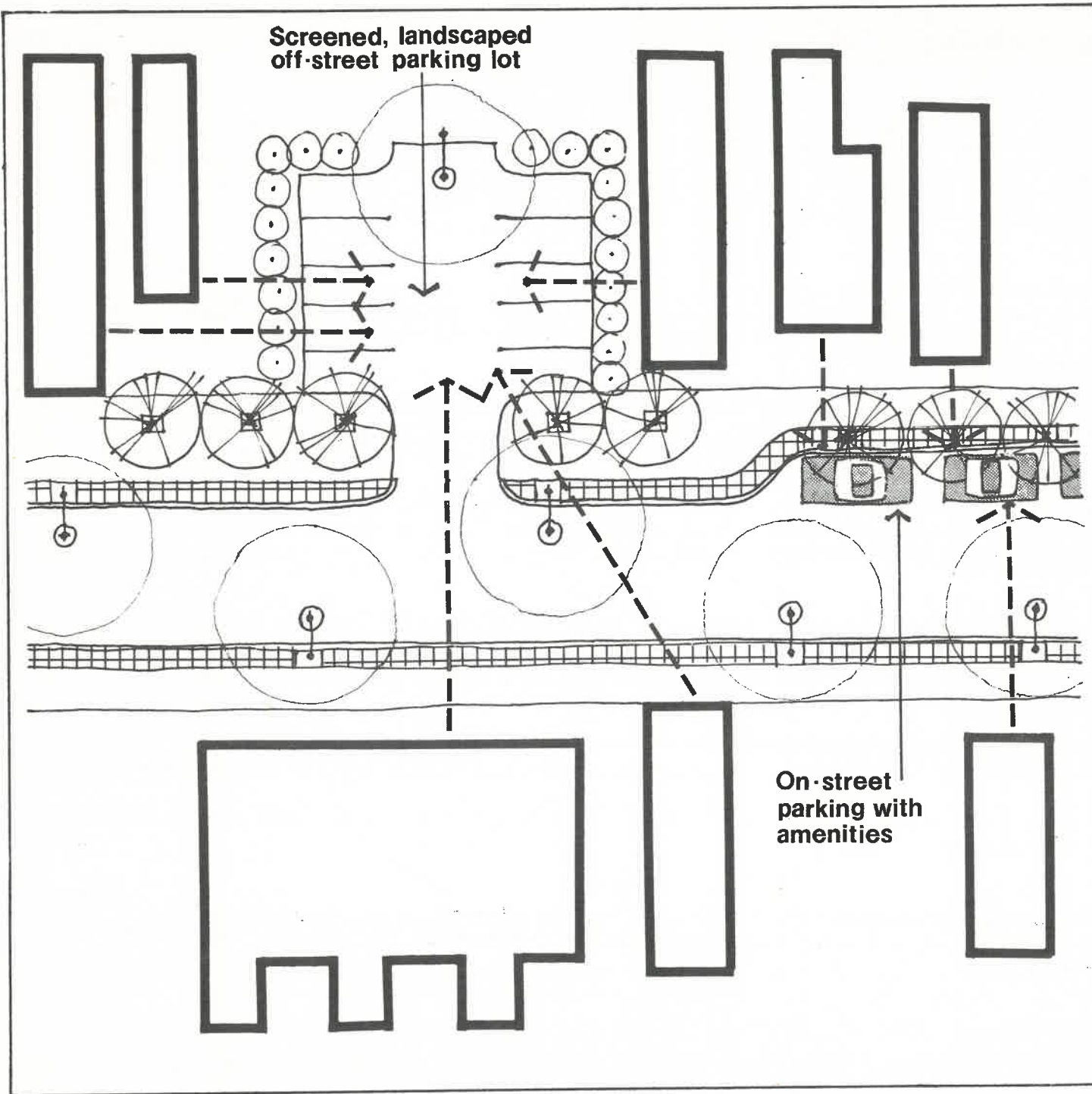
Improve the existing pedestrian circulation system: Many of Mount Auburn's steps and paths have fallen into disrepair. These paths and steps should be selectively repaired or replaced to provide pedestrian access to neighborhood parks, services and commercial facilities.

Improve the existing public transportation system: Public transportation in Mount Auburn is severely restricted by the topography, and it is unlikely that there will be any expansion of public transportation in the near future. Bus stops should be improved, and existing bus routes should be clarified to maximize use of the existing routes. Pedestrian access to bus stops should be improved.



Improve parking throughout Mount Auburn: Many areas of the Mount Auburn hillsides have inadequate on- and off-street parking. This parking shortage restricts new growth and development and compounds the congestion of many local streets. Additional parking should be provided in all areas of Mount Auburn to alleviate congestion and support new growth.

- A. Off-street parking should be provided in conjunction with all new construction, or all rehabilitation. Such parking should be in small lots, screened from public view by plants and trees where possible. Lots should be within view of all housing units served by the lot for security and identity. Where off-street parking is not feasible, adequate on-street parking shall be provided.
- B. On-street parking should be improved through provision of street trees or other street amenities, or by inclusion in clearly defined on-street parking areas. On-street parking should be within a reasonable distance of businesses served, and within view of units served.
- C. On-street parking should be restricted on major through streets to eliminate conflicts and improve the flow of circulation.



Screened, landscaped
off-street parking lot

On-street
parking with
amenities

Recreation

Recreation and open landscaped areas not only provide areas for play, but also provide visual and psychological relief from the urban environment. Mount Auburn has a substantial amount of open landscaped area that should be utilized, and supplemented, for maximum benefit to the community.

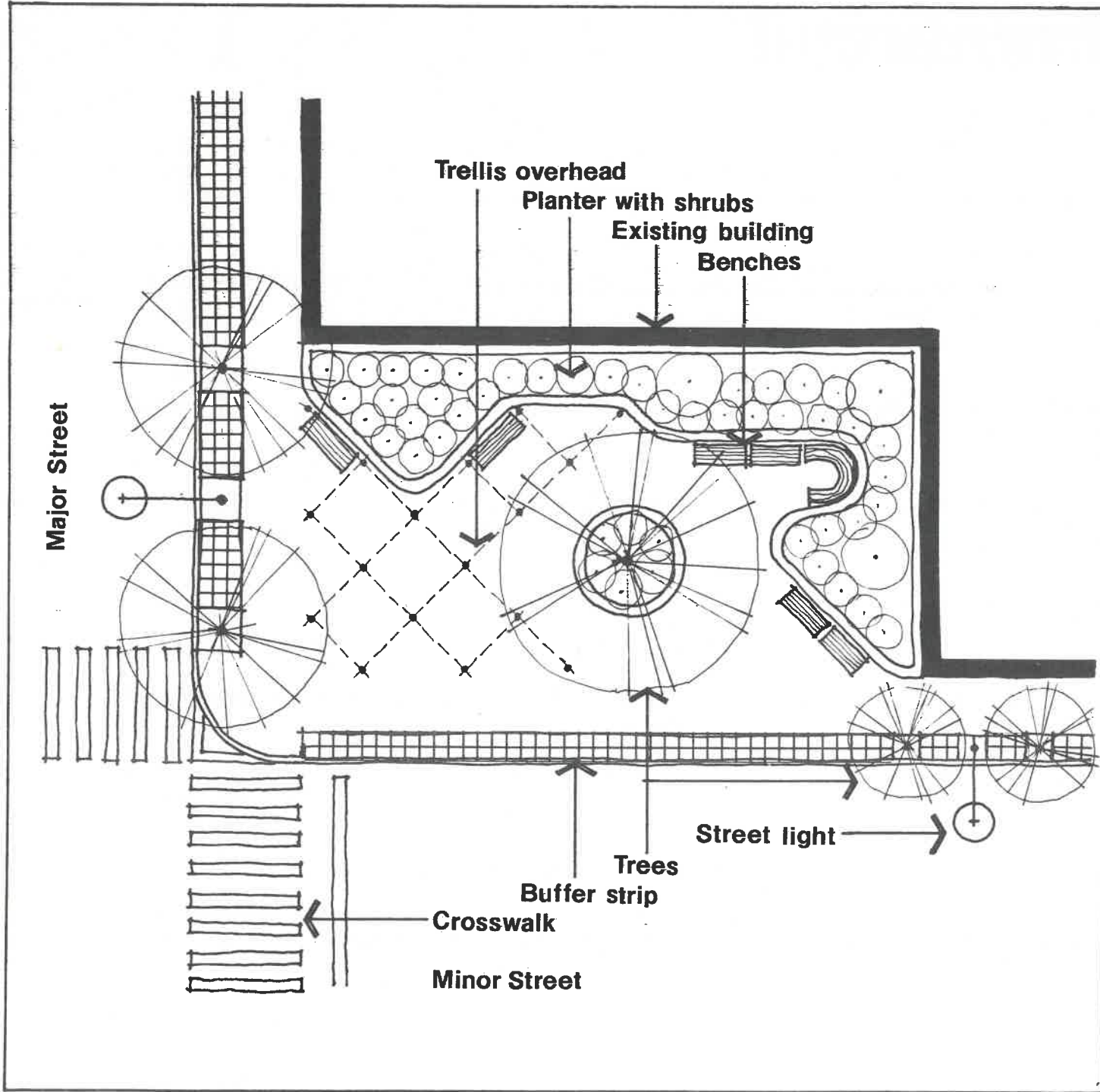
Provide recreation areas for all ages and all activities: Inner-city areas lack the suburban amenities contained in large parks, picnic areas, and playgrounds. Mount Auburn's recreational areas should be developed to provide this wide range of amenities and activities.

- A. Recreation areas should be near housing, highly visible, easily supervised and natural in form and design. Possible sites include small vacant housing parcels, street corners, undeveloped street rights-of-way, cul-de-sacs, turnarounds, or parking areas.
- B. More passive open areas should be developed at focal points, intersections, or other local gathering places. These should be designed as "outdoor rooms" to provide various settings for a variety of uses.

Improve access to existing parks: Several of Mount Auburn's playfields and playgrounds are isolated and inaccessible to the majority of residents. Mount Auburn's topography dictates not only the development of new accessible play areas, but also the improvement of access to these existing isolated parks.

- A. Alterations should be made to streets, pedestrian steps and paths, and building patterns to better integrate Inwood Park, Jackson Hill Park and Filson Outlook into the community.
- B. New open space should be developed at major gathering points to maximize park visibility and accessibility.

Develop temporary landscaped areas: Any land parcels cleared or left undeveloped for a substantial period of time should be landscaped, or screened by landscaping, until fully developed.



Commercial

The success of Mount Auburn's commercial ventures is dependent upon the number of available customers, shop location and visibility, and shopper convenience. There are therefore several public improvements that can encourage commercial development in Mount Auburn.

Strengthen the Auburn-Dorchester-Sycamore commercial center: Since this intersection already acts as the commercial focus for the neighborhood, a strengthening of its facilities would encourage commercial growth and development.

- A. Additional off-street parking should be provided to support the existing commercial facilities, and to encourage new development. These parking areas should be provided off local streets surrounding the intersection to minimize intersection congestion.
- B. Pedestrian amenities should be provided linking existing facilities with new development and new parking. These would increase the attraction and convenience of shopping at the intersection.
- C. The intersection should be redeveloped to increase pedestrian safety and improve the flow of circulation through the area.

Encourage neighborhood convenience stores where feasible: The isolation of many hillside subareas may create a need for local convenience stores.

- A. If additional housing supplies sufficient market then the construction of new housing should provide for small convenience stores and shops in or near the new development.
- B. The existing and future commercial market should be supported through the provision of pedestrian amenities and adjacent parking where necessary.
- C. New stores and shops should be located at prominent sites to maximize visibility and resident access. Access to existing shops should be improved.



