

# Mt. Washington

## Comprehensive Plan



Final - April 2007





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## EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

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With this Comprehensive Plan, the Mt Washington Community, in conjunction with the City of Cincinnati, is directing the future growth of the neighborhood. Celebrated throughout this plan are the various attributes of Mt. Washington that make it the vibrant community that residents and visitors recognize and appreciate. From the diverse housing mix, wide choice of schools, active organizational and recreational assets, and abundant amount of green space, Mt. Washington has much to offer.

The plan recommendations focus on improving the neighborhood by building off of the community's existing assets:

- Committed residents and stakeholders
- Diverse housing stock
- Increasing population
- One hundred and twenty-five acre park
- Existing business district with pedestrian-friendly elements

The plan's recommendations also confront the challenges facing the community:

- Declining young adult/child population
- Auto-oriented portions of the business district
- Lack of office and mixed-use developments
- Unimproved streets
- Vacant and unkempt property

During the planning process, one hundred and fifty residents brainstormed a list of qualities that Mt. Washington would have if this plan were successful. Residents organized the list into the chart on the following page to guide recommendations in the plan.

From those recommendations, the Steering Committee developed the following vision statement for the plan:

### VISION STATEMENT

Mt. Washington will continue to be a stable, safe, clean, and diverse community with a strong, thriving, and walkable central business district. The neighborhood will strive to protect existing green spaces and parks, historic properties and structures, and institutions that provide protection and education. The neighborhood will also strive to enhance and improve public services, traffic mitigation, litter control, police relations, building code enforcement, parking, sidewalks, and communication. In the future there will be fewer vacant properties, new commercial establishments, higher real estate values, well maintained streets, and an improved sense of community with many events and opportunities for all citizens to get involved. The neighborhood will be on the cutting edge of green building and environmentally friendly development. Mt. Washington will engage in sound planning practices, recognizing the importance and interrelatedness of other local and regional plans, to provide a clear direction for the future of the neighborhood that will guide the community for years to come.



**SUCCESS MEASURES:**

**Mt. Washington in the year 2015**

Mt Washington is an attractive place with strong property values and a good quality of life. It is known for its' feeling of community and high level of involvement. It has a thriving business district.

There is a proactive community planning process in place to ensure continued success.

<b>Strong Property Values</b>	<b>Good Quality of Life</b>	<b>Thriving Business District</b>	<b>Feeling of Community/ High Involvement</b>	<b>Proactive Community Planning</b>
Stable community	Better traffic flow	Small, strong business district	Small town feeling	Set forth a cycle of planning
Less vacant buildings	Street tree improvements	Busier, thriving business district	Feel connected	Measurable metrics
Safe neighborhood	Improved snow removal	Pretty business district	Preservation of historic buildings	Twenty-year plan
Clean neighborhood (reflects pride)	Reduce overhead utilities	Attraction compatible businesses	Mt. Washington newspaper	
More accurate perception of the neighborhood	Well maintained streets	Parking to support business district	Good communication of community events	
Household income levels increase	Green space		More participation in Community Council	
Higher real estate values			Acceptance and inclusion of diversity	
Reduce poverty				
Less vacant land				

## EXECUTIVE SUMMARY

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The following Future Land Use Map illustrates six types of land uses in Mt. Washington:

1. **Single-family residential** uses currently comprise the majority of the land in the community. The diversity of size and style of existing homes provide Mt. Washington with unique character. Single-family uses should be preserved and new residential infill should enhance existing character.

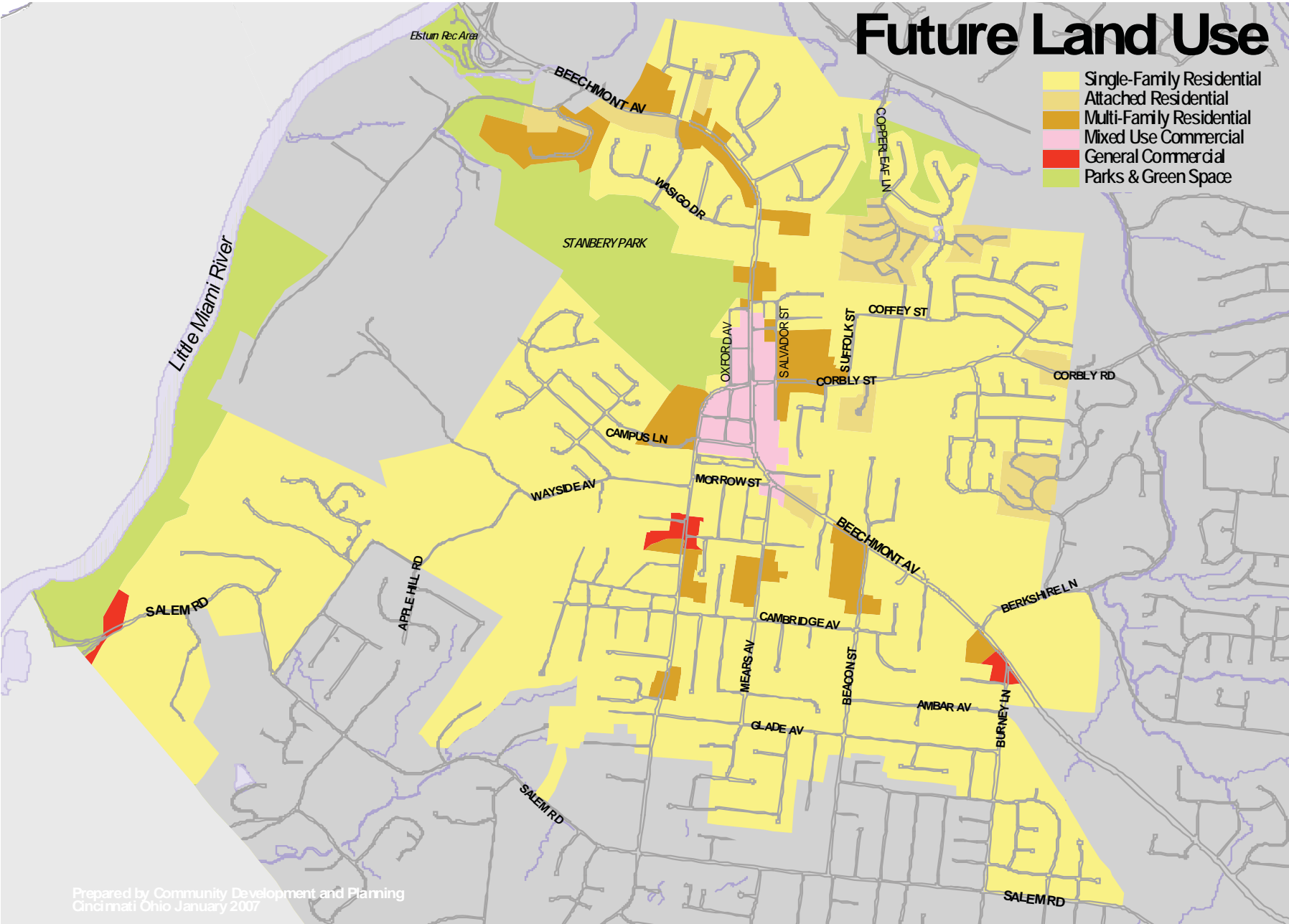
2. **Attached residential** development exists in the north and east portions of the neighborhood. This medium-density development is recommended for areas that are currently occupied by medium-density development.

3. **Multi-family residential** developments also contribute to the diverse housing stock in the community. These areas are medium-density and are generally located near to major thoroughfares or bus stops.

4. **Mixed-use commercial** development is strongly encouraged along Beechmont Avenue in the neighborhood business district. New developments in this area should be pedestrian-friendly and accommodate retail, office and residential uses.

5. **General commercial** uses are recommended for the smaller commercial nodes in the community located along Sutton Avenue, Beechmont Avenue, Canoe Court and Elstun Road. These nodes generally contain single-use buildings that should be accommodated by zoning; however, mixed-use development is encouraged.

6. **Parks and green space** in the neighborhood are an important asset. They are primarily located on the north and west portions of the community near the Little Miami River.



## EXECUTIVE SUMMARY

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### SUMMARY OF PLAN RECOMMENDATIONS:

The following is a summary of the recommendations presented in the plan.

#### **Housing Goals and Key Recommendations**

**Goal 1.** Make the community inclusive and welcoming of all residents regardless of income, race, ethnicity and housing type.

##### Objectives

- A. Correct the negative perception of rental property in the community.
- B. Celebrate diversity in the community.
- C. Welcome new residents.

**Goal 2.** To maintain, preserve and encourage the upkeep of all property.

##### Objectives:

- A. Focus clean-up efforts on unkempt properties around the community's gateways.
- B. Educate residents on code infractions and encourage them to report violations.
- C. Encourage partnerships between residents and landlords.
- D. Recognize noteworthy homes in the area.
- E. Nominate homes eligible for the National Registry.

**Goal 3:** Market Mt. Washington as a desirable place to own or rent property.

##### Objectives:

- A. Aggressively market the MW community.
- B. Reduce the number of housing-related crimes.

**Goal 4:** Encourage new housing development and renovation of existing homes that are consistent with the current character and needs of the community.

##### Objectives:

- A. Support new mixed-use development with sidewalks.
- B. Educate the public to utilize the tax abatement.
- C. Determine long-range housing needs of existing residents.

##### Key Housing Recommendations

1. Advertise the City of Cincinnati Customer Service Call Center number (591-6000) to report code infractions.
2. Create a yearly contest where a plaque is awarded for achievements such as Most Improved Property, Best Landscaping, Best Example of Architectural Style, etc.
3. Create a Welcome Packet for new residents that includes a brief history of the community and information on existing establishments.

#### **Economic Development Goals and Key Recommendations**

**Goal 1:** Create an Identity for the MWBD and other Mt. Washington commercial nodes.

##### Objectives:

- A. Provide gateway signage enhancements to the MWBD and other commercial nodes and define boundaries of each.
- B. Provide and maintain unifying appearance enhancements to MWBD and other commercial nodes, such as street banners, landscaping, lighting, art, and site amenities that define the areas.
- C. Identity enhancements shall support pedestrian-friendly multiple-use buildings, and mixed-use development within the three business districts.
- D. Promote collaboration between MWCC and MWCURC in preparing design and planning reviews of any proposed development to encourage compliance with pedestrian friendly planning initiatives that emulate other successful Business Districts.

**Goal 2:** Improve Tenant Space in MWBD and other Mt. Washington commercial nodes.

Objectives:

- A. Provide new retail tenant space.
- B. Improve existing building facades.

**Goal 3:** Increase MWBD retail customer base through activity in the area by adding office, residential and restaurant space.

Objectives:

- A. Provide office space to expand daytime MWBD activity and attract office-based businesses to MWBD.
- B. Provide restaurant space to expand nighttime MWBD activity.
- C. Provide mixed-use housing space with office/retail to integrate daytime and nighttime MWBD activity.

**Goal 4:** Develop a desired retail mix of convenient neighborhood retail and service businesses that will promote regional use of businesses in the MWBD.

Objectives:

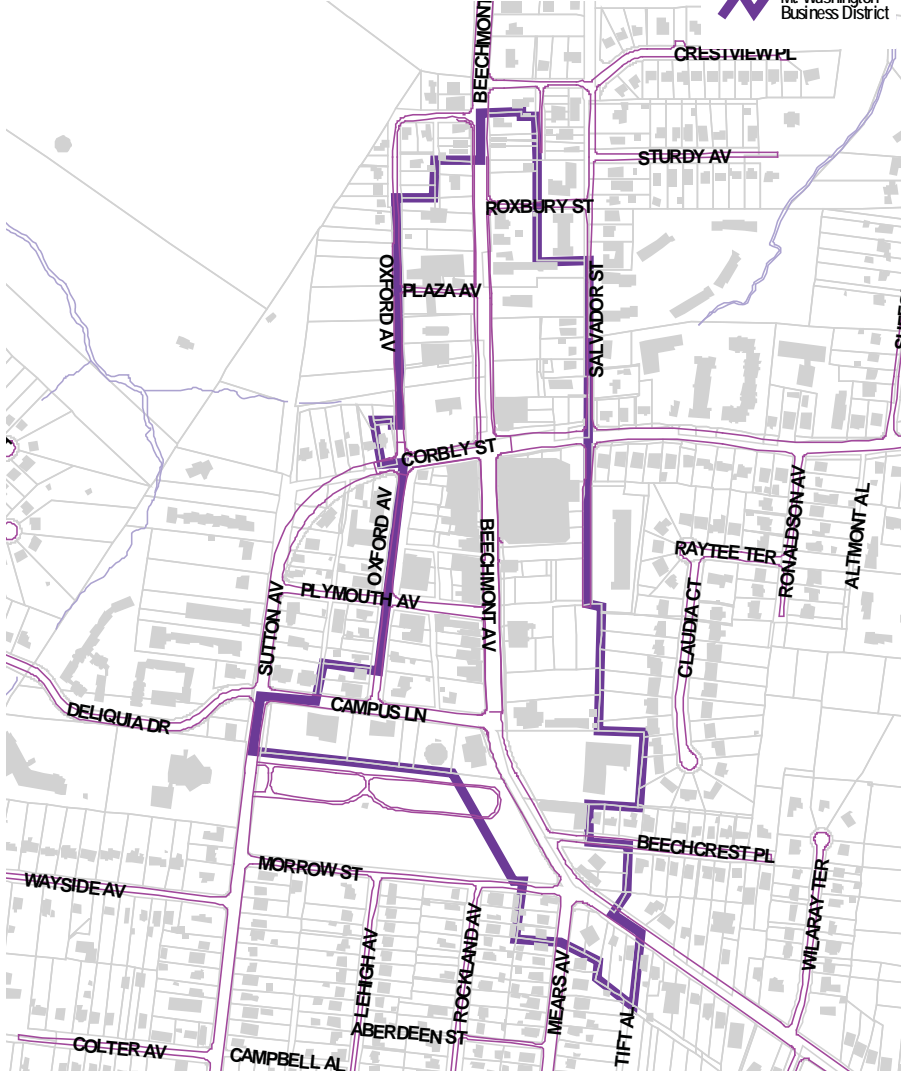
- A. Provide desired neighborhood retail and service businesses.
- B. Provide desired regional attractions and businesses.
- C. Secure funding to pursue redevelopment opportunities.
- D. Secure funding to hire a marketing and leasing agent.

**Goal 5:** Establish a strong MW Business membership group.

Objectives:

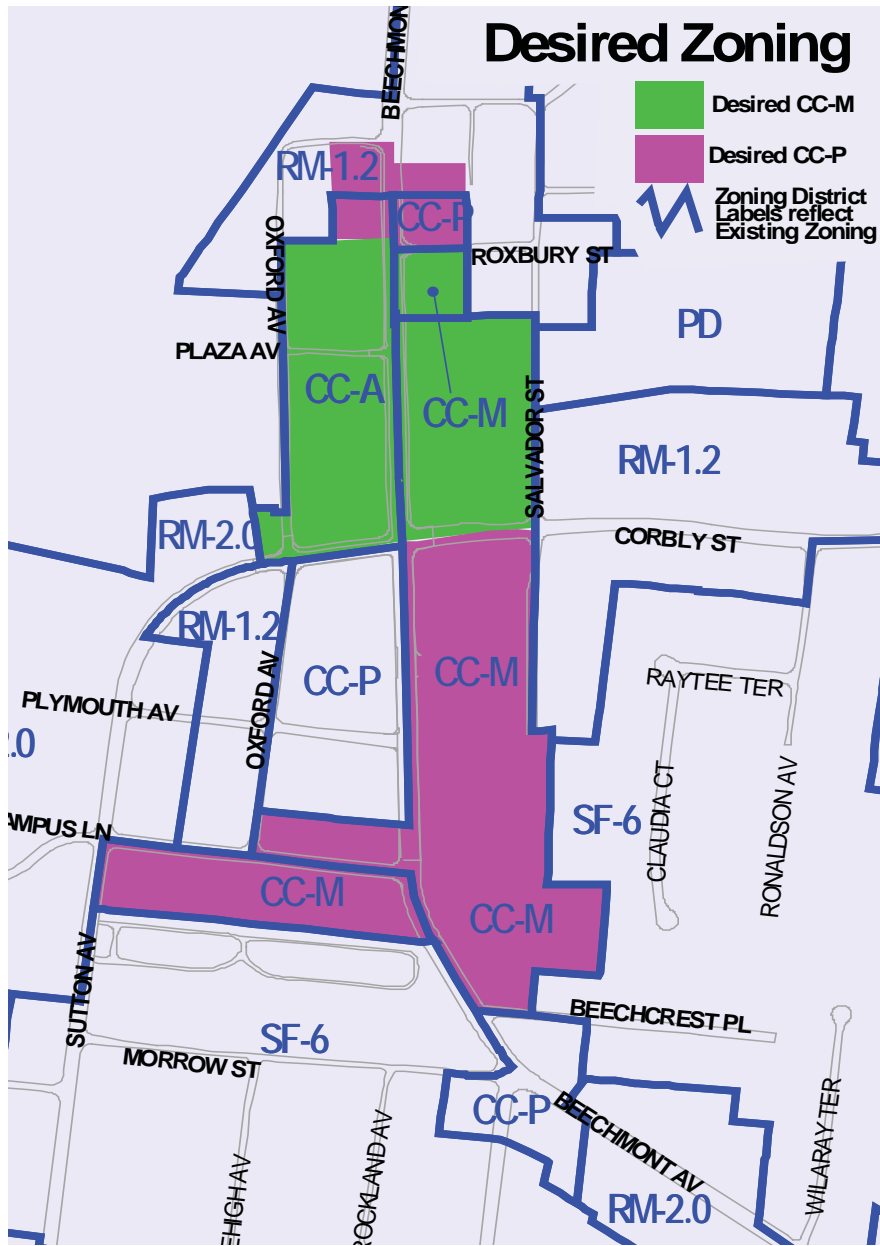
- A. Strengthen existing organization for businesses in the NBD and other commercial Mt. Washington nodes focused on improving not only physical appearance, but also the economic vitality of the community.
- B. Increase participation of existing businesses in the MW Business representative organization.

# Neighborhood Business District



**Key Economic Development Recommendations**

- I. Adjust the boundaries and zoning of the Mt. Washington business district to meet long range planning objectives.



2. Improve the parking lot behind the business district on Beechmont Avenue by removing physical barriers, addressing drainage, and adding lighting, signage, a coin drop box and landscaping.
3. Obtain agreement among property owners in the business district to hire a marketing agent.

**Natural Environments and Historic Preservation Goals and Key Recommendations**

**Goal 1:** Reinvigorate interest in the historic nature of Mt. Washington.

Objectives:

- A. Identify/Preserve Historic Structures.
- B. Create a Vehicle to Oversee Historic Interests.

**Goal 2:** Preserve and Enhance Natural Environments in Mt. Washington.

Objectives:

- A. Protect Green Spaces.
- B. Monitor/Protect Little Miami River.
- C. Create Vehicle to Oversee Environmental Interests.

**Goal 3:** Utilize Sustainable Building Practices to Improve Quality of Life.

Objectives:

- A. Encourage and Educate about Green Building.
- B. Encourage Public Conservation/Recycling Efforts.
- C. Encourage Sustainable Commercial Buildings.

**Goal 4:** Increase Accessibility to Green Spaces.

Objectives:

- A. Educate and Raise awareness of green spaces.
- B. Increase access within the parks.
- C. Increase access between the parks.

**Key Natural Environments and Preservation Recommendations**

1. Undertake historic survey of community. Identify and advertise all historically significant (or notable) buildings in the community.
2. Identify and protect key watersheds in Mt. Washington's tributaries to Clough Creek, the Little Miami and the Ohio River.
3. Encourage the creation of a new flexible-use facility in Stanbery Park that would demonstrate green building technologies and design.
4. Create a visible, pedestrian-friendly connection between Stanbery Park and the neighborhood business district.

**Quality of Life Goals and Key Recommendations**

**Goal 1:** More effectively convey information about existing assets and activities.

Objectives:

- A. Distribute community information to its' members.
- B. Coordinate Inter-neighborhood involvement.

**Goal 2:** Be a leader in education by supporting the many existing institutions providing different kinds of learning experiences.

Objectives:

- A. Support local schools.
- B. Increase available learning opportunities.

**Goal 3:** Promote well being and community spirit by supporting existing assets.

Objectives:

- A. Support existing plans for improvements.
- B. Create a pedestrian friendly environment.

**Goal 4:** Create attractive hub of activity to build a positive day/night neighborhood identity; improve accessibility to existing businesses.

Objectives:

- A. Make the community a destination.

- B. Create a pedestrian friendly environment.
- C. Install significant and unique signage at gateways.
- D. Maintain neighborhood identity.

**Goal 5:** Promote security and the continuation of a relatively low crime rates.

Objectives:

- A. Educate the public.
- B. Support active citizen participation in safety initiatives.

**Goal 6:** Support existing assets as well as new initiatives.

Objectives:

- A. Support existing assets.
- B. Establish new social initiatives.
- C. Coordinate events to create synergy and improved scheduling.

**Goal 7:** Promote physical, emotional and social health for all with a public health care facility.

Objectives:

- A. Expand health related services.

**Key Quality of Life Recommendations**

1. Communicate happenings through a community newsletter, yard signs, bulletin boards, public display (possible LED sign in business district), Forest Hills Journal and e-mail.
2. Coordinate with neighboring organizations like the Anderson Township Chamber of Commerce and surrounding community councils to create synergy and improved scheduling of events.
4. Keep local Hamilton County branch library viable and strong by promoting the facility and finding solutions for parking.
5. Support CPS Facilities Master Plan for Community Learning Centers at Mt. Washington Elementary and Sands Montessori to be built as environmentally friendly green facilities.
6. Strengthen vehicular/ pedestrian access to Stanbery Park from



## EXECUTIVE SUMMARY

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the NBD.

7. Create a public plaza in Mt. Washington's business district that serves as a smaller sister to Cincinnati's Fountain Square.

### Transportation Goals and Key Recommendations

**Goal 1:** Ensure that Mt. Washington is a pedestrian and bicycle-friendly community.

Objectives:

- A. Improve "unimproved streets" by adding curbs, sidewalks and gutters.
- B. Improve pedestrian safety.
- C. Encourage the use of bicycles.
- D. Create new well-lit and inviting walkways, esplanades, plazas and green spaces in areas leading to schools, business districts and parks.

**Goal 2:** Enhance the commuter experience.

Objectives:

- A. Implement free/low- cost circulator/shuttle buses and taxi-buses.
- B. Beautify streets.
- C. Optimize current Metro service.

**Goal 3:** Ensure adequate parking for the business districts.

Objectives:

- A. Consolidate, repave, and landscape existing lots behind Beechmont Ave NBD for parking.
- B. Establish additional low-cost hourly public parking lots.
- C. Dedicate park and ride spaces for bus patrons.

**Goal 4:** Ensure that the transportation and circulation needs of Mt. Washington will be met.

Objectives:

- A. Continue to explore regional and local connectivity

opportunities.

- B. Develop a foundation that will access and act as conduit for grant funds.

### Key Transportation Recommendations

1. Ensure sidewalks, curbs and adequate lighting on all walkways and short-cuts to school.
2. Create and advertise bicycle and walking trails in the community to promote the interconnectivity of the neighborhood.
3. Plant trees, add landscape details and install decorative signage on street corners and gateways.

### Utilities Goals and Key Recommendations

**Goal 1:** To equip Mt. Washington with high functioning, reliable utility systems.

Objectives:

- A. Improve aesthetics of Business District utilities.
- B. Increase access to the network.
- C. Promote sustainable energy.
- D. Promote safe and clean utility systems.

