

URBAN RENEWAL PLAN



April 18, 1997

Prepared for
Department of Economic Development
City of Cincinnati

Prepared by
Office of Architecture and Urban Design
Division of Engineering
Department of Public Works &
Department of City Planning
City of Cincinnati



EXECUTIVE SUMMARY

The Brotherton Court Urban Renewal Plan is a strategic vision for this manufacturing and business zoned area of Oakley.

The focus area encompasses the basin district around the intersection of Brotherton Court, Brotherton Road, and Rosslyn Drive. The study analyzed manufacturing, business and adjacent residential zones. The Urban Renewal Area is within the focus area and includes only manufacturing and business zoned properties.

This Urban Renewal Plan is drafted in compliance with Chapter 725 of the Cincinnati Municipal Code, "Urban Renewal" which includes property acquisition processes.

The goals of the Urban Renewal Plan, which were developed by the planning task force, include encouraging economic growth, removal of blight, improving traffic circulation, and the integration of manufacturing, business and residential uses.

The Urban Renewal Plan identifies the strategies to achieve these goals in order to create and retain jobs within the City of Cincinnati, while integrating new development into the neighborhood fabric.

INTRODUCTION

The Brotherton Court Urban Renewal Plan is a result of extensive existing conditions analysis, marketing analysis, identification of goals and objectives, development of solutions to the issues in the area, and strategies for implementation.

The plan's strategies identify solutions to implement the goals of the plan. The goals address economic growth in the area including job creation and retention, removal of structures that contribute to blight, enhanced traffic circulation that respects both residential and manufacturing uses, and strategies to integrate manufacturing, business, and residential uses in the district.

The planning task force is comprised of residents, community leaders, business owners, and property owners.

The funding of the Urban Renewal Plan was provided by the Economic Development Department of the City of Cincinnati.

URBAN RENEWAL PLAN

Within the boundaries of the Focus Area is a subarea hereby designated the "Brotherton Court Urban Renewal Area" in accordance with Chapter 725 of the Cincinnati Municipal Code ("Chapter 725"). The Urban Renewal Area is depicted on page 7.

Under Chapter 725, it was found that "blighted and deteriorated areas" exist within the City and that the existence of those areas "contributes to the spread of disease and crime ..., constitutes an economic and social liability, and impairs ... the sound growth of the community." It was also found that this blight and deterioration could not be controlled by private enterprise alone. In order to remedy this situation, Chapter 725 authorizes the City to expend funds to eliminate blight and deterioration and toward this end to acquire private property.

In order to expend funds for urban renewal, the City must first prepare an urban renewal plan which defines the area which is blighted or deteriorating, states the reasons for defining the areas as blighted or deteriorating, and recommends a certain course of action to redevelop or rehabilitate the area. When City Council approves the plan, thereby declaring the subject area to be an "Urban Renewal Area," the City administration is formally authorized to carry out the activities recommended in the plan.

Under Chapter 725, an Urban Renewal Area is an area defined in an Urban Renewal Plan approved by City Council pursuant to the chapter, which area constitutes a "blighted area" or "deteriorating area." "Blighted area" is defined in Section 725-1-B of Chapter 725; "deteriorating area" is defined in Section 725-1-D.

The City has analyzed conditions in the Brotherton Court Urban Renewal Area. Those conditions are reported in the Blight Study Summary on pages 35 and 36. That report establishes that the Brotherton Court Urban Renewal Area is a blighted area as defined in Chapter 725. The City of Cincinnati therefore declares through the adoption of this plan by City Council that the Brotherton Court Urban Renewal Area is a blighted area, and an Urban Renewal Area under Chapter 725.

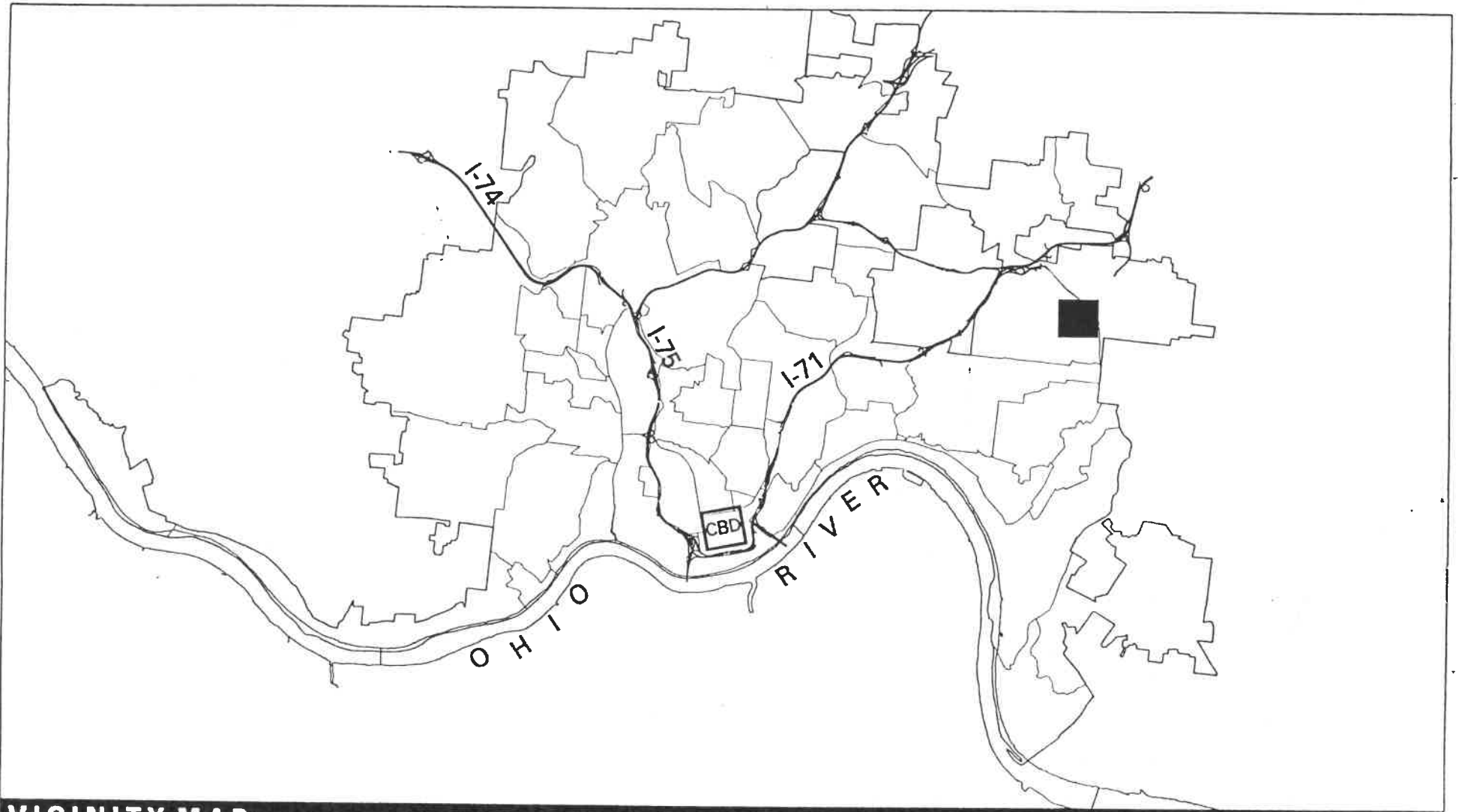
Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to carry out the redevelopment or rehabilitation of the area in accordance with the plan, and to acquire any property reasonably necessary to carry out the plan.

Further, the City of Cincinnati determines through the adoption of this plan by City Council that:

- a) No relocation of families is contemplated by the Plan. If such relocation were required, there is a feasible method for the temporary relocation of any families displaced from the urban renewal area and there are or are being provided in the area or in other areas (not less desirable in regard to public utilities and public and commercial facilities) at rents and prices within the financial means of the families displaced from the area decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families, and reasonably accessible to their places of employment. The City's relocation benefits for residents or businesses are set forth in Cincinnati Municipal Code Chapter 740.
- b) No financial aid is to be provided by the federal government.
- c) The urban renewal plan will afford maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment or rehabilitation of the area by private enterprise.
- d) The urban renewal plan conforms to the master plan for the overall development of the city.

The Brotherton Court Focus Area Plan, as set forth in pages 1 to 38 of this document, is adopted as the Brotherton Court Urban Renewal Plan, excepting only and portions of the Focus Area Plan which clearly have no applicability to the area designated as the Brotherton Court Urban Renewal Area. The particular goal of the Urban Renewal Plan, in addition to other goals stated within the Focus Area Plan, is the elimination of conditions of blight and deterioration found within the Urban Renewal Area.

Redevelopment of property in the Urban Renewal Area sold or leased by the City shall be required by disposition contract to be in conformance with the development policies, recommendations, and guidelines of the Urban Renewal Plan.