UrbanDesignPlans

Urban Design Plans

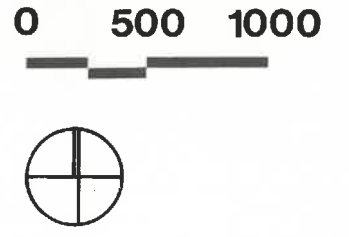
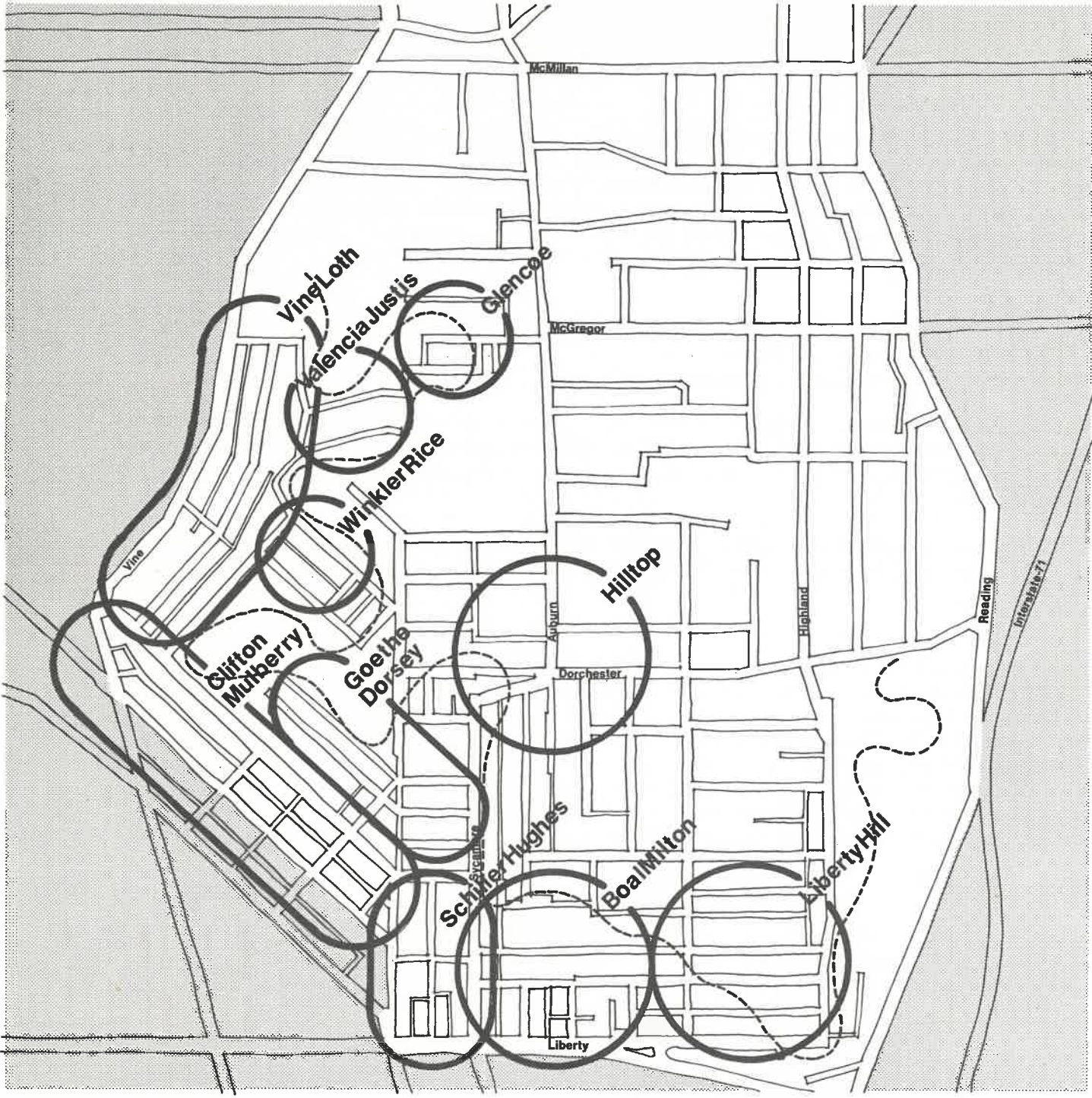
The Mount Auburn Urban Design Plan is actually a number of small Urban Design Plans detailing specific solutions to the particular problems of each subarea. On the following pages Urban Design Plans for the ten Mount Auburn hillside subareas are presented. In each instance the Urban Design Plan contains:

1. A short description of the subarea's existing conditions,
2. A summary of the major urban design principles,
3. A detailed listing of all proposed long-range improvements, keyed to an accompanying site plan, and
4. Projected costs for all proposed improvements.

It must be remembered that each Urban Design Plan illustrates the proposed long-range redevelopment of the subarea, and that in any particular year only a small portion of those improvements may be undertaken. These Urban Design Plans are meant to serve only as a guide to future development and as a catalog of potential improvements. The sequence and level of development must be determined yearly through normal Community Development Funding procedures, or through other funding sources.

See Implementation and Funding, pg. 61 for further funding information.

The key plan opposite indicates the location and approximate size of Mount Auburn's ten hillside subareas. The Urban Design Plans begin at Glencoe at the northwest edge of the hillside and proceed counter-clockwise around the western and southern hillside subareas to Liberty Hill in the southeast. The Hilltop subarea, the focus of Mount Auburn's hillside community, follows Liberty Hill. Two additional Plans deal with long-range Future Development, occurring after substantial improvement of the ten subareas. These Future Development Plans are dependent on many factors, including Mount Auburn's growth and development patterns over the next several years, the socio-economic stability of the neighborhood, and the availability of land and development financing.



Glencoe

Glencoe is an isolated residential area enclosed by the hills of Inwood Park to the northwest and Christ Hospital to the south. It was built as a low income housing area for workmen in the late 1800's. It has severely deteriorated in recent times, and stood vandalized and vacant several years ago. Extensive public improvements are presently being provided by the Department of Development, in support of residential rehabilitation being done by the Mount Auburn Good Housing Foundation.

Housing: Glencoe's dense brick townhouses step down the steeply sloped streets in narrow rows. They are being rehabilitated into 2, 3, and 4 bedroom units for low to medium income families. Mount Auburn residents will have priority as new occupants.

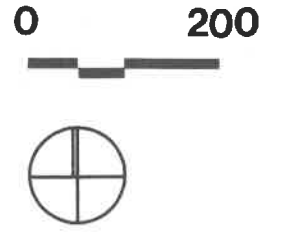
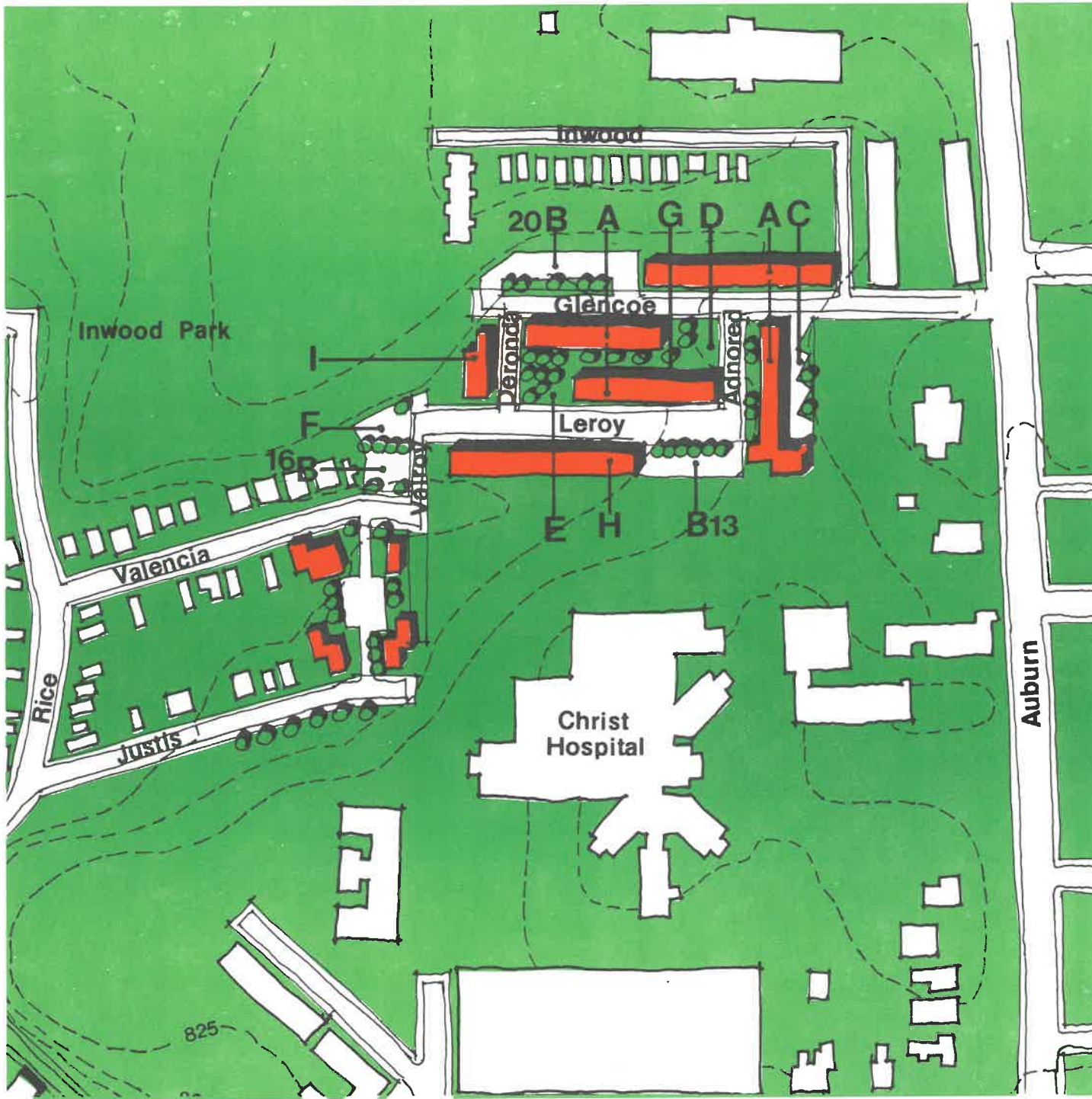
Circulation: Glencoe's narrow one-way streets are receiving new lighting and landscaping, and tree-screened parking lots are being provided adjacent to housing. Pedestrian amenities are being provided in the form of play areas and a mid-block walkway with terraced patios.

Recreation: Recreation areas are being provided adjacent to the housing blocks and are linked to the pedestrian walkways. These areas will provide a wide variety of spaces and uses.

Upon completion Glencoe will have 90 low to middle income family units in four row houses (A), with 49 parking spaces provided in three off-street lots (B). Public improvements include the completed View Court seating and play area (C), play areas at Adnored and Glencoe (D), Deronda and Leroy (E), and Valroy and Leroy (F), and a mid-block pedestrian walkway linking landscaped patios (G). These areas will have new paving, lighting, trees, landscaping, seating and play equipment. Projected future improvements include the rehabilitation of a fifth row house (H), and the rehabilitation and reuse of the structure at Leroy and Deronda (I) as a community or commercial facility.

Projected Costs: A through G
H through I

Completed or under contract
To be privately financed



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ValenciaJustis

Valencia Justis is a more open land pocket below and between the hills of Inwood Park and Christ Hospital. It is an isolated low density residential area of frame and brick structures in moderate condition. The area is accessible from Auburn Avenue only by way of Valroy Place and through Glencoe, and is accessible from Vine Street only by way of Thill and Rice Streets.

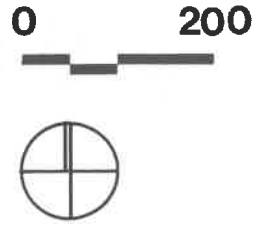
Housing: Existing sound structures should be rehabilitated with the assistance of low interest loans. Rehabilitation should preserve the architectural character of the housing, and should maintain the area's low density. New housing shall be limited to single family or small multi-family structures. These structures should be built on presently vacant land, or should displace only severely dilapidated structures. New units should be made available to Mount Auburn residents.

Circulation: The area's residential character should be reinforced by informal planting and small-scaled pedestrian amenities. All off-street parking areas should be adequately screened or landscaped.

Recreation: Access to Glencoe play areas and to Inwood Park should be improved through the provision of attractive pedestrian walkways.

Eventual development of the Valencia Justis area would include approximately 6 to 8 low to middle income rehabilitated family units, 8 to 12 new middle income family units (A) with 16 off-street parking spaces (B), and an improved pedestrian walkway linking Glencoe to Justis Street (C). Justis Street should receive a convenience turnaround at the east end, and right-of-way repairs, cleanup, and landscaping (D). Valencia Street should receive similar repairs, cleanup and landscaping (E).

Projected Costs	A. New housing	\$ 720,500
	B. Parking, 16 spaces	64,200
	C. Pedestrian walkway	18,000
	D. Justis Street improvements	36,400
	E. Valencia Street improvements	22,800



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Valencia Justis

VineLoth

Vine Loth is a flatter area that slopes from the isolated Valencia Justis and Winkler Rice areas southward to the Vine Street School. The area is composed of high-density brick walk-ups in moderate condition. The environment is strongly linear, composed of parallel rows of dense housing along Rice, Loth and Vine Streets. These parallel rows of structures step gradually down toward Vine Street, creating tightly constricted street spaces, and a depressing residential environment.