### Key Utilities Recommendations

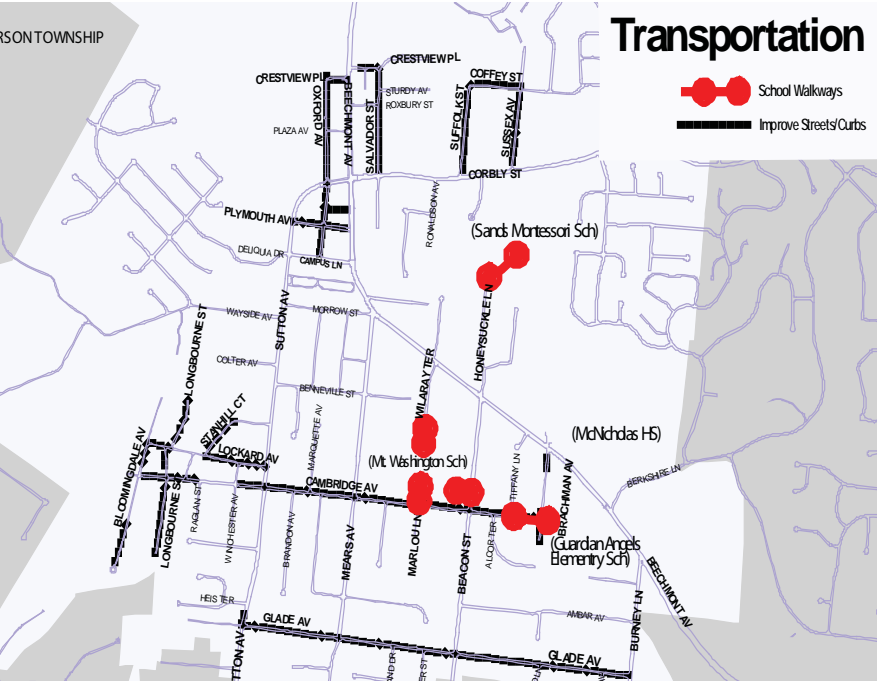
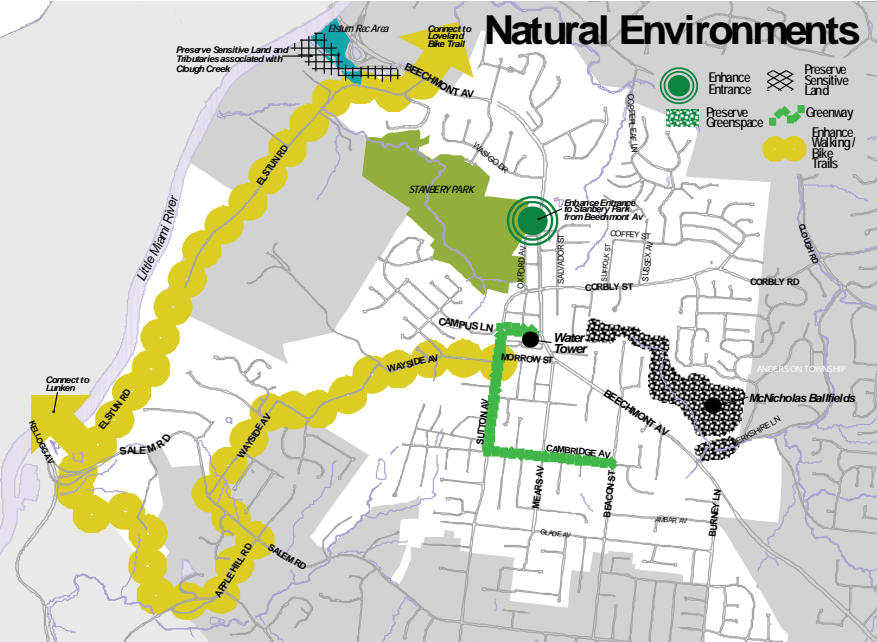
1. Determine feasibility and cost of moving utilities from Beechmont Avenue to Oxford Street or bury them underground.
2. Locate WiFi hotspots in the NBD, Stanbery Park, Recreation Center, Schools and new Uptown Plaza.
3. Support the creation of a proto-typical sustainable energy hub in Stanbery Park.
4. Inform residents about Combined Sewer Overflow alerts.

### IMPLEMENTATION

The Mt. Washington Community Council will facilitate implementation of the Comprehensive Plan; however, the success of implementation efforts relies on the participation of residents and stakeholders and the formation of partnerships with appropriate



organizations, jurisdictions and agencies. Because Mt. Washington shares a border with Anderson Township, intergovernmental cooperation is important to ensure the successful implementation of many recommendations made in the plan. In addition to the Mt. Washington Urban Redevelopment Corporation, the Anderson Area Chamber of Commerce also represents business districts in Mt. Washington. Other organizations that have a stake in the community are the Hillside Trust and the Sierra Club, which are involved in the community to help protect sensitive environments. OKI is also working in the community on transportation planning. These organizations and many others will be called upon to partner with the community to improve the quality of life and character of the neighborhood.





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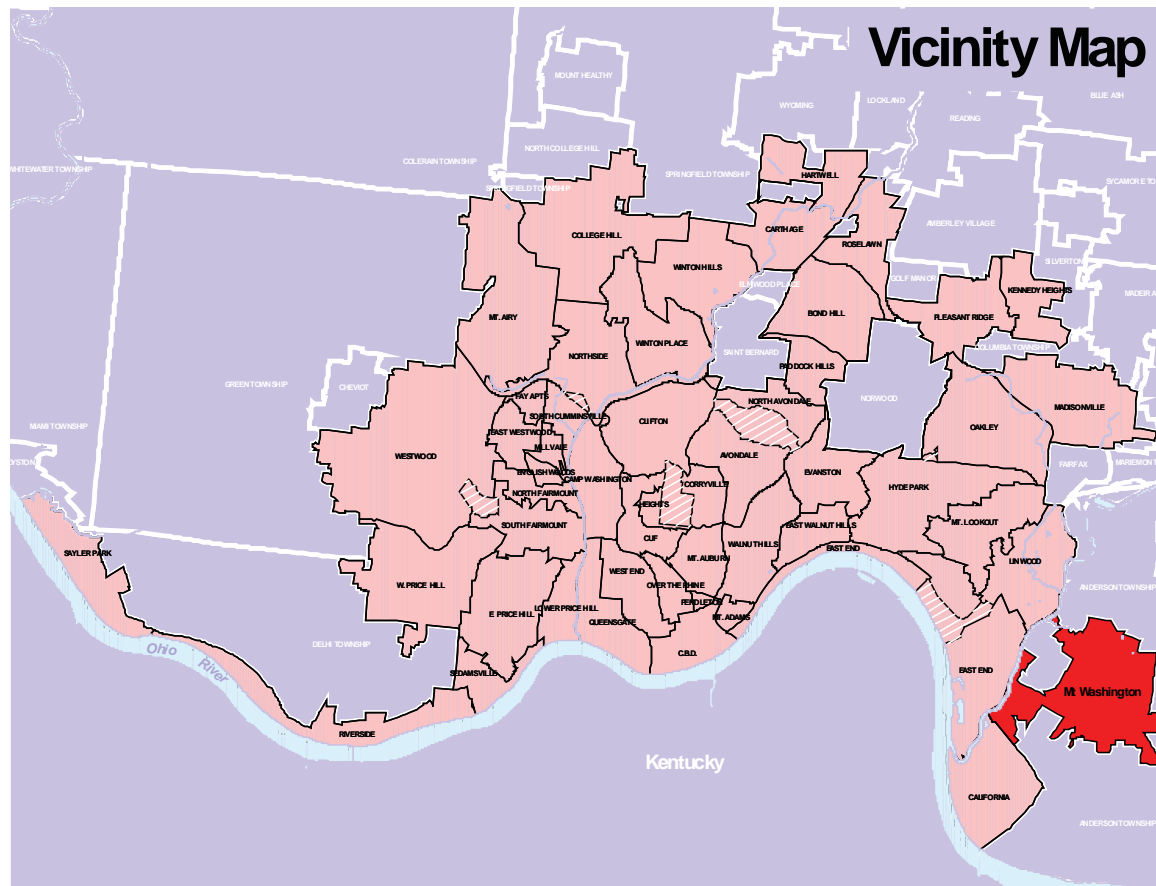
# INTRODUCTION

## INTRODUCTION

With this Comprehensive Plan, the Mt Washington Community, in conjunction with the City of Cincinnati, is directing the future growth of the neighborhood. However, before one can focus on the future, one must have an appreciation of the community's past and an understanding of the current state of affairs. Celebrated throughout this plan are the various attributes of Mt. Washington that make it the vibrant community that residents and visitors recognize and appreciate. From the diverse housing mix, wide choice of schools, active organizational and recreational assets, and its abundance of green space, Mt. Washington has much to offer.

Mt. Washington is located at the extreme eastern boundary of the City of Cincinnati. It is conveniently accessible to downtown via Columbia Parkway or Eastern Avenue. Access to Interstates I-275, I-471 & I-71 is only minutes away, with the Cincinnati Northern Kentucky Airport an easy twenty-five-minute drive. Also, Lunken Airport is only five minutes from the heart of Mt. Washington.

Mt. Washington's three main traffic arteries are Beechmont Avenue, Sutton Avenue and Corbly Street. A majority of the community's businesses, apartments and churches are located on these main arteries.



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## HISTORY

## HISTORY

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Mt. Washington was originally located in Anderson Township, the only portion of Hamilton County in the Virginia Military District (VMD). The VMD was bounty land granted by Commonwealth of Virginia to soldiers in payment for service in the Revolutionary War and the Indian Wars. Settlers first came to the Mt. Washington area to farm in the 1790s. At least one house survives from the settlement era; the Stephen Sutton House at 1712 Longbourne, an original log cabin built in 1795.

The Village of Mt. Washington was founded in 1846 by families who had formerly lived at Garrard's Station, a fort near the Little Miami River that was abandoned after the threat of Indian attacks diminished. At that time, Mt. Washington was a part of Anderson Township and was an agricultural village with businesses and institutions that served farming families. In addition to houses, it included churches, schools, groceries, blacksmith shops and a vegetable cannery that processed local produce. The neighborhood remained rural for a long period of time and many buildings constructed between the 1840s and the Civil War have survived.

The construction of interurban and electric rail lines in the late 1800s fostered a substantial amount of development in Mt. Washington. By 1900, the area had approximately 800 residents. Soon the rapidly growing town found its public services inadequate. In 1911 it was annexed by the City of Cincinnati.

Annexation brought improved city services and development. However, the Great Depression of the 1930s brought a halt to much of the residential and commercial building. Construction of public facilities was largely limited to those with plans in place before the economic downturn – such as Mt. Washington Public School, built in 1933. In 1939, the Mt. Washington Water Tower was constructed. Because of its location and stature, it quickly became one of the most notable civic infrastructure improvements and still serves as a symbol of the community.

By 1940, there were over three thousand people living in the Mt. Washington area. As late as 1943, it was said that Mt. Washington “still retains much of its village character, and is almost entirely separated from the rest of the city by several miles of countryside. However, modern shops and filling stations are springing up along its main thoroughfare, and neat new homes, with fresh-smelling gardens, already rim the suburb,” (WPA Guide to Cincinnati, 1941).

The Stanbery family lived on a large tract of land on the west side of the neighborhood. In 1940 the Stanbery family donated their estate to the City of Cincinnati for use as a park. Like many other City parks, Stanbery benefited from the Civilian Conservation Corps (CCC), a federal public works program that provided jobs for unemployed youth during the Great Depression. The humble but well-designed comfort station was built in 1940 in the Rustic/Tudor style.

After World War II, Mt. Washington experienced a boom in residential development. Most of Mt. Washington's subdivisions were developed after World War II. The City of Cincinnati continued to annex land to Mt. Washington until 1967. While much of the land in the community has been developed, a few open sites remain.



Figure 1: Sutton Family Log Cabin

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## EXISTING CONDITIONS

## EXISTING CONDITIONS

### Demographics

The population of Mt. Washington has steadily increased over the past thirty years and is growing more diverse with each Census. The 2000 U.S. Census reported that 11,691 people call Mt. Washington home.

Mt. Washington	1980	1990	2000	Change 90-00	% Change
Total	11,632	12,267	11,691	-572	-4.7%
Male	5,278	5,572	5,457	-115	-2.1%
Female	6,354	6,695	6,234	-461	-6.9%

The population of Mt. Washington has remained fairly stable, experiencing a slight decrease in population during the last census period. The declining segments of the population are children and young adults below the age of 25 and senior citizens age 65 years and older.

Mt. Washington	1980	1990	2000	Change 90-00	% Change
19 and Under	2,662	2,770	2,346	-424	-15.3%
20 - 24	1,382	970	830	-140	-14.4%
25 - 64	5,658	6,352	6,605	254	4.0%
65 and Over	1,930	2,175	1,909	-266	-12.2%
Total	11,632	12,267	11,691	-576	-4.7%

The Mt. Washington Community is growing more racially and ethnically diverse. Although nearly 93% of the community is White, the amount of people identifying as Hispanic or Latino doubled from 1990 to 2000 from 62 people to 123 to comprise 1% of the total population. The number of people identifying as Asian also increased over this ten-year period from 87 to 136 to comprise 1.2% of the total population. The number of people identifying as Black or

African American has increased by nineteen percent from 377 to 447 to comprise 3.8% of the total population.

As one of Cincinnati's fifty-two neighborhoods, Mt. Washington has a high home ownership rate of fifty-five percent (55%). The US Census reported 6,568 occupied housing units in the neighborhood. Of those, 3,904 were owner-occupied and 2,664 were renter-occupied. The percent of owner-occupied units in the City of Cincinnati as a whole is thirty-nine percent (39%).

The neighborhood also has higher median income and higher education levels than the City of Cincinnati average. The community has nearly a four percent (3.9%) unemployment rate and a median income of \$38,629, which exceeds the City's average by approximately \$10,000. Nearly ninety percent (89.6%) of residents have a High School education and over forty percent (41.0%) have college degrees. See Appendix A for more detailed Census data.

### Housing

One of the biggest assets of the Mt. Washington community is the diverse mix of housing. The varied prices, styles and ages contribute to the available housing options. The diverse housing stock attracts citizens from a variety of income levels to live in the community. From 1990-2000, there was a significant increase in non-family households (most of which are comprised of single-person units). During the same period there was also an increase in owner-occupied housing.

Mt. Washington has pedestrian friendly neighborhoods with sidewalks lining most streets. Many of the cul-de-sac subdivision layouts allow residents to form close bonds with neighbors and create a feeling of unity. Block parties and progressive dinners are common in Mt. Washington. Active Block Watch and Citizens On Patrol programs add to the sense of security.



**Business Districts**

Mt. Washington has three business districts. The primary business district, referred to as the neighborhood business district, is located along Beechmont Avenue and is represented by the Mt. Washington Community Urban Redevelopment Corporation. The neighborhood business district contains financial institutions, small businesses, franchise eateries, national chain stores and a large super market. In addition, a post office, fire station and a Cincinnati Police Department substation are located in the neighborhood business district. The Mt. Washington Citizens On Patrol (one of the first in Cincinnati) support and staff the police substation. The business district is somewhat unique for the City in that it has almost everything needed to be a self-contained community.

In 1996, the City of Cincinnati, in conjunction with the community, created and adopted an Urban Design Plan, which set aesthetic standards for the business district. These standards apply to all new development and all building renovations. There are continued efforts to attract new businesses and improve the aesthetics of the neighborhood business district.

Mt. Washington's two smaller business districts are located on Sutton Avenue, near Benneville Street and on Beechmont Avenue near Burney Lane. These districts generally contain smaller service and convenience-oriented uses.

**Capital Improvements**

In the past few years, Mt. Washington has experienced a substantial investment in capital improvements. Roadways, utilities, public facilities and community aesthetics have been improved.

Mt. Washington's streets have received much attention. Since 2000, the City of Cincinnati Department of Transportation &

Engineering has completed \$3,476,000 worth of street rehab and curbing programs in Mt. Washington. Street rehabilitation work in the amount of \$358,000 is currently underway. The widening of the Beechmont Avenue from the Corporation Line near Elstun Road to Corbly Street was a multi-million dollar Ohio Department of Transportation (ODOT) improvement project completed in late 2003. This project eliminated a changeable center lane and allowed for two lanes of traffic into and out of Mt. Washington. The City contributed \$1.9 million to this project.

The City of Cincinnati's Department of Community Development and Planning together with the Department of Transportation and Engineering undertook a \$550,000 project to improve the streetscape in the neighborhood business district. The streetscape enhanced the business district with new decorative sidewalks, trees, plantings, ornamental lighting and banners. Outdoor electrical outlets were also installed to allow for seasonal lighting in the business district.

A new Mt. Washington Community Center opened in 2005. The \$5.5 million city-funded project is the largest of Cincinnati Recreation Commission's thirty community centers in the City, boasting double gymnasiums with an in-door walking track.

The Cincinnati Parks Department, with a matching contribution from the Mt. Washington community, completed a new Master Plan for Stanbery Park. Design and construction of Phase One improvements has been completed at a cost of \$330,000.

Underground infrastructures, such as water and sewer lines, have been improved in the past few years. Greater Cincinnati Water Works (GCWW) has invested heavily in the community. Since 2002, GCWW has installed a new contemporary black fence around the Mt. Washington Water Tower, a community landmark, and completed water service projects totaling \$5,084,200.

## EXISTING CONDITIONS

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The Metropolitan Sewer District (MSD) has also undertaken infrastructure projects in the community. MSD has completed projects costing \$688,740 in Mt. Washington since 2002.

A new Walgreen's and National City Bank have been constructed in the heart of the business district and improvements, such as off-street parking and landscaping were made to the Mt. Washington Public Library.

Future Capital Improvements include street improvements as planned by the City of Cincinnati's Department of Transportation and Engineering. The Park Board will begin construction of Phase Two of the Master Plan for Stanberry Park in 2007 and the Greater Cincinnati Water Works has future projects planned through 2008 in the amount of \$2,579,000.

### **Institutions, Organizations, Events and Landmarks**

There are five churches located in the neighborhood that represent a wide variety of denominations. The churches of Mt. Washington provide a stable support system. In addition to the traditional religious services, they offer daycare facilities, educational forums, meeting spaces and community events, such as rummage sales, community dinners, festivals, and dances that foster a sense of community

From preschool through high school, Mt. Washington provides a wide range of educational programming, allowing residents to find superb education in a variety of schools, including public, Montessori, and Catholic. Currently four schools call Mt. Washington home: Mt. Washington Elementary, Sands Montessori, Guardian Angels and Archbishop McNicholas High School.

Mt. Washington is fortunate to have a significant number of organizations within the community who help contribute to the

safety, aesthetics, and overall stability of the area. Some of these groups are: Mt. Washington Community Council, Mt. Washington Community Urban Redevelopment Corporation, American Legion Post 484, Sons of the American Legion Post 484, American Legion Auxiliary Unit 484, Yeatman Mt. Washington Lodge #162, IDA Chapter of the Order of the Eastern Star, Girl Scout/Boy Scout/Brownie Troops, Citizens on Patrol, Mt. Washington School Parent Teacher Organization and Local School Decision Making Committee (LSDMC) and Sands Montessori Parent Teacher Organization and LSDMC.

In addition, there are many events held throughout the year that provide opportunities to bring the community together. The American Legion Carnival, Art Show, Farmers Market, Guardian Angels Festival, Holiday Festival, July 4<sup>th</sup> Parade, Lighting of the Tower, Memorial Day Parade, Mt. Washington School Fair, Poetry Reading and Sands Montessori's Carnival are some of the annual events in the community.

Mt. Washington has a wide variety of green space and recreation locations throughout the community. Highlighted by the new Cincinnati Recreation Commission's Recreation Center and the newly redesigned Stanberry Park, Mt. Washington provides several locations for the residents of the entire city to enjoy indoor and outdoor recreation activities.

Last but not least, the Mt. Washington Water Tower serves as the icon of community. This site is a major landmark, visible for miles around, and a major source of pride for the community. It sparks instant recognition to the area, especially during the holiday season when the community celebrates the annual Lighting of the Tower.

**Land Use**

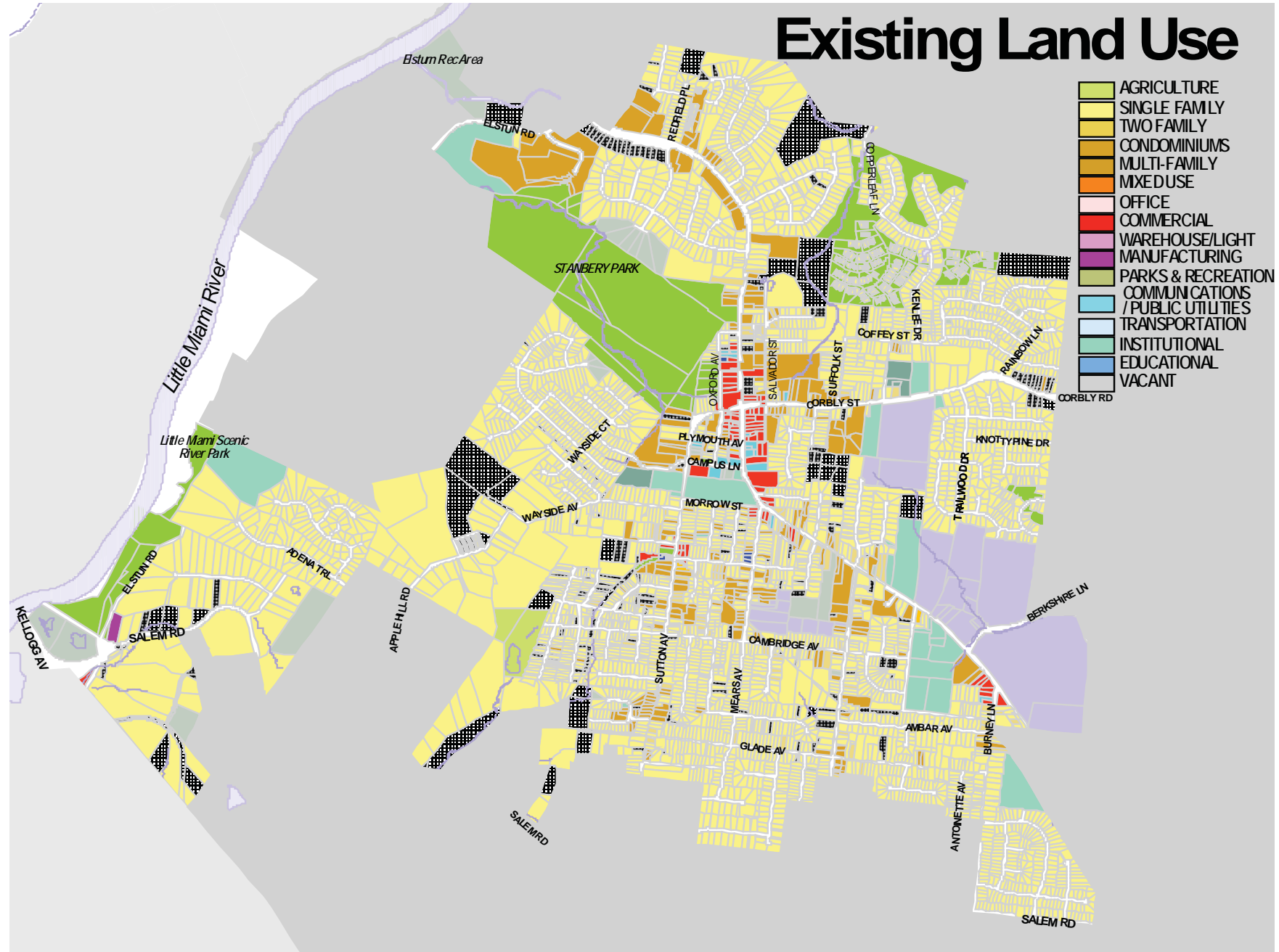
The majority of Mt. Washington is comprised of single-family residential uses. Residential multi-family uses exist in pockets around the neighborhood and along Beechmont Avenue. Parks and recreation uses are located near the north and west boundaries of the neighborhood. The neighborhood business district exists along Beechmont Avenue between Crestview Place and Mears Avenue; however there are other smaller pockets of commercial located near Sutton Avenue and Benneville Street and Beechmont Avenue and Burney Lane.

**Geography and Horticulture**

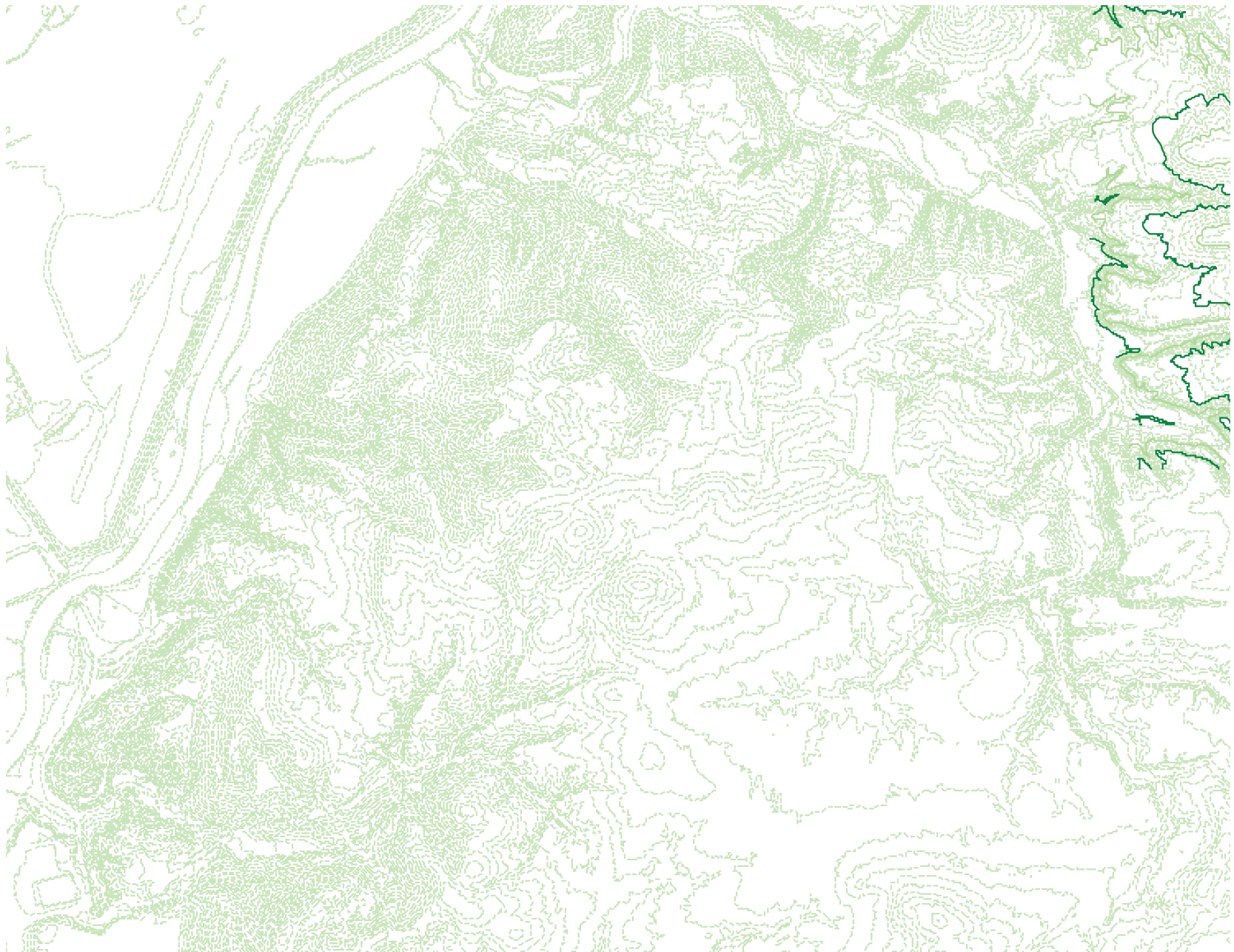
Mt. Washington is located on top of a large hill overlooking the Ohio River and the Little Miami River valleys. These valleys were carved out by large amounts of water from receding glaciers that once covered the area. Cincinnati, as a result, is a city of many plateaus and valleys.