VICINITY MAP

Legend

 Brotherton Court Urban Renewal Area



Scale: 1"=10,000'

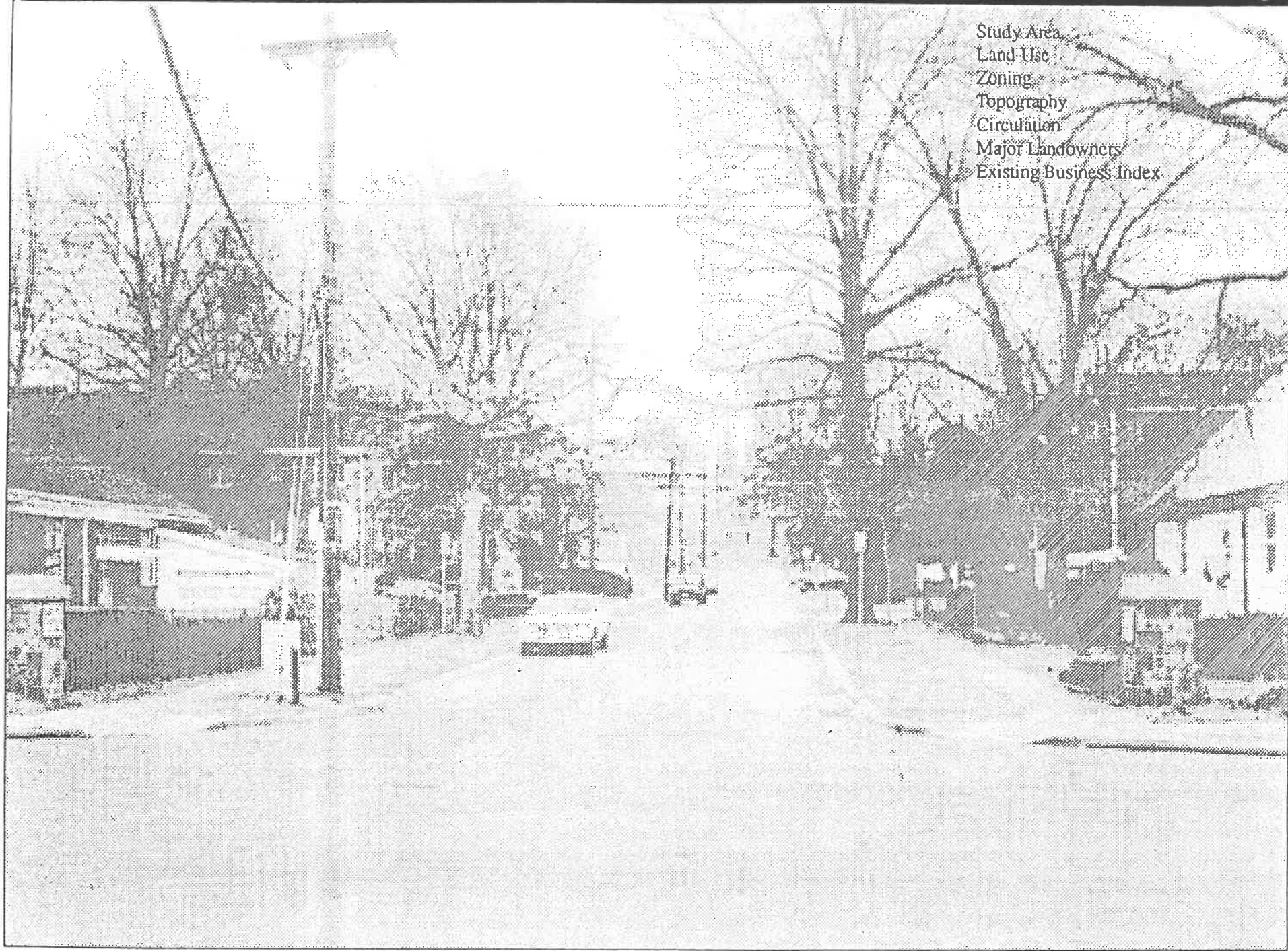


TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION	2
Urban Renewal Plan	
Vicinity map	
EXISTING CONDITIONS	5
Study Area	
Land Use	
Zoning	
Topography	
Circulation	
Major Landowners	
Existing Business Index	
OVERALL PLAN	21
Goals & Objectives	
Focus Area Plan	
Design Vision	
Brotherton/Roslyn Intersection	
Development Policies	

IMPLEMENTATION STRATEGY	30
Right of Way Improvements	
Development Projects and Programs	
Community Programs	
URBAN RENEWAL STUDY	35
Blight Study Summary	
Blight Study Map	
CREDITS	38

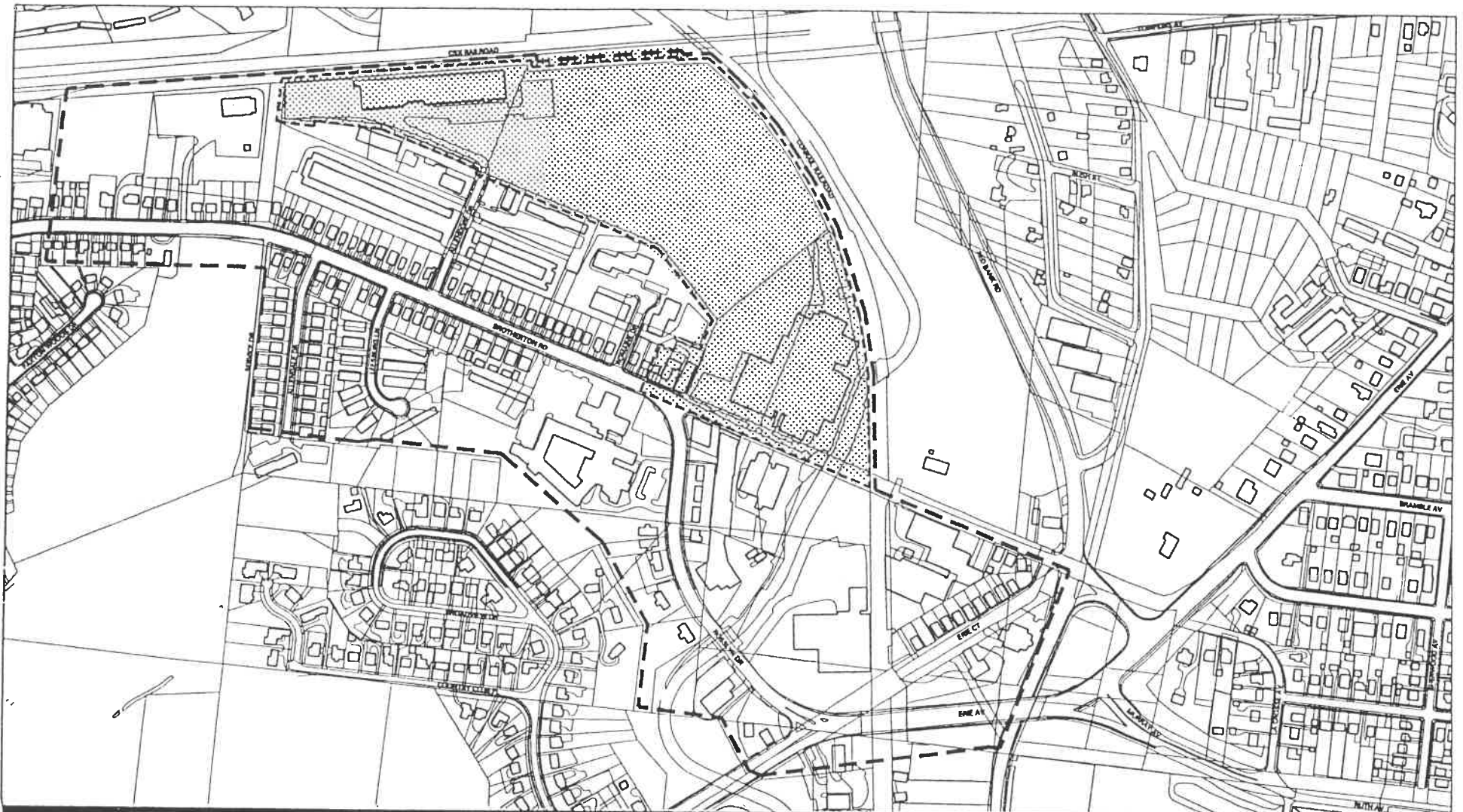
Study Area
Land Use
Zoning
Topography
Circulation
Major Landowners
Existing Business Index



STUDY AREA

The focus area for this plan encompasses manufacturing, business and residential zoned properties around the intersection of Brotherton Court, Brotherton Road, and Rosslyn Drive. Natural topography, rail transportation corridors and land uses contributed to the designation of the Focus Area boundary.

The Urban Renewal Area boundary is focused in manufacturing and business zoned properties.



