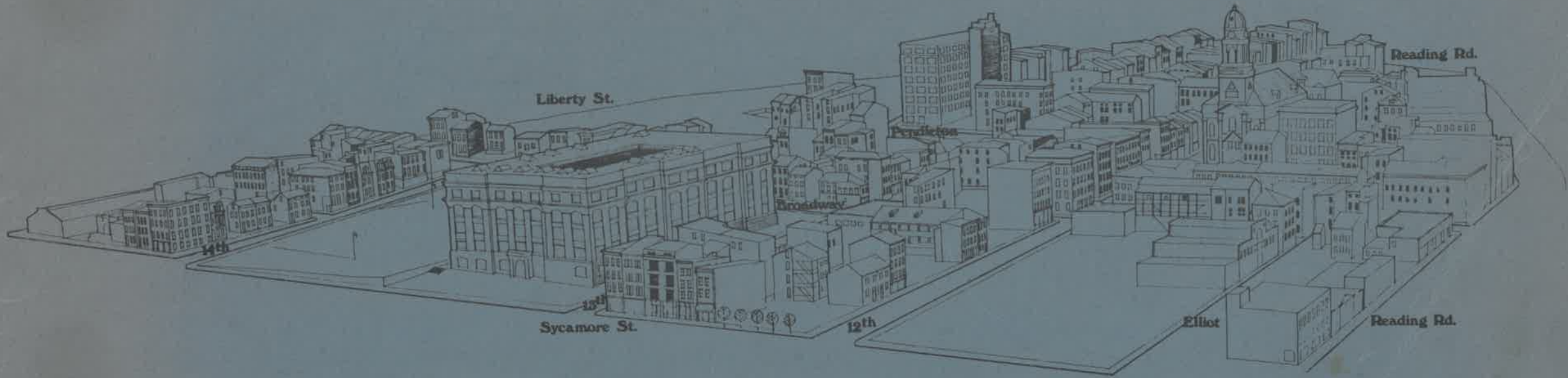


Pendleton Area Urban Design Plan

Birdsall



Development Plan For Pendleton

The Department of Neighborhood Housing and Conservation
City of Cincinnati

June, 1982

Prepared For

THE PENDLETON COMMUNITY

CINCINNATI, OHIO

Under Contract To

THE CITY OF CINCINNATI

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THE DEPARTMENT OF NEIGHBORHOOD HOUSING AND CONSERVATION

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INTRODUCTION

The content of this DEVELOPMENT PLAN for Pendleton may be understood at several levels of detail, depending upon the interests of the reader and time available for reading. A general understanding may be had by reading CHAPTER 1 - DEVELOPMENT PLAN SUMMARY and reviewing the overall PENDLETON DEVELOPMENT PLAN, the latter enclosed as a loose sheet. Broader understanding comes with a reading of CHAPTER 8 - GENERAL DEVELOPMENT STRATEGY and CHAPTER 9 - PENDLETON BLOCK PLANS. Full detail is provided by a complete reading of the document plus further study of the block plans in CHAPTER 9.

TABLE OF CONTENTS

CHAPTER 1 - DEVELOPMENT PLAN SUMMARY 1

BACKGROUND 1
PURPOSES AND GOALS 1
FRAMEWORK OF THE PLAN 2
GENERAL DEVELOPMENT STRATEGY 2
POPULATION 3
HOUSING 4
LAND USE AND ZONING. 4
STREETS AND SAFETY 5
COMMUNITY. 5
COMMUNITY SERVICES 6
EDUCATIONAL SERVICES 6
EMPLOYMENT 6
COMMERCIAL DEVELOPMENT 6
AN OVERALL PERSPECTIVE 6
PROGRAM RECOMMENDATIONS. 7

CHAPTER 2 - GOALS, OBJECTIVES AND STRATEGIES . . .13

GENERAL13

TABLE OF CONTENTS CONT.

PROPOSED GOALS 13
GOALS, OBJECTIVES AND STRATEGIES 15

CHAPTER 3 - POPULATION.23

CHAPTER 4 - HOUSING31

GENERAL31
VACANCY31
OCCUPANCY31
NUMBER OF STRUCTURES31
NUMBER DISCREPANCIES31
BUILDING CONDITION32
SUBSIDIZED HOUSING SHARE32
SUBSIDIZED HOUSING PROJECTS33
PRIVATE HOUSING34
MAJOR PRIVATE OWNERS35
TOWARD A HOUSING STRATEGY35
VACANT BUILDINGS36
DEVELOPMENT GROUPS37
RESIDENTIAL DEMOLITION37
TAX ACT AND OTHER INCENTIVES37
PRESENT UNCERTAINTIES38
DESIGN PLANS38

CHAPTER 5 - LAND USE AND ZONING47

PENDLETON LAND USE47
GENERAL47
RESIDENTIAL LAND USE47
INSTITUTIONAL LAND USE48
BUSINESS LAND USE48
OPEN AREAS LAND USE48
LAND USE CONCEPT48

PENDLETON ZONING49
GENERAL49

EXISTING ZONING49
CURRENT CONSIDERATIONS49
PROPOSED ZONING50
DEMOLITION CONTROL51
HISTORIC DISTRICT51

CHAPTER 6 - STREETS AND SAFETY63

CHAPTER 7 - COMMUNITY67

COMMUNITY IDENTITY67
COMMUNITY INVOLVEMENT.68
HUMAN SERVICES68
EDUCATIONAL SERVICES70
GENERAL SERVICES STRATEGY.70
EMPLOYMENT70
COMMERCIAL REDEVELOPMENT70
RECREATION AND COMMUNITY SPACES.71

CHAPTER 8 - GENERAL DEVELOPMENT STRATEGY75

GENERAL75
PLANNING SITUATION75
CBD PLANNING75
CBD EXPANSION76
CBD PARKING AND TRANSIT.77
COURT STREET PEDESTRIAN PLAZA.77
HAMILTON COUNTY JUSTICE COMPLEX.77
CBD CIRCULATION.78
IMPLICATIONS FOR PENDLETON78

CHAPTER 9 - PENDLETON BLOCK PLANS95

MAJOR PLANNING CONSIDERATIONS.96
SYCAMORE STREET CORRIDOR96
PARKING CONSIDERATIONS98
ST. PAUL'S CHURCH AND I.T. VERDIN CO.100
PLAN FOR BLOCK A107
PLAN FOR BLOCK B108
PLAN FOR BLOCK C108

PLAN FOR BLOCK D.109
PLAN FOR BLOCK E.109
PLAN FOR BLOCK F.109
PLAN FOR BLOCK G.109
PLAN FOR BLOCK H.110
PLAN FOR BLOCK I.110
PLAN FOR BLOCK J.111
PLAN FOR BLOCK K.111
PLAN FOR BLOCK L.111
PLAN FOR BLOCK N.112
PLAN FOR BLOCK O.112
PLAN FOR BLOCK M.112

APPENDICES

A. PENDLETON SURVEY OF RESIDENTS133
B. O-T-R HUMAN SERVICES REPORT139
C. O-T-R COMMUNITY DEVELOPMENT REPORT.151
D. BOUNDARY DESCRIPTION AND
LEGAL BASIS FOR PLAN157

LIST OF EXHIBITS

CHAPTER 1 - DEVELOPMENT PLAN SUMMARY 1

- 1.1 GENERAL DEVELOPMENT STRATEGY 8
- 1.2 STRATEGIC OBJECTIVE 9
- 1.3 LAND USE CONCEPT 10
- 1.4 PROPOSED ZONING DISTRICTS 11

CHAPTER 2 - 13

NONE

CHAPTER 3 - POPULATION 3

- 3.1 HISTORICAL POPULATION TRENDS 26
- 3.2 1980 POPULATION INFORMATION 26
- 3.3 1980 INCOME INFORMATION 26
- 3.4 1980 HOUSEHOLD INFORMATION 26
- 3.5 1980 OCCUPATION INFORMATION 27
- 3.6 POPULATION GROUPS 27
- 3.7 1980 WELFARE INFORMATION 27
- 3.8 POPULATION BY AGE AND SEX 27
- 3.9 SELECTED PENDLETON CHARACTERISTICS 28
- 3.10 SELECTED O-T-R CHARACTERISTICS 29
- 3.11 SELECTED CINCINNATI CHARACTERISTICS 29

CHAPTER 4 - HOUSING 31

- 4.1 1980 HOUSING INFORMATION 38
- 4.2 BUILDING CONDITIONS 39
- 4.3 ASSISTED PROPERTIES 40
- 4.4 MAJOR PRIVATE OWNERS. 41
- 4.5 GENERALIZED HOUSING AREAS 42
- 4.6 VACANT BUILDINGS 43
- 4.7 HUD/FHA SUBSIDIZED PROJECTS 44
- 4.8 MAJOR PRIVATE PROPERTY OWNERS 45

CHAPTER 5 - LAND USE AND ZONING 47

- 5.1 RESIDENTIAL LAND USE - EXISTING52
- 5.2 RESIDENTIAL LAND USE - PROPOSED53
- 5.3 INSTITUTIONAL LAND USE - EXISTING54
- 5.4 INSTITUTIONAL LAND USE - PROPOSED55
- 5.5 BUSINESS LAND USE - EXISTING56
- 5.6 BUSINESS LAND USE - PROPOSED57
- 5.7 OPEN AREAS LAND USE - EXISTING58
- 5.8 OPEN AREAS LAND USE - PROPOSED.59
- 5.9 LAND USE CONCEPT60
- 5.10 EXISTING ZONING DISTRICTS61
- 5.11 PROPOSED ZONING DISTRICTS62

CHAPTER 6 - 63

- 6.1 PROPOSED CIRCULATION 64

CHAPTER 7 - 67

- 7.1 HUMAN SERVICES 69
- 7.2 1980 INDUSTRIAL INFORMATION 73

CHAPTER 8 - GENERAL DEVELOPMENT STRATEGY . . . 75

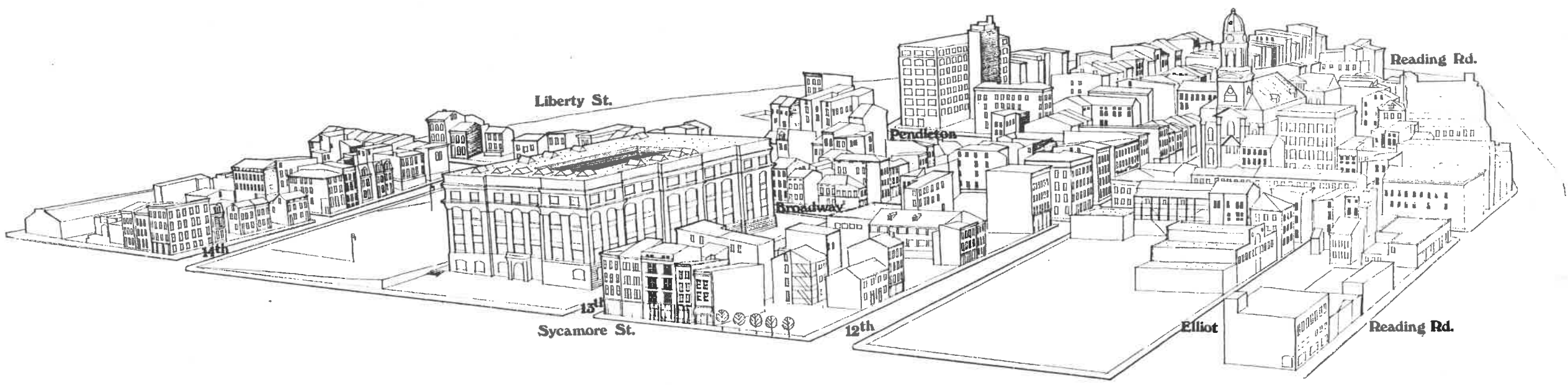
- 8.1 DEVELOPMENT STRATEGY 80
- 8.2 STRATEGIC OBJECTIVES 81
- 8.3 CBD - GROWTH CONCEPT 82
- 8.4 CBD - LAND USE CONCEPT 83
- 8.5 CBD - PROGRAM SUMMARY. 84
- 8.6 CBD - PROGRAMMING & PHASING. 85
- 8.7 CBD - TRANSIT PLAN 87
- 8.8 CBD - PERIPHERAL PARKING 88
- 8.9 CBD - EAST COURTHOUSE SITE 89
- 8.10 JUSTICE COMPLEX - SITE PLAN. 90
- 8.11 JUSTICE COMPLEX - 1ST FLOOR PLAN 91
- 8.12 JUSTICE COMPLEX - STREET VIEW. 92
- 8.13 JUSTICE COMPLEX - AERIAL VIEW. 93

CHAPTER 9 - PENDLETON BLOCK PLANS 95

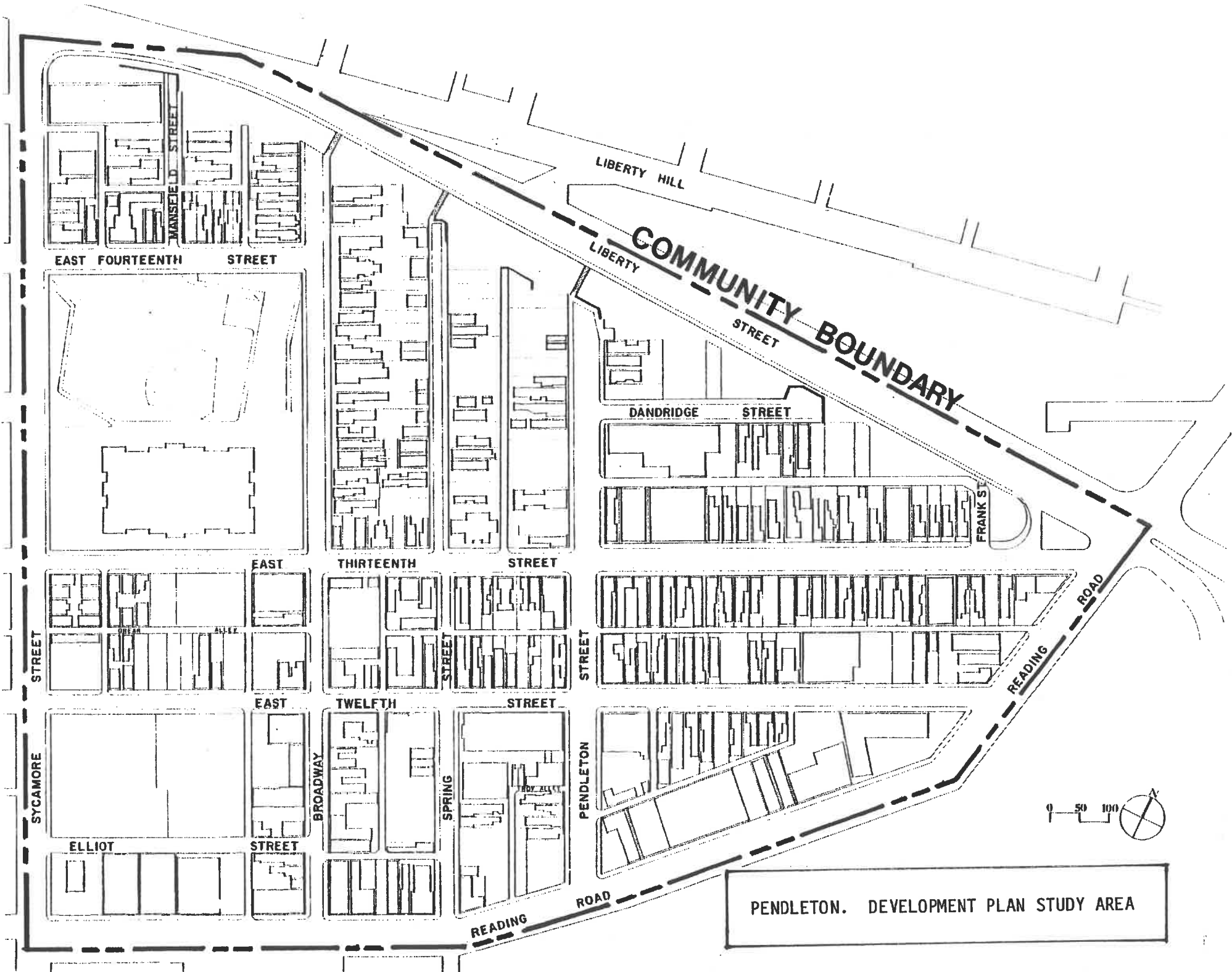
9.1 SYCAMORE STREET CORRIDOR102
 9.2 PARKING ALTERNATIVES103
 9.3 PROPERTY OWNERSHIP104
 9.4 PLAN FOR I.T. VERDIN CO.105
 9.5 PLAN FOR BLOCK A115
 9.6 A PLAN FOR BLOCK B (North Half).116
 9.6 B PLAN FOR BLOCK B (South Half).117
 9.7 PLAN FOR BLOCK C118
 9.8 PLAN FOR BLOCK D AND BLOCK E119
 9.9 PLAN FOR BLOCK F120
 9.10 PLAN FOR BLOCK G121
 9.11 PROPOSED COMMUNITY CENTER PLAN122
 9.12 PLAN FOR BLOCK H123
 9.13 A PLAN FOR BLOCK I (West Half)124
 9.13 B PLAN FOR BLOCK I (East Half)125
 9.14 PLAN FOR BLOCK J126
 9.15 PLAN FOR BLOCK K127
 9.16 PLAN FOR BLOCK L128
 9.17 PLAN FOR BLOCK N AND BLOCK O129
 9.18 A PLAN FOR BLOCK M (North Half)130
 9.18 B PLAN FOR BLOCK M (South Half)131

LIST OF PHOTOGRAPHS

P.1. VIEWS ALONG READING ROAD 12
 P.2. SCHOOL FOR CREATIVE AND PERFORMING ARTS. . . 21
 P.3. VIEWS ALONG EAST 12TH ST. 22
 P.4. SMALL SITTING AREAS 28
 P.5. VIEWS ALONG EAST 13TH ST.. 30
 P.6. ST. REST 4. REHAB PROJECT. 45
 P.7. VIEWS ALONG EAST 14TH ST.. 46
 P.8. MIXED LAND USE ON READING ROAD 51
 P.9. VIEW ALONG DANDRIDGE ST. 65
 P.10. VIEWS ALONG LIBERTY STREET 66
 P.11. PARK AT SPRING AND E. 12TH ST. 72
 P.12. ZIEGLER PARK ON SYCAMORE ST. 72
 P.13. VIEWS ALONG SYCAMORE ST. 74
 P.14. SITE OF NEW JUSTICE COMPLEX. 79
 P.15. VIEWS ALONG MANSFIELD ST. 94
 P.16. VIEWS INTO BLOCK A AREA 95
 P.17. DEMOLITION AND CONVERSION IMPACTS.113
 P.18. VIEWS ALONG BROADWAY132
 P.19. HUD/FHA SUBSIDIZED HOUSING135
 P.20. VIEWS ALONG SPRING STREET138
 P.21. VIEWS ALONG PENDLETON ST.156
 P.22. ST. PAUL'S CHURCH COMPLEX.160



Development Plan For Pendleton



PENDLETON. DEVELOPMENT PLAN STUDY AREA

CHAPTER 1 - DEVELOPMENT PLAN SUMMARY

BACKGROUND

This Development Plan for Pendleton, sponsored by the Department of Neighborhood Housing and Conservation (DNHC), consists of the following program stages:

- The collection of field and statistical information by staff members of DNHC, the Department of Buildings and Inspections and PAMSS of the Cincinnati Planning Commission;
- A Pendleton Survey of problems and attitudes, done jointly by community residents and staff members of DNHC and the Department of Buildings and Inspections;
- A review and analysis of information and survey results, leading to an initial formulation of goals and objectives;
- The preparation of a general development strategy which integrates goals and objectives with the urban forces at work upon the community, including subsequent public presentation and discussion;
- The development of small-scale development plans for each city block in the community, refined through public discussion and review by City agencies;
- A recasting and expansion of goals and objectives based upon the general development strategy, block planning, public discussion and agency review;
- Follow up review and design studies by the Office of Architecture and Urban Design, with an emphasis upon immediate investment recommendations; and,
- Preparation and review of this document.

PURPOSES AND GOALS

The general purposes of the development planning program for Pendleton are to upgrade the existing housing stock, to address the housing needs of low- and moderate-income persons, to reverse environmental deterioration and to improve the physical, social and economic conditions within the community. Fulfillment of these purposes is expected to assist the emergence of an integrated and diverse community. The program goals are:

- To preserve and improve residential housing in the community with an emphasis upon improving the physical condition of housing for low- and moderate-income persons. ✓
- To stabilize and improve the existing HUD/FHA subsidized multifamily buildings in the community. ✓
- To discourage and/or control the demolition of residential, commercial and non-conforming buildings, according to plan or ordinance. ✓
- To encourage the owner occupancy of both single-family and multifamily buildings. ✓
- To preserve or recapture the historical character of residential, institutional and commercial buildings. ✓
- To prepare and endorse a general housing strategy which identifies roles to be played by various sub-community areas of housing. ✓
- To provide public improvements in categories such as street lighting, street re-use and circulation, landscaping, open space and recreation, demonstration projects, etc., in order to support residential rehabilitation and upgrade living quality in the community.

- To improve access to, and the availability of, human services found in the Over-the-Rhine service network.
- To provide improved recreation facilities and program services for community residents.
- To improve the safety of persons and property.
- To encourage diversity and economic opportunity through the mixed use of residential buildings under controlled conditions. ✓
- To establish a pattern of zoning districts which reflects current and preferred uses of land and buildings in the community.
- To encourage group integration and community participation within Pendleton, formally and informally.
- To strengthen personal and civic relationships among the Pendleton community, the Over-the-Rhine neighborhood and the City.
- To improve sanitation service to housing particularly and to the community generally for health and appearance purposes.
- To re-use the historic St. Paul's Church buildings in a manner compatible with the community.
- To encourage business development and improvement on the north side of Reading Road, on Sycamore Street and within Pendleton.
- To upgrade the Sycamore Street Corridor in order to better serve Pendleton, Over-the-Rhine and the Central Business District (CBD).
- To establish proper relationships between Pendleton and the Central Business District (CBD), presently and in the future.

- To prepare, adopt and implement a community development plan for Pendleton.

In the preparation of this Plan, goals and objectives reported in the Over-the-Rhine-Clifton Heights-Fairview Neighborhood Development Plan (1972 Plan) and those existing in draft form for the current Over-the-Rhine land use planning program (O-T-R Plan, 1982) have been reviewed and considered. The Development Plan for Pendleton builds upon these other community planning and public improvement programs.

FRAMEWORK OF THE PLAN

The Development Plan for Pendleton has been prepared with a twenty-year time frame in mind. Within this time frame, specific planning and design recommendations are presented which can be used to design short-term programs and projects for implementation. Because of inflation, municipal belt tightening and the uncertainties of federal aid programs, it is rather risky and unproductive to spend great amounts of time on project identification and program costing. Instead, this Plan uses a general development strategy to aid in the selection and assessment of projects for implementation. This general development strategy, with short-term recommendations, are given in this Summary.

GENERAL DEVELOPMENT STRATEGY

In preparing a general development strategy for Pendleton, the urban setting of the community was examined. This included a review of the Cincinnati Year 2000 Plan proposals for office and commercial expansion in the North Main Street Area, parking and transit, proposals and the Court Street Pedestrian Plaza. The new Hamilton County Justice Complex plans were also reviewed. Generally, new investments programmed in the Year 2000 Plan will have a beneficial effect, particularly as regards rehabilitation of buildings in the Reading

Road Corridor. However, as the recommended parking garage has been eliminated from Justice Complex plans and existing surface parking is being removed for its construction, there will be intensified pressure to demolish nearby buildings in Pendleton for needed off-street parking.

Consequently, there is a defensive character built into the Development Plan for Pendleton. The general community planning strategy involves the protection of the residential core of the community by a perimeter band of upgraded, protective areas. Once the future of the housing stock is secured, the long-term tasks of upgrading housing can occur in a protected situation. Significantly, this strategy requires non-housing investments to stabilize and secure the housing stock in Pendleton. The general development strategy is shown on EXHIBIT 1.1. GENERAL DEVELOPMENT STRATEGY. The major physical planning objectives which flow from the general development strategy are shown on EXHIBIT 1.2. STRATEGIC OBJECTIVES. The general development strategy and strategic objectives, together with expressed community goals and objectives, provide the basis for block-by-block planning in Pendleton.

POPULATION

A substantial decline in population is a major trend of the past several decades. From the turn of the century to 1950, the Pendleton population hovered in the range of 5,000 persons, with a modern high of 5,591 persons in 1950. From this peak, population slid to a low of 1,515 persons in 1973. A slight rebound to 1,708 persons was reported in 1980 and is presumed to have increased due to recent rehabilitation of private homes. Even allowing for earlier overcrowding and recent demolitions, there has been a significant outmigration of people from Pendleton, lessening the demand for housing and business services. Rebuilding population

to adequate levels is necessary to a healthy community future.

The original immigrant and white populations have vacated nearly all of the community, replaced by a black population which now represents nearly 89% of the total population. In Pendleton, about 18% of all families are headed by females, nearly twice that found throughout Cincinnati, while 30% of the population consists of children under 18 years of age. About 27% of all household heads are retired. A resident survey indicates that 73% of those persons surveyed are unemployed. Average household income is about half that of the City as a whole. Recent reports indicate that 52% of the population receives some form of welfare assistance. Clearly, there are special needs and circumstances to be met in Pendleton.

The small white population, located in the Broadway-Spring Street area above East Thirteenth Street, provides a distinct contrast with the black population in terms of family and income characteristics. However, these populations do live together in Pendleton with a measure of success. The desire for a diverse community seems present in both groups and is a significant opportunity for developing a fuller sense of community.

Though depressed by population loss, there is a measure of stability and attractiveness in the Pendleton situation. Of the present residents, 33% report having lived at the same address for at least three years while 40% report having lived at a prior Pendleton address. Other responses reveal that new residents are being drawn from other Over-the-Rhine, basin and hill-top communities. Of all persons surveyed, 85% plan to stay in Pendleton. These patterns, together with the recent increase in population, suggest that the tide of population out-migration has recently turned. That outside residents can be drawn to Pendleton is a significant fact in planning for the future.

HOUSING

In 1980, there were 926 housing units in Pendleton, about 13% of the total number of units in Over-the-Rhine. About 25%, or 237 units, are reported vacant with 48 of these vacancies reported in HUD/FHA subsidized buildings. Vacancies, caused by an outmigration of population, are thus a critical housing problem.

A DNHC exterior building survey reports that of all residential buildings, 23% are in good condition, 37% in fair condition and 40% in poor condition. A City Planning Commission survey on building condition reports that of all residential buildings, 1% are in sound condition, 23% have minor deficiencies, 73% have major deficiencies and 3% are dilapidated. Both studies underscore the need for investment in community housing to retain and utilize this valuable resource.

There are 44 known vacant buildings in Pendleton, 18 of which are located in the Sycamore Square office complex. This leaves 26 vacant residential buildings of crucial importance to the future of the community. A housing program proposed for the Mansfield Street area is designed to deal with 6 of these vacant buildings. Major city assistance is recommended to deal with the 16 vacant buildings in the high density core of Pendleton. As Pendleton presently carries its share of Over-the-Rhine low-income assisted housing, the emphasis should be placed on moderate-income housing development in the core of the community. Various housing development programs, existing or new, are suggested for focusing efforts within the dense residential interior of Pendleton.

There are 69 buildings with 317 units of HUD/FHA subsidized housing in Pendleton of which 269 are thought to be on the market. This number represents 29% of all housing units and is considered a practical level for the future low-income assisted housing. A number of

HUD/FHA projects are in financial difficulty and, if assisted housing is to remain available in Pendleton (and in Over-the-Rhine), it is imperative that there be a major City commitment to property owners and housing groups which have the capabilities of owning, rehabilitating, maintaining and managing low- and moderate-income properties.

In the short-term, City assistance should be given to private owners to encourage the use of the Section 8 Moderate Rehabilitation Program for moderate-income housing. Private rehabilitation should be sustained and encouraged with techniques such as tax incentives and tax abatements. A neighborhood housing retention district should be considered. ✓

It should be noted that the high vacancy level in Pendleton permits the consideration of building demolitions for programs which generally enhance housing and the entire community. Due to the vacancy rate, displacement is not necessary under such circumstances. It is understood that persons affected by demolition activity will be given the opportunity to relocate to suitable replacement housing in Pendleton with City assistance.

Pendleton is rather diverse for a relatively small community with many significant variations in the types of residential buildings, building densities, ownership, subsidy patterns and residential environments. These are taken into account in housing and other recommendations reflected particularly by the residential areas shown on EXHIBIT 1.3. LAND USE CONCEPT.

LAND USE AND ZONING

Approximately 55% of all land in Pendleton is used for housing, 25% for commercial or other uses, 10% for off-street parking and 10% for vacant lots, excluding the School for Creative and Performing Arts.

There are 260 structures in Pendleton of which 218 are used for residential purposes, 34 for commercial, industrial or warehouse purposes, and 8 for church or school type uses. Major landmarks are the School for Creative and Performing Arts, Shillito's Warehouse and St. Paul's Church, Rectory, Convent, Girls School and Boys School. Except for the adaptive use of St. Paul's and other improvements to support housing and community development, the mixed use character of Pendleton remains in future plans for the community. This is shown on EXHIBIT 1.3. LAND USE CONCEPT, a plan jointly derived from this planning program and a concurrent land use planning program for all of Over-the-Rhine, including Pendleton. The land use concept focuses upon preservation of the existing housing stock, organization of land uses in the heart and at the periphery of the community, improved organization of open space and recognition of roles to be played by residential sub-areas of Pendleton.

Although 55% of the land and most buildings are used for housing, the primary zoning district in the community is B-4, a business zone which allows nearly any land use other than manufacturing. Consequently, over time, housing has been demolished for offstreet parking lots and commercial uses. This has had a devastating impact upon the residential character and supply of housing in Pendleton. To alleviate this trend, it is recommended that zoning be changed to reflect present and desired future conditions, as shown on EXHIBIT 1.4. PROPOSED ZONING DISTRICTS. Recommendations are also offered for a new zoning district which permits home occupations, a neighborhood housing retention district for demolition control and a historic district to make tax benefits available to those rehabilitating buildings in the community.

STREETS AND SAFETY

Because of high building densities on small urban lots,

the street life of Pendleton is a major characteristic of the community. Whenever practical, this street life should be enriched through the widening of sidewalks, locating small sitting and play areas next to sidewalks, installing of street furniture, landscaping streets, revitalizing or abandoning alleys, and reducing traffic congestion. Various recommended features of these kinds are shown as on the block plans herein.

At night, poorly lighted streets and unlighted private entrance ways are a threat to individuals. Crimes against property are also encouraged by the dark, somber environment which cloaks public activity after sundown. Consequently, suggestions are made for the improvement of public and private lighting systems, the latter on an incentive basis with City assistance.

A recent analysis of parking in Pendleton leads to the conclusion that the present parking situation is adequate. However, as only 28% of all survey households report owning cars, parking could become a problem in the future. As shown on various block plans, offstreet parking should be increased whenever possible in conjunction with new or rehab housing units.

Street maintenance and cleanup are ongoing problems to be addressed by the community and the City.

COMMUNITY

Pendleton, in its early development in the 1800s, was often considered an extension of Mt. Auburn or vice versa. The widening of Liberty Street in 1960 effectively severed Pendleton from its connection with Mt. Auburn and nearby hillsides. Statistically and programatically there has been a public tendency to now associate Pendleton with Over-the-Rhine, emphasizing basin area relationships. However, there are sharp physical boundaries - Liberty Street, Sycamore Street and Reading Road - which contribute very much to a

sense of community independence and non-association. Residents tend to have a primary identification with Pendleton. This identification should be kept in mind in broader Over-the-Rhine and City activities. Nonetheless, these larger involvements are to be encouraged in light of the many problems shared by Pendleton and other Over-the-Rhine communities.

The Pendleton community is not well organized. Although there are many groups - young people, elderly, very low-income and business - in the community, a renter group and a homeowner group are publicly perceived as the representative segments of it. However, no single organization represents the entire community, a situation which increases the difficulties associated with planning, programming and other urban activities based on representative neighborhood principles. A small, representative citizen's advisory commission, proposed for establishment on an experimental basis in Pendleton, is offered as a way to improve the community involvement of all resident groups.

COMMUNITY SERVICES

Human service facilities and program allocations are concentrated outside of Pendleton, in Over-the-Rhine, Mt. Auburn, Downtown and other areas. The locations of some of these services impose difficulty on elderly persons without transportation. Recreation facilities and services also appear lacking in light of the high proportion of children in the Pendleton population. The lack of youth companionship activities such as camping, Girl Scouts, Boy Scouts, etc., is apparent.

Even though residents desire the direct provision of neighborhood services in Pendleton, this does not seem practical because of a relatively small resident population in the community and the withdrawal of federal support from human service programs. The most practical human services strategy for Pendleton is to sup-

port the present, extensive service network in Over-the-Rhine, Mt. Auburn and Downtown, to plan for and encourage an expansion of outreach services and to seek ways to improve transportation to major service centers. Still, the provision of services requires physical facilities of a multi-use type. These are indicated on the small-scale block plans.

EDUCATIONAL SERVICES

It is important that schools and educational facilities be seen in terms of their contributions to individual community advancement, particularly in an innercity setting such as Pendleton. Efforts should be made to improve the availability of educational and vocational training programs in or accessible to Pendleton and Over-the-Rhine residents. Youth training programs in the City building at 542 East Thirteenth Street should be continued and expanded.

EMPLOYMENT

The adaptive use of St. Paul's and the general rehabilitation of business along Reading Road are the principal opportunities for expanding community employment.

COMMERCIAL DEVELOPMENT

Commercial development is a special study of the Over-the-Rhine planning program, being done through a questionnaire format. To avoid duplication, commercial and industrial development is not stressed in this Plan except for the facility planning and programming of the I. T. Verdin Church Mart at St. Paul's and other enterprises already located in Pendleton. Such recommendations are shown on various block plans.

AN OVERALL PERSPECTIVE

The Development Plan for Pendleton builds upon other

community planning activity. An effort has been made to relate this present work to the goals, objectives and many tangible accomplishments of the Over-the-Rhine, Clifton Heights, Fairview Neighborhood Development Plan (Model Cities Plan) prepared and published in 1974 by the Model Cities Physical Planning Program, the City Planning Commission and Harris N. Forusz.

Concurrently, a land use and community planning program has been conducted for the entire area of Over-the-Rhine (O-T-R Plan) by Woolpert Consultants under the auspices of the Over-the-Rhine Task Force and the City Planning Commission. The primary focus of the O-T-R Plan is that of land use, zoning and housing policy, plus the various community studies necessary to the preparation of such policy. In contrast, while contributing to and coordinated with the O-T-R Plan, this Development Plan for Pendleton seeks to define concrete actions which may be taken by agencies of government, the private sector, institutions and residents of Pendleton.

PROGRAM RECOMMENDATIONS

In order to initiate implementation of this Development Plan for Pendleton (prepared as an official Urban Design Plan), the following activities will be undertaken beginning in the summer of 1982:

- Rezoning of Pendleton with an emphasis upon the use of residential zoning districts,
- Acquisition of vacant, blighting properties in the Mansfield-Fourteenth Street area for housing redevelopment,
- Acquisition and redevelopment of HUD-held properties at Broadway and East Twelfth Street as subsidized housing for low income persons,
- Assistance to Moderate Rehabilitation Section 8 housing being developed in now vacant buildings as replacement housing called for in the PLAN,
- Continue efforts to directly acquire or help direct the disposition of HUD-held subsidized projects and/or properties in Pendleton,
- Acquisition of properties required for additional and relocated public open spaces and recreation areas and development of those facilities,
- Acquisition of properties to provide parking needed to support the I.T. Verdin Company's relocation to and redevelopment of the St. Paul's Church complex,
- Design, acquisition and construction of Pendleton Square to serve as an open space for community residents, provide offstreet parking for low income housing, encourage rehabilitation along Reading Road and support redevelopment of the St. Paul's Church complex.
- Design and installation of sidewalk, street tree, and parking meter improvements to support Sycamore Square reinvestment,
- Closing of East Thirteenth Street at Liberty Street and design and construction of street, parking, turn-around and play facilities at that location, including provisions for a new eastern entrance to the community,
- Installation of a landscape buffer along Liberty Street, and
- Removal of blighting influences throughout Pendleton.

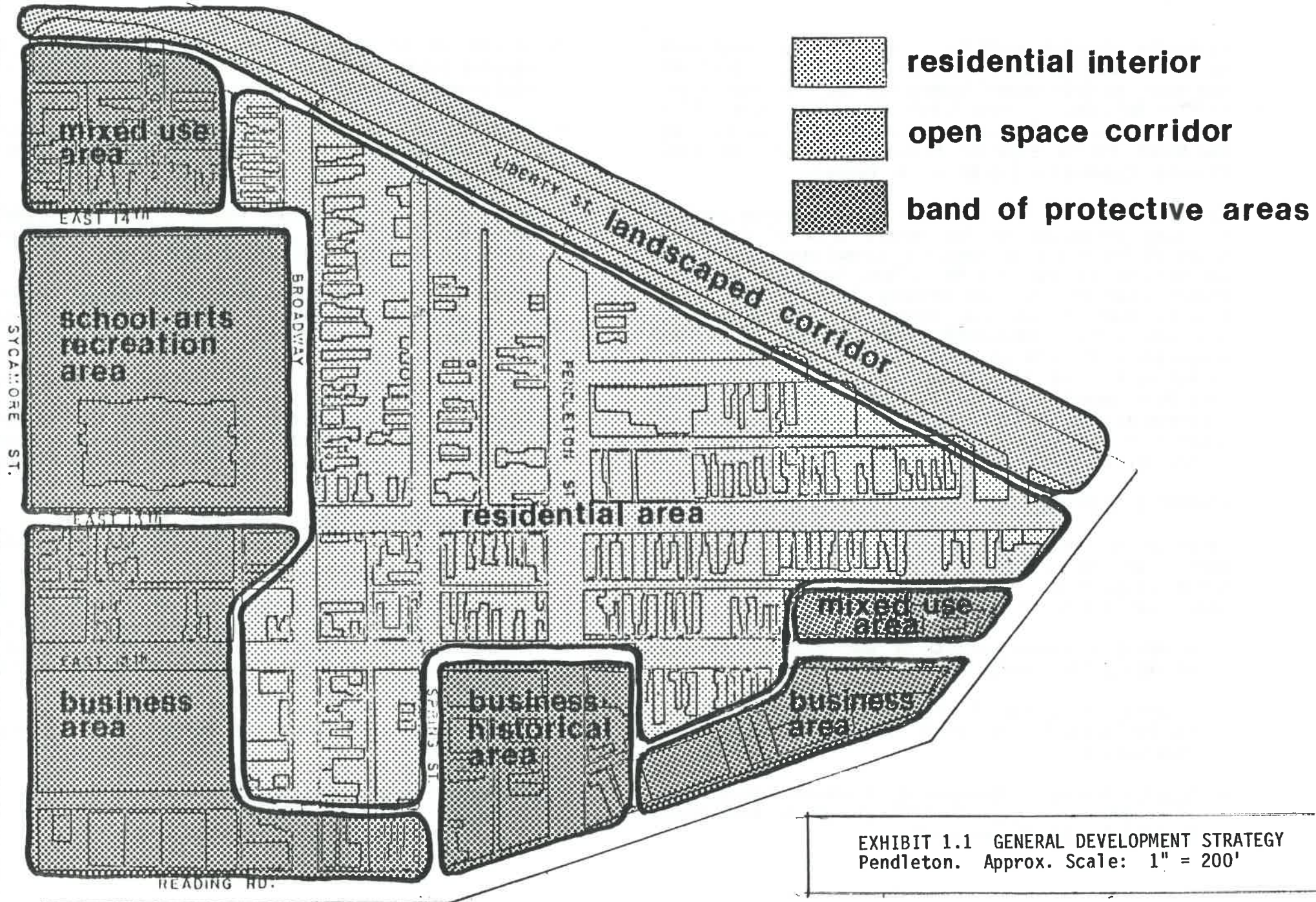
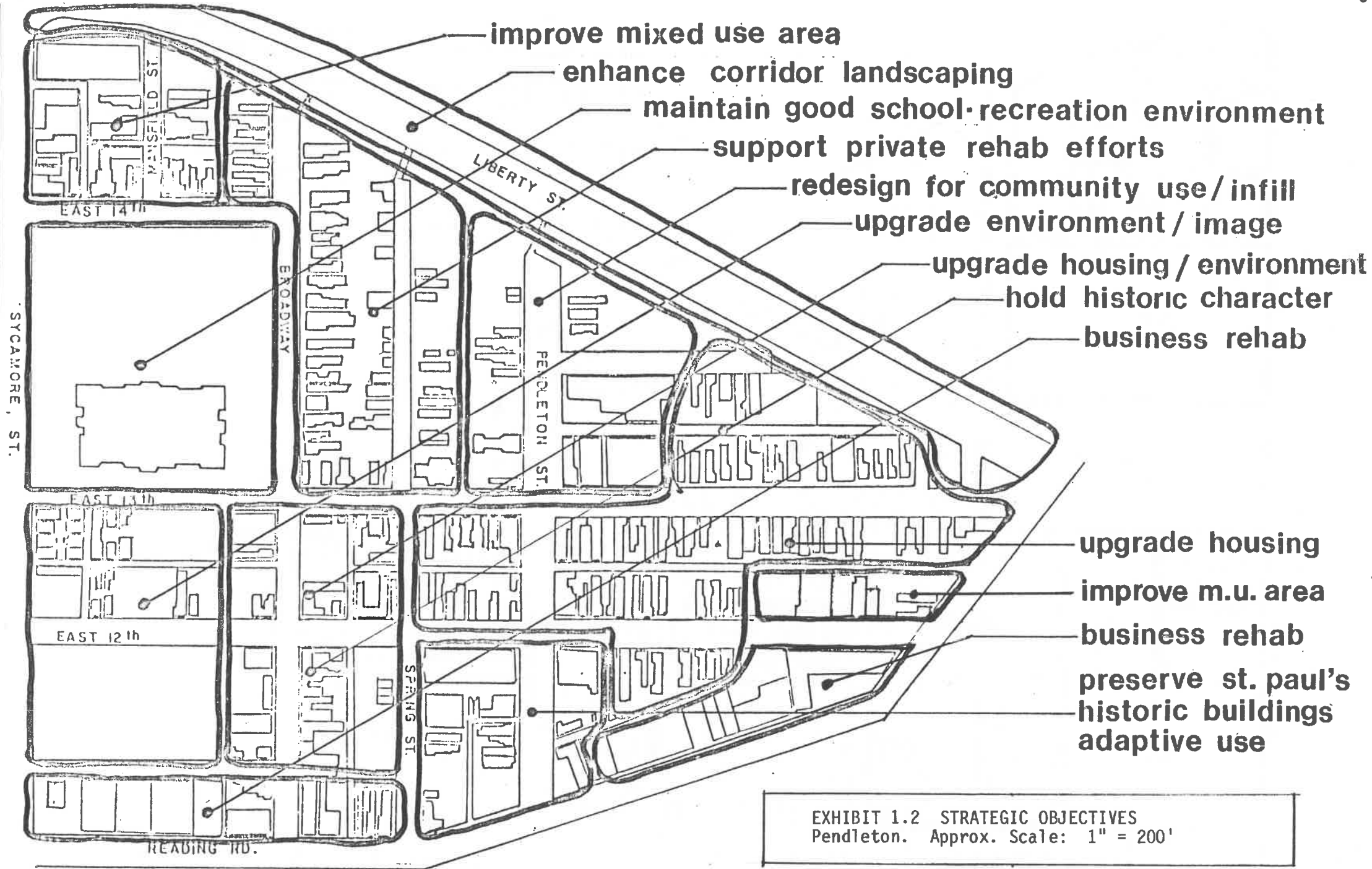


EXHIBIT 1.1 GENERAL DEVELOPMENT STRATEGY
Pendleton. Approx. Scale: 1" = 200'



improve mixed use area

enhance corridor landscaping

maintain good school-recreation environment

support private rehab efforts

redesign for community use/infill

upgrade environment/image

upgrade housing/environment

hold historic character

business rehab

upgrade housing

improve m.u. area

business rehab

preserve st. paul's

historic buildings

adaptive use

EXHIBIT 1.2 STRATEGIC OBJECTIVES
 Pendleton. Approx. Scale: 1" = 200'

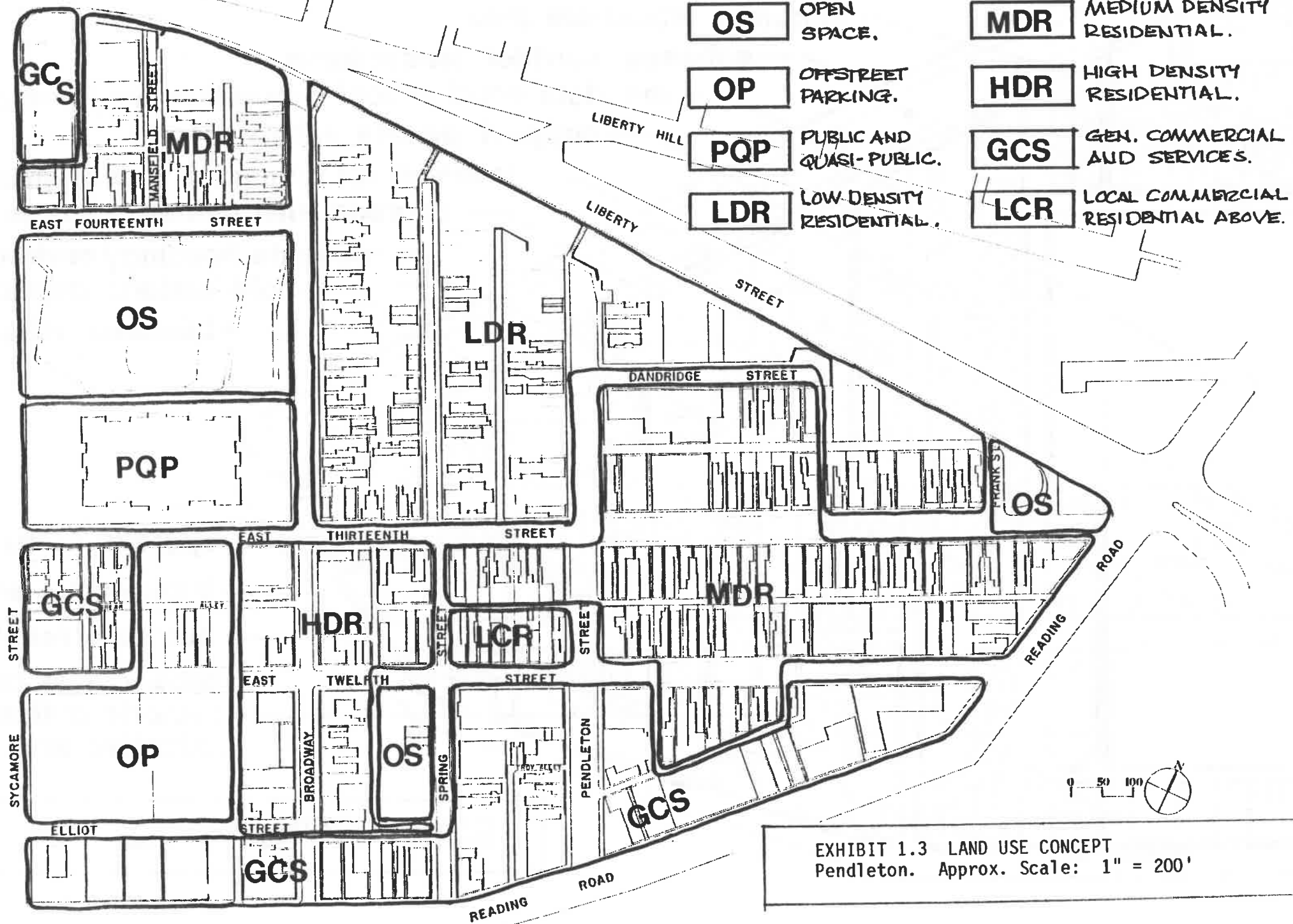
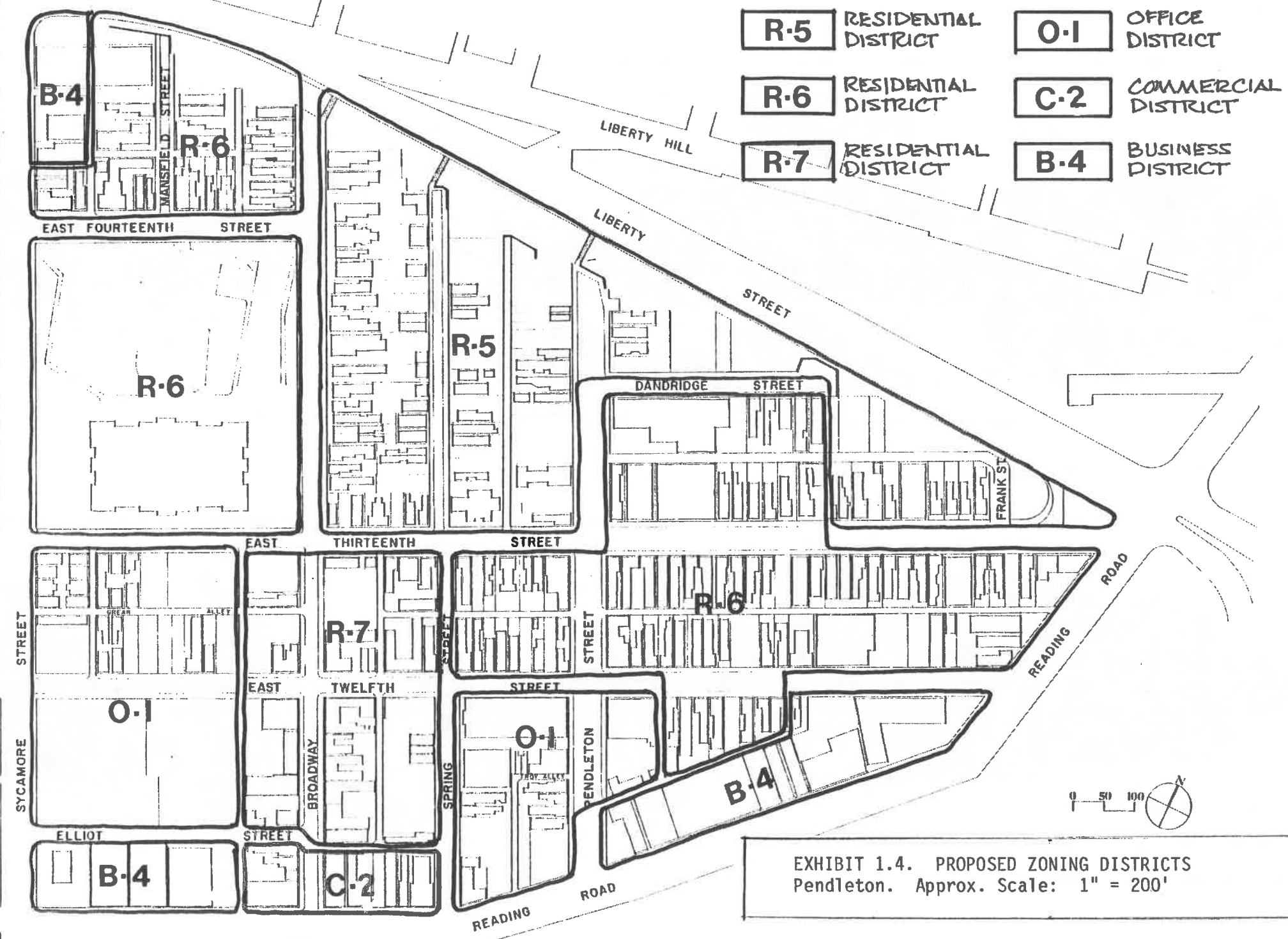


EXHIBIT 1.3 LAND USE CONCEPT
Pendleton. Approx. Scale: 1" = 200'



- R-5** RESIDENTIAL DISTRICT
- R-6** RESIDENTIAL DISTRICT
- R-7** RESIDENTIAL DISTRICT

- O-1** OFFICE DISTRICT
- C-2** COMMERCIAL DISTRICT
- B-4** BUSINESS DISTRICT

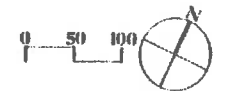


EXHIBIT 1.4. PROPOSED ZONING DISTRICTS Pendleton. Approx. Scale: 1" = 200'



P.1. VIEWS ALONG READING ROAD



CHAPTER 2 - GOALS, OBJECTIVES AND STRATEGIES

GENERAL

The general purposes of this development planning program for Pendleton are to upgrade the existing housing stock, to provide for the housing needs of low- and moderate-income persons, to reverse environmental deterioration and to improve the physical, social and economic conditions within the community. Fulfillment of these purposes is expected to assist the emergence of an integrated and diverse community which reflects an enriching mix of racial, age, family, income and educational characteristics. This requires a cooperative effort among area residents, the private sector, the City and the Federal Government. Most importantly, there is a core group of residents, both renters and owners, who want to improve their neighborhood. Their sense of community pride and responsible concern for the future inspire this proposed development program for Pendleton.

Work on the development of goals, objectives and strategies was begun by the community and City staff members about three years ago. Prior to the consultant joining the work of this development program in April 1981, substantial work was done on the preparation of goals, objectives and strategies. These appear to be the cooperative work of a small group of renters in the residential core of Pendleton, a homeowner group in the Broadway-Spring Street area, a couple of the largest residential property owners and City staff. In mid-1981, at the consultant's suggestion, new efforts were made to secure greater community representation through leaflets, public announcements and mailouts, efforts which were not entirely successful. Elements of the community not properly represented in the planning process, apparently by choice, include the elderly and retired, low income families from dense housing concentrations in the Broadway-Reading Road area,

occupants of single-room housing, young people and the business community. In these instances it has been necessary to use planning and community experience to give voice to the needs of those not participating.

In the past eight months, there has been subsequent modifications and additions to earlier derived goals, objectives and strategies, as the result of preparing and reviewing a general development strategy and preliminary design plans for each block in Pendleton. These block plans have proved to be useful means of obtaining resident input and response.

Proposed goals are presented below, followed by a section which further addresses the objectives, general strategies and benefits associated with each proposed goal.

PROPOSED GOALS

The following goals are proposed as part of a community development program for Pendleton and, except for an emphasis upon residential housing, the numerical listing of goals does not reflect relative importance or priorities:

GOAL 1 - TO PRESERVE AND IMPROVE RESIDENTIAL HOUSING IN THE COMMUNITY WITH AN EMPHASIS UPON IMPROVING THE PHYSICAL CONDITION OF HOUSING FOR EXISTING LOW- AND MODERATE-INCOME RESIDENTS.

GOAL 2 - TO STABILIZE AND IMPROVE THE EXISTING HUD/FHA SUBSIDIZED MULTIFAMILY BUILDINGS IN THE COMMUNITY.

GOAL 3 - TO DISCOURAGE AND/OR CONTROL THE DEMOLITION OF RESIDENTIAL, COMMERCIAL AND NON-CONFORMING BUILDINGS ACCORDING TO PLAN OR ORDINANCE.

GOAL 4 - TO ENCOURAGE THE OWNER OCCUPANCY OF BOTH SINGLE-FAMILY AND MULTIFAMILY BUILDINGS.

GOAL 5 - TO PRESERVE OR RECAPTURE THE HISTORICAL CHARACTER OF RESIDENTIAL, INSTITUTIONAL AND COMMERCIAL BUILDINGS.

GOAL 6 - TO PREPARE AND ENDORSE A GENERAL HOUSING STRATEGY WHICH IDENTIFIES ROLES TO BE PLAYED BY VARIOUS SUB-COMMUNITY AREAS OF HOUSING.

GOAL 7 - TO PROVIDE PUBLIC IMPROVEMENTS IN CATEGORIES SUCH AS STREET LIGHTING, STREET RE-USE AND CIRCULATION, LANDSCAPING, OPEN SPACE AND RECREATION, DEMONSTRATION PROJECTS, ETC., IN ORDER TO SUPPORT RESIDENTIAL REHABILITATION AND UPGRADE LIVING QUALITY IN THE COMMUNITY.

GOAL 8 - TO IMPROVE ACCESS TO, AND THE AVAILABILITY OF, HUMAN SERVICES FOUND IN THE OVER-THE-RHINE SERVICE NETWORK.

GOAL 9 - TO PROVIDE IMPROVED RECREATION FACILITIES AND PROGRAM SERVICES FOR COMMUNITY RESIDENTS.

GOAL 10 - TO IMPROVE THE SAFETY OF PERSONS AND PROPERTY.

GOAL 11 - TO ENCOURAGE DIVERSITY AND ECONOMIC OPPORTUNITY THROUGH THE MIXED USE OF RESIDENTIAL BUILDINGS UNDER CONTROLLED CONDITIONS.

GOAL 12 - TO ESTABLISH A PATTERN OF ZONING DISTRICTS WHICH REFLECTS CURRENT AND PREFERRED USES OF LAND AND BUILDINGS IN THE COMMUNITY.

GOAL 13 - TO ENCOURAGE GROUP INTEGRATION AND COMMUNITY PARTICIPATION WITHIN PENDLETON, FORMALLY AND INFORMALLY.

GOAL 14 - TO STRENGTHEN PERSONAL AND CIVIC RELATIONSHIPS AMONG THE PENDLETON COMMUNITY, THE OVER-THE-RHINE NEIGHBORHOOD AND THE CITY.

GOAL 15 - TO IMPROVE SANITATION SERVICE TO HOUSING PAR-

TICULARLY AND TO THE COMMUNITY GENERALLY FOR HEALTH AND APPEARANCE PURPOSES.

GOAL 16 - TO RE-USE THE HISTORIC ST. PAUL'S CHURCH BUILDINGS IN A MANNER COMPATIBLE WITH THE COMMUNITY.

GOAL 17 - TO ENCOURAGE BUSINESS DEVELOPMENT AND IMPROVEMENT ON THE NORTH SIDE OF READING ROAD, ON SYCAMORE STREET AND WITHIN PENDLETON.