Mt. Washington's land mass contains hills, valleys and ravines with small streams coursing through them. The neighborhood also has steep slopes. Many of the neighborhood's ridges have been developed into subdivisions that take advantage of great vistas.

Geologically, the neighborhood is a rock-hounds paradise. The rock outcroppings go back 600,000,000 years to the Paleozoic era of the Cambrian Period. Today, children, adults, amateurs and professionals can spend time searching for the now extinct Trilobites, Brachiopods and other such life forms that lived in the warm shallow seas that once covered the area. Many can be found in Stanbery Park.









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PLANNING PROCESS

## PLANNING PROCESS

On August 31, 2005, Department of Community Development and Planning hosted a “Kick Off” meeting for the plan in the neighborhood. Notices for the meeting were sent to the 7,000 property owners in Mt. Washington, posters were displayed in the business district and flyers were distributed throughout the community. Over one hundred and fifty Mt. Washington stakeholders attended the Kick Off meeting. The meeting included information regarding the planning process and was highlighted by a brainstorming session to discuss what Mt. Washington would be like if the Plan were successful. A website was created to track progress of the plan and subsequent meetings were advertised by mail, on the website, or by email.

Students at Mt. Washington Elementary School participated in the planning process by drawing “Dream Cards” depicting their wishes for the neighborhood. Their wishes included skate parks, water parks, video game and clothing stores, movie theaters/entertainment venues, organized sports and a new swimming pool and showed support for Mt. Washington Elementary School. Many of the students’ ideas were incorporated into the Plan.



Neighborhood stakeholders were encouraged to make nominations for the Steering Committee. City staff and community leaders reviewed the nominations and appointed a Steering Committee that included a diverse group of residents and other stakeholders. To guide the planning process, the Steering Committee created the following vision statement:

### VISION STATEMENT

Mt. Washington will continue to be a stable, safe, clean, and diverse community with a strong, thriving, and walkable central business district. The neighborhood will strive to protect existing green spaces and parks, historic properties and structures, and institutions that provide protection and education. The neighborhood will also strive to enhance and improve public services, traffic mitigation, litter control, police relations, building code enforcement, parking, sidewalks, and communication. In the future there will be fewer vacant properties, new commercial establishments, higher real estate values, well-maintained streets, and an improved sense of community with many events and opportunities for all citizens to get involved. The neighborhood will be on the cutting edge of green building and environmentally friendly development. Mt. Washington will engage in sound planning practices, recognizing the importance and interrelatedness of other local and regional plans, to provide a clear direction for the future of the neighborhood that will guide the community for years to come.

Subcommittees were then formed around each of the following topics: Economic Development, Housing, Transportation, Quality of Life, Utilities and Natural Environments and Preservation. The Subcommittees researched their topic of interest in depth and developed draft Goals, Objectives and Strategies. An Open House was held to obtain feedback on the draft Goals, Objectives and Strategies of the Plan. Over one hundred stakeholders attended the open house and provided comments and feedback on a variety of issues. The subcommittees revised and finalized recommendations based on feedback received at the Open House.



**Mt. Washington in the year 2015**

Mt Washington is an attractive place with strong property values and a good quality of life. It is known for its' feeling of community and high level of involvement. It has a thriving business district. There is a proactive community planning process in place to ensure continued success.

<b>Strong Property Values</b>	<b>Good Quality of Life</b>	<b>Thriving Business District</b>	<b>Feeling of Community/ High Involvement</b>	<b>Proactive community planning</b>
Stable community	Better traffic flow	Small, strong business district	Small town feeling	Set forth a cycle of planning
Less vacant buildings	Street tree improvements	Busier, thriving business district	Feel connected	Measurable metrics
Safe neighborhood	Improved snow removal	Pretty business district	Preservation of historic buildings	Twenty-year plan
Clean neighborhood (reflects pride)	Reduce overhead utilities	Attraction of reinforcing/ compatible businesses	Mt. Washington newspaper	
More accurate perception of the neighborhood	Well maintained streets	Parking to support business district	Good communication of community events	
Household income levels increase	Green space		More participation in Community Council	
Higher real estate values			Acceptance and inclusion of diversity	
Reduce poverty				
Less vacant land				

**Planning Process, Figure 1:**

Success Measures brainstormed by 150 participants at the Kick-Off Meeting.



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## HOUSING

# HOUSING

## Introduction

One of Mt. Washington's greatest strengths is the diversity of housing opportunities that the neighborhood offers. The majority of Mt. Washington is comprised of residential uses. Single-family structures are predominant in the community.

## Existing Conditions

Comprehensive data is gathered in each US Census regarding the housing makeup of a community. This data gives a better sense of the diversity of housing in Mt. Washington as well as the breakdown of housing tenure. Even though the most recent US Census data is six years old, the trends depicted over the last few decades are encouraging that Mt. Washington is moving in a positive direction. Mt. Washington continually compares very well with other similar neighborhoods in the City and the City as a whole.

Mt. Washington continues to experience one of the highest homeownership rates in the City, the lowest percentage of vacant buildings and a small mix of low-income subsidized housing. In 2000, Mt. Washington had 3,254 (55%) owner-occupied units and 2,564 (45%) rental-occupied units. Comparatively, the homeownership rate of Pleasant Ridge is 47%, Oakley is 40% and the City of Cincinnati as a whole is 39%. Mt. Washington has approximately 3% of residential units that are low-income subsidized housing compared to the City average of 13% and Hamilton County's average of 7%.

In the last Census there was a significant increase non-family and single-person households. The presence of apartment complexes and the development of condominiums in the area may contribute to the increase in single person households. There are approximately 108 two-and three-family apartment complexes and 212 apartment buildings that accommodate four to forty units.

**Mt. Washington Household Change 1990-2000**

Household Type	1990	2000	Change	% Change
Total Households	5,733	5,918	185	3.23%
Family Households	3,251	2,918	-333	-10.24%
Married with Children	1,013	808	-205	-20.24%
Married without Children	1,522	1,366	-156	-10.25%
Female householder with children	319	300	-19	-5.96%
Female householder without children	256	254	-2	-0.78%
Non-Family Households	2,482	3,000	518	20.87%
Single Person Households	2,193	2,565	372	16.96%

## Challenges and Opportunities

The Mt. Washington community must deal with an aging housing stock. Much of Mt. Washington's housing stock was developed in the mid 1900s. Since then, the average size of homes in Cincinnati has doubled, leaving Mt. Washington with a large portion of smaller, older homes. As a result, Mt. Washington may be victim to the Bungalow Bind. According to William Lucy and David Phillips in Tomorrow's Cities, Tomorrow's Suburbs, the Bungalow Bind occurs when a community contains an abundance of houses built in the 1950s and 1960s. The more houses built in the 1950s and 1960s, the more likely the community is to see a rapid decrease in median family income. This decrease in median family income can then lead to economic stagnation within the community.

<b>Mt. Washington: Year Structure Built</b>		
<b>Year Structure Built (Occupied Units)</b>	<b>Totals</b>	<b>% of Total</b>
1999 to March 2000	80	1.3%
1995 to 1998	209	3.3%
1990 to 1994	296	4.7%
1980 to 1989	425	6.8%
1970 to 1979	1,086	17.3%
1960 to 1969	1,156	18.4%
1940 to 1959	2,340	37.3%
1939 or earlier	687	10.9%
<b>TOTAL</b>	<b>6,279</b>	<b>100%</b>

<b>Year Built</b>	<b>Average Home Size (in sq ft in Cincinnati)</b>
1950s	1,100
1970s	1375
1990s	2000
2002	2114

The small size of the houses, fails to keep up with the American middle class want for more space. The more extensive these small-home areas, the more at risk these neighborhoods are to deterioration.

Perceptions of safety should also be improved throughout the community. Mt. Washington consistently has one of the lowest crime rates in the City; however, unkempt properties are unappealing and fuel the misperception of an abundance of crime in the neighborhood. The most common infractions on private property in the community are tall weeds and grass, disconnected and rusted downspouts and dilapidated fences.

While Mt. Washington’s population has stayed relatively stable, there are two age groups that have steadily declined in the community—children/young adults 24 years of age and younger and adults 65 years of age and older. The decline in the population of children results partially from the increase in single person households. Not as many families reside in the neighborhood as in past decades. Also, residents from the 20-24 year age group tend to move out of the neighborhood to attend college and for employment. Many Mt. Washington residents who were raised in the community, moved away during their early twenties, but then moved back to start a family. Such anecdotal evidence bodes well for the community; but also illustrates that the community does not offer amenities that entice young professionals to remain in the community. Efforts should be focused on providing amenities that are favored by this age group to retain and attract young, energetic residents to the neighborhood.

**Goals and Objectives**

The mission of the Housing Committee is to formulate a plan that would best reflect the long-term housing wants and needs of the community. The following goals and objectives if met, will aid in accomplishing this mission.

**Goal 1:** Make the community inclusive and welcoming of all residents regardless of income, race, ethnicity and housing type.

Objectives

- A. Correct the negative perception of rental property in the community.
- B. Celebrate diversity in the community.
- C. Welcome new residents.

**Goal 2:** To maintain, preserve and encourage the upkeep of all property.

## HOUSING

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### Objectives:

- A. Focus clean-up efforts on unkempt properties around the community's gateways.
- B. Educate residents on code infractions and encourage them to report violations.
- C. Encourage partnerships between residents and landlords.
- D. Recognize noteworthy homes in the area.
- E. Nominate homes eligible for the National Registry.

**Goal 3:** Market Mt. Washington as a desirable place to own or rent property.

### Objectives:

- A. Aggressively market the MW community.
- B. Reduce the number of housing-related crimes.

**Goal 4:** Encourage new housing development and renovation of existing homes that are consistent with the current character and needs of the community.

### Objectives:

- A. Support new mixed-use development with sidewalks.
- B. Educate the public to utilize the tax abatement.
- C. Determine long-range housing needs of existing residents.

## Key Housing Recommendations

The Housing Committee recommends that the following actions be taken in order to support the Goals and Objectives of the Committee:

- **Advertise the City of Cincinnati Customer Service Call Center number (591-6000) to report code infractions.**  
It is important for residents to take an active role in the

community. Since many inspections from Health, Fire and Building Inspectors are complaint driven, it is important for neighbors to notify the City of infractions, so actions can be taken to correct them.

- **Create a yearly contest where a plaque is awarded for achievements such as Most Improved Property, Best Landscaping, Best Example of Architectural Style, etc.** By sponsoring an annual contest, residents will be encouraged to take pride in their properties. The contest will also foster a sense of community and provide the neighborhood with positive press.
- **Create a Welcome Packet for new residents that includes a brief history of the community and information on existing establishments.** Providing a Welcome Packet to new residents is a great way to foster a sense of community, advertise community events and organizations, recruit for the Community Council and attract new customers to local businesses (by including coupons and advertisements in the Packets).

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## ECONOMIC DEVELOPMENT

### Introduction

There are three commercial nodes in Mt. Washington. Two small nodes exist at the corners of Burney Lane and Beechmont Avenue and Benneville Street and Sutton Avenue. The primary neighborhood business district is located along Beechmont Avenue between Mears Avenue and just north of Roxbury Street. There are also many home-based businesses in Mt. Washington. This section; however, primarily addresses Economic Development for the primary neighborhood Business District in Mt. Washington while acknowledging and identifying the two major peripheral business nodes within the Mt. Washington neighborhood boundaries.

### Existing Conditions

Progress has been made over the last ten years in developing the primary neighborhood business district, which is also referred to as the Mt. Washington Business District (MWBD). Recent accomplishments include streetscape efforts, the construction of a new Kroger store, the addition of Walgreen's and the recent relocation of National City Bank with its pedestrian friendly design and landscaping. Investment of individual owners in the area include the opening of a new deli and renovations to the Mr. Lock building which now house the Magnolia Contemporary Clothing store. Additionally, several storefronts have been rented to graphic artists and jewelers. The upgrades to Stanbery Park adjacent to the business district provide a nice amenity for the MWBD.

In spite of these improvements, the Mt. Washington Neighborhood Business District remains a moderately sustaining area with a limited mix of neighborhood convenience goods and services. Mt. Washington does include some specialty merchandise businesses, however; the business mix as a whole is not a major shopping destination for the surrounding communities and the area as a whole is unable to compete with nearby upscale malls and discount stores.

### Challenges and Opportunities

Mt. Washington is an old community founded in 1846. As a thriving farming community, it required a commerce center to service farm families. Thus a business district was formed. This led to the subdivision of lots and over time many small commercial parcels were created.

Today the MWBD consists of many small parcels with multiple owners, which makes redevelopment difficult. New development is limited to these small parcels and the result is the construction of single-use facilities. Some of the more recent developments are single-use, stand alone structures that house fast food restaurants, convenience stores/pharmacies and banks. Small land parcels can't accommodate the family restaurants or retail businesses desired by the community.

In addition, Mt. Washington's existing commercial buildings do not meet the needs of today's larger retailers and restaurant owners. Mt. Washington's older facilities command lower rents and attract start-up and small service businesses. Small lots with multiple owners deter the mixed-use development that could offer modern, flexible, adaptable retail space.

Redevelopment requires adapting to the changing demands of a dynamic society. If the physical space no longer meets the requirements of modern commerce (larger, more flexible spaces, modern amenities and a mix of uses that would draw more people into the shopping area) then no real growth can occur. This limits the economic vitality of the area.

Strong economic vitality occurs when a business district has a critical mass of people during the day and evening hours rather than just during commuting or errand-running hours. To create a critical mass of people, re-development must accommodate a mix of uses



that attracts people at varying hours of the day and night. Office space provides people to support retail and restaurants during the morning and afternoon hours. Housing units, whether they are condominiums or apartments, attract people to support retail and restaurants during evening hours. This creates extended business hours that boost economic vitality and increases exposure for the community.

Such re-development is possible in Mt. Washington but requires a strategy and long term concerted effort. Historically, the lack of a well-supported business association has compounded the issue of poor economic vitality. A committed business association could not only promote the strengths of Mt. Washington and provide solutions to fix its weaknesses; it could also capitalize on its non-profit status to obtain funding for various Neighborhood Business District programs. Recently, there have been efforts to kick-start the business association. Some new business owners with the energy and commitment to breathe new life into the community have led this effort.

### Goals and Objectives

The mission of the Economic Development Committee is to devise a strategy and implementation plan for encouraging a viable business district consistent with the quality of life goals of the community.

The following goals, objectives, and actions steps prepared by the Economic Development Committee address the challenges facing the business district and uphold the mission of the Committee. These goals, which were developed from community and Committee input, intend to promote pedestrian friendly, multiple use buildings and mixed used development while creating a cohesive Neighborhood Business District (NBD) identity, improving tenant space, increasing the customer base, expanding the market area, and establishing strong business association membership.

**Goal 1:** Create an Identity for the MWBD and other Mt. Washington commercial nodes.

Objectives:

- A. Provide gateway signage enhancements to the MWBD and other commercial nodes and define boundaries of each.
- B. Provide and maintain unifying appearance enhancements to MWBD and other commercial nodes, such as street banners, landscaping, lighting, art, and site amenities that define the areas.
- C. Identity enhancements shall support pedestrian-friendly multiple-use buildings, and mixed-use development within the three business districts.
- D. Promote collaboration between MWCC and MWCURC in preparing design and planning reviews of any proposed development to encourage compliance with pedestrian friendly planning initiatives that emulate other successful Business Districts.

**Goal 2:** Improve Tenant Space in MWBD and other Mt. Washington commercial nodes.

Objectives:

- A. Provide new retail tenant space.
- B. Improve existing building facades.

**Goal 3:** Increase MWBD retail customer base through activity in the area by adding office, residential and restaurant space.

Objectives:

- A. Provide office space to expand daytime MWBD activity and attract office-based businesses to MWBD.
- B. Provide restaurant space to expand nighttime MWBD activity.
- C. Provide mixed-use housing space with office/retail to

## ECONOMIC DEVELOPMENT

integrate daytime and nighttime MWBD activity.

**Goal 4:** Develop a desired retail mix of convenient neighborhood retail and service businesses that will promote regional use of businesses in the MWBD.

Objectives:

- A. Provide desired neighborhood retail and service businesses.
- B. Provide desired regional attractions and businesses.
- C. Secure funding to pursue redevelopment opportunities.
- D. Secure funding to hire a marketing and leasing agent.

**Goal 5:** Establish a strong MW Business membership group.

Objectives:

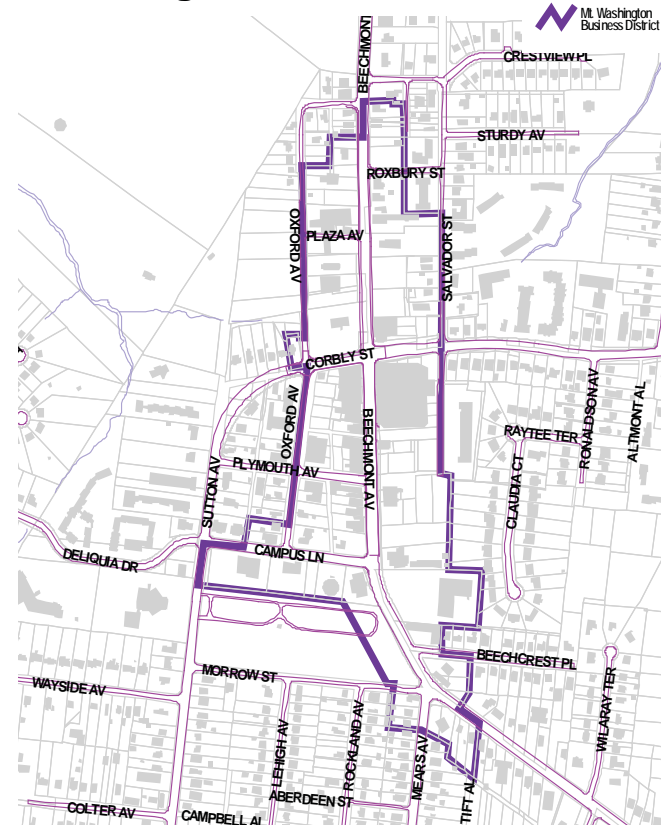
- A. Strengthen existing organization for businesses in the NBD and other commercial Mt. Washington nodes focused on improving not only physical appearance, but also the economic vitality of the community.
- B. Increase participation of existing businesses in the MW Business representative organization.

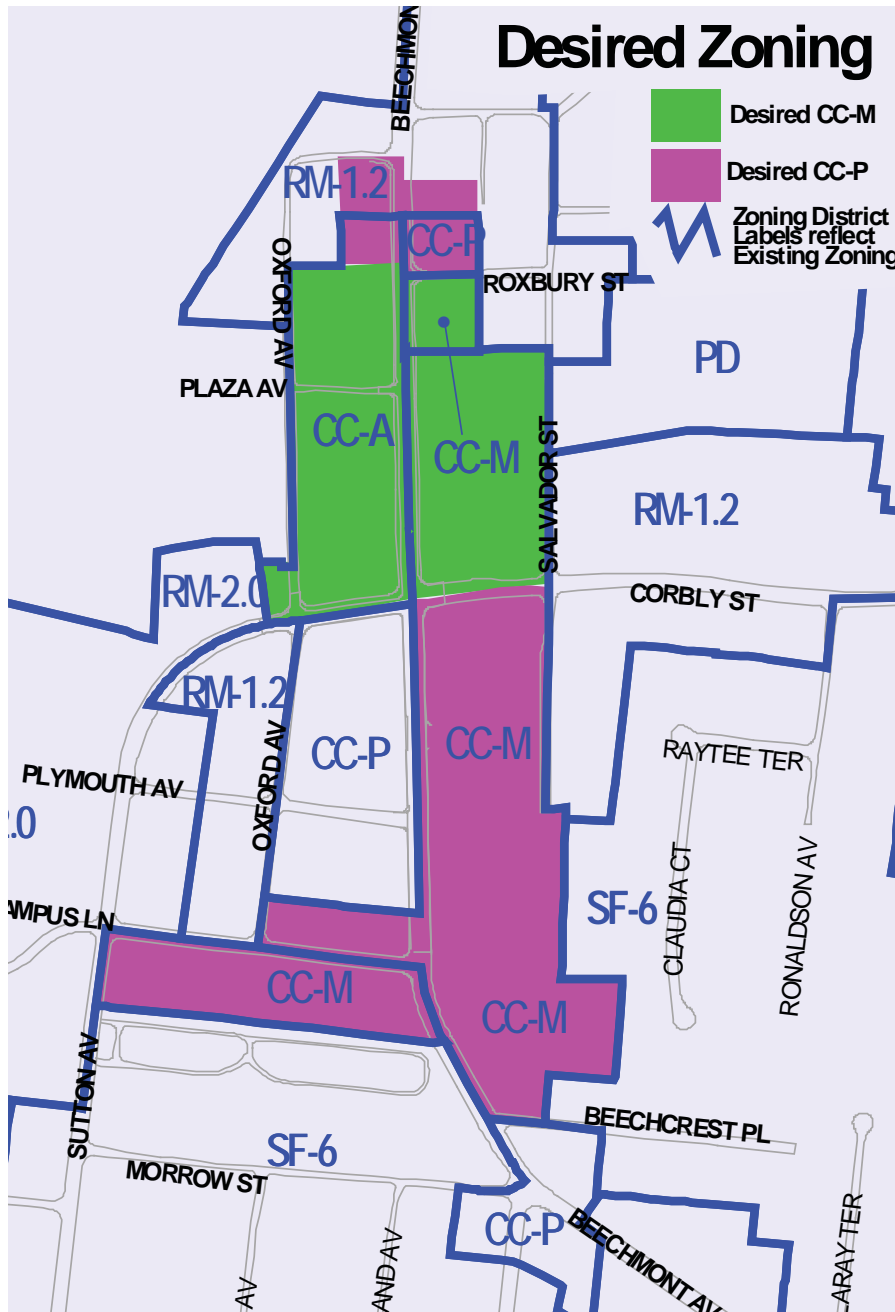
### Key Economic Development Recommendations

- **Adjust the boundaries and zoning of the Mt. Washington business district to meet long range planning objectives.** The Economic Development Sub-committee reviewed a previous Urban Design Plan prepared for Mt. Washington in 1996 and recommends to extend the northern boundary of the MWBD to Crestview Place on the west side of Beechmont Avenue and to, and including, the Corbly House located at 2320 Beechmont Avenue on the east. It is recommended that the MWBD boundaries be identical to the Urban Design boundaries. The zoning should be changed to reflect recommendations in the Future Land Use Chapter. The Commercial-Community

Pedestrian-oriented (CC-P) zoning designation promotes the desired character of the business district, by requiring buildings be built to the right-of-way and parking to be located in the rear, restricting drive-throughs, and permitting mixed-use development. The Commercial-Community Mixed-use (CC-M) district should be placed on portions of the MWBD where there are currently auto-oriented uses to restrict the location of future drive-throughs in the community to the rear of the properties. The Corbly House is currently zoned residential; however, to make the rehabilitation of the structure a viable option, the community will support office uses on this site.

### Neighborhood Business District





- **Improve the parking lot behind the business district on Beechmont Avenue by removing physical barriers, addressing drainage, and adding lighting, signage, coin drop box and landscaping.** The parking lots that currently serve the MWBD are under various ownerships. In order to reserve parking for the businesses located on their property, owners have erected barricades and restrict parking to customers frequenting specific businesses. Removing barriers and providing accessible parking for the entire business district will improve the use of the entire business district.
- **Obtain agreement among property owners in the business district to hire a marketing agent.** To emulate the success of the “National Main Street Program” in the absence of a historic business district that is eligible for the “National Main Street Program,” the MWCURC should seek to fund (through a fee paid by property owners in the business district) a marketing agent to advertise and plan events for the business district. This agent will work closely with the MWCURC, address concerns of existing businesses and work to direct desirable business into available space in the district.



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NATURAL ENVIRONMENTS and HISTORIC PRESERVATION

## **NATURAL ENVIRONMENTS and HISTORIC PRESERVATION**

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### **Introduction**

The natural and historic environments of Mt. Washington enhance the culture and character of the neighborhood. The neighborhood sits atop one of Cincinnati's seven hills and is punctuated by the water tower, which has become an icon to the community. Mt. Washington is fortunate to have a number of significantly historic structures still standing in the community. Some of the oldest houses, built by some of Mt. Washington's earliest residents, are still used as single-family dwellings today. The Mt. Washington Cemetery is the final resting place of notable figures from the community's history. The community is also fortunate to have Stanbery Park located just one block from the business district.

### **Existing Conditions**

In addition to the historic homes that pepper the community, Stanbery Park provides 125-acres of superior walking trails, wildlife, and vegetation and has become a favorite place for residents. Because of its close proximity to the Little Miami River and Clough Creek, Mt. Washington has numerous watersheds that run through the community. These watersheds have been affected by development of impervious surfaces such as new housing and parking lots to serve local schools and churches. The Cincinnati Park Board, the Sierra Club and the Hillside Trust are some of the organizations working towards the preservation of the community's natural resources, such as greenspace, hillsides and waterways.