STUDY AREA

Legend

- Focus Area
- Urban Renewal Area

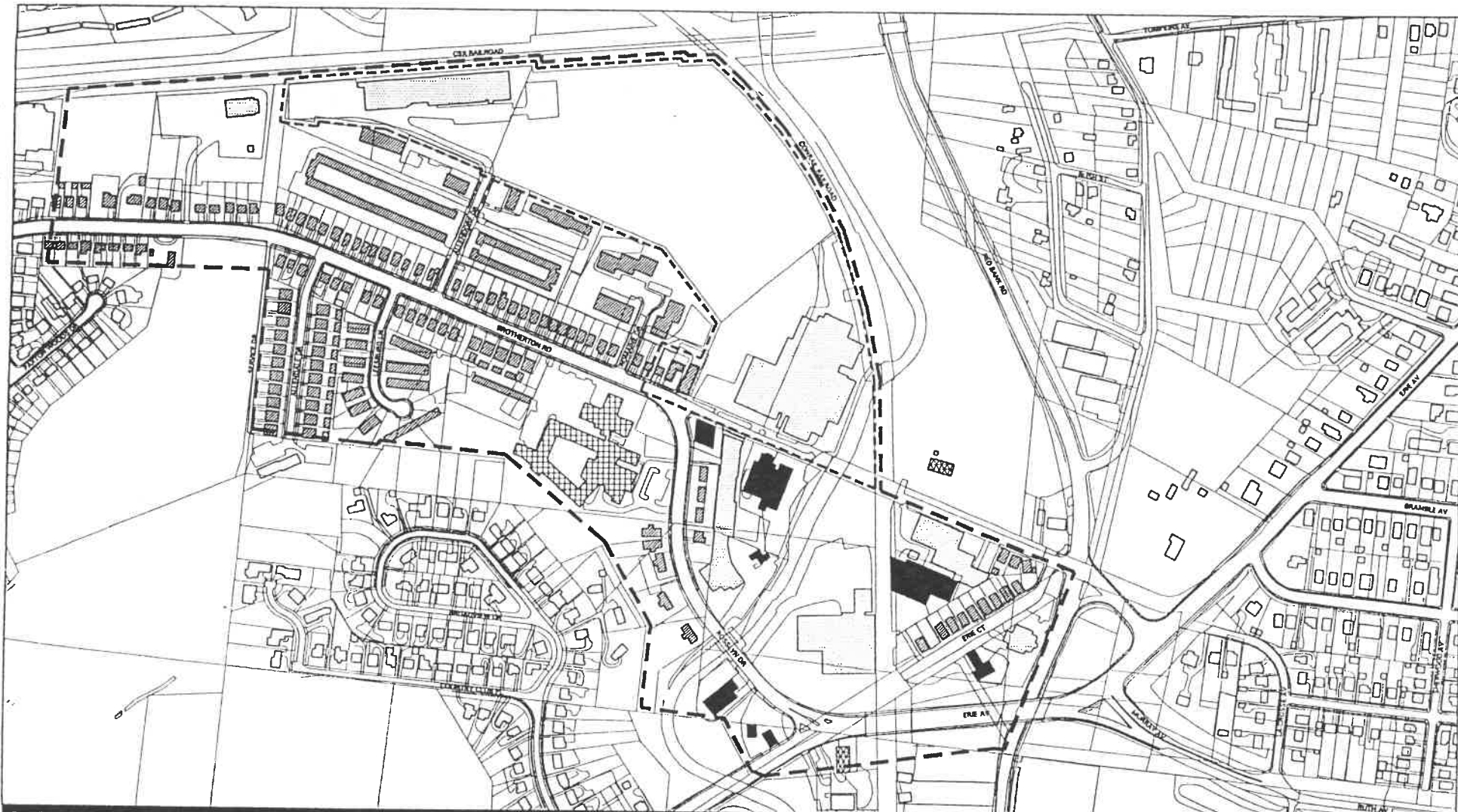


Scale: 1" = 500'-0"



LAND USE

The composition of land uses in the Brotherton Court Study Area reflect the adjacency to rail and vehicular transportation corridors as well as transitional multi-family uses between business and manufacturing uses and single family dwellings.



LAND USE

Legend

- Focus Area
- Urban Renewal Area

-  Land Use- Residential
-  Land Use- Commercial
-  Land Use- Mixed (Commercial & Residential)
-  Land Use- Manufacturing
-  Land Use- Semi-Public
-  Land Use- Communications/Utilities



Scale: 1" = 500'-0"



ZONING

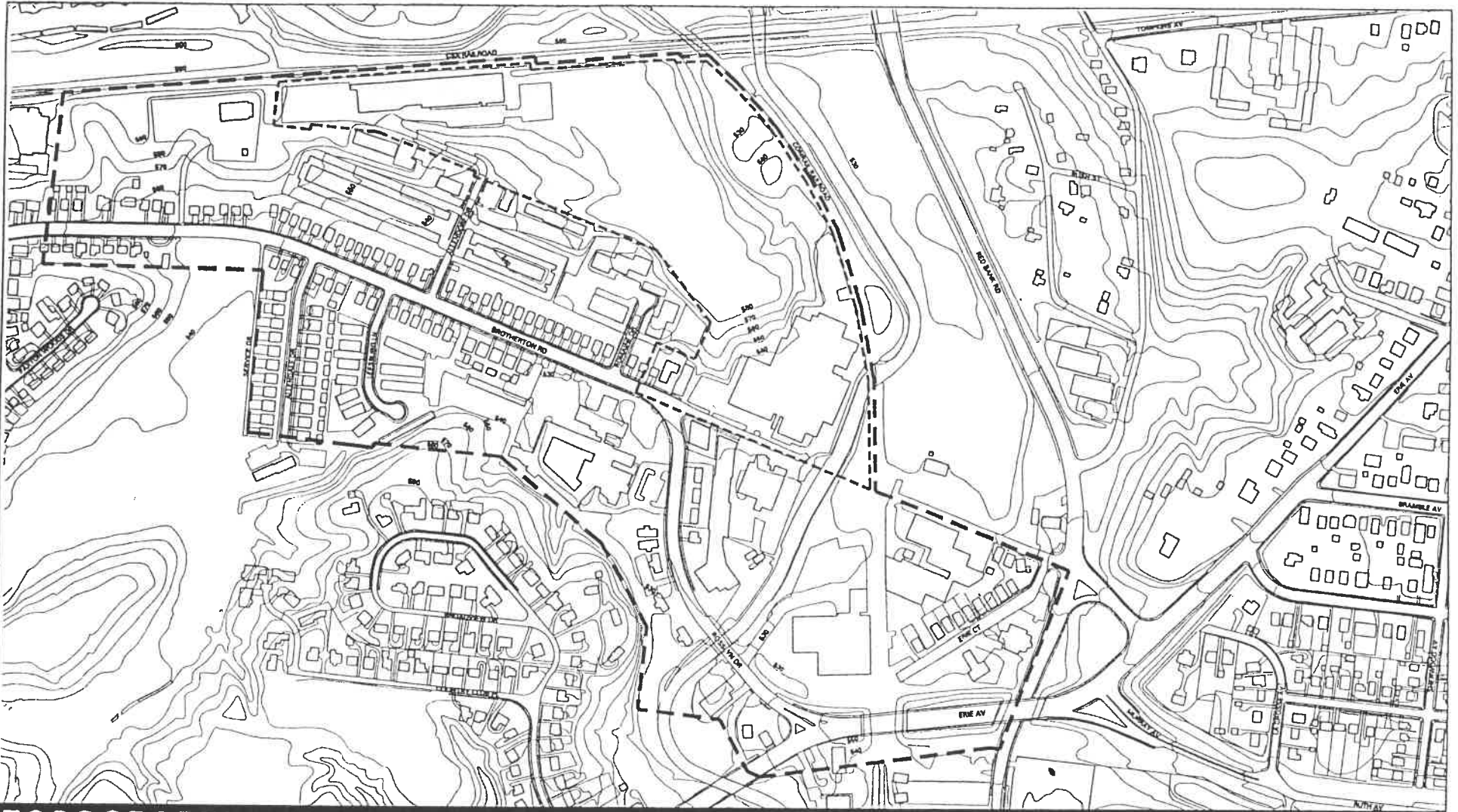
The existing zoning in the Brotherton Court Study Area reflect the existing land uses in the area.

Manufacturing zoning is focused along the rail corridors and Deerfield Creek while business zoning is focused at major street intersections. High density and medium density multi-family residential zones offer transition between business uses and single family uses.

TOPOGRAPHY




The topography within the Brotherton Court Study Area reflects the basin character of a majority of the district. A major portion of the Urban Renewal Area is situated on a ridge approximately 40 feet above the basin area.

The topography also reflects the areas adjacent to Deerfield Creek.



TOPOGRAPHY

Legend

-  Focus Area
-  Urban Renewal Area
-  10 Foot Interval Topographic Contour Line

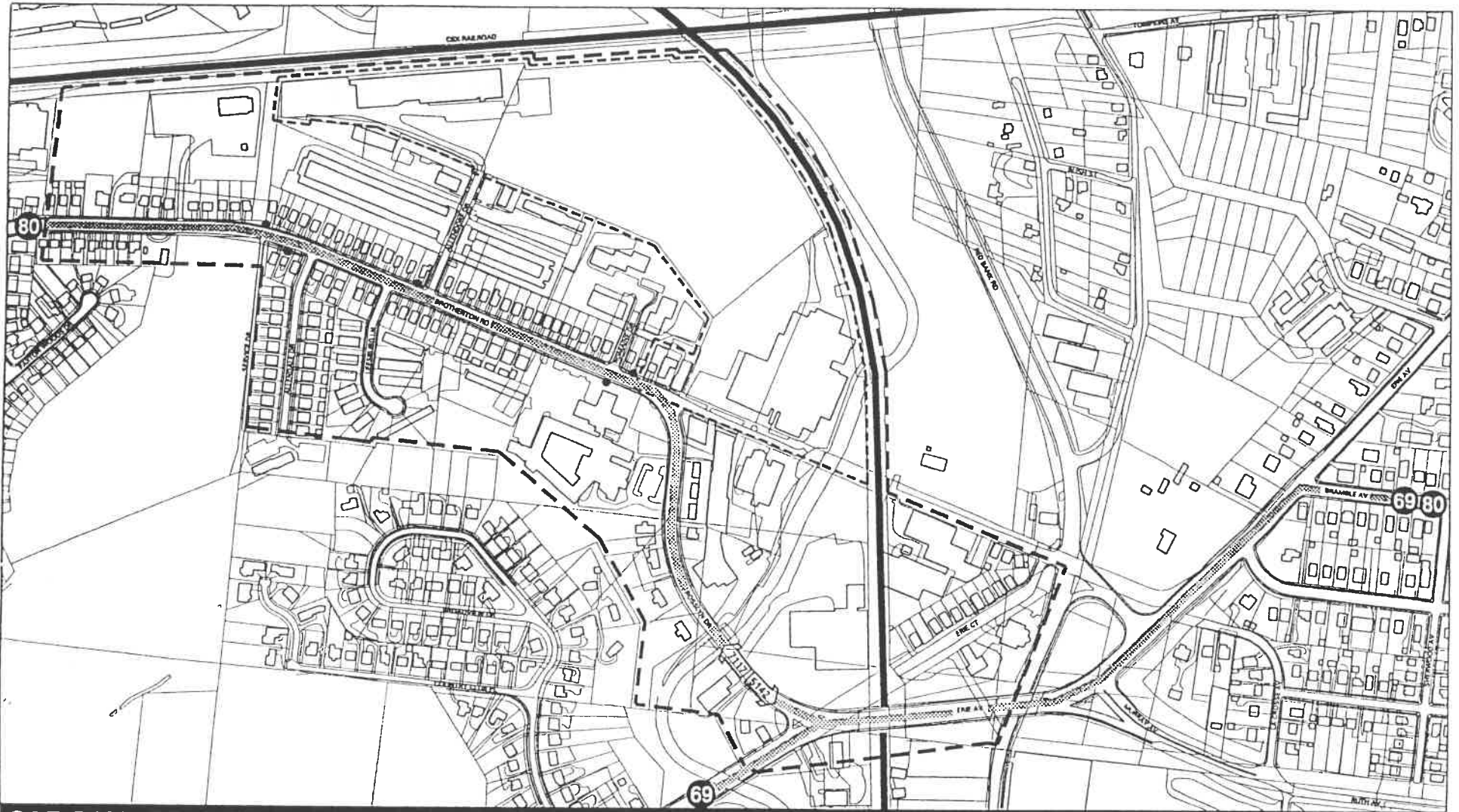


Scale: 1" = 500'-0"



CIRCULATION

The Brotherton Court Study Area is located adjacent to two existing rail corridors, bisected by Brotherton Road which carries approximately 12,000 cars a day, and has access to the Red Bank Expressway.