GOAL 18 - TO UPGRADE THE SYCAMORE STREET CORRIDOR IN ORDER TO BETTER SERVE PENDLETON, OVER-THE-RHINE AND THE CENTRAL BUSINESS DISTRICT (CBD).

GOAL 19 - TO ESTABLISH PROPER RELATIONSHIPS BETWEEN PENDLETON AND THE CENTRAL BUSINESS DISTRICT (CBD), PRESENTLY AND IN THE FUTURE.

GOAL 20 - TO PREPARE, ADOPT AND IMPLEMENT A COMMUNITY DEVELOPMENT PLAN FOR PENDLETON.

In the preparation of this plan, goals and objectives reported in the Over-the-Rhine-Clifton Heights-Fairview Neighborhood Development Plan (1972 Plan) and those existing in draft form for the current Over-the-Rhine land use planning program (1982 Plan) have been reviewed. A few comparative comments are perhaps in order:

First, the 1972 Plan is much larger in scope and scale, dealing with a substantial portion of the innercity area of Cincinnati. By way of comparison, Pendleton is but one of twenty-two environmental areas in this plan. Consequently, within the 1972 Plan framework, it is possible to address general social concerns, service delivery systems, educational systems, municipal policies, etc. at the scale at which these exist; conversely, this is often difficult to do in a community of less than 2,000 people as in Pendleton. The Plan for Pendleton generally accepts and seeks to support

the larger goals and objectives of the 1972 Plan, while building upon them in greater detail. Repetition has been avoided in order to focus on Pendleton.

Second, Pendleton goals and objectives herein are generally consistent with the O-T-R Plan and the preferences expressed by the Over-the-Rhine Task Force, in an effort to coordinate Pendleton planning with this larger project. Variations in goals and objectives which might occur in final documents may be attributed to (a) a difference in building types and settlement patterns in Pendleton which sharply contrast with the largely mixed-use, storefront buildings and commercial buildings found in Over-the-Rhine, and (b) a shared, but not identical, set of concerns and intentions existing between Pendleton and Over-the-Rhine.

GOALS, OBJECTIVES, AND STRATEGIES

Goals presented above are here discussed in terms of community objectives, general strategies suggested for achieving objectives and benefits to be derived through realization.

GOAL 1 - TO PRESERVE AND IMPROVE RESIDENTIAL HOUSING IN THE COMMUNITY WITH AN EMPHASIS UPON IMPROVING THE PHYSICAL CONDITION OF HOUSING FOR EXISTING LOW-INCOME AND MODERATE-INCOME RESIDENTS.

The general long-term objective in Pendleton is to bring to good condition the 87 residential buildings in poor condition and the 81 residential buildings in fair condition. With 50 residential buildings now in good condition, achievement of this objective would bring all 218 buildings in Pendleton in the good condition category.

Assisted housing units presently represent 34% of all housing units in Pendleton (317 of 926 units), fulfilling the community's present and future proportionate

share of assisted low-income housing in Over-the-Rhine. The short-term objective is the restoration of most vacant HUD/FHA subsidized units to the market while maintaining existing units in this category. The general environment of subsidized housing should be improved to enhance livability and, thus, continued availability. With this objective fulfilled, 69 of 218 of all Pendleton residential buildings (32%) would be in the assisted housing category.

An immediate objective is to assist the rehabilitation of 16 residential buildings in the higher density residential core of Pendleton, half of which are in the HUD/FHA subsidized category and half in private ownership. Fulfillment of this objective would eliminate the most detrimental housing influence in the heart of the community.

The principal strategies to be employed are (a) City cooperation with HUD/FHA in finding a developer or purchaser to assume ownership and rehabilitation responsibility for buildings owned by or in possession of HUD/FHA, (b) City participation through loans, grants, tax abatement, project planning and packaging for housing rehabilitation by public and private owners, (c) City participation through public improvements and services to improve housing environments, (d) formation of new and/or assignment of existing housing organizations to Pendleton and (e) City acquisition of property for open space improvements, public and private, to upgrade housing environments.

The basic benefits to be gained are a stable supply of housing for low-income and moderate-income persons, an upgrading of environmental quality and improved livability within the community.

GOAL 2 - TO STABILIZE AND IMPROVE THE EXISTING HUD/FHA SUBSIDIZED MULTIFAMILY BUILDINGS IN THE COMMUNITY.

The long-term objective is to insure the proper maintenance and management of the HUD/FHA subsidized housing inventory. In the past, one of the biggest problems with HUD/FHA housing has been poor management, mainly poor selection of tenants, little or no maintenance of the buildings, and increasing utility costs.

Without good management, any newly rehabilitated HUD/FHA subsidized housing will not be viable. Another short-and long-term objective is to encourage ownership of HUD/FHA subsidized housing units by individuals, and/or organizations sensitive to the neighborhood. The short-term objective includes the rehabilitation of HUD/FHA subsidized units mentioned as an objective under Goal 1.

To insure proper maintenance and management it is necessary for HUD/FHA to monitor financial performance of existing subsidized projects, aided by City inspection and community observation and reporting. The City and community should use all official and political means to make sure that adequate funds are available to rehabilitate and maintain properties disposed of by HUD/FHA. Similarly, support should be generated by City and community to see that subsidy increases keep pace with the inflating costs of proper maintenance and management of subsidized properties. The benefit here is to maintain a supply of assisted housing which does not detract from neighborhood image. Toward this end, the community should establish a sound working relationship with the owners of subsidized housing.

Another short-term strategy is for the City to take an active role in the disposition of subsidized properties now owned or in the possession of HUD/FHA. City purchase of such properties should be done in lieu of their being dumped in an uncontrolled manner on the open market. Close liason should be established with HUD Offices in Cincinnati and Washington D.C. to secure

adequate rehab funds. The City should work with the Cincinnati Metropolitan Housing Authority, MAGHF, Heritage Preservation, OTR Inc., or other groups to help with the problems of subsidized properties in the pipeline to new ownership. Loans, grants, and tax incentives should be used to support this process.

The community should work with owner-managers of subsidized housing on tenant selection with preference to be given to existing residents in Pendleton who may be displaced by rehab or demolition activity or who may be living in substandard housing. Homesteading and cooperative programs could be viable in increasing levels of owner-occupancy in the community.

GOAL 3 - TO DISCOURAGE AND/OR CONTROL THE DEMOLITION OF RESIDENTIAL, COMMERCIAL AND NON-CONFORMING BUILDINGS, ACCORDING TO PLAN OR ORDINANCE.

The basic strategies here are to enact zoning controls which prohibit or control demolitions and to adopt this Plan as an urban design plan for the community, to preserve needed and desirable housing in Pendleton.

An activist thrust of immense importance is the pursuit of appropriate CBD parking policies and projects so that pressure to demolish for business parking will be diminished in Pendleton and Over-the-Rhine. The benefits are (a) the retention of existing buildings where needed and (b) the mitigation of CBD impact on inner-city residential areas.

GOAL 4 - TO ENCOURAGE THE OWNER OCCUPANCY OF BOTH SINGLE-FAMILY AND MULTIFAMILY BUILDINGS.

The basic strategies are those recommended with Goals 1 and 2. The benefits to be gained are (a) neighborhood stability, (b) on-site interest in the management and maintenance of residential buildings and (c) expansion of ownership among moderate-income residents.

GOAL 5 - TO PRESERVE OR RECAPTURE THE HISTORICAL CHARACTER OF RESIDENTIAL, INSTITUTIONAL AND COMMERCIAL BUILDINGS.

The basic objectives here are to prevent rehabilitation work which removes or damages historic architectural details and forms, to retain historic blockfronts and clusters of historic properties generally and to undertake demolitions sensitively in response only to larger community purposes. To be avoided particularly are the architecturally brutal, destructive techniques used on residential buildings in the late sixties and early seventies. Preservation is the principal general strategy recommended although restoration is appropriate on commercial properties that have been faced with materials not in harmony with the historic character of the community.

The strategies here are (a) the establishment of historic district controls with application of standards which do not skyrocket rehabilitation costs, (b) tax abatements and incentives, (c) control over demolitions through zoning methods, and (d) development of a community organization to advise on architectural and environmental quality. The basic benefit is to retain the traditional character of buildings and streets.

GOAL 6 - TO PREPARE AND ENDORSE A GENERAL HOUSING STRATEGY WHICH IDENTIFIES ROLES TO BE PLAYED BY VARIOUS SUB-COMMUNITY AREAS OF HOUSING.

To provide housing for various income levels requires that logical relationships be established between the preferences and needs of various income groups and the types of residential structures and environments found in Pendleton. This is necessary to program community improvements and organize other activities. There is, for example, a very dense concentration of assisted housing in one part of the community. As subsidy and mortgage commitments will tend to sustain long-term,

low-income occupancy, improvements in such an area should be geared to produce a largely pedestrian, family-oriented environment. Further, providing another example, to discourage gentrification of an area designated for low- to moderate-income residents, it would not be prudent to aim toward large-lot development which provides the private open space generally associated with higher income housing; more appropriately, improvements should be made to develop community facilities needed for these residents.

In pursuit of economic integration in Pendleton, the elements of a general housing strategy should (a) generally designate areas suitable for occupancy by various income groups or mixtures of them, (b) provide for a supply of assisted housing and (c) establish a general framework for plans, program and community action. The benefits here are a diverse community composed of various housing types and occupancy, and efficient use of both public and private investments.

GOAL 7 - TO PROVIDE PUBLIC IMPROVEMENTS IN CATEGORIES SUCH AS STREET LIGHTING, STREET RE-USE AND CIRCULATION, LANDSCAPING, OPEN SPACE AND RECREATION, DEMONSTRATION PROJECTS, ETC., IN ORDER TO SUPPORT RESIDENTIAL REHABILITATION AND UPGRADE LIVING QUALITY IN THE COMMUNITY.

With nearly 25% of all housing units reported vacant, there is the need to retain existing residents, attract new residents and stimulate new public and/or private investments in the housing stock. The objectives here are to make Pendleton more attractive as a place to live, work and invest. The basic strategy is direct or incentive public investment to produce a larger investment response in housing. The basic benefit is a viable innercity neighborhood in which to live and work with a high level of satisfaction for all residents.

Part of this goal involves the improvement and maintenance of existing public improvements such as streets,

walks, public lighting, landscaping and publicly owned structures.

Public improvements to support housing and community development should be included in an officially adopted urban design plan for Pendleton, an intended purpose of this Development Plan for Pendleton.

GOAL 8 - TO IMPROVE ACCESS TO, AND THE AVAILABILITY OF, HUMAN SERVICES FOUND IN THE OVER-THE-RHINE SERVICE NETWORK.

Over the past several decades or so, an extensive network of public and private human service agencies has evolved in Over-the-Rhine, distributed generally in the central areas of this neighborhood. Recent block grant funding has tended to reinforce this centralized service network. Pendleton is at the fringe of this network and is void of human service centers with direct community service. Even though residents strongly desire to have services located within Pendleton, it does not appear economically feasible to supply direct services to a community of less than two thousand persons in today's economic circumstances.

The best strategies here are to (a) extend the existing service network through satellite locations and (b) improve accessibility to the existing service network. To extend the service network requires the presence of facilities in the community to accept part-time delivery of professional and volunteer services and recommendations along this line are made in this Plan. Improving accessibility requires an improvement in public and volunteer transportation services, solutions which involve policy and program changes of service providers outside the community. The benefits to be gained in both strategies is an improvement the delivery of human services to Pendleton residents.

GOAL 9 - TO PROVIDE IMPROVED RECREATION FACILITIES AND PROGRAM SERVICES FOR COMMUNITY RESIDENTS.

Achievement of this goal involves working to improve recreation facilities within and adjacent to Pendleton. One strategy involves working with other Over-the-Rhine communities to improve recreation through jointly used facilities, a strategy expressed in suggestions for the Sycamore Street Corridor and the School for Creative and Performing Arts. Another strategy involves that of expanding the range of available recreation services through the relocation, refinement or modest expansion of existing small child spaces in order to improve service to teenagers, young adults and the elderly. This latter strategy is present in block plans and includes the proposal for a small, multiuse community center as the focal point for community services and activities. The benefits here are the availability of recreation services to a broader range of users, safer environments for children and teenagers, and an improved sense of community in Pendleton.

GOAL 10 - TO IMPROVE THE SAFETY OF PERSONS AND PROPERTY.

This goal derives from persistent resident comments on safety and public reports of criminal activity. This goal includes (a) safety of one's person in the community, particularly in the threatening dark conditions of night, (b) the security of one's person within buildings, (c) the security of property, and (d) the general safety aspects of vehicular traffic. The principal strategies here are the improvement of on-street public lighting, the improved lighting of private property, improved access for police surveillance and limitations upon through traffic. Proposals are offered for all of these strategies to achieve the benefit of improved personal and property security.

GOAL 11 - TO ENCOURAGE DIVERSITY AND ECONOMIC OPPORTUNITY THROUGH THE MIXED USE OF RESIDENTIAL BUILDINGS UNDER CONTROLLED CONDITIONS.

This goal is directed toward the creation of employment and a diverse environment. A modern economy, with expanding opportunities in professional, service, electronic, crafts and artistic sectors, provides new opportunities for full-time and part-time employment in home, home-office or home-studio settings. Permitting these kinds of work situations in Pendleton may encourage new investment and the creation of jobs in the community. The basic strategy consists of preparing the proper zoning legislation to permit home occupations and mixed uses and enacting it with adequate sign and environmental control provisions so as to not impair residential quality. The principal benefits are new and additional investments in buildings and the creation of employment opportunities.

GOAL 12 - TO ESTABLISH A PATTERN OF ZONING DISTRICTS WHICH REFLECTS CURRENT AND PREFERRED USES OF LAND AND BUILDINGS IN THE COMMUNITY.

Present zoning reflects a bias toward the use of the more inclusive and intensive business zoning districts. Serious impacts are demolition of buildings for off-street parking, particularly, and intrusion of uses not compatible with a residential community. The strategy to be used here is the downgrading and reclassification of zoning districts in Pendleton, including the development of new districts for purposes mentioned under Goal 11. The extremely important benefits here are protection of the existing housing stock and preservation of the residential character of the community.

GOAL 13 - TO ENCOURAGE GROUP INTEGRATION AND COMMUNITY PARTICIPATION WITHIN PENDLETON, FORMALLY AND INFORMALLY

This goal suggests that Pendleton should purposefully head toward openness and improved relationships as community objectives. Commonly, Pendleton is perceived as being composed of two groups, a minority renter group in the east-central area of the community and a small owner group in the Broadway-Spring Street area, primarily because of their high visibility in civic activities. There are also other groups which tend to be relatively voiceless presently - the elderly, the very low income, the teenagers and children, and the business community. The basic strategies here are (a) public recognition and acceptance of all groups in Pendleton, (b) representative appointment and consultation in all community and civic affairs, and (c) the formation of formal and informal community groups through which public and volunteer programs may be carried out. These strategies are woven into the fabric of this entire plan aimed at community development. Also, they tend to reflect the underlying ideals of social aspiration and social organization in our country. The general benefits are the gradual emergence of social ideals in the activities of everyday life in Pendleton.

GOAL 14 - TO STRENGTHEN PERSONAL AND CIVIC RELATIONSHIPS AMONG THE PENDLETON COMMUNITY, THE OVER-THE-RHINE NEIGHBORHOOD AND THE CITY.

This goal is an elaboration of Goal 13 and suggests a hierarchy of shared interests among these three levels of social organization. The objective is to improve civic relationships. In the consideration of civic relationships, it should be recognized that shared interests are not the same as identical interests. For example, a family in need can be regarded as a Pendleton, Over-the-Rhine, or even larger City concern; by way of contrast, the opening of a coin-operated laundry facility in Pendleton would not be of larger interest. The basic strategy consists of the thorough identification, analysis and proper assignment of

issues to the appropriate level of civic responsibility, and then acting upon such understanding. Strategies in Goal 13 are most helpful here. This goal is offered in the nature of an ideal to guide civic relationships, the pursuit of which can lead to improved innercity relationships.

GOAL 15 - TO IMPROVE SANITATION SERVICE TO HOUSING PARTICULARLY AND TO THE COMMUNITY GENERALLY FOR HEALTH AND APPEARANCE PURPOSES.

The objectives here are to improve the sanitation and appearance of public and private property in Pendleton and to establish means for keeping the community free from scattered trash, litter and garbage. The strategies here are to (a) work with public agencies to analyze and develop solutions for implementation by the City, the community and individual households, (b) improved levels of City service, (c) reconstruction of public rights-of-way to ease collection problems in areas of very dense housing, (d) City support of community cleanup campaigns and (e) community and property owner programs designed to increase tenant responsibility. This is an area of continuing, long-term community activity. The benefits are a clean, healthy community in which to live and an improved community image.

GOAL 16 - TO RE-USE THE HISTORIC ST. PAUL'S CHURCH BUILDINGS IN A MANNER COMPATIBLE WITH THE COMMUNITY.

The objectives here should be to (a) find new uses for this cluster of buildings and aid their rehabilitation, (b) prevent further deterioration and adverse impact upon the community, (c) integrate new development with minimum impact, and (d) create employment opportunities for community residents. The adaptive use program of the I. T. Verdin Company was started during this development planning program and was accorded high priority for detailed study over the past year. This Company's

rehabilitation of the Church, Rectory and Girls School buildings is discussed in great detail herein, as are the recommended means for integrating this project into the community. Recommendations are also offered for the Convent and Boys School not in the I. T. Verdin Company program. As to employment strategy, the Pendleton community should begin to work with the I. T. Verdin Company to work out practical means for increasing resident employment opportunities. Aside from employment, other benefits include the rehabilitation of a dominant group of buildings, the development of a new image at a major entrance point to Pendleton and the general stimulation of commercial property improvement and rehabilitation along Reading Road.

GOAL 17 - TO ENCOURAGE BUSINESS DEVELOPMENT, IMPROVEMENT AND REHABILITATION ON THE NORTH SIDE OF READING ROAD, ON SYCAMORE STREET AND WITHIN PENDLETON.

The general objectives here are the (a) improvement of existing business properties, (b) development of needed community services (c) investment in home enterprises and (d) improvement of the business tax base, without impairment of residential character. The general strategies here are very similar to those recommended for the rehabilitation of housing, i.e., loans and grants, tax abatement and supporting public improvements. Initial priorities are to be placed on needed facilities such as a coin-operated laundry, personal service shops and stores which serve daily needs and the St. Paul's Church complex. This goal serves largely as the basis of immediate action programs and long-term development policy. The benefits are improved living convenience, enhanced sense of community, improved physical appearance and employment opportunity.

GOAL 18 - TO UPGRADE THE SYCAMORE STREET CORRIDOR IN ORDER TO BETTER SERVE PENDLETON, OVER-THE-RHINE, AND THE CENTRAL BUSINESS DISTRICT.

The Sycamore Street area adjacent to Pendleton is a major concentration of public recreation, open space and educational facilities which are shared among several Over-the-Rhine communities. As the open space potential within Pendleton is extremely limited, this goal suggests the objective of cooperative activity to plan, support and improve facilities and programs shared with others. General objectives are presented and discussed in a separate subsection of this plan entitled Sycamore Street Corridor. The benefits include an adequate level of public recreation, open space and educational services.

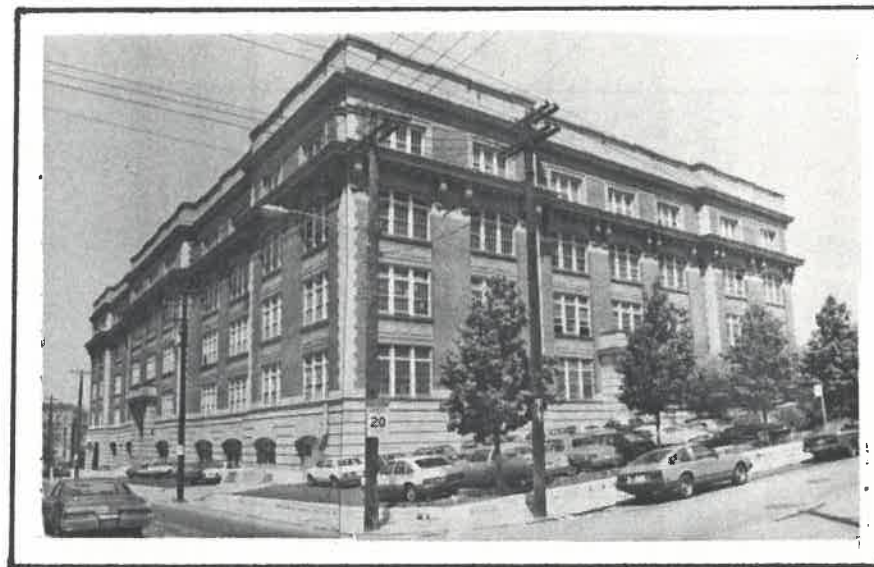
GOAL 19 - TO ESTABLISH PROPER RELATIONSHIPS BETWEEN PENDLETON AND THE CENTRAL BUSINESS DISTRICT (CBD), PRESENTLY AND IN THE FUTURE.

Innercity neighborhood and CBD planning have been pursued in parallel fashion, largely to the detriment of Pendleton and Over-the-Rhine. Due to business zoning, and choice of CBD planning boundaries, CBD-neighborhood relationships have been out of balance. Substantial portions of Pendleton and other areas of Over-the-Rhine have been demolished for CBD parking. The objectives of this goal are (a) to call attention to the pressing need to consider neighborhood impacts from CBD development, (b) to press for an adequate CBD parking program which relieves neighborhood pressure, (c) to plan for the reconstruction of areas of environmental deterioration, and (d) to halt the further spread of building demolition and CBD parking in Pendleton. Recommendations for meeting these objectives, too numerous to discuss here, may be found in the Land Use and Zoning, General Development Strategy and Block Plans sections of this document. The basic benefits to be gained are holding CBD impacts to a minimum, environmental improvement and preservation of the Pendleton community, its buildings and residential character.

GOAL 20 - TO PREPARE AND ADOPT A COMMUNITY DEVELOPMENT PLAN FOR PENDLETON.

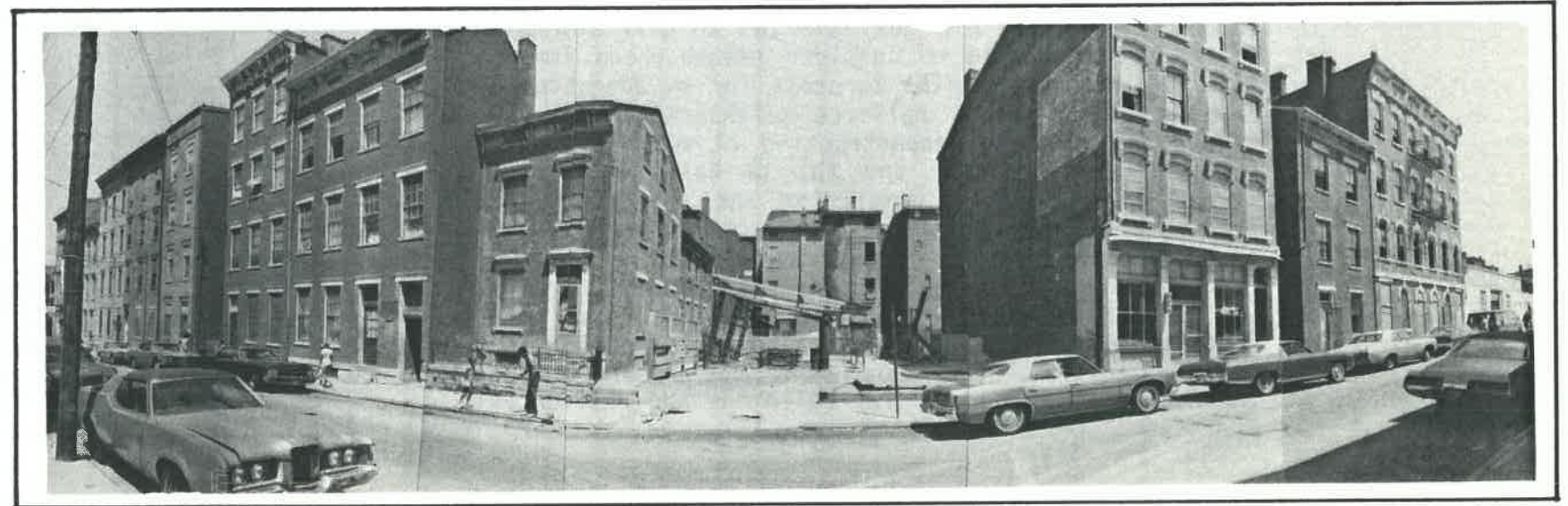
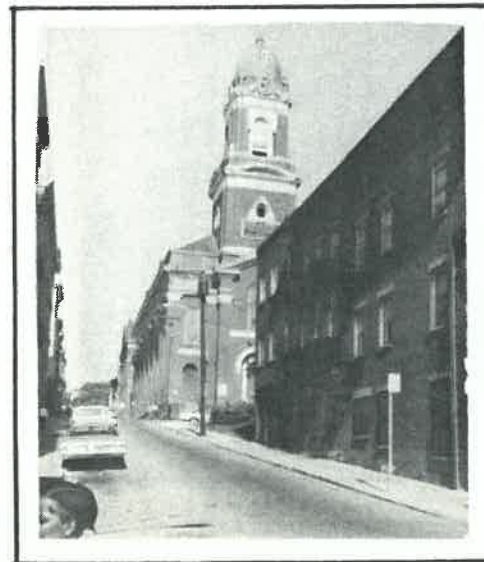
The basic objectives here are to reach agreement on the future direction of the community, problems to be faced, opportunities to be realized, needed projects and programs, public and private investment priorities, implementation procedures and legislative action. The basic strategies here are (a) the review and adoption of this Development Plan for Pendleton, (b) preparation and enactment of zoning legislation, (c) implementation of plans and program recommendations, and (d) setting in place the needed advisory, planning and implementing mechanisms. This entire document is a response to this goal.

P.2. SCHOOL FOR CREATIVE AND PERFORMING ARTS





P.3. VIEWS ALONG EAST 12TH STREET



CHAPTER 3 - POPULATION

Over three decades, the population of Pendleton declined a dramatic 72%, from a high of 5,591 persons in 1950 to 1,708 persons in 1980. City planning estimates indicate that population fell to an all-time low of 1,519 persons in 1980. However, a recent estimate indicates a 1981 population of 1,858 persons, a gain of 8.8% over 1980. This suggests that the period of population decline has passed and that a more stable plateau now exists for the formulation of community improvement programs. The various impacts of this decline, however, remain to be dealt with if improvement is to occur.

This decline includes a drop of 751 persons during 1950-1960, 2,869 persons during 1960-1970 and 401 persons during 1970-1980, resulting in a total population decline of 4,021 persons! Historically, the basin area of Cincinnati, including Pendleton, has served as a receiving area for persons migrating to the City. This has been especially true for minority groups for more than a century, including the black and appalachian populations now residing in Cincinnati. As these minorities became acclimated to urban life, they usually left the basin area via sloping corridors to inner hilltop communities, very often along Vine Street, Reading Road and Gilbert Avenue. It was in 1960-1970, the period of greatest population decline for Pendleton, that housing in Avondale, Corryville, Mt. Auburn, North Avondale and Walnut Hills became available for minority residence, as more affluent groups moved to the suburbs. Major public and non-profit housing and neighborhood improvement programs served to assist those leaving the basin area and re-settling in hilltop neighborhoods since 1960 onwards.

Population and housing data suggest that Pendleton was seriously overcrowded in 1950-60 the probable result of West End and expressway demolitions, an increasing

number of Blacks in the City population and housing market constraints outside the basin area. As past residential demolitions in Pendleton could account for about a third of the enormous decline in population, it would seem that most people left Pendleton in order to improve housing and neighborhood conditions. This is entirely consistent with the post-war urban role of the basin area. With both immigration and outmigration drawing to a close, it is likely that the transient dynamics of Pendleton's past will give way to those of stability and reconstruction. In reversing this historic neighborhood role, housing and community improvements will be required to restore the competitive vitality of Pendleton.

There are a number of significant population characteristics, drawn from accompanying exhibits, which impact upon a development program for Pendleton.

1. The black population is 88.6% of the total population and is densely concentrated in the southern and eastern reaches of Pendleton. The smaller white population is concentrated in the northwestern, Broadway-Spring Street area. This results in two distinct population groups living side-by-side in Pendleton.
2. Pendleton has a greater percentage of children under 18 in its population (30.2%), compared to Over-the-Rhine (26.7%) and the City (26.7%). The need for recreation, education and day care services is thus somewhat greater.
3. Of the 697 households in Pendleton, 17.6% are headed by females with children, more than in Over-the-Rhine (14.5%) and the City (8.4%). Almost half of all Pendleton families are headed by females. Social service and day care needs are correspondingly higher.

4. About 27.2% of all Pendleton heads of households are retired, indicating a need for elderly housing and services.
5. Contrary to a strong citywide trend, there has been a decline in one-person households in Pendleton. Still, about 35% of all households are in this category, suggesting the need for small housing units in Pendleton.
6. Contrary to a citywide trend, the number of larger households (5 or more persons) has increased moderately during 1970-80. It would seem that the Pendleton has an attractiveness for families, no doubt due in part to the character of the housing.
7. The percentage of professional managerial heads of households is a significant (9.4%), a bit more than half of the City percentage. This is a nucleus of talent useful to the design and management of community improvement programs.
8. The percentage of sales and clerical heads of households (2.3%) is far less than the City (8.7%), suggesting the need of practical training programs to close the gap.
9. The percentage of heads of households without an occupation (22.9%) suggests the need for education and training programs.
10. Household income averages \$8,706 in Pendleton, slightly higher than Over-the-Rhine (\$7,144) and a little more than half that of the City (\$16,872). With a poverty level pegged at \$7,412 for an urban family of four, Pendleton is decidedly an area of low income residence. This impacts on the need and ability to pay for services and suitable housing.
11. The percentage of poverty households in Pendleton

(43.2%) more than doubles that of the City (19.7%), but is somewhat less than Over-the-Rhine. This imbalance underscores the need for subsidies and special assistance.

12. In Pendleton, as reported in August 1980, 423 adults and 471 children received some form of assistance from the Hamilton County Welfare Department. The 894 persons receiving assistance indicates that 52% of the Pendleton population receives some form of welfare assistance, slightly more than Over-the-Rhine (47.8%) but much more than the City (14.2%).

Further insights may be gained from a Pendleton Survey done in 1980 in conjunction with this planning program. Here, 151 surveys forms were completed, representing about 23% of all households (470 residents) in Pendleton. The population highlights are:

1. Of those surveyed, 54% have lived at the same address in Pendleton for one to ten years, 33% longer than 3 years. This indicates a measure of stability in the population.
2. As a further indication of stability, 40% of those surveyed lived at a prior address in Pendleton.
3. As an indication of attractiveness, 40% of those surveyed moved to Pendleton from the West End, Downtown, Mt. Auburn, Walnut Hills and other areas of Over-the-Rhine.
4. Of those moving to or within Pendleton, 87% did so in order to improve their housing and/or community situation, another indication of attractiveness.
5. Of those surveyed 85% plan to stay in Pendleton, an indication of housing and/or community situation.

6. A significant level of sociability exists as 58% of the respondents know their neighbors well and 9% to some degree.

Population information points to the dramatic, staggering changes which have happened in Pendleton. For the first six decades of the 1900's, total population hovered at the 5,000 person level and peaked even higher in post-war periods (5,925 in 1920 and 5,591 in 1950). Today, population stands at about 1,800 persons. Even with allowances made for citywide trends--more small families and fewer large families--and building demolitions, it is clear that the population carrying capacity of Pendleton is underutilized. If the problems of underutilization (vacant buildings and vacant units) are to be dealt with, the principle choices are to (a) work toward population increase, attracting new residents to the community, (b) reducing the carrying capacity through demolitions and (c) a combination of these two. Both strategies involve stress.

Population increase involves two principal courses of action:

First, the community has an attractiveness to families due probably to its residential character and the availability of family-size apartments and buildings. If economic integration objectives are to be fulfilled, this involves the attraction of moderate- and higher-income families to Pendleton in order help toward a balanced community (recent data suggests that families are migrating from the City to surrounding suburbs). Any program which sets about to bring in moderate- and higher-income persons can be counted on to raise the issue of gentrification and the fear of displacement. This issue should be evaluated in terms of massive population losses and high housing vacancy rates in the City, Over-the-Rhine and Pendleton.

Second, population carrying capacity can be reduced by

(a) residential demolitions, (b) allocating more space per household, (c) rebuilding existing buildings for use by one and two person households and (d) substituting new uses for residential space in existing buildings. Strategy (a) is likely to meet with determined resistance from low-income housing and historical preservation advocates and, in consideration of this, demolitions are recommended herein only when larger community purposes are to be served. Strategy (b) is rather difficult to implement with the existing inventory and housing resources available to Pendleton. Strategy (c) is a viable rehabilitation alternative as singles, young couples and retirees can be attracted to inner neighborhoods. However, this strategy very often requires higher incomes to offset rent increases needed for rehabilitation which is bound to bring forth the gentrification and displacement issues. Strategy (d) requires permissive zoning legislation to permit home occupation, and business uses compatible with a residential environment, with a resultant change in neighborhood character and occupancy.

There are of course other alternatives--exclusive low-income occupancy, disinvestment, neglect and reconstruction--but these have been rejected because of their inconsistency with community goals and public policy.

Rebuilding population in proper relationship to the present or modified physical structure of Pendleton is key to any community improvement program. It is helpful to recognize that all strategies designed to cope with massive population loss will require thoughtful discussion of gentrification, displacement, relocation, demolition and historical preservation issues.

EXHIBIT 3.1, HISTORICAL POPULATION TRENDS

<u>YEAR</u>	<u>PENDLETON POPULATION</u>	<u>CINCINNATI POPULATION</u>	<u>PENDLETON AS % CINCINNATI</u>
1900	4,975	350,200	1.42
1910	4,200	374,125	1.12
1920	5,925	402,175	1.47
1930	5,178	451,160	1.15
1940	5,076	455,610	1.11
1950	5,591	503,998	1.11
1960	4,840	502,550	0.96
1970	1,971	463,254	0.43
1971	1,744	447,362	0.39
1972	1,543	441,546	0.35
1973	1,515	436,424	0.35
1974	1,657	434,348	0.38
1975	1,674	427,045	0.39
1976	1,699	423,671	0.40
1977	1,685	417,147	0.40
1978	1,519	414,686	0.37
1979			
1980	1,708	385,457	0.44

SOURCE: PAMSS, CINCINNATI CITY PLANNING. Using U.S. Census Data, R.L. Polk Data and CPC Estimates. Pendleton is approximated by Census Tract 11 in the 1980 Census. Because of new construction, demolitions and changing enumeration techniques, these figures should be used with caution.

EXHIBIT 3.2, 1980 POPULATION INFORMATION

<u>POPULATION AND RACE</u>	<u>PENDLETON</u>	<u>OVER-THE-RHINE</u>	<u>CINCINNATI</u>
Total Population	1,708	11,914	385,457
Number of Blacks	1,513	7,449	130,467
Blacks. % of Population	88.6	62.5	33.8
Under 18. % of Population	30.2	26.7	26.7

EXHIBIT 3.3, 1980 INCOME INFORMATION

<u>AVERAGE INCOME AND POVERTY</u>	<u>PENDLETON</u>	<u>OVER-THE-RHINE</u>	<u>CINCINNATI</u>
Average HH Income-All HH	\$8,706	\$7,144	\$16,872
Average HH Income-Movers In	\$9,154	\$7,492	\$15,565
Average HH Income-Movers Out	\$9,092	\$7,526	\$15,410
Percent Poverty Households	43.2	57.3	19.7

EXHIBIT 3.4, 1980 HOUSEHOLD INFORMATION

<u>HOUSEHOLDS</u>	<u>PENDLETON</u>	<u>OVER-THE-RHINE</u>	<u>CINCINNATI</u>
Number of Households	697	5,558	157,185
Households with Children. %	30.5	24.8	30.0
Fem. Head w/ Children. %	17.6	14.4	8.4
One Person Households. %	34.9	45.0	32.5
5 or more Households. %	9.9	8.6	9.2
Avg. Persons per HH	2.44	2.11	2.36
Avg. Per. per HH-Movers In	2.22	2.07	2.05
Avg. Per. per HH-Movers Out	2.30	2.26	2.17

SOURCES FOR ABOVE TABLES: PAMSS, CITY PLANNING COMMISSION. Using U.S. Census Data, R.L. Polk Data and CPC estimates.

EXHIBIT 3.5, 1980 OCCUPATION INFORMATION

<u>OCCUPATION OF HOUSEHOLD HEAD</u>	<u>PENDLETON</u>	<u>OVER-THE-RHINE</u>	<u>CINCINNATI</u>
% Professional-Managerial	9.4	6.4	17.2
% Sales and Clerical	2.3	2.6	8.7
% Blue Collar	22.6	16.8	24.9
% Services	6.9	7.1	6.1
% Other	8.7	3.1	6.5
No Occupation Indicated	22.9	21.3	12.4
% Retired	27.2	42.8	24.1

EXHIBIT 3.6, POPULATION GROUPS

Census data provide an overall view of change in population structure, in the following tables:

1970 Data in Percent

<u>Selected Age Group</u>	<u>Pendleton</u>	<u>City</u>
5-13 yrs.	15.0%	15.0%
14-19 yrs.	9.5%	10.6%
65 & Over	12.4%	13.0%

SOURCES FOR ABOVE TABLES: PAMSS, CITY PLANNING COMMISSION. Using U.S. Census Data, R.L. Polk Data and CPC estimates.

EXHIBIT 3.7, 1980 WELFARE INFORMATIONWELFARE CASE LOAD - AUGUST 1980

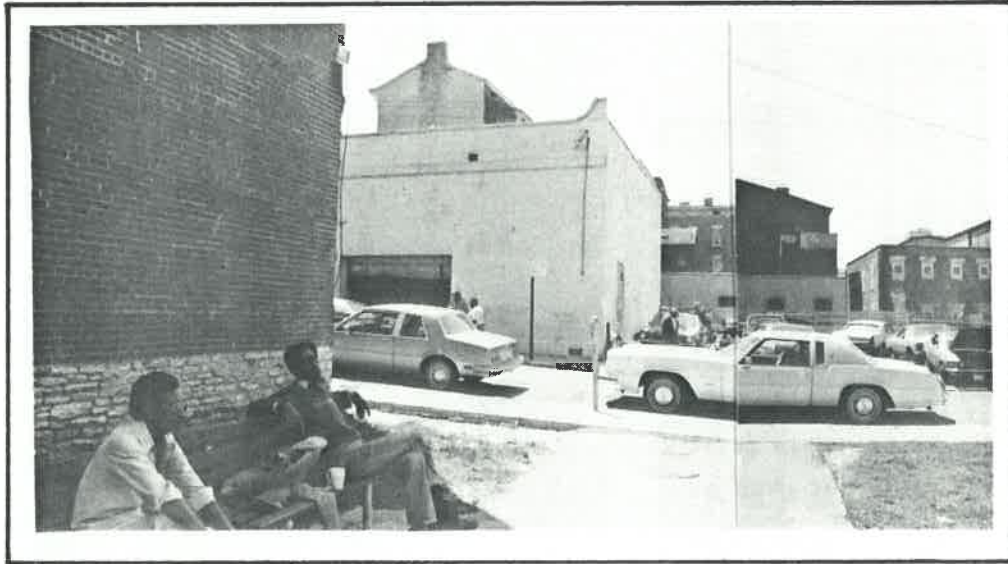
	<u>Adults</u>	<u>Children</u>	<u>Total Cases</u>	<u>Medicaid</u>	<u>ADC & ADCU</u>	<u>General Relief</u>
Pendleton	423	471	450	126	198	126
Over-the-Rhine	3,004	2,678	3,176	989	1,153	1,034
Cincinnati	26,963	27,687	30,265	10,160	12,976	7,129

SOURCE: Hamilton County Welfare Department

EXHIBIT 3.8 - POPULATION BY AGE AND SEX (1980)

<u>AGE GROUPS</u>	<u>PENDLETON (Census Tract 11)</u>		
	<u>Female</u>	<u>Male</u>	<u>Total</u>
6 years and under	150	148	298
7 to 13 years	112	110	222
14 to 19 years	109	87	196
20 to 24 years	82	70	152
25 to 29 years	72	50	122
30 to 34 years	58	56	114
35 to 44 years	78	53	131
45 to 54 years	86	65	151
55 to 59 years	45	36	81
60 to 64 years	37	48	85
65 years and older	<u>80</u>	<u>76</u>	<u>156</u>
	909	799	1,708
Median Age	23.6	25.1	24.5

Source: PAMSS and 1980 U.S. Census



P.4. SMALL COMMUNITY SITTING AREAS

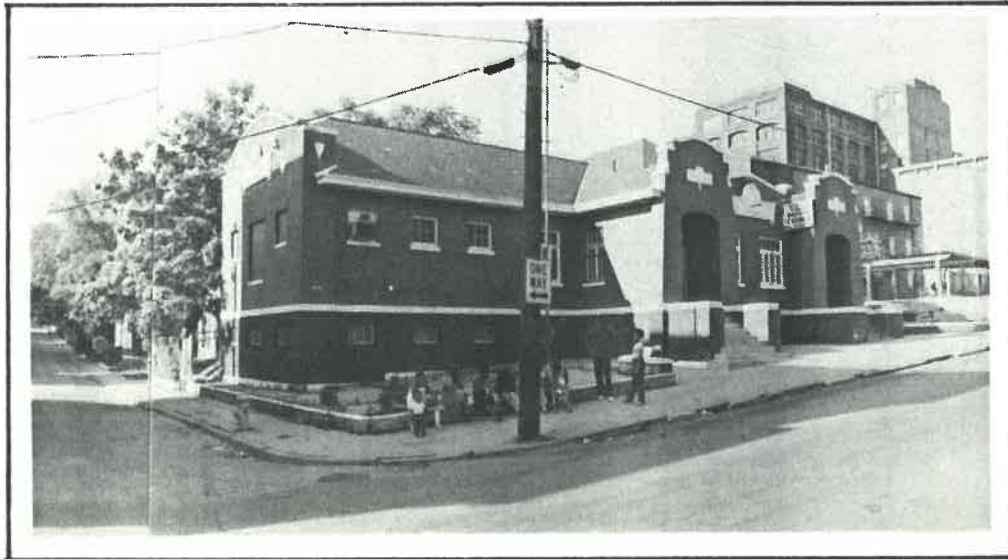


EXHIBIT 3.9 - SELECTED PENDLETON CHARACTERISTICS

	1970	1980	No. Change	% Change
Population				
Total Population	1,971	1,708	- 263	- 13.3
Group Quarters	26	4	- 22	- 84.6
Black Population	1,563	1,513	- 50	- 3.2
Percent Black	79.3%	88.6%	-----	-----
Housing Units				
Total Housing Units	1,053	926	- 127	- 12.1
Vacant Housing Units	216	229	+ 13	+ 6.0
Percent Vacant	20.5%	24.7%	-----	-----
Households				
Total Households	837	697	- 140	- 16.7
Female Head of HH	360	346	- 14	- 3.9
Retired Head of HH**	N/A	190	-----	-----
1 Person Household	362	309	- 53	- 14.6
2-4 Person Household	385	287	- 98	- 25.5
5+ Person Household	90	101	+ 11	+ 12.2
Average Person Per HH	2.32	2.44	+ 0.12	+ 0.36
Owner Occupied HH	44	30	- 14	- 31.8
Renter Occupied HH	793	667	- 126	- 15.9
Economic				
HUD Held Properties*	N/A	N/A		
Section 8 Families*	N/A	N/A		
MIP & SECT. Owned	N/A	N/A		
Average HH Income**	\$3,977	\$8,706		
Average HH Income 1980 \$'s	8.164	8,706		
HH's Below Poverty**	417	301		
% HH's Below Poverty	54.3%	43.2%		
Persons on Welfare	659	894		
% Persons on Welfare	33.4%	52.4%		

Source: PAMSS (Data Services), 1980 Geography, 1970 & 1980 U.S. Census

* Advanced Planning

** 1970 Census, 1980 R. L. Polk

EXHIBIT 3.10 - SELECTED OVER-THE-RHINE CHARACTERISTICS

Population	1970	1980	No. Change	% Change
Total Population	15,338	11,914	-3,424	- 22.3
Group Quarters	165	206	- 41	24.8
Black Population	5,944	7,449	-1,505	25.3
Percent Black	38.7%	62.5%	----	-23.8
Housing Units				
Total Housing Units	8,515	7,312	-1,203	- 14.1
Vacant Housing Units	1,738	1,754	16	0.9
Percent Vacant	20.4	24.0%	----	----
Households				
Total Households	6,777	5,558	-1,219	- 18.0
Female Head of HH	2,612	2,259	- 353	- 13.5
Retired Head of HH**	N/A	2,379	N/A	N/A
1 Person Household	3,289	2,501	- 788	- 23.9
2-4 Person Household	2,690	2,577	- 113	- 4.2
5+ Person Household	798	480	- 318	- 39.8
Average Person Per HH	2.24	2.11	- 0.13	- 5.8
Owner Occupied HH	329	256	- 73	- 21.9
Renter Occupied HH	6,448	5,302	-1,146	- 17.8
Economic				
HUD Held Properties*	N/A	1,215		
Section 8 Families*	N/A	75		
MIP & SECT. Owned	N/A	468		
Average HH Income**	\$3,627	\$7,144		
Average HH Income 1980 \$'s	7,445	7,144		
HH's Below Poverty**	3,322	3,185		
% HH's Below Poverty	49.0%	57.3%		
Persons on Welfare	4,977	5,682		
% Persons on Welfare	20.8%	47.7%		

Source: PAMSS (Data Services), 1980 Geography, 1970 & 1980 U.S. Census
 * Advanced Planning
 ** 1970 Census, 1980 R. L. Polk

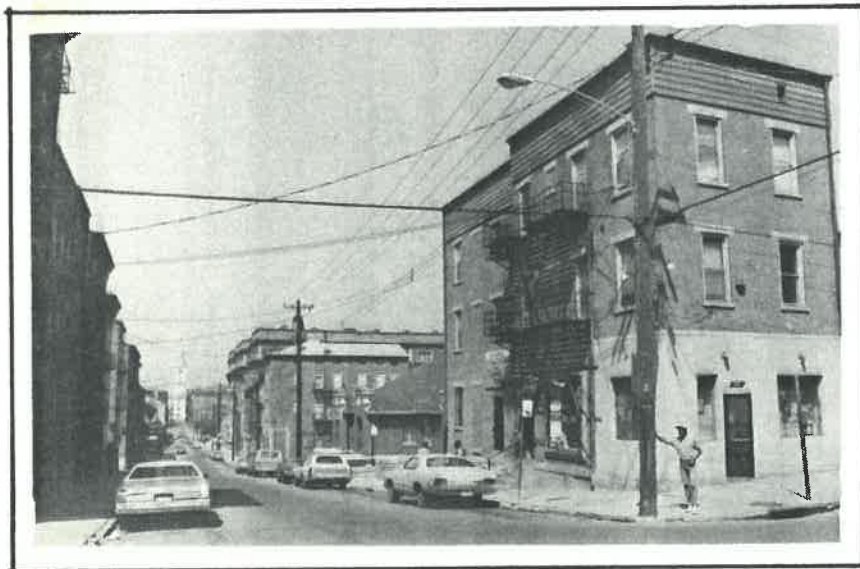
EXHIBIT 3.11 - SELECTED CINCINNATI CHARACTERISTICS

Population	1970	1980	No. Change	% Change
Total Population	452,524	385,457	-67,067	- 14.8
Group Quarters	17,458	14,281	- 3,177	18.2
Black Population	125,070	130,467	+ 5,397	+ 4.3
Percent Black	27.6%	33.8%	----	---
Housing Units				
Total Housing Units	172,504	172,571	+ 67	+ 0.03
Vacant Housing Units	12,666	14,894	+ 2,228	+ 17.6
Percent Vacant	7.3	8.6%	----	----
Households				
Total Households	159,838	157,677	- 2,161	- 1.4
Female Head of HH	51,804	59,670	+ 8,586	- 16.6
Retired Head of HH**	N/A	37,881	----	---
1 Person Household	46,232	59,667	+13,435	+ 29.1
2-4 Person Household	88,971	83,095	- 5,876	- 6.6
5+ Person Household	24,635	15,915	- 8,720	- 35.4
Average Person Per HH	2.72	2.35	- 0.40	- 14.7
Owner Occupied HH	61,504	60,673	- 831	- 1.4
Renter Occupied HH	98,334	97,004	- 1,330	- 1.4
Economic				
HUD Held Properties*	N/A	N/A		
Section 8 Families*	N/A	N/A		
MIP & SECT. Owned	N/A	N/A		
Average HH Income**	\$ 8,001	\$16,872		
Average HH Income 1980 \$'s	16,424	16,872		
HH's Below Poverty**	29,158	31,062		
% HH's Below Poverty	18.2%	19.7%		
Persons on Welfare	46,867	54,650		
% Persons on Welfare	10.4%	14.2%		

Source: PAMSS (Data Services), 1980 Geography, 1970 & 1980 U.S. Census
 * Advanced Planning
 ** 1970 Census, 1980 R. L. Polk



P.5. VIEWS ALONG EAST 13TH STREET



CHAPTER 4 - HOUSING

GENERAL

According to PAMSS, there were 926 housing units in Pendleton in 1980, about 12.7% of the total number of housing units in Over-the-Rhine. General housing information is shown on EXHIBIT 4.1. HOUSING INFORMATION.

VACANCY

Of the 926 housing units in Pendleton, 237 units are reported vacant (24.7%) with about 48 of these vacant units in HUD/FHA subsidized buildings. Vacancies in Pendleton and Over-the-Rhine are about the same, 24.7% and 24.0% respectively, but much higher than the 9.2% vacancy rate reported for the City of Cincinnati.

OCCUPANCY

Owner occupancy, reported at 3.6% in Pendleton, is but a tenth of that in Cincinnati as a whole. However, it would appear that official reports of owner occupancy are a bit understated as (a) a recent land use survey identified 36 single-family homes (3.9% of all units) which when combined with owner occupied rental units, would yield a somewhat higher owner occupancy figure and (b) a Pendleton Survey reports owner occupancy at 9% with 23% of all households reporting. From PAMSS and the Pendleton Survey, the percentage of renter occupied units is reported at 71.6% and 91% respectively. However, because of recent rehab activity by owner occupants in the Broadway-Spring Street area, it is likely that owner occupancy has increased in recent years and now stands substantially higher than the 3.6% of official sources but somewhat less than the 9% reported in the partial renter-weighted survey of Pendleton. In any event, from the standpoint of community development, increasing owner occupancy is a positive

and encouraging sign.

NUMBER OF STRUCTURES

Between 1970 and 1980, the number of residential structures declined from 264 to 218 indicating that 46 demolitions took place in one decade. This represents a loss of 355 housing units (27.7%). As there were 7.7 units per residential structure on average, it is apparent that the larger, more densely occupied structures were demolished. Although some scattered site demolition took place in the interior of Pendleton, it would appear that most demolition took place for the purposes of CBD business parking in the area bounded by Broadway, Reading Road, Sycamore Street and East Thirteenth Street. This major loss of housing units (27.7%) underscores the need to protect Pendleton from further encroachment by business-related parking. Changes in zoning are recommended for this purpose.

NUMBER DISCREPANCIES

The total number of housing units in Pendleton is reported by different sources at 902 and 926 units. The number of vacant units are reported at 228, 237 and 242 units. This study will use the numbers reported by PAMSS, i.e., 926 total housing units, 689 occupied housing units and 237 vacant housing units.

Similar difficulties occur with sources as to the total number of buildings and number of vacant buildings. A recent City Planning Commission field survey places the number of vacant buildings at 36, confirming a second source. Accepting the Census figure of 218 residential structures, this results in 182 occupied buildings and 36 vacant buildings.

Reports of vacant buildings vary also, no doubt because of the dynamics of condemnation and HUD/FHA foreclo-

14.3% of OTR pop.

tures. Both types of buildings can result in resale to individual or corporate interests, and with subsidies being made available, status can change quickly. It is thus better to think in terms of ranges of reported figures. Of the 36 vacant buildings, it appears that 8-10 HUD/FHA subsidized buildings and 12-16 condemned vacant buildings are present in Pendleton, with 10-16 buildings vacant for other reasons; it would appear that the vacant buildings at Sycamore Square account for nearly all of the latter vacant buildings. The basic problems of vacant buildings are federal program deficiencies and building obsolescence, requiring re-investment to correct.

BUILDING CONDITION

A DNHC exterior survey in 1981 recorded significant deterioration of many residential buildings in Pendleton, with 40% in poor condition, 37% in fair condition and 23% in good condition. The Pendleton Survey reports 43% of residential buildings in need of major repairs and that only 65% of landlords make repairs when asked to do so by residents.

The results of a building condition survey done in connection with the O-T-R Plan is shown on EXHIBIT 4.2., modified in the dilapidated category by field observations of the consultant. With regard to residential buildings only, this survey reports 2 sound structures (1%), 50 structures with minor deficiencies (23%), 159 structures with major deficiencies (73%) and 7 dilapidated structures (3%). The data in this survey tend to blur the qualitative differences that can be observed among structures and areas within Pendleton. Nonetheless, the figures do substantiate the need for investment in the housing stock.

SUBSIDIZED HOUSING SHARE

The O-T-R Plan estimates a present total need of 1,722

assisted housing units in the Over-the-Rhine area. The future total need is projected to be 2,111 assisted housing units broken down into 802 one bedroom units, 1,022 two bedroom units and 287 units with three or more bedrooms. It is assumed that, for planning purposes, Pendleton should carry its proportionate share of total present and future need in Over-the-Rhine, examined in the following analysis.

If the Pendleton share of Over-the-Rhine housing units (12.7%) is applied to the present Over-the-Rhine need of 1,722 assisted housing units, the present Pendleton share of such housing would be 219 units. If the same share (12.7%) is applied to the future Over-the-Rhine need of 2,111 assisted housing units, the present Pendleton share of such housing would total 268 units. Ideally, this share should contain 102 one bedroom units, 130 two bedroom units and 36 three or more bedroom units.

According to a 1981 analysis of subsidized ownership, appended to this section, there are 317 subsidized housing units in Pendleton of which 269 units are occupied and 48 units are vacant. In terms of total number of assisted housing units, Pendleton presently meets its present and future share of assisted housing need in Over-the-Rhine.

The present 269 occupied units of assisted housing represent 29% of all housing units in Pendleton. If 48 vacant units are returned to the market, or other units substituted for them, assisted housing units would then represent 34% of all housing units in Pendleton. As a goal of Pendleton is to become a diverse and integrated community, it is recommended that a number of assisted housing units remain about the same as that which exists today.

4800 units

12.7% = 610

5520
12.7% = 701

?

726

2

201
48
311

CHARACTER OF SUBSIDIZED BUILDINGS

The consultant, for another client, has inspected and reviewed plans for a substantial number of foreclosed buildings scheduled for disposition by HUD. These buildings were earlier redesigned to maximize the number of units per building and, although meeting HUD standards, tend to lack the spatial qualities of other housing in Over-the-Rhine. They are also designed for family occupancy and tend toward unit mixes which are heavy on the number of one and two bedroom apartments. Consequently, present HUD/FHA subsidized buildings in Pendleton do not serve large families and the elderly as well as they might. Through the reuse of vacant buildings, opportunities exist to adjust the mix of assisted housing units and provide for elderly residents.

In the early Project Rehab days, many of the soft-brick buildings in Pendleton were heavily sandblasted. The resulting destruction of brick surface, together with silicone sealing, radically alters the ability of brickwork to adapt to variations in temperature and moisture content. The unavoidable processes of water saturation, freezing and thawing have caused and will continue to cause serious deterioration of brick buildings, particularly those involved in HUD/FHA programs. Generally, from a physical standpoint, these buildings are the best candidates for demolition if such is required for public purposes. In such cases, subsidized units should be "relocated" to other buildings in Pendleton, thereby maintaining the community share of assisted housing.

SUBSIDIZED HOUSING PROJECTS

There are 69 buildings with 317 units of HUD/FHA subsidized housing Pendleton of which 48 are vacant. These subsidized buildings in Pendleton were renovated for low-moderate income families in the early 1970's

under the 221-d-3 or 236 Federal housing programs with mortgages insured or held by the Federal Housing Administration of the Housing and Urban Development Department (FHA/HUD). Many of these projects have been converted to the Section 8 Existing Rents Program which allows increased rents to help keep pace with increased operating and management costs.

Most of the HUD/FHA buildings in Pendleton are controlled by one of three owners: Mt. Auburn Good Housing Foundation (MAGHF) which is a non-profit neighborhood development corporation (NDC), Denhart Realty which is a private developer, and FHA which is in process of foreclosing on the several assisted projects in the area. As of mid-1981, ownership and status may be described as follows:

MAGHF owns 13 buildings with 54 units in Pendleton. These buildings were foreclosed on by FHA and offered for sale to the City. The City acquired them and sold them to MAGHF because it was the only NDC operating near Pendleton with a good reputation as a manager/owner of low-income assisted housing. MAGHF acquired these buildings with joint financing (40%-60%) from the City's Community Development Revolving Loan Fund (CDRLF) and a private savings and loan association. All of the tenants were able to stay in the buildings because of Section 8 Existing Rent Certificates. These certificates are attached to the building for five years and can be renewed for an additional 10 years, or 15 years total, at the owner's option. Most of the buildings owned by MAGHF are in fair to good condition. Of the 54 MAGHF units, 4 are vacant, and all are to be brought into compliance with existing housing codes by this owner.

Denhart Realty, a private for-profit corporation, owns and/or manages 129 units in 26 buildings. Although these buildings and units are not in foreclosure proceedings by FHA, many are in poor to fair condition.

All units are occupied. The largest group of Denhart owned buildings are on Broadway, between Reading and East Thirteenth Street, and on East Twelfth Street, from Broadway to Spring Street. Major planning proposals are offered in block plans to enhance the livability and, in turn, the economic viability of these subsidized units.