Mt. Washington does not have a large enough mass of historically significant buildings to constitute a local or national historic district designation, although some houses in the community are on the National Register of Historic Places. Some of the older structures, which have fallen into disrepair, have been demolished because rehabilitation costs are high. However, Mt. Washington is fortunate to have many organizations to assist with the preservation of its

historic structures. The Cincinnati Preservation Association, Anderson Township Historical Society and the Mount Washington Community Council all take pride in the community's historic assets.

### **Challenges and Opportunities**

The ongoing push to build more houses within city limits has forced Mt. Washington to look carefully at itself. Being an ideal location within the city to live, Mt. Washington needs to plan carefully its future development with regard to housing stock and commercial development. As more and more houses and businesses are built here, the natural resources like trees, green spaces and waterways will be replaced.

Over the last couple of decades the community has lost much of its history to development. Most recently, three buildings from the 1800s that were located near the business district were demolished for new construction. The Little Miami river, one of the country's National Scenic Rivers may be impacted by a proposed highway bridge near the Village of Newtown.

But Mt. Washington has much to be thankful for. It is one of the last communities incorporated into the city and as such was able to retain its individual identity longer than other incorporated areas. Now, at a time when communities across the county are trying to define themselves within the confines of a larger commercially driven building economy, the community finds itself ahead of the pack. The older business district can be reinvigorated and connected to one of the community's great green-spaces at Stanbery Park. It can still rescue a pedestrian friendly experience with just a little planning. The community is situated near other large commercial corridors, which lessen the need for the community to create a large regional commercial area. Much of the history is still intact and residents can work to preserve this with a little effort. No doubt, Stanbery Park is the most widely recognized

natural asset within the community. Encouraging and expanding its use by residents not only seems appropriate, but also has the advantage of being a relatively easy and inexpensive way to solidify our commitment to our environment and quality of life.

### Goals and Objectives

Goals were created to not only preserve the community's assets, but also to responsibly direct future development within the community. Generally, these goals seek to reinvigorate the interest and appreciation of our history, preserve and enhance our natural green-spaces and their accessibility, guide future developments with careful planning, and take an active role in overseeing and funding these endeavors locally.

**Goal 1:** Reinvigorate interest in the historic nature of Mt. Washington.

#### Objectives:

- A. Identify/Preserve Historic Structures.
- B. Create a Vehicle to Oversee Historic Interests.

**Goal 2:** Preserve and Enhance Natural Environments in Mt. Washington.

#### Objectives:

- A. Protect Green Spaces.
- B. Monitor/Protect Little Miami River.
- C. Create Vehicle to Oversee Environmental Interests.

**Goal 3:** Utilize Sustainable Building Practices to Improve Quality of Life.

#### Objectives:

- A. Encourage and Educate about Green Building.

- B. Encourage Public Conservation/Recycling Efforts.
- C. Encourage Sustainable Commercial Buildings.

**Goal 4:** Increase Accessibility to Green Spaces.

#### Objectives:

- A. Educate and Raise awareness of green spaces.
- B. Increase access within the parks.
- C. Increase access between the parks.

### Key Natural Environments and Preservation Recommendations

- **Undertake historic survey of community- identify all historically significant (or notable) buildings in the community.** The historic inventory for Mt. Washington has not been updated since the Cincinnati Historic Inventory prepared for City Planning Commission by the Miami Purchase Association (currently the Cincinnati Preservation Association) in August 1978. At which time, eighteen historic resources were identified in the community. Since a structure must be at least 50 years old in order to be eligible for the National Register of Historic Places and 35% of homes in Mt. Washington were constructed between 1940-1959, many more may be eligible for the National Register, including the Water Tower, which was built in 1939. The Committee recommends attempting to register the Water Tower as a local landmark. State grants may be available to assist with funding for the inventory.
- **Identify and protect key watersheds in Mt. Washington's tributaries to Clough Creek, the Little Miami and the Ohio River.** Property owners, both public and private, are encouraged to work with the Army Corps of Engineers to identify sensitive land in the community. Developers should be made aware of the locations of sensitive land.

## **NATURAL ENVIRONMENTS and HISTORIC PRESERVATION**

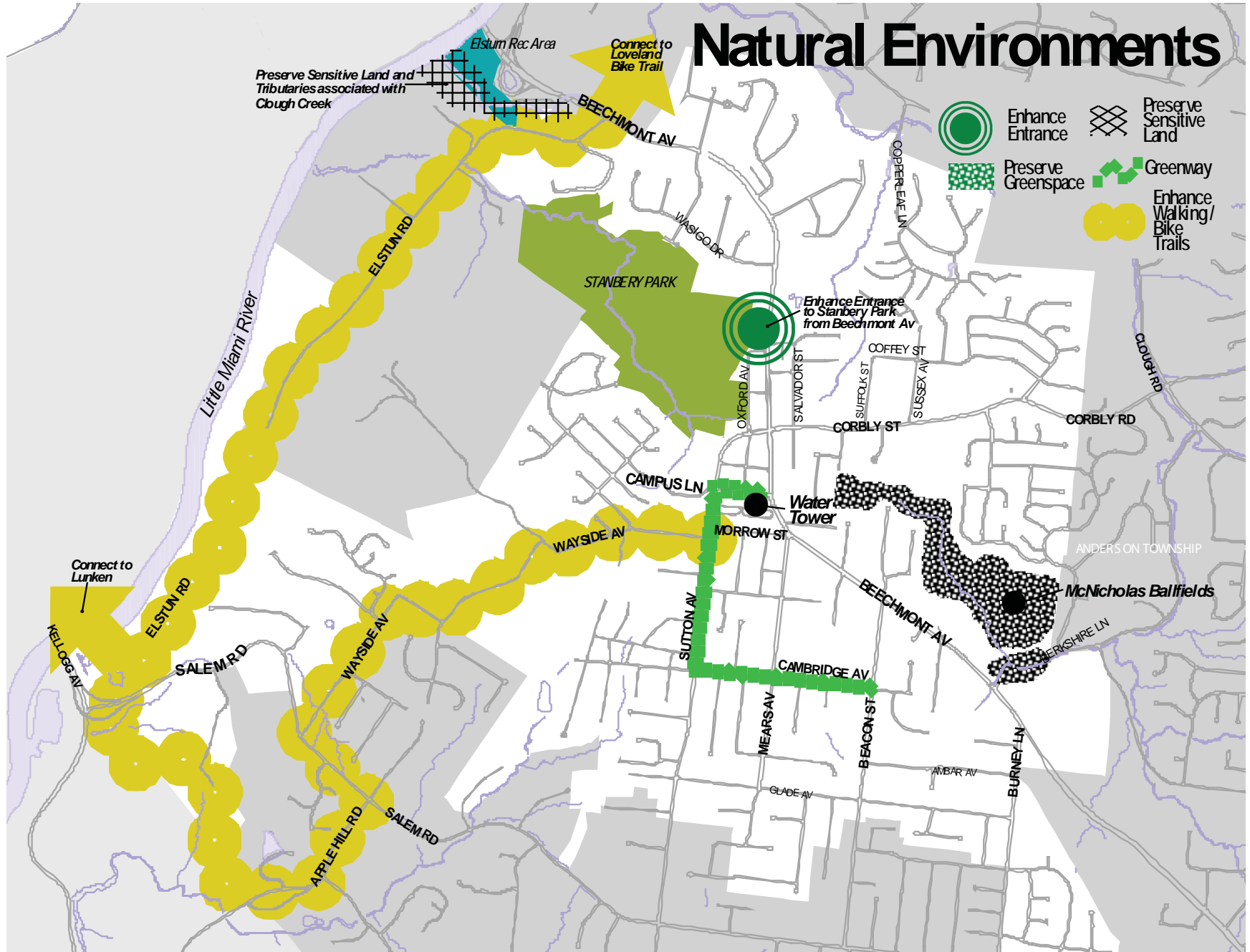
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- **Encourage the creation of a new flexible-use facility in Stanbery Park that would demonstrate green building technologies and design.** Currently there are plans to demolish the Caretaker's House in Stanbery Park; however, efforts are being made to salvage some of the materials from the building for reuse in a new structure on an alternative site in Stanbery Park. The community, in conjunction with the City, should explore the feasibility of creating a green building for the park that could be used for programming and maybe even generate power for the park. If feasible, the structure would be unique in the City of Cincinnati and would also be utilized as an educational tool for children and adults to promote green architecture. Potential partners for the project include the City of Cincinnati's Park Board and Duke Energy.
- **Create a visible, pedestrian-friendly connection between Stanbery Park and the neighborhood business district.** Stanbery Park is located only one block from the business district; however, it has no visible connection to Beechmont Avenue. Plaza Avenue, a small, unimproved street, currently connects Beechmont to Oxford Avenue and should be improved to serve as a gateway to the park. The support of adjacent property owners is needed for any substantial improvements to occur to Plaza Avenue due to its narrow width. Incorporating decorative signage and pavement, detailed landscaping and greenspace as an extension of the park should be considered in the design phase.
- **Create a Mt. Washington Walking/Biking Trail.** The Mt. Washington community encourages the creation of infrastructure to promote recreational bicycling in the community. Community members have expressed an interest in working with the Cincinnati Offroad Association (CORA) and the Ohio Mountain Biking Association to create trails through the community's parks. The Cincinnati Park Board;

however, only supports paved bike trails in their parks due to safety considerations. The Park Board will work with the Mt. Washington community to explore the feasibility of a connection from the Ohio River Bike Trail and the Little Miami River Bike Trail to Mt. Washington. It is also important for the community to work with Anderson Township to identify potential routes. The Anderson Trail Plan identifies a few key projects that serve both the Anderson and Mt. Washington areas. One project that should be considered is the creation of a connection from the Magrish Nature Preserve, over the little Miami River on the Kellogg Bridge to the Lunken Trail, which will provide non-vehicular access to the Preserve and facilitate continuation of the Ohio River Trail.

In addition to improving the trail network, the community also wishes to organize a local biking club to promote bicycling safety and to raise awareness of cyclists on the streets of Mt. Washington.







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QUALITY OF LIFE

## QUALITY OF LIFE

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### Introduction

Maintaining and enhancing quality of life for residents in Mt. Washington is key to promoting the neighborhood's identity. While housing, economic development, the natural environment and historic preservation all affect the quality of life in a community, this chapter of the plan focuses attention on neighborhood assets such as parks, recreational activities, schools, libraries, safety and cultural organizations and events that give Mt. Washington character.

### Challenges and Opportunities

#### Parks and Recreation

Mt. Washington has a variety of greenspace and recreation locations throughout the community. Highlighted by the new Cincinnati Recreation Commission Recreation Center and Stanbery Park, Mt. Washington provides several locations for the residents to enjoy beautiful parks and facilities.

Stanbery Park, located at 221 Oxford Avenue, is one of the most recognizable pieces of land in Mt. Washington. The park features areas suited for picnics, band concerts and community gatherings. There is a more rugged terrain with beautiful old trees and a sparkling stream. The hiking trail, which extends to the Little Miami Scenic River Park on Elstun Avenue, is part of the National Trail System of the U. S. Department of the Interior.

The Mt. Washington Recreation Center, located at 1715 Beacon Street, is a brand new, state of the art facility. It boasts a walking track, double gymnasiums, several meeting rooms, internet access, a senior center, dance room, a Teen Lounge/Club and an exercise room equipped with televisions, treadmills and weight lifting. There are also tennis courts located adjacent to the facility.

Several baseball diamonds and a soccer field used by local children

for recreational and athletic activities surround Sands Montessori Complex, located at 6421 Corbly Road.

The Mt. Washington School Complex, located at 1730 Mears Avenue, includes a recreational complex that is used year round. Adjacent to the school and connected by the large blacktopped play area is a Cincinnati Recreation Commission deepwater pool, the first "1000 Hands Playground" built in the city, baseball diamonds and an outdoor basketball court.

Although the Mt. Washington Water Tower may not sound like recreation, this site is a major point of pride for the community, and one that brings a lot of attention to the area. The tower, located at the corner of Campus Avenue and Beechmont Avenue provides a visual symbol of Mt. Washington, especially during the holiday season, when the community celebrates the annual Lighting of the Tower and Holiday Walk.

#### Schools

Mt. Washington offers a wide variety of educational institutions, both public and private, to suit the needs of the residents. The schools provide a wide range of programming allowing residents superb education in the two public schools and two Catholic schools.

Mt. Washington Elementary School has been a fixture in the community since 1933. Its distinctive architecture with fine brick and stonework, a rounded, turreted central entry and park-like grounds has welcomed generations of schoolchildren and serves as a neighborhood landmark. Part of the Cincinnati Public School district, Mt. Washington Elementary is a pre-K through eight neighborhood school that also features a smaller, college preparatory magnet program. Approximately 450 students are currently enrolled. Mt. Washington School provides a strong standards- based curriculum. Students at Mt. Washington School

have a tradition of high academic performance. The school is rated as “effective” in the state of Ohio’s rating system on the 2005 State Report Card and, for the past two years, has earned the highest test scores of any K-8 school in Cincinnati. Mt. Washington students typically advance to well-regarded high schools including Walnut Hills High School and the School for Creative and Performing Arts within Cincinnati Public Schools; some also attend private high schools. Mt. Washington Elementary School itself has been described as having a “private school atmosphere” without the cost.

The school enjoys an excellent partnership with the Mt. Washington Recreation Center, which is located behind the school. The center not only provides excellent facilities for fitness and physical activity, but also offers after-school care for children.

Cincinnati Public Schools’ (CPS) Facilities Master Plan calls for a \$10 million- plus renovation of Mt. Washington School. The renovated school will be designed to serve 450 students in preschool through eighth grade.

Sands Montessori has served the children of Cincinnati Public Schools for over 30 years and is a leader in public Montessori education. It has the proud distinction of being the first public Montessori school in the nation. Sands Montessori enrolls children from 3 years old through 6<sup>th</sup> grade. Their mission is to build a better world by focusing on the development of the whole child.

The Montessori method provides students with a variety of learning materials specially designed to stimulate interest and involvement. Learning focuses not only on academics, but also on the social, emotional and physical growth of the child. The Montessori materials provide concrete learning exercises that bring meaning to abstract concepts. Each multi-age classroom or “learning community” promotes social interaction through cooperative learning opportunities and peer teaching.

Sands Montessori will have a new school built in Phase 2 of the CPS Facilities Master Plan. The new school will serve 650 students pre-kindergarten through sixth grade. CPS has made a strong financial commitment to Mt. Washington.

Guardian Angels School is a Catholic K-8 school located at 6539 Beechmont Avenue. In 1995, the school celebrated the centennial of the parish grade school. Having begun with a one-room building, the school now gathers approximately 560 students. The school also offers a Catechetical Christian Doctrine (CCD) program, which enrolls over 300 students in grades one through eight. The school also provides an array of extracurricular activities such as sports, band, art, and youth group.

Archbishop McNicholas High School is a private, Catholic 9th-12th grade high school located at 6536 Beechmont Avenue. McNicholas has its roots in St. Joseph Academy, a boarding school for girls opened by the Sisters of St. Joseph of Medaille in 1915. The sisters were asked by Archbishop Karl J. Alter to open the first co-educational parochial high school in Cincinnati. This request was honored and McNicholas High School was inaugurated in January of 1951.

Arts, Culture and Community Engagement

Mt. Washington residents value the local public library and the cultural institutions in the community.

A Hamilton County public library branch is located at the corner of Beechmont and Campus Avenues. Despite its small size and inadequate parking lot, the library is always very busy and active, providing educational opportunities that promote cultural diversity and community interaction for Mt. Washington and the surrounding areas. The origins of the Mt. Washington Branch date to 1899, when a delivery station was established at Maude Clark’s Dry Goods Store. In 1912, a deposit station was placed in another

## QUALITY OF LIFE

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store and, over the next forty years, this small collection moved to various locations in the area. The post-war population boom necessitated a permanent library facility. On January 6, 1958, the Mt. Washington Branch, designed by architects Harry Hake and Harry Hake Jr., opened to the public on land formerly occupied by the Mt. Washington School. The Anderson Township Library Association plays an important role in supporting the services and resources of the Mt. Washington Branch.

### Religious Institutions

Representing a wide variety of denominations, the churches of Mt. Washington provide a stable support system. In addition to the traditional religious services, they offer daycare facilities, educational forums, meeting spaces and community events such as rummage sales, community dinners, festivals, and dances, which help to foster the sense of community.

Mt. Washington is home to six religious institutions:

- Mt. Washington United Methodist Church, 6365 Corbly Street
- Guardian Angels (Catholic) Church, 6531 Beechmont Avenue
- Mt. Washington Presbyterian Church, 6474 Beechmont Avenue
- Mt. Washington Baptist Church, 2021 Sutton Avenue
- Faith Presbyterian Church, 6434 Corbly Street
- The Athenaeum of Ohio/ Mt. Saint Mary's Seminary (Catholic), 6616 Beechmont Avenue

### Safety

Mt. Washington crime rates are generally low. Violent crime rates in the community are very low. There are a few hot spots in the community, which include the main business district and several of the apartment complexes. However, with the presence of active Citizens on Patrol, along with neighbors looking out for one another, both the sense of safety and actual statistical numbers indicate that Mt. Washington has very low crime rates.

## Goals and Objectives

The mission of the Quality of Life Committee is to create a Mt. Washington identity that will attract and retain residents and businesses that enhance the quality of life, increase property values and establish Mt. Washington as a destination. The following goals and objectives if met, will aid in accomplishing this mission.

**Goal 1:** More effectively convey information about existing assets and activities.

### Objectives:

- A. Distribute community information to its' members.
- B. Coordinate Inter-neighborhood involvement.

**Goal 2:** Be a leader in education by supporting the many existing institutions providing different kinds of learning experiences.

### Objectives:

- A. Support local schools.
- B. Increase available learning opportunities.

**Goal 3:** Promote well being and community spirit by supporting existing assets.

### Objectives:

- A. Support existing plans for improvements.
- B. Create a pedestrian friendly environment.

**Goal 4:** Create attractive hub of activity to build a positive day/night neighborhood identity; improve accessibility to existing businesses.

### Objectives:

- A. Make the community a destination.

- B. Create a pedestrian friendly environment.
- C. Install significant and unique signage at gateways.
- D. Maintain neighborhood identity.

**Goal 5:** Promote security and the continuation of a relatively low crime rates.

Objectives:

- A. Educate the public.
- B. Support active citizen participation in safety initiatives.

**Goal 6:** Support existing assets as well as new initiatives.

Objectives:

- A. Support existing assets.
- B. Establish new social initiatives.
- C. Coordinate events to create synergy and improved scheduling.

**Goal 7:** Promote physical, emotional and social health for all with a public health care facility.

Objectives:

- A. Expand health related services.

**Key Recommendations**

Communication

- Communicate happenings through a community newsletter, yard signs, bulletin boards, public display (possible LED sign in business district), Forest Hills Journal and e-mail.
- Coordinate with neighboring organizations like the Anderson Township Chamber of Commerce and surrounding community councils to create synergy and improved scheduling of events.

Schools and Libraries

- Be a leader in education by supporting the many existing institutions that provide different kinds of learning experiences.
- Keep local Hamilton County branch library viable and strong by promoting the facility and finding solutions for parking.
- Support CPS Facilities Master Plan for Community Learning Centers at Mt. Washington Elementary and Sands Montessori to be built as environmentally friendly green facilities.
- Create and promote senior volunteer opportunities.
- Strengthen relationships between the community and Guardian Angels and Archbishop McNicholas schools.

Parks and Recreation

- Support existing plans for improvements. Find a sponsor for the renovation of the Recreation Center pool and ball fields. Support Stanbery Park Master Plan implementation and the new hike/bike trail planned for Sands Montessori as part of the Community Learning Center plans.
- Strengthen vehicular/ pedestrian access to Stanbery Park from the neighborhood business district.
- Create community gardens on vacant lots with the Civic Garden Center and Keep Cincinnati Beautiful.
- Support senior services.
- Balance development in environmentally sensitive areas with preservation of open space.

NBD

- Create a public plaza in Mt. Washington's business district that serves as a smaller sister to Cincinnati's Fountain Square.
- Create density of restaurant establishments with liquor licenses to promote nightlife scene.
- Create pedestrian-friendly business district by including gardens, walkways and bike paths. Possibly develop area around library, water tower, post office, firehouse and cemetery as a pedestrian friendly gathering space with better parking.

## **QUALITY OF LIFE**

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- Improve neighborhood gateways and business district parking identification with better signage.
- Maintain the water tower as a symbol of visual pride.

### Public Safety and Welfare

- Improve safety with sidewalks/curbs on all streets, especially wherever children walk to school.
- Upgrade and maintain the firehouse.
- Keep low crime rates by reviewing police strategies/priorities to ensure 24-hour coverage, identifying crime areas, installing security cameras linked to monitoring and maintain an active Citizens on Patrol.
- Promote fire prevention, waste management, nuisance complaints, policing, and other such programs by getting a grant for circulation of city's Citizens Guide for Community Action.
- Support quality daycare for both children and the elderly.

### Cultural/ Arts Events

- Create a Community Events Coordinator position.
- Increase locally sponsored cultural programming at Stanbery Park and the local Community Learning Facilities at Mt. Washington Elementary and Sands. Support CPS Facilities Master Plan for these schools. Establish a partnership between Mt. Washington School and the Recreation Center to provide Visual Arts and English as a second language.
- Host regular Quadrant Block Parties.

### Healthcare

- Promote physical, emotional and social health for all with a public health care facility.
- Contact potential partners to expand health related services, such as Lens Crafters for Optometry.
- Attract an Urgent Care Facility.





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## TRANSPORTATION

### Introduction

Citizens all share the same need for effective, clean, and organized transportation channels. In 1873, several large landowners organized the Cincinnati & Portsmouth narrow-gauge rail line, which connected the village with the East End. When the line was completed in 1877, Mt. Washington became a commuter suburb. As a result, residents could commute to jobs in town, as well as on farms, engage in agricultural trades. In 1902, the narrow-gauge railroad was converted to standard gauge and electrified. In the same year, the Cincinnati, Georgetown & Portsmouth, built an interurban line through Mt. Washington that ran from downtown Cincinnati to Bethel.

While the Cincinnati, Georgetown & Portsmouth is long gone; one remnant of the line survives in Mt. Washington. A former rail station and electrical substation is located at 1837 Sutton Avenue and was later turned into the home of American Legion Post 484. Built in 1902, it is a one-story brick building with a wide hipped roof. A tailor shop was added to the structure at a later date.

Looking toward a vibrant future, the citizens of Mt. Washington considered what it would take to create a high quality transportation environment, both now and in the long-term. Their findings represent decisions based on traffic analysis, careful study, community polling, and networking throughout Mt. Washington.

### Existing Conditions

There are two major arterial streets that run through Mt. Washington: Beechmont Avenue and Sutton Road. Approximately 20,000 cars a day pass through the community along the Beechmont Avenue corridor and 10,500 along Sutton Road. The Beechmont Levee connects Mt. Washington to the City of Cincinnati.

The bridge/culvert under Beechmont Avenue between Berkshire and Guardian Angels Church in Mt. Washington will be replaced. The project is 5-10 years out. The City Structures crew rates bridges yearly on a scale of zero (failing) to ten (new). This structure is currently rated at a five.

The Traffic Engineering Division is currently studying if a new signal is needed at Beechmont Avenue and Wasigo Drive. This study was requested by the community following the widening of Beechmont Avenue.

Traffic and Engineering is also working on projects that will improve the flow of traffic to and around the community. A Closed Loop System on Kellogg Avenue in front of Coney Island is being studied. Long-term projects include infrastructure improvements to the Beechmont/Wilmer/Wooster intersection, which will consist of improving the alignment and functionality of the intersection. Wilmer Avenue improvements will provide for three lanes between Kellogg and Beechmont Avenue, add curbs and also possibly raise the street out of the flood plain. Wooster Avenue will be widened to three lanes from Beechmont Avenue east to the existing three-lane section. Raising this roadway out of the flood zone will also be investigated.

The Ohio River Bike Trail in Cincinnati will ideally link into the existing and planned bike trails that run from Milford to the Beechmont Levee. There are also plans to extend the trail along the river to Downtown and east along Kellogg Avenue to New Richmond.

Transportation improvements to the Eastern Corridor are being planned. OKI completed an Investment Study in the 1990s that recommended the Eastern Corridor be a multi-modal corridor. This included planning for vehicle, bus and rail transit and bicycle access. The Eastern Corridor study is being lead by the Hamilton County

Transportation Improvement District (TID). Other partners in the study are the City of Cincinnati, Metro, ODOT, OKI and Clermont County.

Part A of the study is complete. This part consists of the Environmental Study and Alternative Analysis. All the major agencies (Federal, State, OKI, etc.) have signed off on the Environmental. Part B of the study is the design phase, which is just beginning. The first sections to be designed are the US32/IR275 interchange to the east and the Red Bank corridor on the west. The middle section that includes crossing the Little Miami will be the last section designed.

Some have challenged the major East-West link being proposed by the study. One of the concerns is that this will be an interstate like roadway. One of the stipulations of the City participating and helping fund the study is that the road will not be designed in this manner. It is important to the City to maintain connections to the neighborhoods and not by-pass them with an interstate-like roadway.

The Eastern Corridor project will affect residents of Mt. Washington, so it is important that residents become involved with this transportation planning process.

### **Challenges and Opportunities**

Historically, Mt. Washington has had little to no comprehensive transportation vision. The plan presented here is designed to promote a comprehensive approach to transportation to not only meet the current needs of the community, but also to create an innovative, progressive transportation system that will sustain future requirements.