CIRCULATION

Legend

--- Focus Area

..... Urban Renewal Area



Daily Traffic Count (Cars) - 1988



Bus Number



Bus Route



Bus Stop



Railroad Corridor

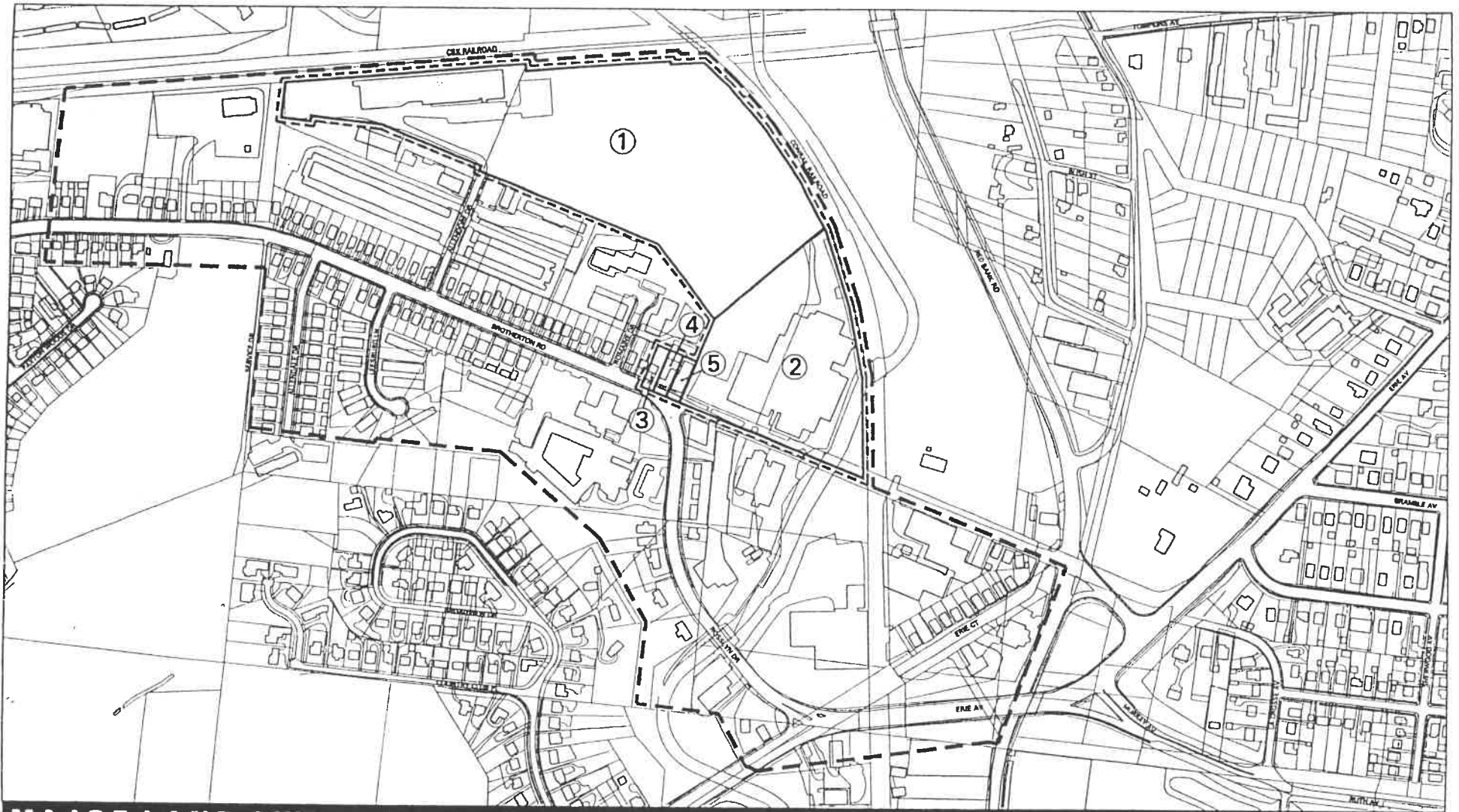


Scale: 1" = 500'-0"



MAJOR LAND OWNERS

The major land owners within the Urban Renewal Area were determined based upon the most recently updated Hamilton County Auditor's records.



MAJOR LAND OWNERS

Legend

- Focus Area
- Urban Renewal Area

- ① Pulsar Technologies
- ② Forest Pharmaceuticals
- ③ Calvin & Mary Rollyson
- ④ Kenis Renyolds
- ⑤ Robert & Gerald Hedlesten

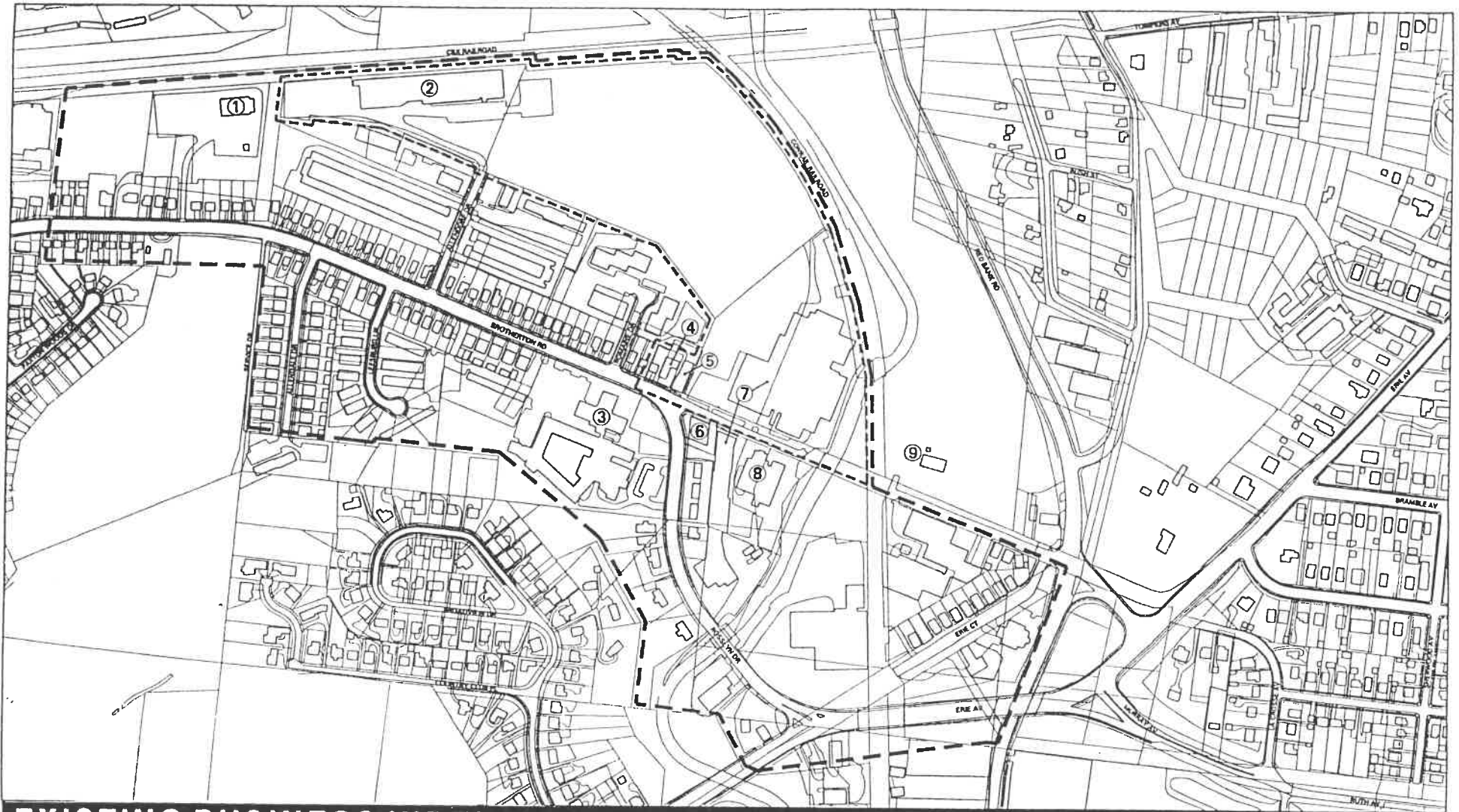


Scale: 1" = 500'-0"



EXISTING BUSINESS INDEX

The existing businesses in the Brotherton Court Study Area reflect the mix of manufacturing, commercial businesses, and semi-public uses.