Pendleton III Apartments with 77 units in 19 buildings is currently in the FHA foreclosure process. Of these 77 units, 57 are occupied and 20 are vacant. Its status is "Secretary Held - Mortgagee in Possession". This means that HUD is managing the property while the property is in foreclosure. It probably will be offered for sale to the City within the next two years, perhaps with Section 8 Existing Rent Certificates attached to the buildings. Most of the buildings are in poor condition and some are entirely vacant.

St. Rest 4 is a HUD/FHA owned subsidized housing project at East Twelfth Street and Broadway. It has 3 buildings, 404-06 East 12th, 1200-04 Broadway, and 1206 Broadway, with 20 vacant units. As planned, these deteriorated buildings have 7 one-bedroom apartments, 7 two-bedroom apartments, 4 three-bedroom apartments, and 2 four-bedroom apartments. This project is in the process of disposition and the City has expressed an interest in purchase.

Cincinnati Apartments, which has one building in Pendleton, is owned by HUD. Freedom Apartments on Dandridge Street with 15 apartments in four buildings is also "Secretary Held - Mortgagee in Possession" which means that HUD/FHA is foreclosing on the mortgage and managing the buildings. Unfortunately, the foreclosure process can take up to three years to complete.

Jena Apartments is another HUD/FHA project with 2 buildings; one is in fair condition and the other is being rehabilitated. Holub Apartments, another HUD/FHA

project, has one building in good condition. Neither project is in default on its mortgage.

The locations of HUD-held and HUD-subsidized properties are shown on EXHIBIT 4.3. The major concentrations of subsidized units are found south of East Thirteenth Street and on Dandridge Street. A list of these properties may be found included in this chapter as EXHIBIT 4.7. There have been complaints from neighborhood residents about the management of the subsidized buildings, specifically concerning the amount of trash around them.

PRIVATE HOUSING

There are 391 housing units in Pendleton which are privately owned and occupied. Some private rehabilitation has occurred in Pendleton. The area north and east of the SCPA on East Fourteenth Street, Broadway, and Spring Streets has been undergoing rehabilitation for about five years. In the Pendleton Survey, 72% of the neighborhood residents surveyed felt that this renovation "was a good thing to have happen", a significant attitude to note among renters. Approximately 40 units have been privately rehabbed over the last five years.

Privately owned housing on Broadway and Spring Streets, north of East Thirteenth Street, probably will continue to be rehabilitated with or without City involvement. The housing stock north of East Thirteenth Street is slightly smaller (with 1 to 4 units per building) whereas the buildings south of East Thirteenth Street tend to be much larger. Most of the single-family and/or owner-occupied structures are located north of East Thirteenth Street. Private renovation should be supported by public improvements and by dealing with blighting buildings -- both privately owned, such as 406-08 East Thirteenth Street, and HUD owned, such as 1304, 1336-38, and 1347 Broadway.

Most of the residential buildings on the south side of East Thirteenth Street and within the area bounded by Reading, Sycamore and East Thirteenth Street are large, multi-family buildings with 4 to 20 units per building. Many are in poor condition.

MAJOR PRIVATE OWNERS

The three largest property owners in mid-1981 were 128 Inc., a subsidiary of Gateway Federal Savings and Loan; Adelman-Moldovan-Rosenberg; and Reading Road, Inc. 128 Corporation acquired the majority of its buildings from one long-time owner of inner city rental property and intends to rehabilitate the units it owns. 128 Inc. has begun rehabilitation of 2 buildings and plans to rehabilitate about 4 a year until all of the buildings are in good condition. Presently, 30 units in 6 buildings are in the process of being packaged for HUD/FHA Moderate Rehabilitation subsidy.

Adelman-Moldovan-Rosenberg is a partnership which has purchased 18 buildings between Sycamore, East Twelfth Street, East Thirteenth Street and Broadway. These buildings were built with stores on the ground floor and residences above. Office conversion is being done by the owners-developers as the only viable economic alternative possible without subsidy due to high interest rates and rehab costs for market housing. It is expected that these buildings, recently vacated, will be used for commercial purposes as part of the Sycamore Square office development. Phase I is underway, with Phases II and III in the early planning stages.

The properties owned by Reading Road, Inc. are all located at the intersection of Broadway and Reading. The six buildings with 71 total units are in fair or good condition, some just recently painted. It is expected that, in whole or part, these structures may respond to the demand for office space in connection with the

emerging Justice Complex.

Besides the above, there are smaller owners with interests in several properties, as shown on EXHIBIT 4.4. Property owners north of East Twelfth Street appear to be purchasing land and buildings for investment or for sale to others willing to rehabilitate in the area north of East Thirteenth Street and generally west of Pendleton Street.

128 Inc. properties are in the family housing category. It appears that Reading Road, Inc. properties contain sleeping room units primarily. Sycamore Square is commercial. Property lists for these three groups are appended to this section as EXHIBIT 4.8.

TOWARD A HOUSING STRATEGY

A viable housing strategy may be based upon the general development strategy, the characteristics of the housing stock, the need to provide for low- and moderate-income housing, environmental conditions and recent trends in owner occupancy and private rehabilitation.

As shown on EXHIBIT 4.5, five generalized program areas may be observed to exist in Pendleton.

1. A Mixed Use Area. This area is bounded by Broadway, East Fourteenth, Sycamore and Liberty Streets (Block A). It contains a mixture of business, institutional and residential uses. Generally, the area contains smaller residential buildings with private rehabilitation in evidence and owner occupancy on the rise. There are both single-family and subsidized buildings in the area. This mixed use area is appropriate for a mix of low- and moderate income families with a high level of owner occupancy.
2. A Low Density Area. This area is generally

north of East Thirteenth Street and east of Broadway and is one of relatively small residential buildings (part of Block J, Block K, Block L and Block M). This area contains most of the single-family properties in Pendleton. Owner occupancy is on the rise, accompanied by private rehabilitation at a moderate pace. Parcels of vacant land and a modest number of subsidized buildings are scattered throughout the area. This moderate density is well-suited to a mix of low-, moderate-, and middle-income families with a high level of owner occupancy. Vacant land offers and opportunity for diversity and integration.

3. A Medium Density Area. This is a moderately dense central core of large residential structures built on small lots located generally between Reading Road, East Thirteenth, Spring and East Twelfth Streets (parts of Block H, Block I, part of Block J and Block O). Vacant buildings are scattered throughout the area. With open space and community improvements, this area is suitable for low- and moderate- income occupancy.
4. A High Density Area. This area is composed of dense concentrations of private and subsidized low- income housing, vacant land, a few businesses and a major park (parts of Blocks C, Block D, Block F and all of Block N). Because of long-term mortgage and subsidy commitments, this area will continue to serve low-income residents. Environmental and service improvements are urged to enhance the livability of this area and adjoining blocks.
5. A Business Improvement Area. This area contains business properties on the north side of a business corridor along Reading Road (parts of Block E, Block F, Block H and all of Block G). The objective here is to control parking and stimulate bus-

iness rehabilitation largely through adaptive use of St. Paul's Church properties and Justice Complex expansion, to improve conditions adjacent to the core of residential housing.

6. An Environmental Improvement Area. This area contains the School for Creative and Performing Arts (Block B) and major concentrations of business parking (parts of Block C, Block D and Block E). The strategy here is to upgrade the environment to establish better peripheral conditions for the core of residential housing in Pendleton.

VACANT BUILDINGS

Since the City Planning Commission survey in mid-1981, an additional 8 residential structures have been vacated in the Sycamore Street area, increasing reported vacancies to 44 vacant buildings in Pendleton. The largest concentration of vacant buildings (18) is located at Sycamore Square in the Environmental Improvement Area. The next largest number (16) is in the central Medium Density Area and half of these are subsidized. The remaining concentration of vacant buildings (6) is located in the Mixed Use Area. As proposed improvements or normal market forces can be used to deal with the balance of vacant buildings (4), remedial attention to the three above concentrated situations is required to deal with the problem of existing vacant buildings, as shown on EXHIBIT 4.6.

The 18 vacant buildings in the Environmental Improvement Area have been vacated and gutted for office development, according to recent architectural plans. The first stage of this office development, now underway, involves the rehabilitation of 8 buildings leaving 10 buildings to be dealt with in the future. As the planning objective in the vicinity of this office development is to upgrade the environment, present City

plans for street and landscaping improvements are a most appropriate start toward improving the aesthetic quality of Pendleton in the Sycamore Street area. With progress on the Sycamore Square area and the 4 scattered buildings of minor concern, the vacant building problem in Pendleton centers on the remaining 22 residential buildings.

The 16 vacant buildings in the central Medium Density Area are crucial to the future of Pendleton. The need for Federal, City and community action is clear. Privately owned vacant buildings, with City assistance, should be channeled into the HUD/FHA Moderate Rehabilitation program, adjusting unit mixes to best meet future assisted housing needs. These moderate rehabilitation units should serve as "replacements" for some units now found in subsidized vacant buildings. Selected subsidized buildings should be purchased by the City and returned to the low-income housing market. Other subsidized buildings, recalling long-term brickwork problems, should be demolished to help create a community system of open spaces and streets needed to improve livability within the high density residential core of Pendleton. This open space and street system is reflected on various block plans.

The 6 vacant buildings in the Mixed Use Area may be dealt with as part of an overall improvement program for Block A, a highly regarded program necessary to implement the general development strategy.

DEVELOPMENT GROUPS

During the preparation of this Plan there has occurred the establishment of the Department of Neighborhood Housing and Conservation and reorganization of the housing function in City government. Housing policies are thus in flux including those having to do with the funding and support of local, non-profit development groups. Consequently, specific recommendations may

may not be offered at this time. There is, however, a pressing need for a profit or non-profit group to deal with vacant buildings in Pendleton and the City should respond to this need.

RESIDENTIAL DEMOLITION

In the zoning section, it is recommended that the City investigate the application of a Neighborhood Housing Retention District to all or parts of Pendleton. This recommendation, offered as an emergency control measure, should be used while active development programs are being put in place but should not be used to obstruct Plan proposals which call for building demolitions.

TAX ACT AND OTHER INCENTIVES

In the zoning section, it is proposed that a Local Historic District be established in Pendleton as nearly all buildings in the community can qualify individually for benefits under the Economic Recovery Act of 1981 (1981 Tax Act). The benefits available under 1981 Tax Act include (a) a 25% investment tax credit on certified historic buildings and (b) straight-line depreciation over 15 years. Benefits are also available for the rehabilitation of older commercial and industrial buildings. Benefits are available to both property owners and investors. The purpose of the use of the 1981 Tax Act would be to encourage reinvestment in the Pendleton housing stock.

As experience elsewhere demonstrates, the use of a historic district and tax incentives should be done thoughtfully and carefully in order not to compromise housing and community goals. In the area of rehabilitation guidelines, for example, the required Rehabilitation Standards of the Secretary of the Interior provide wide latitude in applicability and

need not lead exclusively to the development of high income housing. To moderate the cost impact of rehabilitation guidelines on rents, a mutually agreeable set of rehabilitation guidelines should be developed by the City, Over-the-Rhine and the Pendleton community.

It is also possible for the City to take an active role in providing additional incentives to moderate rents. For example, the City could (a) purchase vacant buildings and convey them to a development group for a dollar, (b) use tax abatements to offset increased tax costs due to rehabilitation, (c) provide direct financial aid, now being done to lower project costs, (d) provide direct grants to lower interest costs, (e) increase the levels of developing financing available for housing, and (f) operate trade training programs through which rehabilitation work would be done for the purpose of developing employment skills. Options such as these should be explored in the interest of a more aggressive housing program in Cincinnati.

PRESENT UNCERTAINTIES

Federal housing development and assistance programs are in the process of revision. The emerging pattern, with respect to innercity housing, indicates a de-emphasis of substantial rehabilitation and housing production in favor of moderate rehabilitation and the use of rent certificates to purchase housing in the open market. The level of federal funding is also projected to decrease. These trends, coupled with high interest rates due to deficit budgets and enormous federal borrowing, contribute greatly to present uncertainties in the open and subsidized housing markets. In any event, it seems certain that states and cities, including Cincinnati, will have to take a more direct and active role with regard to housing. This being the case, the Pendleton community should avoid a wait-and-see attitude and, instead, cooperate with efforts to develop local

housing programs.

DESIGN PLANS

Many of the above suggestions are reflected in small area urban design plans found in Chapter 9, Pendleton Block Plans.

EXHIBIT 4.1, 1980 HOUSING INFORMATION

<u>HOUSING UNITS</u>	<u>PENDLETON</u>	<u>OVER-THE-RHINE</u>	<u>CINCINNATI</u>
Number of Housing Units	926	7,312	173,201
Percent Vacant	24.7	24.0	9.2
Percent Owner-Occupied	3.6	3.5	36.4
Percent Renter-Occupied	71.6	72.5	54.4
Percent Single-Family	20.3	16.2	43.6
No. 1-3 Units Sold	14	43	3,505
Sales Value	\$11,643	\$10,657	\$41,092
Value. 4+ Units Sold	0	\$18,346	\$85,112
Value. Condo Units Sold	0	\$ 5,000	\$81,910

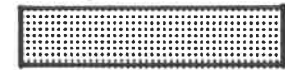
LEGEND:



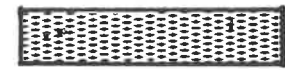
DILAPIDATED STRUCTURE



MAJOR DEFICIENCY



MINOR DEFICIENCY



SOUND STRUCTURE



VACANT LAND

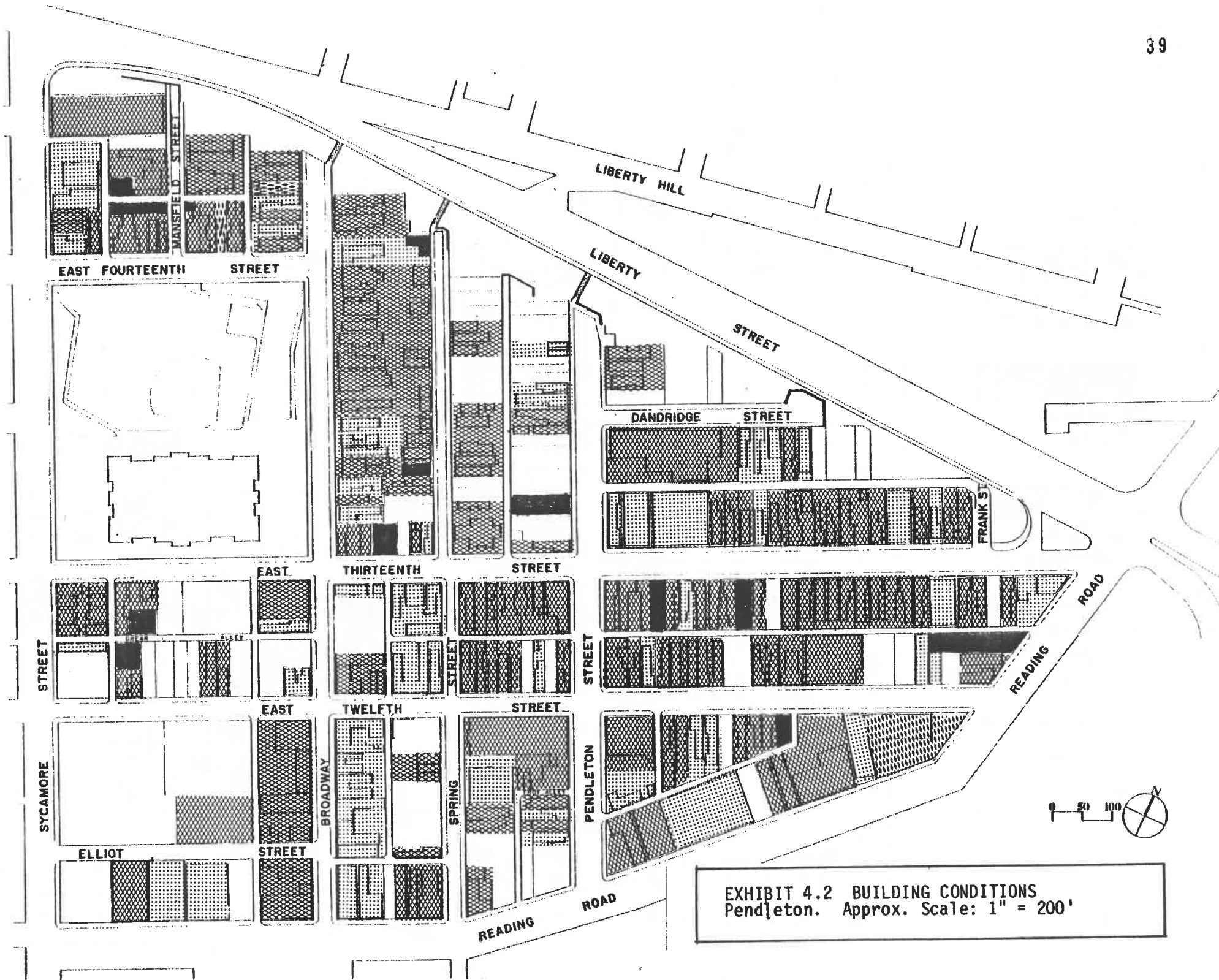
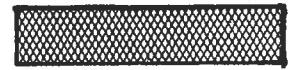


EXHIBIT 4.2 BUILDING CONDITIONS
Pendleton. Approx. Scale: 1" = 200'

LEGEND :



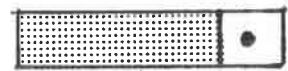
FHA/HUD OWNED OR MANAGED



DENHART REALTY



PENDLETON APARTMENTS



MT. AUBURN GOOD HOUSING FOUNDATION



OWNED BY OTHERS

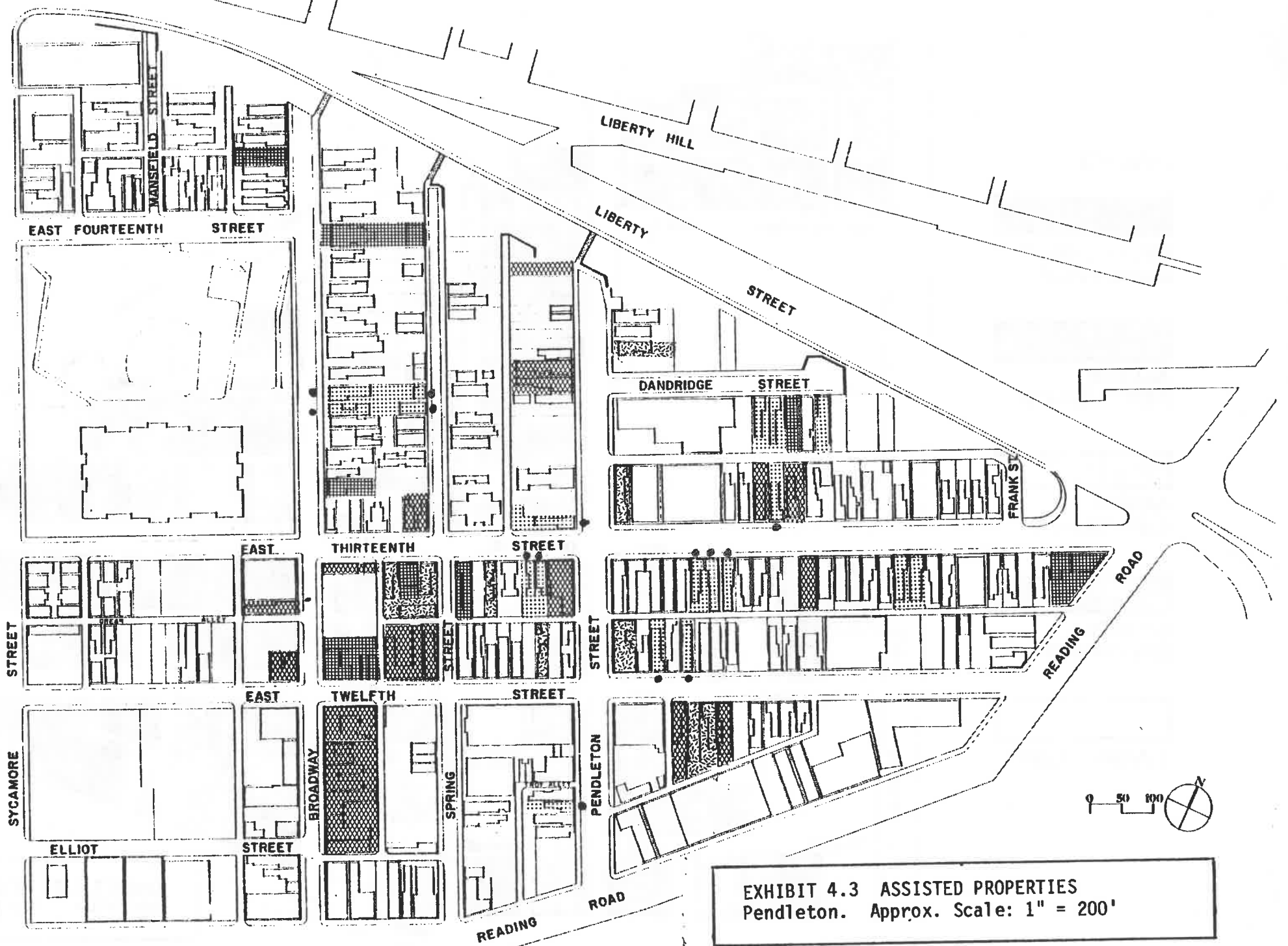
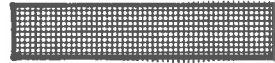


EXHIBIT 4.3 ASSISTED PROPERTIES Pendleton. Approx. Scale: 1" = 200'

LEGEND:



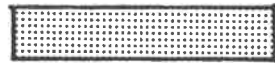
128 INC. AND
128 INC.
PRINCIPALS



MULTIPLE
RESIDENTIAL
OWNERSHIP



MAJOR
BUSINESS
OWNERS



CITY OWNERSHIP
ADDED FOR EMPHA-
SIS. PATTERN
INDICATES A NEED
TO WORK WITH
MAJOR PROPERTY
OWNERS IN THE
COMMUNITY.

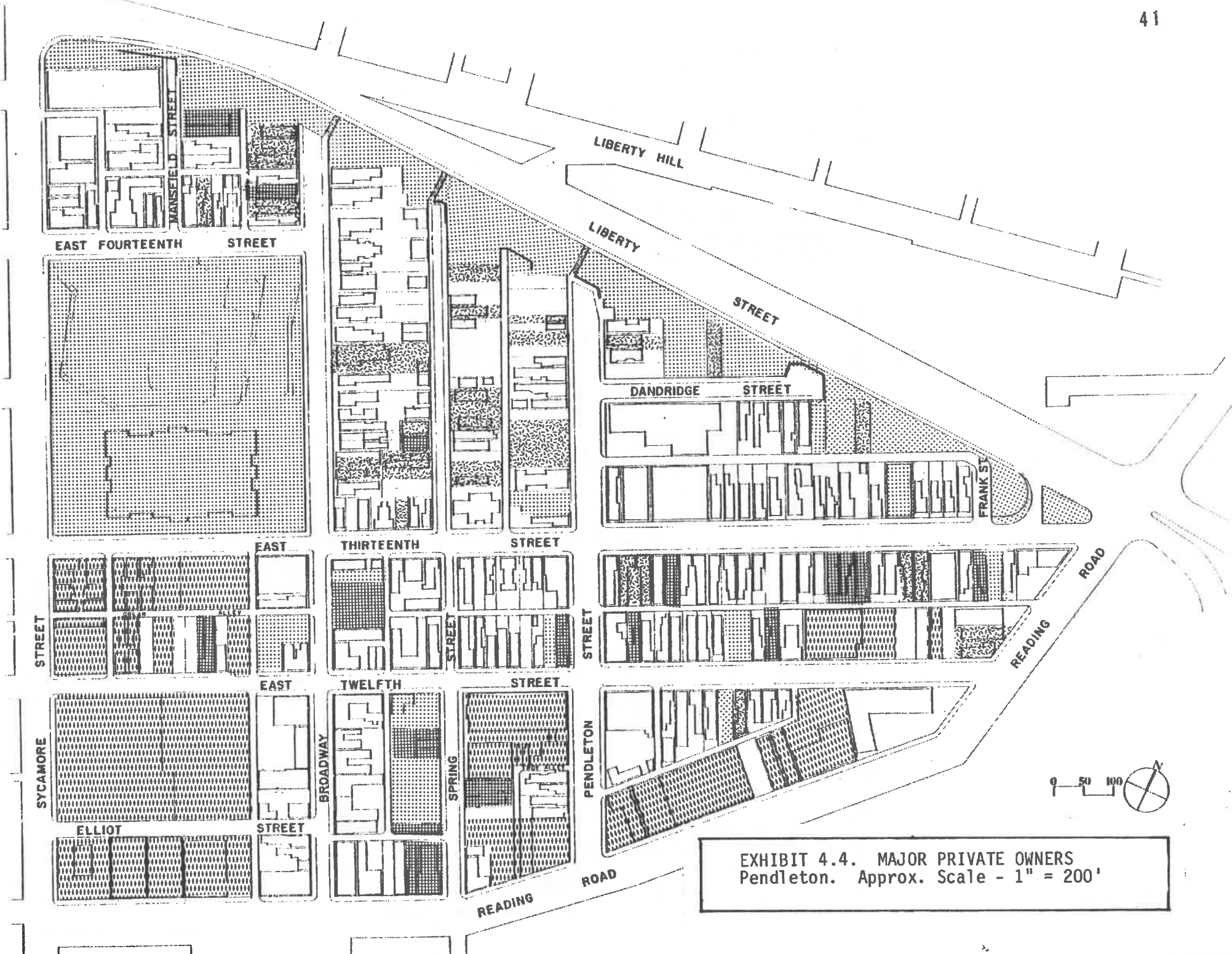


EXHIBIT 4.4. MAJOR PRIVATE OWNERS
Pendleton. Approx. Scale - 1" = 200'

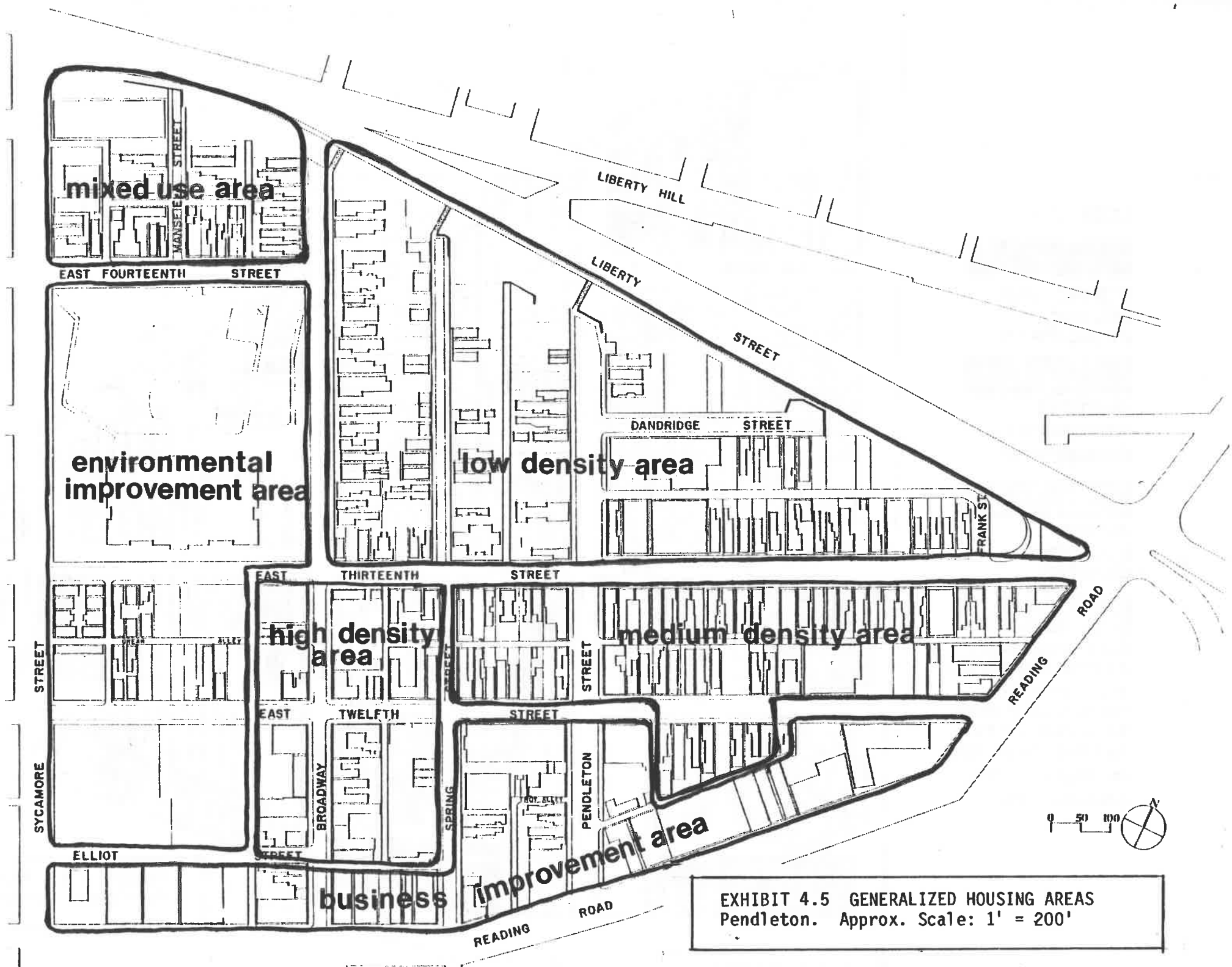
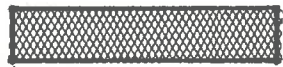


EXHIBIT 4.5 GENERALIZED HOUSING AREAS
Pendleton. Approx. Scale: 1' = 200'

LEGEND:



VACANT BUILDINGS
(BY FIELD OBSERVATION)



NUMBER INDICATES
ESTIMATE NO. OF
DWELLING UNITS
IN BUILDING

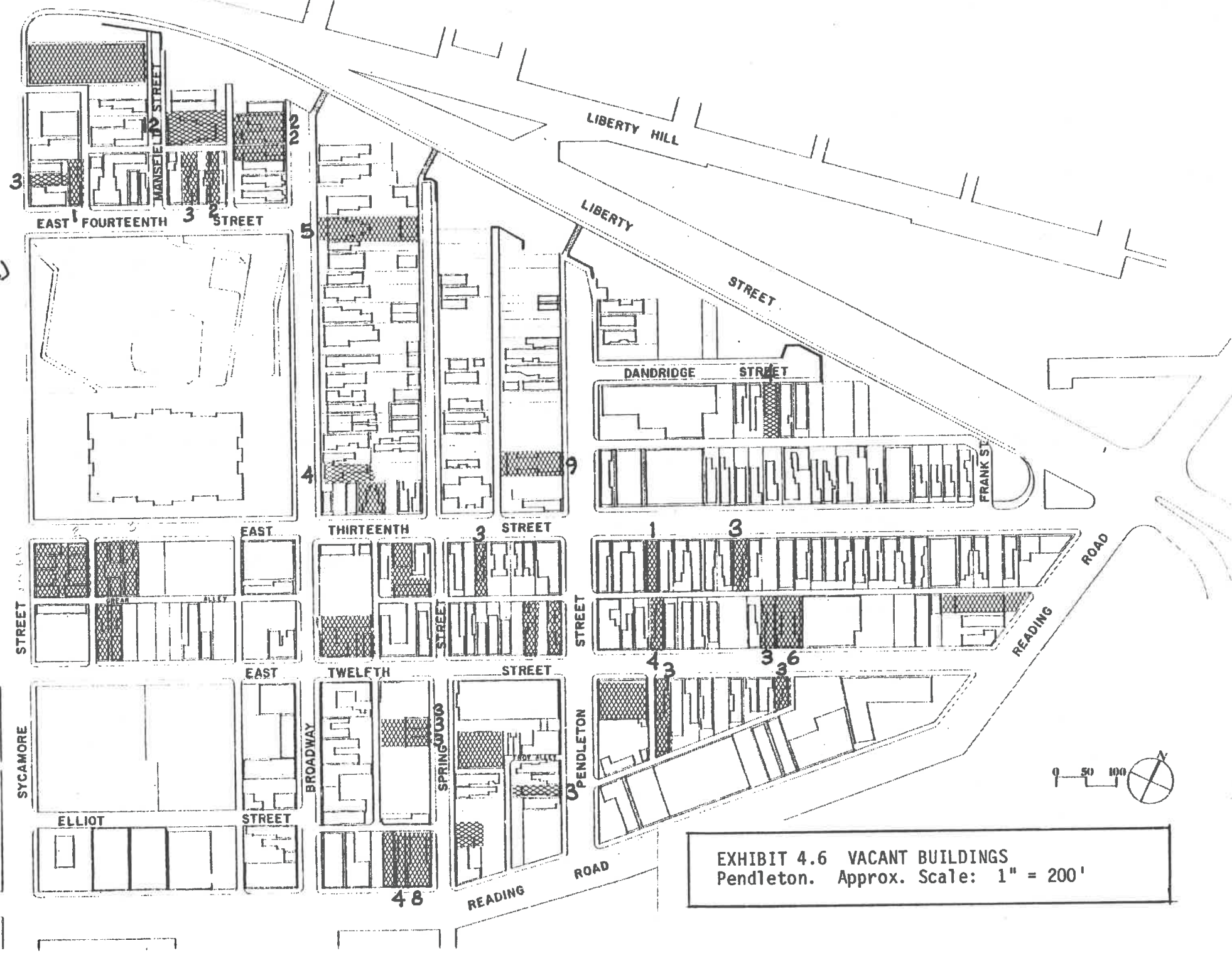


EXHIBIT 4.6 VACANT BUILDINGS
Pendleton. Approx. Scale: 1" = 200'

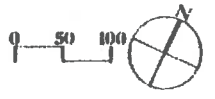


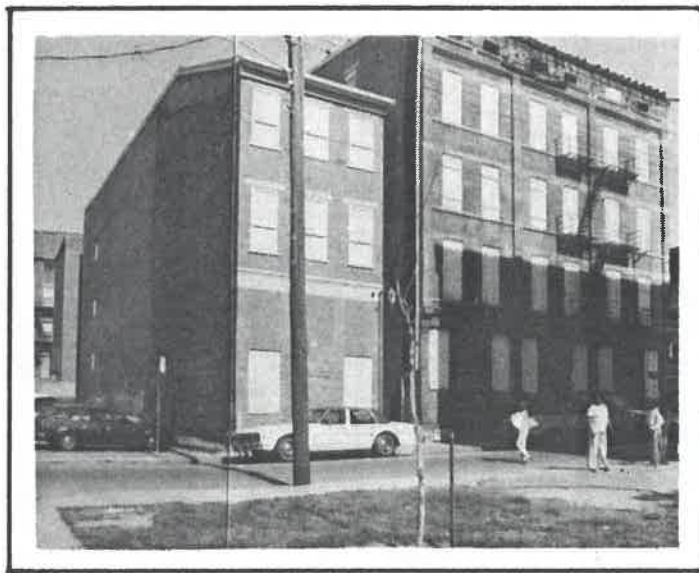
EXHIBIT 4.7 - HUD/FHA SUBSIDIZED PROJECTS

HUD PROJECT NAME	ADDRESS	UNITS	OWNER/STATUS
Shiloh Apartments	506 East 12th	6	MAGHF
Pendleton St. Apts. I	1301 Pendleton (432 E. 13) 429 East 13th	4 + 1 com. 2 <u>6</u>	MAGHF MAGHF
Pendleton St. Apts. II	511-13 East 13th 515 East 13th 520 East 13th 427 East 13th 510 East 12th 1319 Spring 1316-18 Broadway 1111 Pendleton	10 4 vacant 3 6 8 2 7 2 <u>42</u>	MAGHF MAGHF MAGHF MAGHF MAGHF MAGHF MAGHF MAGHF
	54 units total owned by MAGHF in 13 buildings - all section 8 certificates 15 years		
Pendleton I (very bad condition - waiting for 106 Review to demolish)	1307-09 Pendleton	9	City
J & M Apartments	1216 Broadway	vacant lot	City
St. Rest 4	404-06 East 12th 1200-04 Broadway 1206 Broadway	6 - vacant 8 - vacant 6 - vacant <u>20</u>	HUD-owned
U.S. 8 (partial)	432 East 12th	vacant lot	HUD
Cincinnati Apts. (partial)	1304 Broadway	6	HUD owned
Freedom Apts.	519 Dandridge 521 Dandridge 523 Dandridge 527 Dandridge	4 4 3 4 <u>15</u>	HUD-Secretary held - MIP
Pendleton III Apts.	430 E. 12th 500-02 E. 12th 511 E. 12th 513 E. 12th 1320 Pendleton 1210 Spring (417 E. 13th)	3 vacant, open 6 5 6 2 5 vacant	HUD-Secretary Held - Mortgage in Possession. Housing Management Corp. manage. Pendleton III

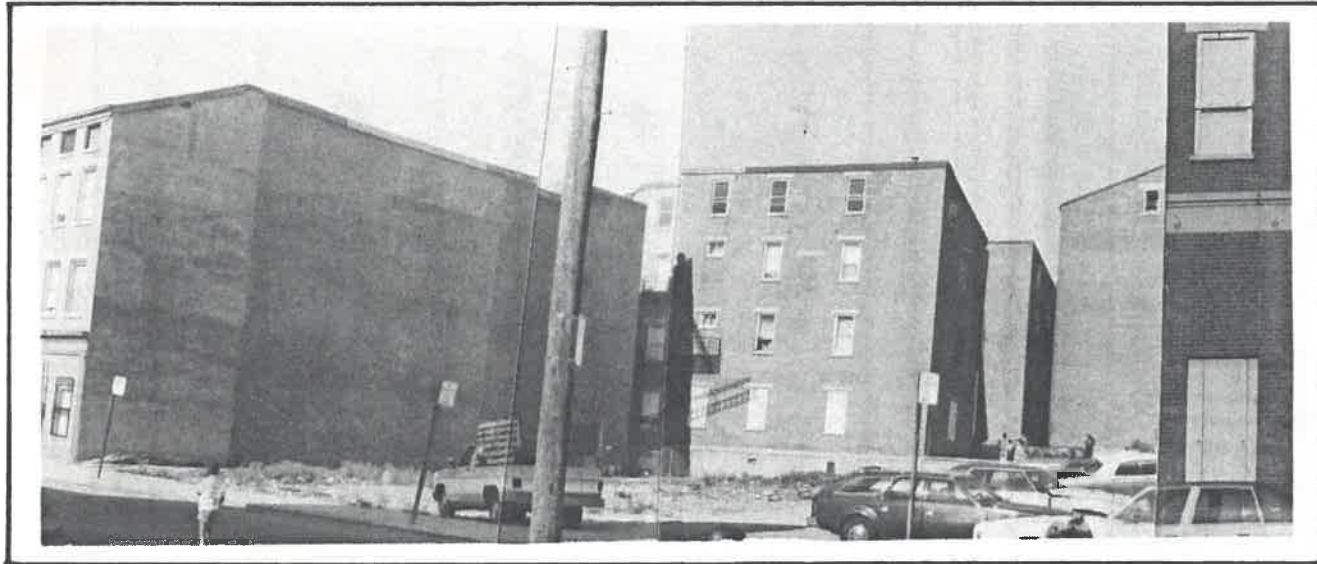
EXHIBIT 4.7 (continued)

	1207 Spring	3	for owner until
	1336-38 Broadway	5	February, 1980.
	1347 Broadway	4	In March Pend-
	404 E. 13th	3	leton III be-
	409 E. 13th	3 (part.vacant)	came HUD-held
	411-13 E. 13th	4 (part.vacant)	MIP and Sanford-
	415 E. 13th	3 (2 vacant, trying to move 3rd)	Wright-Sens has been managing
		3 vacant	
	421 E. 13th	9 (1 church/commercial)	
	1304 Pendleton (500 E. 13th)	13	
	557-63 E. 13th	<u>77</u> units total	
	57 occupied and 20 vacant in 19 buildings		
U.S. 6 (partial)	525 E. 13th	4	Denhart
Rhonda Manor Apts.	1218 Broadway	6	Denhart
	412-14 E. 13th	6	Denhart
	433 E. 13th	9	Denhart
	408-14 E. 12th	18 <u>39</u>	Denhart
Spring Arms Apts. (partial)	515 E. 12th	6	Denhart
	1323-25 Pendleton	14 <u>20</u>	Denhart
Murphy Apts.	1201 Broadway	8	Denhart
	1211 Broadway	6	Denhart
	1126-30 Broadway	12 <u>26</u>	Denhart
Murphy & Murphy Co. (Broadway Apts.)	1108-10 Broadway	7	Denhart
	1112-14 Broadway	6	Denhart
	1116-18 Broadway	7	Denhart
	1120-22 Broadway	6	Denhart
	1124 Broadway	3 <u>29</u>	Denhart
Miscellaneous	509 E. 12th	vacant building	Denhart
	522 E. 13th	4	Denhart
	518 E. 13th	5	Denhart
	1343 Pendleton	vacant lot	Denhart
		<u>9</u>	
	129 units total owned by denhart in 26 buildings		
Holub Apts.	1400 Sycamore	8	Holub
Jena Apts.	537 E. 13th	4	Jena Apts.
	539 E. 13th (being rehabbed)	4 vacant <u>8</u>	Jena Apts.

EXHIBIT 4.8 - MAJOR PRIVATE PROPERTY OWNERS



P.6. ST. REST 4. PROPOSED REHAB PROJECT



128 Corporation

Address	Units	Condition
1412-14 Mansfield	5	Poor
509 E. 13th Street	6	Poor
519 E. 13th Street	6	Poor
524-26 E. 13th Street	6	Poor
529 E. 13th Street	8	Poor
531 E. 13th Street - vacant	8	Poor
533 E. 13th Street	8	Poor
535 E. 13th Street - vacant	8	Condemned
551 E. 13th Street - vacant	6	Condemned
1208-1214 Broadway	Lots	Vacant
412 Reading Road	6	Fair
414-16 Reading Road	12	Fair
1109-11 Spring Street	8	Poor
1123-27 Spring Street - vacant	12	Poor
1112 Spring Street	2	Poor
1114 Spring Street	3	Poor
1315 Spring Street	1	Fair
	<u>105</u>	

105 Total Units - 71 Occupied and 34 Vacant

Adelman, Moldovan and Rosenberg, Inc.

Address	Units	Condition
1210 Sycamore Street - vacant	5 + 1 comm.	Poor
1214-14 Sycamore Street - vacant	9 + 1 comm.	Poor
1216 Sycamore Street - vacant	6 + 1 comm.	Poor
1218 Sycamore Street - vacant	3 + 1 comm.	Poor
305 East 13th Street - vacant	3	Poor
309 East 13th Street - vacant	11	Poor
1208 Sycamore Street	0	Good
311 East 13th Street - vacant	4	Poor
313 East 14th Street - vacant	3	Poor
308 East 13th Street - vacant	4	Poor
310 East 13th - vacant	4	Poor
	<u>52</u>	

52 Total Units - 52 Vacant

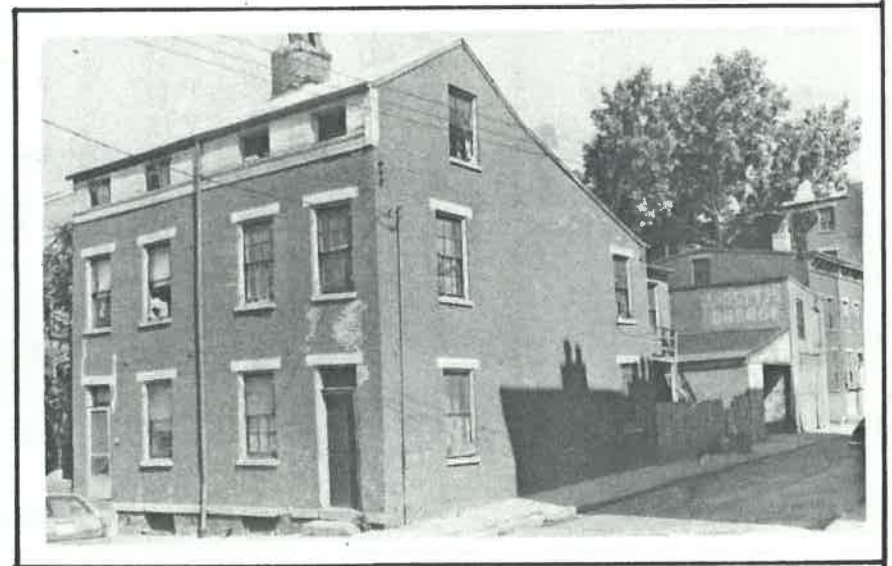
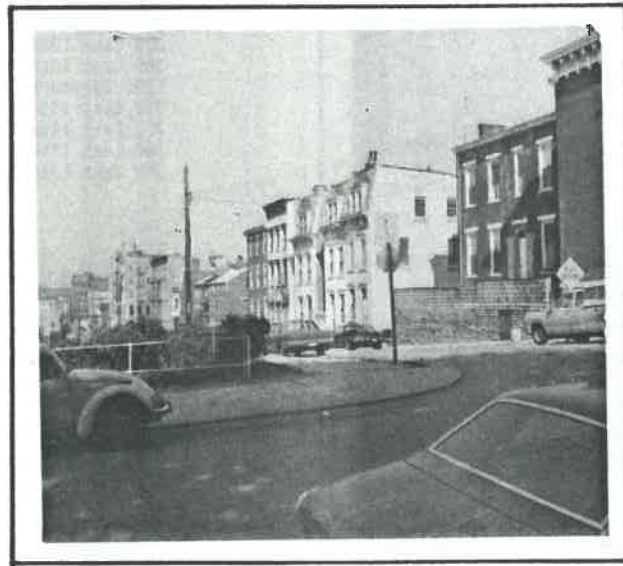
Reading Rd., Inc.

Address	Units	Condition
1101-03 Broadway	6 + comm.	Fair
334-344 Reading)	2	Fair
1105 Broadway	3	Fair
1107 Broadway	5	Fair
400-402 Reading	16	Fair
404-406 Reading	39	Fair
	<u>71</u>	

71 Total Units - Occupancy not known. All units at the corner of Reading Road and Spring Street.



P.7. VIEWS ALONG EAST 14TH STREET



CHAPTER 5 - LAND USE AND ZONING

PENDLETON LAND USE

GENERAL

Excluding the School for Creative and Performing Arts block, approximately 55% of all land in Pendleton is used for housing, 25% for commercial or other uses, 10% for parking and 10% for vacant lots. There are 260 structures in Pendleton of which 218 are residential, 34 are used for commercial, industrial or warehouse purposes and 8 are found in institutional, i.e., church or school, use.

Although the majority of the structures and land is used for housing, the existing zoning is primarily B-4, a business zone which allows nearly any land use other than manufacturing. Consequently, over the years housing has been demolished for parking lots and/or commercial uses. Commercial businesses which serve Pendleton include a few neighborhood bars, several Mom and Pop type grocery stores and a small drugstore, scattered throughout the area.

The School for the Creative and Performing Arts (SCPA) is located on the east side of Sycamore Street and is probably the most important institution in Pendleton in terms of stabilizing the area. Built as the Woodward School in 1910, it is now one of Cincinnati's most successful alternative schools. It is also the major open space within the community.

Other landmark uses include St. Paul's Church and the Shillito's Warehouse. St. Paul's Church near the center of the Pendleton is a cluster of buildings (old St. Paul's Church, the Boys School, the Girls School, the Rectory and the Convent) listed on the National Register of Historic Places. Three of the buildings were sold by the Archdiocese in the early 1970's. The

church building itself is the most visible landmark in the area and is significant both historically and architecturally. Three of the buildings are being rehabilitated by the I. T. Verdin Co. The Shillito's Warehouse building located at Pendleton and Dandridge is another large (77,000 square feet) underutilized building in the area. Shillito's is using the space to build and store display decorations for all its retail stores. Continued use or adaptive use of these buildings is crucial to the future of Pendleton.

A major land use and community planning program is being done for Over-the-Rhine, including Pendleton. The land use information from the larger study is used herein, augmented by previous work by the Department of Neighborhood Housing and Conservation and that of the consultant. Selected information from the Over-the-Rhine study, however, is used in discussions below:

RESIDENTIAL LAND USE

The area bounded by Reading Road, Liberty Street, Broadway and East Twelfth Street is predominantly residential. Other concentrations of residential uses are concentrated in the Broadway-Spring Street area between Reading Road and East Twelfth Street and in the area north of East Fourteenth Street. Existing residential use is shown on EXHIBIT 5.1, RESIDENTIAL LAND USE-EXISTING.

There is a sharp break in residential land use of significance to future development. The residential areas north of East Thirteenth Street are a mix of single family and multi-family use; thirty-five of ninety-five residential properties (37%) are presently in single family use, with owner occupancy somewhat less. The residential areas south of East Thirteenth Street are decidedly multi-family with only single family property reported; buildings in this area tend also to be larger and contain more

dwelling units than do buildings to the north.

In order to preserve the housing stock in Pendleton, a planning objective, the residential areas prevail in future recommendations. Infill housing is recommended on five vacant sites north of East Thirteenth Street to re-establish residential character lost through public improvements and demolitions. Infill housing is proposed on two vacant lots south of East Thirteenth Street, both multi-family. Selective demolitions shown on enclosed block plans are reflected in proposed residential use. EXHIBIT 5.2 presents proposed recommendations for residential land use.

INSTITUTIONAL LAND USE

Existing institutional land use is shown on EXHIBIT 5.3. The concentrations of institutional use are (a) the School for Creative and Performing Arts (SCPA), a full city block bounded by Broadway, East Thirteenth, East Fourteenth and Sycamore Streets, (b) City-owned right-of-way along Liberty Street, (c) five small public parks, (d) several church buildings and (e) first floor uses in residential buildings scattered throughout the interior of the community.

As shown on EXHIBIT 5.4, future recommendations include (a) preservation of S.C.P.A., (b) preservation of the Liberty Street right-of-way, and (c) reorganization and relocation of public park lands. Land to be acquired for future development is also included in the City-owned category. The school and convent at Pendleton and East twelfth Streets are recommended for office use, while first floor uses in residential buildings remain unchanged.

BUSINESS LAND USE

As shown on EXHIBIT 5.5, existing concentrations of business uses tend to border major streets, along the

length of Reading Road and on Sycamore Street, and in the vicinity of Pendleton, East Thirteenth and Dandridge Streets. Other smaller business buildings are mixed with residential uses throughout the community, with some businesses occupying the first floors of predominantly residential buildings.

As shown on EXHIBIT 5.6, recommendations call for (a) strengthening the business corridor along Reading Road through the conversion of St. Paul's Church properties, (b) eliminating dilapidated structures, and (c) eliminating or modifying the influence businesses have upon residential properties and (d) conversion of several properties to public use. These recommendations are shown in detail on enclosed block plans.

OPEN AREAS

Existing open areas are shown on EXHIBIT 5.7. The principal categories of open use are public rights-of-way, public parks, school grounds and major concentrations of business parking in the lower Sycamore Street area. The latter are particularly detrimental to the Pendleton environment. Recommendations for open uses, summarized from enclosed block plans, are shown on EXHIBIT 5.8. Basic proposals include parking for the I. T. Verdin program at St. Paul's, park relocation and development and the creation of an open space system within the high density blocks bounded by Reading Road, Broadway, East Twelfth and East Thirteenth Streets.

LAND USE CONCEPT

The land use concept EXHIBIT 5.9, focuses upon (a) preservation and enhancement of existing housing, (b) improving the community image, (c) organization of uses at the periphery of the community, (d) improved organization of open space, (e) business improvement, and (f) environmental improvement, all consistent with the general development strategy for Pendleton.

PENDLETON ZONING

GENERAL

Historically, the older innercity areas were fully developed when the City of Cincinnati instituted zoning or rezoned these areas. During the zoning or rezoning process, innercity communities or parts of them were rezoned to accommodate the highest use within them. The general result is that innercity communities, including Pendleton, have been zoned with some form of intensive business (B), industrial (M) or residential (R) zoning district. Zoning therefore tends to reflect past conditions, establishes the most permissive districts and largely discounts the possibility of an improved future condition in Pendleton.

EXISTING ZONING

Although the majority of structures and most land in Pendleton are committed to residential use, the predominant current zoning is B-4, an intensive business zone which allows nearly any land use other than manufacturing. Consequently, over the years, the B-4 district has encouraged the demolition of housing for commercial parking lots, private parking lots and light business construction, with detrimental impact on the residential character of Pendleton. The B-4 zone also permits conversion of residential buildings to non-residential use typified by the Sycamore Square development. The point is that these kinds of change can now occur without any opportunity for community participation in development decisions.

The other principal district is an R-6 zone that wraps around SCPA, north of East Thirteenth Street. This present zoning does not appear consistent with the shifts to owner occupancy and single family use in the Broadway-Spring Street area. The zone also would permit higher density development on vacant land in this

part of Pendleton. Zoning down to a less intensive zone seems appropriate.

Existing zoning is shown on EXHIBIT 5.10.

CURRENT CONSIDERATIONS

The City Planning Commission is studying a proposed Residence-Business Mixed Use District (R-B District). The purpose of the proposed R-B District is to create a district system which recognizes high density inner-city residential areas where residential living has priority, but where a mixture of business, service and work opportunities can be accommodated.

The basic assumptions of the proposed R-B District are:

1. The continuation of high density housing.
2. The continuation and upgrading of the present building stock.
3. The concept of business uses being an integral part of residential buildings and neighborhoods.

The new regulations would be permissive and not involve any conditional or special hearings and would be written as a new Chapter 37 of the Zoning Code. The RB District would use a floor area ratio system, with yard requirements based on the existing yard pattern of abutting properties and would not require off-street parking. Conditions would be included which would clearly indicate that housing has the highest priority and that areas so zoned are intended to appear as residential areas.

In addition to currently permitted uses of the R-7 District, the proposed R-B District would allow these additional uses:

1. Offices for business and professional purposes.
2. Delicatessens and similar uses.
3. Barber shops, beauty parlors, dry cleaning and laundry pick-up stations, launderettes, shoe repair shops, tailoring, seamstress shops and similar uses.
4. Arts and crafts, studios and work-shops, involving textiles (looms), leather, sculpture, weaving, art metal, silversmithing, glass, custom printing and paper arts, custom woodworking, pottery and ceramics, including the retailing of products made on premises.
5. Home Occupations.

As accessory uses in the proposed R-B District, one non-illuminated or indirect-illuminated identification sign would be permitted for the above uses in general accordance with existing regulations. Basically, one sign would be permitted per business, not exceeding 25 square feet, mounted within 18 inches of the building face below the parapet or eave of the building roof, and projecting signs no larger than 6 square feet.

The basic concept of the proposed R-B District is a constructive start toward a sound mixed use district. On the whole, the proposed district seems designed for the mixed-use buildings found on major thoroughfares and streets in the Over-the-Rhine area. The R-B District would have limited applicability in Pendleton as extensive application could adversely impact the residential character through the possible commercialization of East Twelfth and East Thirteenth Streets.

The basic weakness of the proposed R-B District is that it attempts to create a single district which recog-

nizes the existence or desire for a mixed use environment. The only way for this to happen is to utilize the R-7 District, a high density district, as a model for permitted uses and provisions of the proposed R-B District. In this way all lesser residential densities can be included in the proposed district.

The Cincinnati Planning Commission staff, the O-T-R consultant and Pendleton consultant have reached agreement on a recommended land use concept for Pendleton (EXHIBIT 5.10). This concept includes one Low Density Residential (LDR) area, two Medium Density Residential (MDR) areas, one High Density Residential (HDR) and one Low Density Commercial plus Residential (LCR) area.

It is suggested that the proposal for a mixed use district, or districts, respect these joint planning recommendations. The "B" aspects of the proposed R-B District should be related to variations in residential densities. In order to avoid the proliferation of overlay districts, which lead to confusion and difficult administration, it is recommended that a series of new chapters be written for the Zoning Code which permit mixed residential and business uses in districts that retain familiar density designations. In Pendleton, this would require an R-5B District for the LDR Area, an R-6B District for the MDR Areas and LCR Area, and an R-7B District for the HDR Area. In drafting the R-5B, R-6B and R-7B District provisions, an effort should be made to exclude uses inconsistent with the residential environment of Pendleton.

PROPOSED ZONING

The proposed zoning is shown on EXHIBIT 5.11. This exhibit reflects the recommended shift from business to residential zoning in character with the residential environments found in Pendleton. Rezoning should be done under existing provisions of the Zoning Code in order to protect buildings in the community. The pro-

visions of new mixed use districts should be enacted when the proposed legislation meets with City and resident approval. Rezoning should not be held up on account of mixed use zoning legislation.

DEMOLITION CONTROL

It is desirable to institute control over the further demolition of residential structures in Pendleton. The first, high priority action required is a major rezoning of the community. The general objective here would consist of substituting various residential zoning districts for the B-4 zoning which prevails in the residential areas of Pendleton. Legislative action should be taken as soon as possible, enacting zoning districts as shown on EXHIBIT 5.11, PROPOSED ZONING DISTRICTS.