The increasing population of Mt. Washington and the surrounding areas translates to an increase in pedestrian as well as vehicular

traffic. Beechmont and Sutton Avenues are heavily trafficked thoroughfares that run through the heart of the community. The community is faced with the challenge of maintaining pedestrian and vehicular safety along those thoroughfares and throughout the community. Issues affecting transportation safety, such as lighting, crosswalks, traffic flow and street improvements should be continuously analyzed and improved as needed.

For the future, Mt. Washington strives to provide and encourage the use of alternatives to the automobile. A reduction in vehicular traffic will result in a stronger community with cleaner air and water, fewer parking demands and quieter streets. The existing pedestrian-friendly infrastructure in the community including sidewalks, landscaping and walking routes throughout the neighborhood should be capitalized on to make Mt. Washington more pedestrian- and bicycle-friendly, because people who walk and cycle through the community and more likely to form bonds with neighbors and the environment. The community should also encourage the use of mass transit. An increase in Metro ridership and the potential inclusion of shuttle and taxi-bus services within and to the community will improve circulation and mobility of residents.

Mt. Washington, as the easternmost neighborhood in the City of Cincinnati and the gateway to the eastern suburbs, deserves to be a leader again in transportation connections both within and beyond its boundaries.

### **Goals and Objectives**

The mission of the Transportation committee was to develop effective, efficient, efficient and inviting means of transportation within and beyond the boundaries of Mt. Washington. Such transportation will enhance both residential and business life in the community.

## TRANSPORTATION

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**Goal 1:** Ensure that Mt. Washington is a pedestrian and bicycle-friendly community.

Objectives:

1. Improve “unimproved streets”, adding curbs, sidewalks and gutters.
2. Improve pedestrian safety.
3. Encourage the use of bicycles.
4. Create new well-lit and inviting walkways, esplanades, plazas and green spaces in areas leading to schools, business districts and parks.

**Goal 2:** Enhance the commuter experience.

Objectives:

1. Implement free/low- cost circulator/shuttle buses and taxi-buses.
2. Beautify streets.
3. Optimize current Metro service.

**Goal 3:** Ensure adequate parking for the business districts.

Objectives:

1. Consolidate, repave, and landscape existing lots behind Beechmont Ave NBD for parking.
2. Establish additional low-cost hourly public parking lots.
3. Dedicate ‘park and ride’ spaces for bus patrons.

**Goal 4:** Ensure that the transportation and circulation needs of Mt. Washington will be met.

Objectives:

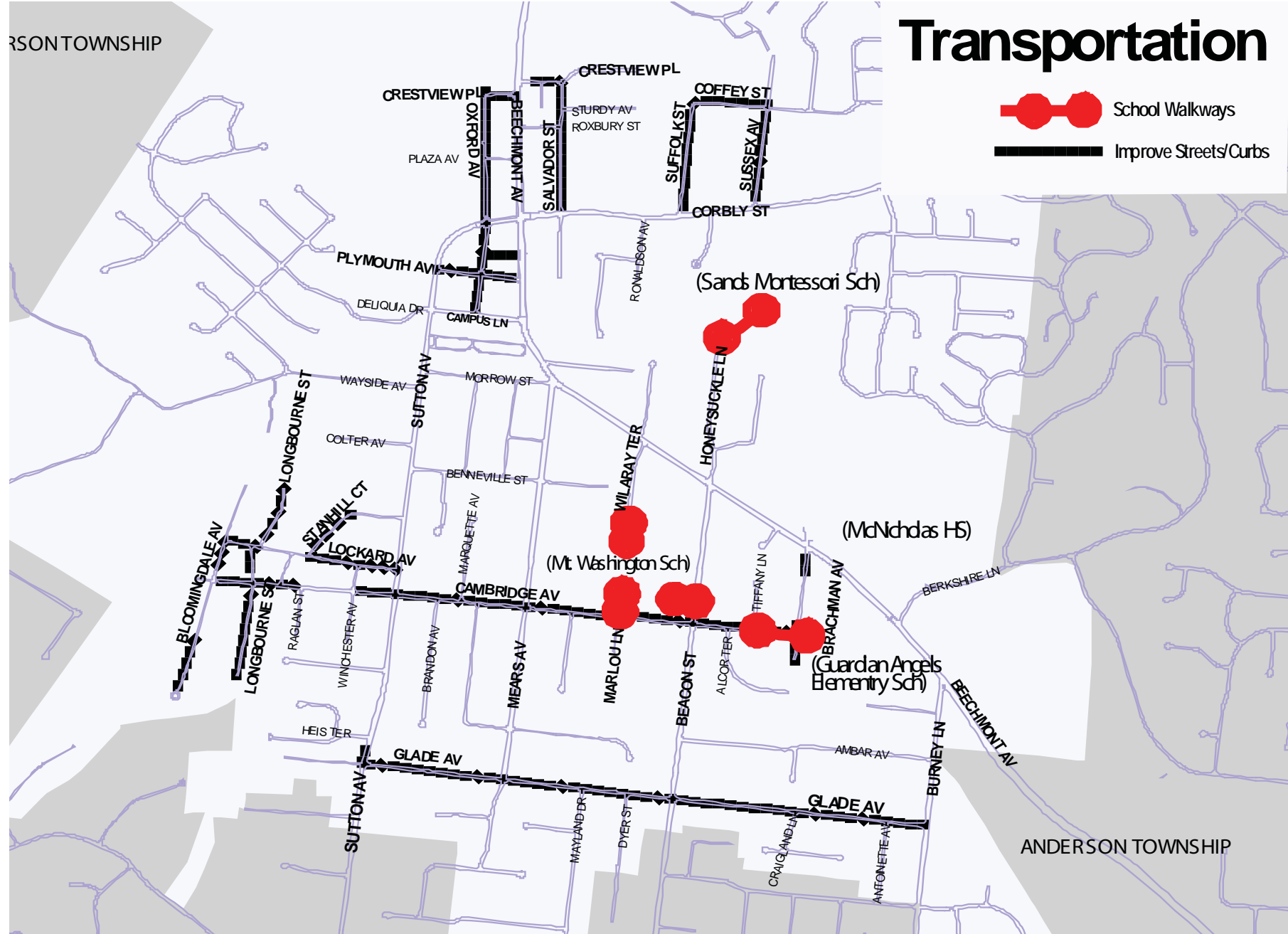
1. Establish a standing committee of volunteers empowered to address on-going and future transportation issues.
2. Continue to explore regional and local connectivity opportunities.

3. Develop a foundation that will access and act as conduit for grant funds.

### Key Transportation Recommendations

- **Ensure sidewalks, curbs and adequate lighting on all walkways and short-cuts to school.** Improving safety on routes traversed by children on their way to and from school is a priority. In 2006, the Ohio Department of Transportation launched a program called “Safe Routes to School.” The program makes it safer and easier for children to commute to school using their own power and is the first of its kind in Ohio. The program provides funding for a variety of activities from educational encouragement and health projects to infrastructure projects such as sidewalks, pedestrian and bike paths, crosswalks, traffic calming, bike racks or planning activities. The Mt. Washington community, in conjunction with the City of Cincinnati should make use of this program since many of the routes to school in the neighborhood lack appropriate infrastructure.
- **Create and advertise bicycle and walking trails in the community to promote the interconnectivity of the neighborhood.** The Ohio River Bike Trail is planned to connect downtown Cincinnati with existing trails in Milford. New trails are also planned to New Richmond. The Mt. Washington community would benefit by linking into this network of trails. New routes should be mapped around the community on existing infrastructure and bicycle and walking trails, similar in nature to Anderson Trails, should be created to improve the connectivity and health of the community. See “Key Natural Environments and Historic Preservation Recommendations” for more information.

- **Plant trees, add landscape details and install decorative signage on street corners and gateways.** Gateways into a neighborhood are important because they set the character of a community. Improving Mt. Washington's gateways will advertise a sense of pride that residents have in the community and will differentiate the community from the adjacent jurisdiction. The Community Council and the Community Urban Redevelopment Corporation should work in conjunction with property owners and the City of Cincinnati to design and install landscaped sign beds at gateways on major thoroughfares. Adding signage on side streets should be accomplished as a second priority.
  
  - **Coordinate local street improvement efforts with City of Cincinnati, Department of Transportation and Engineering's Street Rehab Program.** The community should work with the City towards the improvement of the following unimproved streets.
    - Crestview Place
    - Oxford Avenue
    - Salvador Street
    - Suffolk Street
    - Coffee Street
    - Sussex Avenue
    - Plymouth Avenue
    - Wayside Avenue
    - Bloomingdale Lane
    - Longbourne Street
    - Cambridge Avenue
    - Stanhill Court
    - Lockard Avenue
    - Brachman Avenue
- For locations, see map on following page.





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## UTILITIES

## UTILITIES

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### Introduction

Typically, utilities are the focus of community attention only when they are not operating effectively. For instance, a power outage or a water main break will cause a few heads to turn, but once the problem is fixed, utilities systems soon fade from thought. Fortunately in Mt. Washington, the utility systems are extremely reliable. The Metropolitan Sewer District, Greater Cincinnati Water Works, Duke Energy and energy cooperatives work hard to provide residents with uninterrupted service.

### Existing Conditions

Although service is generally reliable, aesthetics, the presence of old infrastructure and the introduction of new infrastructure can often provide challenges for communities and the organizations that serve them.

Greater Cincinnati Water Works (GCWW) has been a municipally owned and operated utility service provider since it was purchased by the City of Cincinnati in 1839. GCWW is charged with providing high water quality to protect public health and tests the areas water more than 300 times a day from the source through treatment and in the distribution system. GCWW supplies more than 48 billion gallons of water a year through 3,000 miles of water mains to about 235,000 residential and commercial accounts- including Mt. Washington. GCWW's service area includes the entire City of Cincinnati, most of Hamilton County, parts of Butler and Warren Counties in Ohio and since 2003 has served Boone County and Florence, Kentucky through a pipeline that runs under the Ohio River. In 2006, Mt. Washington properties had radio-read meters installed by GCWW. Also in 2006, GCWW installed new water mains in Mt. Washington from Wayside Avenue to Morrow Street. Wasigo Drive, Wenatchee Lane, and Kewanee Lane will have new water mains installed in 2008.

When the sewer systems throughout the county were first built, overflows were considered an acceptable way to manage excess water. However, untreated wastewater can contain microorganisms, bacteria and chemicals and combined sewer overflows (CSO) have posed health problems. A CSO is a discharge of untreated storm and wastewater from a combined sewer into the environment. CSOs typically occur when combined sewers fill up with too much water for the system to handle; most often during heavy rains, and the excess water is released into a stream or river. Power failures and pipe blockages can also cause CSO. The Metropolitan Sewer District (MSD) is actively working to reduce and eliminate sewer overflows within their service area. From 1990-2006, MSD has remedied 20 combined sewer overflows; however, Mt. Washington was not among them. MSD is developing a plan to address all remaining CSOs by the year 2022. Until then, MSD has launched a program to notify Hamilton County residents when existing or predicted weather conditions may cause combined sewers to overflow. Advisories will be issued by email and recorded on the CSO telephone information line (513.244.5116) to enable residents to guard against coming in contact with the water.

### Challenges and Opportunities

Combined Sewer Overflows pose a problem to Mt. Washington residents who live and play near McNicholas High School and Berkshire Drive. When there is a significant amount of rainfall, residents should steer clear of standing water and sewers. Residents and stakeholders around the area are encouraged to call the CSO telephone information line for CSO advisories (513.244.5116).

Drainage is another concern in several of the low-lying areas of the community. The area around Glade Avenue, especially, has had flooding issues. Unfortunately most of the flooding occurs on private property, so it is up to the individual property owners to

handle drainage problems as they arise. It may be possible for an Improvement District to be established for these areas to assist the property owners in addressing this problem.

Overhead utility wires pose a challenge to beautification and modernization efforts of the Mt. Washington Business District. Many residents and business owners have expressed a strong desire to make the business district along Beechmont more aesthetically pleasing to shoppers and those passing through the district. Placing the wires underground is cost prohibitive and would disrupt the newly constructed streetscape; however other options include relocating utility poles from Beechmont Avenue to streets that run behind the business district. In addition to achieving the desired aesthetics, the initial cost estimates of this project were a fraction of the cost of burying the wiring underground.

Modernization of the business district could also include outdoor access to the internet. Many Cincinnati business districts and even Fountain Square have gone wireless, which enable citizens and customers to access the network anywhere in the district- including stores and public spaces.

**Goals and Objectives**

The mission of the Utilities Committee is to maintain high quality utility services in Mt. Washington. The following goals and objectives if met, will aid in accomplishing this mission.

**Goal I:** To equip Mt. Washington with high functioning, reliable utility systems.

Objectives:

- A. Improve aesthetics of Business District utilities.
- B. Increase access to network.
- C. Promote sustainable energy.

D. Promote safe and clean utility systems.

**Key Utilities Recommendations**

- **Improve aesthetics of Business District utilities by moving utility poles to Oxford Street or burying them underground.** While burying utility poles underground is preferable, the costs are extremely high. Other neighborhood business districts, such as O’Byronville and Clifton have moved their utility poles to streets along the rear of the business district for only a fraction of the cost of burying the utilities. A more in-depth engineering study should be undertaken to provide detailed cost estimates. This study could be funded through the Mt. Washington Community Council Neighborhood Support Program funds, Cincinnati Neighborhood Business Districts United, or the Community Priority Request process. The Mt. Washington Community Urban Redevelopment Corporation should spearhead this project.
- **Locate WiFi hotspots in the NBD, Stanbery Park, Recreation Center, Schools, etc.** MWCURC and other residents should encourage building owners and Project Lily Pad to come to Mt. Washington. Offering wireless internet will make the community more attractive to young people.
- **Educate residents how to receive COS advisories.** Since many residents of Mt. Washington could be affected by combined sewer overflows, the Mt. Washington Community Council should include information in the community newsletter instructing residents how to receive CSO advisories from Greater Cincinnati Water Works.



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FUTURE LAND USE

## FUTURE LAND USE

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### Introduction

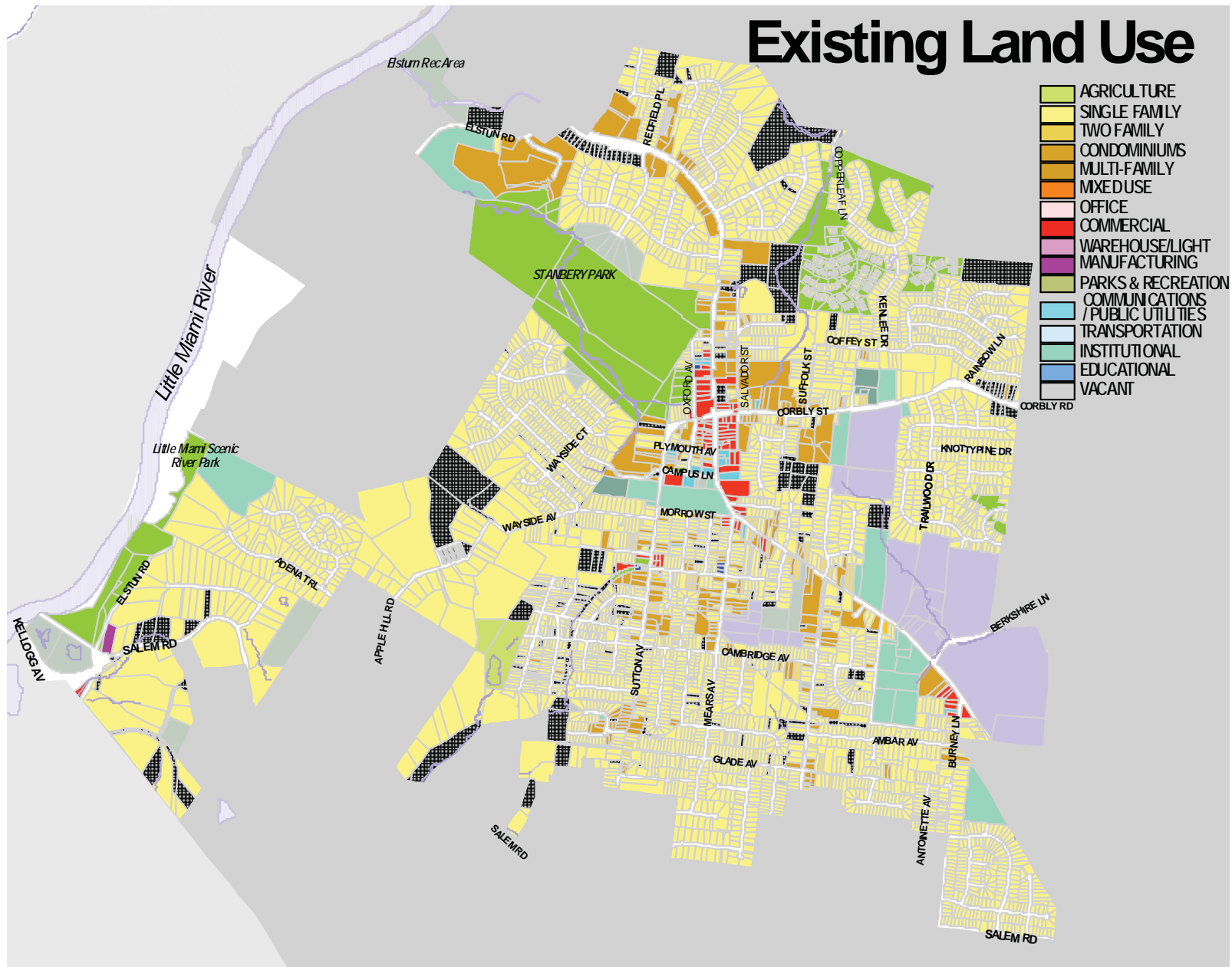
The purpose of this section of the plan is to provide recommendation for the future use of land in Mt. Washington. Mt. Washington is a bedroom community of Cincinnati and consists primarily of single-family homes. The majority of land in the neighborhood is devoted to this use and will not likely change in the future. Because the community is part of a larger city, tax base expansion is not the primary focus. There is no land in the community devoted to industrial uses and very little land is devoted to office use. The neighborhood business district along Beechmont Avenue and the two smaller business nodes along Sutton Avenue and Burney Lane provide the vast majority of commercial uses in the neighborhood. Mt. Washington is largely built-out with very little vacant land for any new development, either commercial or residential. The focus of this section is on guiding the limited new development and redevelopment while addressing the desire to preserve green spaces and change certain existing patterns of land use within the community.

Throughout this plan, there are several themes that affect land use planning in the neighborhood. The desire to have a pedestrian friendly, mixed-use business district, the need to improve the appearance of unkempt properties in the neighborhood, and the need to preserve existing parkland and other greenspaces are repeated countless times in the goals and objectives of this plan. Many of these recommendations can be achieved, at least partially, through planning. The main tool available for implementing the land use implications of these goals and objectives is zoning. The community is governed by the Cincinnati Zoning Ordinance, which was completely rewritten in 2004 for the first time in approximately 40 years. Through the existing zoning regulations, the use of property can be preserved or enhanced and specific requirements for future development in the neighborhood can be guided. Desired land uses in Mt. Washington can be implemented largely through

zoning and rezoning to be compatible with the future land use plan goals.

### Existing Conditions

The primary land use in Mt. Washington is single-family, which comprises approximately 75% of the land in the community. Multi-family uses exist in pockets around the community, but are generally located along the major corridors, including Beechmont Avenue, Sutton Avenue and Corbly Road. The neighborhood includes a large amount of land devoted to parks and recreational uses, the majority of which (125.5 acres) is located in Stanbery Park in the northwest section of the community. Other recreational uses are located in the southwest portion of the community, along the Little Miami River.



## FUTURE LAND USE

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### Challenges and Opportunities

One of the main challenges in developing future land use recommendations for Mt. Washington is the need to balance competing interests of the community. As stated in previous sections of this plan, the community has expressed an interest in new high quality housing and commercial development in the neighborhood but has also expressed a desire to preserve green spaces and watershed areas. It would seem that these two objectives could not coexist. However, the limited available land and the abundance of existing parks and protected greenspaces in the community offer the opportunity to achieve both objectives.

### Goals and Objectives

**Overall Goal:** Provide for the orderly and coordinated use of land in Mt. Washington.

#### Objectives:

##### **A. Implement the Future Land Use Plan Map**

The Future Land Use Plan map clearly shows the direction of the neighborhood as it relates to the desired use of land in the community. It is the most important land use objective because the map incorporates many of the ideas expressed throughout this document and can graphically depict the majority of land use decisions that have been made as part of the planning process. The Future Land Use Plan map included in this section is meant to serve as a guide to future development and should be reviewed periodically to ensure that the recommendations depicted on the map reflect the changing conditions that affect the community.

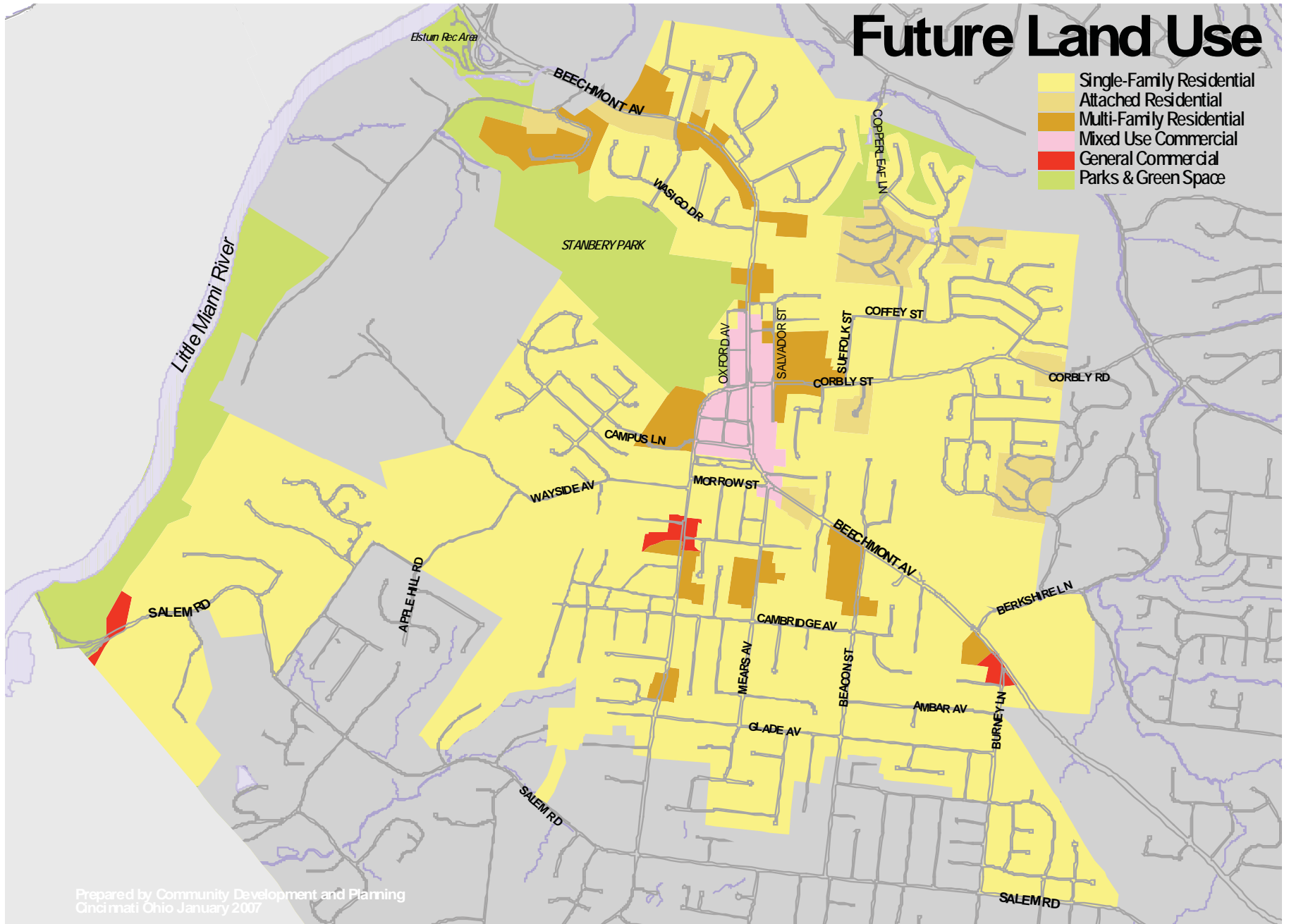
The Future Land Use Plan map identifies the recommended land use for each parcel of land in Mt. Washington. Several recommended zone changes are implied through the graphic designation of future land uses on the map. Areas where the recommendation is for

the use to change on a property are discussed in depth later in this section. Areas where the recommendation is for the future use to remain the same as the existing use of the property reflect the desire that the existing uses be preserved. The uses depicted on the Land Use Plan map may not exactly reflect any specific zoning district contained in the Zoning Ordinance. For the purposes of this plan, the recommended future land uses on this map are defined as follows:

- **Single-Family:** Areas of detached single-family homes and other compatible uses, excluding attached condominiums or apartment buildings.
- **Attached Residential:** Areas of attached town homes and condominiums with individual entrances to each unit from the exterior of the building.
- **Multi Family Residential:** Attached condominium and apartment complexes.
- **Mixed Use Commercial:** Areas of mixed use buildings containing any combination of retail, office, and residential use, excluding single-use structures.
- **General Commercial:** Areas of retail and/or office uses.
- **Parks and Green Space:** Areas of publicly owned parkland and permanently preserved greenspaces.