EXISTING BUSINESS INDEX

Legend

- Focus Area
- Urban Renewal Area

- | | | |
|---|--------------------------------|-----------------------|
| ① | Davis & Sons Pallet Co., Inc. | 3662 Brotherton Rd. |
| ② | Ohmart Corporation | 4241 Allendorf Dr. |
| ③ | The Deupree Community | 4001 Rosslyn Dr. |
| ④ | Rosslyn Tavern | 3950 Brotherton Rd. |
| ⑤ | Vacant | 3954 Brotherton Rd. |
| ⑥ | Electronic Mgmt. Systems, Inc. | 3927 Brotherton Rd. |
| ⑦ | Forest Pharmaceuticals, Inc. | 3941 Brotherton Rd. |
| ⑧ | Metcut Research, Inc. | 3980 Rosslyn Dr. |
| ⑨ | Cincinnati Gas & Electric Co. | Brotherton & Red Bank |



Scale: 1" = 500'-0"



MARKET STUDY SUMMARY

The eastern corridor of Cincinnati provides a very stable commercial/industrial market area with an extremely low vacancy rate. Major thoroughfares including Madison Road, Red Bank Expressway, Ridge Road, and Montgomery Road traverse the area providing excellent traffic circulation patterns and convenient interstate accessibility. This roadway network also provides great visibility and easy access to downtown. The area is well equipped with utilities and consists of stable neighborhoods. The corridor is supplied with several clusters of well-maintained commercial and industrial facilities, but very few vacant sites for new development. The lack of vacant property, added to low vacancy rates for the area, provide very little competition and create a demand for new commercial/industrial projects within the corridor.

Goals & Objectives
Focus Area Plan
Design Vision
Brotherton/Rossllyn
Intersection
Development Policies



NEIGHBORHOOD BUSINESS DISTRICT GOALS

1. OVERALL GOAL

To demonstrate a positive image of the Brotherton Court Focus Area in order to promote new business growth, retain existing viable businesses, and generate opportunity for the Community.

2. ECONOMIC GROWTH

To promote development opportunities within the neighborhood:

Create jobs within the district by encouraging new development.

Retain jobs within the district by providing opportunities for expansion and growth.

3. ELIMINATION OF BLIGHT

To eliminate blight within the district in order to accomplish the goals of Cincinnati Municipal Code Chapter 725 and to promote a positive image for the neighborhood.

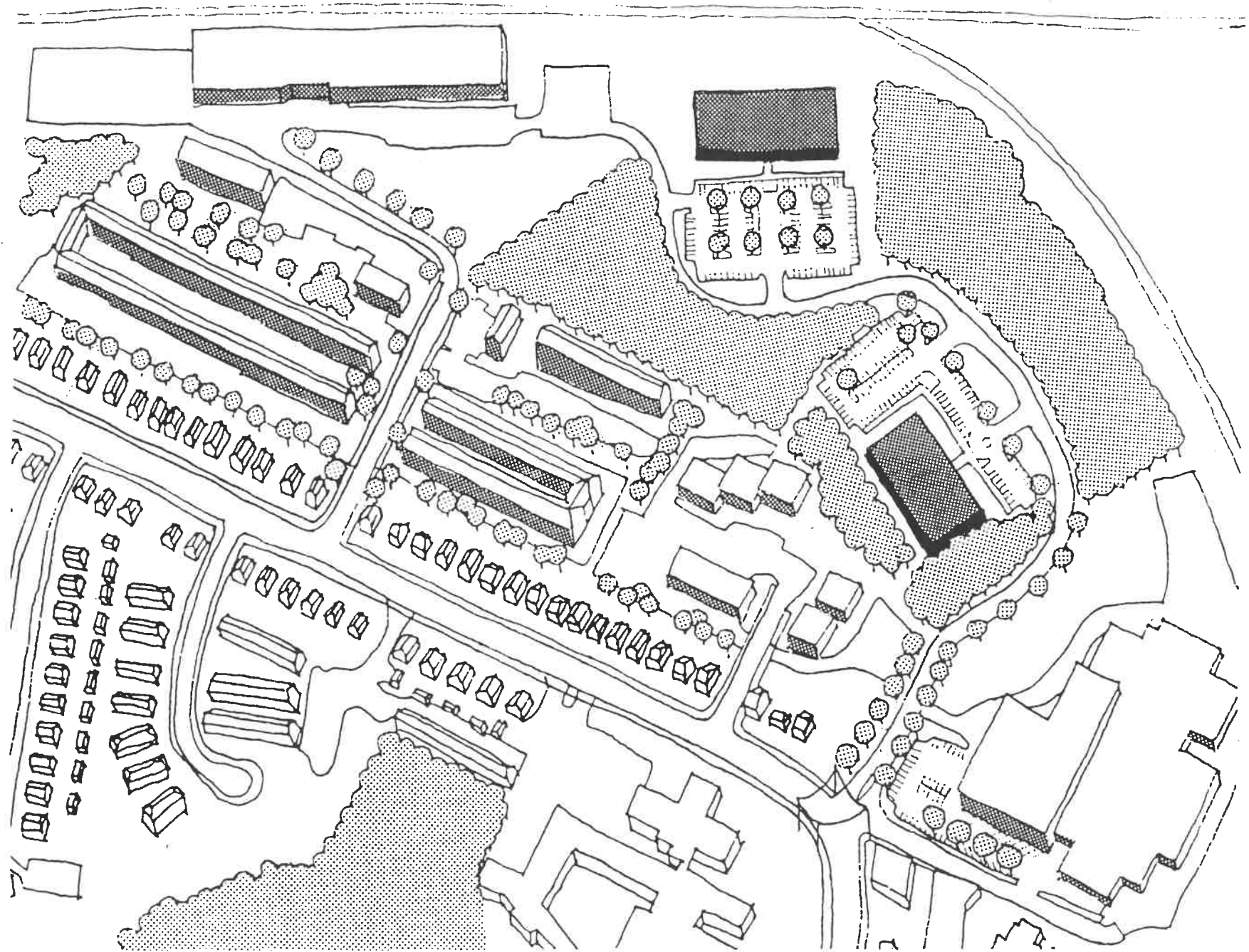
4. TRAFFIC CIRCULATION

To improve the efficiency of traffic circulation while mitigating heavy traffic loads in residential areas.

5. IMPROVE INTERACTION OF BUSINESSES PROPERTIES WITH RESIDENTIAL USES

To mitigate conflicts and transition business and manufacturing uses with surrounding residential properties.

DESIGN VISION

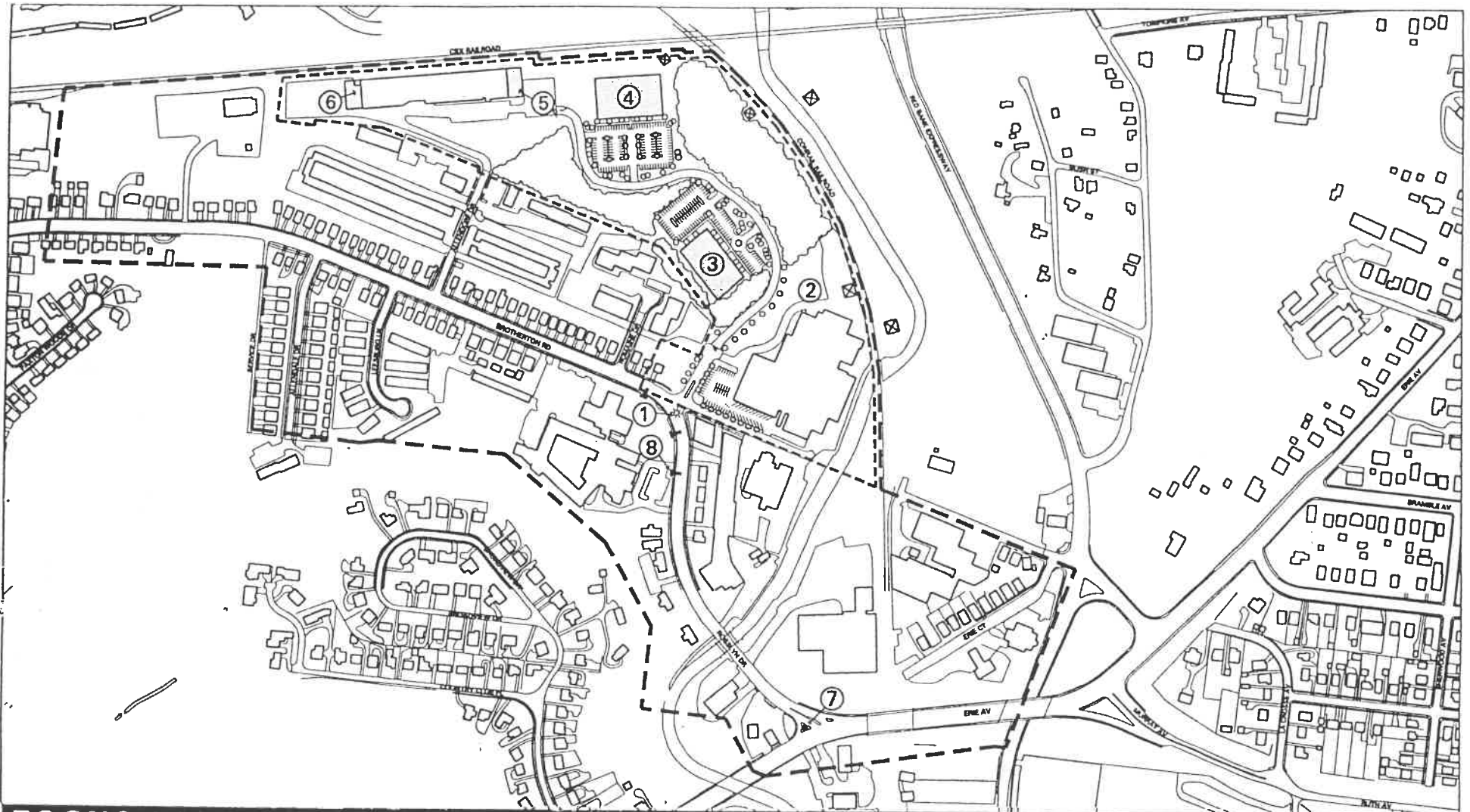


FOCUS AREA DESIGN PLAN

The Focus Area Plan for Brotherton Court identifies strategies for public and private improvements to the district in order to achieve the goals of the area.