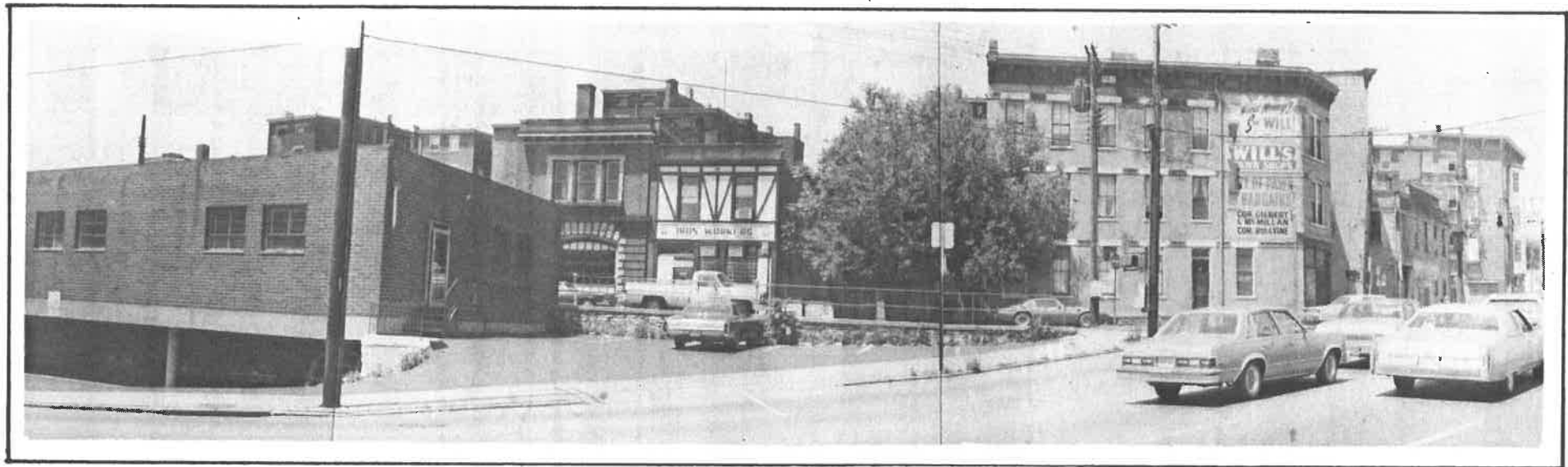
After rezoning and initial stages of plan implemen-

tation, residents and city staff should investigate the establishment of a Neighborhood Housing Retention District in Pendleton.

HISTORIC DISTRICT

Residential buildings in Pendleton can be qualified as "certified historic" buildings under the Economic Recovery Act of 1981 (1981 Tax Act). This certification can be done individually by each property owner or generally as a Local Historic District. As discussed in the chapter on Housing substantial benefits accrue to investors through the rehabilitation of older residential, commercial and industrial properties under provisions of the 1981 Tax Act. Providing that recommended, related housing programs are carried out, it is recommended that a Local Historic District be established in Pendleton.

P.8. MIXED LAND USE ON READING ROAD



LEGEND:



MULTIFAMILY WITH COMMERCIAL



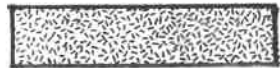
MULTIFAMILY USE



SINGLE-FAMILY USE



OTHER USES



INFILL HOUSING

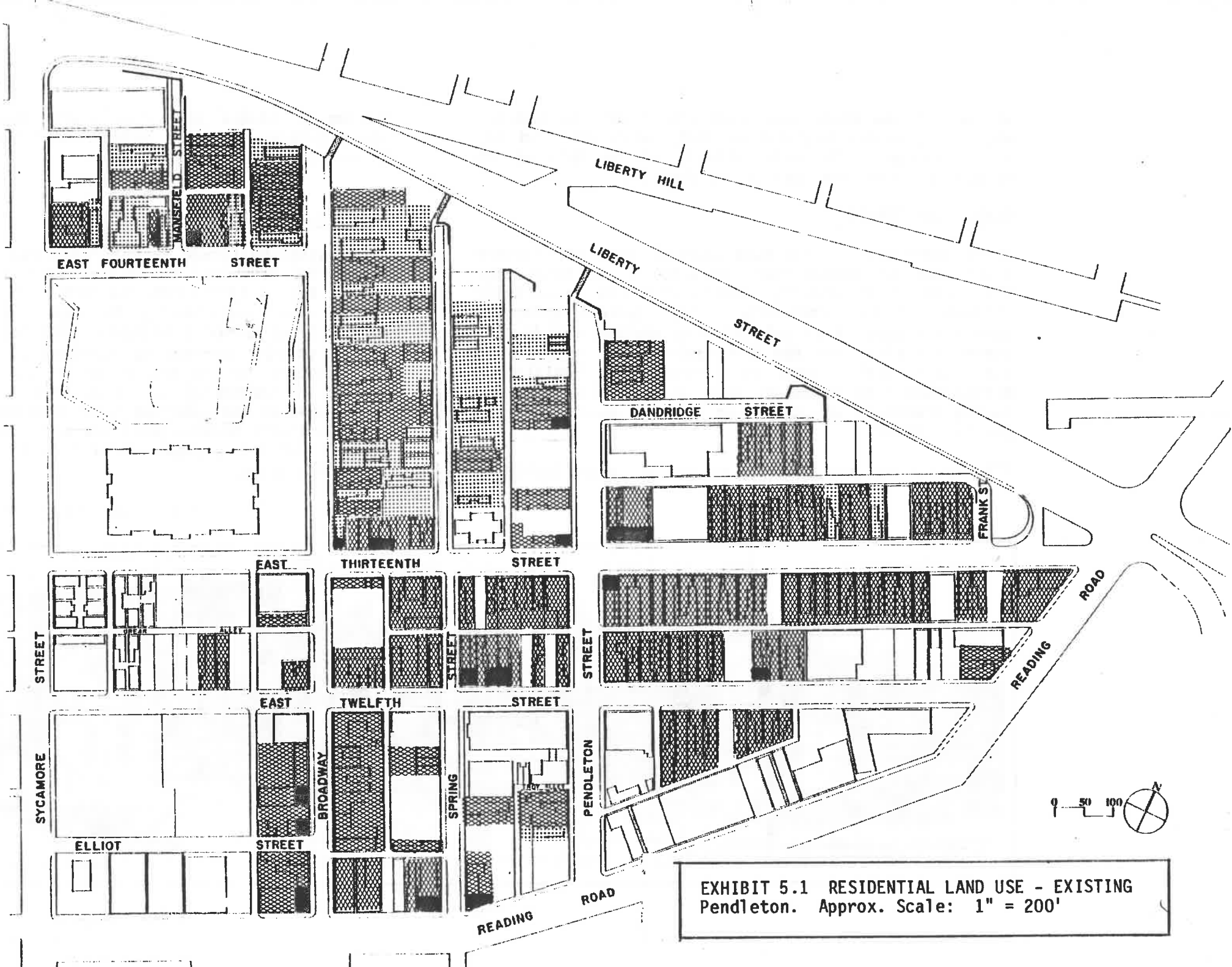
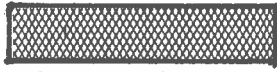


EXHIBIT 5.1 RESIDENTIAL LAND USE - EXISTING Pendleton. Approx. Scale: 1" = 200'

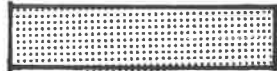
LEGEND:



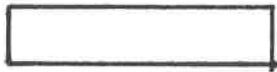
MULTIFAMILY WITH COMMERCIAL



MULTIFAMILY USE



SINGLE-FAMILY USE



OTHER USES



INFILL HOUSING

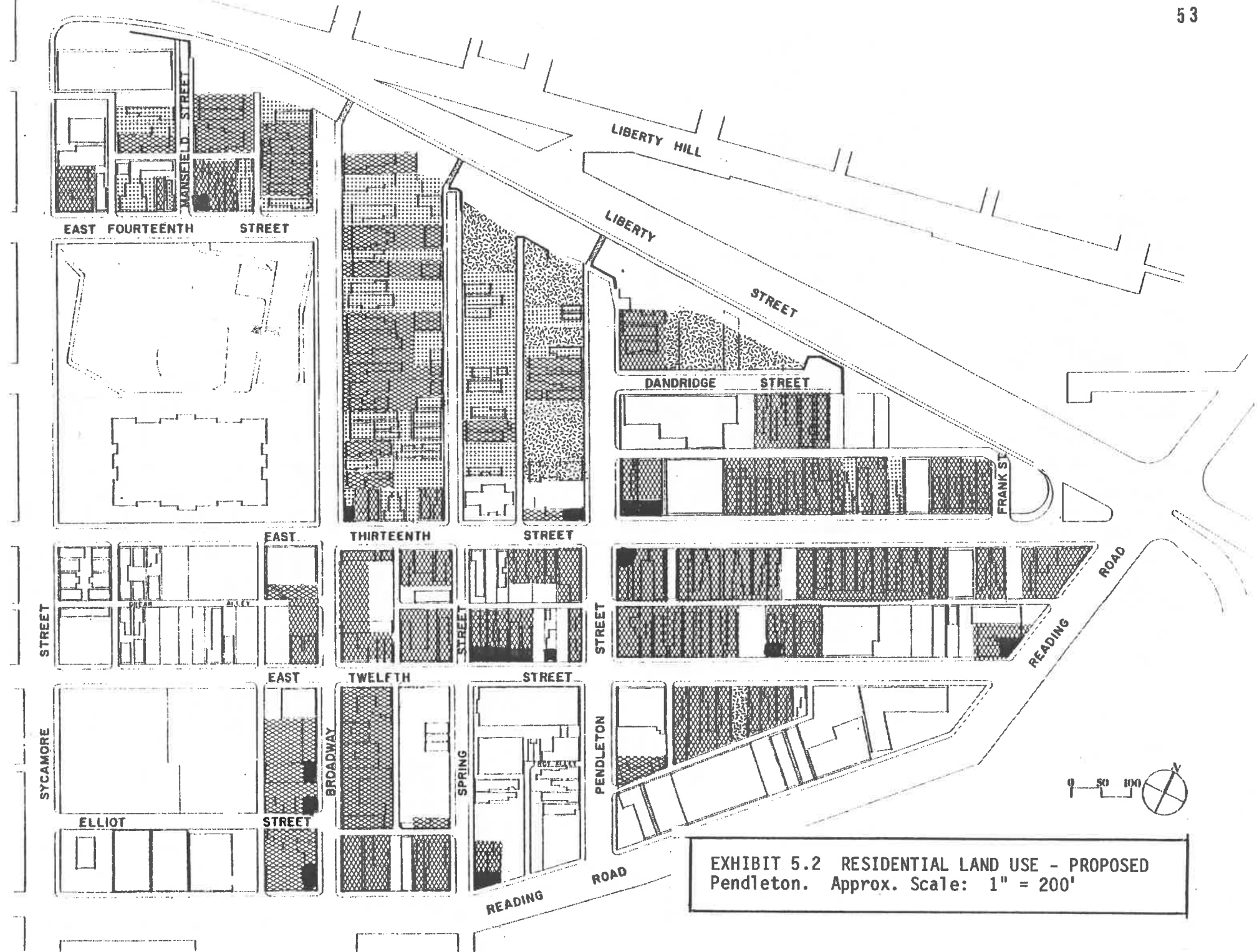
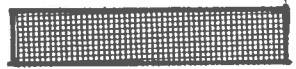
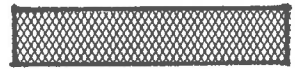


EXHIBIT 5.2 RESIDENTIAL LAND USE - PROPOSED Pendleton. Approx. Scale: 1" = 200'

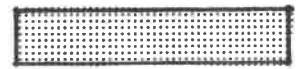
LEGEND:



RELIGIOUS BUILDINGS AND GROUNDS



SCHOOL BUILDINGS AND GROUNDS



CITY - OWNED PROPERTIES (R.O.W. EXCLUDED)



OTHER USES



DOT INDICATES VACANT INSTITUTION

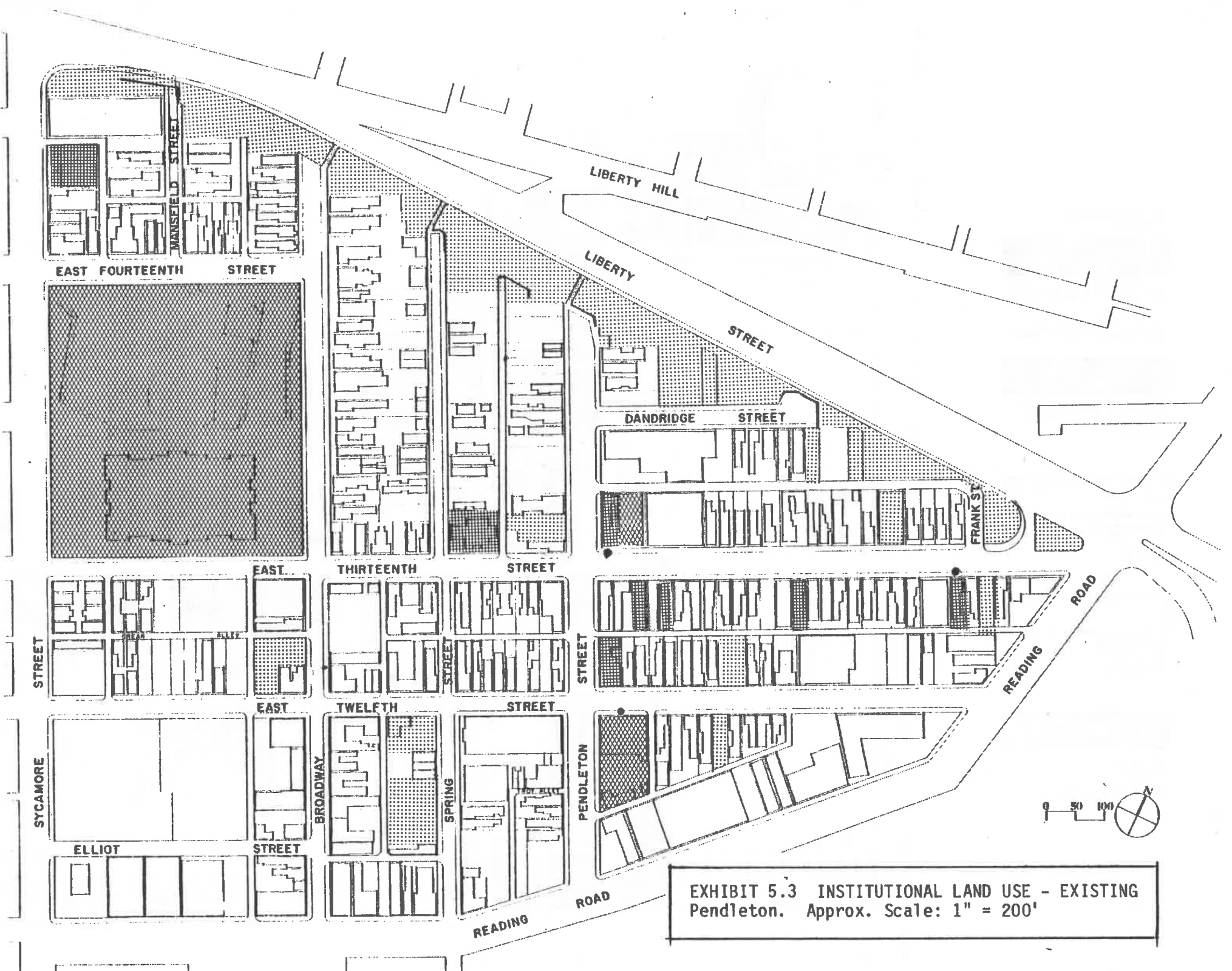


EXHIBIT 5.3 INSTITUTIONAL LAND USE - EXISTING Pendleton. Approx. Scale: 1" = 200'

LEGEND:



RELIGIOUS BUILDINGS AND GROUNDS



SCHOOL BUILDINGS AND GROUNDS



CITY-OWNED PROPERTIES (R.A.W. EXCLUDED)



OTHER USES



DOT INDICATES VACANT INSTITUTION

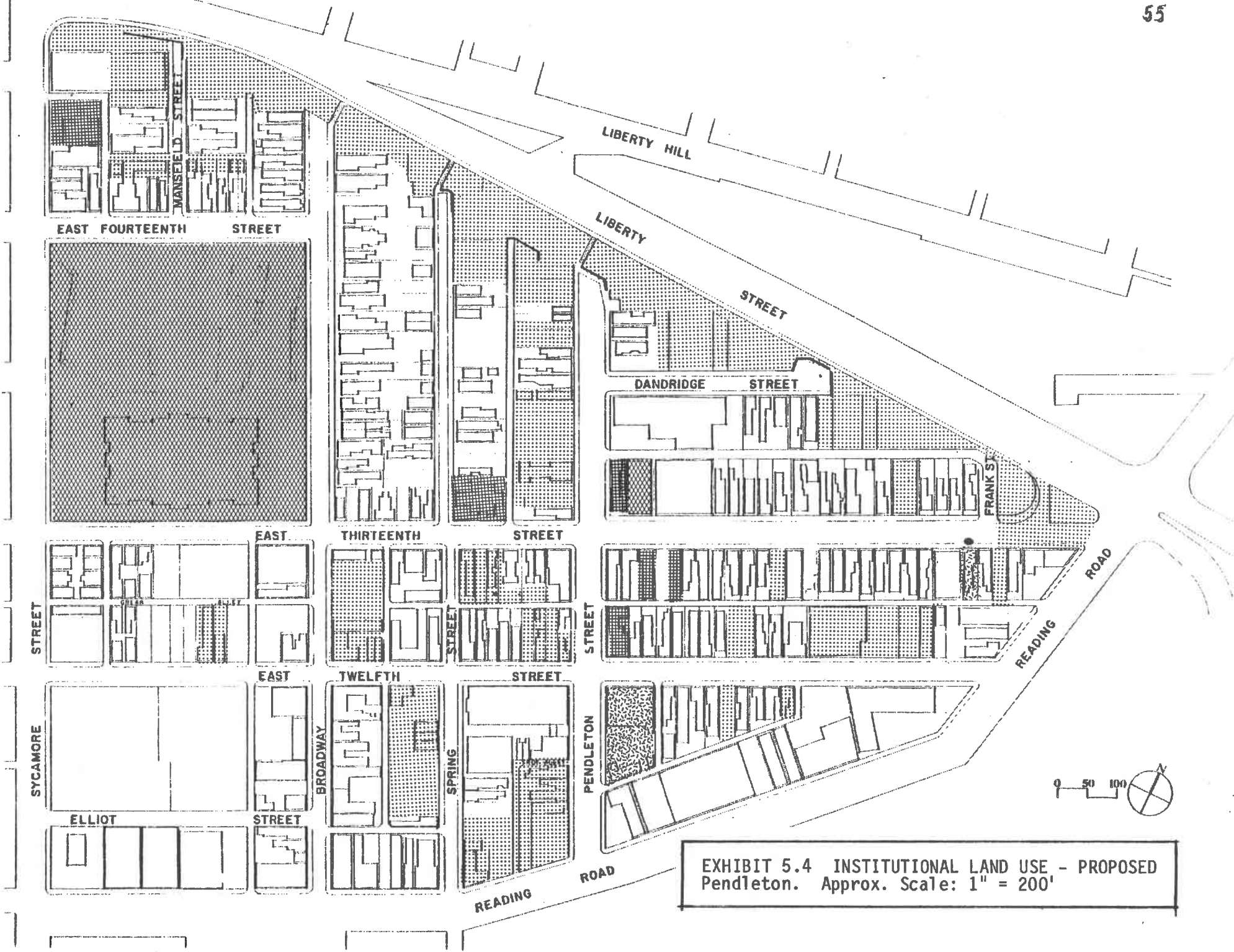


EXHIBIT 5.4 INSTITUTIONAL LAND USE - PROPOSED Pendleton. Approx. Scale: 1" = 200'

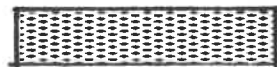
LEGENDS



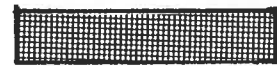
RETAIL BUSINESS



GENERAL BUSINESS AND OFFICES



MANUFACTURING BUSINESS



WAREHOUSE OR STORAGE



OTHER USES

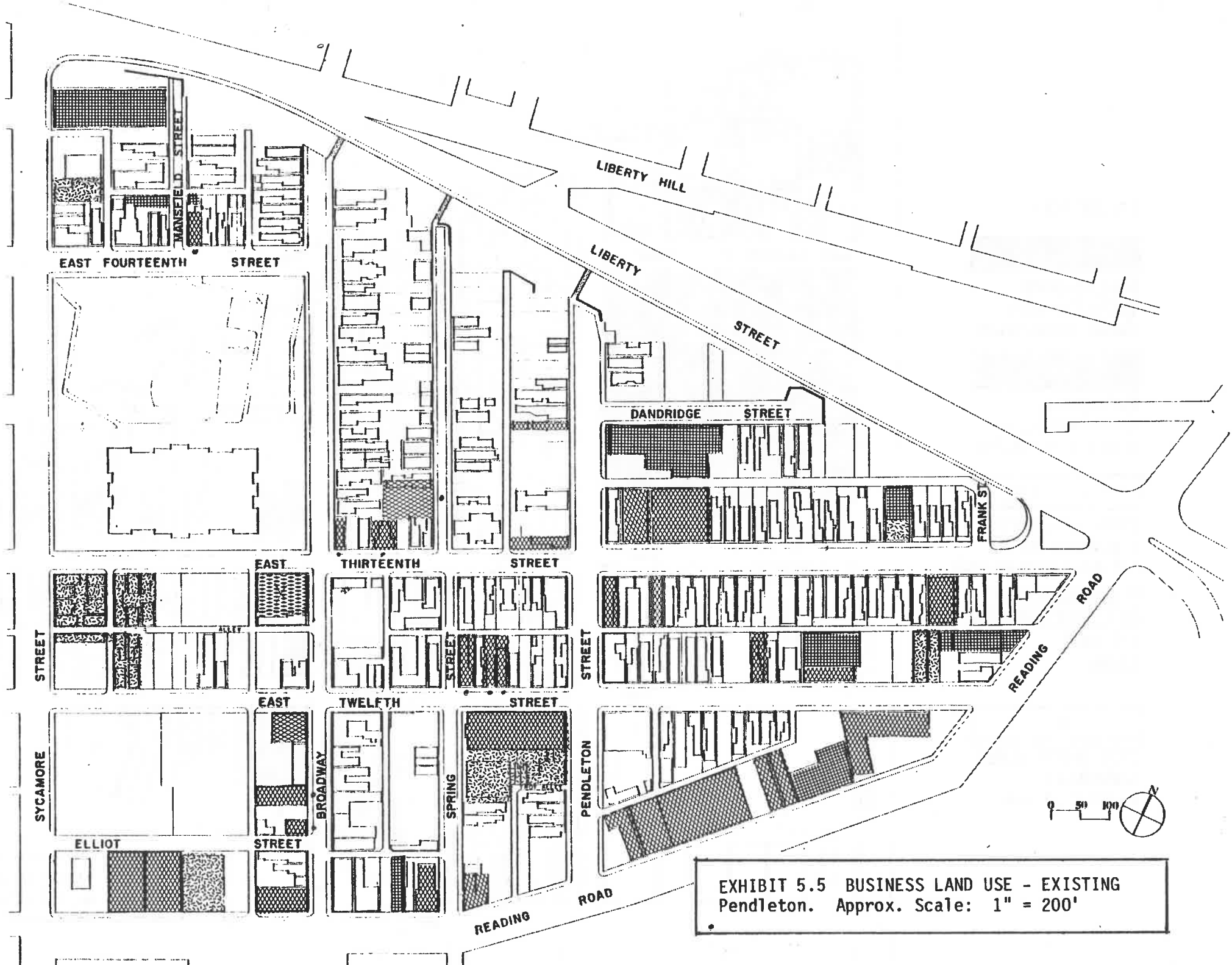
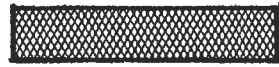


EXHIBIT 5.5 BUSINESS LAND USE - EXISTING
 Pendleton. Approx. Scale: 1" = 200'

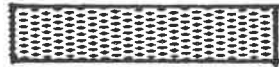
LEGEND :



RETAIL BUSINESS



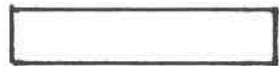
GENERAL BUSINESS AND OFFICES



MANUFACTURING BUSINESS



WAREHOUSE OR STORAGE



OTHER USES

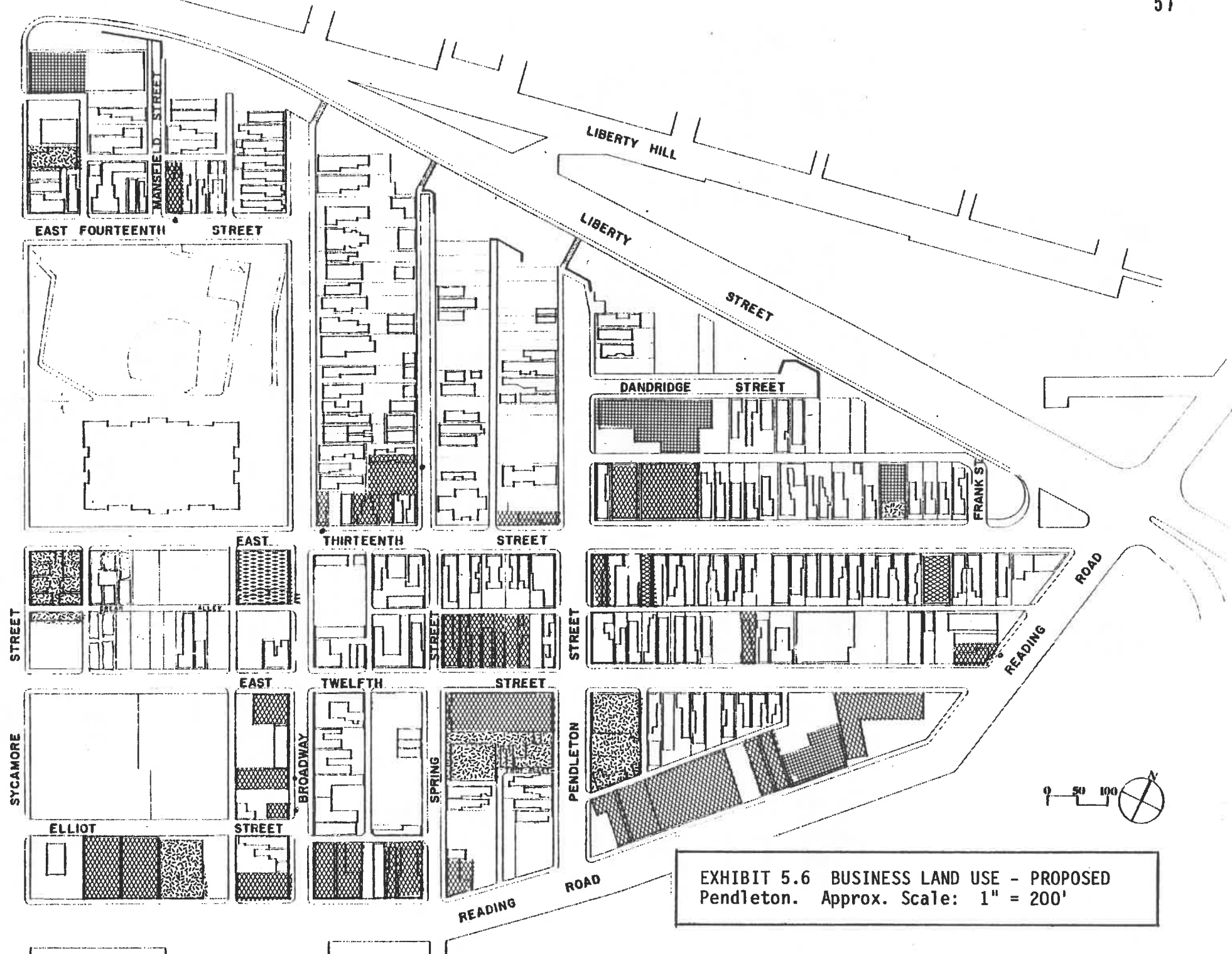
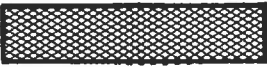

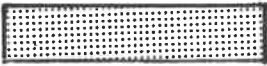
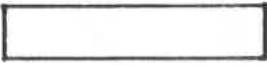


EXHIBIT 5.6 BUSINESS LAND USE - PROPOSED Pendleton. Approx. Scale: 1" = 200'

LEGEND :

-  PARKING AREAS
-  OPEN SPACES
-  VACANT DEVELOPABLE LAND
-  OTHER USES

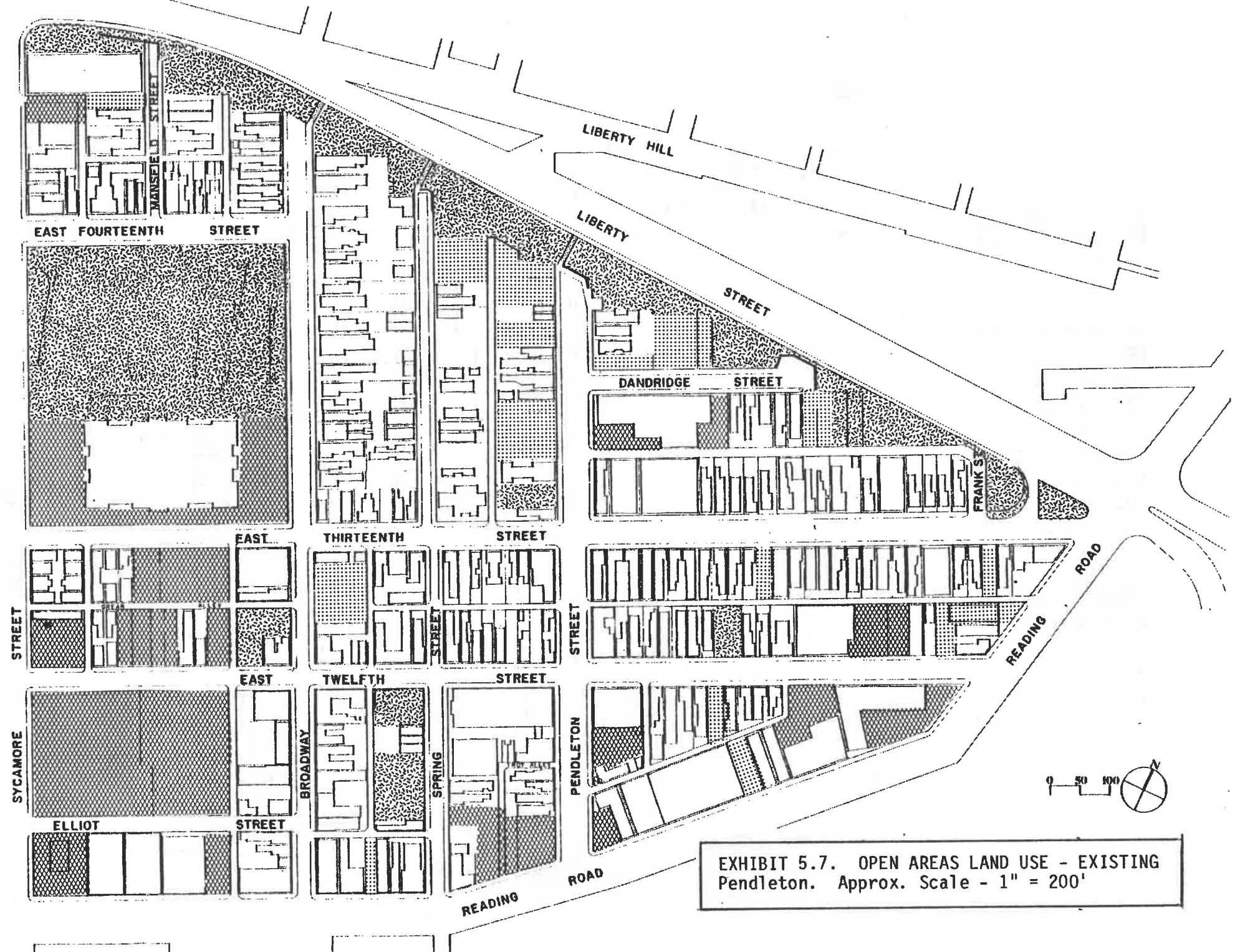


EXHIBIT 5.7. OPEN AREAS LAND USE - EXISTING Pendleton. Approx. Scale - 1" = 200'

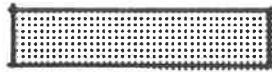
LEGEND:



PARKING AREAS



OPEN SPACES



VACANT DEVELOPABLE LAND



OTHER USES

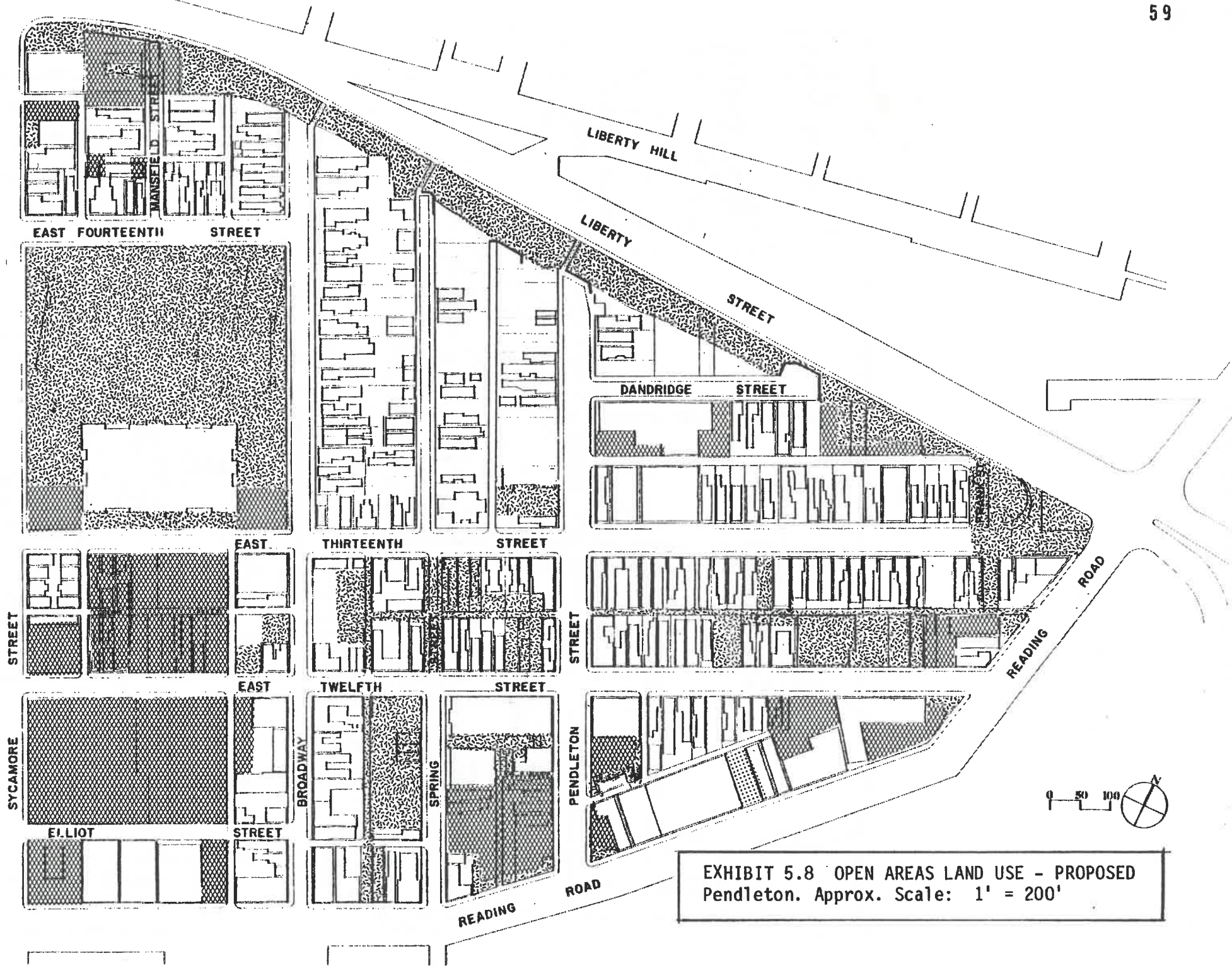
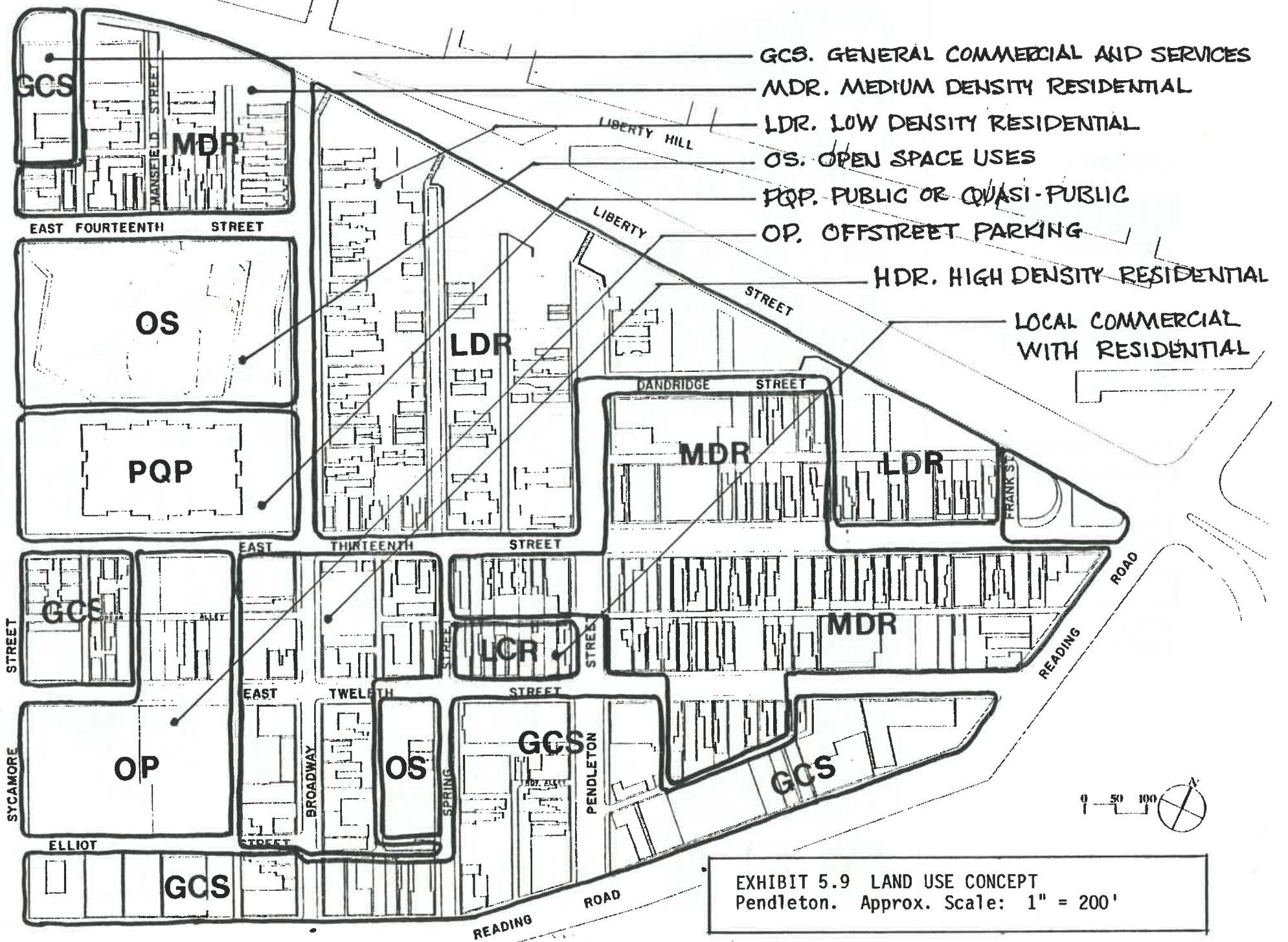


EXHIBIT 5.8 OPEN AREAS LAND USE - PROPOSED Pendleton. Approx. Scale: 1' = 200'



- GCS. GENERAL COMMERCIAL AND SERVICES
- MDR. MEDIUM DENSITY RESIDENTIAL
- LDR. LOW DENSITY RESIDENTIAL
- OS. OPEN SPACE USES
- PQP. PUBLIC OR QUASI-PUBLIC
- OP. OFFSTREET PARKING
- HDR. HIGH DENSITY RESIDENTIAL

LOCAL COMMERCIAL WITH RESIDENTIAL

EXHIBIT 5.9 LAND USE CONCEPT
Pendleton. Approx. Scale: 1" = 200'

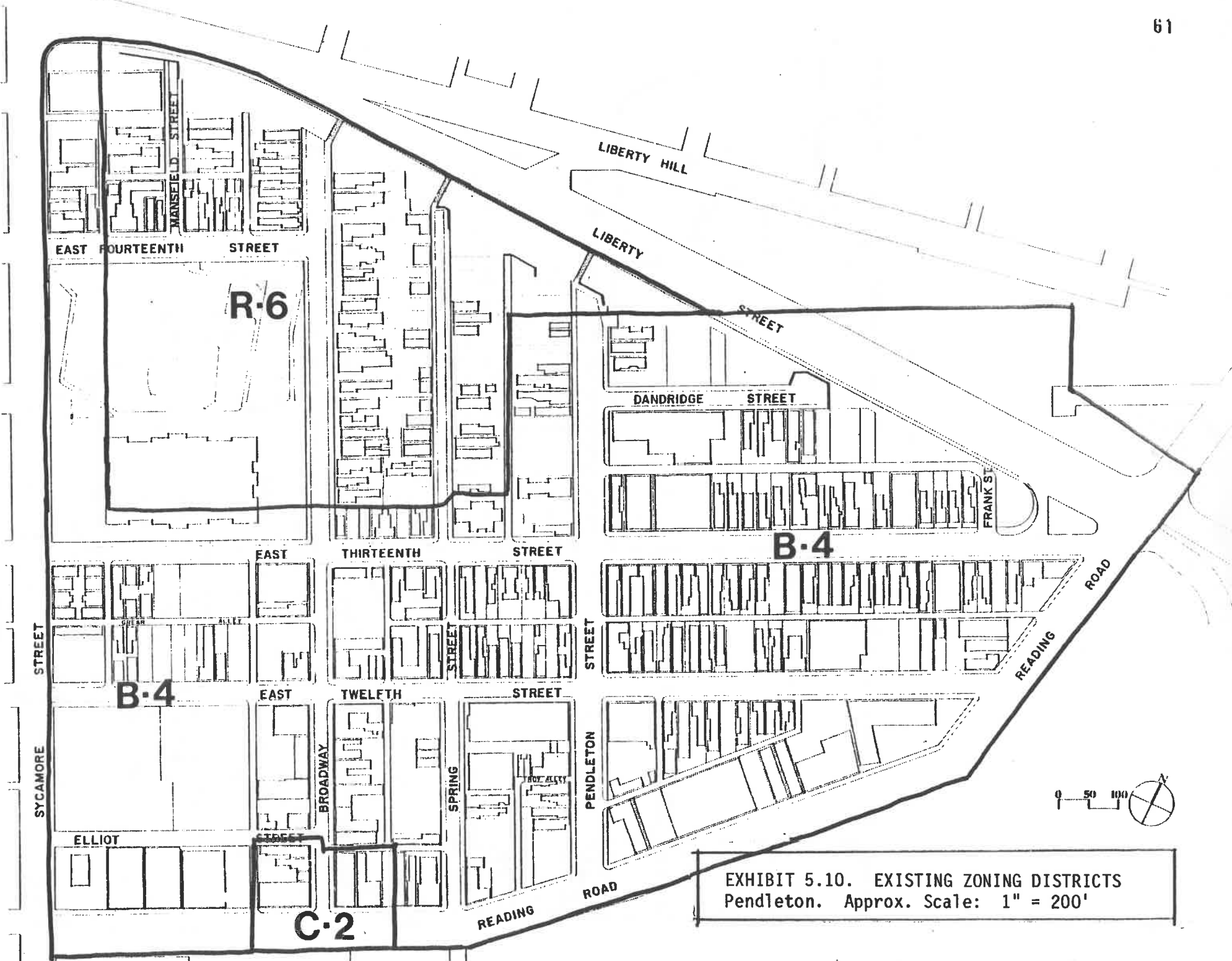


EXHIBIT 5.10. EXISTING ZONING DISTRICTS Pendleton. Approx. Scale: 1" = 200'

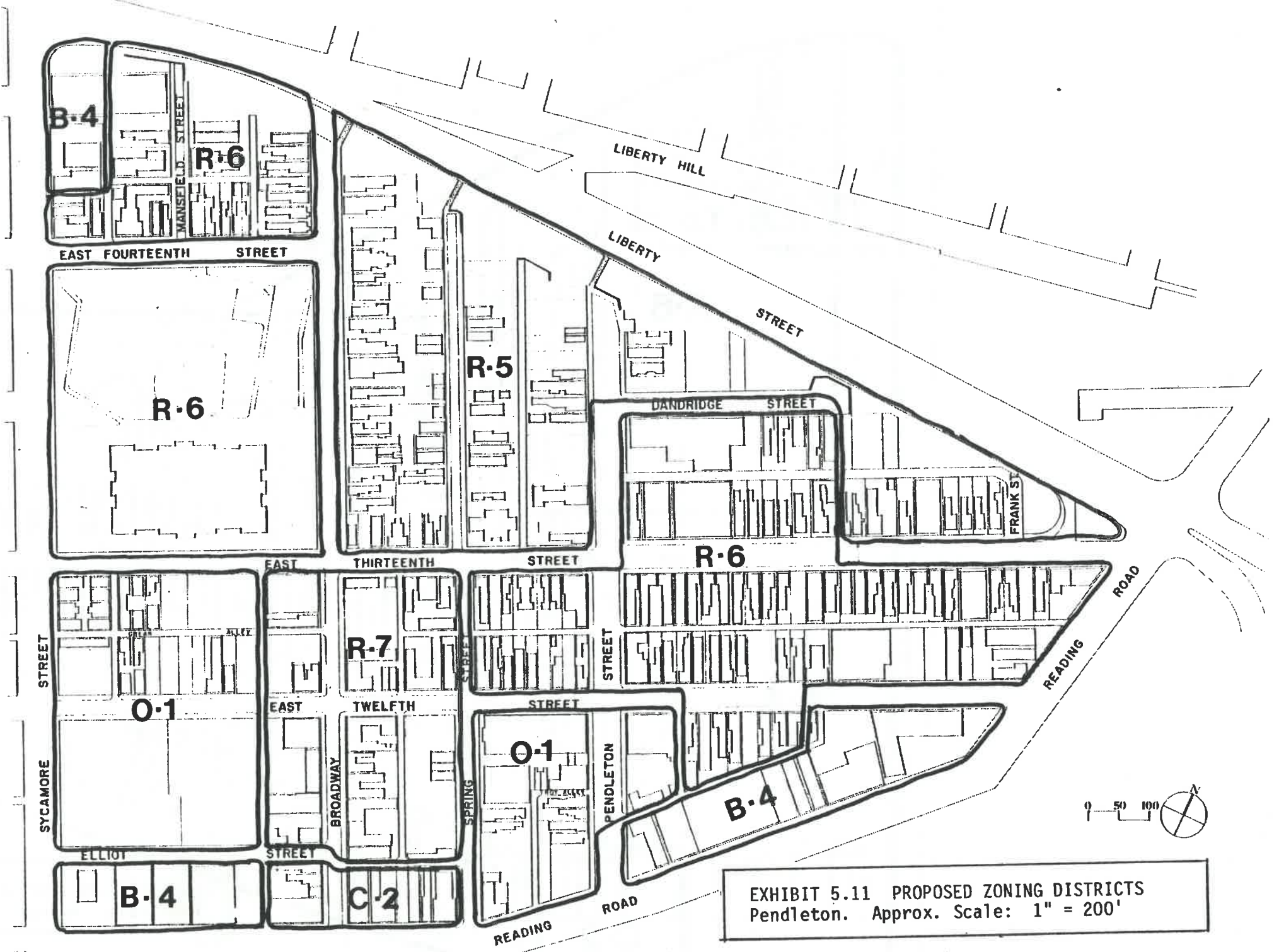


EXHIBIT 5.11 PROPOSED ZONING DISTRICTS
Pendleton. Approx. Scale: 1" = 200'

CHAPTER 6 - STREETS AND SAFETY

In modern cities, with the growth of vehicular traffic, the community character of street life has tended to diminish. However, because of the dense construction of large buildings on small urban lots which minimizes the amount of usable land, much of the community life of Pendleton takes place on the streets. People walk, gather together and bring out chairs to relax and converse on sidewalks in decent weather. Children play on sidewalks and fashion pole-type games from traffic control standards while older youth take their games to the street itself. It is the consultant's belief that the enrichment of street life is one of the real opportunities present to improve community life in Pendleton.

One way that streets may be made less congested is to eliminate or modify the free flow of nonresidential traffic through Pendleton. Here it is recommended that a new community entrance be built in the area of East Twelfth-East Thirteenth-Reading Road, as shown on EXHIBIT 9.13B, for the purposes of restricting through traffic on East Thirteenth Street and improving the Liberty Street-Reading Road-I-471 intersection. Another way is to close small, constricted streets which disrupt pedestrian life in the community and could be better utilized as part of a system of community spaces. It is for this latter reason that Spring Street is suggested for closing and re-use between East Twelfth and East Thirteenth Streets, as shown on EXHIBIT 9.17. Another technique is to route through traffic around the community rather than through it, as shown on EXHIBIT 6.1 in this section.

Unused alleys present a particular problem in Pendleton. As shown on block plans, it is proposed that alleys be brought into active use for pedestrian or service purposes. Redevelopment of north-south alleys parallel to Broadway, between Reading Road and East

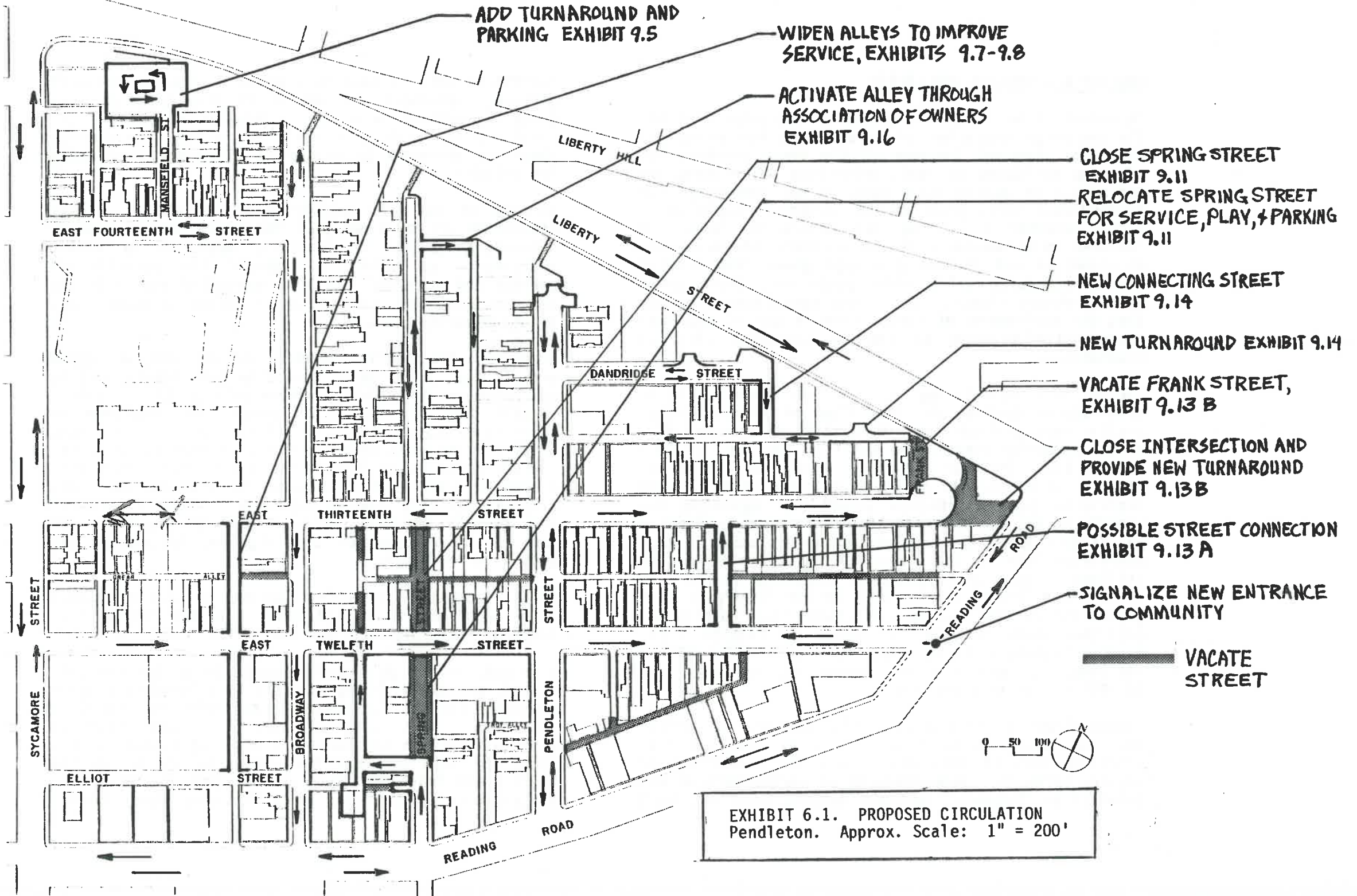
Twelfth Street, is seen as a means to control onstreet garbage, containers and debris in this area of very dense residential occupancy. Because of only occasional use by sanitation vehicles, alley improvements should be designed to double as offstreet play areas for children.

In some of the more densely developed blocks, access provisions are made so that the interiors of heavily occupied areas may be routinely patrolled by police vehicles in an effort to improve the security of persons and property. It also suggested that lighting systems, public or private, be installed in these areas to aid security service.

At night, the poorly lighted streets and unlighted private ways are a major threat to individuals. It is not uncommon for people, particularly girls and women, to walk down the center of streets in Pendleton in order to avoid the somber building fronts and the dark private alley ways which lead from sidewalks to building entrances on unsecured interior courts. As experiences in other cities demonstrate that personal and property security can be improved by dispelling darkness through improved public or private lighting systems, it is recommended that lighting systems be improved in Pendleton.

It is suggested that the spacing of public street lighting be shortened and more efficient modern fixtures be installed as a first priority.

A second, very high priority should be to improve off-street, private lighting and this is offered as a major community project for residents to implement with City assistance. It is suggested that block grant funds be used to establish and operate a lighting incentive program. In this program, the community would use its block grant funds to induce private property owners to install private lighting on a matching share basis.



Given the types of buildings in Pendleton, it seems possible to devise a "one-bulb-per-apartment" outdoor lighting system to illuminate alleyways, interior entrance courts, fronts and backs of buildings and front yards where they exist. Such lighting could serve a dual purpose by also highlighting the the historic architectural detail found on Pendleton buildings.

The "one-bulb-per-apartment" scheme is suggested also as a way to broadly share installation and ongoing lighting costs, particularly responsive to the tight budget circumstances of an older city. Such a private outdoor lighting system, to function effectively and aesthetically, should be sensitively designed by an architectural and illumination engineering consultant team. Because of the historic character of Pendleton, there is an element of stagecraft and drama to be considered in the overall lighting system.

A third priority should be to improve the lighting of public spaces, primary alleys and large open spaces. It is thought that very high standards with high intensity lights, such as those used in lighting expressway interchanges, could be used effectively to light large open areas. This suggestion, using lofty intense lights in innercity open spaces, is not as harsh as it seems at first encounter; such a system of six lights has been used to good effect in providing general lighting for Capitol Square in Columbus, Ohio. As done there, such a lighting system could be used to supplement existing lights on Liberty Street particularly.

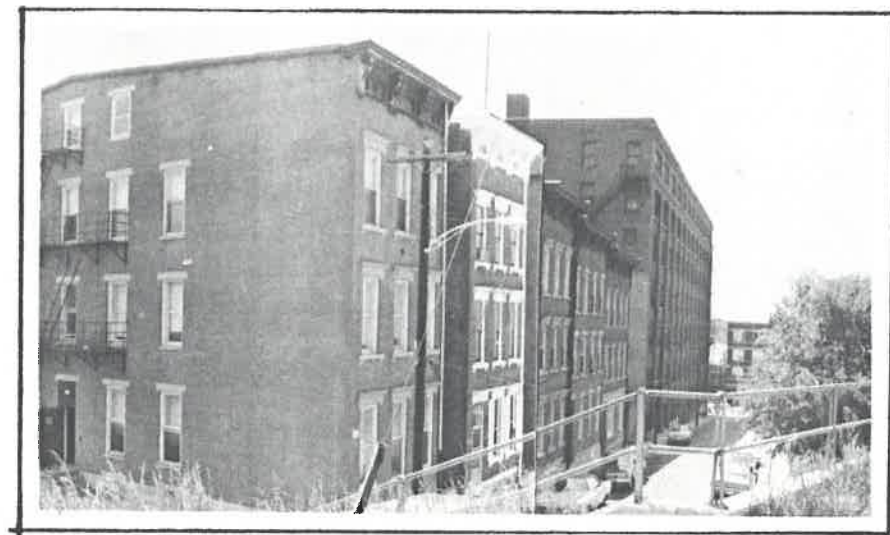
In both public and private infill type projects, sidewalks should be widened to provide additional space for gathering, sitting, play and landscaping. Several Office of Architecture and Urban Design and consultant sketches are on file at DHNC to illustrate this recommendation. Present street landscaping programs should

be continued to provide shade and relief from the present hardness of character in the general environment of Pendleton.

A recent Office of Architecture and Urban Design analysis of parking in Pendleton leads to the conclusion that the present parking situation is adequate. However, the Pendleton Survey reports that only 28% of Pendleton households own cars. Because additional rehab and infill units are planned and because auto ownership could rise in the future, opportunities to increase parking are taken advantage of and shown on various block plans.

Parking is often a problem at some Pendleton locations primarily from 7:30 a.m. to 5:30 p.m. when nonresidents park in Pendleton and walk to the Justice Complex or downtown. The problem of business parking, examined thoroughly in the formulation of a general development strategy, poses one of the most serious threats to the future of Pendleton.

P.9. VIEW ALONG DANDRIDGE STREET





P.10. VIEWS ALONG LIBERTY STREET



CHAPTER 7 - COMMUNITY

Residents in Pendleton have expressed their preference for a community which includes an integration of race, income, age, and family characteristics.

True integration, however, involves something more than peaceful side-by-side living and the simple blending of various desired characteristics. The flowering of community requires an ever-growing understanding, appreciation and expression of brotherhood and common concern. It involves the pursuit of ideals such as acceptance, compassion, sharing, caring and responsibility, families in the day-to-day activities of individuals, families and groups in the community.