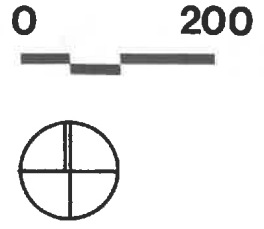
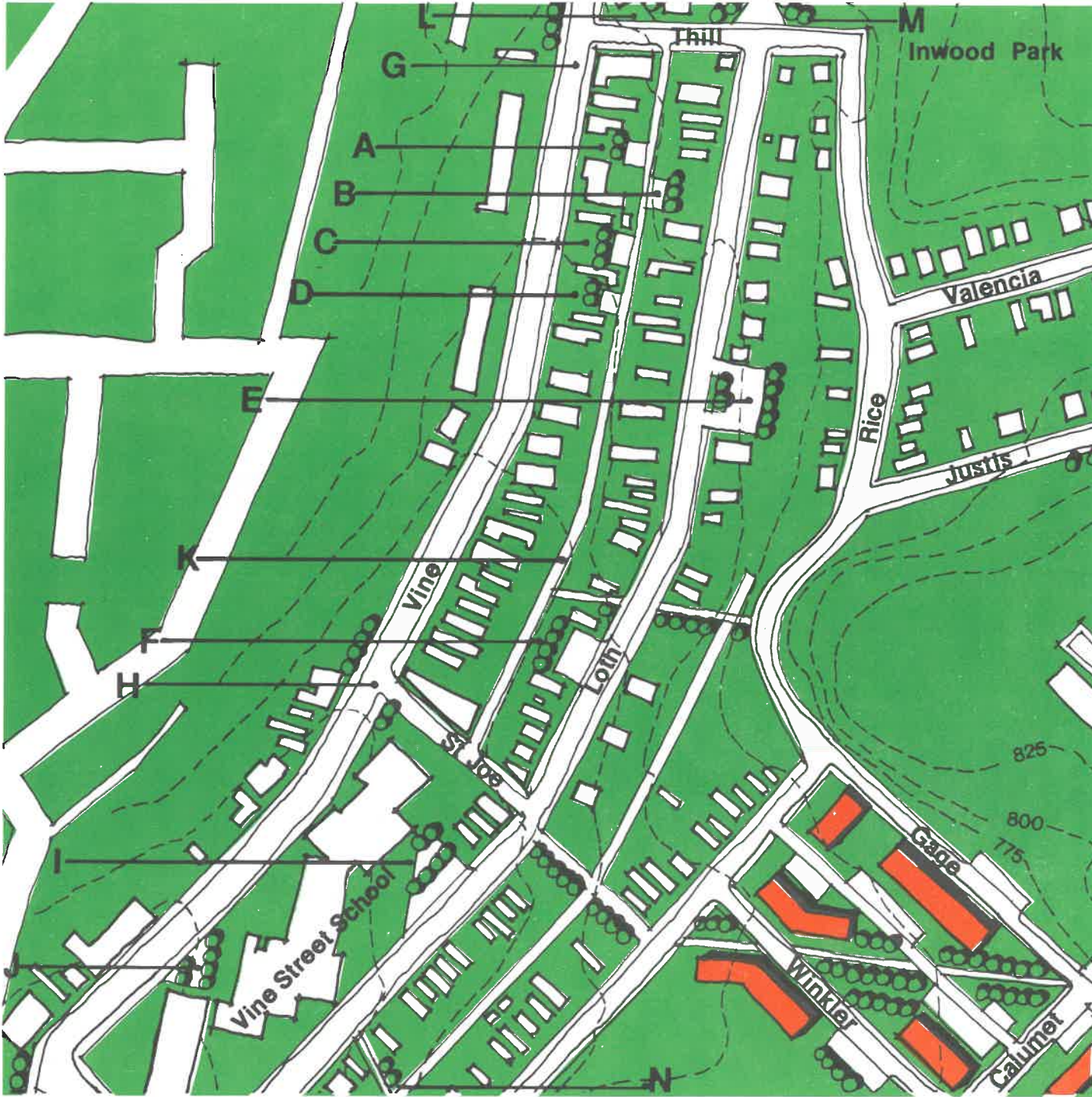
Housing: Existing housing should be preserved through rehabilitation with support of low interest loans. Housing rehabilitation should preserve the existing linear form and vertical architectural character of the area.

Circulation: The distinction between Vine Street as a major through street and the remaining area streets as minor local streets should be emphasized by lighting, landscaping and street improvements. Pedestrian links to small recreation areas, transit stops, local commercial facilities, and to Vine Street school should be developed. Transit stops along Vine Street should be improved and clarified. All off-street parking areas shall be within sight of housing units served, and shall be adequately screened or landscaped.

Recreation: Landscaped play and rest areas should be provided adjacent to Vine Street School, at vacant lots, corners or parking lots to improve the harsh street environment. Access to Inwood Park should be improved by the addition of pedestrian amenities.

Eventual development of Vine Loth would include 25 to 30 low to middle income rehabilitated family housing units; 45 off-street parking spaces in six lots (A through F); intersection improvements at Thill and Vine (G), St. Joe and Vine (H) and Mulberry and Vine (I) including lighting, landscaping and amenities; recreation areas adjacent to Vine Street School (J,K); and recreation areas at the existing Recreation Commission playfield (L), at Inwood Park (M,N), and at the intersection of Rice and Mulberry (O).

Projected Costs:	A. Parking, 5 spaces	\$ 15,900	I. Recreation	\$ 15,100
	B. Parking, 14 spaces	39,000	J. Recreation	24,000
	C. Parking, 5 spaces	14,800	K. Recreation	36,900
	D. Parking, 4 spaces	10,800	L. Recreation	36,400
	E. Parking, 9 spaces	25,500	M. Recreation	9,500
	F. Parking, 8 spaces	33,800	N. Recreation	15,800
	G. Thill & Vine	38,600		
	H. St. Joe & Vine	77,600		



WinklerRice

Winkler Rice lies below and between Jackson Hill Park and Christ Hospital in a deep land pocket. It is a sparsely populated residential area of frame structures in moderate to dilapidated condition. The area is totally isolated from the hilltop and is almost totally cut off from the lower Vine Loth area. Winkler Rice was designated as a major impact area for new moderate density low income family housing in the Mount Auburn Community Development Plan. Towards that end, vacant land and dilapidated structures should be acquired as they become available to amass substantial development parcels.

Housing: New housing development should be in single-family or small multi-family structures clustered around small parking areas. Structures should reflect the architectural character of the surrounding areas, and should reinforce the building pattern of the area.

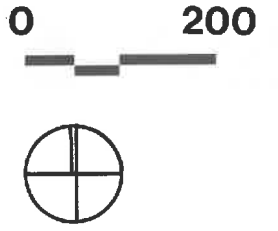
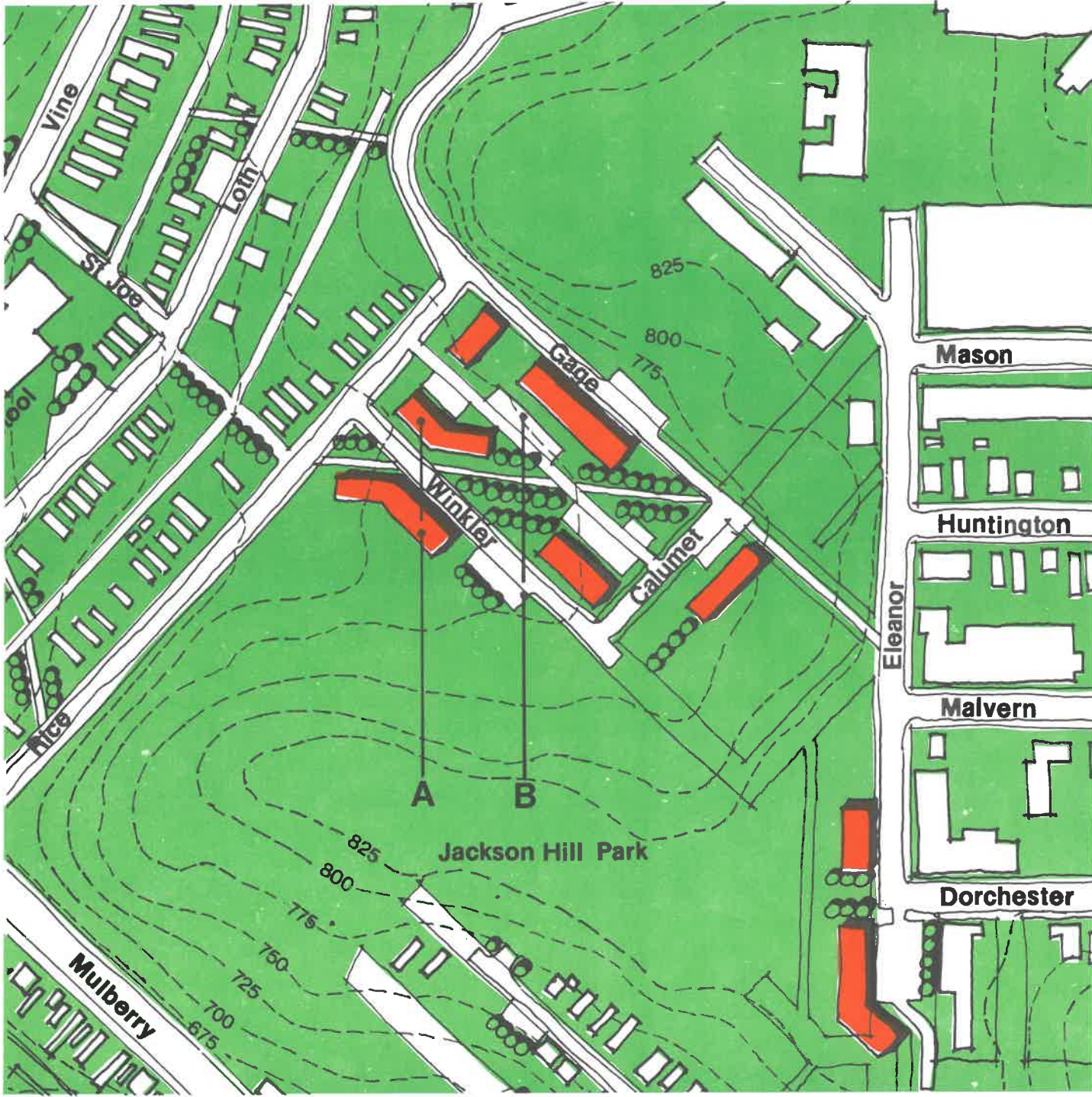
Circulation: Street patterns should reinforce that residential character of the area, with narrowed entrance points, enclosing planting and low-scaled lighting. Parking areas should be kept small and within view of housing units served. Pedestrian circulation and access to both the Gage Street steps and the Vine Loth area should be improved through the provision of landscaping, lighting and amenities.

Recreation: Recreation areas should be developed at local gathering places and along the pedestrian circulation network. Pedestrian circulation should also be linked to the existing Recreation Commission playfields at Winkler and Calumet, and at Gage and Rice.

Ultimate development of the Winkler Rice area would provide from 80 to 100 new low to middle income family housing units in several structures (A), with 120 parking spaces in small landscaped lots (B). Pedestrian links to the Gage Street steps and existing playfields would be developed in conjunction with the housing and parking. Amenities would include recreation areas, parking, pedestrian walkways, lighting, landscaping and improved rights-of-way. The actual design and configuration of the Winkler Rice development are dependent on the future development patterns in the area, and on the eventual disposition of the various land parcels.

Projected Costs:	A. Housing	\$ 5,853,000
	B. Parking, 120 spaces	194,300

*The Winkler Rice housing development may also be privately financed, requiring substantially less public funding.



CliftonMulberry

Clifton Mulberry is a linear neighborhood lying along the southwest base of Jackson Hill Park. It is a relatively high density residential area with a predominance of brick structures in moderate condition. Clifton is a heavily used collector street, and Mulberry had been used heavily until recently. Both therefore have harsh street environments.