These uses are shown on the attached future land use plan map and are meant to be a guide for future development. Single-family uses are encouraged in any area identified on the map for Residential use. Consistency with the recommendations on the Land Use Plan map should be determined based on the proposed USE of the property, regardless of the proposed or existing ZONING of the property. For instance, attached single-family town homes are permitted in several of the single-family zoning districts. However, a proposal to locate town homes in an area shown as single-family on the map would not be consistent with the plan.





Prepared by Community Development and Planning  
Cincinnati, Ohio January 2007

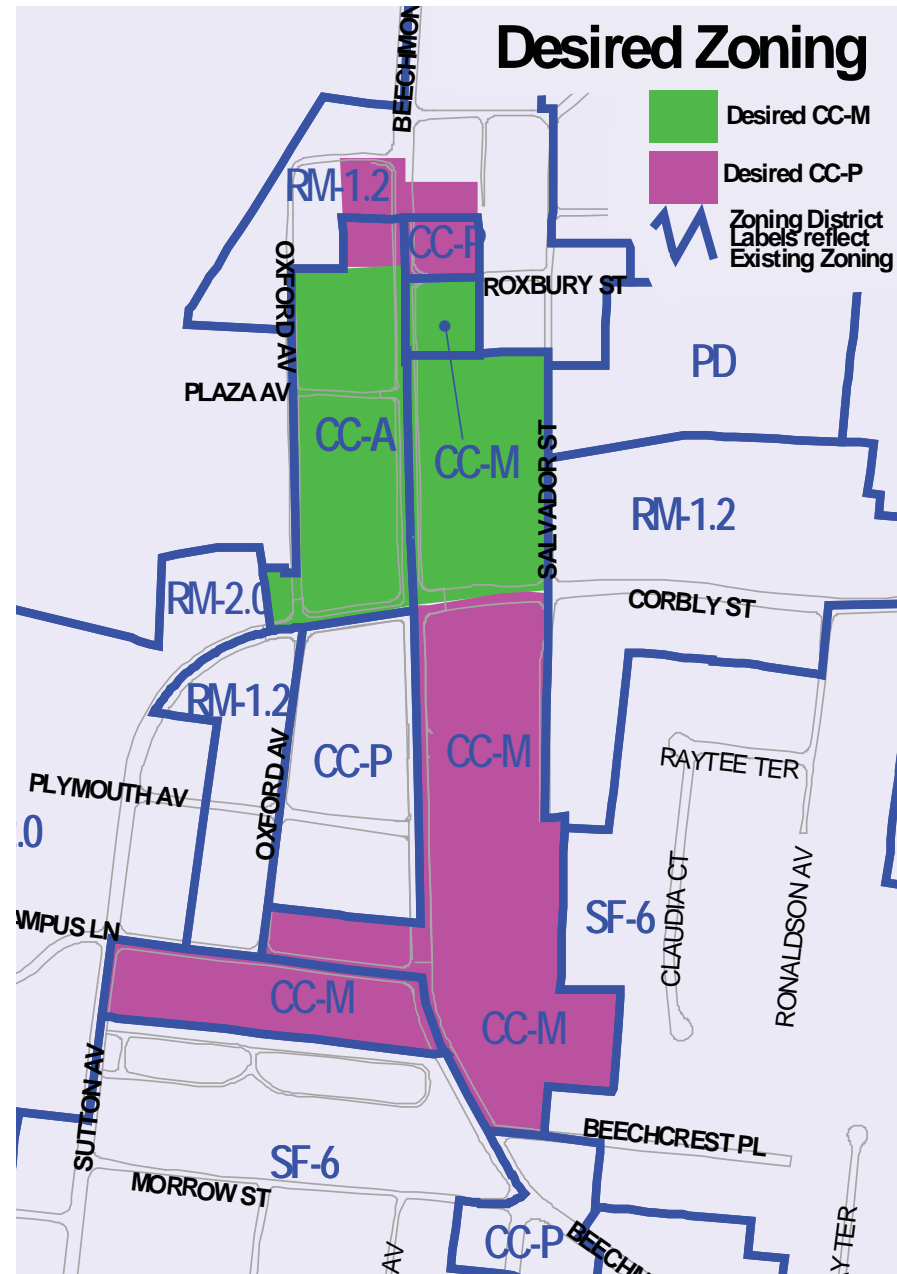
## FUTURE LAND USE

### B. Recommend Zone Changes

There are several areas of the neighborhood where the existing zoning would not be consistent with the recommendations of the Future Land Use Plan map. These areas have been identified in this section. These are areas where the zoning designation of the property is recommended for change to or from one commercial or residential district to another to better reflect the desired future character of these areas. The recommended changes have been listed below in order of priority.

Neighborhood Business District Zoning Changes: To reflect the desire for the Mt. Washington business district to be maintained and expanded in a pedestrian-friendly way while recognizing the existing auto-oriented businesses in the area, the zoning designations for the business district should be amended and slightly expanded.

The NBD Zone Changes map shows the proposed district changes. Generally, the auto-oriented commercial zoning would be removed from the district and replaced with the more pedestrian-friendly “pedestrian/auto mixed” designation (CC-M). In addition, the mixed designation for all properties south of Corbly Street would be replaced with the pedestrian oriented commercial zoning district (CC-P). Several small residential properties on the northern and western edge of the business district would be rezoned to the pedestrian-oriented commercial district. The result would be a business district that transitions from the north to the south from pedestrian-oriented zoning at the northern gateway to the district, to mixed-orientation zoning where there are existing auto-oriented businesses, and back to pedestrian oriented zoning in the heart of the business district and the southern gateway.



Parks Zoning Changes: To preserve the existing parks in Mt. Washington, which are vitally important to the quality of life and environmental preservation in the community, the three major parks in Mt. Washington should be rezoned to the newly created Parks zone district. The three parks, Stanbery Park, Magrish Nature Preserve, and California Woods Nature Preserve, are an important asset to the community and should be protected from any future development.

Residential Zoning Changes: Numerous areas of the neighborhood currently zoned for multi-family use should be rezoned to single-family zoning designations to reflect the current use of the property and to reduce the potential for future multi-family expansion. These areas include properties around the intersection of Oxford Avenue and Crestview Place, around the intersection of Heis Terrace and Beth Lane, and along the north side of Corbly Street west of Oxford Avenue. These areas contain mostly single-family homes. The properties in the Heis Terrace/Beth Lane area do contain existing multi-family buildings but should be rezoned to a single-family district to encourage this area to revert back to a single-family area over time. The recently renovated Mears house on Heis Terrace, which had been broken into multiple units and was restored to a single-family home, should be preserved as a single residence and the properties immediately surrounding it should be encouraged to be redeveloped with single-family homes.

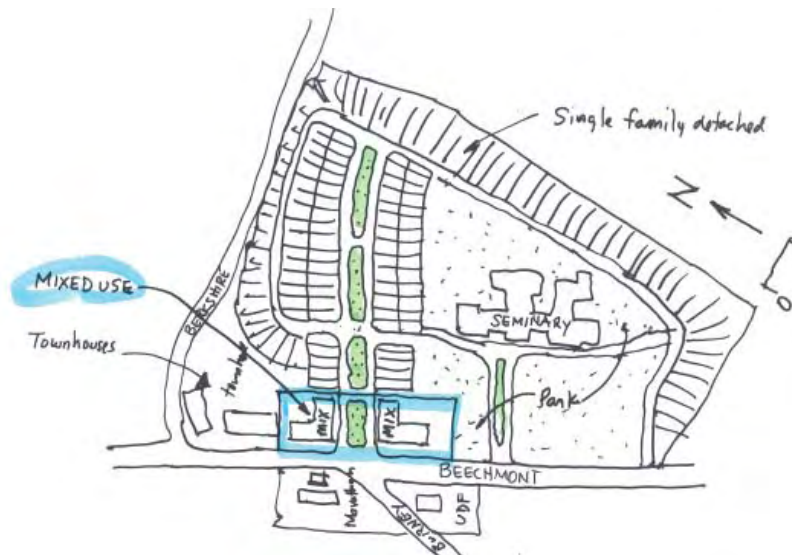
**C. Identify areas of Potential Change**

Several areas of Mt. Washington may have potential for a change of use in the future. Though these changes are not certain enough to recommend zone changes at this time, the potential changes in these areas do warrant consideration. These areas are identified as follows.

Athenaeum of Ohio/Mount St. Mary’s Seminary: The large property bounded by Beechmont Avenue, Berkshire Lane, and Paddison Road,

owned by the Archdiocese of Cincinnati, is currently used as an institution and seminary. The property is situated on the border of two jurisdictions- the City of Cincinnati and Anderson Township. The large manicured lawns, protected hillsides, and existing creeks are an important asset to both communities. However, given the current trend of the Archdiocese to divulge themselves of property, the large amount of land in this location could have the potential for a very large development if it were sold to a developer. The portion of the property located in Mt. Washington is 37 acres in size and is currently zoned single-family with a minimum lot size of 6,000 square feet per home (SF-6). Approximately 250 homes could be developed on this property under the current zoning. If even half of the property were sold, the development would have a major impact on the character of Mt. Washington. Hypothetically, if development of the property is to occur, the development should be done in accordance with the Planned Development District standards of the Zoning Ordinance to ensure preservation of the existing hillsides and creeks and to minimize the impact of any development on the character of the area. If total redevelopment of the property was to occur, it is recommended that a small-scale, mixed-use area be constructed as part of the redevelopment near Beechmont Avenue and Burney Lane. The development should be on the scale of Mariemont’s small mixed-use district, developed with the commercial component near Beechmont Avenue and provide an array of residential housing options within the site to accommodate people in the various stages of their lives. The design should be pedestrian-oriented with sidewalks, a decorative streetscape and interconnected streets within the site. However, every effort should be made to preserve the existing structure on the site and open space between the building and Beechmont Avenue to preserve the view. The City of Cincinnati should coordinate with Anderson Township if the redevelopment of this site should become an option.

## FUTURE LAND USE



Future Land Use, Figure 1. Draft Site Plan, preservation of creek and hillsides is implied.

**Beechmont Avenue Offices:** Many properties along Beechmont Avenue between Mears Avenue and McNicholas High School are currently used for small offices. The existing zoning for this portion of Beechmont Avenue is multi-family and single-family and these existing offices are non-conforming uses. This portion of Beechmont includes mostly older single-family homes and smaller apartment buildings. The residential character of this section of Beechmont provides a desirable break between the main business district and the commercial node at the Burney Lane intersection. The zoning of these properties should remain residential and new office and commercial uses should be discouraged in this area. Office uses are encouraged to locate in existing and future mixed-use developments in the neighborhood business district.

**Attached Residential Areas:** As stated above, the Attached Residential land use designation is intended for attached town home-style residential units where units are attached but each unit

has its own entrance from the exterior and no units are stacked above another unit. This designation has been shown on the Future Land Use map on properties in the Corbly's Grant and Reserves of Turpin developments to reflect existing town home style developments in these areas. However, several properties along Beechmont Avenue and Corbly Road that do not currently contain town homes have also been identified for Attached Residential. These areas include:

- Beechmont Avenue (northern corp. line to Ranchvale Drive). This area is currently zoned multi-family (RM 1.2). However, the property is currently vacant and has limited depth from Beechmont Avenue. Town home style condominiums would be preferable in this area to traditional multi-family buildings and would provide a better entranceway from the Beechmont Levee. This designation would provide greater flexibility to develop these vacant properties to create new housing option for the neighborhood.
- Beechmont Avenue (south end of business district to west of Wilaray) – This area is also zoned multi-family (RM2.0). Properties in this section of Beechmont Avenue currently contain single-family homes, large apartment buildings, and homes that have been converted to office and commercial uses. These properties have been shown at Attached Residence to reflect the desire that the existing apartment buildings be redeveloped in the future, in conjunction with adjacent properties if needed, to provide town homes fronting on Beechmont Avenue with possible rear access drives to minimize driveway curb cuts.
- Corbly Road (east of Rainbow Lane to eastern corp. line) – This area is currently zoned single-family (SF-6). The properties in this area are currently vacant, with the exception of one small apartment building and one single-family home. However, the properties in this area generally include steep slopes that may not be conducive to single-family homes. This is another area where well-designed town

home-style condominiums could provide an improved entranceway into the neighborhood from Anderson Township and provide greater flexibility to develop vacant properties to create new housing options for the neighborhood.

**D: Update Recommendations of the 1996 Urban Design Plan**

The recommendations contained in the 1996 Urban Design Plan have served the community well over the last ten years. Many recommendations for building character, signage size, awnings, and building location and orientation have guided the recent development of the corridor. However, the recommendations of this plan must be reviewed and updated in the future to ensure that the plan is current. Though the Urban Design District standards for renovation of structures have been consolidated with Cincinnati’s other Urban Design Overlay Districts in the new Zoning Ordinance, the individual neighborhood plans still play an important role in guiding new construction.

The plan should incorporate the following recommendations that have come out of this planning process:

- Brick and stone construction should be encouraged on all new buildings.
- The use of Exterior Installation and Finish Systems (EIFS) and similar materials should be discouraged and kept to the minimum amount possible.
- Buildings should be located directly on the sidewalk and entrances to the building should be provided from the façade that fronts on the sidewalk.
- Mixed-use structures including combinations of retail, office, and residential uses should be encouraged throughout the Urban Design Overlay area.
- Consolidation of curb cuts onto Beechmont Avenue should be required.
- All development should include pedestrian amenities including

benches, plazas, sidewalks, pathways, etc.

- Development should incorporate the existing urban design themes included in other developments in the Urban Design District, including black fencing, decorative lamp posts, brick sidewalks, green awnings, etc. to provide continuity and to fit in with the existing development pattern.

In addition to the Urban Design Guidelines for Mt. Washington, the Cincinnati Zoning Code, Chapter 1437-09 should be updated to include EI and FI restrictions (as recommended in the Economic Development Chapter).

Regulation EI states, “Restaurants, Limited shall meet the following standards: No more than 45 percent of their floor area may be devoted to food preparation, related activities and other space not accessible to the public. No more than 35 percent of the restaurants sales by dollar volume are carry-out and the patrons are served with other than single-use utensils, plates and beverage containers. The consumption of food or beverage in automobiles parked upon the premises is prohibited.”

Regulation FI states that “new businesses should contribute to the desired mix of commercial activities; franchise type establishments are acceptable provided they are primarily pedestrian and not automobile oriented.”

The community defines desirable businesses as sit-down restaurants, retail (including coffee, ice cream and antique shops; clothing, sporting goods and small hardware stores; bakeries and art galleries), offices (including medical/veterinarian offices, Urgent Care facility) and music venues. Other desirable uses that currently exist in the community are financial institutions, retail (including jewelry, drug, grocery and convenience stores), offices (including insurance services, law firms, dentist, medical, chiropractor, massage), fine art lessons, personal and animal services (including health/fitness clubs,

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salons, pet grooming), post office, fire station and police sub-station. Mixed-use, multi-story buildings are strongly encouraged.

Undesirable uses include drive throughs and automobile services along Beechmont Avenue. Single-use, single-story structures are strongly discouraged.



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## IMPLEMENTATION



## IMPLEMENTATION

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Collaboration greatly enhances strategy success rates.

Implementation of the Mt. Washington Comprehensive Plan will be monitored by the Mt. Washington Community Council. The Mt. Washington Community Council will create an Implementation Committee to advance recommendations in the plan and track progress of implementation. The Implementation Committee will have representatives from other community organizations, such as the Mt. Washington Community Urban Redevelopment Corporation and local schools and churches to coordinate efforts and improve communication between community stakeholders. This committee should work with City departments, private investors, property owners and residents to identify and seek funding opportunities and recruit volunteers to implement the plan recommendations. The Committee will regularly report implementation progress to the Mt. Washington Community Council.

The Mt. Washington Community Council (MWCC) is a non-profit neighborhood organization. The mission of the MWCC is to educate all Mt. Washington residents of the actions of the City of Cincinnati that impact the neighborhood, inform the City's governing agencies of the views and opinions of the residents, and to empower residents of the neighborhood to enhance the quality of life in Mt. Washington. Membership in the MWCC is open to anyone, with voting privileges reserved for neighborhood residents, property owners, or business owners. Any interested person is invited to become a member of the MWCC and would be eligible for inclusion on the Comprehensive Plan Implementation Committee.

The MWCC continuously works to increase membership and information sharing. The MWCC is viewed by the City of Cincinnati as the voice of Mt. Washington and as such, the MWCC has a responsibility to represent the entire population of the neighborhood. The MWCC maintains a website ([www.mwcc.org](http://www.mwcc.org)), a large email list, and distributes at least one newsletter per year

to the entire neighborhood. The Implementation Committee of the MWCC will strive to implement the recommendations in this plan through a collaborative effort with all interested parties and stakeholders to see that the vision for Mt. Washington is realized in the years to come.

The Implementation Chart on the following pages will serve as a guide to implementation efforts. No City funding availability is implied in these recommendations. Certain types of improvement projects require private property-owner participation through assessments, modification of utility services, or legislation adoption. The implementation of each strategy involves securing funding, coordinating with appropriate agencies, and integrating with the surrounding community. Additionally, it may be required that entities be identified to provide operating and maintenance functions for public improvements projects.

Land improvement projects require preliminary and detailed cost estimates based on accurate field surveys, subsurface investigation, property owner participation, finalized scope, and design, acquisition, demolition or relocation costs. Costs pending final scope of the project may also depend on private and other contributions, including in-kind; and available funding from the City.

<b>Housing Mission: Formulate a plan that would best reflect the long-term housing wants and needs of our community.</b>					
<b>Housing Goal 1 (H1):</b> Make the community inclusive and welcoming of all residents regardless of income, race, ethnicity and housing type.					
<b>Objective:</b>	<b>Strategies:</b>	<b>Potential Partners:</b>	<b>Funding Source(s):</b>	<b>Priority:</b>	<b>Difficulty:</b>
A. Correct the negative perception of rental property in the community.	A.1 Publicize the facts of ownership vs. rental properties, as shown by census figures and crime statistics in community newsletters and publications.	MWCC, Realtors	N/A	Low	Low
B. Celebrate diversity in the community.	B.1 Host events that educate the community by celebrating cultural diversity.	MWCC, MWCURC, local schools	MWCC, MWCURC, local schools, fund raising efforts	Medium	Medium
C. Welcome new residents	C.1 Distribute a Welcome Packet to all new residents to educate them on the history and current state of the community and advertise local establishments.	MWCC, MWCURC	Local businesses (donations/coupons)	High	Low
<b>Housing Goal 2 (H2):</b> To maintain, preserve and encourage the upkeep of all property					
<b>Objective:</b>	<b>Strategies:</b>	<b>Potential Partners:</b>	<b>Funding Source(s):</b>	<b>Priority:</b>	<b>Difficulty:</b>
A. Focus clean-up efforts on unkempt properties around the community's gateways	A.1 Encourage participation in the Great American Clean-Up efforts near to the community's entrances	City-Department of Community Development and Planning (DCDP), MWCC, Keep Cincinnati Beautiful, Anderson Township	KCB, Great American Clean-Up	High	High
	A.2. Work with property owners and encourage the use of Rental Rehab to improve the quality and aesthetics of rental housing along Beechmont Avenue.	DCDP	City - Rental Rehabilitation Program	High	High
	A.3 Establish a Nonprofit organization to facilitate buyouts and renovation of problem properties.	MWCC		Low	High
B. Educate residents on code infractions and encourage them to report violations	B.1 Distribute the booklet published by the City of Cincinnati, Citizens Guide to Community Action to every household, both owners and tenants.	MWCC, City	City	Medium	Low
	B.2 Advertise the City of Cincinnati Customer Service Call Center Number (591-6000)	MWCC, City	N/A	Medium	Low

## IMPLEMENTATION

C. Encourage partnerships between residents and landlords.	C.1 Meet with landlords to talk over problems.	Landlord groups	N/A	High	Medium
	C.2 Encourage and support the continued growth of an apartment owners group with a goal of reducing associated police calls and crime.	Cincinnati Police Department (CPD)	Police, MWCC	Medium	Medium
	C.3 Have themed events to keep cleanliness, safety, etc. in the public eye.	Landlord groups	MWCC, Police	Low	Low
	C.4 Hang posters in prominent places encouraging cooperation.	Landlord groups	MWCC	Low	Low
D. Recognize noteworthy homes in the area.	D.1 Create a yearly contest where a plaque is awarded for achievements such as Most Improved, Best Landscaping, Best Example of Architectural Style, etc.	MWCC	MWCC- NSP	Medium	Low
	D.2 Design and distribute signs for homes built before 1900.	Residents, MWCC	Cincinnati Preservation Association	Medium	Low
E. Nominate homes eligible for the National Registry.	E.1 Support efforts to encourage owners to apply for the National Registry and help owners apply.	Residents	N/A	Medium	Low
<b>Housing Goal 3 (H3):</b> Market Mt. Washington as a desirable place to own or rent property.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Aggressively market the MW community.	A.1 Establish a website and flyer to communicate progress of the area.	MWCC - link on website	MWCC, City	High	Low
	A.2 Advertise the exceptional array of housing choices available to people who live in MW.	Realtors	MWCC, City	Low	Low
	A.3 Provide real estate agents with promotional materials about MW.	Realtors	MWCC, City	Low	Low
	A.4 Advertise the good quality of the housing stock we enjoy in this community.	Realtors	MWCC, City	Low	Low
	A.5 Publicize the excellence of MW schools.	Enquirer, MWCC, City	MWCC, City	High	Low
	A.6 Publicize the Recreation Center, Stanbery Park, Library, and other amenities.	Enquirer, Other media outlets	MWCC, City	Medium	Medium
B. Reduce the number of housing-related crimes.	B.1 Meet with police officers on a regular basis to track where problems occur and take appropriate actions.	CPD	N/A	High	Low
	B.2 Support and recruit for Citizens on Patrol (CoP)	CoP	N/A - Volunteer hours	High	Low

**Housing Goal 4 (H4):** Encourage new housing development and renovation of existing homes that is consistent with the character and needs of the community.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Support new mixed-use development with sidewalks.	A.1 Proactively work with developers and encourage the installation of sidewalks.	Developers, City, MWCC, Residents	City	High	High
B. Educate the public to utilize the tax abatement.	B.1 Work towards the continuation of tax abatement programs in the City	City	N/A	High	High
C. Determine long-range housing needs of existing residents	C.1 Conduct a bi-annual survey to determine long-term housing needs.	Developers, City, Residents	City	Medium	Medium
	C.2 Work with developers to meet unfulfilled housing needs of residents.	Developers	Private, City	Low	High

## IMPLEMENTATION

**Economic Development Mission: Devise a strategy and implementation plan for encouraging a viable business district consistent with the quality of life goals of the community.**

**Economic Development Goal I (EDI): Create an Identity for the Mt. Washington Business District (MWBD) and other commercial nodes.**

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Provide gateway signage enhancements to the MWBD and other commercial nodes and define boundaries of each.	A.1 Define and tag the three major business districts in MW, such as, the Water Tower District (Beechmont), The Legionnaire District (Benneville), and the Seminary District (Burney).	Mt. Washington Community Council (MWCC), Mt. Washington Community Urban Redevelopment Corporation (MWCURC)	MWCURC, City Neighborhood Business District Improvement Program (NBDIP)	Medium	Low
	A.2 Adjust the boundaries of the MWBD to meet long range planning objectives, as outlined in the plan.	MWCURC, City	N/A	High	Low
	A.3 Update Urban Design Plan and Standards to include FI (Franchises).	MWCURC, City	N/A	High	Low
	A.4 Mandate landscape buffer between residential and mixed-use commercial districts.	MWCC, MWCURC	N/A	Low	Medium
B. Provide and maintain unifying appearance enhancements to MWBD and other commercial nodes, such as street banners, landscaping, lighting, art, and site amenities that define the areas.	B.1 Determine enhancements that expand on the current unifying amenities such as streetscape that will further establish the three business districts' identities and boundaries.	MWCC, MWCURC	Property Owners, MW-CURC, City NBDIP	Low	Low
	B.2 Establish safety, maintenance, clean up, landscape, art, events, and other business district membership sub-committees to support ongoing community objectives.	MWCC, MWCURC	N/A	Low	High
C. Identity enhancements shall support pedestrian-friendly multiple-use buildings, and mixed-use development within the three business districts.	C.1 Provide unique and interesting landscape along the streets in the three business districts.	MWCC, MWCURC	Property owners, Parks Urban Forestry Division	Medium	Low

D. Promote collaboration between MWCC and MW-CURC in preparing a design and planning review response to any proposed development to seek compliance with pedestrian friendly planning initiatives that emulate other successful NBDs.	D.1 Re-establish Community Council Economic Development Committee to facilitate joint meetings and discussions with MWCURC.	MWCC, MWCURC, City	N/A	High	High
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**Economic Development Goal 2 (ED2):** Improve Tenant Space Opportunities in MWBD and other commercial nodes.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Provide new retail tenant space.	A.1 Work with property owners on strategies for redevelopment of vacant or underutilized property for retail tenant space.	MWCC, MWCURC	Property owners, tenants	High	High
	A.2 Determine suitable retail space development opportunities through adaptive re-use of key existing buildings or replacement of obsolete buildings.	MWCC, MWCURC	Property owners, Mt. Washington financial institutions	High	High
	A.3 Improve parking lot behind business district on Beechmont by removing barriers, addressing drainage, and adding lighting, signage, coin drop box, and landscaping.	MWCURC	Property owners, MW-CURC, City NBDIP	High	High
B. Improve existing building facades.	B.1 Encourage existing building façade improvements through business district membership programs.	MWCURC	Property Owners, MW-CURC, City NBDIP	High	High
	B.2 Establish façade business district membership sub-committee to raise funds for matching grants and determine which facades are eligible for funding.	MWCURC	N/A	Medium	Medium
	B.3 Create a Sub-committee to establish a yearly “Most Improved Façade” Award given at any well-attended community event.	MWCURC	N/A	Medium	Medium

**Economic Development Goal 3 (ED3):** Increase MWBD retail customer base (i.e. activity in the area) by adding office, residential and restaurant space.