Essentially, the building of community is a growth process. This process is now underway in Pendleton with the potential to grow and expand in the future. Although there may be a tendency to look at this Plan as a collection of project plans and action programs of a discrete or physical sort, it should be noted that these are conceived in the wholeness of a strongly emerging presence of community in Pendleton.

COMMUNITY IDENTITY

In terms of the future, it is important to understand and recognize the sense of community identity as it generally exists today. Pendleton, or Pendleton Woods as it was called in its initial period of development in the early 1800's, was often considered an extension of Mt. Auburn or vice versa (perhaps the roots of today's modest involvement in Pendleton housing by the Mt. Auburn Good Housing Foundation).

With the widening and lengthening of Liberty Street in 1960, Pendleton was physically severed from Mt. Auburn by the open space and heavy traffic of a major thoroughfare. As a community now separated from the hillsides

to the north and bounded by the Reading Road-Central Parkway corridor on the south, Pendleton is often considered an eastern part of Over-the-Rhine. Publicly, this is reinforced by official planning and statistical definitions which designate Pendleton as an Over-the-Rhine neighborhood. Still, the broad north-south band of institutional, recreational and business uses along Sycamore Street serves to separate Pendleton from Over-the-Rhine, encouraging the strong sense of a physically independent community. Residents thus tend to have a primary identification with Pendleton.

Boundary definitions and issues of turf are very often matters which lead to dissension and unnecessary strife in innercity areas. This situation is best considered in terms of how the sense of community establishes itself and evolves: Community generally begins first with the acceptance of responsibility for other persons in a family setting, using "family" in a broad sense. With awareness and success at this level, an individual can then begin to entertain responsibility for neighbors and those on his or her street and block clubs, formal or informal, usually emerge at this stage of awareness and concern. With expanded awareness and continued progress, responsibility can begin to flow outward to embrace the community (Pendleton), the neighborhood (Over-the-Rhine) and the City as a whole.

In effect, a hierarchy of community identifications starts to evolve. It may be noted too that other identifications (minority, poor, low income, resident, businessperson, for example) may be made individually or with groups, but these are very often linked with community identification. In order to help the sense of community evolve, it is necessary to accept people where they are and build from there through encouragement and well-conceived activities. Given the present circumstances in Pendleton, it is desirable to support the development of community at all levels - family, block, Pendleton and Over-the-Rhine.

COMMUNITY INVOLVEMENT

The planning process of this Plan has basically involved two resident groups, augmented by consultation with other parties. One of the groups is composed largely of renters in the dense residential core of Pendleton, most often represented by about a dozen or so minority family women. The other group consists of the homeowners in the Broadway-Spring Street area. Limited consultations with business, education and recreational interests have taken place on Sycamore Square, St. Paul's, SCPA, Peaslee School and Ziegler Park and with owners of large housing inventories. Only at one meeting of 30 persons, including 22 residents, could one say a true community meeting took place. Most meetings were attended by about 6-12 persons, even fewer on some occasions. This tends to confirm the observation that a broad sense of community in Pendleton prevails in a very early, budding stage of development.

There are several groups unrepresented in the planning process, including young single persons and the elderly, both single and married. As participation cannot be forced, concern for these groups came largely through the groups mentioned above, City staff, persons engaged in broader issues in Over-the-Rhine and the consultant.

The following are offered as ways of improving community involvement:

1. Residents should be encouraged to work with property owners, development groups and lenders on the rehabilitation of vacant buildings and general improvement of occupied properties in Pendleton. Residents are encouraged to organize privately, perhaps as a Pendleton Association, for these purposes irrespective of the availability of financial support from the City. This would help to establish a better investment environment as

most owners, developers and lenders prefer to invest in a neighborhood setting which evidences a measure of social organization and stability.

2. Participation in block clubs is to be encouraged to whatever extent by residents.
3. Block clubs should seek ways to engage in joint activities (cleanup campaigns, recreation improvements, development programs, etc.) to foster a larger sense of community.
4. Until a larger organization emerges which represents the whole of the Pendleton community, public and quasi-public officials should seek to establish full representation in larger social service and development endeavors, particularly with concern for Over-the-Rhine and City programs.
5. Broad community participation in larger Over-the-Rhine, special interest and City programs is to be encouraged.
6. As an experiment in citizen participation, the City should consider establishing a citizens advisory commission in Pendleton. This commission would provide a formal channel of communication between the community and the City, augmenting present informal connections. This program should be organized, enacted by legislation and monitored for a period of three years or so in order to draw conclusions on the applicability of voluntary citizen commissions to Pendleton and other communities.

HUMAN SERVICES

A review of human service facility and program allocations indicates that these are generally located outside Pendleton in other areas of Over-the-Rhine and the CBD.

Accessibility is therefore a serious problem. The minimum distances to major social services are shown below, with actual distances larger from eastern reaches of Pendleton.

EXHIBIT 7.1 - HUMAN SERVICES

MAJOR SERVICE	LOCATION	NO. BLOCKS
HUB Services	O-T-R	6-7
Memorial Community Center	Mt. Auburn	1-2
12th Street Clinic	O-T-R	7-8
Mt. Auburn Medical Center	Mt. Auburn	3/4 mi.
Senior Citizens Center	O-T-R	9-10
Butterfield Center	CBD	9-10
Salvation Army	O-T-R	3-4
Boys Club	O-T-R	1 mi.
YMCA	O-T-R	8-9
YWCA	CBD	6-7
Public Welfare Services	CBD	4-5
Social Security Admin.	CBD	10-11
Unemployment Compensation	CBD	10-11

The locations of some of these services are particularly difficult for elderly persons without transportation. Organized indoor youth activities tend also to be somewhat distant. One problem cited by an O-T-R Plan working paper is the lack of companionship activities such as the Boy Scouts, Girl Scouts, camps and recreation meetings. The best strategy for human services in Pendleton is to provide for and encourage the expansion of the outreach capabilities of existing service providers with the primary emphasis on youth and the elderly.

Human service delivery requires physical facilities in Pendleton where residents can be served. None presently exist. Several community "candidates" for service facility use, the vacant St. Paul's School at Pendleton and East Twelfth and the City-owned building at 540

East Thirteenth Street, have been considered in this study and found to be prohibitively expensive to rehabilitate (in the case of the vacant school) or unnecessarily expensive to remodel (in the case of the City-owned building). Also, an exclusive orientation toward human services provides little opportunity to serve other community needs efficiently.

A principal long-term recommendation of this study is the purchase of the fire station building at 542 East Twelfth Street and the adjoining business properties at 530-532-538 East Twelfth Street. The fire station building is a heavily constructed, low maintenance building of modest size, very adaptable to community use; the second floor is also usable with the addition of a fire escape. The resulting service-recreation complex possible is shown on EXHIBITS 9.13A and 9.13B.

The City-owned building at 542 East Thirteenth Street should be retained as a youth training and employment center. This center has the potential to expand its program. For example, a number of proposals in this Plan could be oriented toward youth such as the construction and maintenance of public spaces, planting of the Liberty Street right-of-way at the edge of Pendleton, boarding vacant buildings, stimulating electrical trade interest through the installation of the private lighting system and construction trades experience with the construction of infill housing or in the rehabilitation of existing housing. Conceivably, many of these programs could be carried out locally without the need of federal assistance.

Another basic need is that of publicly available laundry services. It is strongly recommended that arrangements be made for purchase of the vacant single-story building at 507 East Twelfth Street and for installation of a coin operated laundry facility adjacent to it. If this venture proves successful, a second laundry facility should be considered in Pendleton.

A "lighted-school" program should be pursued on an interim basis at SCPA to provide indoor recreation in the evenings. Because SCPA recreation facilities are presently undersized and potential conflict between lighted-school and artistic programs exists in the evening, the best long run solution appears to build a community recreation center in Ziegler Park to serve SCPA, Pendleton and Over-the-Rhine. This long term recommendation is shown on EXHIBIT 9.1.

EDUCATIONAL SERVICES

Families provide an important contribution to the vitality and balance of a neighborhood. It is important that schools be seen within a community development framework, important in serving existing families, attracting new families and providing the individual and/or specialized services needed by innercity children. Programs at Over-the-Rhine schools and SCPA should be supported and strengthened toward these ends. Alternative education programs should be considered for the Peaslee School building. SCPA should be looked at in terms of new opportunities to enrich the artistic and cultural life of Pendleton and Over-the-Rhine residents.

With federal cutbacks and the current state funding controversies on all school programs, it seems desirable to press for the physical presence of facilities and programs oriented toward remedial and continuing education, and employment training and retraining. It therefore seems wise to advocate the presence of needed education and training centers in Over-the-Rhine and other nearby, accessible locations.

GENERAL SERVICES STRATEGY

The planning program for Pendleton is mindful of the Over-the-Rhine Development Plan prepared in 1974 by Harris N. Forusz and the Model Cities Physical Planning

Program, under the auspices of the Cincinnati City Planning Commission. This earlier Model Cities effort and those of other agencies and organizations have led to the establishment of a major network of human service providers in Over-the-Rhine, Mt. Auburn and the CBD. Given its relatively small population, the most practical human services strategy for Pendleton is to support this network of services, plan for and encourage an expansion of outreach services, and seek ways to improve transportation to major service centers.

EMPLOYMENT

The principal recommendations for improving employment in Pendleton are in the adaptive use of St. Paul's by the I. T. Verdin Company and the general rehabilitation of businesses along Reading Road. Resident groups are urged to contact new or expanding businesses to ferret out and secure employment opportunities for Pendleton residents.

COMMERCIAL REDEVELOPMENT

The commercial and industrial situation in Pendleton is shown on EXHIBIT 7.2, 1980 INDUSTRIAL INFORMATION. In Pendleton, 40 of 112 commercial units are classified vacant (35.7%); eight percent of these have been vacant for two or more years. The best strategy here would seem to be the attraction of new activity such as that drawn to the Church Mart concept of I. T. Verdin Company, services needed in conjunction with an expanding Justice Complex and redevelopment of vacant land on the south side of Reading Road. Essentially, these are private sector oriented but may require some public assistance to implement.

Commercial development is a special study of the O-T-R Plan, being done through a questionnaire procedure. Consequently, to avoid duplication, commercial and industrial development is in general not emphasized in

this Plan, except for facility planning and programming.

RECREATION AND COMMUNITY SPACES

The need for adequate recreation is strongly voiced in the community. As mentioned elsewhere herein, teenage and adult facilities are found in the Sycamore Street area, outside Pendleton. Within the community exists a small network of pocket parks which, for the most part, are designed to serve small children and adults who accompany them. These small parks show evidence of hard use and wear and should be refurbished.

Since park reinvestment is required for existing facilities in any event, it is suggested that some small park activity be relocated more toward the interior of Pendleton and linked to an open space network for the entire community. A new community park is proposed for the Spring Street area between East Twelfth and East Thirteenth Street. Here, vacated street right-of-way would be combined with land under two heavily sandblasted buildings to create a new park. This new community park should be designed for adult and family relaxation, not active recreation. Opening this community park in combination with the conversion of the small park on Broadway to private open space should minimize any increase in ongoing operating and maintenance costs.

Because of high building density, there is a great deal of sitting out and street corner activity, particularly in the area of St. Paul's on East Twelfth Street. It is suggested that this socializing, gathering activity be served by shaded and sunlit open spaces in the form of a central Pendleton Square to the west of the St. Paul's complex of buildings, as shown on EXHIBIT 9.11. COMMUNITY CENTER AREA. This Area would also be designed to provide safe, offstreet play areas for children in the dense concentration of low-income housing on Broadway. The Community Center Area, developed mostly

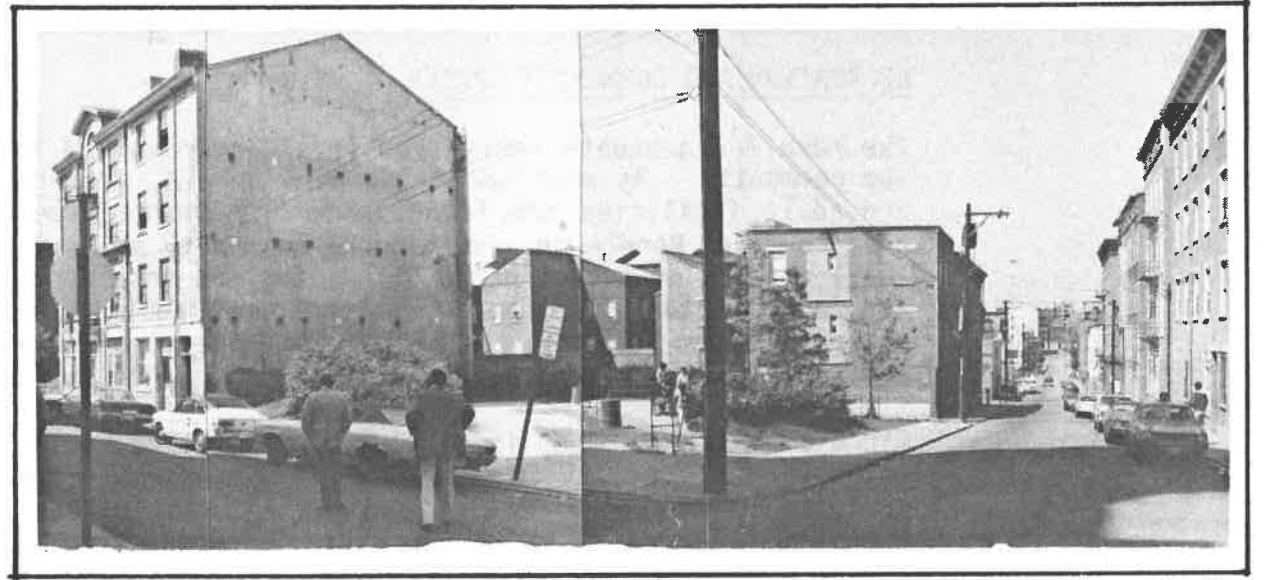
through the reorganization of existing open space and street rights-of-way, could become the focal point of outdoor community activity. Use of existing open space accompanied by a shift to low maintenance materials are designed to hold ongoing operating and maintenance costs in line.

It is thought that properties at the corner of Pendleton and East Twelfth Streets could be used to strengthen the Community Center Area. There is the need for a small group meeting space for block and community groups and is suggested that the HUD-owned, boarded up building on East Twelfth Street be acquired and rehabilitated for this purpose. The condemned property to the east, on the corner, should be demolished and a small outdoor plaza area developed in conjunction with the HUD-owned building. A very much needed public laundromat should be built on vacant land to the west of the HUD-owned building, with a sitting area to the rear. It is suggested that the development of this cluster of needed facilities be carried out and maintained as a community project.

As the western end of Pendleton is served by the play courts at Ziegler Park, new active recreation areas should occur at the eastern end of East Twelfth Street as shown on EXHIBITS 19.13 A and 9.13 B. This part of Block I is one of the few flat areas in Pendleton suitable for play courts (presently, teenagers play in the street, adjacent to this area). This hard surface play area, requiring minimum upkeep and supervision, would serve the heavy concentration of low- and moderate-income families living in Block I. An adjacent, privately owned fire house building offers the possibility of community space for HUB satellite and other services.

Resident and public perception of Pendleton is very much conditioned by the qualitative character of major streets which border the community and form visually

important intersections. It is for these reasons, that improvements along Reading Road, Sycamore Street and Liberty Street are important. The significance of improvements at the East Thirteenth-Liberty Street-Reading Road intersection is heightened by the fact that this area serves as the visual gateway to the central business district, the first strong impression of Downtown Cincinnati.



P.11. PARK AT SPRING AND EAST 12TH STREETS

P.12. ZIEGLER PARK ON SYCAMORE STREET

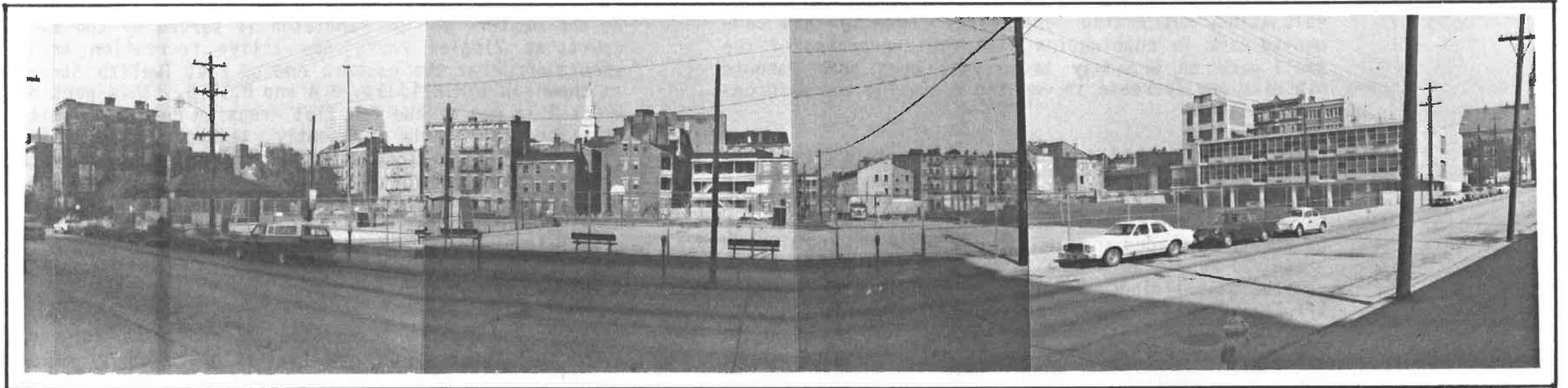


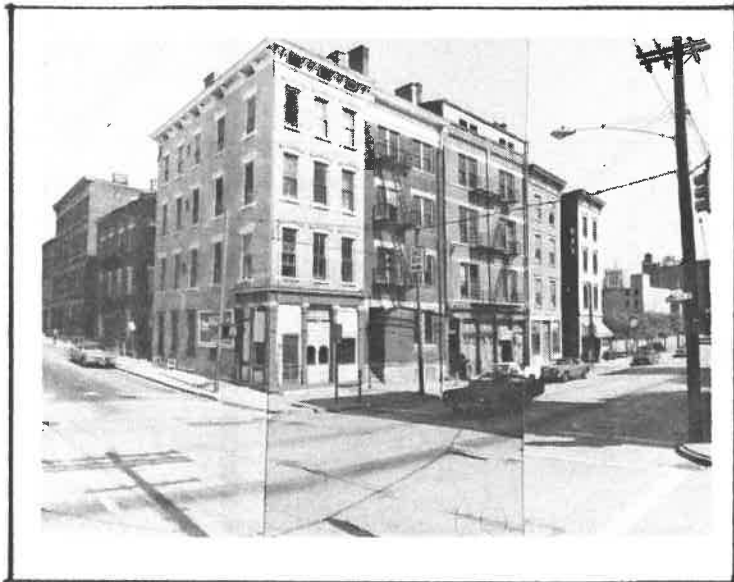
EXHIBIT 7.2, 1980 INDUSTRIAL INFORMATION

<u>COMMERCIAL UNITS (CU)</u>	<u>PENDLETON</u>	<u>OVER-THE-RHINE</u>	<u>CINCINNATI</u>
Total Commercial Units	112	1,152	15,721
Total CU Vacant	40	356	2,475
Percent CU Vacant	35.7	30.9	15.2
CU Vacant 2+ Years	32	298	1,788
Total Establishments	72	796	13,246
Total Mfg. Establishments	15	58	989
Total Non-Mfg. Establishments	57	738	12,257
Finance and Real Estate	4	35	1,311
Retail Trade	17	342	3,266
General Merch. Dept. Store	0	9	68
Food Stores	4	148	611
Auto Dealers-Serv. Stations	7	19	415
Eating and Drinking	2	65	809
Service and Professional	13	269	5,451
Personal Services	3	37	826
Medical and Health	2	11	1,221
Repair Services	5	40	539
Amusement, Recreation	0	17	346
Avg. Sales Value/C. or I. Bldgs.	\$53,625	\$30,734	\$122,987
No. Sales of C. or I. Bldgs.	6	67	297

Source: PAMSS O-T-R Data.



P.13. VIEWS ALONG SYCAMORE STREET



CHAPTER 8 - GENERAL DEVELOPMENT STRATEGY

GENERAL

The general development strategy for Pendleton is presented on EXHIBIT 8.1, DEVELOPMENT STRATEGY, and EXHIBIT 8.2, STRATEGIC OBJECTIVES. Because of the circumstances discussed below, and a desire to preserve the residential character of Pendleton, the general development strategy has a decidedly protective character. Basically, the intent of the development strategy is to establish and maintain a band of sound historical, commercial and institutional uses at the periphery of Pendleton, insulating the existing enclave of residential properties from the destructive pressures of the Central Business District and major thoroughfares. This very protective measure would be accompanied by various public programs to improve housing and housing opportunities.

On EXHIBIT 8.2, the proposed general strategy is applied to blocks, with suggested developmental approaches for various sub-areas of the Pendleton neighborhood shown on the exhibit. Here, the peripheral band of insulating development is backed up by programs which enhance areas of assisted and private housing. In terms of investment priorities, initial public efforts should be targeted for the southwestern area of Pendleton, generally, south of East Thirteenth Street and west of Pendleton Street. It is suggested that a new major emphasis be placed upon the rehabilitation of assisted housing units west of Spring Street, some of which are in foreclosed and boarded up buildings. The preparation, review, and endorsement of a general development strategy and strategy objectives has been done to support detailed planning at the block level. However, because of existing public and private commitments, some block level project planning has been

done at the same time as the more general community planning for Pendleton. These block-scale projects are (a) the I. T. Verdin program to utilize three buildings in the St. Paul's Church complex and (b) HUD-held properties scheduled for immediate disposition. These projects are being carried out within the general strategy proposed herein and care has been taken to keep residents and community organizations advised on the progress of these two projects. Notes and sketches of the HUD-held 12th and Broadway properties are available in offices of the Over-the-Rhine Housing Task Force and the City's Department of Neighborhood Housing and Conservation. Notes and sketches for the St. Paul complex are available at these same locations.

PLANNING SITUATION

In addition to many opportunities, there are severe conditions and threatening trends to be met in preparing a sound development strategy for Pendleton. These are (a) demolition of older buildings to install surface parking for the Central Business District (CBD), (b) loss of housing units through demolition, (c) environmental deterioration due to demolition and surface parking in the southwestern reaches of the neighborhood, (d) routing of CBD traffic, (e) development of the Hamilton County Justice Complex and (f) projected expansion of the CBD. A review of these lettered items follows in order to provide a backdrop to the general strategy advanced for Pendleton.

CBD PLANNING

A Central Business District (CBD) development program for the next several decades has been proposed in the

"Cincinnati 2000 Plan, A Comprehensive Development Plan for Downtown Cincinnati." This Plan has been funded by the City of Cincinnati and coordinated through the Downtown Working Review Committee, prepared by a group of consulting firms under the management of RTKL Associates, Inc., of Baltimore, Maryland. It may be noted that RTKL also conducted the planning and design work for the 1964 Downtown Plan which has guided the resurgence of Downtown Cincinnati. The Cincinnati 2000 Plan builds upon the downtown concepts and policies established in 1964 and proposes an outward expansion from the tightly focused redevelopment of the downtown core centered on Fountain Square. New ideas and policies are most prevalent, and perhaps controversial, in the area of transportation and parking concepts.

The proposed directions of CBD growth are shown on EXHIBIT 8.3, CBD-GROWTH CONCEPT. Recommended land use relationships are shown on EXHIBIT 8.4, CBD-LAND USE CONCEPT. Projected growth in important downtown functions is shown on EXHIBIT 8.5, CBD-PROGRAM SUMMARY. The proposed staging of development is shown on EXHIBIT 8.6, CBD-DEVELOPMENT PROGRAM AND PHASING. These exhibits are reproduced directly from the Cincinnati 2000 Plan, as submitted to the City of Cincinnati by RTKL Associates, Inc. With some reservations on expansion in the West Riverfront Area, the Cincinnati 2000 Plan is soundly conceived and thorough and its expansion proposals take into account a considerable number of substantial building projects which have been announced or revealed privately. Under the assumptions stated, it appears that the Cincinnati 2000 Plan will realize the same measure of success as its 1964 counterpart. Therefore, from a Pendleton viewpoint, the proposals of the Cincinnati 2000 Plan should be given weighty consideration.

CBD EXPANSION

Initially, the Cincinnati 2000 Plan calls for the de-

velopment of new office, retail, hotel and convention-related uses to be built in the vicinity of the existing concentrations of such uses in the Downtown Core. This infilling and outwardly expansion of the Core would be accompanied by a major office-retail thrust to the West Riverfront Area as the program unfolds. This Core/Riverfront Strategy has been selected over alternative Core/Riverfront/Main Street and Core/Main Street strategies.

Although downplayed in the selected growth strategy, the Main Street Area adjacent to Pendleton is programmed for substantial expansion and improvement. In this Area, the Cincinnati 2000 Plan proposes an additional 500-650,000 square feet of office space, 100-150,000 square feet of retail space, 800-1,200 housing units, and various public improvements to upgrade the general environment.

The Core/Riverfront strategy will require a determined municipal and private sector effort to implement, for a number of reasons. First, the locations of recently built offices indicate a decidedly eastward drift in CBD expansion and site preference. Second, as shown on EXHIBIT 8.7, CBD-TRANSIT PLAN, exclusive bus and light transit lines are offset toward the eastern side of the CBD, providing a higher level of transit access to this area. Third, a substantial public investment is needed to bridge Ft. Washington Way in order to forcefully link the Downtown and West Riverfront Areas. Fourth, Riverfront development usually involves investment in parking structures to create a ground plane above flood levels. Fifth, central place relationships, theory, and urban experience suggest a strong tendency toward the linking up of high quality concentrations of office, retail, and government uses existing in the West Core, East Core, and Main Street Areas of the CBD. There is, therefore, lacking full public control and investment, a distinct possibility that development projections for the northern half of the

CBD will prove to be understated. Planning for Pendleton should acknowledge this possibility.

In the Cincinnati 2000 Plan, it should be noted that the northern boundary of the CBD is conceived as a line along east-west Central Parkway. Consequently, the future impacts of rehabilitation opportunities (Alms & Doepke Building, O.C.A.S. Building and YMCA) and the new development possibilities of vacant land do not appear to have been considered. Further, the large concentrations of CBD-related parking, building demolitions, loss of housing units, and environmental deteriorations in the southern reaches of Over-the-Rhine appear to have been excluded from consideration by the choice of boundary.

Obviously, as field inspection reveals, the impact of CBD development spreads northward from Central Parkway. Although the Cincinnati 2000 Plan does not address these boundary conditions in Over-the-Rhine, they should be considered in the process of neighborhood and community planning. A primary objective of planning for Pendleton should be to properly contain CBD expansion while seeking ways to offset the detrimental impacts of past expansion.

CBD PARKING AND TRANSIT

In the CBD, the Cincinnati 2000 Plan projects the need for 4,800 parking spaces to replace those lost to new development. An additional 7,200 parking places are planned to serve new demand. However, the locations of the latter spaces are to be noted carefully. Of the 7,200 new demand spaces, 6,000 spaces are programmed for parking lots remote from the CBD, and 1,200 spaces for outlying park-and-ride lots, as shown on EXHIBIT 8.8, CBD-PERIPHERAL PARKING. Thus, none of the 7,200 new demand spaces will be constructed within the CBD or within walking distance of it. In effect, unless built privately, there will be no net gain in

CBD parking spaces in the next two decades....this in light of a projected 90.9% increase in office space, a 12.1 % increase in retail space, and 32.7% increase in employment in the CBD!

Implementing the parking and transit recommendations in the Cincinnati 2000 Plan will depend heavily upon the thorough and forceful pricing of CBD parking spaces, the short-term development of a shuttle bus system, investment in peripheral parking lots, and a general ban on building demolitions to "create" commercial parking lots in and around the CBD. Economically and politically, this is a difficult package of proposals to sell to the general public and business community. The job is not made easier by present anti-recession policies and belt-tightening moves being made at the federal level. It is also risky to assume that massive assistance for the construction and operating costs of new transportation systems will be forthcoming in the near-term phases of the Cincinnati 2000 Plan. Thus, CBD reliance upon surface parking is likely to continue into the near future.

COURT STREET PEDESTRIAN PLAZA

The proposal for a market-oriented, Court Street Pedestrian Plaza is advanced in the Cincinnati 2000 Plan. Present offstreet parking, in areas west of the Hamilton County Courthouse, and replacement parking are not discussed (except if considered in computations of overall CBD parking demand and supply). The possibility exists here of a further contribution to parking demand in the east-west Central Parkway corridor adjacent to Pendleton.

HAMILTON COUNTY JUSTICE COMPLEX

Plans and land acquisition are underway for a Hamilton County Justice Complex which involve the construction of hearing rooms, offices, detention and corrections

facilities, program spaces, outdoor recreation and public areas.

This program involves the construction of two 9-10 story buildings and public plazas east of the existing County Courthouse. The East Court House site is indicated diagrammatically on EXHIBIT 8.9; proposed construction will utilize the western two-thirds of the site shown on the exhibit. The site and first floor plans are shown on EXHIBITS 8.10 and 8.11. Overall views of the entire complex are shown on EXHIBITS 8.12 and 8.13.

Architects for the project are Glaser & Myers and Associates and Champlin & Haupt, of Cincinnati, and the New York City firm of Gruzen & Partners. Indications are that this program will be drawn in 1981-82, bid in late 1982, constructed in 1983-84 and occupied in early 1985. The total building area is 525,000 square feet, with a full capacity of 840 residents. This building program can be counted upon to upgrade the Courthouse area, to encourage rehabilitation of surrounding buildings, and to encourage the development of supporting business and professional offices. As drawn, the Hamilton County Justice Complex is an outstanding urban design of award-winning calibre.

Early studies by Glaser & Myers and Gruzen & Partners indicate the need for a 1,000 car parking ramp, estimated to cost \$4-6,000,000 in 1979 dollars. County officials indicate that the parking ramp element of the building program has been eliminated for financial reasons. It may be noted that the Cincinnati 2000 Plan calls for the net addition of 600 CBD parking spaces as a result of the Hamilton County Justice Complex program (these 600 spaces plus the 400 or so spaces needed to replace those lost by building on existing surface parking lots equal the 1,000 car capacity of the proposed parking ramp). Considering the spaces lost through demolition and the demand induced by

relocating Workhouse functions to the Justice Complex, there will be an immediate need for 300-400 spaces at the start of land assembly in 1982 and an additional 200-300 spaces upon occupancy in 1985. This total parking demand of about 600 new parking spaces is presently unaccounted for in the Cincinnati 2000 Plan, due to the recent building program revision. Predictably, this sizable increase in parking demand will intensify demolition-surface parking pressure in Pendleton, the Reading Road corridor and southern reaches of Over-the-Rhine neighborhood.

CBD CIRCULATION

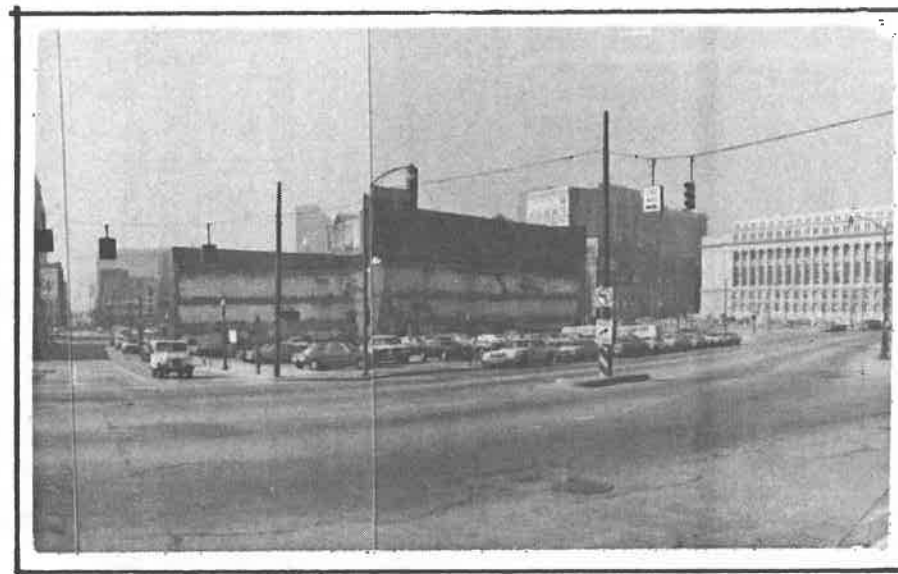
The Cincinnati 2000 Plan indicates that Sycamore Street, Reading Road and Gilbert Avenue are important routes which provide access to the CBD for personal automobiles, commercial vehicles and public transit. During the approaching decades, it is anticipated that these, and other, surface streets will reach their capacity for providing access to the CBD. This condition leads to the consideration of transportation proposals in which there is greater reliance upon public transit, shuttle bus, remote parking, and light rail systems. It is likely that Sycamore Street, Reading Road, or Gilbert Avenue will continue to carry present, or slightly increased, levels of vehicular traffic, factors to be considered in a general development strategy.

IMPLICATIONS FOR PENDLETON

1. The Hamilton County Justice Complex is likely to stimulate the need for professional and business office space, a need which can be met, in part, through the rehabilitation of existing buildings in Pendleton.
2. Pressure to demolish older buildings for surface parking will intensify due to the need to serve

- new and rehabilitation projects in the CBD, the Hamilton County Justice Complex, and the east-west Central Parkway Corridor. This pressure will be felt in the southwestern reaches of Pendleton, in the vicinity of Reading Road, and will be stimulated by construction of the Justice Complex.
3. The detrimental influence of surface parking lots in Pendleton is substantial. It is not likely that environmental quality can be improved without public investment and private sector cooperation.
 4. Peripheral traffic volumes will continue to reduce the quality of residential living adjacent to major routes such as Liberty Street, Sycamore Street, and Reading Road.
 5. As CBD surface streets reach capacity, there will be an increased tendency for CBD traffic to filter through Pendleton.
 6. Reading Road will continue to serve as an important metropolitan transit route. Intensive vehicular use confirms the designation of Reading Road as a neighborhood boundary.
 7. As a transportation corridor impacting on Pendleton, plans should be launched to enhance and rehabilitate business properties along Reading Road, to prevent further blighting effects upon residential properties.
 8. Sycamore Street will continue to serve as a principal CBD access route. Intensive vehicular use confirms the designation of Sycamore Street as a neighborhood boundary.
 9. Liberty Street will continue to serve as an east-west distributor of downtown and crosstown traffic. Intensive vehicular use, a wide right-of-way, and changes in topography confirm the designation of Liberty Street as a neighborhood boundary.
 10. Consequently, a general neighborhood development strategy for Pendleton should (a) protect the present enclave of residential buildings, (b) seal off or stabilize CBD influences, (c) improve the environmental quality of transportation corridors, and (d) mitigate the environmental damage done in the past by building demolition and surface parking construction. Additionally, administrative direction requires (e) an emphasis upon the protection and creation of low- and moderate-income housing opportunities.

P.14. SITE OF NEW JUSTICE COMPLEX



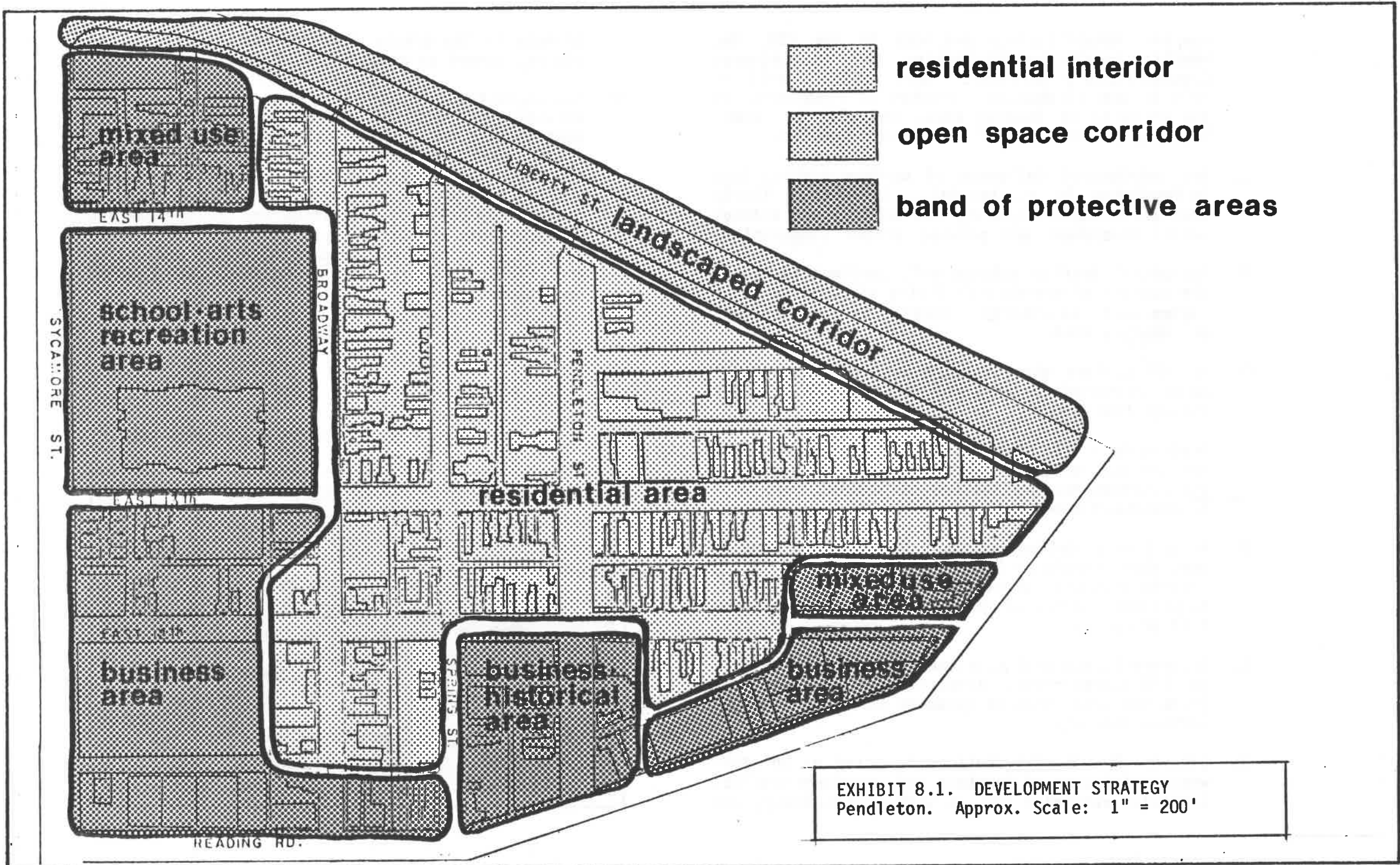
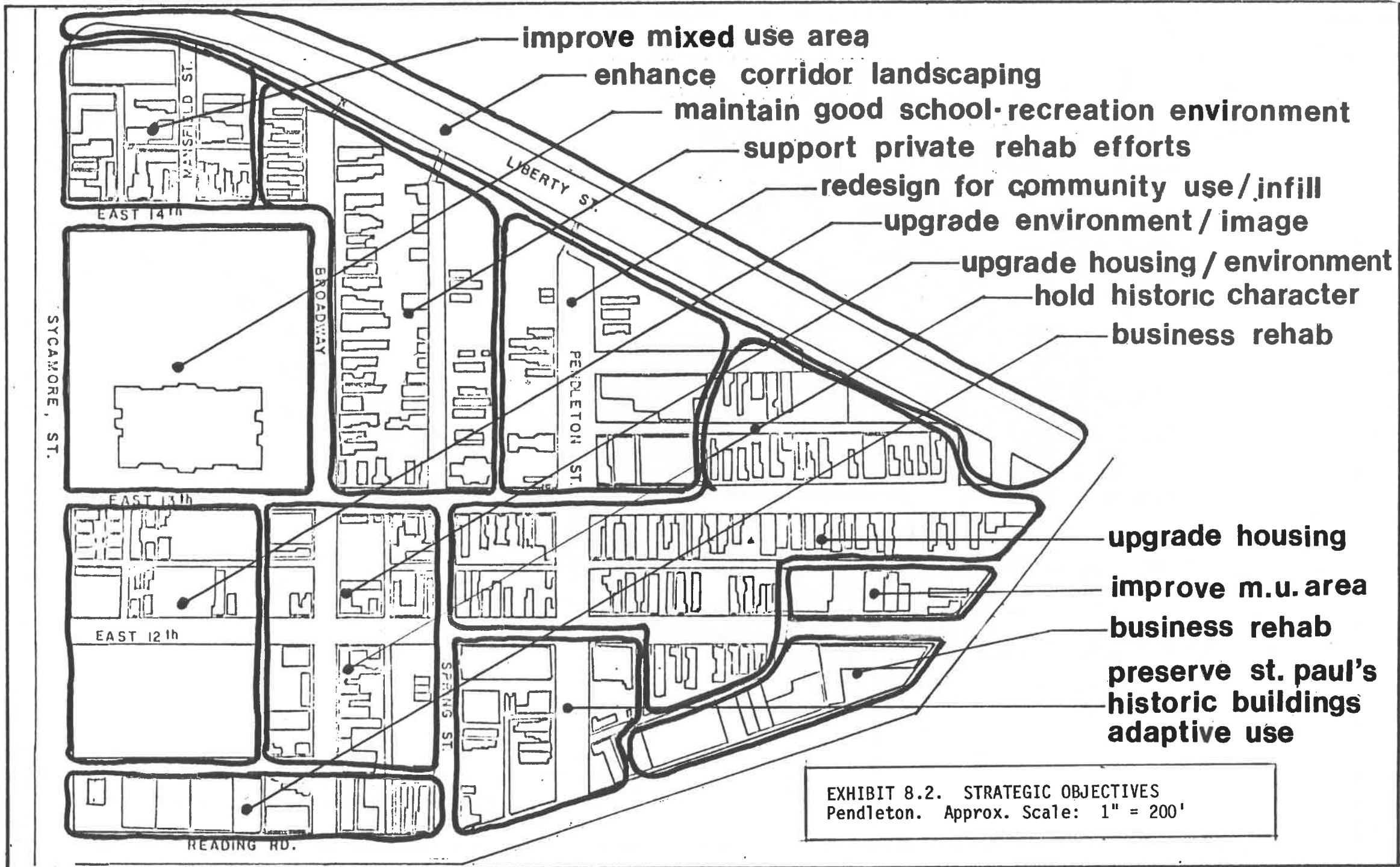


EXHIBIT 8.1. DEVELOPMENT STRATEGY
Pendleton. Approx. Scale: 1" = 200'



- improve mixed use area
- enhance corridor landscaping
- maintain good school-recreation environment
- support private rehab efforts
- redesign for community use/infill
- upgrade environment / image
- upgrade housing / environment
- hold historic character
- business rehab

- upgrade housing
- improve m.u. area
- business rehab
- preserve st. paul's
- historic buildings
- adaptive use

EXHIBIT 8.2. STRATEGIC OBJECTIVES
 Pendleton. Approx. Scale: 1" = 200'

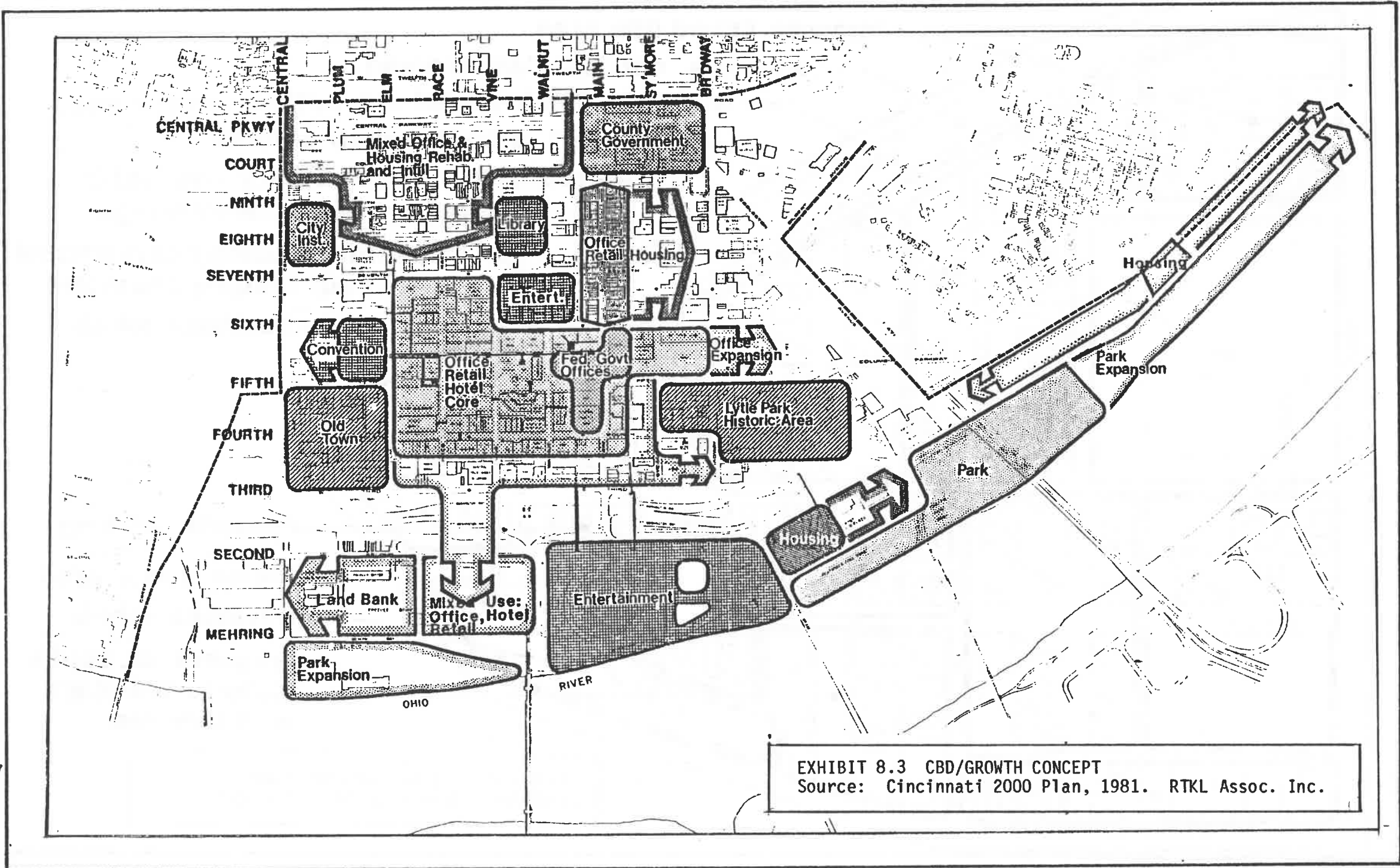


EXHIBIT 8.3 CBD/GROWTH CONCEPT
Source: Cincinnati 2000 Plan, 1981. RTKL Assoc. Inc.

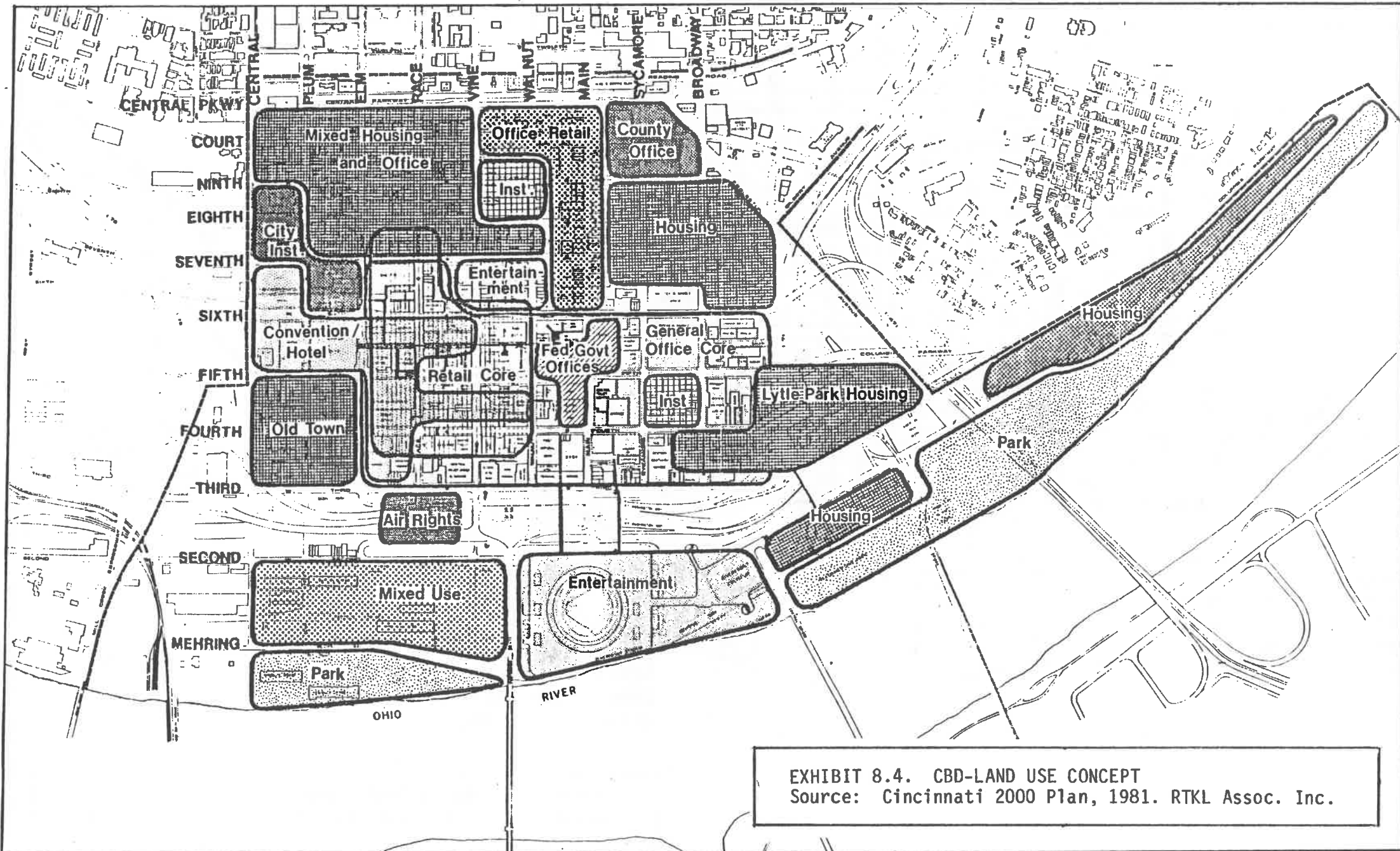


EXHIBIT 8.4. CBD-LAND USE CONCEPT
Source: Cincinnati 2000 Plan, 1981. RTKL Assoc. Inc.

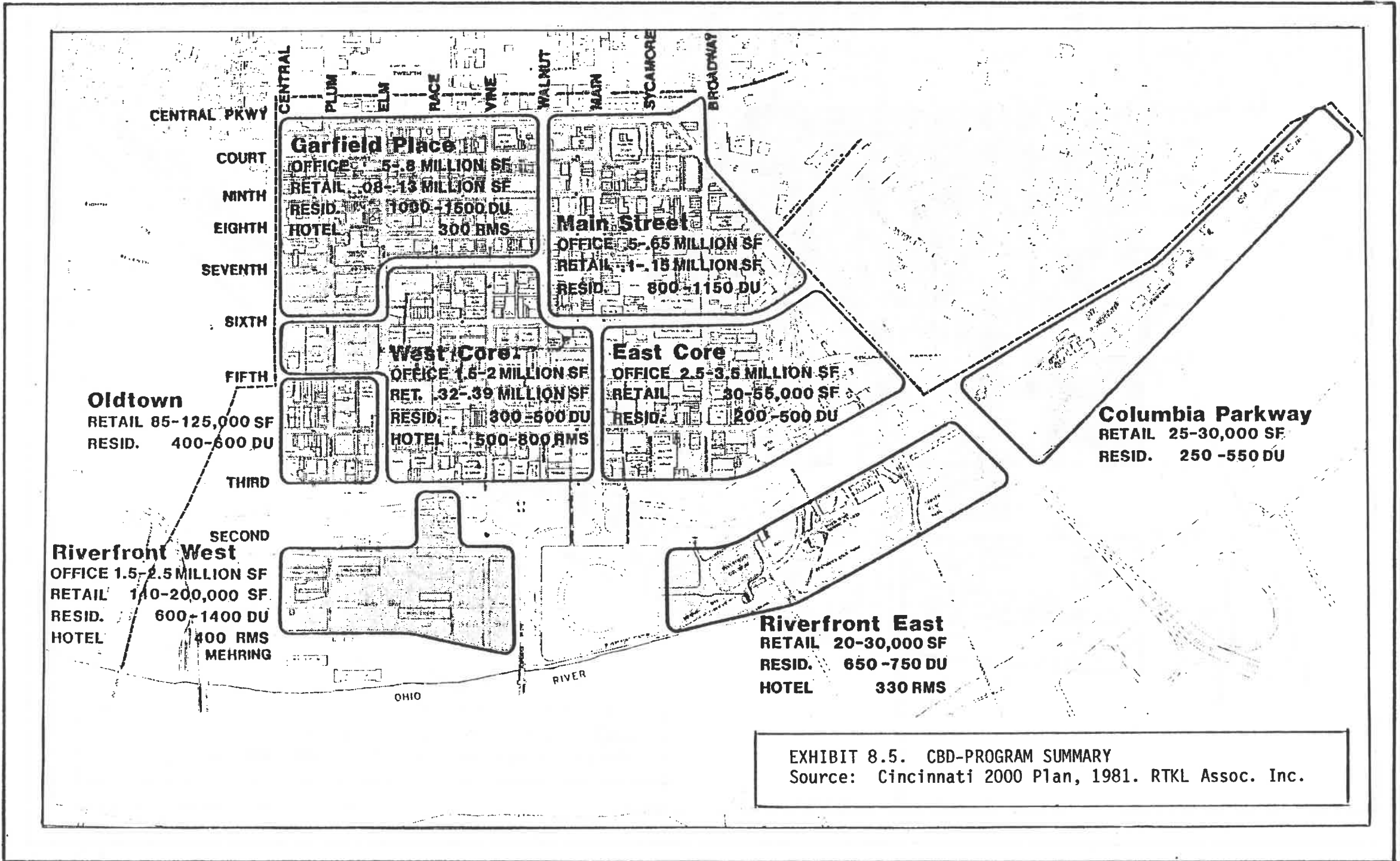
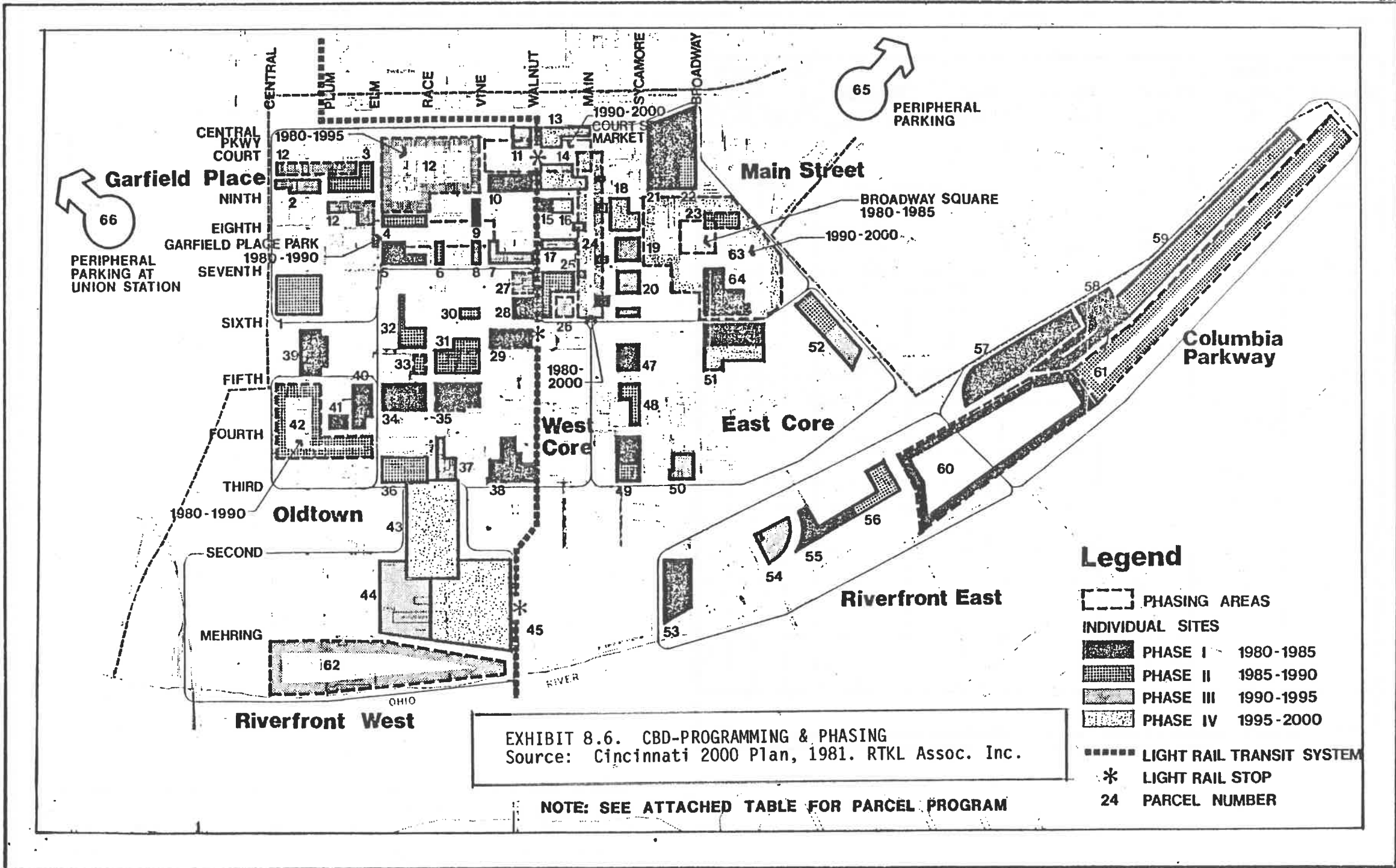


EXHIBIT 8.5. CBD-PROGRAM SUMMARY
Source: Cincinnati 2000 Plan, 1981. RTKL Assoc. Inc.