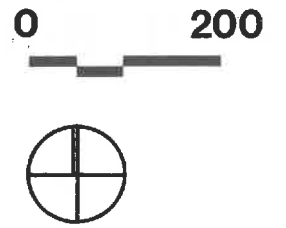
Housing: Existing sound structures should be rehabilitated with the assistance of low interest loans. New housing should consist of small multi-family structures on presently vacant land. All rehabilitated and new housing should preserve the predominant architectural character, and should reinforce the existing building patterns.

Circulation: Mulberry and Clifton should be treated as collector streets with high light levels and strong directional emphasis. Peete Street should be developed as a local access street, linking parking lots, pedestrian areas and housing. Pedestrian links should be developed to Over-the-Rhine services at Vine, Frintz and Lang Streets. All off-street parking should be adequately landscaped and within view of units served.

Commercial: Neighborhood commercial establishments should be encouraged at both the Vine Street and Main Street ends of the area. Additional parking and pedestrian amenities should be added to improve access to existing stores and shops.

Development of the Clifton Mulberry area would include 30 to 35 rehabilitated low to middle income family units within existing structures; 8 units of new housing overlooking Clifton (A) with 8 parking spaces (B); 20 new low to middle income units on Mulberry (C) with 20 parking spaces (D); and a total of 26 additional parking spaces in 3 off-street lots (E,F,G). Other area improvements would include repairs to existing pedestrian steps to Vine Street (H), and the development of improved pedestrian walkways to the Over-the-Rhine area at Frintz Street (I) and Lang Street (J).

Projected Costs:	A. Housing	\$ 424,200	F. Parking, 10 spaces	\$ 27,200
	B. Parking, 8 spaces	20,500	G. Parking, 8 spaces	18,200
	C. Housing	1,056,000	H. Pedestrian steps	5,000
	D. Parking, 20 spaces	38,100	I. Frintz walkway	36,900
	E. Parking, 8 spaces	19,700	J. Lang walkway	36,900



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GoetheDorsey

Goethe Dorsey lies along hillside ledges west of Sycamore Street overlooking Over-the-Rhine and the downtown area. Both Goethe and Dorsey Streets are dead-ended, creating an isolated residential area with a strong sense of identity. The low density frame houses are built back into the steep hillside and look out upon panoramic views of the city.

Housing: The rehabilitation of single-family units presently underway, and future rehabilitation of multi-family structures along Sycamore should be supported by the provision of parking and public improvements, and by low interest loans.

Circulation: Sycamore Street should be reinforced as a major through street, while Goethe and Dorsey should be maintained as minor local streets. Adequate off-street parking should be provided in small lots within view of units served. The Main Street steps should be repaired, with additional pedestrian amenities provided at street crossings.

Recreation: Small vacant parcels, corners or street crossings should be developed as green areas providing relief from the street environment. These should be incorporated into the total development of the area, and should lie along pedestrian pathways.

The western portions of Goethe and Dorsey Streets are being rehabilitated by private owners and investors; approximately 20 additional middle to high income units could be provided. These units would be served by the completed turnaround on Dorsey (A), a similar turnaround on Goethe (B), and a proposed off-street parking lot of 6 spaces (C). Additional improvements would include necessary clean-up, repairs and improvements to both Dorsey Street (D) and Goethe Street (E). The eastern ends of these streets, mostly vacant parcels or deteriorated structures, have received intersection improvements (F). Future housing rehabilitation could provide 10 to 15 low to middle income units (G) with adjacent parking for 10 cars (H) and supportive public improvements (I).

Projected Costs:	Completed
A. Dorsey turnaround	\$ 12,200
B. Goethe turnaround	20,500
C. Parking, 6 spaces	71,900
D. Dorsey Street	53,800
E. Goethe Street	Completed
F. Intersections	To be privately financed
G. Housing	30,100
H. Parking, 10 spaces	23,500
I. Housing Improvements	



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GoetheDorsey

SchillerHughes

Schiller Hughes is a dense area of brick multi-family structures at the low end of Sycamore Hill. The majority of the structures in the southern half are salvageable, while those in the northern half are predominately dilapidated. The area has good access to Rothenburg School and to commercial services and public transportation along Liberty and Main Streets.

Housing: Existing sound housing should be rehabilitated with the assistance of low interest loans. Housing rehabilitation should preserve the urban character of the area.

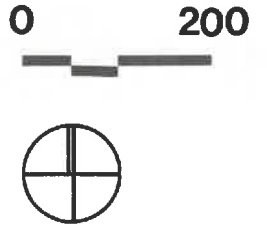
Circulation: The eastern half of Schiller Street should be closed to vehicular traffic to eliminate the hazardous Schiller-Sycamore intersection and to allow for a pedestrian street connecting Sycamore Hill to Rothenburg School. The northern half of Hughes Street should be closed to create a recreational area. Parking should be provided in small landscaped lots.

Recreation: A much-needed recreation area should be created in the northern half of the area to provide a readily-accessible multi-use recreational area.

Commercial: The ongoing life and growth of commercial facilities along Main Street, Liberty, and Sycamore should be encouraged.

Parcels along northern Hughes Street are being acquired to provide a multi-use recreation area (A) serving surrounding housing and Rothenburg School. This area would include game areas, seating, lighting, landscaping and pedestrian amenities. Schiller Street should be closed to create a pedestrian street (B). Intersection treatment, similar to that recently completed on Mulberry (C), should be provided at Liberty and Sycamore (D). Two parking lots should be developed on vacant land (E,F) providing 16 off-street parking spaces.

Projected Costs:	A. Recreation	\$ 162,200
	B. Schiller Street	16,900
	C. Mulberry intersection	Completed
	D. Liberty and Sycamore improvements	59,500
	E. Parking, 8 spaces	20,400
	F. Parking, 8 spaces	20,400



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SchillerHughes

BoalMilton

Boal Milton provides a transition from the high density multi-story brick structures of the basin area to the medium density brick and frame structures of the hillside. Milton is a dense street of tall brick structures and little relief from the street environment. Boal is largely vacant, but can readily support new medium density view housing.

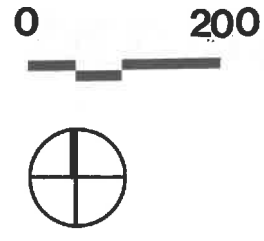
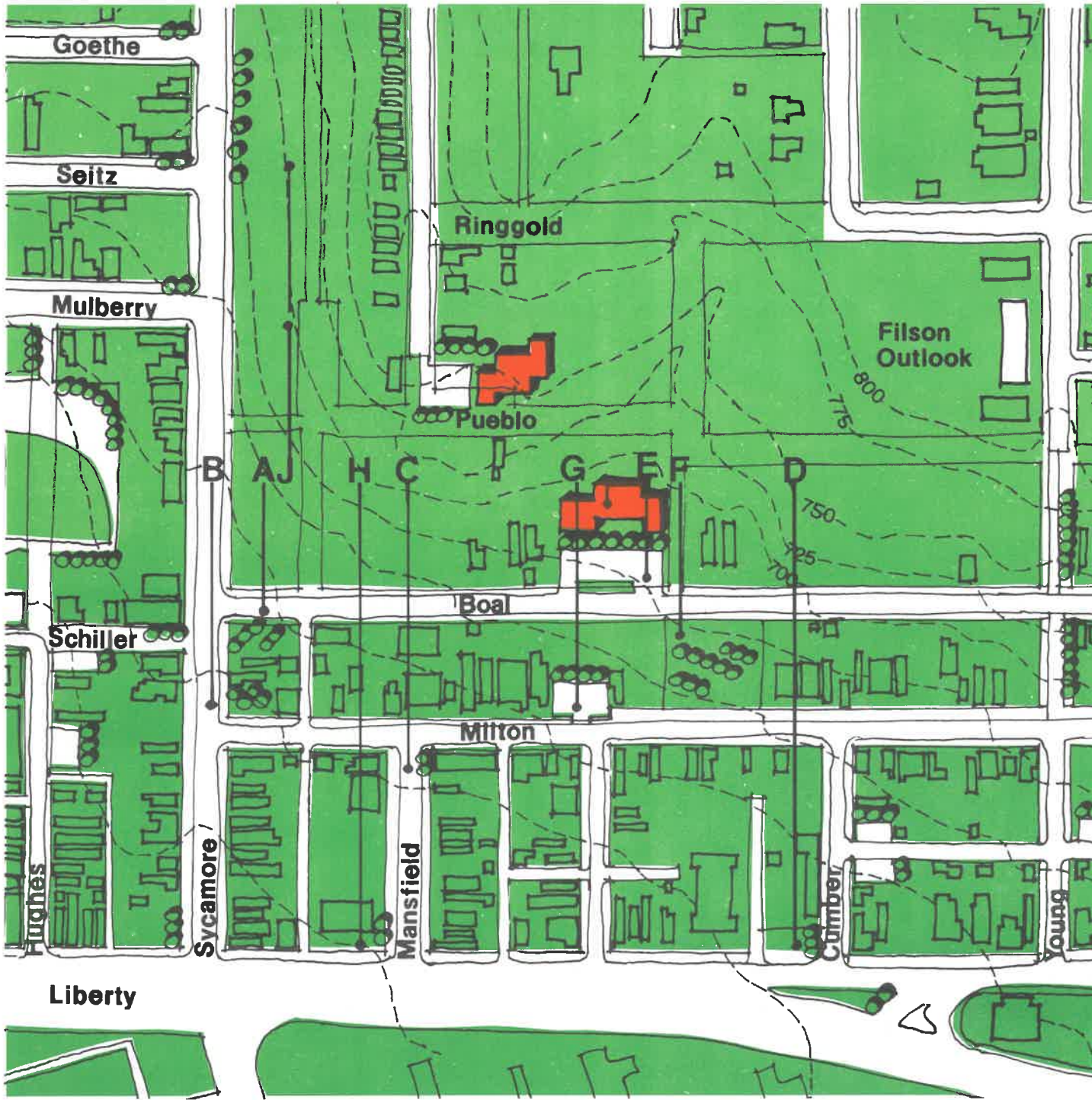
Housing: Existing housing should be rehabilitated, with assistance from low interest loans. New housing development should consist of small structures, adjacent parking, and adequate amenities. Both new and rehabilitated housing should reflect the form and character of existing architecture.

Circulation: The residential nature of Milton and Boal Streets should be reinforced by lighting, landscaping and public improvements. Small off-street parking lots should be developed within view of units served, and should be adequately screened or landscaped. Pedestrian access to hillside facilities and to the downtown area should be improved.

Recreation: Open spaces should be developed on vacant parcels or corners throughout the area to provide relief from the street environment.

Public improvements are underway at the intersections of Boal and Sycamore (A), Milton and Sycamore (B), and Milton and Mansfield (C). These will provide corner recreation areas and pedestrian amenities. The Recreation Commission has recently completed an additional recreation area between Boal and Milton (D). Further development will include new middle income housing on Boal (E) of 18 units with 20 parking spaces in an adjacent off-street lot (F). An additional 20 space lot will be provided on Milton (G). Intersection improvements will be developed at Mansfield and Liberty (H) and Cumber and Liberty (I). A critical environmental concern is the stabilization of the upper Boal Street hillside (J).