The public/community improvements will provide access to future development areas and direct traffic away from residential areas. Other public improvements will enhance the identity for the area within the Oakley neighborhood.

The Development (private) projects include expansion of existing businesses and new office developments. The private developments will mitigate the potential of manufacturing adjacent to residential by introducing office building uses into the manufacturing zoning.



FOCUS AREA DESIGN PLAN

Legend

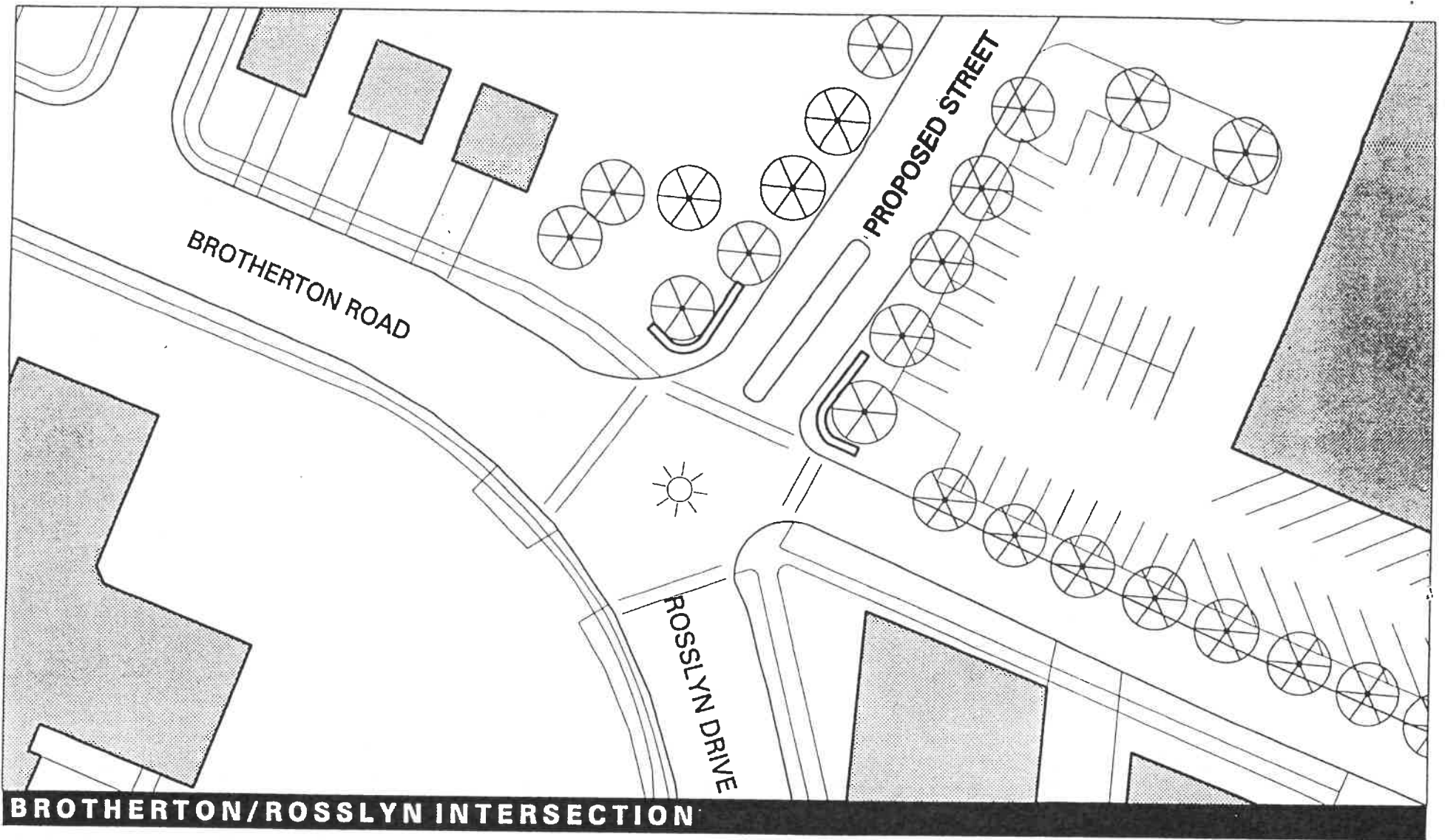
-  Focus Area
-  Urban Renewal Area
-  Utility Tower
-  Proposed New Development

- ① New Intersection/Traffic Signal
- ② Additional Parking
- ③ New Office Building/Parking Lot- Phase 1
- ④ New Office Building/Parking Lot- Phase 2
- ⑤ Office Building Expansion
- ⑥ Warehouse Expansion
- ⑦ Oakley Neighborhood Gateway Improvements
- ⑧ Oakley Banner Program



Scale: 1" = 500'-0"





BROTHERTON/ROSSLYN INTERSECTION

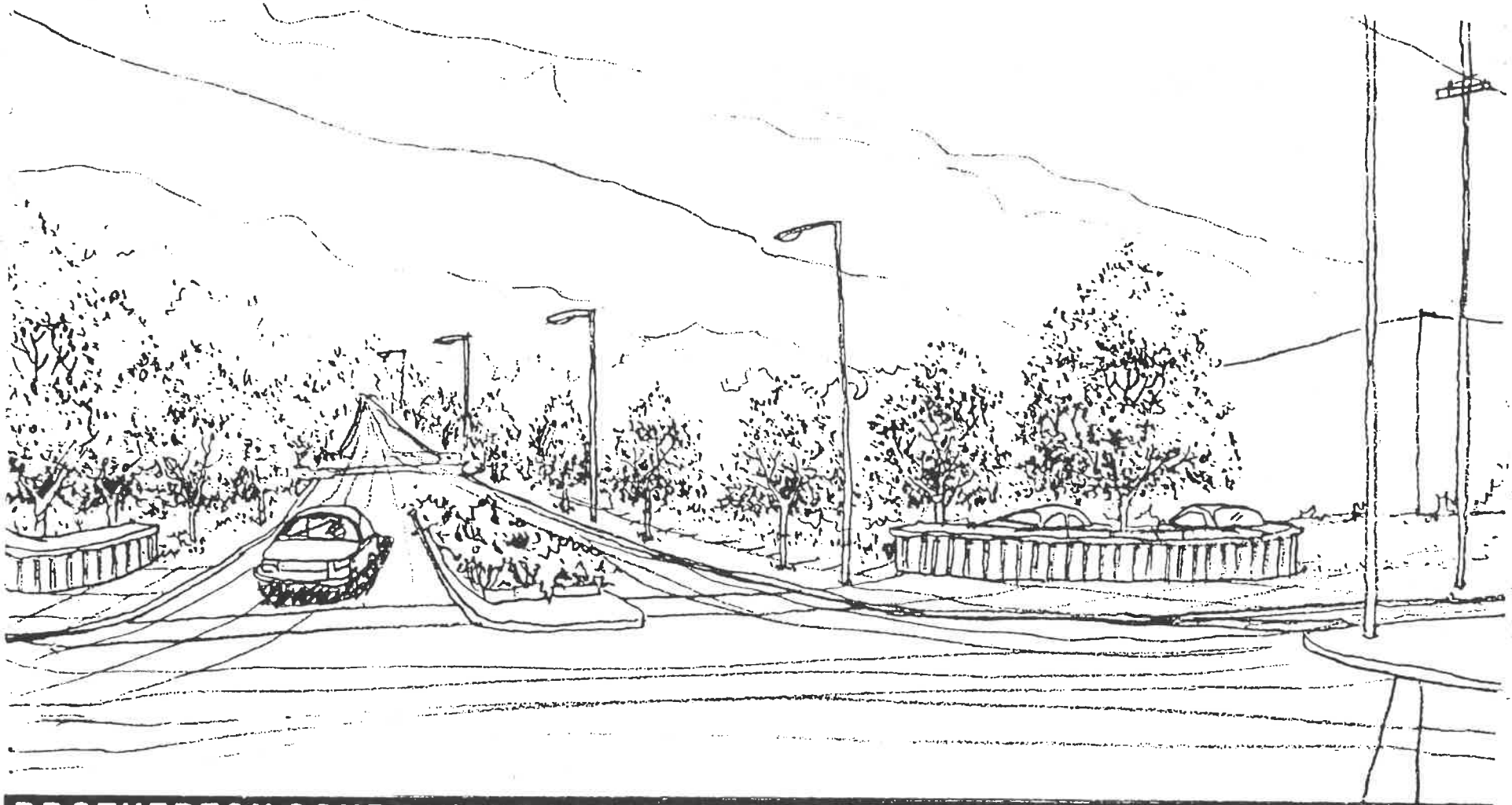
Legend

 Proposed Traffic Signal



Scale: 1" = 50'-0"





BROTHERTON COURT INTERSECTION IMPROVEMENTS

The proposed public improvements at the intersection of Brotherton Road and Rosslyn Drive will include a new street with landscape and lighting improvements, and a new traffic signal at the intersection. The

public improvements will separate potential business traffic from residential uses and provide business park identity to the area.