66
PERIPHERAL
PARKING AT
UNION STATION

65
PERIPHERAL
PARKING

EXHIBIT 8.6. CBD-PROGRAMMING & PHASING
Source: Cincinnati 2000 Plan, 1981. RTKL Assoc. Inc.

NOTE: SEE ATTACHED TABLE FOR PARCEL PROGRAM

Legend

- [---] PHASING AREAS
- INDIVIDUAL SITES
- [Solid Black] PHASE I 1980-1985
- [Grid Pattern] PHASE II 1985-1990
- [Horizontal Lines] PHASE III 1990-1995
- [Vertical Lines] PHASE IV 1995-2000
- [Dashed Line] LIGHT RAIL TRANSIT SYSTEM
- [*] LIGHT RAIL STOP
- [24] PARCEL NUMBER

Parcel	PROGRAM					PHASING			
	Office GLA	Retail GLA	Hotel Rooms	Resid'tl DU's	Parking Spaces	I '80-'85	II '85-'90	III '90-'95	IV '95-'00
II. Main Street	500,000 to 650,000	100,000 to 150,000		200 to 1,150					
A. New Development									
13	250,000	10,000			400				X
14	100,000	25,000		175	225				X
16				100	225				X
17				150					X
18				175	225			X	
19				250	300			X	
20				225	260	X			
21	County Jail Facility								
22					600		X		
25	125,000	50,000					X		
B. Rehabilitation and Infill									
15				100		X			
23	(290,000)						X		
24	175,000	50,000		X		X	X	X	
26		15,000						X	
63	X	X		X				X	X
64				200	240	X			

RTKL Associates Inc./Real Estate Research Corporation/Wilbur Smith and Associates/Champlin Haupt, Inc.

EXHIBIT 8.6. CONTINUED

Source: Cincinnati 2000 Plan, 1981. RTKL Assoc. Inc.

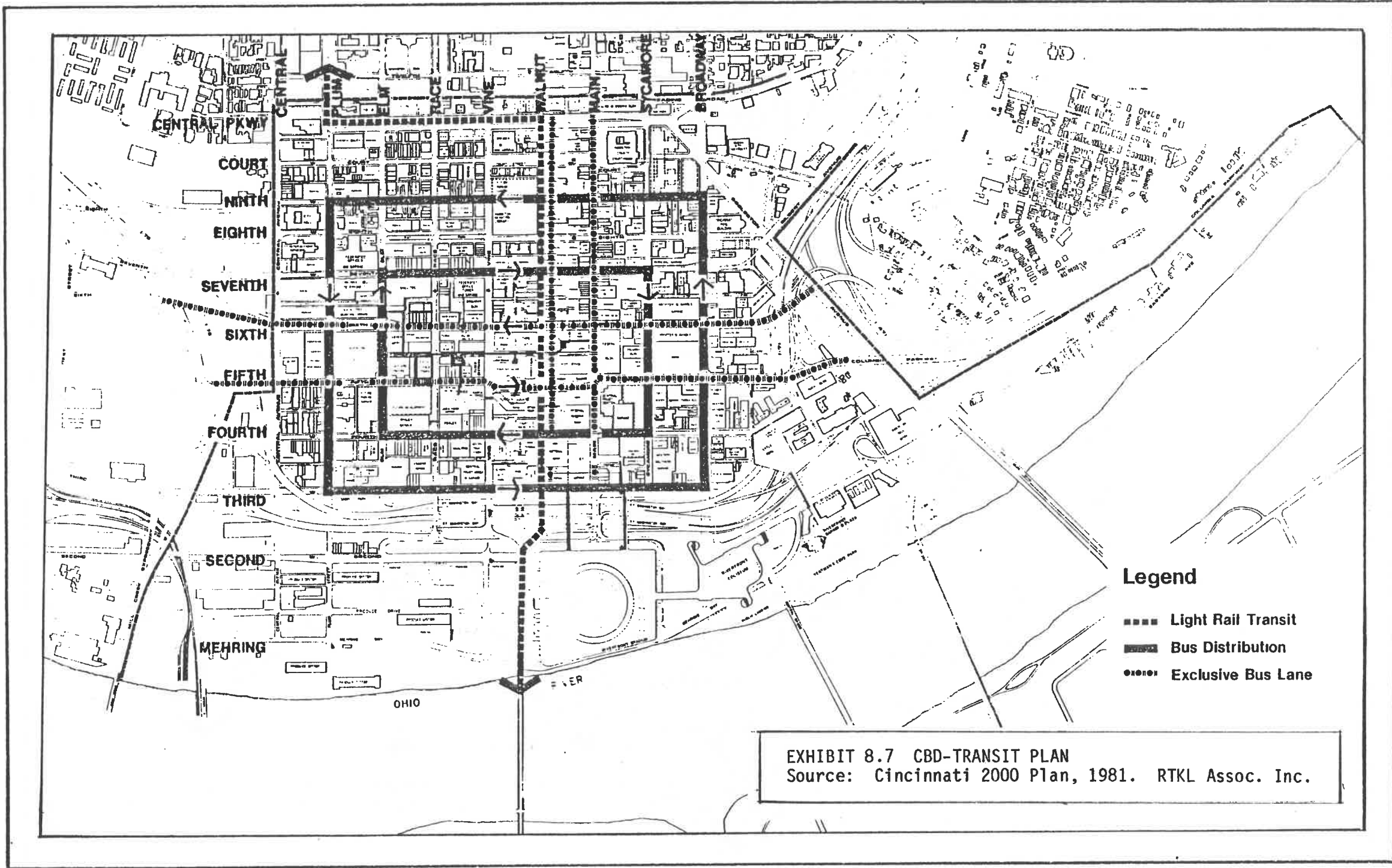


EXHIBIT 8.7 CBD-TRANSIT PLAN
Source: Cincinnati 2000 Plan, 1981. RTKL Assoc. Inc.

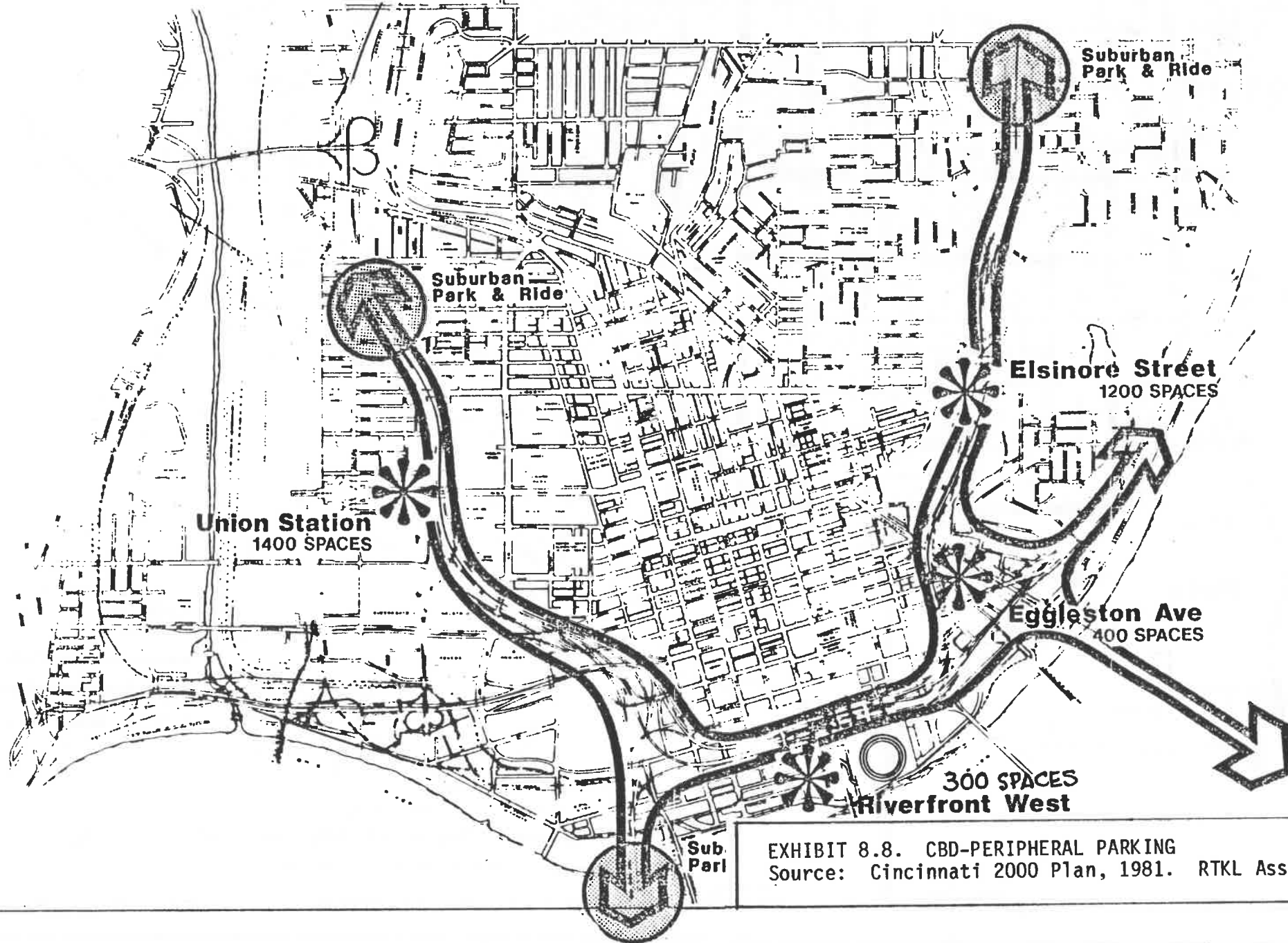


EXHIBIT 8.8. CBD-PERIPHERAL PARKING
Source: Cincinnati 2000 Plan, 1981. RTKL Assoc. Inc.

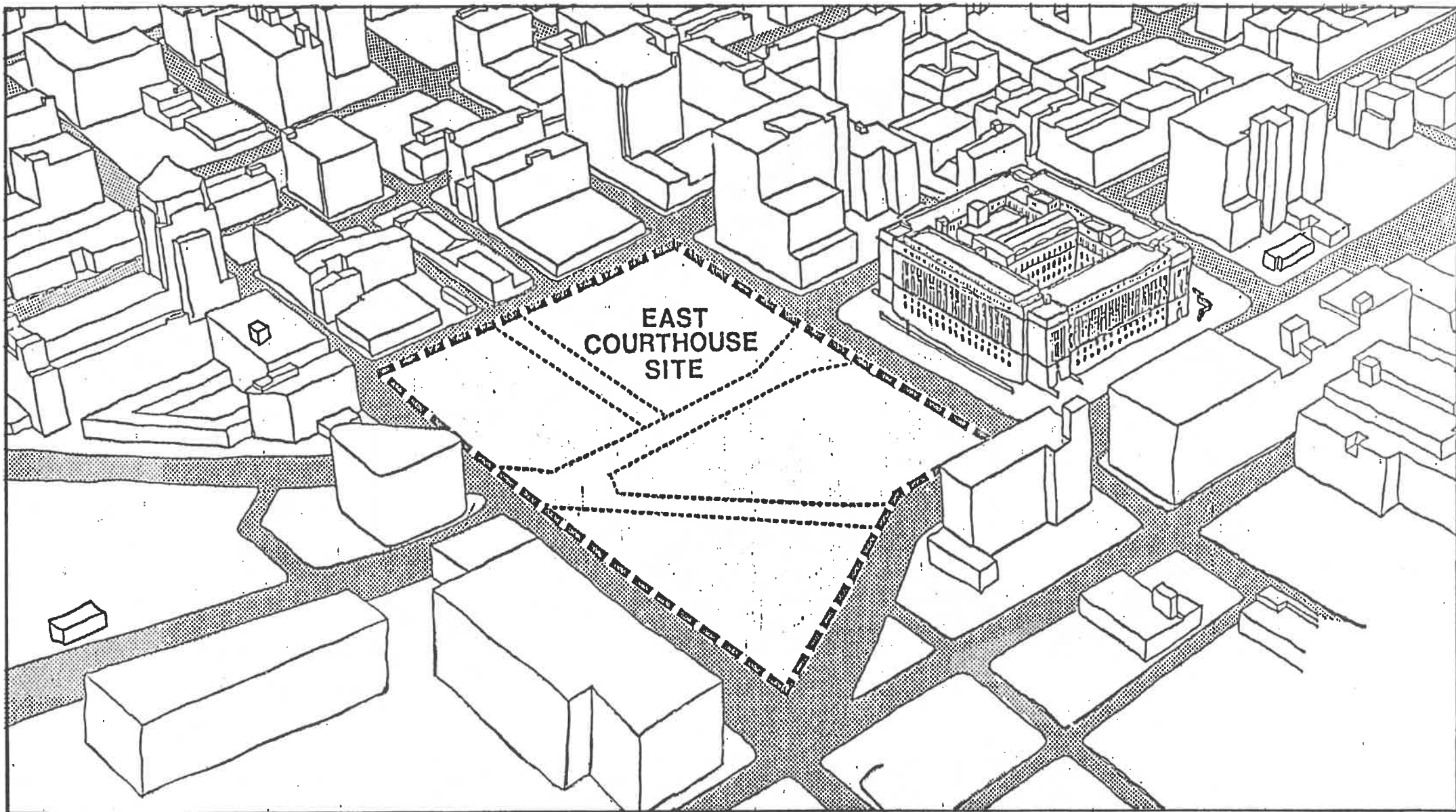


EXHIBIT 8.9 EAST COURTHOUSE SITE
Source: Hamilton County. 1980-81 Documents.

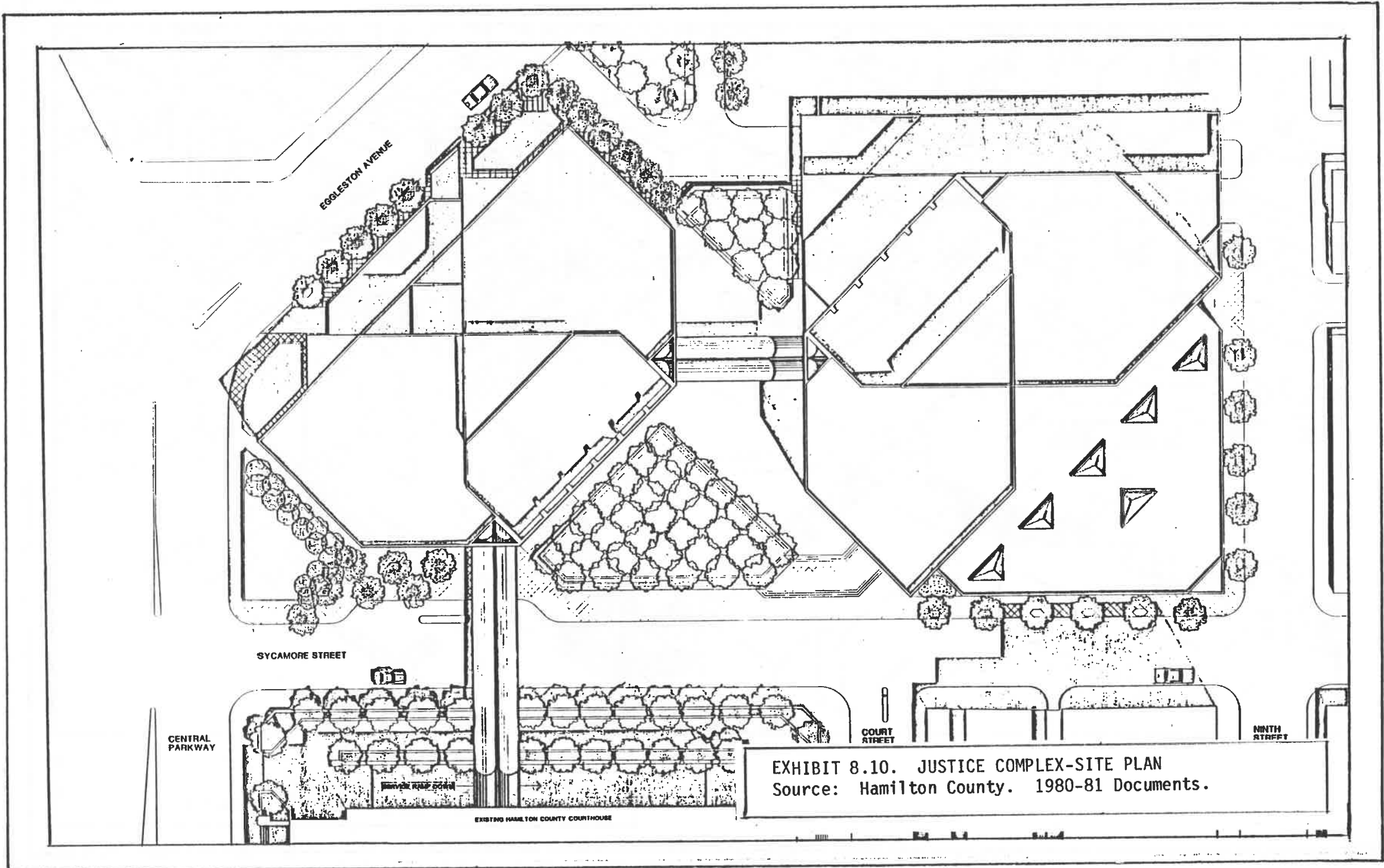
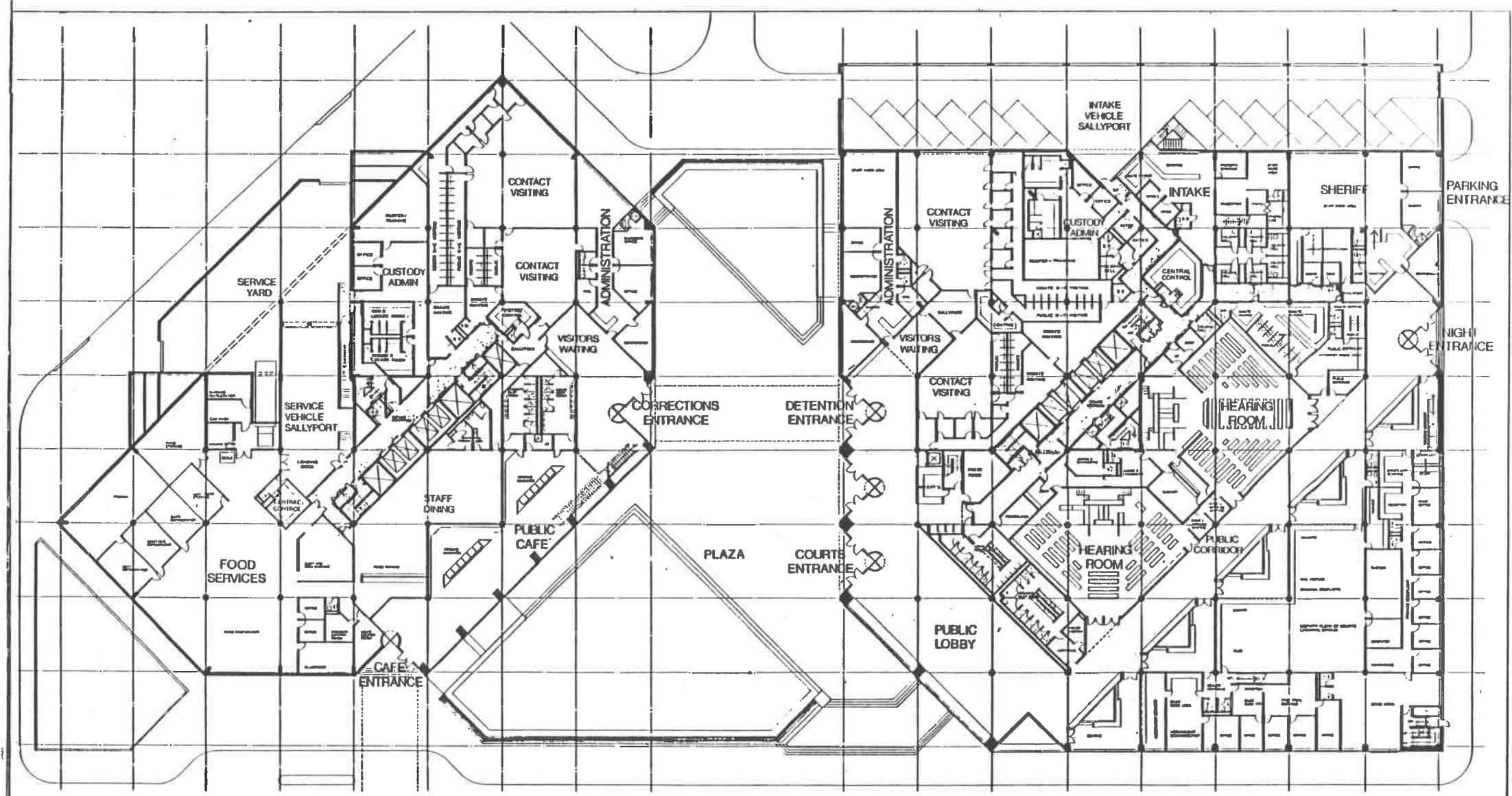


EXHIBIT 8.10. JUSTICE COMPLEX-SITE PLAN
Source: Hamilton County. 1980-81 Documents.



FIRST FLOOR PLAN

EXHIBIT 8.11. JUSTICE COMPLEX - FIRST FLOOR PLAN
 Source: Hamilton County. 1980-81 Documents.

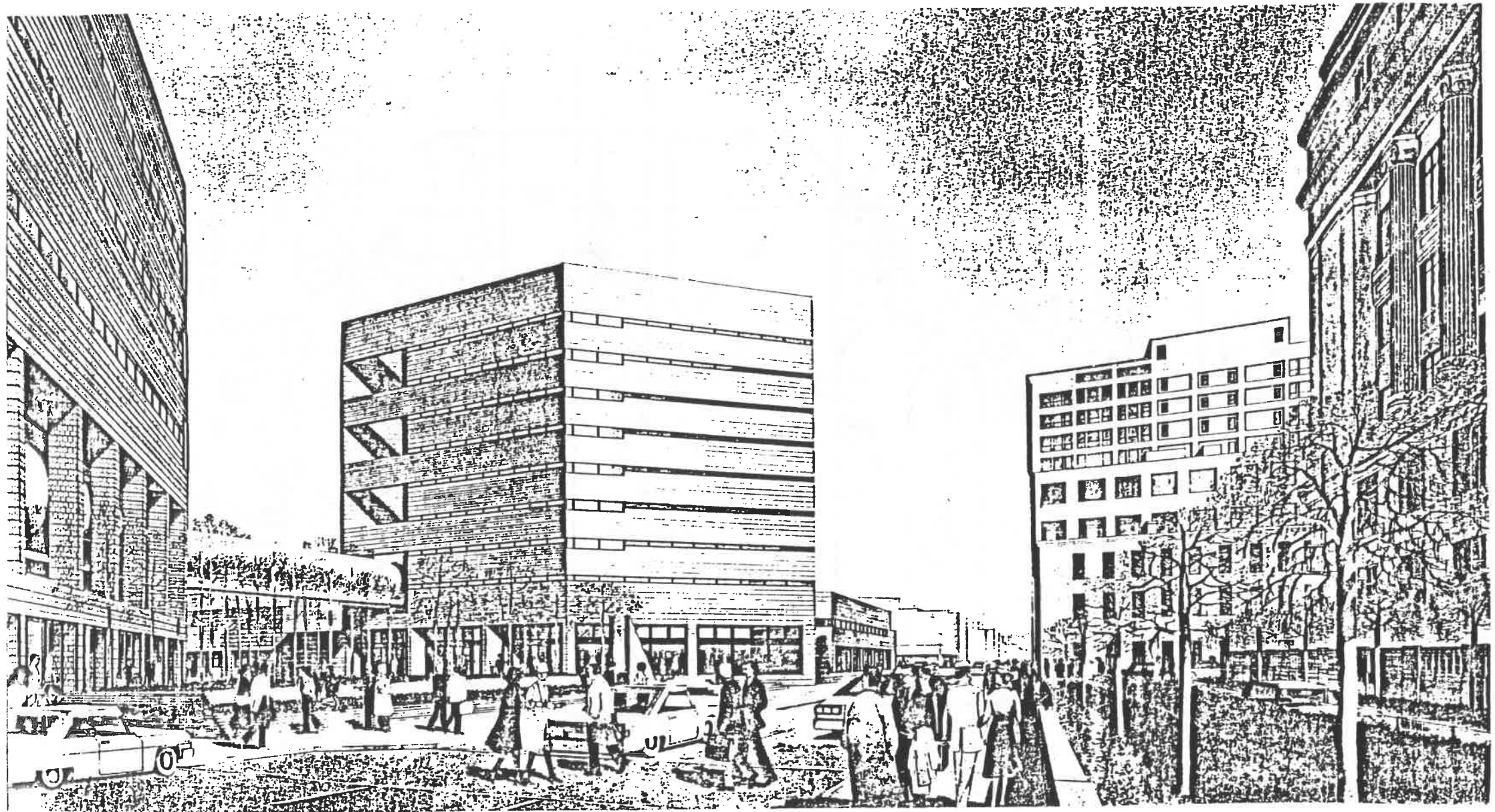


EXHIBIT 8.12. JUSTICE COMPLEX - STREET VIEW
Source: Hamilton County. 1980-81 Documents.

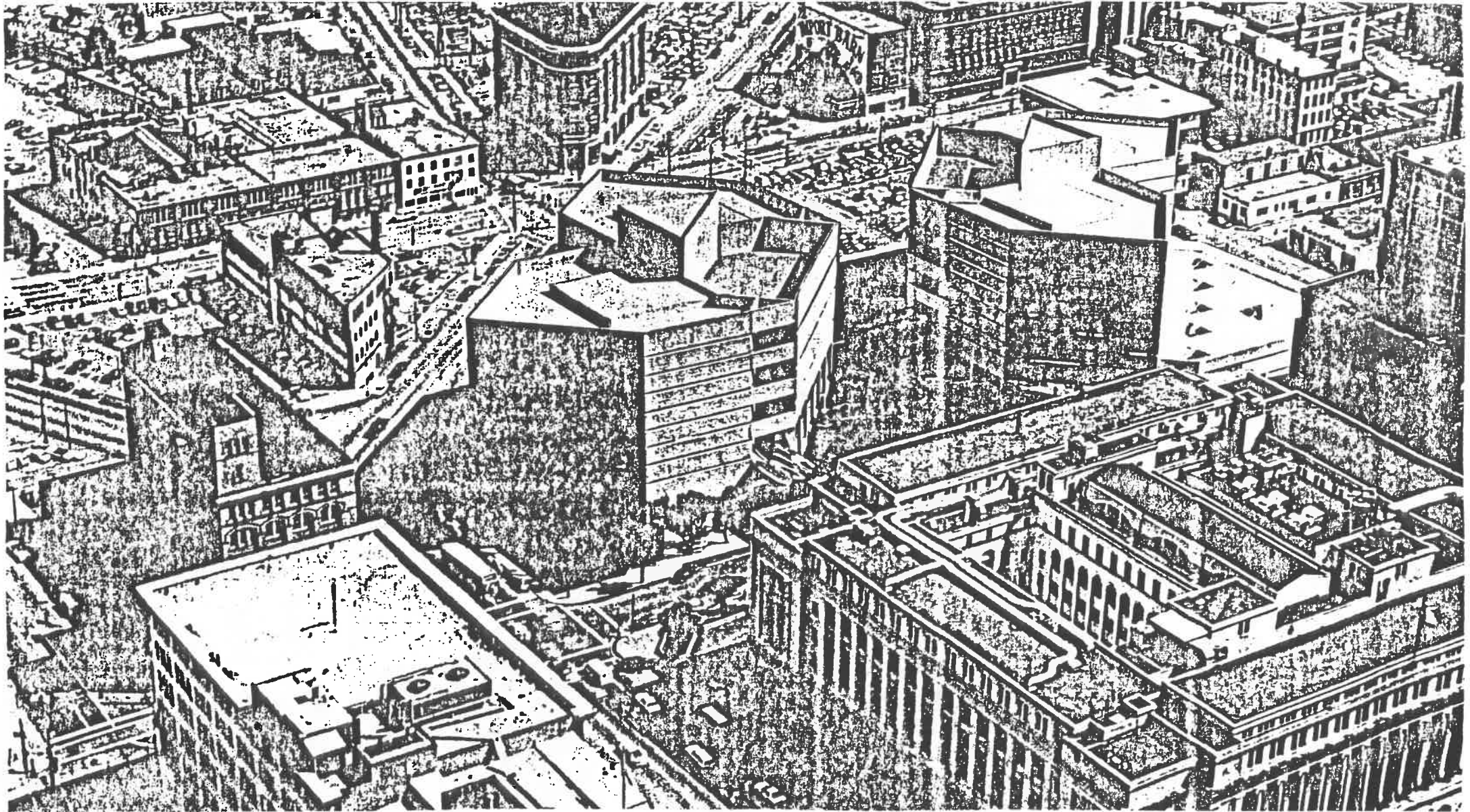
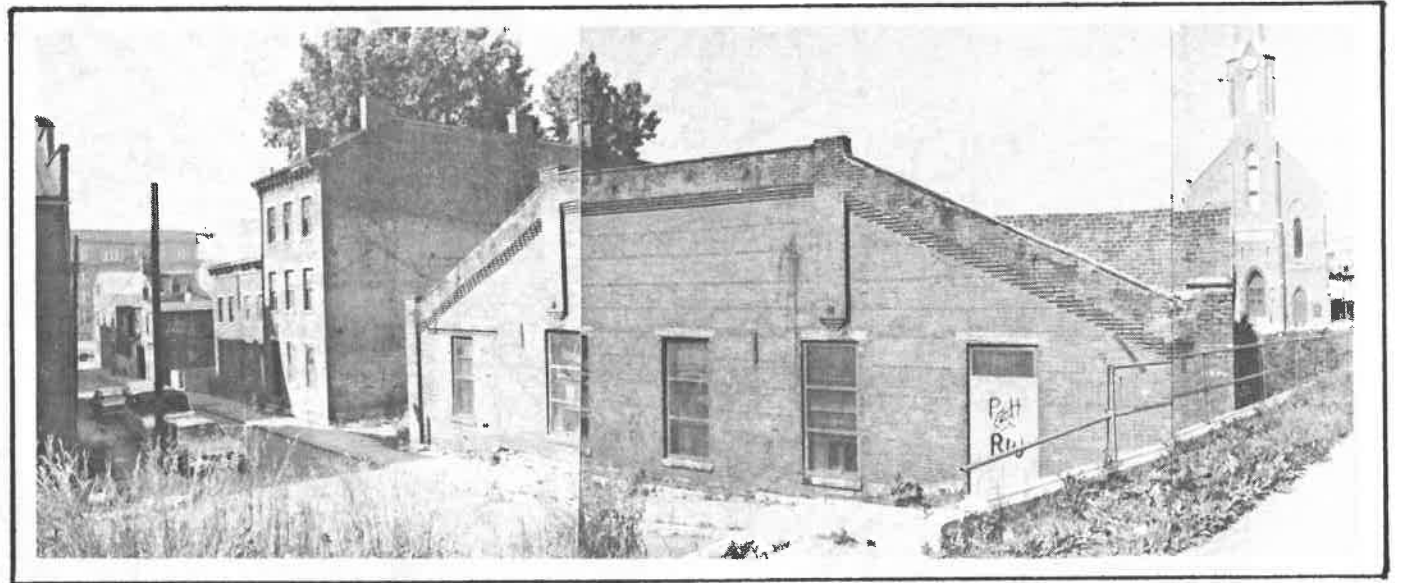
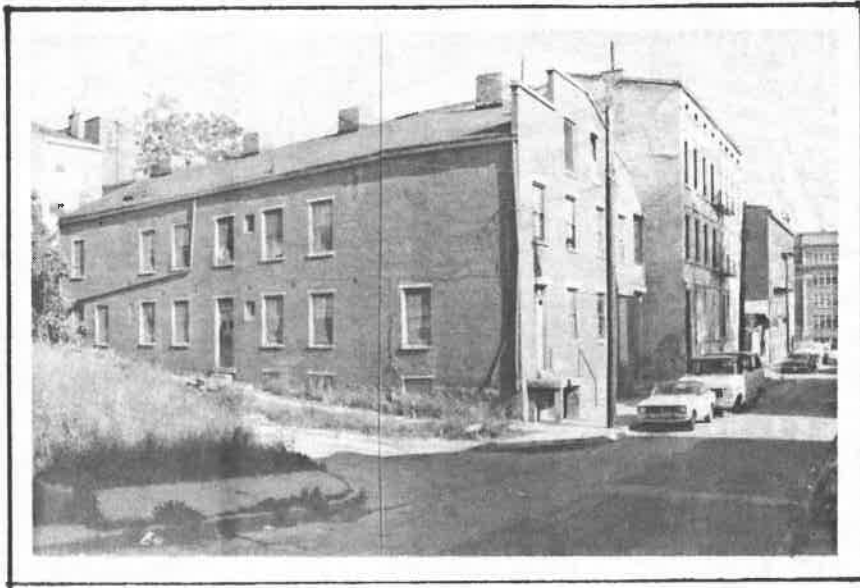
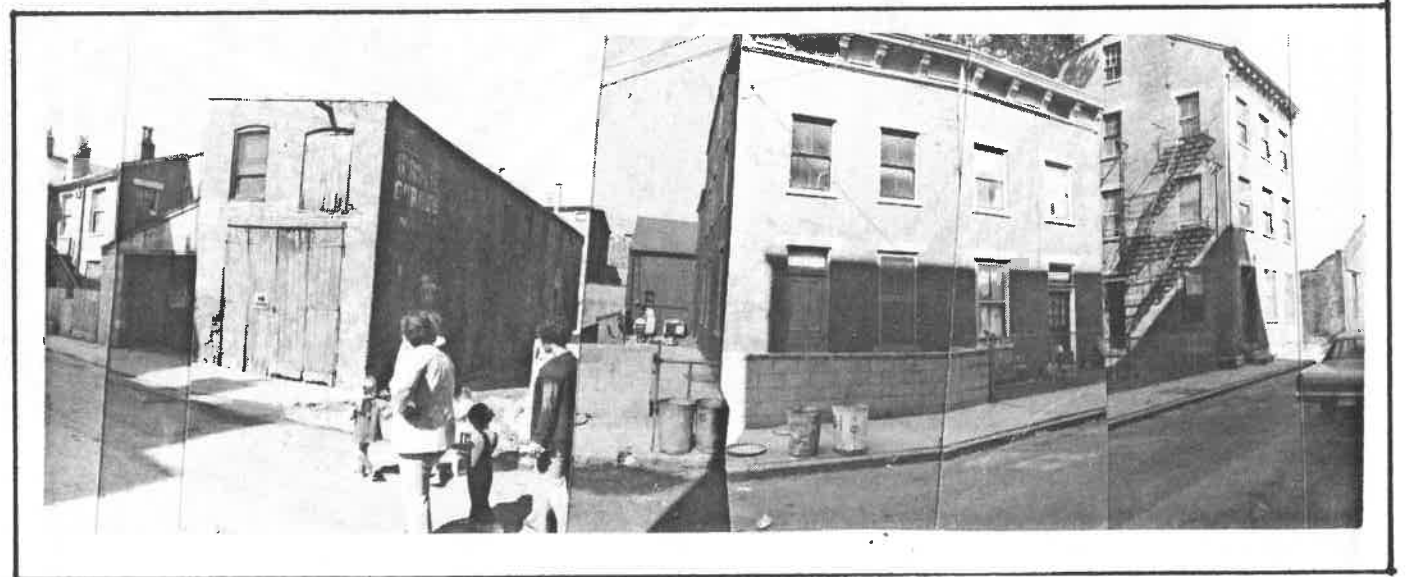
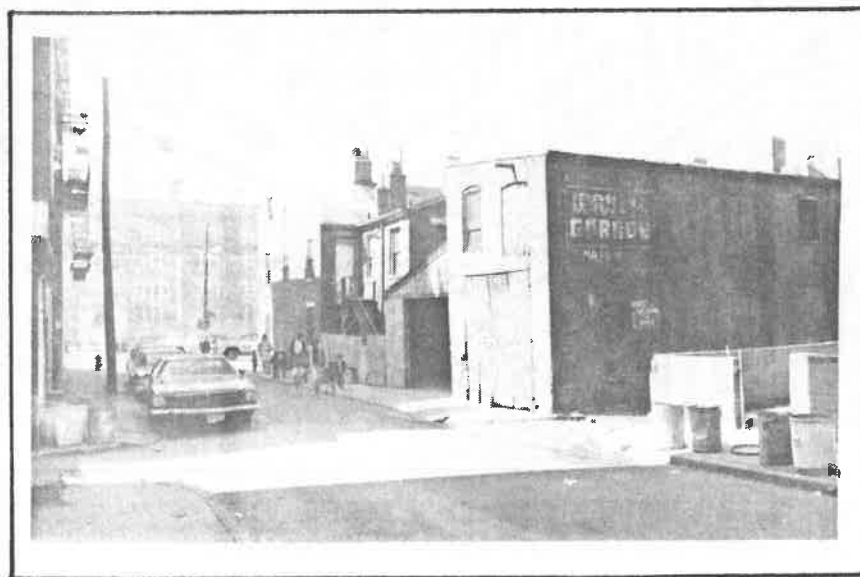


EXHIBIT 8.13 JUSTICE COMPLEX - AERIAL VIEW
Source: Hamilton County. 1980-81 Documents.



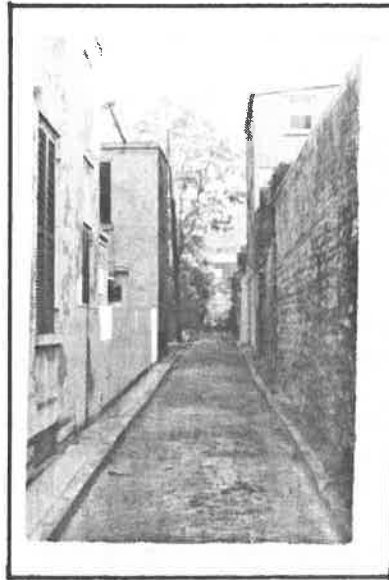
P.15. VIEWS ALONG MANSFIELD STREET



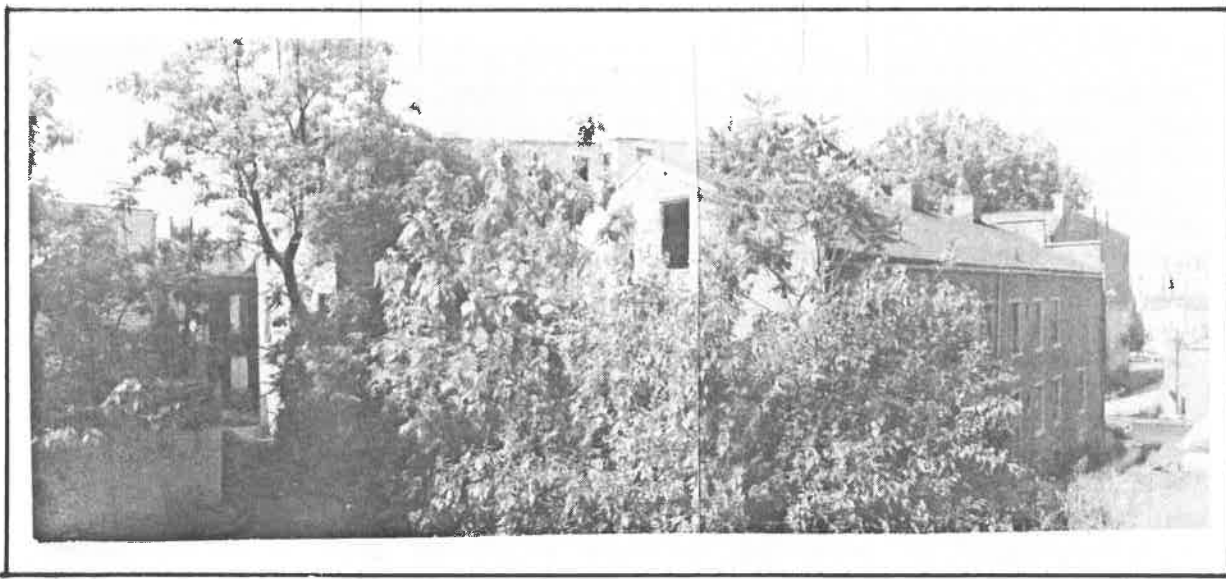
CHAPTER 9 - PENDLETON BLOCK PLANS

Urban design plans are presented for each city block in Pendleton. Once reviewed and approved, it is intended that these block plans serve as guides for individual, community and city improvement activities. Although these plans would appear to be oriented toward physical development, there is within them however the concrete expression of community goals and objectives. Invariably, the satisfaction of most community goals and objectives - housing, recreation, social services, education, for example - works out into physical form to some degree. It is anticipated that these block plans will serve as the basis for short-term investment of block grant and other public funds.

Block Plans have been prepared within the framework of the general development strategy for Pendleton. The process has been complicated somewhat by the fact that several public development programs have been in motion during the planning process in both Pendleton and Over-the-Rhine, discussed as major planning considerations at the beginning of this chapter. Block Plans follow this discussion. It should be noted that, as a result of community and agency review and comment, a community center plan is unfolding in the area of the St. Paul's Church complex (Blocks F and G) and appears as EXHIBIT 9.11.



P.16. VIEWS INTO BLOCK A AREA



MAJOR PLANNING CONSIDERATIONS

SYCAMORE STREET CORRIDOR

The Pendleton planning program has Sycamore Street as its western planning boundary. However, from the standpoints of community development and urban design, it is extremely difficult to plan just one side of a street and ignore completely what happens on the other. This is particularly true in the case of Sycamore Street and Pendleton, because of the following needs:

1. **Recreational Needs.** The amount of vacant land in Pendleton is limited. Large open spaces for recreational purposes cannot be created within the community without massive demolition of the housing inventory. Therefore, Pendleton's recreational needs will have to continue to be met in large part by the open spaces and facilities found along Sycamore Street.
2. **Educational Needs.** With an estimated 200 grade school children in the K-6 grades and 170 students in the junior and senior high grades in Pendleton, it is not economically possible to sustain a full range of educational services within Pendleton itself. Sharing schools with other neighborhoods is a realistic necessity in today's educational environment in Cincinnati. Practical locations and facilities are found in the vicinity of Sycamore Street.
3. **Human Service Needs.** An initial review of block grant, other city funding, and locations of human service centers, indicates that these are concentrated in the Central-Washington Park-Findlay Market areas of the Over-the-Rhine neighborhood. None are located in Pendleton, as demonstrated in:

APPENDIX B. OVER-THE-RHINE HUMAN SERVICES and
APPENDIX C. OVER-THE-RHINE COMMUNITY DEVELOPMENT
PROGRAM REPORT.

With a population of about 1,800 persons, including some who are not in need, it becomes extremely difficult financially to deliver human services through an independent neighborhood center, even though strongly desired by some Pendleton residents. A moment's reflection will show why this is so. If service centers were established on the basis of 2-3,000 people per center, it would take more than a hundred centers to serve the population of Cincinnati. Consequently, it is far more practical to consider the establishment of HUB satellite services to serve Pendleton. The Sycamore Street Corridor is a suitable area for locating a satellite service center(s).

4. **Shopping Services.** Because of limited commercial development in Pendleton, a healthy complement of neighborhood shopping services could be developed in the Main Street area. From the perspective of Pendleton planning, it is advisable to look at the Sycamore Street Corridor as it spreads westwardly to Main Street.
5. **School for the Creative and Performing Arts.** This alternative school program is approaching capacity in its present facilities. It is desirable in the near future to add new theatre facilities, plus a full-size gymnasium and indoor swimming facilities of the type found in most high schools. These facilities could be developed in such a way as to substantially benefit Pendleton and Over-the-Rhine.

6. Parking Needs. The crucial parking needs for of the Hamilton County Justice Complex and the Main Street Area of the Central Business District were discussed under general development strategy. Additional parking demand will result from the future rehabilitation of major structures in the Central Parkway-Reading Road area, and from evening performances at the School for Creative and Performing Arts. Consistent with the general development strategy, parking facilities could be located in the Sycamore Street Corridor.

A development strategy for the area bounded by Central Parkway, Sycamore, Liberty and Main Streets is presented on EXHIBIT 9.1 - SYCAMORE STREET CORRIDOR. The elements of this strategy include:

1. The consideration of a satellite service facility of the HUB Center and/or other Over-the-Rhine human services, to be located in the vicinity of Sycamore Street, East Fourteenth, Orchard and Liberty Streets. This satellite location could serve Pendleton and several other neighborhoods. A number of suitable buildings exist in this vicinity.
2. The proposal for a gymnasium and indoor swimming facility to be used jointly by Pendleton and Over-the-Rhine residents, the School for Creative and Performing Arts, and persons working nearby in the Central Parkway-Reading Road area. It is proposed that this facility become the Ziegler Community Center, to honor the first mayor of Cincinnati.
3. The proposal for a Ziegler Square to provide a major open space and focal point for the Main Street shopping area.
4. The proposal for offstreet parking to serve the Main Street shopping area.
5. The proposal for closing East Thirteenth Street for the purpose of integrating recreation and shopping areas, and to reduce through traffic in Pendleton.
6. The proposal for a Performing Arts Theatre, to be constructed in the air rights above school and business parking, fronting on East Twelfth Street. This could benefit Pendleton, Over-the-Rhine and other city residents through joint use as a community theatre and workshop, a focal point for non-professional experience and production.
7. The proposal for a parking deck at the corner of Sycamore and East Twelfth Streets to serve long-term parking needs of the Justice Complex and the Central Parkway-Reading Road area, short-term commercial parking, special event parking, and theatre parking in the evening. This parking facility should be carefully designed and landscaped in order to upgrade the present surface parking environment. The possibility exists to link the parking facility with the School for Creative and Performing Arts, proposed Performing Arts Theatre, and proposed Community Center through the use of overhead walkways.
8. The proposal to improve the existing playfield at the School for Creative and Performing Arts, to improve drainage and better provide for field sports.
9. The proposal to relocate school parking across East Thirteenth Street and landscape the areas immediately adjacent to the School for the Creative and Performing Arts, on the east and west.
10. The general proposal for the landscaping of selected streets, and some areas of Ziegler Playground to screen off parking and define activity uses.

An investigation of planning alternatives underscores the problems to be found in the presence of a densely-developed, multiuse area such as the Sycamore Street area. Here, it is difficult to alter one use without impacting on another. For example, a full-size playfield could be developed at Ziegler Playgound but would impact surface parking for the Main Street shopping area; pursuit of a playfield would result in the need for a more expensive parking garage(s) and, probably, blockfront demolitions along Main Street. There exists, too, the temptation to build needed facilities on existing open spaces.

With usable open and recreation space at a premium in the central city, Pendleton and Over-the-Rhine a high priority is placed on retaining and enhancing such spaces. It is this priority which leads to the creation of new sites for a Performing Arts Theatre, Community Center and athletic facility. In an era of austerity, it seems wise to plan for joint school-community use of all new facilities.

PARKING CONSIDERATIONS

Establishing the I. T. Verdin Company and the Church Mart concept in Pendleton requires immediately accessible parking for executive, marketing and other functions. The I. T. Verdin Company estimates that thirty five to forty spaces are needed for employees and visitors. Future occupancy of the St. Paul's Boys School and Convent would further increase parking needs.

Parking considerations should be weighed in light of the general development strategy for Pendleton which seeks to (a) halt progressive expansion of the CBD surface parking, holding it to the periphery of Pendleton, and (b) prevent the establishment of commercial parking lots within Pendleton. With this in mind, the

parking possibilities to be examined are these, as shown on EXHIBIT 9.2, PARKING ALTERNATIVES:

1. The use of recreation land along Spring Street, opposite St. Paul's. The problem here is that this recreation land is especially well-located to serve one of the densest concentrations of family housing in Pendleton. It is very much needed in its present location, and should be redesigned and improved to better serve nearby residents. Improvements such as these should be made to enhance the livability of subsidized housing to the west of St. Paul's. By introducing business parking into this residential environment, the general development strategy would be compromised. (Alternative 1)
2. The use of vacant land on Broadway, between East 12th and East 13th Streets. This land is required to create a viable Section 8 project for low-income elderly or family residents, a project which includes the boarded up properties at 12th and Broadway. The general development strategy would be compromised by introducing business parking into this residential environment. (Alternative 2)
3. Demolition of properties north of the Church. The largest number of housing units would be destroyed through this alternative. Historic block faces would be destroyed, eliminating the opportunity to retain the historical character of East 12th Street. Again, business parking would be introduced into the heart of the residential environment, compromising the desired strategy. (Alternative 3)
4. Parking areas along the north side of Reading Road, between Spring and Pendleton Streets. These existing lots are not for sale. Public action would be required to gain ownership. As I. T. Verdin has to be in operation by late 1982, timing is a problem.

Still, total parking needs could not be met by this alternative. This alternative is consistent with the general development strategy. (Alternative 4)

5. Open land along the south side of Reading Road. This land is not conveniently accessible and is a poor location for sales and marketing functions. Dangerous pedestrian crossings of Reading Road are involved in its use. An additional traffic signal, an improvement to aid crossing here, is in conflict with administrative criteria for signal location. (Alternative 5)
6. Parking on the land under residential buildings, immediately adjacent to St. Paul's on the south, between Pendleton and Spring Streets. This alternative is consistent with the general development strategy but involves the demolition of residential buildings located in a business-parking environment. (Alternative 6)

Alternative 6 is recommended for Verdin's immediate corporate needs. The parking area of Alternative 4 is recommended to support expansion of the Church Mart concept in the Boys School and Convent. This combination of alternatives is the most supportive of the proposed general development strategy. The required demolition of residential properties south of St. Paul's brings up these considerations:

1. The residential character in the Reading Road-Central Parkway corridor has been systematically destroyed to provide for CBD parking. Further, the pressure of CBD parking demand will become more intense in the Pendleton area as provisions for a parking garage, to meet new and expanded parking demand associated with the Hamilton County Justice Complex, have been eliminated from this County building program. Construction of the Justice Com-

plex involves the demolition of present surface parking areas, thus increasing demand by another 300, or more, parking spaces. It is unlikely that residential use will be able to compete economically with the demand for parking in the Reading Road area, near St. Paul's; existing demolitions and deterioration attest to this. The prospect of Alternative 6 buildings remaining in residential use in the future are slim or non-existent. In all probability, they will be allowed to deteriorate to the point where there is no alternative to demolition.

2. Originally, a dense fabric of residential buildings surrounded St. Paul's. This historical pattern has been destroyed by demolitions to the west and south. It is therefore reasonable to think in terms of a new, appropriate environment for the St. Paul's complex. In any event, the original environment cannot be recreated today in any practical way.
3. Historically, the preservation of a major building complex, such as St. Paul's, and the opportunity to retain the historical character of East 12th and East 13th Streets, are far more significant historically than the preservation of a small cluster of residential buildings.
4. Planning for Pendleton is being conducted on the condition that the number of housing units now available in the neighborhood will not be reduced through proposals emerging from the planning effort. To offset demolition losses, new additional units have been planned for vacant land in connection with the HUD-owned St. Rest 4 project at 12th and Broadway. Further, the sale proceeds of some demolished buildings will be used to upgrade and return other presently condemned buildings to the market in Pendleton. The post-demolition con-

sequences of these planned actions are designed to stabilize the number of housing units available for rent at affordable prices in Pendleton.

5. Property ownership in the area is shown on EXHIBIT 9.3.
6. A generalized plan for the I. T. Verdin-St. Paul's Church development is shown on EXHIBIT 9.4, as adapted from architectural drawings coordinated through the local Historic Conservation Board.
7. Using concepts herein, the Office of Architecture and Urban Design, Department of Neighborhood Housing and Conservation and some Pendleton residents advocate the development of a strong community center area. This community center plan is shown on EXHIBIT 9.11 and is currently in the review process.

ST. PAUL'S CHURCH AND I. T. VERDIN CO.

St. Paul's is a highly significant complex of religious buildings, for a number of reasons:

1. This complex is the only surviving example of its type from the early periods of neighborhood development in Cincinnati. It is a five-element complex consisting of a church, convent, rectory, girls' school and boys' school, the full development of a Catholic Parish.
2. The architecture of this church complex is historically significant. All buildings were placed on the National Register of Historic Places in January, 1974.
3. The stained glass windows and ceramic mosaics within the Church are valuable works of art worthy of preservation.

4. The massing of the buildings, steeple and belfry of St. Paul's, situated on a prominent hill, comprises an imposing historical landmark for Pendleton, Prospect Hill, Over-the-Rhine and the Central Business District.
5. Because of its central, dominant influence upon Pendleton, St. Paul's will play a critical role in the future of this neighborhood.

The conditions which gave rise to St. Paul's no longer exist. After several generations of neighborhood occupancy, the Catholic population has departed the area. A Catholic parish no longer functions exclusively in Pendleton. All buildings in the church complex are closed, no longer serving the purposes for which they were built. The Church complex properties, and those of other owners in the vicinity, are shown on EXHIBIT 9.3, Property Ownership.

The Church, Girls School and Rectory were sold into private ownership in the mid-seventies. The Church and Rectory have remained vacant, while the Girls School has been used by a Montessori School, a neighborhood church, and artists who have converted classrooms into studio spaces. None of these uses has proven to be economical in terms of building preservation or rehabilitation. The I. T. Verdin Company has purchased the Church, Girls School and Rectory and has begun the process of securing, protecting and rehabilitating these buildings. The Boys School and Convent are still owned by the Catholic Church. The Boys School has been abandoned and has been written off for future Church use. The Convent serves as residence for a small group of nuns who perform outreach services at St. Mary's Church, at the corner of Thirteenth and Main Streets. The Boys School and Convent are presently for sale. Disposition of these buildings is under study by the Church and community residents, with the general goal of preserving these buildings for future

use. As no further Church investments will be made to repair the windows, roofs, gutters, downspouts and water-damaged walls of the Boys School, an immediate action program is needed to secure this building for possible use in the future. The Convent building is in good condition and could be easily converted to several productive uses.

The preservation of the Church, Rectory and Girls School can be assured through the announced plans of the I. T. Verdin Company. These plans presently include (a) rehabilitation of the Girls School for the executive and sales offices of I. T. Verdin, (b) rehabilitation of the Girls School basement, and perhaps a few upper rooms, for light electronic assembly, (c) rehabilitation of the Rectory to include offices and studios for the Stained Glass Association of America, an association of about 300 stained glass companies, (d) rehabilitation of the Church for use in the marketing of I. T. Verdin products (bells, steeples, carillons, electronic music systems, ornamental clocks) and those of other manufacturers of church furnishings (pews, banners, weavings, books, sculpture, etc.), (e) restoration of the steeple and belfry, including the installation of new bells, and (f) installation of a carillon, or bell tower, as an exterior focal point for the Church Mart complex.

The I. T. Verdin program, already in progress, has some very beneficial consequences:

1. The Church, Rectory and Girls School would be occupied by a financially sound owner, one which is willing and able to rehabilitate and maintain these buildings. This development program can be the key to retaining the St. Paul's Church complex in its present historical form.
2. I. T. Verdin, with commitments in hand from the Stained Glass Association and other manufacturers,

would launch, and continue to promote, a Church Mart for the industry-wide, centralized display and sale of church furnishings. The Church Mart would be a new function within the Cincinnati economy and is perceived as a growth opportunity.

3. The Church Mart concept has the potential for bringing in the types of industries and businesses needed to rehabilitate the Boys School and Convent properties, and perhaps other non-residential buildings in Pendleton. Such church-related businesses offer the prospect of new training and employment opportunities.
4. Verdin's electronic assembly of patented systems, coupled with the labor-intensive and handcraft practices of church furnishing businesses, offers the prospect of full-time, or part-time, and cottage employment within Pendleton.
5. After 100 years as a neighborhood business, I. T. Verdin Company was displaced from Pendleton by the improvement of Liberty Street. While present plans call for the return of executive and marketing functions to Pendleton, manufacturing activities will remain on Eastern Avenue. Thus, tax and employment benefits accrue to the City of Cincinnati.
6. I. T. Verdin's corporate program, and the Church Mart concept, can be counted on to stimulate rehabilitation of nearby business opportunities along Reading Road.
7. An opportunity exists to create a new, appropriate setting for the St. Paul complex, enriching historical perception through design and environmental improvement.