## IMPLEMENTATION

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Provide office space to expand daytime NBD activity and attract office-based businesses to NBD.	A.1 Promote MW demographics, affordable housing, park, and regional location to potential employers.	MWCURC - Leasing/Marketing Agent	Commercial Realtors, MWCURC	Medium	Low
	A.2 Identify and solicit potential employers to region.	MWCURC - Leasing/Marketing Agent	MWCURC, Commercial Realtors	High	High
	A.3 Determine suitable office space development opportunities through adaptive re-use of existing buildings.	MWCURC - Leasing/Marketing Agent	Property Owners	Medium	Medium
	A.4 Seek redevelopment of vacant or under-utilized property for office space.	MWCURC - Leasing/Marketing Agent	Property Owners, Mt. Washington financial institutions	Low	High
B. Provide restaurant space to expand nighttime NBD activity.	B.1 Determine suitable restaurant space development opportunities through adaptive re-use of existing buildings.	MWCURC - Leasing/Marketing Agent	MWCURC	High	Medium
	B.2 Seek redevelopment of vacant or underutilized property for restaurant space.	MWCURC Leasing/Marketing Agent	Property owners, tenants	Medium	High
C. Provide housing space with office/retail to integrate daytime and nighttime NBD activity.	C.1 Determine suitable opportunities for mixed-use redevelopment to include retail, office, and housing.	MWCURC - Leasing/Marketing Agent	Property owners, Banks	High	High
	C.2 Prepare a design and planning review response to any proposed development to seek compliance with mixed-use development initiatives that emulate other successful NBDs.	MWCURC - Leasing/Marketing Agent	N/A	High	High
	C.3 Seek development that complies with on-going MW Business District Mixed-Use Development Guidelines.	MWCURC - Leasing/Marketing Agent	N/A	High	Medium
	C.4 Develop a mixed-use prototype on assembled property consistent with CC-P zoning.	MWCURC - Leasing/Marketing Agent	Property owners, City NBDIP	Medium	High

**Economic Development Goal 4 (ED4):** Develop a desired retail mix of convenient neighborhood retail and service businesses and regional destination retail businesses in the MWBD.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Provide desired neighborhood retail and service businesses.	A.1 Update and categorize existing NBD businesses.	MWCURC	N/A	Low	Low
	A.2 Determine desired neighborhood retail and service categories by reviewing 1996 study and securing a new market study for MW.	MWCURC	Neighborhood Business District Improvement Program (NBDIP)	High	Medium
	A.3 Match existing business categories with desired categories and recruit unfulfilled neighborhood retail and service business categories.	MWCURC	NBDIP	High	Medium
B. Provide desired regional attractions and businesses.	B.1 Determine desired regional attractions and business categories by reviewing 1996 study and securing a new market study for MW.	MWCURC	NBDIP	High	Medium
	B.2 Match existing business categories with desired categories and recruit unfulfilled regional attractions and business categories.	MWCURC	NBDIP	High	Medium
C. Secure funding to pursue redevelopment opportunities.	C.1 Actively pursue asset development and allocation to secure proactive opportunities for redevelopment in the NBD via membership drives, annual fund contributions, or event fundraisers.	MWCURC	NBDIP	High	High
D. Secure funding to hire a marketing agent.	D.1 Gain agreement between property owners to fund an agent to market the district.	MWCURC	N/A	High	High

**Economic Development Goal 5 (ED5):** Establish a strong MW Business membership group.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
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## IMPLEMENTATION

A. Strengthen existing organization for businesses in the NBD and other commercial nodes focused on improving not only physical appearance, but also the economic vitality of the community at large.	A.1 Establish the MWCURC as the representative business group and establish the goals of the business community as those of MWCURC.	MWCURC	N/A	High	Low
	A.2 Review MWCURC by-laws and revise any by-laws contradictory to the goals and objectives of the business community membership.	MWCURC	N/A	High	Low
	A.3 Establish a MWCURC annual fund and membership drive to secure funding for community improvements and sub-committee needs.	MWCURC	MWCURC - Dues	High	Low
	A.4 Establish MWCURC as an infrastructure for business support, enabling businesses to communicate via flyers, cross promotions, email distribution, and website links.	MWCURC	MWCURC - Dues	High	Low
B. Increase participation of existing businesses in the MW Business Representative Organization.	B.1 For businesses where financial contributions are not practical, encourage volunteer involvement in lieu of membership fees to obtain 100% participation of existing businesses in the MWCURC.	MWCURC	N/A	High	High
	B.2 For businesses where financial contributions are possible, maximize contributions to the annual fund and/or membership.	MWCURC	N/A	High	High

**Natural Environment and Historic Preservation Mission: Preserve the significant green spaces and structures that enhance the culture and quality of life of Mt. Washington.**

**Natural Environment and Historic Preservation Goal 1 (NEHPI):** Reinvigorate interest in the historic nature of Mt. Washington.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Identify and preserve historic structures.	A.1 Register Water Tower as local landmark.	City - Cincinnati Preservation Association (CPA), Historic Conservation Office (HCO)	Volunteer research, Cincinnati Preservation Association, Anderson Township Historical Society	Medium	Medium
	A.2 Undertake historic survey of community.	City - CPA, HCO, University of Cincinnati	University of Cincinnati, student volunteers	High	Low
	A.3 Register historic homes.	Property Owners, City - CPA, HCO	Property Owners	Low	Medium
	A.4 Develop pedestrian route that highlights historic landmarks through the community.	City - Department of Transportation and Engineering (DOTE)	CPS, Anderson Township Historical Society	Medium	Medium
	A.5 Invigorate appreciation of cemetery.	Mt. Washington Cemetery Association		Low	Low
B. Create vehicle to oversee historic interests.	B.1 Form a committee to identify, implement, and sustain historic interests	MWCC, MWGreenspace	N/A	High	Low
	B.2 Develop/Identify an organization to seek funding to promote and preserve historical assets.	MWCC, MWGreenspace	Foundations, fundraisers	High	High

**Natural Environment and Historic Preservation Goal 2 (NEHP2):** Preserve and Enhance the Natural Environments in Mt. Washington.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Protect Green Spaces.	A.1 Identify and protect key watersheds in Mt. Washington's tributaries to Clough Creek, Little Miami and the Ohio River.	MWGreenspace, Army Corps of Engineers, Anderson Township	MWGreenspace Fund, Donations	Medium	Medium
	A.2 Support park zoning for public parkland.	City - DCDP	N/A	High	Low
	A.3 Initiate annual tree plantings.	MWCC, MWGreenspace	MWCC, MWCURC, Cincinnati Park Board (CPB) - Urban Forestry, Clean Ohio	High	Low
	A.4 Encourage responsible use of hillsides.	Hillside Trust	Hillside Trust	High	High

## IMPLEMENTATION

B. Monitor/Protect Little Miami River.	B.1 Promote awareness and responsible use of river.	Rivers Unlimited, Little Miami Inc.	Rivers Unlimited, Little Miami Inc.	High	Low
	B.2 Encourage preservation of sensitive land along the Little Miami River.	Rivers Unlimited, Local Schools	Rivers Unlimited, Local Schools	Medium	Medium
	B.3 Support efforts to curb pollution of the Little Miami River.	Sierra Club	Sierra Club	Medium	Medium
C. Create Vehicle to Oversee Environmental Interests.	C.1 Form a committee to identify, implement, and sustain environmental interests.	MWCC, MWGreenspace	N/A	High	Low
	C.2 Develop/Identify an organization to seek funding.	MWCC, MWGreenspace	Greater Cincinnati Foundation	High	High
<b>Natural Environment and Historic Preservation Goal 3 (NEHP3):</b> Utilize Sustainable Building Practices to Improve Quality of Life.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Encourage and Educate about green building.	A.1 Host seminars for residents and landlords on benefits of green building techniques and housing maintenance.	US Green Building Council (USGBC), Mortgage providers, Schools, Homeownership Center (HOC)	Grants	Low	Medium
	A.2 Encourage the creation of a new flexible use facility in Stanbery Park that would demonstrate green building technologies and design.	Park Board, Duke Energy	Park Board, Duke Energy	High	High
B. Encourage public conservation/recycling efforts.	B.1 Distribute information to homeowners promoting local conservation and recycling efforts.	USGBC, Rumpke, Keep Cincinnati Beautiful (KCB)	Grants	Low	Medium
C. Encourage sustainable commercial buildings.	C.1 Create and distribute packet of desirable guidelines to developers interested in building in MW.	USGBC, City, MWCC	MWCC-NSP	Medium	High
	C.2 Discuss green building techniques with developers interested in building in MW.	USGBC, City, MWCC	N/A	Medium	High
<b>Natural Environment and Historic Preservation Goal 4 (NEHP4):</b> Increase Accessibility to Green Spaces.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Educate and Raise awareness of green spaces.	A.1 Host a Natural fund-raiser annually to raise money to protect green spaces.	Residents, CPB, Anderson Township	MWGreenspace	Medium	Low
	A.2 Partner with schools to utilize existing greenspace and outdoor learning environments.	Mt. Washington Elementary School, Sands Montessori, Guardian Angel, Archbishop McNicholas High School	Local Schools	High	Medium

**IMPLEMENTATION**

B. Increase access within the parks.	B.1 Create bike trails/clubs in additional parks.	Cincinnati Park Board, local biking organizations	Park Board	Medium	Low
C. Increase access between the parks.	C.1 Create MW Trail for walking and biking.	Anderson Twp., City	Organizations, Grants	Medium	High
	C.2 Create a visible, pedestrian-friendly connection between Stanbery Park and the neighborhood business district.	Cincinnati Park Board (CPB), DCDP, MWCC	Stanbery Advisory, CPB	High	High

## IMPLEMENTATION

<b>Quality of Life Mission: Create a Mt. Washington identity that will attract and retain residents and businesses that enhance the quality of life, increase property values and establish Mt. Washington as a destination.</b>					
<b>Quality of Life Goal 1 (QLI):</b> More effectively convey information about existing assets and activities.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Distribute community information to its members.	A.1 Update the Community Council's website to reflect current events.	MWCC	MWCC	High	Low
	A.2 Produce and distribute a newsletter tentatively titled Tower Beat.	MWCC, Cincinnati Recreation Commission (CRC), MWCURC, Hamilton County Regional Library (HCRL)	Neighborhood Support Program (NSP) funds, Advertising	Very High	Medium
	A.3 Create and distribute a homeowners packet to realtors and residents.	MWCC, CRC, MWCURC	MWCC, CRC, MWCURC	High	Low
B. Coordinate inter-neighborhood involvement.	B.1 Coordinate with neighboring organizations like Anderson Area Chamber of Commerce, Mount Lookout, California and Linwood Community Councils to create synergy and improved scheduling.	Anderson Area Chamber of Commerce, MWCC, Mount Lookout Community Council, California Community Council, Linwood Community Council	N/A	Low	Low
<b>Quality of Life Goal 2 (QL2):</b> Be a leader in education by supporting the many existing institutions providing different kinds of learning experiences.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Support local schools.	A.1 Encourage the renovation of Mt. Washington Elementary School and construction of Sands Montessori and provide ongoing support to maintain them as state of the art educational centers.	Cincinnati Public Schools (CPS), Community Learning Center, MW Recreation Center	CPS, Private Funds	High	Medium
	A.2 Strengthen relationships with and support Guardian Angel and Archbishop McNicholas schools.	Archdiocese of Cincinnati, Guardian Angel, McNicholas High School, Residents	Archdiocese, Private Funds	High	Low
B. Increase available learning opportunities.	B.1 Keep branch public library open by promoting engagement with it and finding solutions for parking.	Hamilton Co., City, CRC, CPS, MWCC, MWCURC, HCRL	Hamilton County, City	High	High
	B.2 Create/promote senior volunteer opportunities with CPS	CPS, Sutton Grove, MWCC, MW Recreation Center	N/A, volunteers	Medium	Medium

<b>Quality of Life Goal 3 (QL3):</b> Promote well being and community spirit by supporting existing assets.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Support existing plans for improvements.	A.1 Find a sponsor and renovate Recreation Center’s pools and ball field.	CRC	City - Community Priority Requests, CRC, MWCC, Private Fundraising	High	High
	A.2 Support and Implement Stanbery Park Master Plan (phase 3 and beyond)	CRC, CPB, MWCC	CRC, CPB, MWCC	High	Low
	A.3 Support new hike/bike trail planned for Sands Montessori as part of Community Learning Center plans.	CPS	City, CPS	Low	Medium
B. Create a pedestrian friendly environment.	B.1 Create community gardens and green spaces.	KCB, Civic Garden Center, Local schools, Property owners	Volunteers, Property Owners	Low	Low
	B.2 Promote events like Water Tower lighting, July 4 parade, picnics, band concerts, hikes, walking tours, etc.	MWCC	Event Organizers/Sponsors (fundraisers, ticket sales to events, stall fees for art shows)	Medium	Low
<b>Quality of Life Goal 4 (QL4):</b> Create an attractive hub of activity to build a positive day/night neighborhood identity; improve accessibility to existing businesses.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Make the community a destination.	A.1 Develop a pedestrian friendly area near the Water Tower	City, MWCC, MWCURC, National City Bank	City, MWCC, MWCURC	High	High
	A.2 Coordinate Economic Development and Housing marketing plans to brand the neighborhood and create a Urban Design Theme.	MWCURC, MWCC, City	Create a “design resource pool” from local professionals, Tax Increment Financing (TIF) monies, City, MWCURC, MWCC	High	Medium
	A.3 Encourage a density of restaurant establishments with liquor licenses to promote nightlife scene in an existing business area.	MWCURC, MWCC	Private investment	High	High
B. Create a pedestrian friendly environment.	B.1 Create gardens, walkways and bike paths in the business district.	Civic Garden Center, MWCC, CRC, CPB	Civic Garden Center, MWCC, CRC, CPB	Medium	Medium
	B.2 Improve the identification of neighborhood gateways at Beechmont and business district parking with better signs.	City, MWCC - visioning team	City - Architecture and Urban Design (AUD)	High	Medium

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C. Install significant and unique signage at gateways.	C.1 Start with installation of landscaped sign beds on major thoroughfares.	MWCC, MWCURC, City - DOTE	City - Architecture and Urban Design (AUD)	Medium	High
	C.2 Add signage on minor streets as funding becomes available.	MWCC	City - Architecture and Urban Design (AUD)	Medium	High
D. Maintain neighborhood identity.	D.1 Maintain the Water Tower as a visual symbol of pride.	GCWW (the owner of water tower)	N/A	High	Low
	D.2 Promote architectural diversity with quality materials. Discourage the use of Exterior Installation Finish System (EIFS) and encourage green building techniques.	MWCC, MWCURC, City	N/A	High	Low

### Quality of Life Goal 5 (QL5): Promote safety and the continuation of relatively low crime rates.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Educate the public.	A.1 Distribute the city's Citizen's Guide for Community Action to promote fire prevention, waste management, nuisance complaints, policing, etc.	MWCC, City	City	Medium	Low
B. Support active citizen participation in safety initiatives.	B.1 Support active development of an Community Problem Oriented Policing (CPOP) team for Mt. Washington.	CPD, MWCC	City, CPD	High	Low
	B.2 Maintain support for active participation in CoP.	CPD, MWCC, residents	City, CPD	High	Low
	B.3 Review police strategies/priorities to ensure 24-hour coverage.	(DELETED "MWCC, MA Berry's newsletter") Residents, CPOP	City, MWCC, MWCURC	High	Medium
	B.4 Identify crime areas.	CPD	N/A	Medium	Low
	B.5 Install security cameras.	CPD, MWCC, City	Property Owners	Medium	Medium
C. Promote pedestrian-friendly development.	C. 1 Work to have sidewalks and curbs installed on all streets, especially wherever children walk to school.	City, Developers	Private, City, State	High	High

### Quality of Life Goal 6 (QL6): Support existing assets as well as new initiatives.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Support existing assets.	A.1 Support quality daycare providers for both children and the elderly.	Local Daycare Provides, Churches	Residents, Churches	Medium	high
	A.2 Lobby for upgrading and maintaining the firehouse.	City, MWCC	City	Medium	Medium

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B. Establish new social initiatives.	B.1 Promote the Arts and Mt. Washington through art fairs, events, and education.	MWCURC, CRC, Arts Consortium, University of Cincinnati (UC), Xavier University (XU), Art Museum, Contemporary Arts Center (CAC), Pendleton Art Center, Essex, Art Academy, Cincinnati Symphony, Cincinnati Ballet, Galleries on Main Street	MWCURC	High/ Medium	Low
	B.2 Use existing/new sites for cultural programs, supporting the CPS Facilities Master Plan for Community Learning Centers at Mt. Washington School, Sands Montessori and others such as Stanbery Park.	MW Recreation Center, Mt. Washington Elementary School, Sands Montessori	Schools, Self-funding Programs	High	Low
	B.3 Host large social gatherings such as Block Parties.	Residents	Volunteers	Low	Low
C. Coordinate events to create synergy and improved scheduling.	C.1 Create a Community Events Coordinator.	MWCC, MWCURC	MWCC, MWCURC, CRC, Advertising	Medium	Low
	C.2 Team with Anderson Township to identify and promote existing cultural venues.	Anderson Township, local cultural venues	MWCC (website)	Medium	Low

**Quality of Life Goal 7 (QL7):** Promote physical, emotional and social health for all with a public health care facility.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Expand health related services.	A.1 Attract an Urgent Care facility.	Local Pharmacy, Groceries, Mercy Anderson, CPS (integrate into schools)	Local businesses, Churches	Medium	High
	A.2 Contact potential health care services such as Optometry and Dentistry.	Lens Crafters, Private Practice	Private Business	Medium	Medium



## IMPLEMENTATION

**Transportation Mission: Develop effective, efficient and inviting means of transportation within and beyond the boundaries of Mt. Washington in order to enhance both residential and business life in the community.**

**Transportation Goal I (T1):** Ensure that Mt. Washington is a pedestrian and bicycle-friendly community.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Improve “unimproved streets”, adding curbs, sidewalks and gutters.	A.1 Focus initially on streets nearest schools and business areas.	MWCC, MWCURC, MSD, National Grant Partners	City, Grants, MWCC - coordinator, ODOT’s “Safe Routes to School”	High	High
	A.2 Identify street segments where property owners are interested in participating in improvements (ie. Paying for sidewalks, etc).	MWCC	Private	High	Medium
	A.3 Coordinate local improvement efforts with City DOTE street rehab program. Priority streets are denoted in the chapter.	City - DOTE	N/A	High	Medium
B. Improve pedestrian safety.	B.1 Create well-lit and inviting walkways, esplanades, plazas and green space in areas leading to schools, business districts and parks.	MWCC, CPS	ODOT’s “Safe Routes to School” Program	High	Medium
	B.2 Lobby for crosswalks and lighting at key locations throughout the neighborhood.	MWCC, MWCURC, City - DOTE	DOTE	Medium	Medium
	B.3 Find funding for the construction of sidewalks wherever children walk to school.	MWCC, property owners	DOTE, ODOT, private		
	B.4 Utilize water elements in streetscapes, such as fountains, to encourage walking.	Greater Cincinnati Water Works (GCWW), DOTE, DCDP	CNBDU, Private	High	High
	B.5 Locate seating areas and informational kiosks to encourage pedestrian interaction.	MWCURC, City - DOTE	CNBDU, Private	High	High

C. Encourage the use of bicycles.	C.1 Create and advertise bicycle routes in the community to promote the interconnectivity of the neighborhood.	MWCC, MWCURC, City - DOTE	City	High	Low
	C.2 Place bicycle racks in strategic areas.	MWCC, MWCURC, City - DOTE	DOTe, Private	High	Low
	C.3 Institute low-cost bicycle rental kiosks in the business districts, operated by community groups.	MWCC, MWCURC	Private, MWCURC, Local Bicycling Clubs	High	Medium
	C.4 Cut a bicycle trail through Stanbery Park to link the Beechmont NBD with Lunken trails.	CPB, CRC	Park Board, Bicycling Clubs	Medium	High

**Transportation Goal 2 (T2):** Enhance the commuter experience.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Implement free/low- cost circulator/shuttle buses and taxi-buses.	A.1 Use circulator bus to link all parts of the neighborhood to the business district.	MWCC, MWCURC	Business partnerships, school district buses, private entrepreneurs	High	High
	A.2 Use shuttle to Lunken to transport bicyclists and hikers/recreators to business districts.	CRC	Business partnerships, school district buses, private entrepreneurs	Medium	High
	A.3 Use shuttle to link MW with neighboring centers (ie., Mt. Lookout, Anderson Township).	Metro	Business partnerships, school district buses, private entrepreneurs	Low	High
B. Beautify streets and gateways.	B.1 Plant street trees and add landscape details and decorative signage to street corners.	MWCC, CPB	MWCC, Park Board, Urban Forestry	High	Low
	B.2 Utilize traffic calming landscaped median strips.	City - DOTE/CPB	City - Greenway Programs	Medium	High
	B.3 Beautify bus stops with shelters and/or benches; place trash cans to keep areas clean.	Metro	KCB	Medium	Medium
C. Optimize current Metro service.	C.1 Encourage ridership and the reinstatement of old routes.	MWCC, CPS, Metro	N/A	Low	High

**Transportation Goal 3 (T3):** Ensure adequate parking for the business districts.

Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
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## IMPLEMENTATION

A. Consolidate, repave, and landscape existing lots behind Beechmont Ave NBD.	A.1 Work with all property owners involved to confirm benefits of unified parking area.	MWCURC	Property Owners, City, MWCURC	High	High
	A.2 Analyze parking revenue sources that would support lot maintenance costs.	MWCURC, Private parking management, Firms	MWCURC, Private	High	Medium
B. Establish additional low-cost hourly public parking lots.	B.1 Pursue available vacant and underutilized land for parking	MWCURC, City - DCDP	MWCURC, DCDP, Parking Services	Medium	Medium
C. Dedicate park and ride spaces for bus patrons.	C.1 Determine demand for park and ride spaces.	MWCURC, Metro	MWCURC, Metro	High	Medium
	C.2 Work with lot owners/managers in conjunction with Metro to lease park and ride spaces.	MWCURC, Metro	Private, Metro	Medium	High
	C.3 Develop/distribute marketing materials to publicize availability of park and ride spaces.	MWCURC, Metro	MWCURC, Metro	High	Low
<b>Transportation Goal 4 (T4):</b> Ensure that the transportation and circulation needs of Mt. Washington will be met.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Establish a standing committee of volunteers empowered to address on-going and future transportation issues.	A.1 Empanel a standing transportation committee by the Community Council that has contacts with appropriate City and Metro staff members and other stakeholders.	MWCC	N/A	High	Low
B. Develop a foundation that will access and act as conduit for grant funds.	B.1 Initiate creation of new entity with specific mission of fostering transportation improvements.	Legal Counsel, Residents	Corporate Partners, Grants	Low	High
<b>Utilities Mission: Maintain high quality utility services in Mt. Washington.</b>					
<b>Utilities Goal 1 (U1):</b> Equip Mt. Washington with high functioning and reliable utility systems.					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Improve aesthetics of Business District utilities.	A.1 Fund an engineering study to determine feasibility and cost of moving utilities in business district from Beechmont to Oxford or to bury them underground.	Local businesses, MWCC, MWCURC, City, Duke Energy	Local businesses, MWCC NSP funds, MWCURC City - Community Priority Requests, Grants	High	Low
	A.2 Move Utilities in the Main Business District off of Beechmont and back to Oxford.	Local businesses, MW-CURC, City	Local businesses, MW-CURC, City, Grants	Medium	High
B. Increase access to network	B.1 Locate WiFi hot spots in NBD, Stanbery Park, Recreation Center, Schools and new Uptown Plaza.	Project Lily Pad	Project Lily Pad	Medium	Low

C. Promote sustainable energy	C.1 Promote proto typical sustainable energy hub in Stanbery.	Park Board, Duke Energy	Park Board, Duke Energy	High	High
	C.2 Encourage future buildings to employ sustainable energy practices.	MWCC, MWCURC	N/A	High	Low
D. Promote safe and clean utility systems	D.1 Inform residents who live near CSOs how to receive alerts for potential overflows	MWCC	N/A	Low	Low