Projected Costs: A. Boal and Sycamore recreation	Under construction
B. Milton and Sycamore recreation	Under construction
C. Milton and Mansfield improvements	Completed
D. Recreation	Completed
E. Housing	To be privately financed
F. Parking, 20 spaces	\$ 27,600
G. Parking, 20 spaces	27,600
H. Mansfield and Liberty improvements	9,100
I. Cumber and Liberty improvements	9,100
J. Hillside stabilization	100,000



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BoalMilton

Liberty Hill

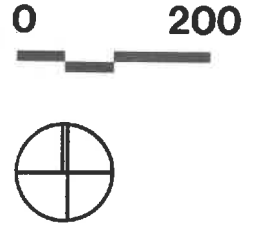
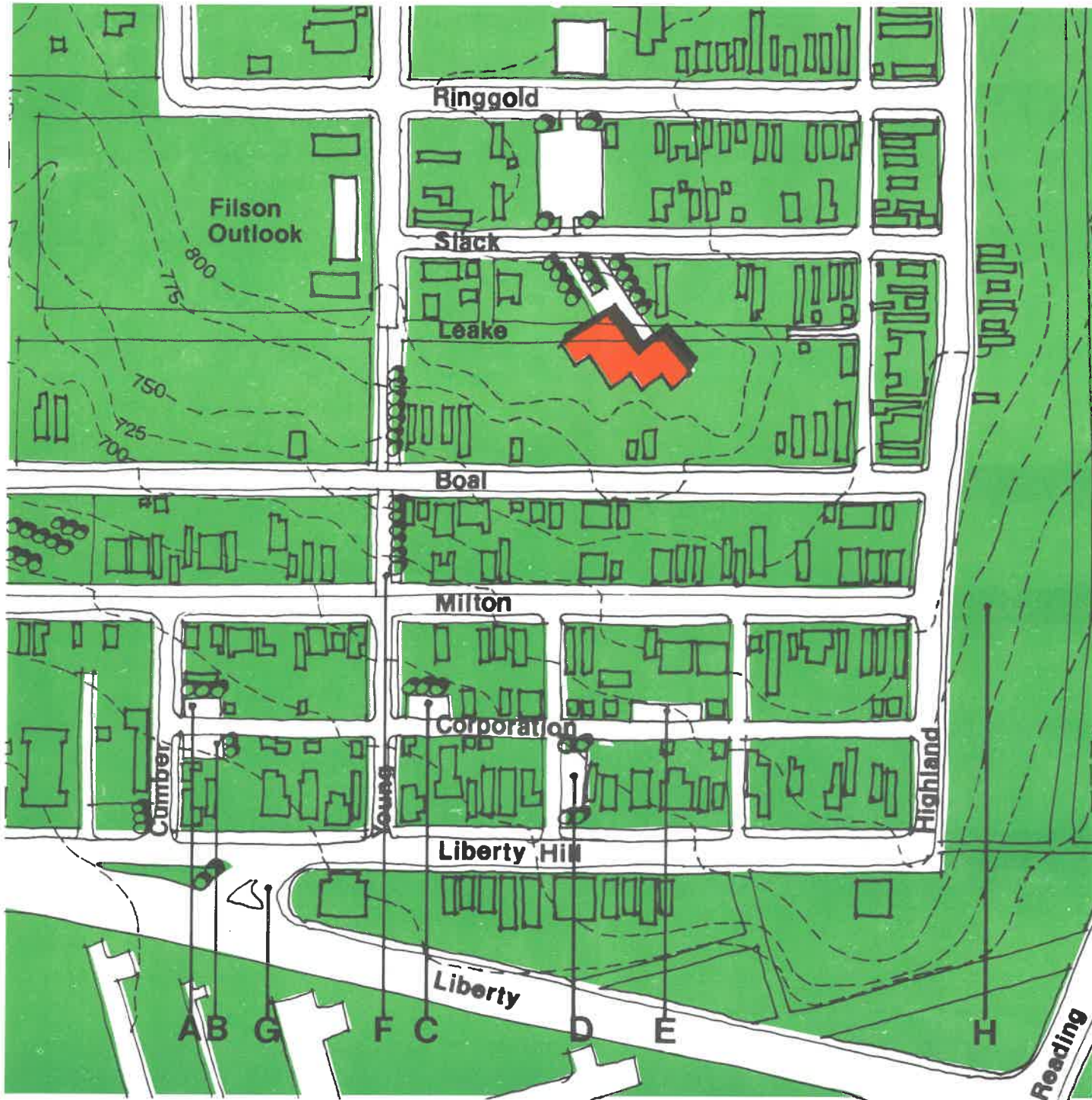
The Liberty Hill subarea lies along the eastern and southeastern edges of Mount Auburn, directly east of Boal Milton. It consists of brick and frame structures in moderate to good condition; the majority are presently being rehabilitated by owners and investors. There are excellent views of the city, but the area is lacking in parking and recreation.

Housing: Existing housing should be rehabilitated and supportive improvements provided. All rehabilitation should reflect the existing form and architectural character of the area.

Circulation: Liberty Street should be reinforced as a major through street; Boal and Milton should be developed as local streets, while Highland and Liberty Hill should serve as transition streets. Small off-street parking lots should be developed within view of housing served. Pedestrian access should be improved by repair of the Young Street steps, with added lighting and landscaping.

Ongoing private rehabilitation should be supported through provision of public improvements and off-street parking. Five small off-street lots are proposed, providing a total of 42 parking spaces (A through E). These lots would be fully developed with lighting and landscaping. The Young Street steps would be fully redeveloped with improved pedestrian areas at street crossings. In addition the Cumber-Liberty Street-Liberty Hill intersection would be revised to improve traffic and pedestrian circulation and to increase safety (G). A critical environmental concern is the stabilization of the Highland hillside (H).

Projected Costs:	A. Parking, 6 spaces	\$ 15,700
	B. Parking, 6 spaces	15,700
	C. Parking, 8 spaces	27,000
	D. Parking, 12 spaces	33,200
	E. Parking, 10 spaces	15,500
	F. Young Street steps	79,700
	G. Cumber-Liberty Hill-Liberty Street	51,900
	H. Hillside stabilization	100,000



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Liberty Hill

Hilltop

The Hilltop centers around the Auburn-Dorchester-Sycamore intersection. This area is the focus of the community, and its development as a commercial, office and community service center is crucial to Mount Auburn's growth. New facilities should therefore be encouraged.

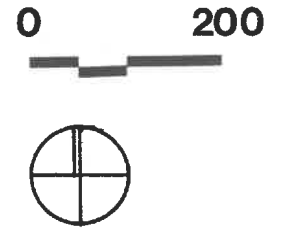
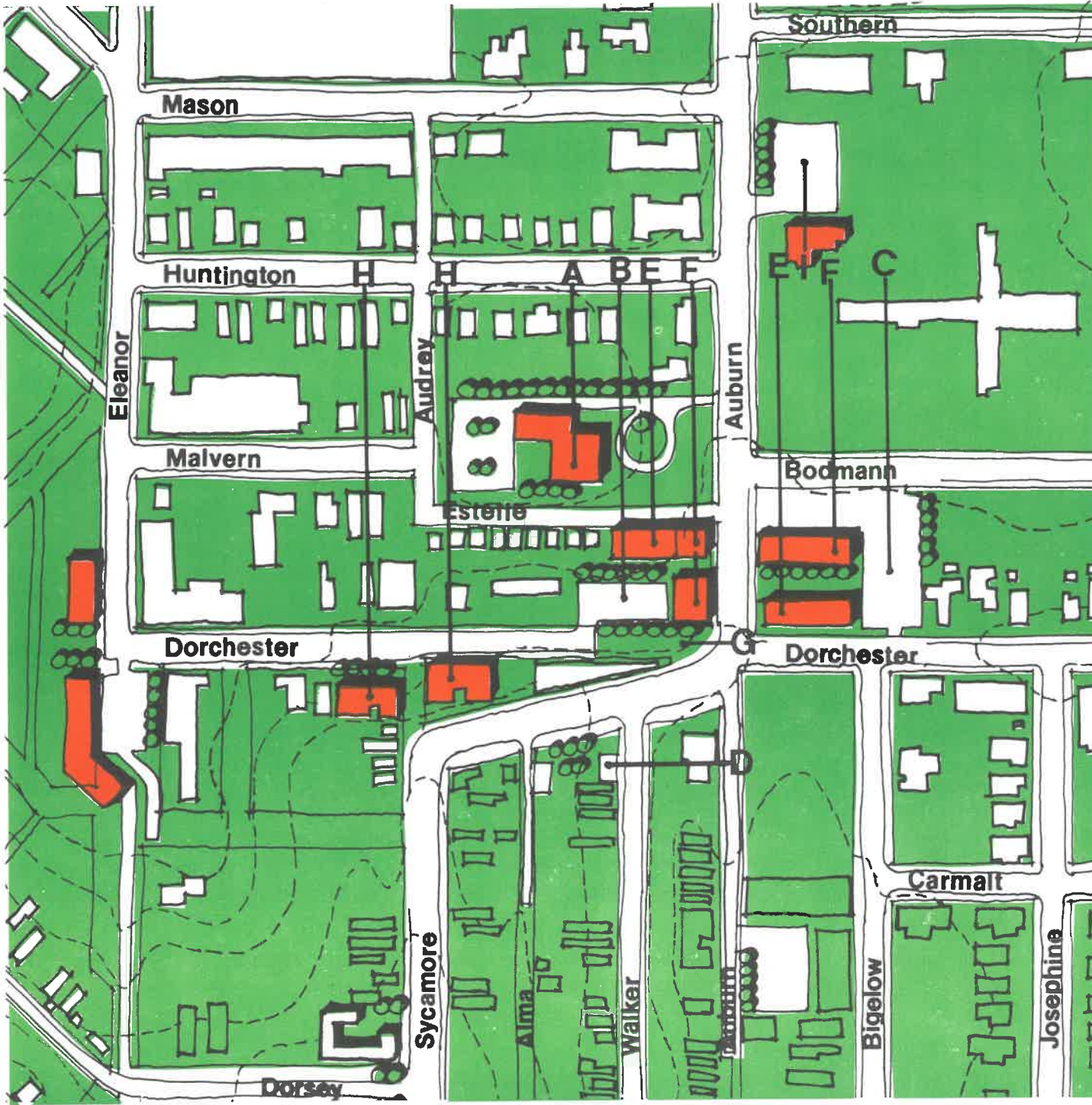
Housing: Existing housing should be rehabilitated with assistance from low interest loans. A local Historic District should be created to preserve Auburn Avenue's architecture.

Circulation: The intersection should be simplified by closing western Dorchester to incoming traffic. The remaining dead-end portion of Dorchester should be developed as a local street serving rehabilitated housing, with supportive improvements and amenities. Parking areas should be developed off local streets to serve facilities at the intersection.

Commercial: Commercial and office space should be added through rehabilitation and new construction with parking lots, lighting, landscaping, and pedestrian amenities.

The historic Riddle-Phillips House, which occupies the prominent crest overlooking the area, should be restored to preserve Mount Auburn's mid-nineteenth century architecture, and to provide additional office space (A). A local Historic District should also be created, encompassing Auburn Avenue and the hilltop, to further protect the area's architectural heritage. Parking lots should be developed on vacant land (B,C,D) to provide 59 spaces in support of up to 6000 s.f. of new retail space, up to 8000 s.f. of rehabilitated retail space (E,F) and existing office space in the area. West Dorchester should be closed (G) and developed as a pedestrian street, the remaining portion providing access to rehabilitated housing (H). A parking lot may also be developed, providing 22 spaces for the Taft House (I).

Projected Costs:	A. Riddle-Phillips House acquisition	\$ 150,000
	Riddle-Phillips House rehabilitation	To be privately financed
	B. Parking, 28 spaces	58,800
	C. Parking, 24 spaces	53,800
	D. Parking, 7 spaces	Under construction
	E. New retail space	To be privately financed
	F. Rehabilitated retail space	To be privately financed
	G. Dorchester closing	84,000
	H. Housing rehabilitation	Undetermined financing
	I. Parking, 22 spaces	To be U.S. Govt. financed



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Hilltop

FutureDevelopment

Various hilltop areas of Mount Auburn offer opportunities for future development, after substantial redevelopment of the hillside areas. These hilltop areas would require a significant amount of private investment and are therefore unlikely to be developed for some time.