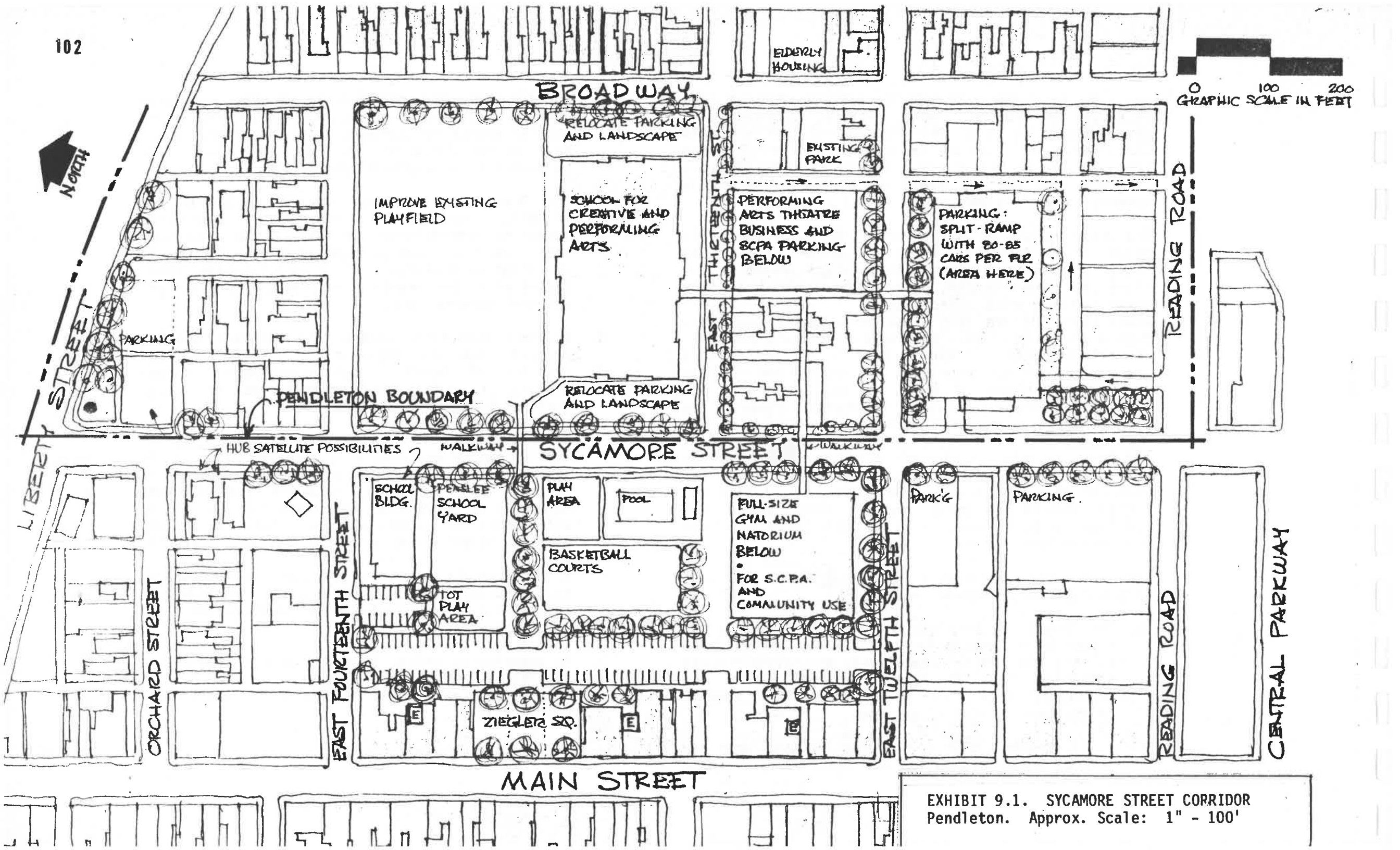
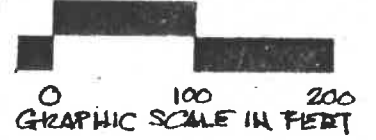


EXHIBIT 9.1. SYCAMORE STREET CORRIDOR Pendleton. Approx. Scale: 1" - 100'

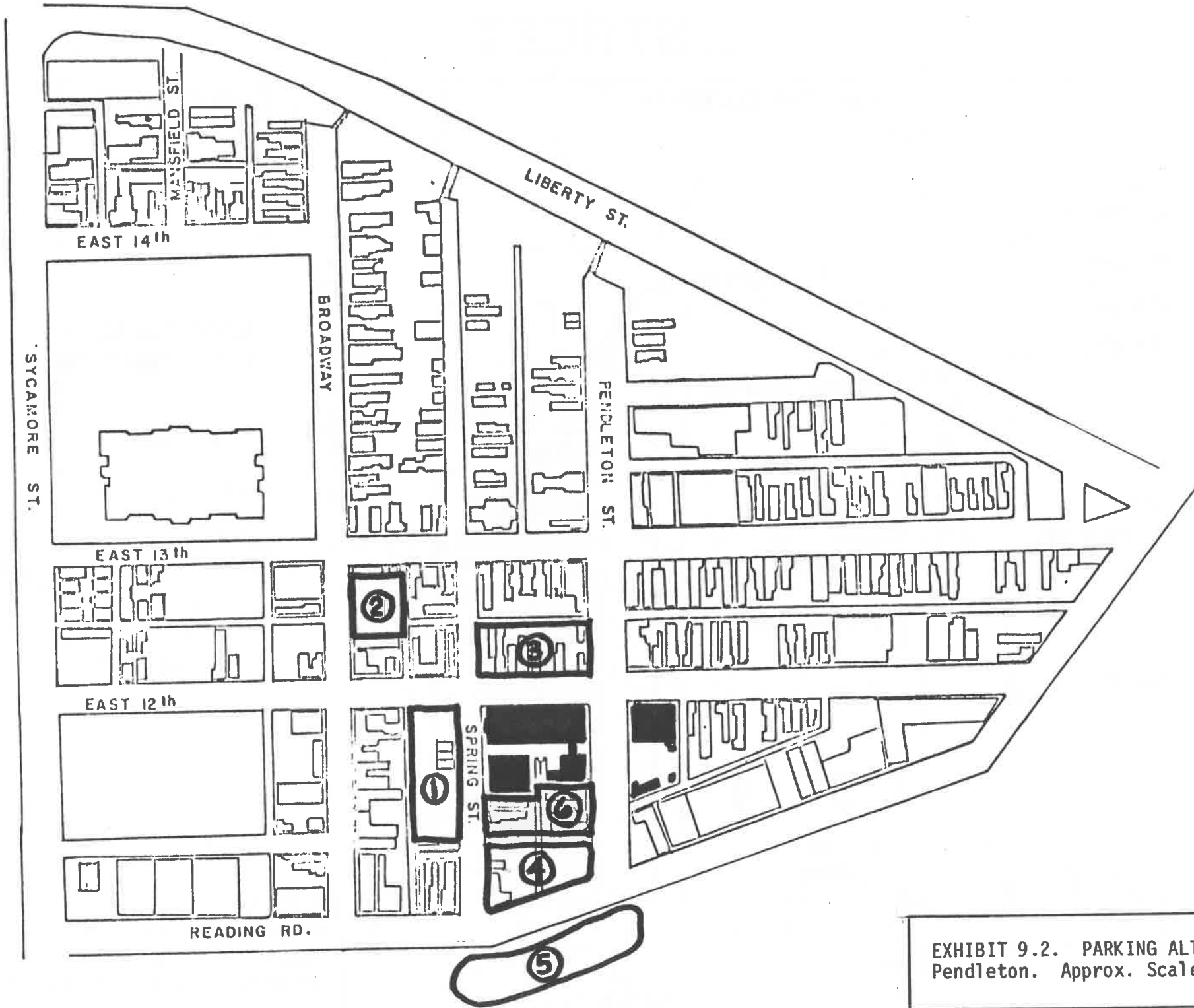
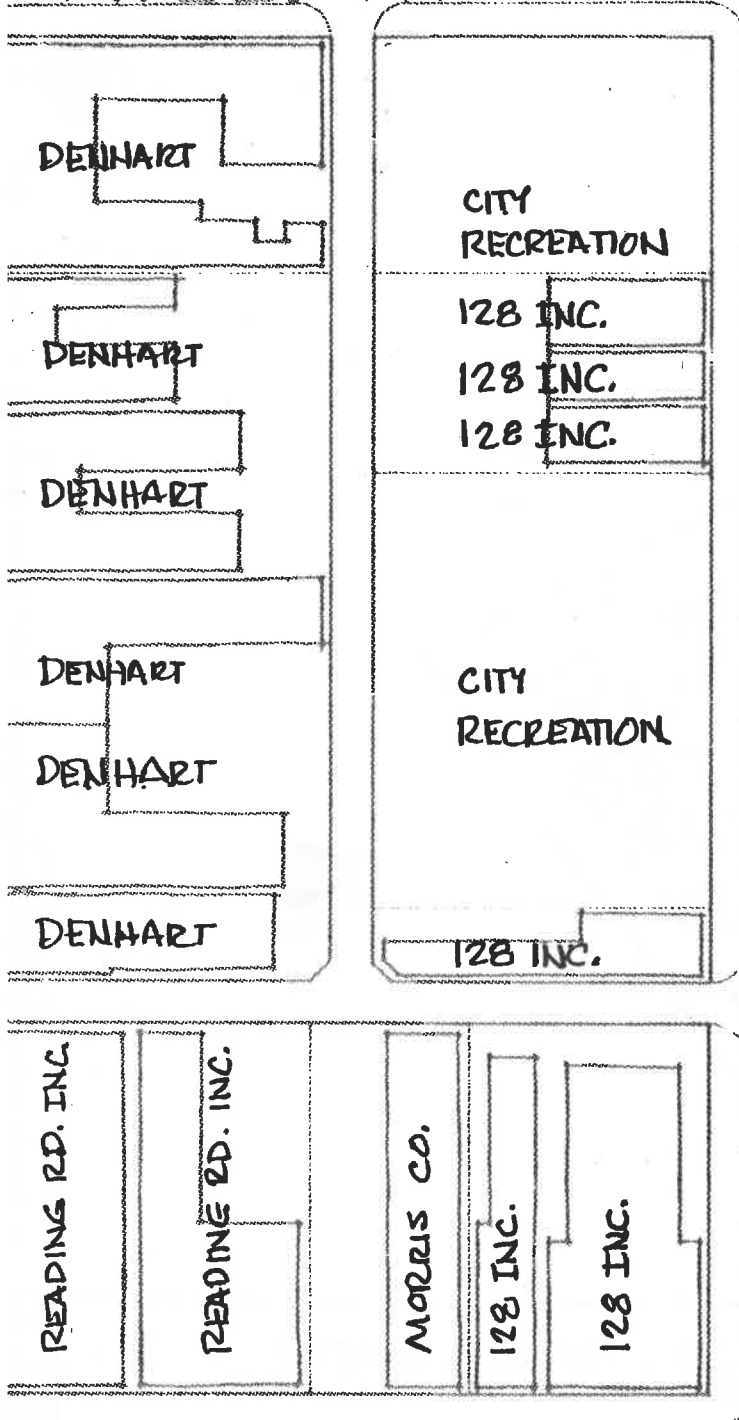


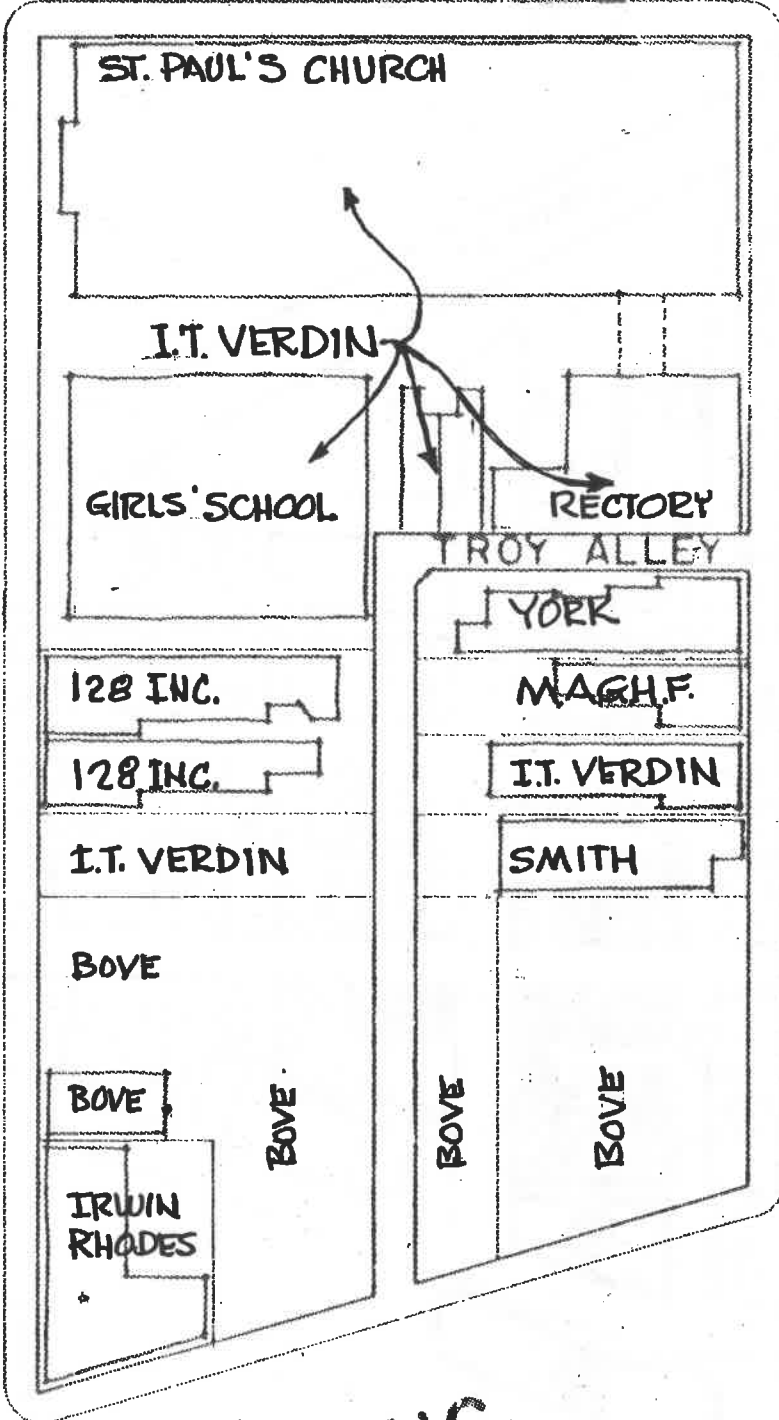
EXHIBIT 9.2. PARKING ALTERNATIVES
Pendleton. Approx. Scale: 1" = 200'

104
TWELFTH

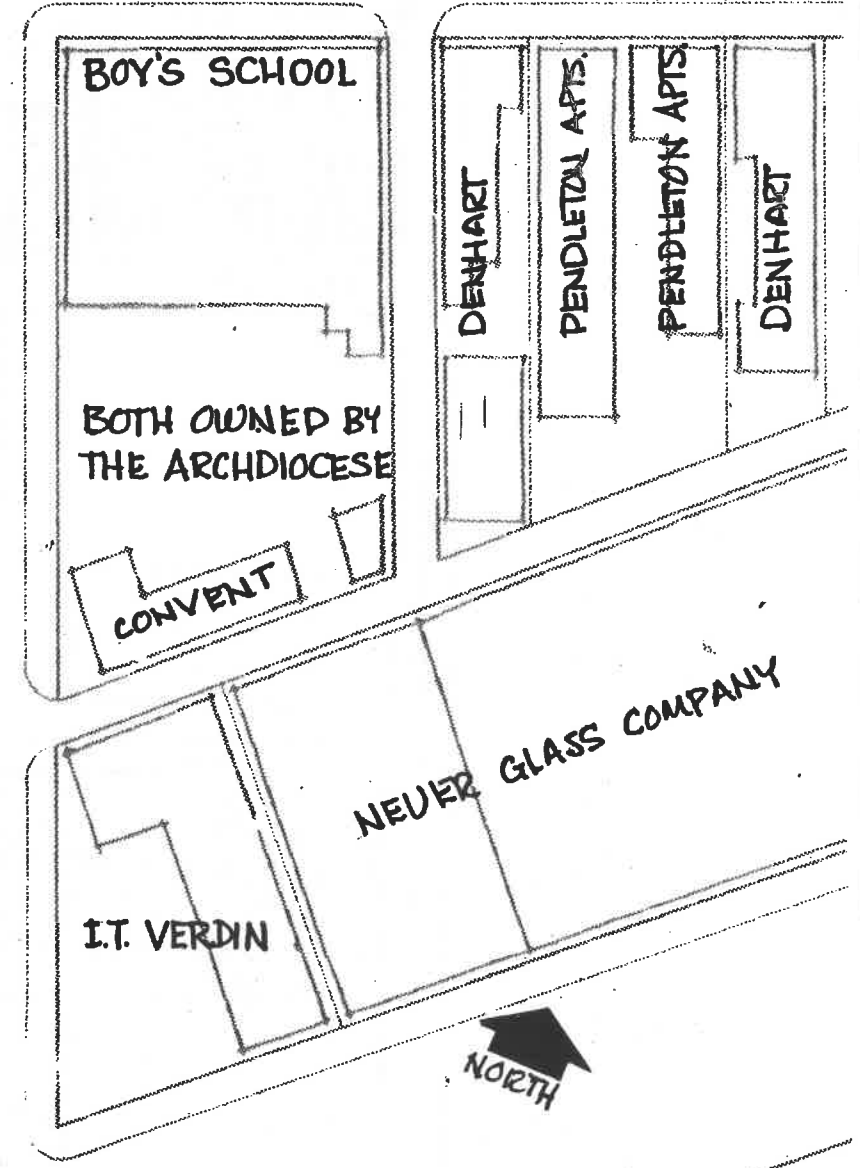
STREET



SPRING



PENDLETON



ROAD

EXHIBIT 9.3. PROPERTY OWNERSHIP
Pendleton. Approx. Scale: 1" = 50'

READING

TWELFTH

CROSSING

STREET



RELOCATE SPRING ST. AND DEVELOP PUBLIC AREAS. (HIGH PRIORITY)

NOTE: THIS PLAN HAS BEEN APPROVED BY THE HISTORIC CONSERVATION BOARD

ST. PAUL'S CHURCH BUILDING

PLAZA

GIRLS SCHOOL

RECTORY

SERVICE

PENDLETON

REHABILITATE CHURCH BLDG. FOR CHURCHMART SALES AREA.

REHABILITATE RECTORY FOR VERDIN EXECUTIVE OFFICES OR CHURCH MART TENANT.

REMOVE BOILER BUILDING

REHABILITATE FOR VERDIN OFFICES, LIGHT ELECTRONIC ASSEMBLY OR GENERAL OFFICE SPACE.

VEHICLE STORAGE /SERVICE

LIGHT ELECTRONIC ASSEMBLY, OFFICES OR COMMERCIAL BUSINESS

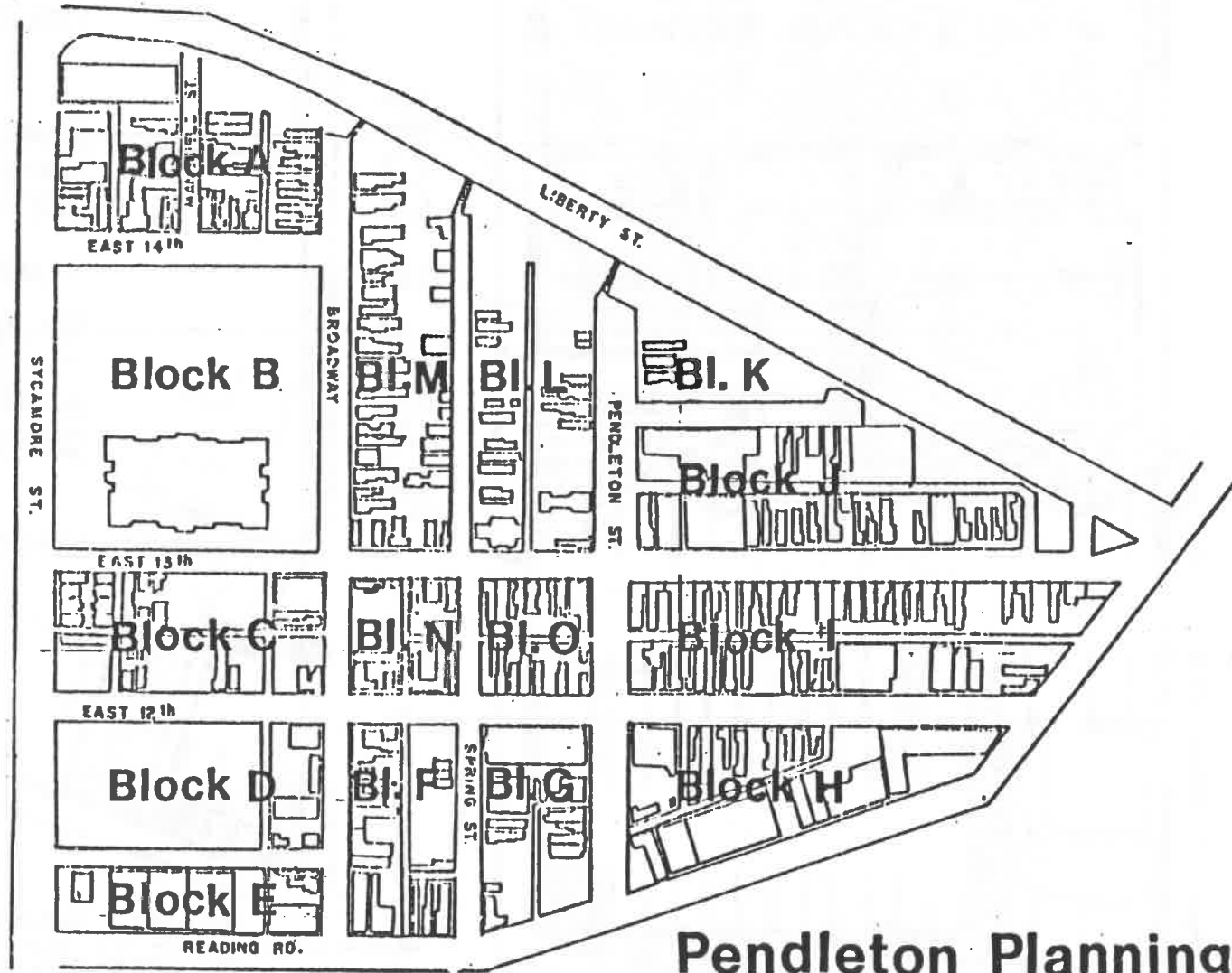
PHASE I DEVELOPMENT PROGRAM

PHASE II DEVELOPMENT PROGRAM

ROAD

READING

EXHIBIT 9.4. PLAN FOR I.T. VERDIN CO. Pendleton. Approx. Scale: 1" = 50'



Pendleton Planning Blocks

PLAN FOR BLOCK A

Block A is a strategic block in Pendleton, due to its importance within the general development strategy, its contribution to the image of Pendleton, and its ability to expand the supply of available housing. Because of these attributes, Block A is recommended as a high priority program area for housing rehabilitation. The basic goal should be to rehabilitate vacant housing units on Mansfield and East Fourteenth Streets. This program can be aided by dealing with blighting influences and environmental deficiencies, which are:

1. An aging brick car barn which occupies about 15% of the developable land of Block A. The scale of this building is out of character with residential buildings found in and around Block A. The car barn is situated at the highly visible corner of Liberty and Sycamore Streets and seriously impairs the image of Pendleton.
2. A lack of residential parking.
3. The presence of dilapidated garages, repair shops and outbuildings.
4. An outmoded alley system.
5. Awkward termination of streets and alleys by the previous improvement of Liberty Street.

The following are recommended as elements of a program for Block A:

1. The brick car barn should be partially demolished to create a scale consistent with the residential environment, minimize rehabilitation costs and provide needed offstreet parking. The rehabilitated building is recommended for active commercial use

or for consideration as a satellite human services building for Pendleton and adjacent neighborhoods.

2. In conjunction with the car barn rehabilitation, it is recommended that special landscaping consideration be given the prominent corner at Sycamore and Liberty Streets. A small plaza with a physical focal point, such as a statue, fountain, or marker would seem to be appropriate to identify the entrance to Pendleton.
3. On the eastwardly boundary of the car barn site and adjacent land, a residential parking square is suggested for the end of Mansfield Street.
4. Dilapidated garages and outbuildings are recommended for demolition, to eliminate blighting influences, provide for public and private open spaces, and generally improve the residential environment.
5. It is recommended that the existing alley system be redesigned to improve vehicular circulation and offstreet parking, to re-establish a logical walkway system, and to provide public and private open space where appropriate.
6. In contrast to formalized planting of trees along Liberty Street, which results in large, unkempt grassy areas, a more densely planted, forest-like environment is suggested for study. Here, the planting of pines comes to mind as a means to establish a green edge and canopy, open views on a pedestrian level, and a tidy ground plane.
7. A range of housing programs should be used in rehabilitation, to create integration and diversity.

These proposals are shown on EXHIBIT 9.5 - PLAN FOR

BLOCK A. This plan is recommended for immediate implementation because of its importance.

PLAN FOR BLOCK B

The northern half of Block B is a school and community playfield. It has been, in the last decade, improved with block grant funds. A history of active recreational use is not evident. The presence of severe drainage problems is reported, limiting the use of the field in periods of rainy weather. Drainage should be improved and ways sought to improve the use of the playfield for soccer and football. A principal objective should be the protection of this large open space. If, in the future, a major playfield is developed in the vicinity, adult court games could be added to this playfield. In any event, its open space character is to be protected.

The southern half of Block B is mostly occupied by the building of the School for the Creative and Performing Arts. An alternative program, this school is fast approaching the limits of facilities with regard to the demand for the educational services it provides. The present school building is deficient in a number of ways. First, the original school auditorium, although modified, does not function well as a theatre and is too small to meet audience demand. Second, the building lacks large open rooms for use as dance studios. Third, the building does not have a gymnasium and swimming pool suitable for interscholastic athletics, the facilities one would expect to accompany advanced education.

At some future date, it seems desirable to build a performing arts theatre, complete with loft and workshop spaces, a gymnasium and swimming facilities, and to convert the existing gymnasium into dance studios. A "friends of the school" type campaign is envisioned to

raise all, or a substantial part, of the funds necessary to carry out these projects. In the interest of economy and full-use, it is recommended that the theatre and athletic components of this expansion program provide for joint use with the Pendleton and Over-the-Rhine communities. As shown on EXHIBIT 9.1, this involves the choosing of building sites which are accessible to both the school and community. The general environment around the building should be improved as these longer range programs are carried out.

The plan for Block B is, therefore, rather tentative and very much dependent on future recreational and educational moves. More short-range proposals are shown on EXHIBIT 9.6A - PLAN FOR BLOCK B (NORTH HALF) and EXHIBIT 9.6B - PLAN FOR BLOCK B (SOUTH HALF). Longer range educational and athletic proposals appear on EXHIBIT 9.1 - SYCAMORE STREET CORRIDOR.

PLAN FOR BLOCK C

The general objectives for this block include:

1. Support for the rehabilitation of vacant buildings.
2. Upgrading the general environment.
3. Integration of surface parking lots into an overall parking plan for both Blocks C and D.
4. Adequate offstreet service to rear of properties on the west side of Broadway.
5. Future provision for the reorganization of school and business parking, and to facilitate the development of air rights for a performing arts theatre.

Short-range proposals are shown on EXHIBIT 9.7 - PLAN FOR BLOCK C. Here, it is recommended that the City

continue with a street landscaping program already underway. City investment should be used to induce private owners to add trees and landscaping in their parking lots. The latter should be minimum due to the long-range proposal for air rights development. It would thus seem that emphasis should be on curbside and sidewalk landscaping.

A parking scheme is presented to tie-in the circulation of parking lots on Block C and Block D, along East Twelfth Streets. A degree of physical and visual order is required. Trees and landscaping should be used to upgrade the environment, in accordance with the general development strategy presented earlier.

PLAN FOR BLOCK D

As a run-of-the-mill surface parking lot, Block D is absolutely brutal in its impact upon Sycamore Street and Pendleton. The establishment of physical and visual order is much needed. A public landscaping program should be carried out and used as an inducement to private owner cooperation in an orderly parking and landscaping plan. In conjunction with these, service should be provided to the rear of properties on the west side of Broadway, in order to upgrade the street environment in this densely occupied section of the street. Short-term proposals for Block D are shown on EXHIBIT 9.8 - PLAN FOR BLOCK D AND BLOCK E. The longer-term proposal for a parking deck is shown as EXHIBIT 9.1 - SYCAMORE STREET CORRIDOR.

PLAN FOR BLOCK E

Few changes are recommended for Block E. The principal emphasis should be placed upon the upgrading of the northeast Reading Road - Sycamore Street corner through a public landscaping program. Short-term proposals are found on EXHIBIT 9.8 - PLAN FOR BLOCK D AND BLOCK E, while longer-term suggestions may be found on EXHIBIT

9.1 - SYCAMORE STREET CORRIDOR.

PLAN FOR BLOCK F

A single block plan for Block F is presented as EXHIBIT 9.9. The principle objectives here are:

1. To enhance the livability of residential properties along Broadway, between Reading Road and East 12th Street, particularly the subsidized properties along the west side of Block F. Redesign and improvement of the existing recreation area is recommended. A service street is proposed, for sanitary purposes, to upgrade the Broadway Street environment and to provide a play area.
2. To encourage business rehabilitation along Reading Road through rear-lot service, open space improvements and the I. T. Verdin program.
3. To provide a new, central community open space for Pendleton, as a focal point for small group and communitywide activities.
4. To project a new public image along Reading Road at a major entrance to Pendleton.
5. To stabilize this block in a manner consistent with the general development strategy.

An alternative plan for Block F (and Block G) is shown on EXHIBIT 9.11 - COMMUNITY CENTER AREA. Under review, this plan places premiums upon open space development, recreational improvements, creation of a major public square, parking for low-income housing and the reduction of through traffic on Spring Street.

PLAN FOR BLOCK G

A plan for this block is shown on EXHIBIT 9.10 - PLAN

FOR BLOCK G. The objectives of this plan include:

1. The rehabilitation of the Boys School and Convent in the near future.
2. The rehabilitation of business properties along Reading Road in Block F.
3. The rehabilitation of business properties along Reading Road in Block H.

The general intent of the plan is to preserve the St. Paul's complex of historic buildings through adaptive use. The general development strategy is applied to create needed parking at locations shown, in order to prevent business parking from entering the residential interior of Pendleton. The visual importance of this block is recognized in the call for landscaping improvements and establishment of order.

PLAN FOR BLOCK H

A block plan is presented for Block H, included herein as EXHIBIT 9.12. Here, many of the Block G considerations spill over onto the Pendleton Street side of Block H. Principal considerations are:

1. The future rehabilitation of the Boys School and Convent.
2. The general improvement of business properties along Reading Road.
3. The retention of a small enclave of residential properties to preserve an historic block face and to prevent the intrusion of business parking. This block plan is consistent with the general development strategy, one in which an improved Reading Road business area serves to insulate the residential interior of Pendleton from metropolitan traffic.

PLAN FOR BLOCK I

Block I is a densely developed, largely residential block which represents a substantial supply of housing for low and moderate income persons and families. This is likely to persist as the present pattern of development does not include the offstreet parking and private open spaces that would encourage rehabilitation to occupancy by higher income groups. To maintain a supply of low and moderate income housing, then, the basic objective should be to maintain the present pattern of development. Inspection programs should be used to encourage maintenance and repair. Rehabilitation programs should be used for the same purposes, and to return vacant units and buildings to the market. Demolition is to be avoided in order to keep block fronts intact. Efforts should be made to rebuild on vacant properties, with housing and other uses needed by the Pendleton community. With a new community entrance configuration on East Twelfth Street, it is recommended that the lengthy character of Block I be done away with by a new one-way connector to East Thirteenth Street at mid-block.

The ragged, awkwardly designed intersection at the corner of Liberty Street and Reading Road presents a poor first impression of Pendleton; it is not the proper image to project to residents of the neighborhood and to others. Community pride is difficult to encourage with an "improvement" of this type. Further, when the Liberty Street - I-471 connection is opened, very awkward vehicular movements and signalization will necessarily result. This intersection also causes a major flow of non-neighborhood traffic westwardly along East Thirteenth Street seriously impairing the livability of much of Pendleton. Recommendations are presented for the Liberty Street - Reading Road intersection to improve flow of traffic along Liberty Street and Reading Road, to provide access to Pendleton while discouraging through traffic, and to reorganize right-

of-way and open spaces for a prominent plaza to mark the entrance to Pendleton. This entrance plaza should be a paved, low maintenance facility with a small play fountain and, perhaps, a statue on axis with East Thirteenth Street.

If the large business on East Twelfth Street should become available for purchase, the City should consider purchase of the property locate community services in it. Through open space development of acquired land and building, plus existing recreational facilities, the present alley could become useful as a public walkway linking these public uses.

Part of the alley which bisects Block I is recommended to be vacated. The remaining part of the alley should remain open to improve security in Block I. It is recommended that the alley be lighted in order to illuminate the rear surfaces of residential and commercial buildings.

Proposals for this block are shown on EXHIBIT 9.13A - PLAN FOR BLOCK I (WEST HALF) and EXHIBIT 9.13B - PLAN FOR BLOCK I (EAST HALF).

PLAN FOR BLOCK J

Proposals for Block J are shown on EXHIBIT 9.14 - PLAN FOR BLOCK J. A decided emphasis upon housing should be reflected in programs for this block, and suggestions are made for improvements in circulation, off-street parking and environmental improvements. In these, the abrupt terminations of streets and walks by the past improvement of Liberty are addressed.

Business properties should stay in the Pendleton neighborhood or in Over-the-Rhine. Rehabilitation of business buildings is to be encouraged and supported by the City. As a major landmark structure, the Shillito's Warehouse is extremely important in terms of its impact

upon the Pendleton neighborhood. Federated Department Stores should be encouraged to clean and, perhaps, restore this large historic structure.

Thus, with the restoration of St. Paul's, the dominant landmarks of Pendleton would project a sense of pride in the neighborhood. The actions of the business enterprises are not to be underestimated in their potential contributions to the sense of place and community.

PLAN FOR BLOCK K

The general objectives for this block are to improve the housing environment, soften the brutal termination of Dandridge Street, and deal with the disheveled appearance due to the past improvement of Liberty Street and housing demolitions. The basic housing proposal consists of a small, low-to-moderate income housing project which would create a cluster of housing and ordering of outdoor spaces. This project would also extend westwardly along the northern edge of Block L. This would be an excellent location to test the proposal for cluster housing, with one unit in the cluster occupied by an owner-investor, and other units occupied by low income residents or families. All of these proposals are shown on EXHIBIT 9.15 - PLAN FOR BLOCK K.

PLAN FOR BLOCK L

Block L has been hit by widespread demolition, with several additional buildings suggested for demolition. Spring and Pendleton Streets have been abruptly and awkwardly terminated by the past improvement of Liberty Street, disrupting vehicular and pedestrian circulation. Private rehabilitation of residential structures is well underway in this area.

The principal problems appear to be those of re-establishing an orderly residential environment at the

northern end of the block and determining the use of open space within it. Proposals for this block are shown on EXHIBIT 9.16 - PLAN FOR BLOCK L.

The infill housing needed to re-establish a residential fabric is a preferred alternative. A viable alternative for residents to consider is that of improving the existing turnaround configurations plus the improved landscaping of the open space along Liberty Street. The alley in Block L should be leased to adjacent residential property owners in order to improve offstreet parking, trash collection and circulation.

PLAN FOR BLOCK N

The program for Block N is crucial to executing the earlier-presented general development strategy for Pendleton. It is in this area that the extent of surface parking should be halted by sound residential development.

The future development and proper occupancy of the boarded-up HUD properties at the corner of Broadway and East Twelfth Street are of immediate concern, as HUD is in the process of disposing of these properties. This cluster of properties has been investigated in detail by the consultant, covered in a separate memorandum to the City. The basic recommendation considers rehab for family or elderly use. The memorandum has been used in disposal negotiations with HUD, and with a moderate level of City subsidy, presents a concept which appears to be a feasible rehab project. Development schemes have been prepared by a local architectural firm and have been presented to the City and HUD for consideration. These recommendations may serve as the basis for a final development program.

The principal elements of a plan for Block N include:

1. About 20 units of elderly housing or, as an alternative, one bedroom family units. This responds to the need for small units in Pendleton.
2. A small senior citizen center, as a gathering place and contact point for satellite and off-site services, if done as an elderly project.
3. A laundry facility to serve the project and, if needed, the neighborhood.
4. Offstreet parking for the project which also doubles as a hard surface play area.
5. Enhancement of the sidewalk environment, providing outdoor space for the residents.

These proposals are shown on EXHIBIT 9.17 - PLAN FOR BLOCK N AND BLOCK O.

PLAN FOR BLOCK O

With many units already committed to subsidized housing, Block N and Block O are reservoirs of low income housing, now and in the future. High housing density, with its impacts on open space and offstreet parking, is likely to result in continued low income occupancy in these blocks. The general objective, then, should be to preserve this housing stock, improve sanitation services, augment recreational opportunities, and relieve the worst instances of overcrowding of buildings. From the architectural standpoint, blockfronts should remain intact. Proposals to meet these objectives are shown on EXHIBIT 9.17 - PLAN FOR BLOCK N AND BLOCK O.

PLAN FOR BLOCK M

Block M is a block in which private rehabilitation is

also well advanced. Policy here should be directed toward supporting this movement. There is a certain softness, however, along East Thirteenth Street. The principal blighting influence is a mid-block structure which has stood vacant for nearly ten years. This building has been recommended for demolition and re-use. A close watch should be kept on the maintenance and repair of subsidized buildings in this block. Proposals for Block M may be found on EXHIBIT 9.18A - PLAN FOR BLOCK M (SOUTH HALF) and EXHIBIT 9.18B - PLAN FOR BLOCK M (NORTH HALF).



P.17. DEMOLITION AND CONVERSION IMPACTS



SYCAMORE STREET

FOCAL POINT

ENTRANCE PLAZA FOR PENDLETON AND CORNER BUILDING

REHAB THIS BUILDING FOR COMMERCIAL BUSINESS OR SATELLITE SERVICE CENTER 115

ACQUISITION & PARTIAL DEMOLITION FOR BUSINESS/RESIDENTIAL PARKING

ADD PLAY AREA TO SERVICE BLOCK

ADD WALKS TO RESTORE PEDESTRIAN SYSTEM

USE ALLEYS TO RESTORE PEDESTRIAN SYSTEM. ADD TREES

STUDY POSSIBILITY OF "FOREST" TYPE PLANTS ALONG THIS SIDE OF LIBERTY STREET

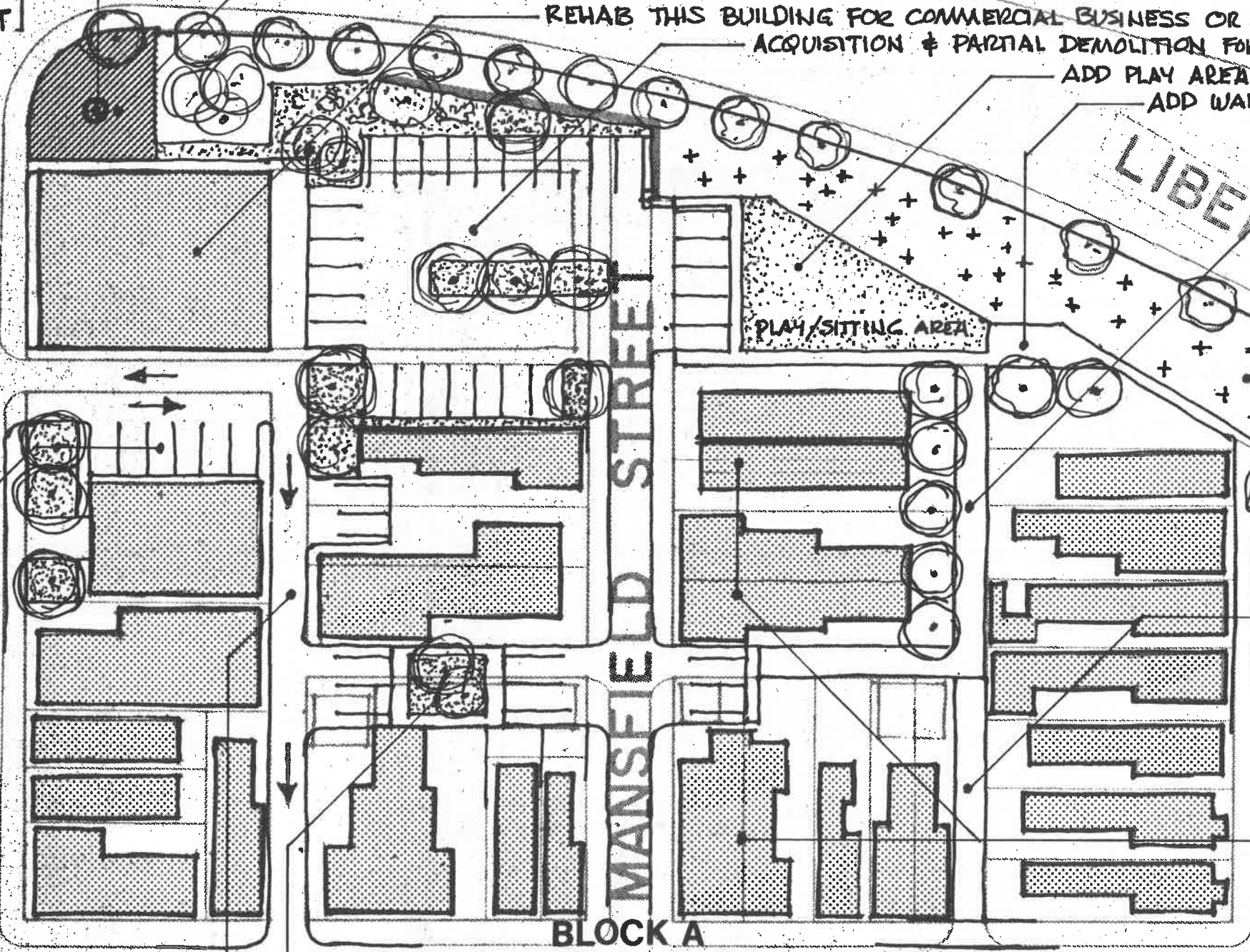
SOFTEN END OF BROADWAY WITH WALKS PAVING AND TREES.

VACATE THIS PART OF ALLEY FOR PRIVATE USE

REHABILITATE VACANT BLDGS. AND UNITS FOR LOW & MODERATE INCOME HOUSING THROUGHOUT BLOCK A



REORGANIZE PARKING AND ADD LANDSCAPING



PLAY/SITTING AREA

LIBERTY STREET

STREET

BROADWAY

MANSFIELD STREET

BLOCK A

EAST FOURTEENTH STREET

EXHIBIT 9.5. PLAN FOR BLOCK A Pendleton. Aprox. Scale: 1" = 50'

REMOVE DILAPIDATED BLDGS FOR OPEN SPACE AND PARKING. ACTIVATE ALLEY FOR VEHICULAR USE AND PARKING.

SYCAMORE STREET

EAST FOURTEENTH STREET

BLOCK B

BROADWAY

FILL IN WITH LINE OF SHADE TREES



USE LOW MOUNDS OF EVERGREENS TO MINIMIZE MAINTENANCE AND PROVIDE OPENINGS FOR VISUAL SECURITY

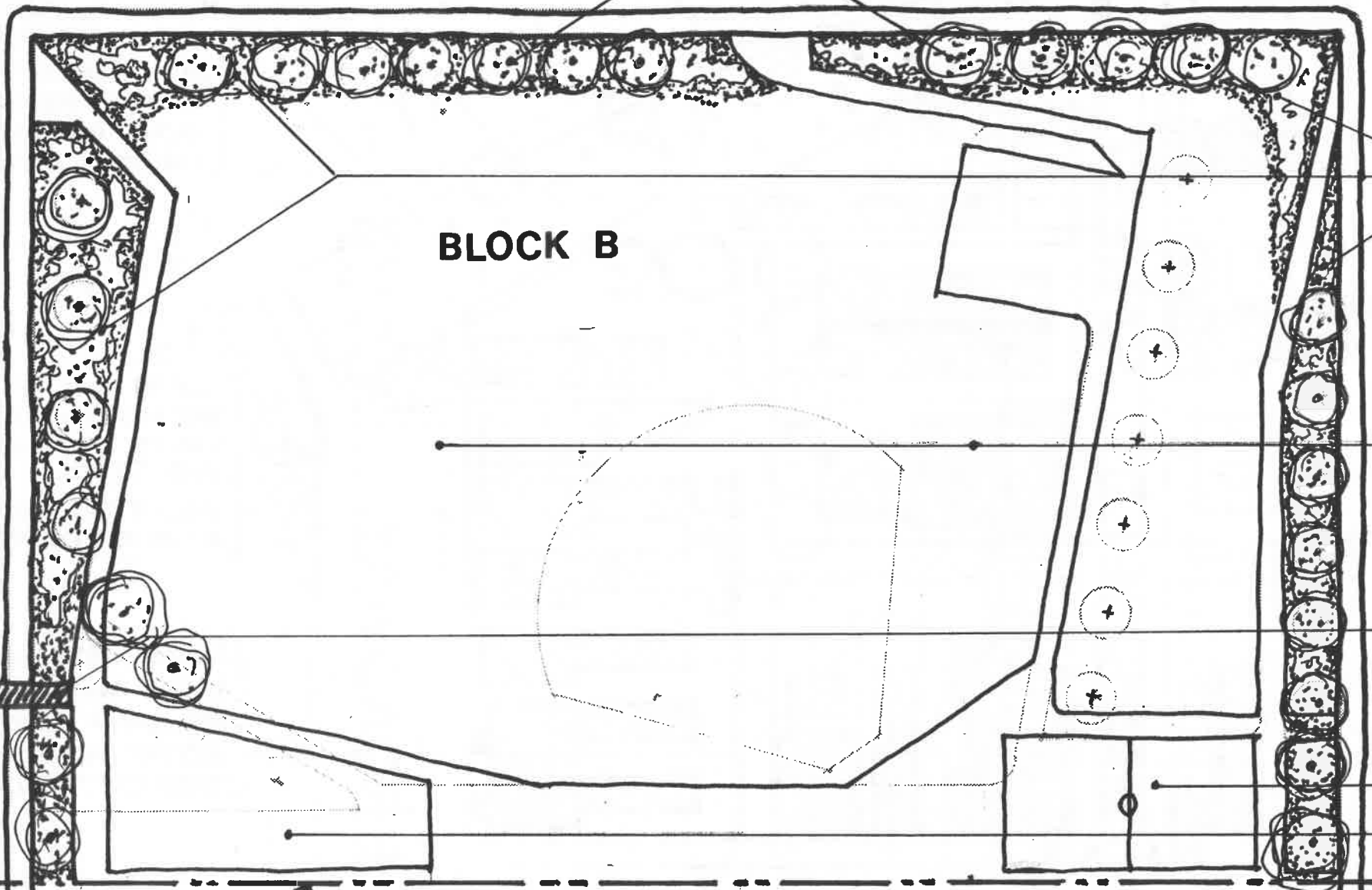
IMPROVE DRAINAGE OF EXISTING SPCA PLAYGROUND

BRIDGE TO ZIEGLER PLAYGROUND ACROSS SYCAMORE STREET (LOCATION COULD VARY)

ADD BASKETBALL COURT
ADD HARD SURFACE PLAY AREA

MATCH LINE. FOR SOUTH HALF OF BLOCK B, SEE EXHIBIT 9.6B OPPOSITE

EXHIBIT 9.6 A. PLAN FOR BLOCK B (North Half) Pendleton. Approx. Scale: 1" = 50'



BLOCK B

MATCH LINE. FOR NORTH HALF OF BLOCK B, SEE EXHIBIT 9.6A OPPOSITE

SYCAMORE STREET

BROADWAY

NORTH

117

SCHOOL FOR CREATIVE AND PERFORMING ARTS

HARD SURFACE PLAN AREA FOR SCPA AND COMMUNITY

IMPROVE WITH LANDSCAPING

ALL-DAY, RESERVED PARKING FOR SCPA STAFF

SCHOOL BUS LANE

EAST

THIRTEENTI

FOR DETAILS OF THIS BLOCK, SEE EXHIBIT 9.7

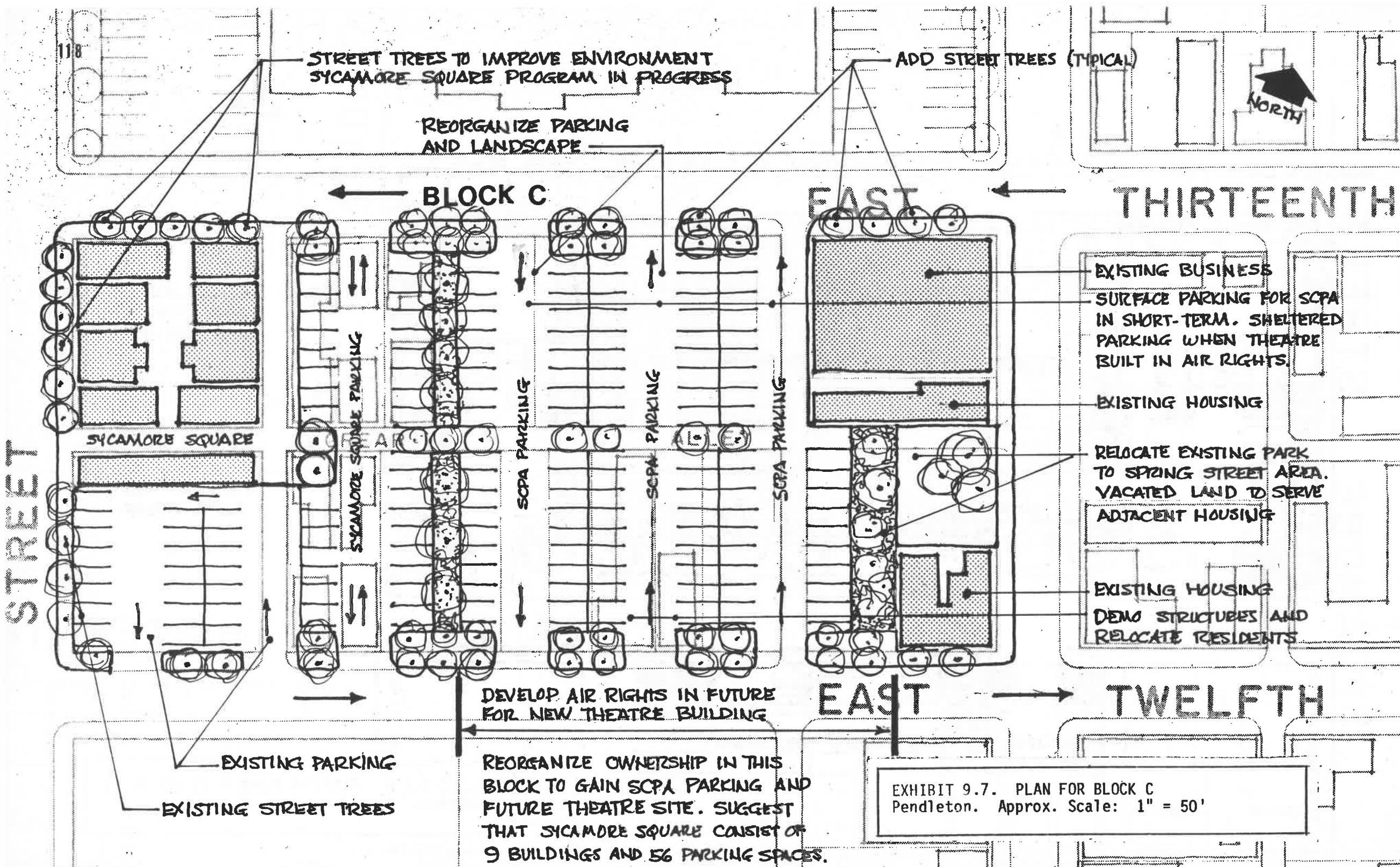
BUSINESS PARKING

PARKING FOR SCPA.