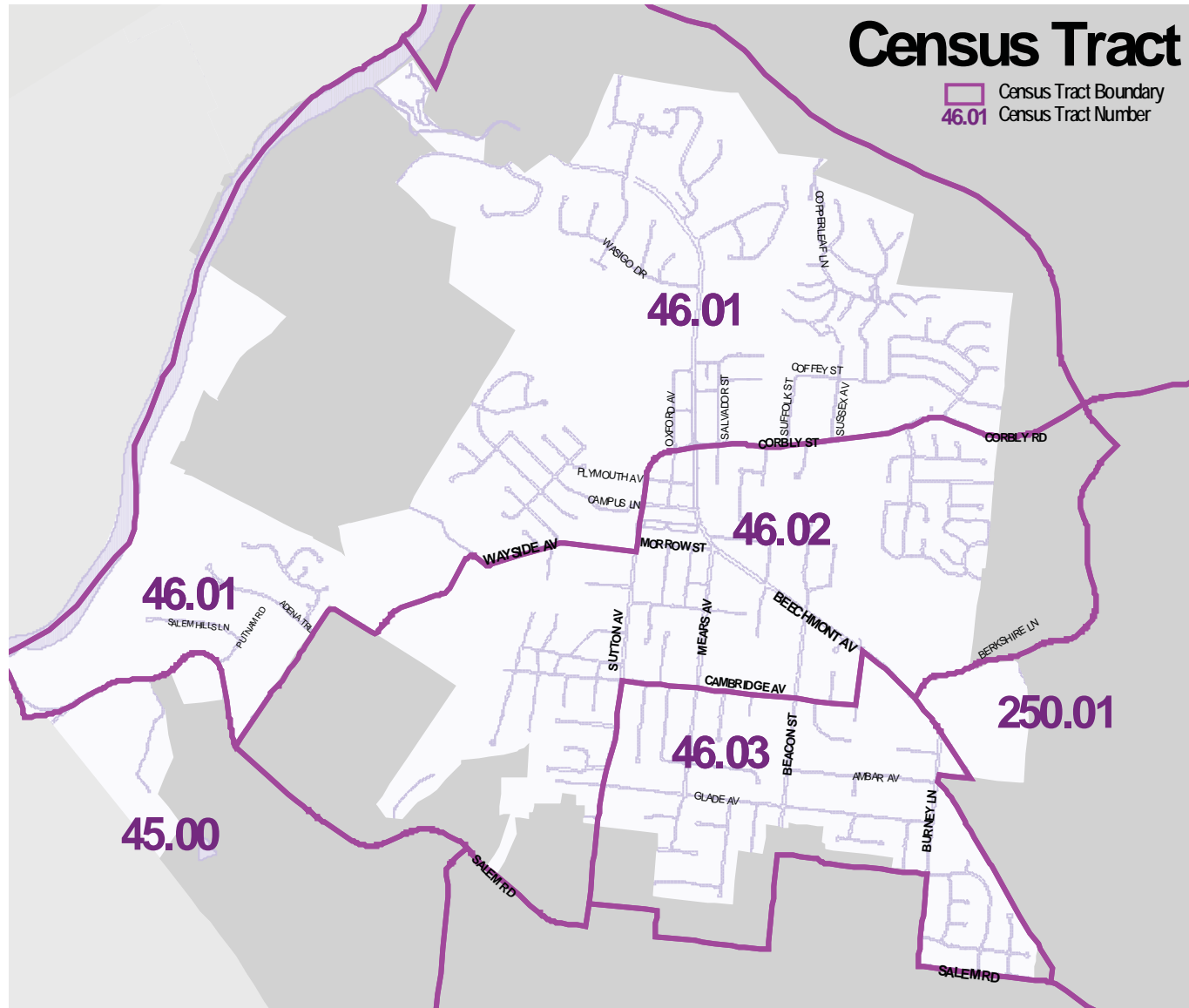
<b>Future Land Use Overall Goal: Provide for the orderly and coordinated use of land in Mt. Washington.</b>					
Objective:	Strategies:	Potential Partners:	Funding Source(s):	Priority:	Difficulty:
A. Implement the Future Land Use Plan.	A.1 Reference Future Land Use Chapter.	Property owners, MWCC, DCDP	TBD	High	High
B. Recommend zone changes	B.1. Reference Future Land Use Chapter.	MWCC, property owners, DCPD	N/A	High	Low
C. Identify areas of potential change.	C.1 Reference Future Land Use Chapter.	MWCC, property owners	N/A	Medium	High
D. Update recommendations of the 1996 Urban Design Plan.	D.1 Reference Future Land Use Chapter.	MWCC, DCDP	N/A	High	Low



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APPENDICES

Census Data



Mt. Washington	Census Tract				Totals
	46.01	46.02	46.03	250.01*	
<b>TOTAL POPULATION</b>	<b>5,953</b>	<b>4,996</b>	<b>2,962</b>		<b>13,911</b>
<b>SEX</b>					
Male	2,778	2,354	1,355		6,487
Female	3,175	2,642	1,607		7,424
<b>AGE</b>					
Under 5 years	400	380	203		983
5 to 9 years	265	304	136		705
10 to 14 years	248	294	149		691
15 to 19 years	254	234	130		618
20 to 24 years	515	292	115		922
25 to 34 years	1,279	845	501		2,625
35 to 44 years	793	832	479		2,104
45 to 54 years	823	734	422		1,979
55 to 59 years	290	214	105		609
60 to 64 years	196	165	95		456
65 to 74 years	449	341	230		1,020
75 to 84 years	329	273	268		870
85 years and over	112	88	129		329
Median age (years)	35	37	40		X
<b>18 years and over</b>	<b>4,906</b>	<b>3,872</b>	<b>2,387</b>		<b>11,165</b>
Male	2,255	1,786	1,056		5,097
Female	2,651	2,086	1,331		6,068
21 years and over	4,709	3,739	2,328		10,776
62 years and over	999	809	684		2,492
<b>65 years and over</b>	<b>890</b>	<b>702</b>	<b>627</b>		<b>2,219</b>
Male	320	238	203		761
Female	570	464	424		1,458
<b>RACE</b>					
<b>One race</b>	<b>5,877</b>	<b>4,952</b>	<b>2,934</b>		<b>13,763</b>
White	5,465	4,718	2,861		13,044
Black or African American	268	146	44		458
American Indian and Alaska Native	17	9	2		28
Asian	102	59	16		177
Asian Indian	25	13	1		39

Chinese	33	19	11		63
Filipino	2	4	2		8
Japanese	10	3	2		15
Korean	15	6	0		21
Vietnamese	8	10	0		18
Other Asian	9	4	0		13
Native Hawaiian and Other Pacific Islander	1	1	0		2
Native Hawaiian	0	1	0		1
Guamanian or Charmorro	1	0	0		1
Samoan	0	0	0		0
Other Pacific Islander	0	0	0		0
Some other race	24	19	11		54
<b>Two or more races</b>	<b>76</b>	<b>44</b>	<b>28</b>		<b>148</b>
<b>RACE ALONE OR IN COMBINATION WITH ONE OR MORE OTHER RACES</b>					
White	5534	4761	2888		13,183
Black or African American	316	163	48		527
American Indian and Alaska Native	32	22	11		65
Asian	114	71	25		210
Native Hawaiian and Other Pacific Islander	3	3	1		7
Some other race	36	27	17		80
<b>HISPANIC OR LATINO AND RACE</b>					
<b>Total population</b>	<b>5,953</b>	<b>4,996</b>	<b>2,962</b>		<b>13,911</b>
<b>Hispanic or Latino (of any race)</b>	<b>62</b>	<b>61</b>	<b>18</b>		<b>141</b>
Mexican	15	18	5		38
Puerto Rican	18	7	3		28
Cuban	3	7	1		11
Other Hispanic or Latino	26	29	9		64
<b>Not Hispanic or Latino</b>	<b>5,891</b>	<b>4,935</b>	<b>2,944</b>		<b>13,770</b>
White alone	5,427	4,674	2,849		12,950
<b>RELATIONSHIP</b>					
<b>Total population</b>	<b>5,953</b>	<b>4,996</b>	<b>2,962</b>		<b>13,911</b>
<b>In households</b>	<b>5,953</b>	<b>4,996</b>	<b>2,857</b>		<b>13,806</b>
Householder	3,035	2,350	1,375		6,760
Spouse	1,128	971	589		2,688
Child	1,252	1,319	698		3,269
Own child under 18 years	965	1,087	546		2,598



# APPENDIX A

Other relatives	182	108	86	376
Under 18 years	69	24	20	113
Nonrelatives	356	248	109	713
Unmarried partner	223	123	49	395
<b>In group quarters</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>105</b>
Institutionalized population	0	0	103	103
Noninstitutionalized population	0	0	2	2
<b>HOUSEHOLDS BY TYPE</b>				
<b>Total households</b>	<b>3,035</b>	<b>2,350</b>	<b>1,375</b>	<b>6,760</b>
<b>Family households (families)</b>	<b>1,491</b>	<b>1,263</b>	<b>758</b>	<b>3,512</b>
With own children under 18 years	590	616	304	1,510
Married-couple family	1,128	971	589	2,688
With own children under 18 years	388	448	231	1,067
Female householder, no husband present	267	215	126	608
With own children under 18 years	156	122	54	332
<b>Nonfamily households</b>	<b>1,544</b>	<b>1,087</b>	<b>617</b>	<b>3,248</b>
Householder living alone	1,292	929	547	2,768
Householder 65 years and over	393	301	214	908
Households with individuals under 18 years	644	640	324	1,608
Households with individuals 65 years and over	686	547	407	1,640
Average household size	2	2	2	X
Average family size	3	3	3	X
<b>HOUSING OCCUPANCY</b>				
<b>Total housing units</b>	<b>3,236</b>	<b>2,474</b>	<b>1,429</b>	<b>7,139</b>
Occupied housing units	3,035	2,350	1,375	6,760
Vacant housing units	201	124	54	379
For seasonal, recreational, or occasional use	11	8	1	20
Homeowner vacancy rate (percent)	1	1	1	X
Rental vacancy rate (percent)	8	7	6	X
<b>HOUSING TENURE</b>				
<b>Occupied housing units</b>	<b>3,035</b>	<b>2,350</b>	<b>1,375</b>	<b>6,760</b>
Owner-occupied housing units	1,542	1,330	1,032	3,904
Renter-occupied housing units	1,493	1,020	343	2,856

Average household size of owner-occupied unit	2	3	2	X
Average household size of renter-occupied unit	2	2	2	X
<b>EMPLOYMENT STATUS</b>				
<b>Population 16 years and over</b>	<b>4,992</b>	<b>3,940</b>	<b>2,449</b>	<b>11,381</b>
In labor force	3,610	2,698	1,611	7,919
Civilian labor force	3,610	2,698	1,611	7,919
Employed	3,470	2,559	1,594	7,623
Unemployed	140	139	17	296
Percent of civilian labor force	4	5	1	X
Armed Forces	0	0	0	0
Not in labor force	1,382	1,242	838	3,462
<b>Females 16 years and over</b>	<b>2,683</b>	<b>2,127</b>	<b>1,369</b>	<b>6,179</b>
In labor force	1,688	1,270	780	3,738
Civilian labor force	1,688	1,270	780	3,738
Employed	1,635	1,234	774	3,643
<b>With own children under 6 years</b>	<b>479</b>	<b>467</b>	<b>231</b>	<b>1,177</b>
All parents in family in labor force	347	249	139	735
<b>COMMUTING TO WORK</b>				
<b>Workers 16 years and over</b>	<b>3,400</b>	<b>2,486</b>	<b>1,585</b>	<b>7,471</b>
Car, truck, or van - drove alone	2,652	2,084	1,324	6,060
Car, truck, or van - carpoled	348	150	100	598
Public transportation (including taxicab)	220	114	71	405
Walked	26	37	17	80
Other means	19	26	0	45
Worked at home	135	75	73	283
Mean travel time to work (minutes)	23	25	23	X
<b>EMPLOYED CIVILIAN POPULATION 16 YEARS AND OVER</b>				
	<b>3,470</b>	<b>2,559</b>	<b>1,594</b>	<b>7,623</b>
<b>OCCUPATION</b>				
Management, professional, and related occupations	1,360	1,086	617	3,063
Service occupations	501	347	187	1,035
Sales and office occupations	1,071	741	520	2,332
Farming, fishing, and forestry occupations	6	0	0	6
Construction, extraction, and maintenance occupations	148	165	104	417
Production, transportation, and material moving occupations	384	220	166	770
<b>INCOME IN 1999</b>				

<b>Households</b>	<b>3,031</b>	<b>2,353</b>	<b>1,366</b>		<b>6,750</b>
Less than \$10,000	179	145	70		394
\$10,000 to \$14,999	288	205	52		545
\$15,000 to \$24,999	443	484	211		1,138
\$25,000 to \$34,999	494	225	179		898
\$35,000 to \$49,999	505	340	314		1,159
\$50,000 to \$74,999	611	430	319		1,360
\$75,000 to \$99,999	215	274	76		565
\$100,000 to \$149,999	246	138	120		504
\$150,000 to \$199,999	19	46	17		82
\$200,000 or more	31	66	8		105
Median household income (dollars)	37,445	37,852	44,306		X
<b>Families</b>					
	<b>1,496</b>	<b>1,247</b>	<b>744</b>		<b>3,487</b>
Less than \$10,000	81	39	7		127
\$10,000 to \$14,999	94	44	14		152
\$15,000 to \$24,999	151	152	44		347
\$25,000 to \$34,999	132	94	127		353
\$35,000 to \$49,999	239	190	166		595
\$50,000 to \$74,999	416	285	208		909
\$75,000 to \$99,999	138	243	71		452
\$100,000 to \$149,999	229	114	82		425
\$150,000 to \$199,999	0	39	17		56
\$200,000 or more	16	47	8		71
Median family income (dollars)	53,430	57,104	51,591		X
Per capita income (dollars)	24,240	25,552	24,629		X
<b>MEDIAN EARNINGS (DOLLARS)</b>					
Male full-time, year-round workers	35,896	41,284	40,714		X
Female full-time, year-round workers	27,299	30,078	27,317		X
<b>POVERTY STATUS IN 1999</b>					
<b>Families below poverty level</b>	<b>122</b>	<b>59</b>	<b>11</b>		<b>192</b>
Percent below poverty level	8	5	2		X
With related children under 18 years	106	43	11		160
Percent below poverty level	18	7	3		X
With related children under 5 years	69	21	0		90
Percent below poverty level	24	6	0		X
<b>Families with female householder, no husband present</b>	<b>59</b>	<b>43</b>	<b>8</b>		<b>110</b>
Percent below poverty level	26	18	7		X

With related children under 18 years	51	43	8		102
Percent below poverty level	32	30	11		X
With related children under 5 years	32	21	0		53
Percent below poverty level	42	33	0		X
<b>Individuals below poverty level</b>	<b>536</b>	<b>228</b>	<b>80</b>		<b>844</b>
Percent below poverty level	9	5	3		X
18 years and over	333	183	69		585
Percent below poverty level	7	5	3		X
65 years and over	36	13	33		82
Percent below poverty level	4	2	6		X
Related children under 18 years	197	38	11		246
Percent below poverty level	19	3	2		X
Related children 5 to 17 years	81	27	11		119
Percent below poverty level	13	4	3		X
Unrelated individuals 15 years and over	161	115	58		334
Percent below poverty level	9	9	8		X
<b>SCHOOL ENROLLMENT</b>					
<b>Population 3 years and over enrolled in school</b>	<b>1,024</b>	<b>1,200</b>	<b>632</b>		<b>2,856</b>
Nursery school, preschool	128	195	70		393
Kindergarten	81	99	47		227
Elementary school (grades 1-8)	413	450	219		1,082
High school (grades 9-12)	120	161	104		385
College or graduate school	282	295	192		769
<b>EDUCATIONAL ATTAINMENT</b>					
<b>Population 25 years and over</b>	<b>4,270</b>	<b>3,513</b>	<b>2,204</b>		<b>9,987</b>
Less than 9th grade	134	90	76		300
9th to 12th grade, no diploma	380	310	141		831
High school graduate (includes equivalency)	1,005	863	513		2,381
Some college, no degree	1,054	718	587		2,359
Associate degree	284	202	178		664
Bachelor's degree	998	862	515		2,375
Graduate or professional degree	415	468	194		1,077
<b>MARITAL STATUS</b>					
<b>Population 15 years and over</b>	<b>5,023</b>	<b>4,005</b>	<b>2,475</b>		<b>11,503</b>
Never married	1,452	1,168	565		3,185
Now married, except separated	2,499	2,033	1,223		5,755
Separated	68	40	45		153
Total widowed	390	222	330		942
Female widowed	339	215	275		829

## APPENDIX A

Divorced	614	542	312	1,468
Female divorced	327	357	182	866
<b>GRANDPARENTS AS CAREGIVERS</b>				
Grandparent living in household with one or more own grandchildren under 18 years	11	18	11	40
Grandparent responsible for grandchildren	8	8	5	21
<b>VETERAN STATUS</b>				
<b>Civilian population 18 years and over</b>	<b>4,902</b>	<b>3,871</b>	<b>2,387</b>	<b>11,160</b>
Civilian veterans	573	407	336	1,316
<b>OCCUPIED HOUSING UNITS</b>				
	<b>3,035</b>	<b>2,350</b>	<b>1,375</b>	<b>6,760</b>
<b>UNITS IN STRUCTURE</b>				
1-unit, detached	1,337	1,238	1,086	3,661
1-unit, attached	234	86	0	320
2 units	31	98	54	183
3 or 4 units	134	223	109	466
5 to 9 units	375	171	55	601
10 to 19 units	371	255	26	652
20 or more units	553	279	45	877
Mobile home	0	0	0	0
Boat, RV, van, etc.	0	0	0	0
<b>VEHICLES AVAILABLE</b>				
None	319	218	154	691
1	1,442	993	551	2,986
2	964	890	457	2,311
3 or more	310	249	213	772
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>				
Less than 15 percent	512	405	353	1,270
15 to 19 percent	261	290	175	726
20 to 24 percent	258	201	96	555
25 to 29 percent	187	119	111	417
30 to 34 percent	64	58	77	199
35 percent or more	187	170	183	540
Not computed	15	0	0	15
<b>SPECIFIED RENTER-OCCUPIED UNITS</b>				
	<b>1,492</b>	<b>1,017</b>	<b>346</b>	<b>2,855</b>

<b>GROSS RENT</b>				
Less than \$200	48	26	10	84
\$200 to \$299	50	43	23	116
\$300 to \$499	577	613	91	1,281
\$500 to \$749	673	291	142	1,106
\$750 to \$999	96	30	49	175
\$1,000 to \$1,499	23	0	16	39
\$1,500 or more	0	5	0	5
No cash rent	25	9	15	49
Median (dollars)	516	456	555	X
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>				
Less than 15 percent	281	215	125	621
15 to 19 percent	210	124	82	416
20 to 24 percent	290	128	15	433
25 to 29 percent	166	128	54	348
30 to 34 percent	108	96	7	211
35 percent or more	402	312	43	757
Not computed	35	14	20	69

\* Tract 250.01 omitted because data largely reflects demographics of Anderson Township.

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## **FINANCING PROGRAMS FOR DEVELOPMENT ASSISTANCE\***

### **Housing Rehabilitation Loan Program (HRLP)**

Provides low interest loans to qualified moderate-and low-income homeowners to rehabilitate owner-occupied, one- to four-unit homes.

### **Housing Maintenance Services**

Provides emergency repairs for low-income homeowners. Contact People Working Cooperatively or Norman, Inc. for information on current contractors.

### **Cincinnati Neighborhood Business Districts United**

Cincinnati Neighborhood Business Districts United (CNBDU) serves as an advisory group to the City of Cincinnati's Department of Community Development and Planning by reviewing project proposals and recommending funding for monies earmarked annually for neighborhood business districts in the Cincinnati.

### **Down Payment Assistance**

Down payment assistance to low-moderate, first time homebuyers.

### **Rental Rehabilitation Program**

Provides rehabilitation loans for rental properties.

### **Tax Abatement**

Program encourages rehabilitation and new construction of structures through property tax incentives.

### **Neighborhood Support Program**

Provides \$10,000 in grant funds per year to Community Councils to assist neighborhoods in improving the quality of life and to encourage citizen participation in their communities

\*Administered or Funded by the City of Cincinnati

## APPENDIX C

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### **COMMUNITY HISTORY:** **STRUCTURES AND STREET NAMES**

#### **Historic Structures**

Still surviving is the Corbly-Dunham House at 2320 Beechmont Avenue, which was built pre-1840 and 1861. The oldest part was built for Jonathan Corbly, youngest son of early settler John Corbly. It is a two-story dwelling of timber-frame and brick construction.

Two other early dwellings are the Thomas Whetstone House at 1436 Sutton Avenue, built ca. 1830 for a two-term Ohio state senator, and the circa 1850 Federal style Colter Farmhouse on Barg Lane.

The most architecturally distinguished of these early village houses is the Greek Revival style John Mears house on Heis Terrace. The Mears house was the “country seat” of a well-to-do gentleman, built circa 1833 and enlarged in 1854.

The Village of Mt. Washington was incorporated in 1867. By this time, it was a thriving community with nearly 70 buildings, including a public school, a lodge hall, a cemetery and three churches.

The Martin House at 6500 Beechmont Avenue is the only property in the neighborhood that is listed in the National Register of Historic Places. It was built in 1852 for John C. Martin and was later used as a schoolhouse and as a convent.

The 2463 Wenatchee Lane residence was the former Sunny Side Seminary boarding and day school for children and young ladies, which was in operation from 1872 to approximately 1885. It was located in a house built in 1846 for the Turpin family, and enlarged around 1867.

The Independent Order of Odd Fellows, Dove Lodge 234, established the Mt. Washington Cemetery located on Sutton Avenue in 1855. This peaceful green oasis of approximately eight acres situated in the heart of Mt. Washington is the final resting place for many of the

original families of this area. A few of the more prominent names that can be found on the headstones are Bogart, Bridges, Broadwell, Corbly, Eversull, Gerard, Hopper, Langdon, Martin, Mears, and Sutton. Another notable burial is William ‘Buck’ Ewing (1859-1906), a turn of the century Baseball Hall of Famer who was a former Cincinnati Red and the first catcher ever elected to the National Baseball Hall of Fame.

The ground level at the base of Mt. Washington Water Tower is sea level elevation 808.7. The top of the dome is 961.75, for an overall height of 153 feet. It is 110 foot in diameter. It originally held 3,000,000 gallons of water.

The tank was designed by the Greater Cincinnati Water Works in conjunction with Kruckemeyer & Strong, Architects, and W.S. Hewitt, Design Engineer. It was constructed by the Ferro Concrete Construction Co. and placed in service in 1940.

The design principle used was somewhat different from other tanks in the Cincinnati Water Works System. Most tanks of this type employ an inner steel shell to hold the water and the masonry or concrete surrounding support and protect it from wind loading. The Mt. Washington tank is a re-enforced concrete, post tensioned, structure where the concrete itself holds the water. While it served well, the design is probably not the best for a climate where we experience wide variations both in the water and outside temperature, which contributed to its somewhat deteriorated appearance by the early 1970's.

In the mid 1960's the Mt. Washington water system had expanded out to the point that the water in the lower 1/2 to 2/3 of the tank did not serve any useful purpose, since, once water level would reach that point, pressure problems would be experienced in areas farthest from the tank. At that point, new steel elevated tank was installed in the upper half of the existing structure holding 1,200,000 gallons, better serving the pressure needs of the area. The exterior of the structure was then renovated giving it the appearance it has today.

The steel doors into the tank now provide for access to the storage and maintenance of the steel tank within. The small rectangular structure at the base of the tank was originally the watchman's station. The watchman observed the water elevation and phoned information back to the pumping station. In the mid 1940's telemeters were installed and the need for the watchman eliminated.

Atop the tank is a navigational beacon for the Lunken Airport, and antennas serving the Cincinnati Police and Fire Departments, Greater Cincinnati Water Works, Cincinnati Public Works, Hamilton County Metropolitan Sewer District, and the Hamilton County Law Enforcement Data System. In the 1990's Water Works began leasing available space on the antennas to commercial telephone carriers. Currently, there are 2 cell companies on the tower, Sprint and Cingular.

### Street Name Changes

Street names in the Mt. Washington community reflect the history of the area. Many street names reflect the topography and vegetation of the community, while some honor former residents and landmarks.

Wayside Avenue was formerly known as Fairview and also "Dog Leg" because the view of the city from the street was fair and it was as crooked as a dog's hind leg. Ronaldson Avenue was previously named Highland Avenue due to its location on top of the high land. Aberdeen Street was called Orchard Street because the area was surrounded by orchards. The original name for Lehigh Avenue was Spring Street because a spring was located at the corner of Lehigh Avenue and Aberdeen Street (one of the famous springs that abound in the area).

There were also streets named Willow, Cherry, Oak, Elm, Maple and Poplar. Plaza Avenue was formerly Maple Avenue. Salvador Street was originally named Oak and later Locust. Suffolk Street was named Poplar and Sussex Avenue was called Locust. Elm became Plymouth Avenue. Anderson (named for the township of which Mt. Washington was

originally a part of) was most recently was renamed to Roxbury Street. Beacon Street was formerly called Cherry Street. Willow Street was renamed as Benneville Street in honor of Benneville Kline who was a prominent resident of the community. Benneville Kline was an investor in the Cincinnati & Portsmouth Railway Company and his residence was at the northwest corner of Beechmont Avenue and Corby Street. He served as mayor of Mt. Washington in 1869.

Cambridge Avenue was originally called Woodburn (an old Cincinnati name) and Campus Lane was renamed from Washington Street because it was the street that housed the original location of Mt. Washington School. Buckeye Street was renamed to Coffey Street after John Coffey who was a prominent attorney from this area.

Crestview Place east of Beechmont Avenue was originally called Vine Street and Crestview Place west of Beechmont Avenue was named Short Street. Glade Avenue was called Wolf, Brandon Avenue was originally named Ingalls Street, and Marquette Avenue was formerly known as Florence. Mears Avenue was named Harris; it ran through the old Harris Subdivision. Franklin Street became Morrow Street in honor of Robert Morrow, the Revolutionary War soldier to whom the land had been granted.

Oxford Avenue was called Center Street because it was located at the center of the original village. The original name for Rockland Avenue was Betz, in honor of the owner Betz & Trapp Coal Company. The street runs through the old Betz farm.

Beechmont Avenue has had a multitude of names over the years. It was originally the Ohio Turnpike and later served as Main Street in the village of Mt. Washington. Main Street was then changed to Cincinnati-West Union Road. The name "Beechmont" was not commonly used until after the community was annexed by the City of Cincinnati in 1911.

\*Information on the street names was researched by a community resident using various sources from the Anderson Township Historical Society.

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