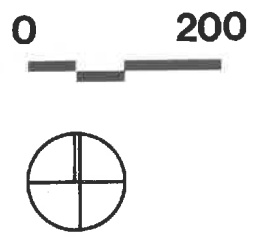
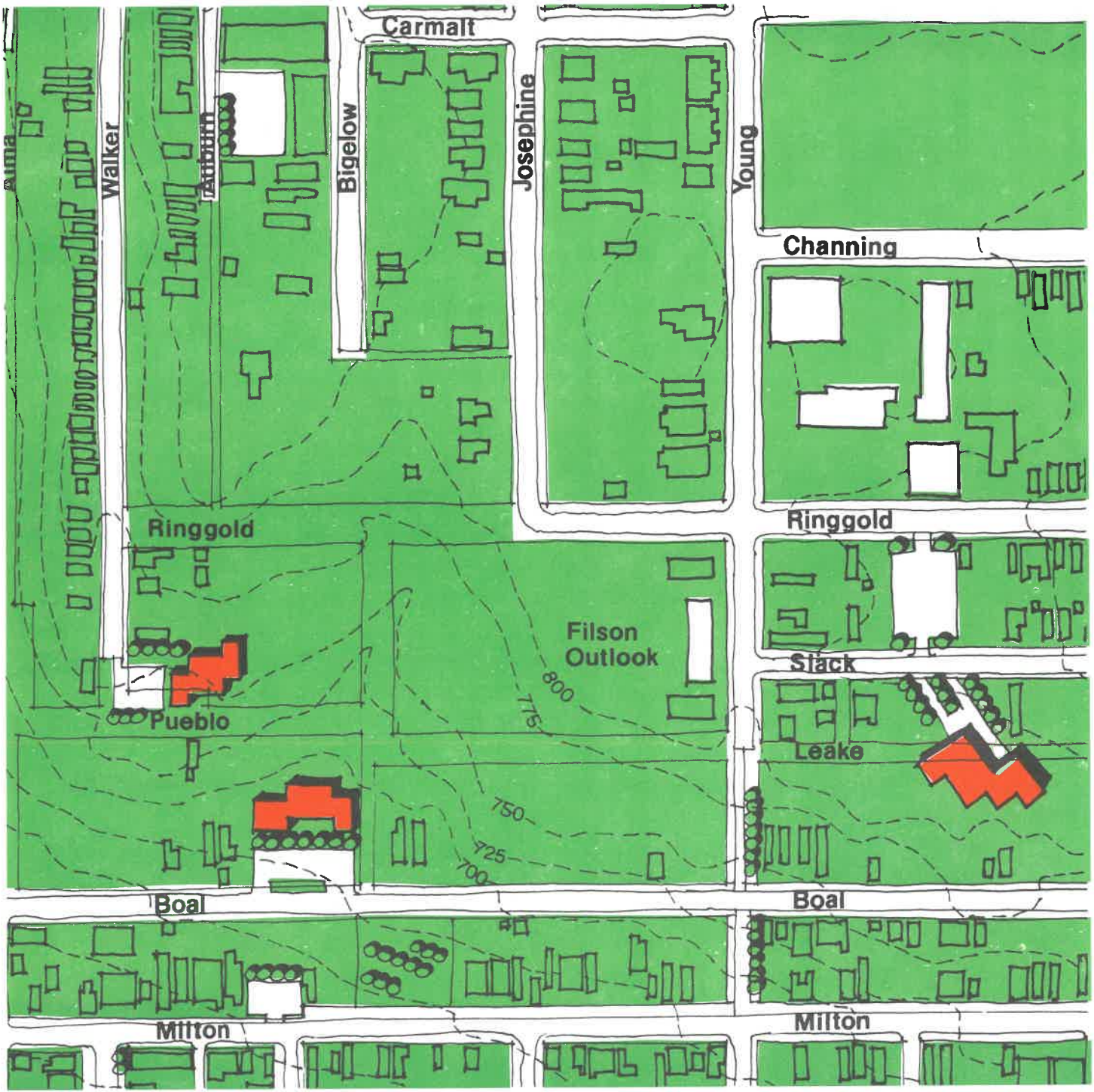
Land presently owned by WKRC along Leake Alley and Slack Street provides three-sided views of the downtown area and surrounding hillsides. These views, combined with the stable residential character of the eastern Mount Auburn hilltop and the relative isolation of the site, make it a prime location for future market residential development. The level crest of the hilltop would permit medium to high density housing with parking and amenities.

Several hillside ledges situated along the Pueblo Street right-of-way overlooking Boal Street also offer future development potential. The success of Boal Milton rehabilitation and the attraction of Walker Street housing both indicate a market demand for hillside housing in this area. Hillside stability is a critical concern, but sufficiently stable and level land parcels may be obtained to allow low to medium density housing with parking and amenities.

Neither the level of development of these areas nor the costs of such development can be predicted at this time, due to the number of other factors influencing hillside development and to the long range nature of the development.

Eleanor Street, formerly the lively termination point of the old Main Street incline, is now a wide quiet right-of-way serving housing and Jackson Hill Park. In the future, as hilltop development extends westward along Dorchester, this area would become a prime development opportunity. West Dorchester would become an improved pedestrian street providing access to Jackson Hill Park and to rehabilitated housing along Dorchester.

Again, since such development is very long range and since so many other factors are involved, it is impossible to predict the level or the costs of development.



Rehabilitation Guidelines

The proper rehabilitation of structures in Mount Auburn should consist of three components:

1. Use of general principles of housing unit layout;
2. Use of familiar elements of Mount Auburn's architecture; and
3. Consistency of architectural styles.

Housing Unit Layout: Housing units can generally be divided into three functional areas: living areas (living room, dining room), private areas (bedroom, bathroom), and utility areas (kitchen, storage). Living areas should receive maximum view and light, preferably from a southern exposure. Unit entry should probably be into one of the living areas, or adjacent to one of them. Outside yard areas should also be developed adjacent to the living areas. Private areas of the unit should receive privacy and a minimum of bright light, odor, noise or other disturbing elements. These areas should be given northerly exposures, with smaller windows than living areas. It is best to centralize utility areas, allowing the other areas to occupy the unit perimeter. For economy in multi-family structures, units should be stacked, or should share utilities 'back-to-back'.

Familiar elements: New or rehabilitated structures should perpetuate the use of distinctive and familiar elements of Mount Auburn's architecture, such as:

1. Predominant materials, textures, colors and details;
2. Familiar window and door styles, shapes, colors and arrangements;
3. Repetitive roof slopes, skylines, and building profiles;
4. Prevailing vertical emphasis of the hillside structures; and
5. Familiar spatial rhythm and scale of buildings, yards, porches, and bay windows.

Architectural Styles: Finally, new or rehabilitated structures should conform to one of the prevalent architectural styles:

1. **Classical (from 1830)** This is a 'surface' style with few projections or recessions. Thin brick or stone horizontal bands are used as decorative elements. The taut building surface appears stretched or inflated.
2. **Italianate (from 1845)** Here bracketed cornices and carved or cut stone window trim are the major decorative elements. The asymmetrical angular buildings with their ornamented rooflines and corner towers are predominant in Mount Auburn.
3. **French Academic (from 1855)** This style can be identified by its steep, double-sloped mansard roof, usually decoratively tiled, with dormer windows. Its decorative porches with ironwork railings, and its large windows, give it a lively facade.



Classical

Italianate

French Academic

The success of rehabilitation efforts is contingent on maintenance and repair measures. Mount Auburn's structures require specific care and treatment to insure long, sound building life.

Roofs: Roofs of rehabilitated structures should be replaced or repaired with material matching the original in color, design and composition. It is unwise to change roof slopes, or add an unusual roof slope. If a match of materials cannot be achieved, select a material matching the original in character and intent.

Dormers: Dormers should be repaired, replaced or added to match the originals in size and design. If additional light or view are required, break a large dormer into two 'original size' dormers.

Cornices: Every attempt should be made to restore original cornices, or match with new material. It may sometimes be necessary to replace damaged cornices with simplified versions, similar in character and design.

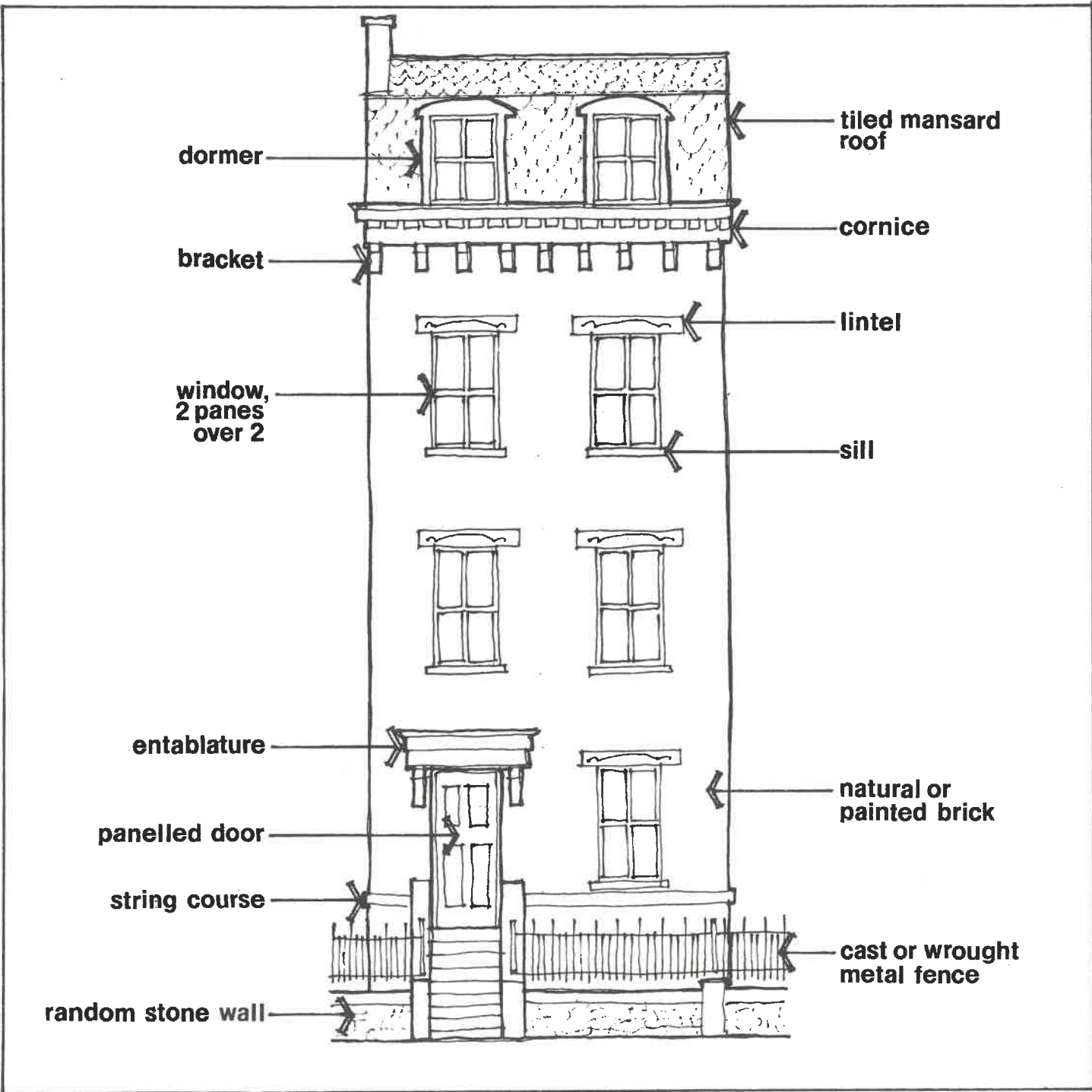
Windows: Windows should be replaced with one-pane-over-one, or two-panes-over-two, if possible. Window trim should contrast somewhat with surrounding wall colors. (It is a wise rule that if in doubt, paint all movable window parts white.) Painted wood windows should be used rather than any aluminum windows, and windows should match original opening sizes.