DEVELOPMENT POLICIES

The purpose of the urban design policies is to encourage the development of land and structures to be compatible with the environment, and to protect the quality of the urban environment, in those locations where the characteristics of the environment are of significant public value and are vulnerable to damage by development permitted under conventional zoning and building regulations.

The establishment of urban design policy guidelines protects and enhances the environment features of the business district. The development guidelines describes in words, characteristics which are to be protected and development features, which will be reviewed for impact of a proposed development on the environment.

These policies are recommended for application only within the Urban Renewal Area. They should be incorporated as requirements in any City agreements establishing City participation in private developments. Otherwise, they are not binding in property owners, but voluntary compliance is encouraged.

SIGN POLICIES

1. Signs should be simple, legible and designed to be harmonious with the fabric of the neighborhood.
2. Wall signs should be limited to one square foot of area for each linear foot of building street frontage. Wall signs should not exceed 100 square feet in area regardless of street frontage.
3. Ground signs are preferred for commercial and retail business buildings which sit back from a street a distance of 15 feet or more. The maximum height should be seven feet.
 - a. A ground sign is recommended to be allowed at least 1 ½ square feet in area for each linear foot of property frontage and shall be limited to one sign per street frontage.
4. Roof mounted and projecting signs are not permitted unless other methods are not practical. Roof signs deemed appropriate shall appear to be an architectural extension of the building and no support structures should be visible to the public view.
5. Flashing signs should be used for theaters only. Time and temperature displays are exempt and are permitted, but are considered part of the total signage area and will be taken into account with respect to square footage allowance.
6. Directional or on-premise incidental signs or entry/exit signs are permitted in addition to other signs. These signs should be six square feet or less per sign face.
7. Design and signs in character with the type of business to be identified.
8. Design signs to be harmonious with the architecture of the buildings on which they are located.
9. Signs should be adequately spaced from other signs for good visibility and consistent in size with other signs of similar businesses.
10. Obsolete or abandoned signs and/or mounting devices should be removed.

DEVELOPMENT POLICIES

SITE AMENITIES POLICIES

1. Dumpsters should be enclosed to promote a clean, ordered environment and placed behind buildings when possible.
2. Site amenities should be low maintenance and discourage graffiti.
3. Site amenities should not be placed to promote hiding areas, but rather in the open to promote security.

LANDSCAPING AND PAVING POLICIES

1. Existing vegetation should be preserved as much as possible to provide visual buffer to adjacent residential uses.
2. Special paving treatment should be used to define the focus areas of the district, major pedestrian crossing, gateway points and where pedestrian movement occurs.

LIGHTING POLICIES

1. Lighting in parking areas should be designed to enhance security.
2. Lighting for parking areas should be sensitive to nearby residences in color, intensity, scale, and direction.
3. Private lighting should be used for parking lots, walkways, and highlighting the buildings and show windows themselves. All lighting should be of an intimate pedestrian scale with the exception of parking lot luminaries.

PARKING POLICIES

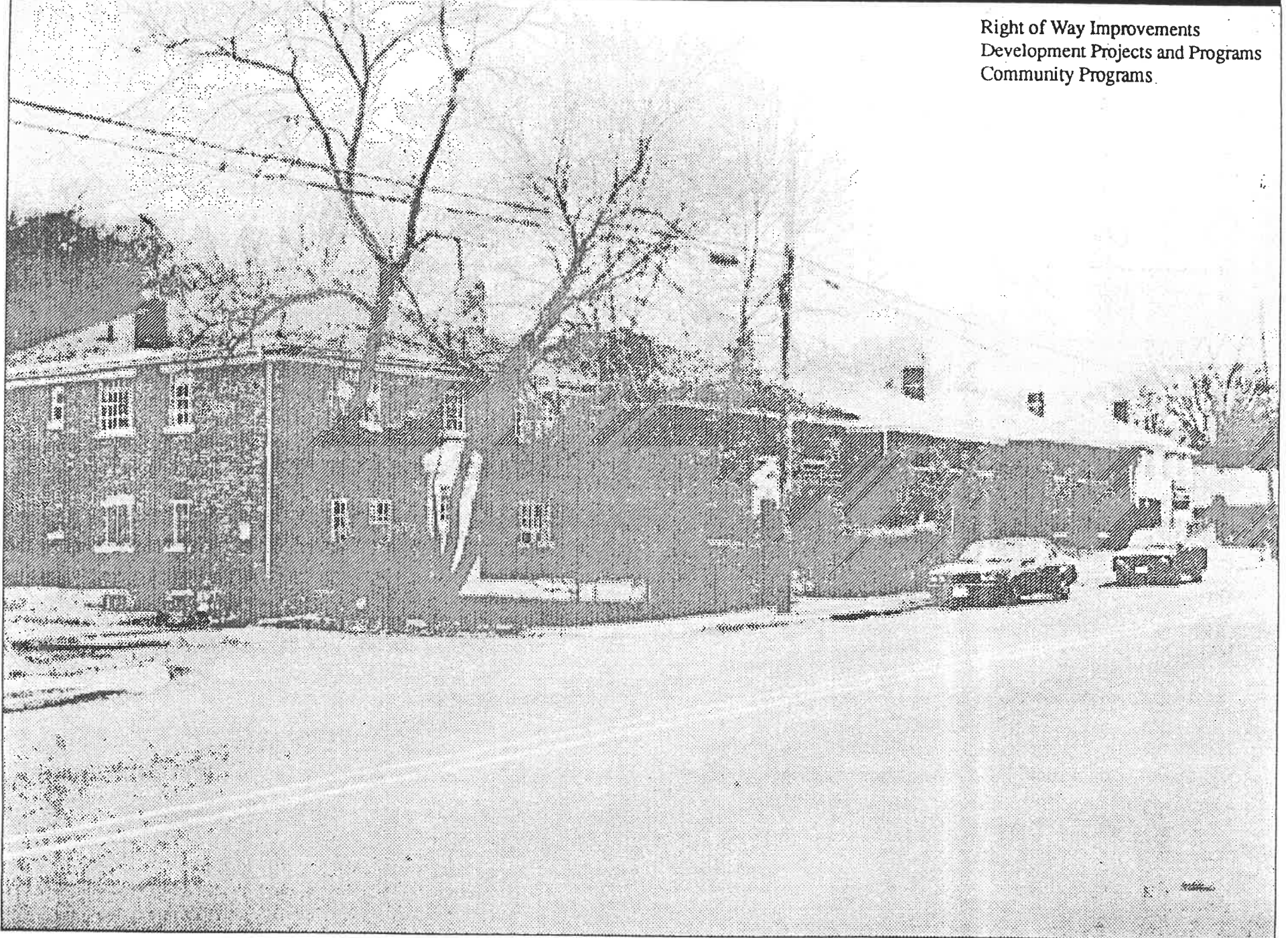
1. The design of parking areas shall encourage integration in order to improve efficiency, access, circulation and layout.
2. All parking areas should be landscaped or screened with devices such as trees, a fence or mounds, to serve as a buffer and to break up large areas of parking. Large areas should have pattern, color, and texture to relate to the pedestrian scale environment desired.
3. All intersections, crosswalks, and entrances to commercial space should be accessible to the handicapped, when possible.

DEVELOPMENT POLICIES

1. Any new development should respect the existing urban pattern and adjacency to residential properties.
2. Renovation and restoration of other buildings should respect the original building design including structure, use of materials, and details unless a demonstrated need is presented.
3. Mechanical equipment, including air conditioning, piping, ducts, and conduits, external to the building, should be concealed from view from adjacent buildings or street level by grills, screens, or other enclosures.
4. Building materials should respect the urban fabric of the area.

IMPLEMENTATION STRATEGY

Right of Way Improvements
Development Projects and Programs
Community Programs.



IMPLEMENTATION STRATEGY

The implementation plan is divided into three functional areas, right-of-way improvements, development projects, and community programs. The proposed right-of-way improvements focus on improving the functionality of Brotherton Court. The development projects focus on promoting new business growth. The community programs would focus on strengthening the existing business association and residential community involvement. The community will be responsible for requesting funds through the standard Community/City budget process to carry out strategies eligible for City funding. Certain improvement and development projects require participation from private property owners. No City funds are currently committed for the right-of-way improvements or the development improvements noted in the Implementation Strategy portion of the plan except as noted in the chart. Funding must be secured for all right-of-way improvements and development projects.

This process allows Citizens to have input on ranking strategies to improve the quality of their neighborhood. The following charts provide a summary of the strategies in order of importance to the community, and possible funding sources for both the development projects and community programs. The neighborhood can work with City staff through the Cincinnati Neighborhood Action Strategy (CNAS) process to reevaluate and determine priority projects for future funding. CNAS is a process involving citizens and City staff working as partners to identify and address strengths, opportunities, and challenges within the City.

Project/Program	Scope	Potential Implementation Entity/Source
1. Brotherton Court Intersection Improvements	Provide intersection improvements including new traffic signal, new street improvements, islands and gateway treatments (trees).	Budget Request to City

NOTE! Certain types of improvement projects require private property Owner participation through assessment or modification of Utility Services. Each project must secure funding, coordinate with appropriate agencies, identify maintenance responsibilities and integrate with the surrounding community.

Program/Project	Scope	Potential Implementation Entity/Source
1. Develop new office building, phase I	Develop new office building and parking lot within Urban Renewal area	Property owners*
2. Develop new office building, phase 2	Develop new office building and parking lot within Urban Renewal area	Property owners*
3. Warehouse expansion	Expand existing business with warehouse addition within Urban Renewal area	Property owners*
4. Office expansion	Expand existing business with office addition within Urban Renewal area	Property owners*

* Appropriate City participation in connection with the suggested private developments would be addressed on a case-by-case basis. City participation is not assured; it could consist of public improvements construction, tax increment financing, or other mechanisms to be determined.