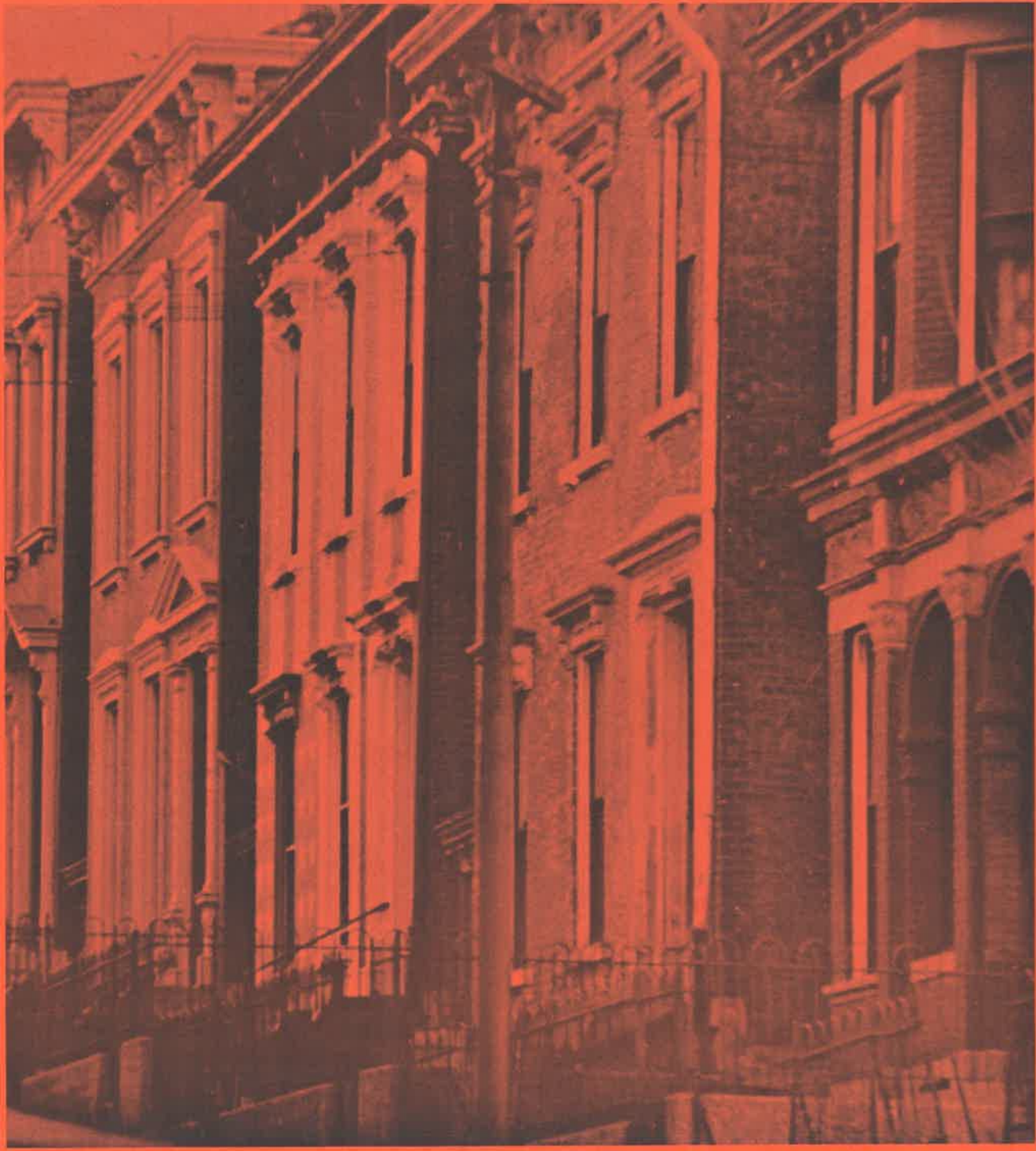
Doors: Doors should be of wood, and should be panelled rather than flush. They should match original opening sizes, and coordinate with the facade design. Front doors may be painted bright colors, but if there are a number of doors on a given facade, they should be painted muted earth tones.

Cut or carved stone, brickwork: Use steam, mild acid, or soap solutions to clean stone. In extreme cases, sandblasting may be necessary. If the brick color is desirable, seal and waterproof the surface. If another color is desired, brick may be painted, with upkeep repainting occurring every five years. Other stone trim should be sandstone, limestone, or brownstone.

Rough stone or rubble: Care should be taken to reproduce the color, texture and design of not only the stone, but also the bonding mortar.

Other facade elements: Other external elements such as shutters, ironwork, fencing, porches, retaining walls, and landscaping should be restored to the original condition or reproduced as accurately and appropriately as possible.





Implementation

Implementation & Funding

The major tool for the implementation of renewal activities in Mount Auburn will be the Community Development Block Grant Funds. Other Federal and City funding may become available through the Federal Economic Development Administration, Federal Housing Programs, the City Capital Improvements Program, Local Tax Abatement and Local Tax Increment Funding.

I. Community Development Block Grant Funds

Background

The 1972 Neighborhood Development Program (NDP) application and its approval by the Department of Urban Development established the eligibility of Mount Auburn for assistance under Title I of the Housing Act of 1949 as amended. The planning money used in the development of this plan is a result of that eligibility.

The Community Development Block Grant Program (CDBG) does not generally place geographic eligibility limitations upon the use of its funds (with the exception of certain Model Cities hold-harmless activities); rather, the CDBG program permits the expenditure of funds for a wide range of eligible activities including most of the activities previously permitted under the NDP and conventional urban renewal programs. The major condition on the use of CDBG funds is that they not be applied on a city-wide basis but rather in a concentrated manner.

Through Community Development Block Grants, funds for planning, development related design, property acquisition, demolition, site improvements, low interest loans, and public improvements become available each year. This procedure will allow logical development of realistic increments towards the achievement of the total Mount Auburn plan.

The availability of money each year will be dependent upon the extent to which Federal Funds are available in the yearly appropriation. Specifically, the availability of money is dependent upon the priority which a given development proposal occupies among other local proposals needing both citizen and City staff approval.

City Council's role in the implementation process is three-fold:

- A. It must approve the incorporation of the Mount Auburn plan into the overall plan for the City;

- B. It must approve subsequent area improvements and programs (using City and Federal funds) which carry out the improvements defined by the Mount Auburn Plan.
- C. It must approve the sale of any City-owned sites to private developers. Land costs are set to render such private development feasible and to assure the highest quality development. City Council also adopts a disposition agreement to which the private developer must conform.

Staging of Implementation

In contemplating the use of CDBG as the major implementation tool for development, the Mount Auburn Area has been analyzed to determine the magnitude of costs involved; the extent to which local agencies or the market can absorb the proposed housing sites for development according to the plan; and the family and business relocation problems.

Based upon engineering studies, cost estimates and previous public improvement costs, it is anticipated that the total cost of acquisition, demolition, public improvements and amenities would come to approximately \$10.3 million for full development of Mount Auburn. The possibility of funding of this magnitude is minimal within existing programs. More realistically, a total yearly funding of approximately \$400,000 to \$600,000 could be obtained for Mount Auburn, to be used as most effectively determined by citizens and City staff. The first year funding (1977) would be concentrated on visible areas throughout Mount Auburn, supplement ongoing projects such as the Sycamore Hill improvements, Glencoe, the Auburn-Dorchester intersection improvement or rehabilitation efforts on the hillsides. Future funding would then extend these improvements throughout the various residential areas of Mount Auburn.

Market Absorption, Rehabilitation and Infill Housing

The major concept of the plan is to support the existing housing stock with extensive upgrading of its surroundings, and to rehabilitate existing housing; the result would be that the area would then become an attraction for new housing. The plan recommends that an housing market study be made of selected housing sites, and that strategies for funding be established. Housing is the highest priority in Mount Auburn.

Relocation of households will only occur in future housing development, and then only on a limited basis. It is the intent of this plan to minimize the disruption of the community through redevelopment.

Developer Selection and Design Review

Mount Auburn's requests and proposals for public improvements should be submitted to the City Manager's Community Assistance Team. The Team will coordinate all requests with the objectives of the Mount Auburn Design Plan and the Mount Auburn Community Plan. The result will be the Work Program for Mount Auburn, a program which sets priorities for implementation of public improvements in the community. This work program will be reviewed by the various community groups for their approval. The Community Assistance Team will then submit the top priorities of the work program for funding through the Community Development Block Grant process.

Various City agencies are responsible for implementing those requests which receive C.D. funding. The Building and Inspections Department is responsible for housing rehabilitation as well as building inspection; the Park Board must approve all requests for additional park land; the Recreation Commission administers all of the City's organized recreation programs and maintains organized recreation programs and maintains and develops all recreational facilities; the Department of Development is responsible for economic development; the Central Business District, the Central Riverfront, all neighborhood business districts, housing within these areas, large-scale new housing developments, and all industrial development. Potential developers should work with the City agencies affected by the planned development as well as with community groups. When all participating agencies (City and community) concur, the recommendation will go to City Council for final decision and approval.

Maximum support will be given to neighborhood development agencies. However, the involvement of all landowners, citizens, and present tenants in the area will be encouraged and supported to the maximum extent possible, through the above mentioned review process and, whenever possible, as part of the Team.

The plan recommends that certain specific areas of Mount Auburn be studied for inclusion into the Environmental Quality Districts. If selected, boundaries should be defined, design guidelines prepared, and a review process established.

Eligibility - Block Grant Funds

- A. Funding of projects and activities relating to the planning, design, development, and/or upgrading of commercial and industrial areas including such actions as acquisition of real property, relocation of site occupants, demolition of structures, construction of support public improvements.
- B. Funding of Commercial-Industrial Rehabilitation Loan Fund and CDRLF for the purpose of providing low interest-high risk loan capital to support neighborhood based private efforts.
- C. Funding of those general neighborhood public improvement activities, such as NIP and spot projects, designed to upgrade the residential environment through the investment beyond normal maintenance levels in neighborhood serving public works such as streets, sewers, walkways, etc. Also included is the elimination of blighting conditions such as abandoned structures and out buildings.
- D. Funding of activities related to the development and/or upgrading of the City's housing stock, primarily by the following means:
 1. Community Development Homeowner Rehabilitation Loan Fund which assists low income homeowners in the rehabilitation of their residences through low interest or rebates.
 2. "Non FHA" Homesteading Program using Community Development funds to purchase suitable structures for resale to the "homesteader" at a write down in cost.
 3. Community Development Revolving Loan Fund shall provide loan capital to NDC's for rehabilitation activities. These are low interest-high risk loan situations.
 4. Selected Site Acquisition for New Housing can occur under favorable conditions such as when a developer is available.
- E. Funding of those activities related to the preservation, upgrading, and/or development of public recreation and open space facilities.

- F. Funding of local matching share for other state and federal physical development programs such as National Endowment for the Arts, Bureau of Outdoor Recreation, Department of Transportation, and other programs where the activities under these programs are consistent with CD eligible activities.

II. Other Federal Programs Which May Assist Development

A. Economic Development Administration - Extension of 1965 Act

- 1. EDA Commercial-Industrial Capital
 - a. Public Facilities Monies;
 - b. Business Development Loan Guarantees;
 - c. Interest Subsidies;
 - d. Technical Assistance.
- 2. Title I of the Employment Act of 1976 - Funding Public Works activities for which construction drawings have been completed and which are consistent with urban design or longer range planning documents. This program was initially conceived by the Federal Government as a one-time funding action to stimulate employment, however, the new Federal Administration may continue to utilize the current mechanism.

III. City Programs Which May Assist Development

- A. Annual City Capital Improvements Program - City capital funds are provided to meet the condition of local maintenance of effort in areas where Community Development program activities are occurring. Activities include maintenance, code enforcement activities and NIP type activities.
- B. Local Tax Abatement Program - This tool is to be used by private developers who own the development site from the outset. It provides abatement of taxes on the increased value of the development site for a period of time established by agreement between the City and the Developer.
- C. Local Tax Increment Bond Funding - City provides front end funding to provide the development site through issuance of bonds. The tax increment generated by the development is set and used by the City to retire the bonds.

IV. Federal Housing Programs

- A. Section 221 (d)(3) plus Section 8 - Provides market rate interest financing to nonprofit corporations or limited dividend corporations, also permits 100% of units to be rent subsidized above 25% of occupant's income.
- B. Section 221 (d)(4) plus Section 8 - Provides market rate interest financing to profit corporations or developers and permits 100% of units for elderly of 20% of family (low and moderate) units to be rent subsidized above 25% of occupant's income.
- C. Section 231 plus Section 8 - Provides market rate interest financing for new or rehabilitated elderly housing units, also permits 100% of elderly units to be rent subsidized above 25% of occupant's income.
- D. Section 235 - Provides an interest subsidy down to 5% for new or rehabilitated single family housing units within the development cost range of \$29,000 to \$33,000.
- E. Section 202 - Provides interim interest subsidy for construction of elderly housing - grant brings interest down to between 6% and 6 3/8%.
- F. Section 236 - Provides multi-family units mortgage guarantees and permits 40% of units to be rent subsidized above 25% of the occupant's income. If the other 60% does not rent up Section 8 add on's can be utilized.
- G. Section 8 - Provides unit rent subsidies above 25% of the occupant's income for the following types of units:
 - 1. Rehabilitation Units - FHA insured private properties.
 - 2. Rehabilitation Units - Non-FHA insured private properties.
 - 3. Rehabilitation (Bonus) Units - Vacant and sponsored by NDC's.
 - 4. New Construction Units
 - 5. Existing Housing Units - through CMHA conduit.

V. Future Federal Housing and Development Programs

- A. Community Development Block Grant Program is expected to be continued through fiscal 1980 with the possibility of significantly lower funding levels.
- B. It is hoped that forthcoming new federal housing legislation will provide stimulation of multi-family housing construction through programs similar to the Section 236 and Section 221 (d)(3) programs of the recent past.

Market Study

This summary report presents in brief the findings and conclusions of a study undertaken by Hammer, Siler, George Associates to determine the market potentials for new private housing in the Hillside submarket area of the Mount Auburn neighborhood. Findings are based on the assumption that specific public investments and the overall development strategy program proposed for the area, as recommended in the Mount Auburn Urban Design Plan, will be accomplished. The study tests the feasibility of new residential investment in both new construction and rehabilitated units.

This portion of our study is the second phase of our research assignment. The initial phase of our work was conducted during late-1973. At that time, we prepared a summary of our findings including a general strategy for public action that was to be used as a guide for future planning efforts. This strategy was one input into the design plan, and a catalyst for increased public commitment to the Hillside.

The purpose of this summary report is two-fold:

1. To provide basic market data on residential development and investment potential for the Hillside; and
2. To be used as a guide for the recommended public investment strategy that will be prepared as part of the urban design plan.

A third phase of our work to follow will provide documentation for our findings and conclusions, as presented below.

Housing Development Potentials

Neighborhood Description

Mount Auburn consists of a 470-acre neighborhood located approximately one-half mile north of downtown Cincinnati. The Over-the-Rhine community lies between Mount Auburn and downtown. It is perched atop of one of the hills which surround the central portion of Cincinnati and is therefore topographically distinguished from adjacent neighborhoods. Mount Auburn is bounded by William Howard Taft Road on the north, Liberty Street on the south, Vine Street on the west, and Reading Road on the east.

The community is one of the oldest in the city dating back to the 1820's and one of the most historic. It was developed by wealthy businessmen and some of the original mansions that were built at that time still remain. Several buildings in the study area are now registered as historic landmarks.

The overall community is developed overwhelmingly with single-family residential uses. There are very few commercial areas in the neighborhood and those that exist are old strip centers that serve the local resident population. There are also several major institutions in the area -- Christ Hospital, God's Bible School, the University of Cincinnati, Taft Broadcasting Company, etc. These institutions have historically provided a stabilizing factor to the community, even during the period of its decline from its more prestigious past.

Mount Auburn, being an inner-city neighborhood, suffered from many of the urban problems that have similarly affected urban neighborhoods across the country. These problems have led to a gradual deterioration of some of the neighborhood, particularly the Hillside area. Because of this deterioration, the City of Cincinnati initiated, in 1972, a neighborhood improvement program under the auspices of the Model Cities Program. This culminated in the Mount Auburn General Plan in 1974 and continuing public efforts toward upgrading the community are evidenced by the completion of the Urban Design Plan in 1977, of which this report is a part.

Hillside

Within Mount Auburn, the Hillside section contains the most dilapidated housing, but also provides the best opportunity for new private investment. This area contains unique housing sites with cliff-top locations, panoramic views of the downtown Cincinnati skyline and isolated pockets where new housing clusters could be created. The Hillside section is the study area within the Mount Auburn community to which this report is directed.

Recommendations From Phase I

The following list presents the strategy for public investment in the Hillside area that was recommended by Hammer, Siler, George Associates based on our Phase I research. These recommendations represent the basic stimulus behind the public investment strategy presently proposed for Mount Auburn. These recommendations remain valid today and their implementation or partial completion represents the basis for our Phase II judgments on market potential.

1. General Public Commitments. There is a need for a strong public commitment to the area on the part of the City of Cincinnati. This commitment should be in the form of general upkeep in the area. In the past, the "attractiveness" of the Hillside area was hindered by trash littered throughout the area, particularly on the slopes. Also, general improvements to the local streets in the area are needed. This should be the initial step to improving the area's image.
2. Specific Public Commitments. A number of specific public commitments are also required. The program earmarked for the Sycamore Street park is one program that should improve the area, as well as other proposed well-located park improvements. Even more important, however, is the necessity to remove abandoned buildings in the Hillside area which have become health hazards. These buildings, which previously could be purchased for a nominal fee, have a negative impact on the entire neighborhood and are a deterrent to rehabilitating adjacent housing. For the most part, these abandoned buildings exist in clusters, thus having an impact on an entire street. There is a direct relationship between investment activity and the proximity to abandoned dilapidated housing units. Other improvements should include increased street lighting. Those units that have no potential for rehabilitation should be removed. Efforts should be made to insure that those dilapidated units not cleared are treated in a manner to minimize the negative impact on the community.

3. Designation of Housing Opportunity Areas for Future Public Action. With the removal of the blighting influences in the Hillside area, certain locations on the Hillside could be opened up for new housing. These areas would be locations with good views and close proximity to existing active investment. The Hillside should be classified into three activity areas -- existing investment areas, opportunity areas, and future housing areas. The existing investment areas would be those areas where private money was already being invested. These areas would require only general public maintenance because the private market would upgrade the housing market in these areas. Opportunity areas would be areas adjacent, or in close proximity, to the active housing areas and contain good views of the city. These areas would require some public investment in acquiring and consolidating large parcels of land for new housing. Their location next to areas with new private investment and with general public financial commitments to the area should encourage lenders and builders to enter the area. Future housing areas would be locations for new housing opportunities at a later date once the housing market in the existing investment areas and opportunity areas reaches saturation.
4. Investment to Meet Housing Demand. The housing demand for the Hillside has been for small households, mostly young professionals. The steep slopes in the area along with the overall lack of accessibility to local recreation areas makes these poor locations for families with children. The new housing opportunities and the public investment program should be directed to this market.

Public Investment and Strategy

Since 1973, the city has invested (or plans to invest) approximately \$2,000,000 in public funds in the Hillside. These funds have been committed for street and parking improvements, new parks and recreation areas, and the acquisition of land for future housing opportunities. This public program has been a stimulus for substantial private investment (as described below) and represents only the first step in a major public investment program for the area.

To date, the most significant public program has been the \$950,000 (city and federal share) renovation effort at Glencoe Place -- an isolated pocket of brick townhouse units that are being completely remodeled for 100 new housing units. This project is now nearing completion and will provide a positive impact on the east of Vine Street and Winkler-Rice areas. There is already private investment along Valencia Street, the area to the immediate west of Glencoe Place. This investment has occurred since the commencement of work on Glencoe Place.

The second major public investment effort has been in parks and recreation improvements. The largest of these is the 5.5 acre Sycamore Hill park for which the city will provide over \$160,000 for land acquisition and improvements. The city's recreation department has programmed money for five recreation areas scattered throughout the Hillside. Several of these are completed.

These improvements represent only the first step towards upgrading the area. The city's public investment strategy encompasses a comprehensive approach and generally follows the lines set forth in the following four points summarized from the Urban Design Plan.

1. No large-scale clearance of housing -- rehabilitation and some infill new construction.
2. Encourage private investment through year-by-year public improvements.
3. Create residential enclaves at topographically isolated areas.
4. Improve the circulation system and provide a network of small open spaces and larger recreational areas.

To date, this policy has been adhered to.

Residential Investment Activity

During the three year period since 1974, there has been a substantial amount of private investment in the Hillside. This investment has been primarily in the form of individual purchasers buying single-family units (primarily shells) and completely remodeling them. There has been no large-scale development (outside of the public rehabilitation at Glencoe Place and other subsidized renovation through the Mount Auburn Good Housing Foundation -- (GHF) in the area and to date no developer interest in the traditional sense. Nearly all of the private rehabilitation has been for owner-occupied units.

There are presently four subareas within the Hillside where substantial private investment has taken place. These areas are listed below along with the estimated number of rehabilitated units (based on a detailed windshield survey):

1. Liberty Hill/Milton-Boal — 75 rehabilitated units.
2. Walker Street — 20 rehabilitated units.
3. Dorsey-Goethe — 15 rehabilitated units.
4. Valencia Street — 5 rehabilitated units.

In total, it is estimated that, including some scattered private investment, approximately 125 units have been rehabilitated by private investors over the past three-year period, or about 40 annually.

The GHF manages 104 rental units in or adjacent to the Hillside that have been placed on the market over recent years. These are 100 percent occupied and are funded under the federal government's subsidy programs for moderate-income households — 221(d)3 and 236. Combined with the 100 units at Glencoe Place, a total of 204 publically assisted houses have been (or will shortly be) placed on the market. The GHF has plans on the drawing board for additional subsidized and new private construction.

The private housing market has attracted young professionals interested in the investment potential of renovated units based on the appreciation realized in other similar areas in the city, particularly Mount Adams. Most of these households have only one or two persons and few have children. These households are moving into the community from other locations in the city. Housing under the management of the GHF is being occupied by residents who previously resided in Mount Auburn but are upgrading their housing. Most of these units contain one or two bedrooms and few are occupied by large families. Market success of both housing types has been achieved in advance of completion of key programmed public improvements. While some public investment was evident, private market forces, a market for close-in housing and for housing that cannot be duplicated by new construction, was the prime motivating force.

Close-In Housing Market

A market analysis with full documentation of the inner-city Cincinnati housing market will be prepared at a later date. However, a summation of our findings on the existing market is presented as follows:

1. There are virtually no housing units available in Mount Adams and no sites are available there for new construction. The competition for the private well-located inner-city housing market is therefore quite limited.
2. The overall rental market is quite tight for both suburban and well-located inner-city projects; and
3. Within the last year or so, there have been a large number of new rental projects constructed in prestigious inner-city locations. This in stark contrast to past construction trends and is another indication of the strong and expanding market for well-located inner-city housing.

Depending upon location, the inner-city housing market is strong for both sale and rental units.

Conclusions and Recommendations

Under the existing conditions, the trend of individuals purchasing shells in the Hillside for renovation should continue at about the same rate as the 1974 to 1977 period if a sufficient supply of housing remains on the market. The number of well-located units is the constraining factor. It is anticipated that most of the new investment will be in existing activity areas as defined by the Urban Design Plan. The submarket areas of the Hillside where most private investment is expected to occur over the short-term are: (1) Liberty Hill/Milton Boal, (2) Walker Street, and (3) Dorsey-Goethe. Other areas in the Hillside will undoubtedly be upgraded as these existing activity areas become "built-out".

The entire Hillside, with the exception of the Vine Street frontage and certain locations around the Auburn Street, Edinberg Street and Dorchester Avenue intersection, has potential for new private investment. In time, this entire area should be completely renovated through private funds.

The market for new housing as it exists is for owner-occupied units, developed on an individual basis. This market will continue to be the largest portion of the Hillside's expanding housing market but rental housing and condominiums can also be successfully developed if adequate-sized sites can be assembled. There remain sufficient locations in the Hillside for continued investment activity although to date no large sites have been assembled.

It must be emphasized that this market potential can be realized without major public funding. There is sufficient private investment already in the area to provide investor confidence and this confidence should grow.

In terms of the city's commitment to the area, the key is to recognize the changing pattern of households. The area is attracting young professionals with small families. This trend reflects a positive factor because the Hillside is not conducive to large families or to households with elderly occupants. Thus, the need for more tot lots or for more outdoor passive recreation is limited. Under existing plans, there are now sufficient areas for these activities -- no more.

It is suggested that from a market standpoint, the public investment that would be conducive to the type of investors that had been attracted to the area are listed below.

1. Street improvements (repairing, etc.) including turnaround areas and parking locations.
2. Tree planting and landscaping.
3. Lighting treatment sensitive to the character the area's architecture and generally improved street lighting throughout the Hillside.
4. Good public transportation on major streets.
5. Tennis courts if sufficient level ground can be assembled.

These recommendations are cosmetic in nature but are the most visible and easily implementable. As shown by past trends, the "market" does not need other stimulation.

A second point is that the population characteristics of the Hillside are changing. Certain public improvements (tot lots and recreation areas in particular) tend to cause existing residents to remain and this is in contrast to the present market trends. It may not be possible to meet both markets -- existing and emerging -- thus, some definite determination of the purpose of the public investment strategy must be made. In this light, it is suggested that subsidized housing should be limited for the Hillside and so should the public improvements that serve this market.

In conclusion, the market for continued renovation of existing shells is expected and this should be at the same rate as during the past three years. As these well-located shells become scarcer and more expensive, scattered site infill (new) townhouse construction can be expected and this new construction should increase the annual pace of new housing activity in the Hillside. The market is becoming strong enough to support the cost of new construction. In time (after 1980), the market for larger scale rental and low-rise condominiums can be generated, but this market will need public support in identifying and possibly assembling adequate-sized parcels.

It is suggested that the city continue its commitment for public improvements in the Hillside, but that this improvement program be modified slightly as suggested above.

With the incorporation of these changes, we support the concept of the Mount Auburn Urban Design Plan and believe it to be a positive tool for stimulating expanded private investment in the Hillside.

The Mount Auburn Urban Design Plan was prepared by the Department of Development of the City of Cincinnati, Nell Surber, Director, to provide specific proposals for the physical redevelopment of the Mount Auburn hillsides. Background information has been drawn from documents published by the City Planning Commission, the Model Cities Physical Planning Program and the Cincinnati Institute.

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