NOTE! Certain types of improvement projects require private property Owner participation through assessment or modification of Utility Services. Each project must secure funding, coordinate with appropriate agencies and utilities, identify maintenance responsibilities and integrate with the surrounding community.

BLIGHT STUDY

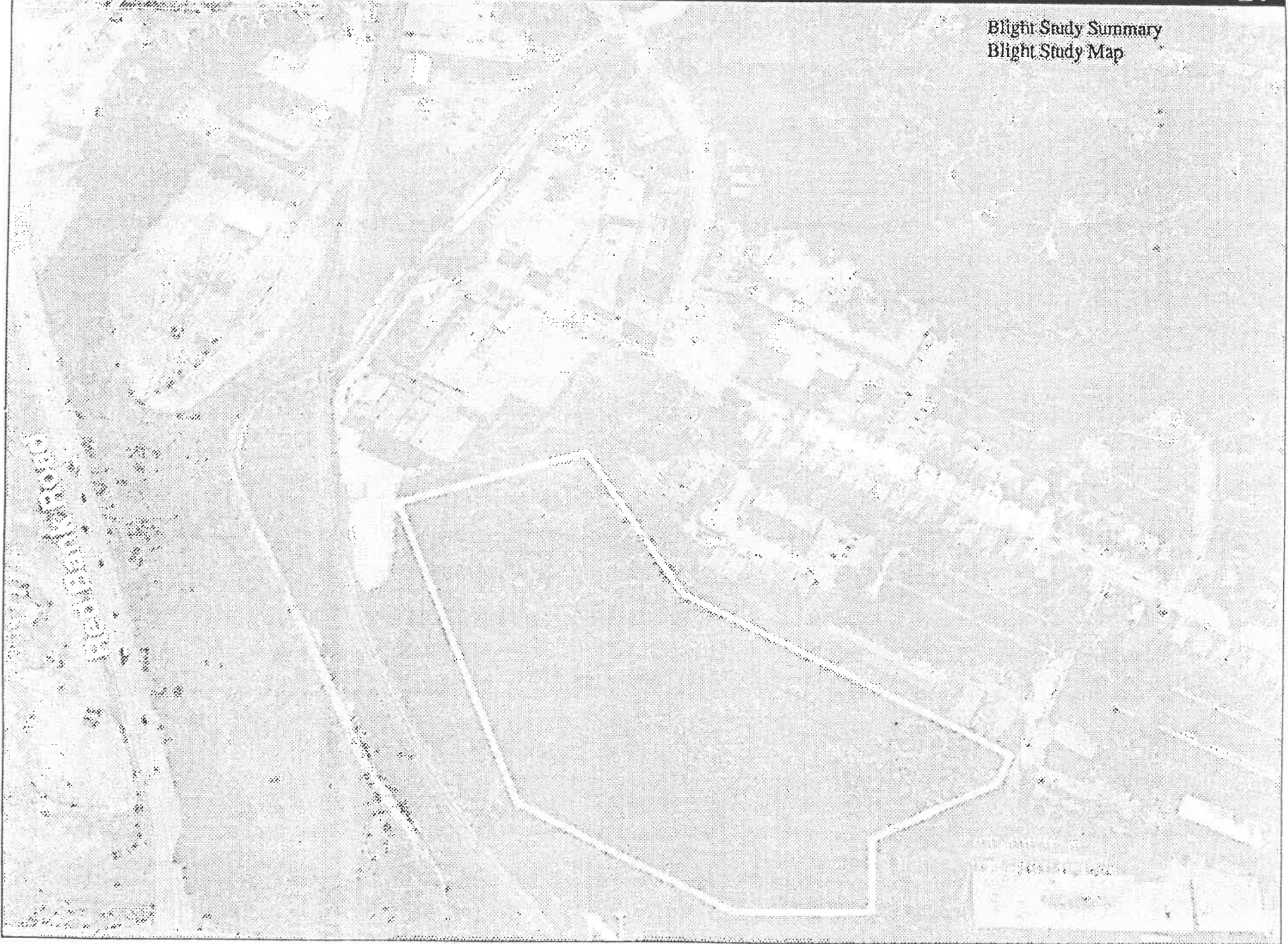
DISTRIBUTION OF BLIGHTING INFLUENCES AND BLIGHTED UNITS BY BLOCK

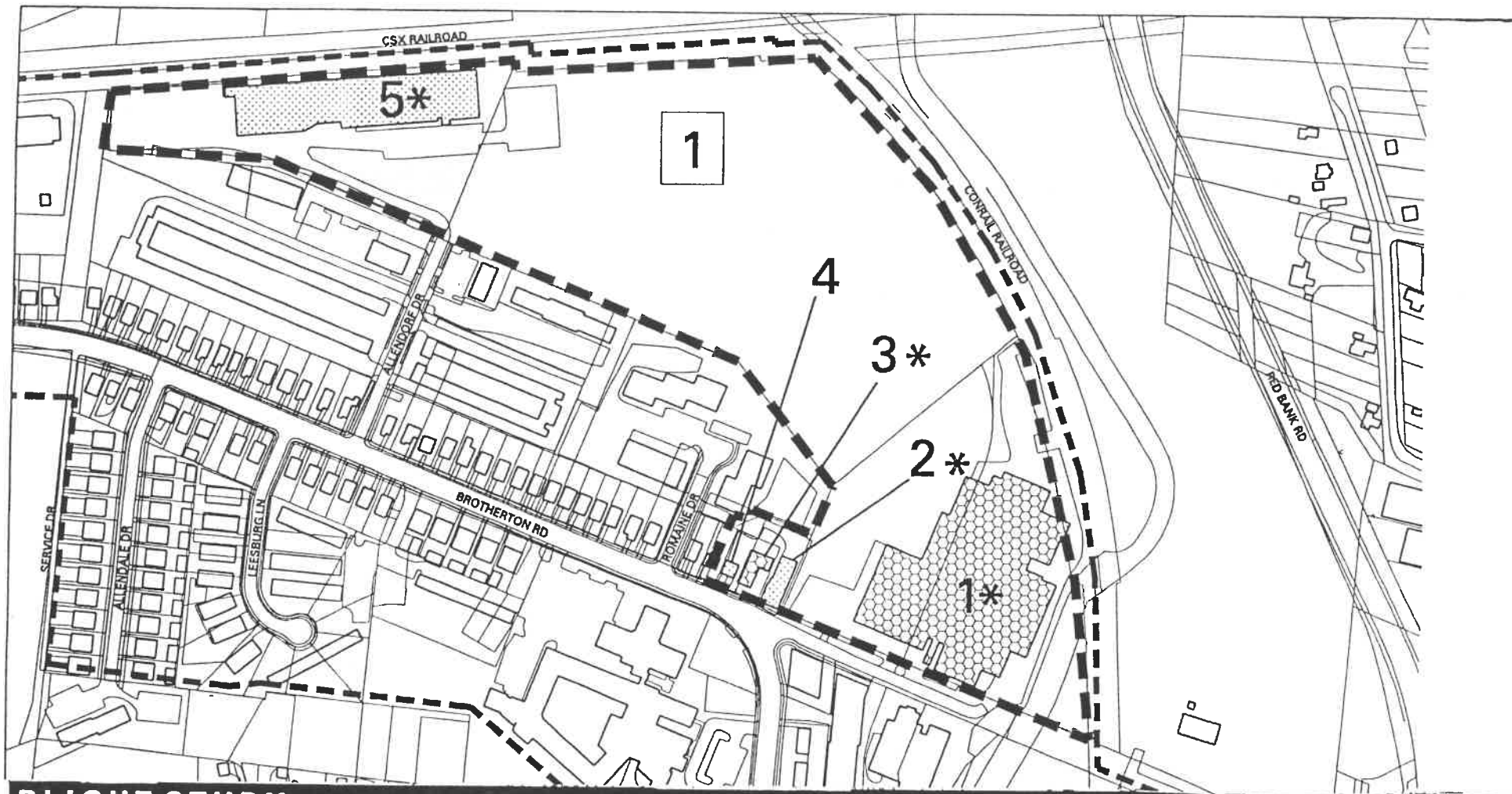
Block	Total Units	Blighting Influences - See below														Blighted Units	%
		1	2	3	4	5	6	7	8	9	10	11	12	13	14		
1	5	4	-	1	4	1	-	4	2	2	-	-	1	1	-	4	80%
2																	
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
Total	5	4	-	1	4	1	-	4	2	2	-	-	1	1	-	4	80%
Percentages %		80	0	20	80	20	0	80	40	40	0	0	20	20	0		

Blighting Influences

(1) Age (2) Obsolescence (3) Dilapidation (4) Deterioration (5) Abandonment/Excessive Vacancies (6) Periodic Flooding
 (7) Faculty Lot Layout/Overcrowding/Inadequate Loading/Parking (8) Deleterious/Incompatible Land Use/Site Conditions
 (9) Inadequate Public Facilities/ROW (10) Diversity of Ownership (11) Illegal Use/Code Violation (12) Unsuitable Soil Conditions
 (13) Unused Railyards or Service Stations - Landfill/Junkyard (14) Other Factors Inhibiting Sound Private Development




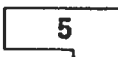
Blight Study Summary
Blight Study Map










BLIGHT STUDY

Legend

-  Urban Renewal Area
-  Block Area
-  Parcel Number
-  Building Number

Structural Condition

-  Sound
-  Minor
-  Major
-  Critical
-  Structure or Parcel Contributing to Blight



Scale: 1" = 500'-0"



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