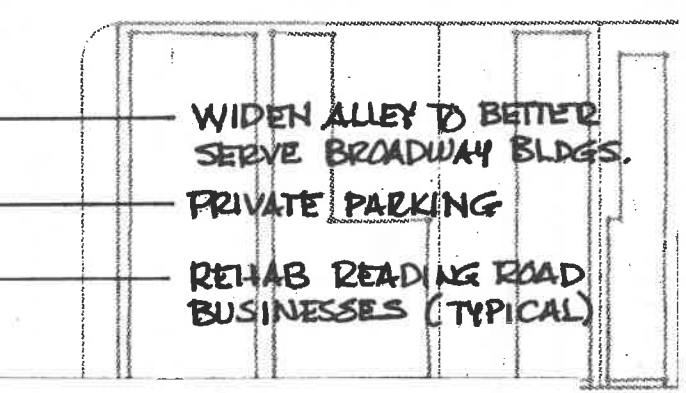
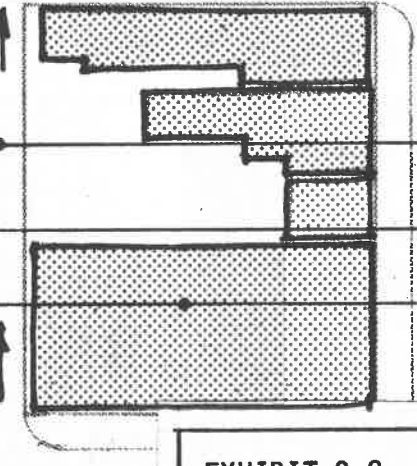
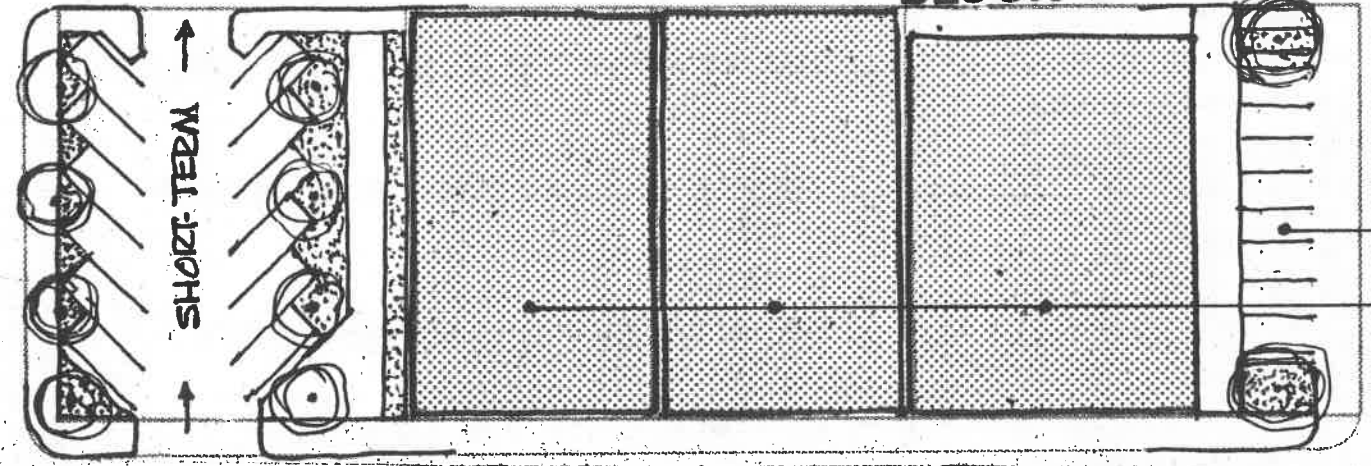
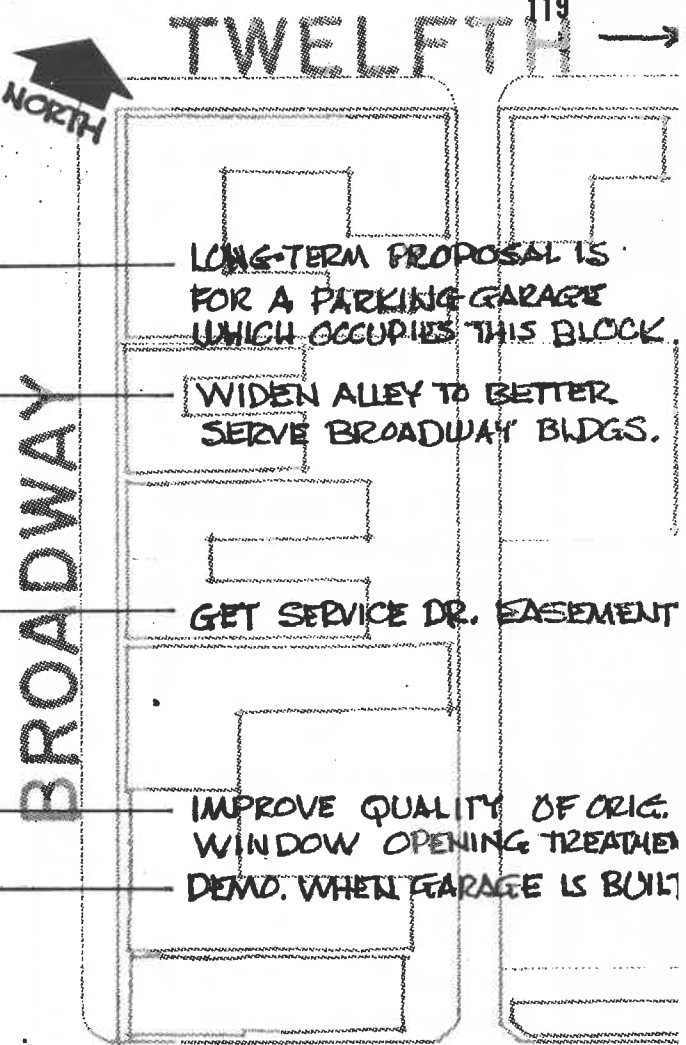
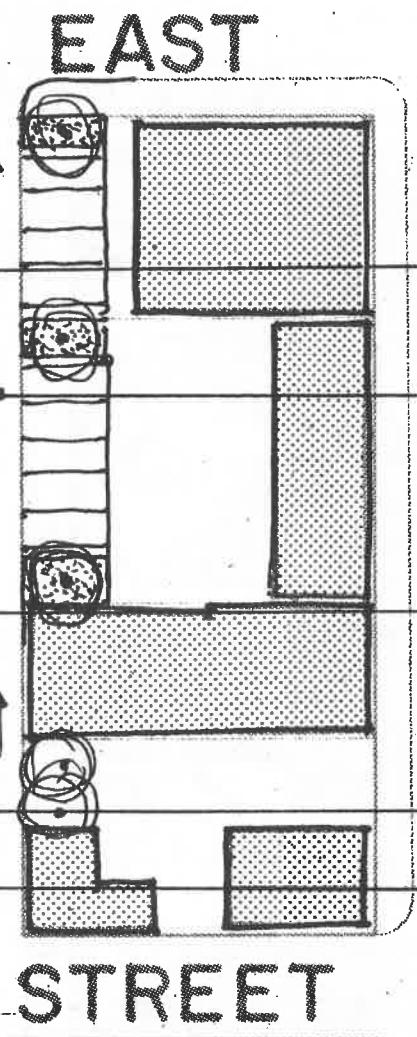
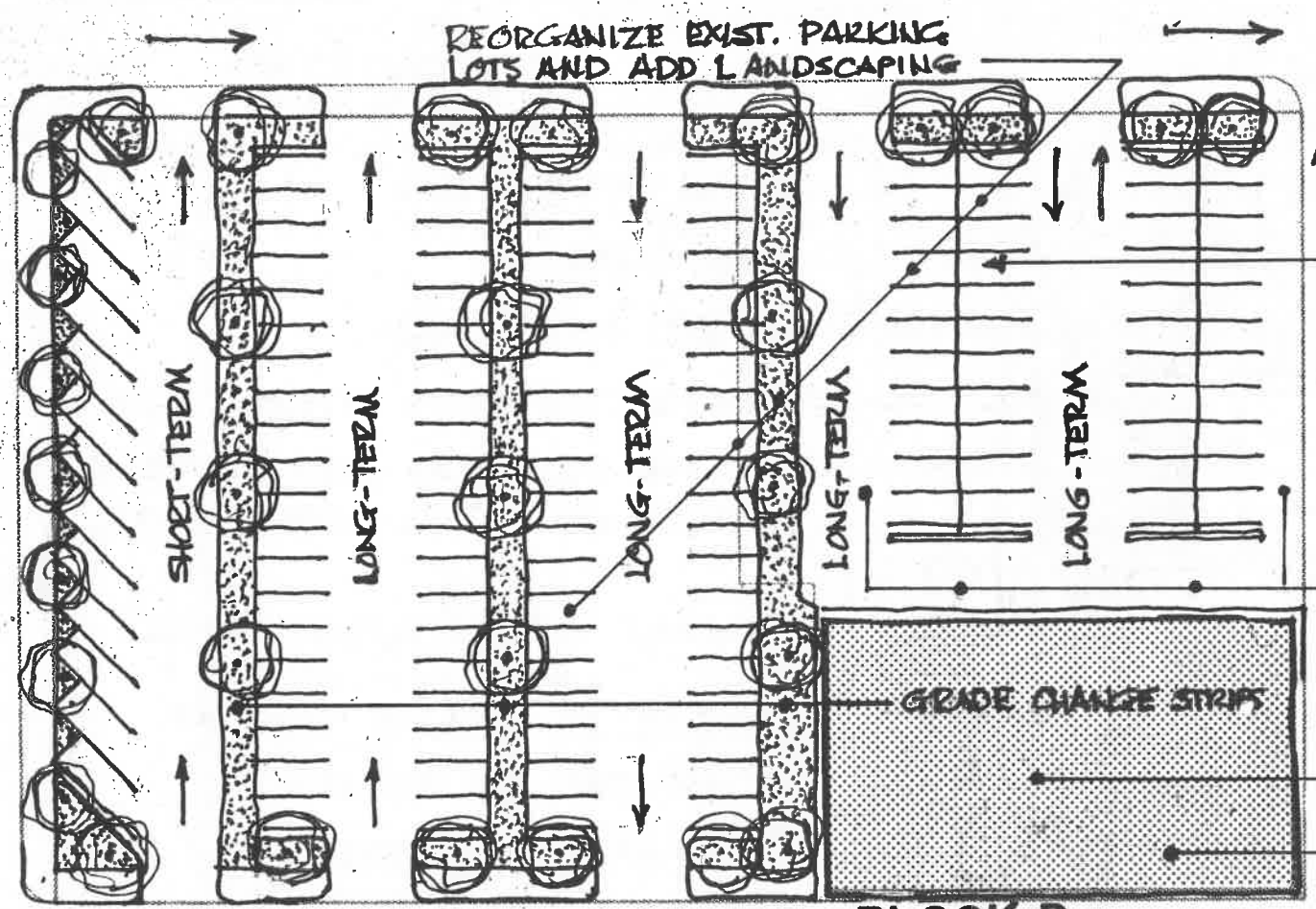
GREAR

ALLEY

EXHIBIT 9.6 B. PLAN FOR BLOCK B (South Half) Pendleton. Approx. Scale: 1" = 50'



SYCAMORE STREET



READING ROAD

EXHIBIT 9.8. PLAN FOR BLOCK D AND BLOCK E Pendleton. Approx. Scale: 1" = 50'

EAST

TWELFTH

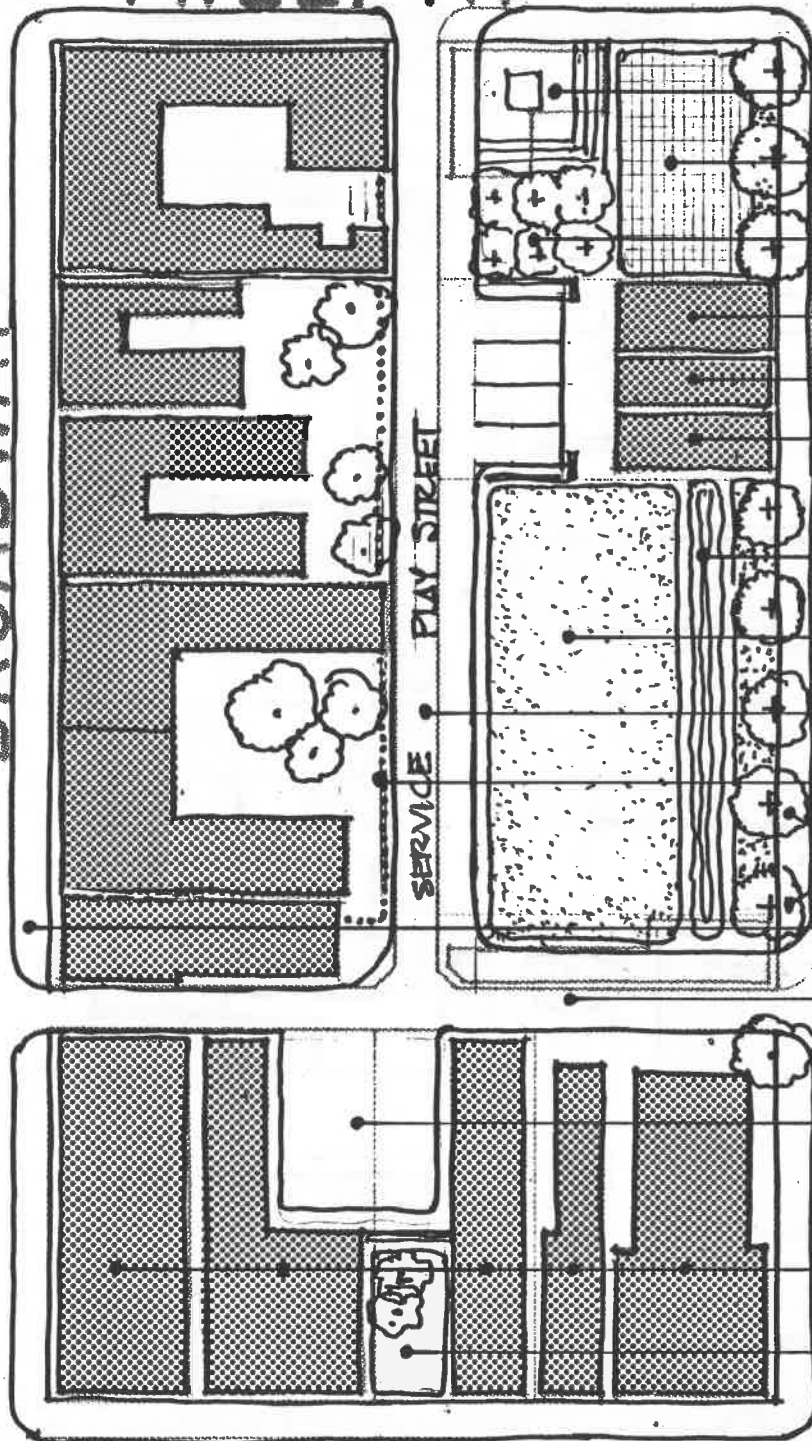
STREET



NOTE:
THIS PLAN HAS BEEN APPROVED BY THE HISTORIC CONSERVATION BOARD.

BROADWAY

STREET



SPRING

PENDLETON

ROAD

- SITTING AREA WITH POOL
- OPEN PLAZA
- SHADED SITTING AREA
- FIRST FLR. COMMERCIAL · HOUSING ABOVE
- FIRST FLR. COMMERCIAL · HOUSING ABOVE
- FIRST FLR. COMMERCIAL · HOUSING ABOVE
- SCREENING. SEPARATE PLAY FROM STREET
- REDESIGN PLAY AREA FOR ACTIVE USE
- SERVICE DRIVE AND PLAY STREET
- SCREEN WITH STORAGE AREAS BEHIND
- TREE LINE ALONG WEST SPRING STREET
- RELOCATE TRASH PICKUP TO REAR OF BUILDINGS
- SERVICE DRIVE FOR ACCESS TO BUILDINGS
- SERVICE COURT TO SERVE BUSINESSES
- REHABILITATE BUSINESS PROPERTIES
- USE OPEN SPACE FOR COURTYARD

EXHIBIT 9.9. PLAN FOR BLOCK F Pendleton. Approx. Scale: 1" = 50'

EAST TWELFTH STREET

NOTE:
THE PLAN FOR BLOCK G HAS
BEEN APPROVED BY THE
HISTORIC CONSERVATION BOARD



AREA PROPOSED
FOR A NEW
PENDLETON SQ.

OLD ST. PAUL'S CHURCH BLDG.

I.T. VERDIN CHURCH MART

PRIVATE COURTYARDS

CHURCH MART PLAZA

OFFICES OR LIGHT
ELECTRONIC ASSEMBLY

ENCLOSED SERVICE COURT

SCULPTURE OR FOUNTAIN

ENTRANCE PLAZA

LANDSCAPED AREA

BELL TOWER

REHABILITATE EXISTING
HISTORIC BUILDINGS

GIRLS SCHOOL

RECTORY

PENDLETON

SPRING

BLOCK G

ROAD

READING

EXHIBIT 9.10. PLAN FOR BLOCK G
Pendleton. Approx. Scale: 1" = 50'

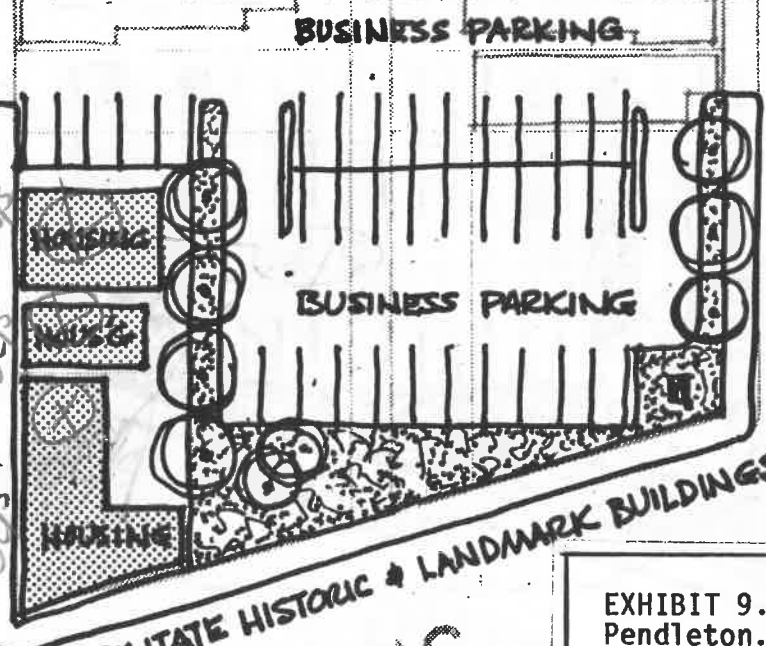
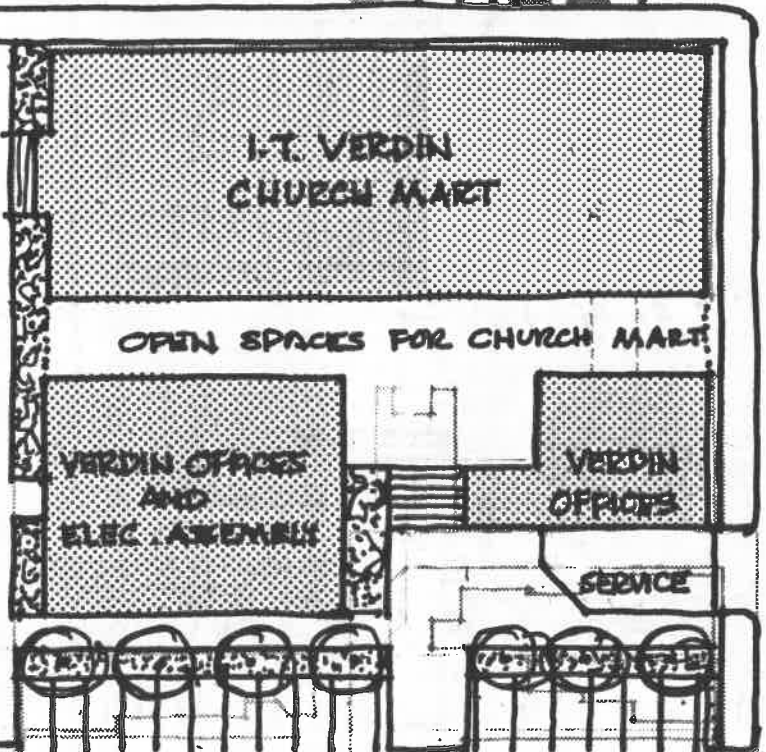
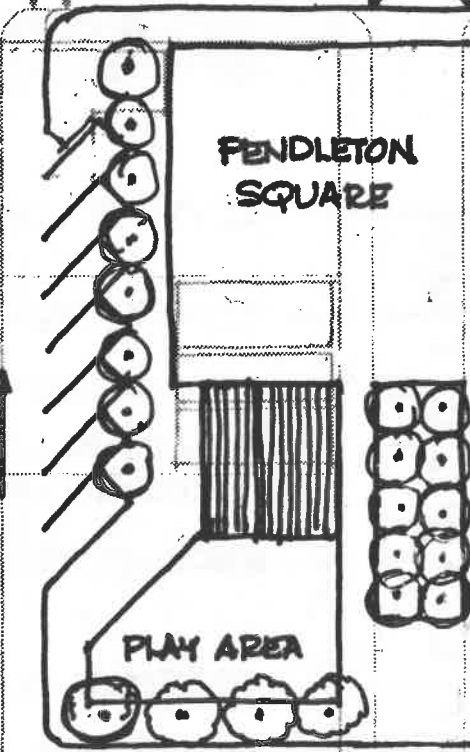
TWELFTH

PEDESTRIAN CROSSING

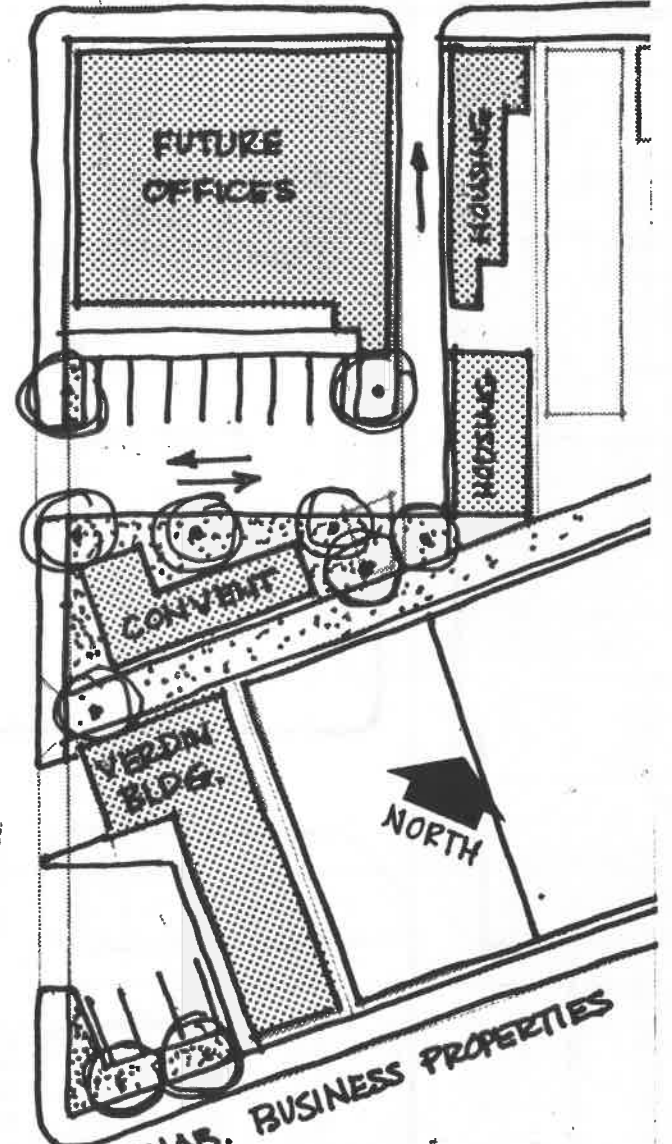
STREET

REHAB. HISTORIC BLDGS.

BROADWAY



PENDLETON



ROAD

ADD SERVICE COURTS FOR HOUSING AND BUSINESS REHABILITATION

REHABILITATE HISTORIC & LANDMARK BUILDINGS

DEADING

EXHIBIT 9.11. PROPOSED COMMUNITY CENTER PLAN Pendleton. Approx. Scale: 1" = 50'

STREE

PENDLETON

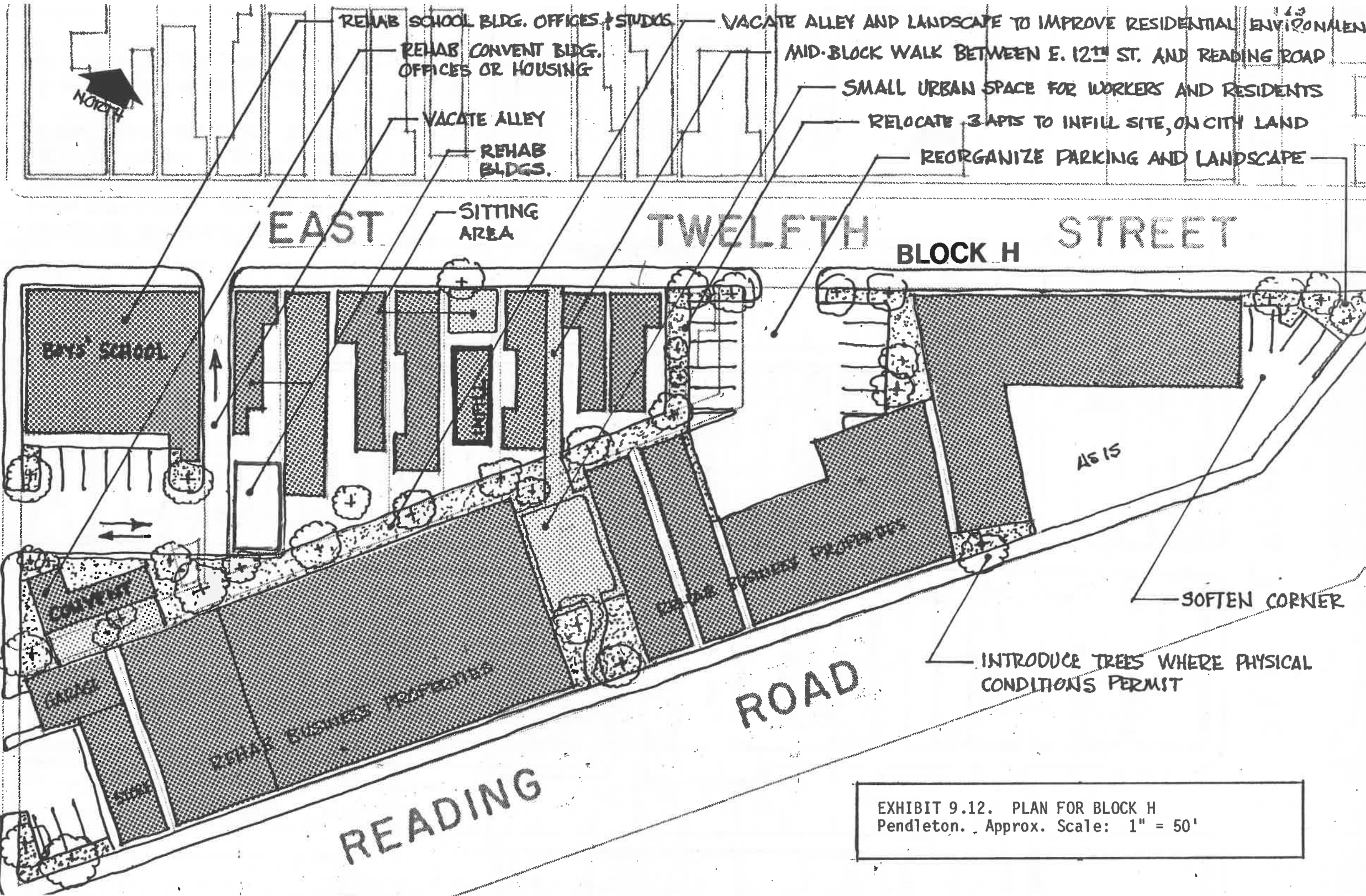


EXHIBIT 9.12. PLAN FOR BLOCK H
Pendleton. Approx. Scale: 1" = 50'

STREET



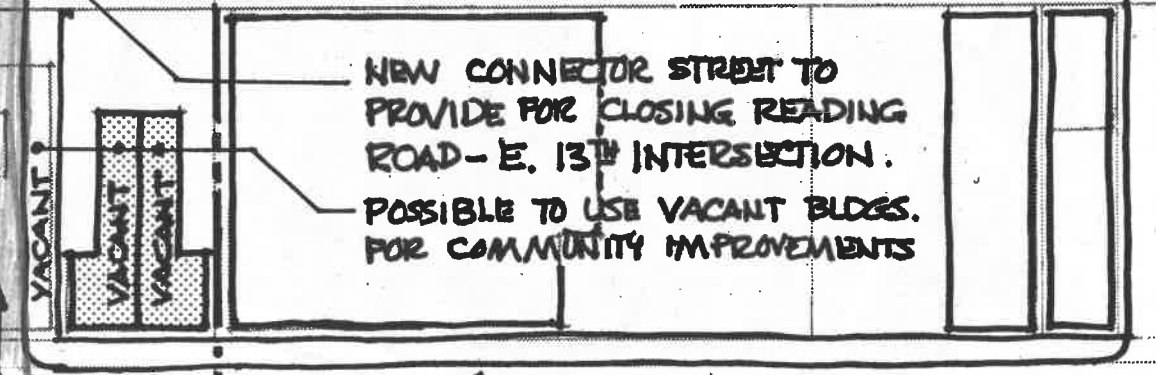
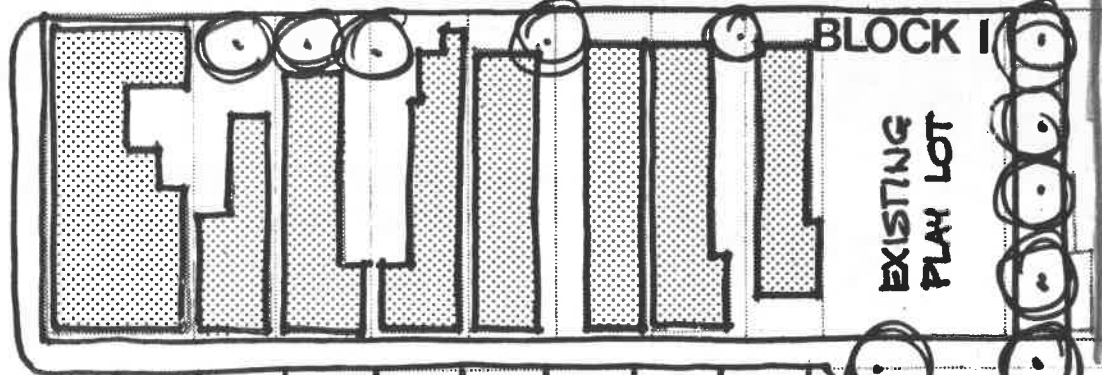
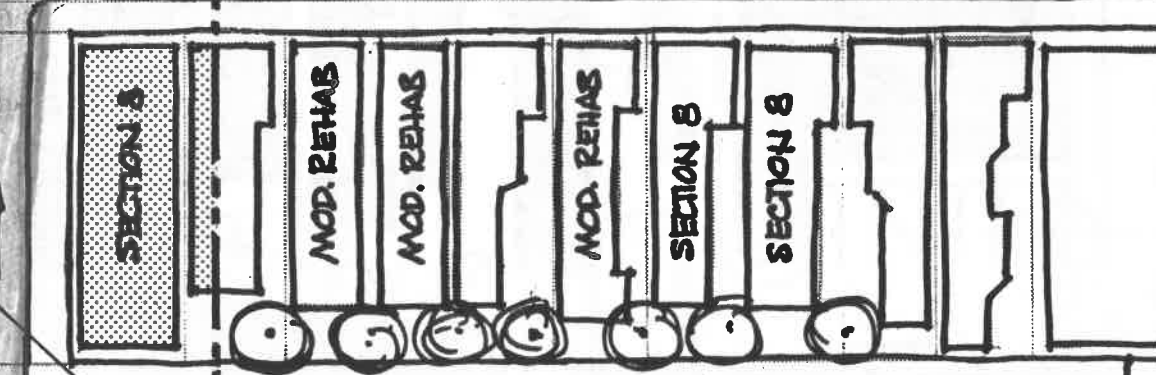
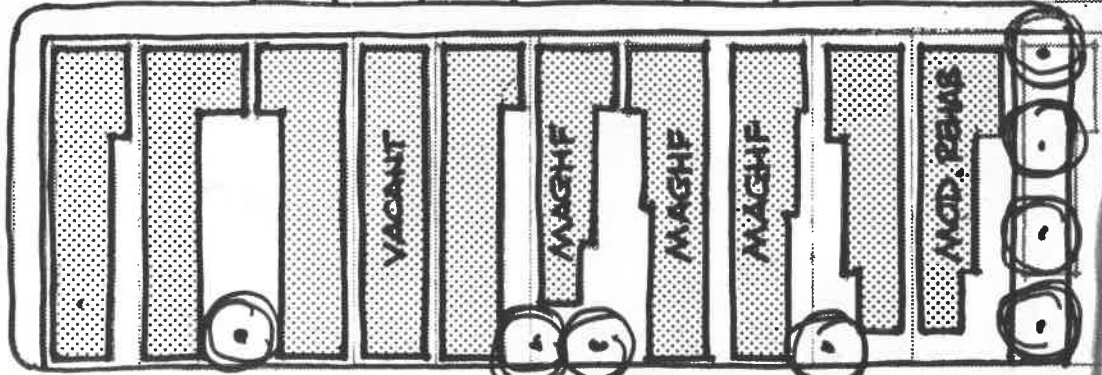
MATCH LINE. FOR EAST HALF OF BLOCK I, SEE EXHIBIT 9.13 B

LOCATE CONNECTOR AFTER FIELD ASSESSMENT OF VACANT BLDGS TOPOGRAPHY, ASSISTED HOUSING AND BLDGS SCHEDULED FOR MOD. REHABILITATION PROGRAM.

EAST ← THIRTEENTH

STREET

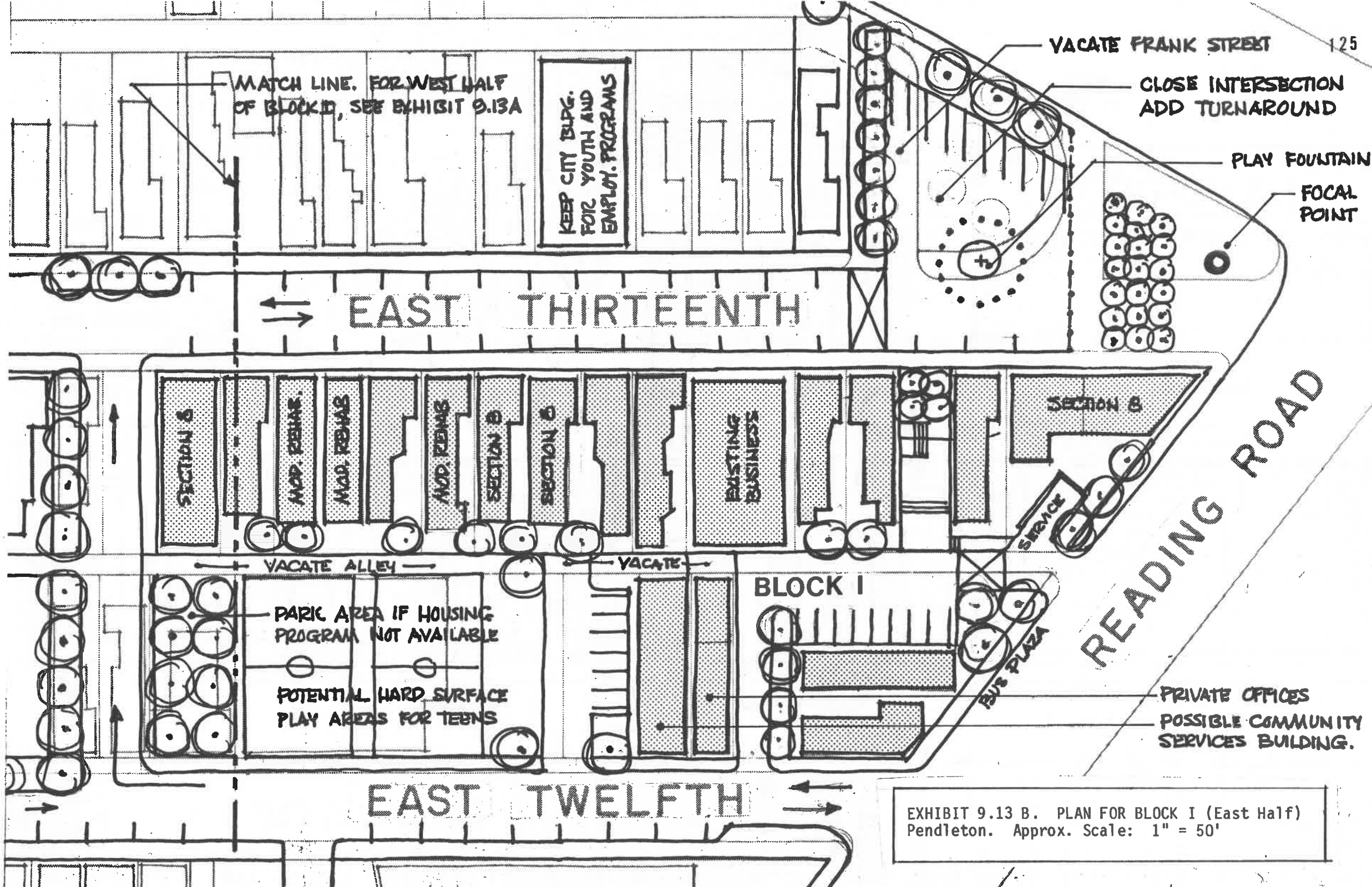
PENDLETON



NEW CONNECTOR STREET TO PROVIDE FOR CLOSING READING ROAD - E. 13TH INTERSECTION.
POSSIBLE TO USE VACANT BLDGS. FOR COMMUNITY IMPROVEMENTS

EAST → TWELFTH

EXHIBIT 9.13 A. PLAN FOR BLOCK I (West Half) Pendleton. Approx. Scale: 1" = 50'



MATCH LINE. FOR WEST HALF OF BLOCK I, SEE EXHIBIT 9.13A

KEEP CITY BLDG. FOR YOUTH AND EMPLOY. PROGRAMS

VACATE FRANK STREET

CLOSE INTERSECTION ADD TURNAROUND

PLAY FOUNTAIN

FOCAL POINT

EAST THIRTEENTH

SECTION 8

MAP. REHAB.

MAP. REHAB.

MAP. REHAB.

SECTION 8

SECTION 8

EXISTING BUSINESS

SECTION 8

STORAGE

READING ROAD

VACATE ALLEY

VACATE

PARK AREA IF HOUSING PROGRAM NOT AVAILABLE

POTENTIAL HARD SURFACE PLAY AREAS FOR TEENS

BLOCK I

BUS PLAZA

PRIVATE OFFICES
POSSIBLE COMMUNITY SERVICES BUILDING.

EAST TWELFTH

EXHIBIT 9.13 B. PLAN FOR BLOCK I (East Half) Pendleton. Approx. Scale: 1" = 50'

126



PRIORITY SHOULD BE PLACED ON REHAB OF WAREHOUSE. AVOID CONVERSION TO MORE INTENSIVE USE WITHOUT PROVISIONS FOR OFFSTREET PARKING.

DANDRIDGE STREET

NEW CONNECTOR STREET
HIGH STANDARD LIGHTING

PUBLIC PARKING
WALKWAY
LANDSCAPED RIGHT-OF-WAY

BLOCK J

ADD ONE TREE PER LOT

USE CITY BLDG. AS
YOUTH AND ADULT
TRAINING FACILITY

EAST

THIRTEENTH

FRANK ST

EXHIBIT 9.14. PLAN FOR BLOCK J
Pendleton. Approx. Scale: 1" = 50'

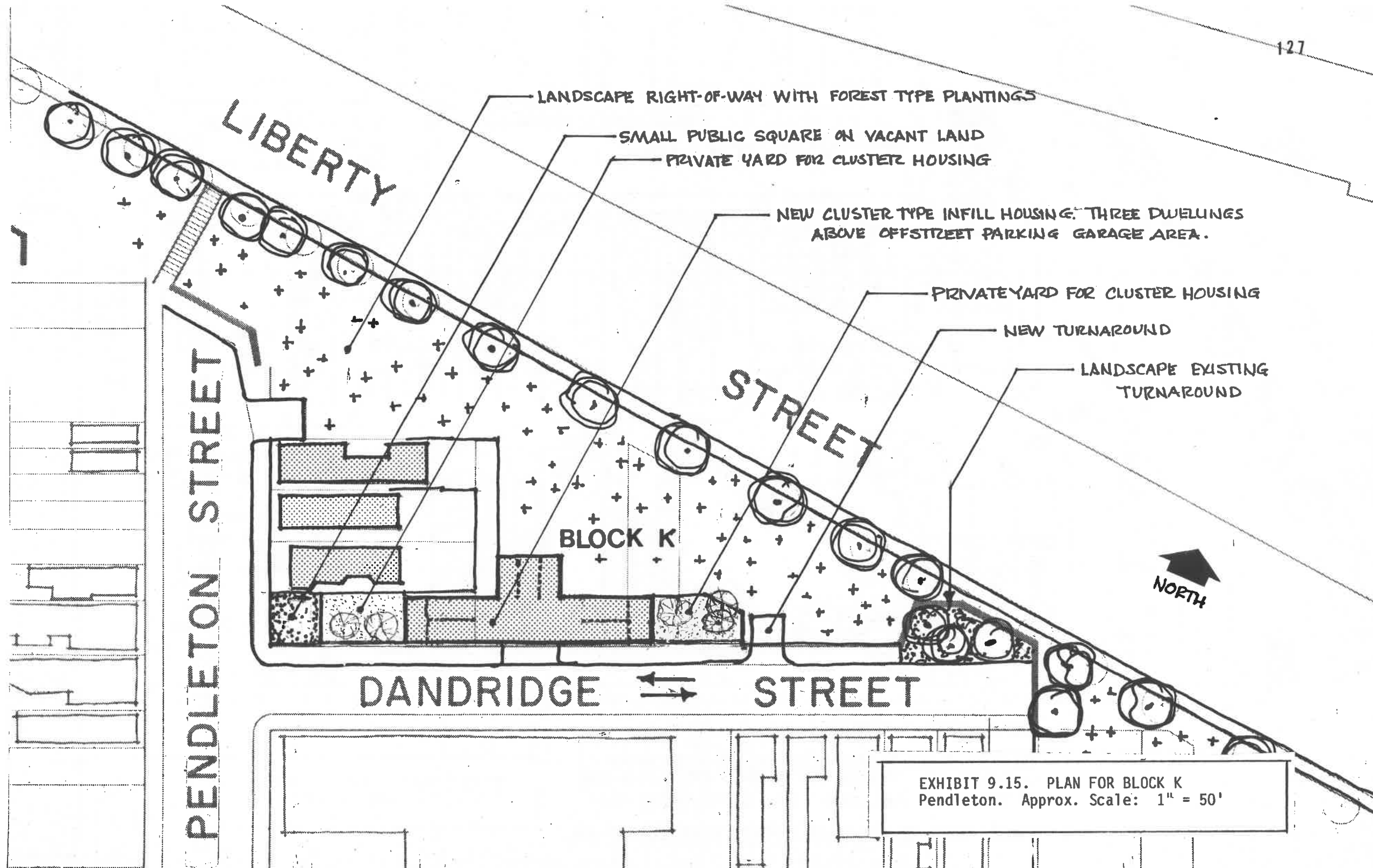
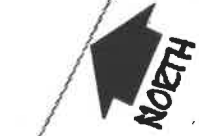


EXHIBIT 9.15. PLAN FOR BLOCK K
Pendleton. Approx. Scale: 1" = 50'



LIBERTY STREET

PENDLETON STREET

STREET

STREET

SPRING STREET

STREET

ENTH STREET

PENDLETON

BLOCK L

NEW INFILL HOUSING

REMOVE DILAPIDATED BLDG. ADD NEW INFILL HOUSING

EXIST. PLAY AREA

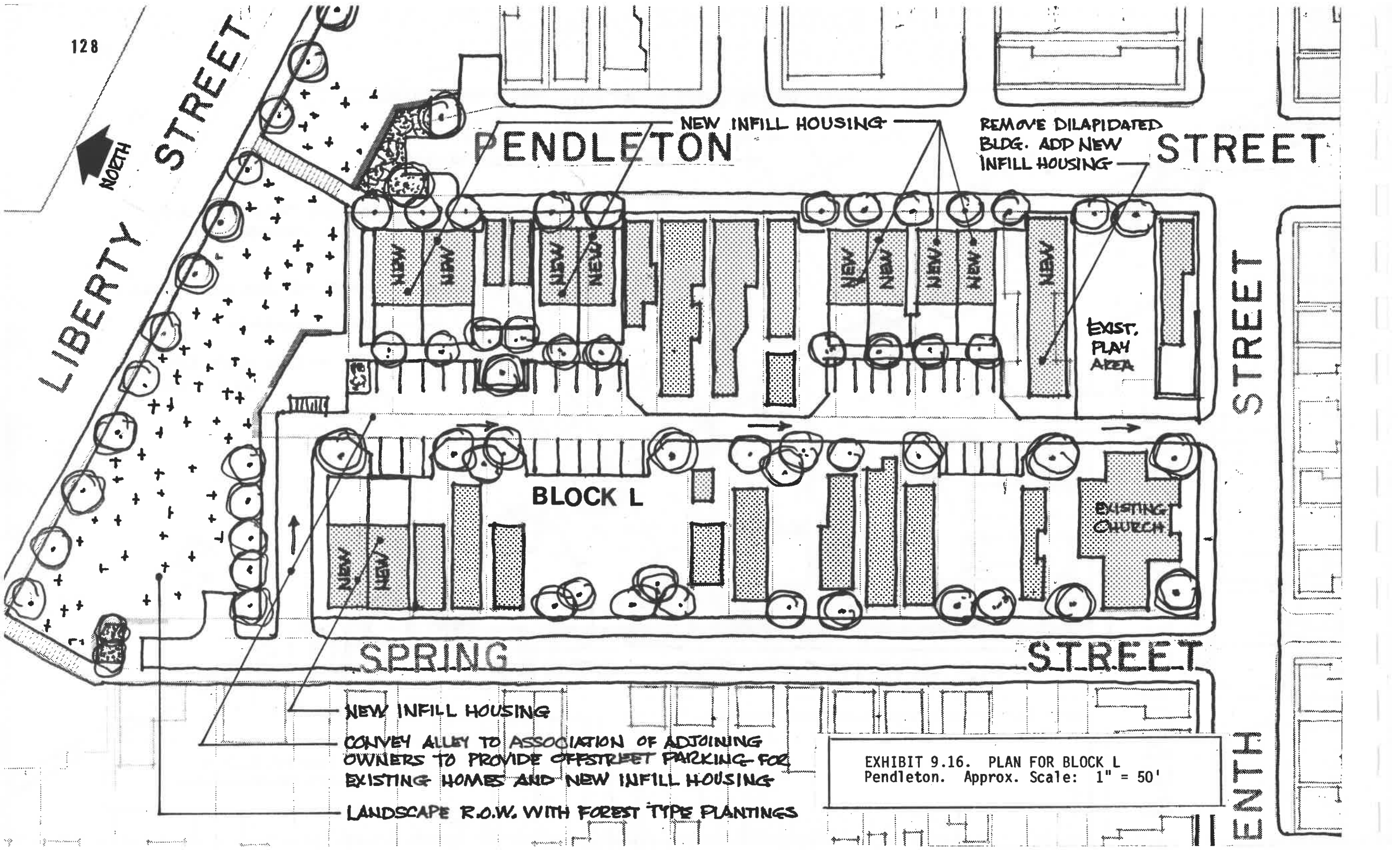
EXISTING CHURCH

NEW INFILL HOUSING

CONVEY ALLEY TO ASSOCIATION OF ADJOINING OWNERS TO PROVIDE OFFSTREET PARKING FOR EXISTING HOMES AND NEW INFILL HOUSING

LANDSCAPE R.O.W. WITH FOREST TYPE PLANTINGS

EXHIBIT 9.16. PLAN FOR BLOCK L Pendleton. Approx. Scale: 1" = 50'



DEMOLISH HEAVILY SAND-BLASTED BUILDINGS FOR COMMUNITY PARK

INFILL HOUSING

CLOSE SPRING STREET

129

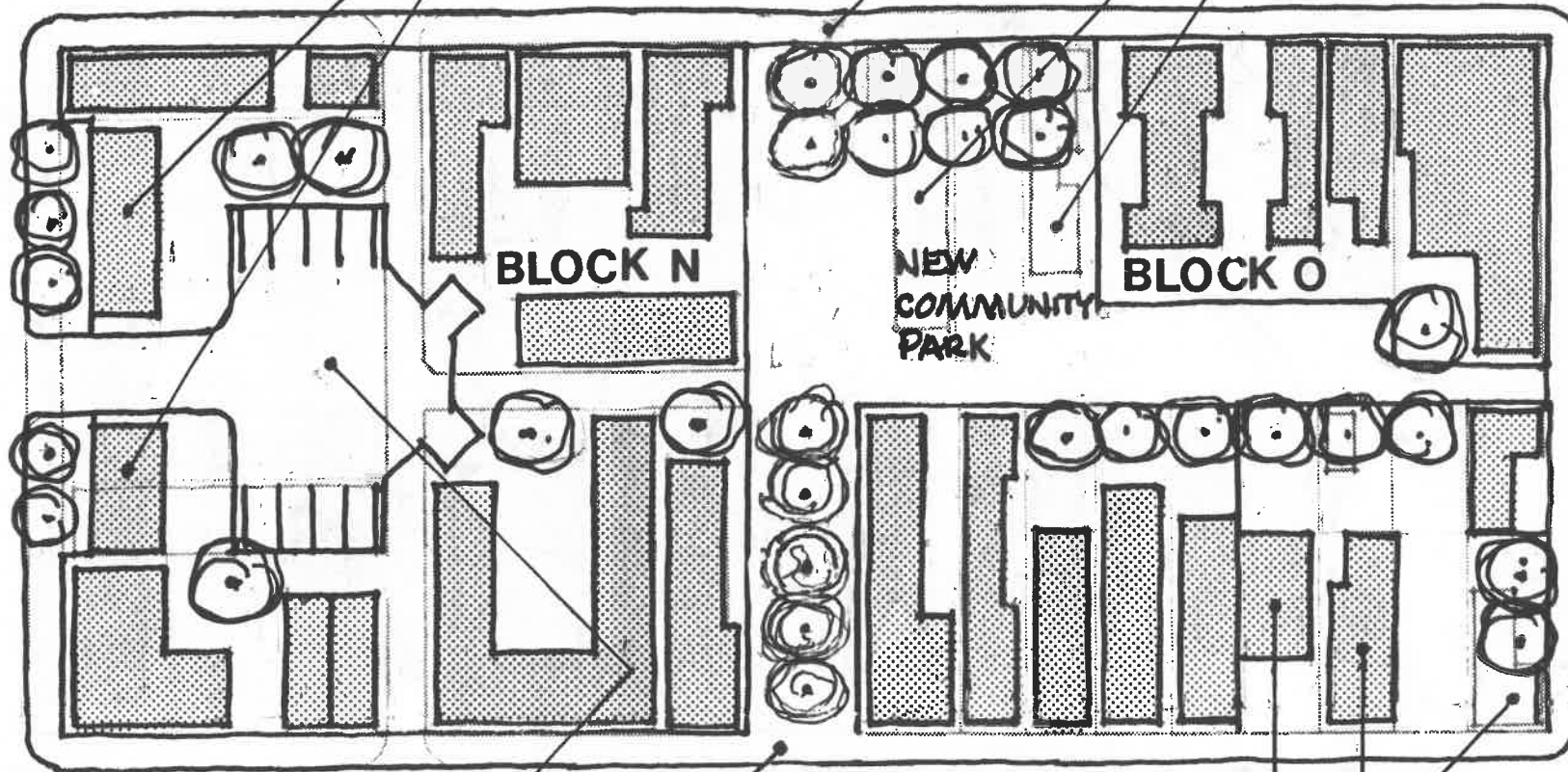
EAST

THIRTEENTH

big plaza

STREET

PENDLETON STREET



BLOCK N

NEW COMMUNITY PARK

BLOCK O



RELOCATE PARK AREA TO COMMUNITY PARK AREA

EAST

TWELFTH

big plaza?

STREET

PARKING, SERVICE, PLAY COURT

CLOSE SPRING STREET

NEW LAUNDRY BUILDING

CONVERT TO COMMUNITY BLDG.

DEMOLISH CONDEMNED BLDG. TO GET OPEN SPACE FOR COMM. BLDG.

EXHIBIT 9.17. PLAN FOR BLOCK N AND BLOCK O Pendleton. Approx. Scale: 1" = 50'



LIBERTY STREET

STREET

CONSIDER FOREST TYPE PLANTING OF SLOPE
NEW WALKWAY TO RESTORE PEDESTRIAN SYSTEM

SPRING STREET

BLOCK M

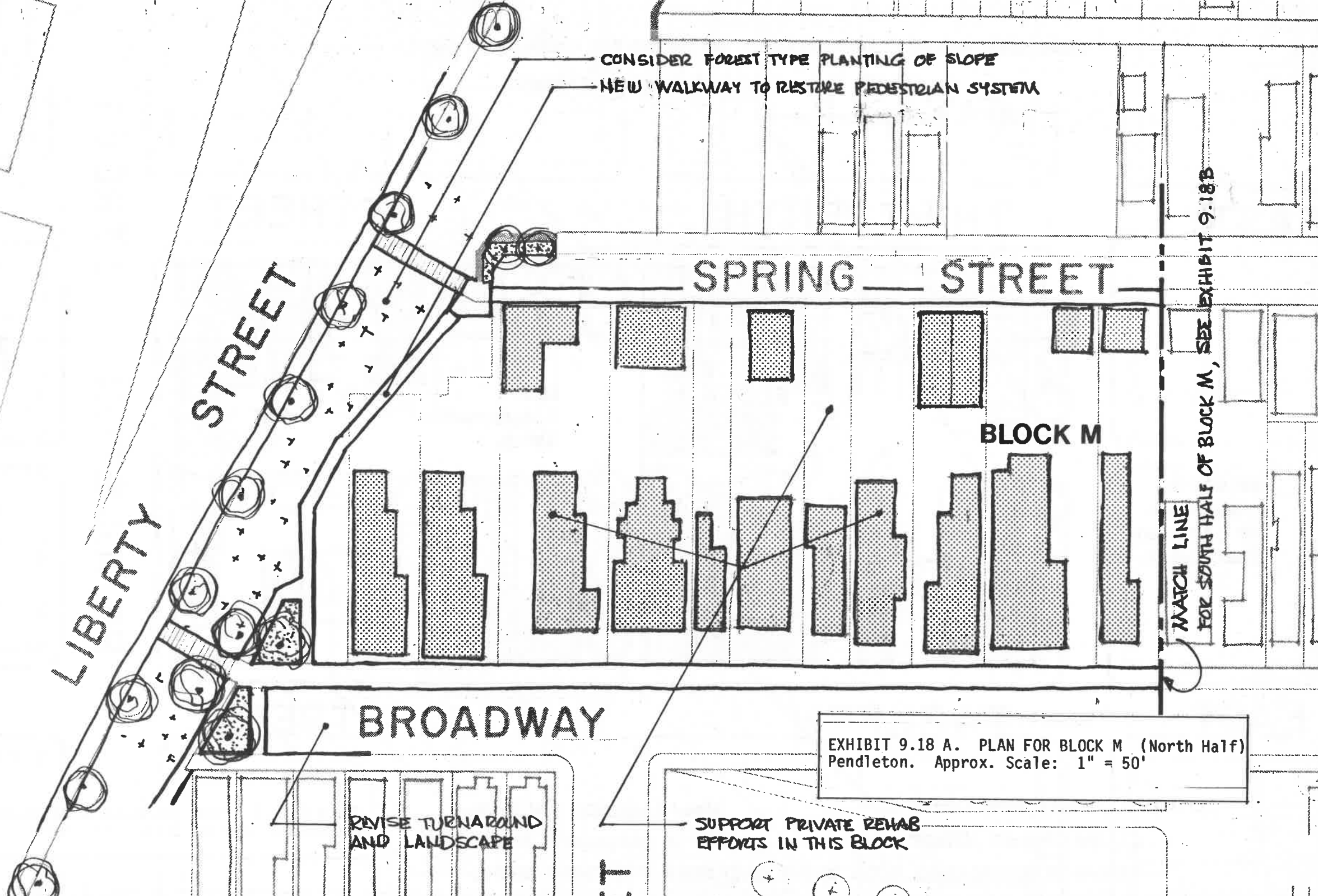
MATCH LINE
FOR SOUTH HALF OF BLOCK M, SEE EXHIBIT 9.18B

BROADWAY

REVISE TURNAROUND
AND LANDSCAPE

SUPPORT PRIVATE REHAB
EFFORTS IN THIS BLOCK

EXHIBIT 9.18 A. PLAN FOR BLOCK M (North Half)
Pendleton. Approx. Scale: 1" = 50'

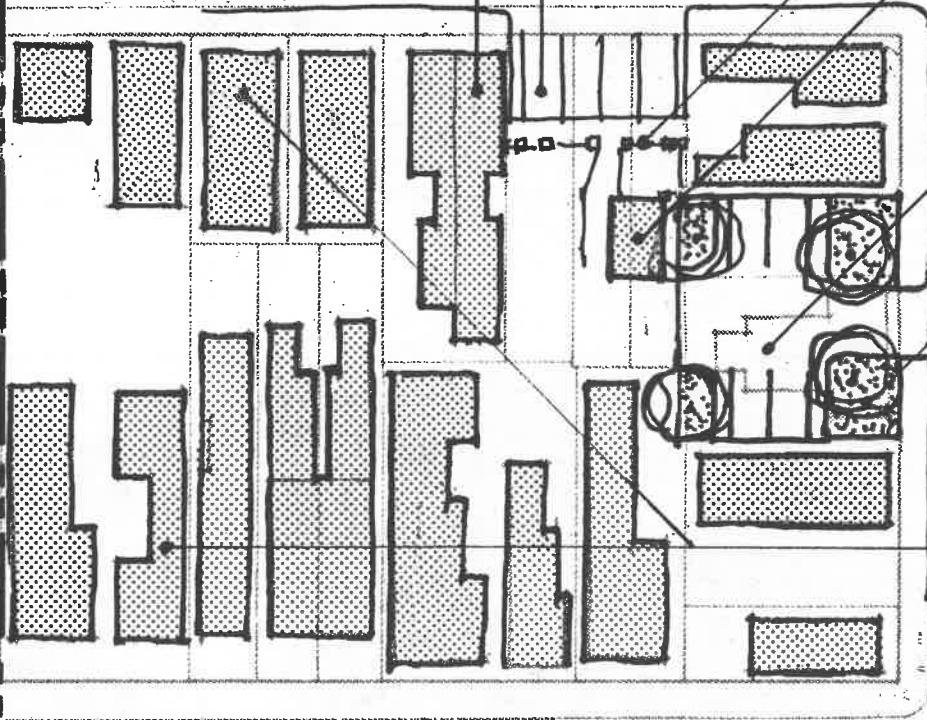




MATCH LINE FOR NORTH HALF OF BLOCK M, SEE EXHIBIT 9.18A

SPRING STREET

BLOCK M



BROADWAY

LINE OF MAJOR SHADE TREES

CERAMICS STUDIO WITH OWNER-ARTISTS IN RESIDENCE
OFFSTREET PARKING.

USE BRICKS FROM DEMO. BLDG. FOR NEW WALLS AND BLDGS.
PRIVATE KILN BUILDG.

STREET

DEMOLISH STRUCTURALLY DEFICIENT, VACANT BLDG.

WIDEN SIDEWALK. ADD SMALL SEATING AREAS AND ORNAMENTAL TREES.

OFFSTREET PARKING FOR ADJACENT PROPERTIES. IF USED FOR CERAMIC STUDIO, ELIMINATE PARKING BAY ON SPRING STREET.

SUPPORT PRIVATE REHAB EFFORTS IN THIS BLOCK

THIRTEENTH

TWELFTH

EXHIBIT 9.18 B. PLAN FOR BLOCK M (South Half) Pendleton. Approx. Scale: 1" = 50'

ST

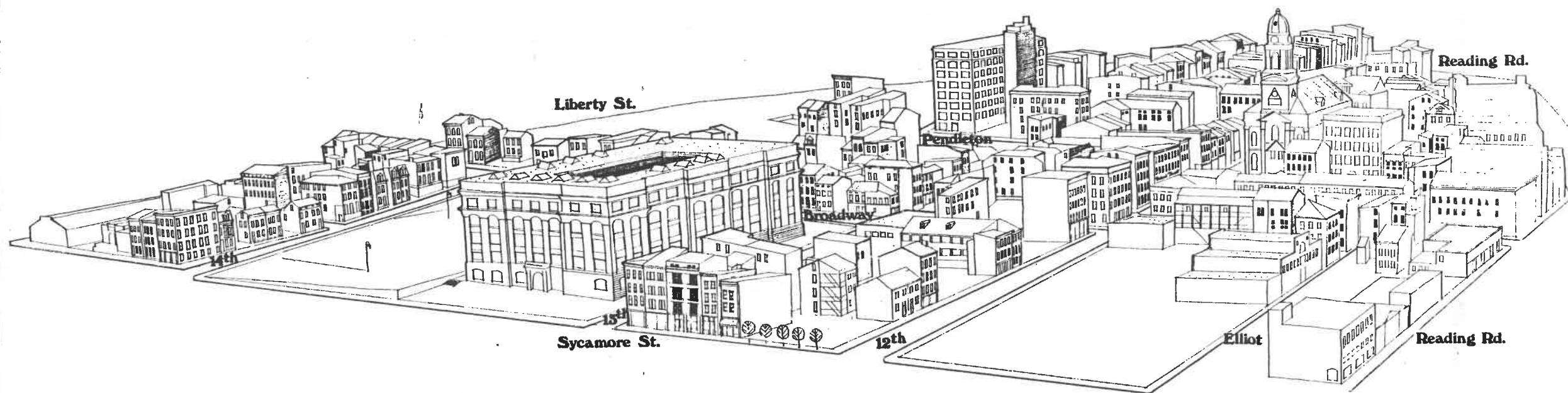
ST

131



P.18. VIEWS ALONG BROADWAY



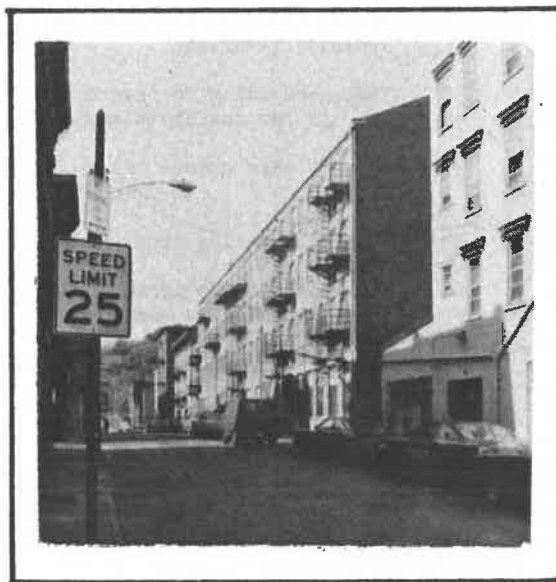
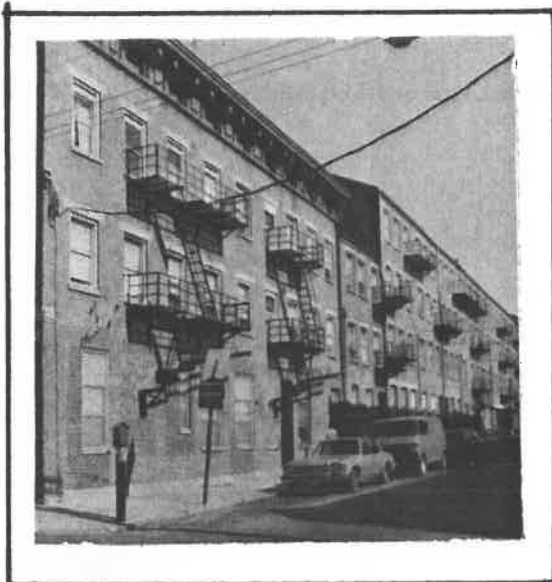


Appendix A. Pendleton Survey of Residents

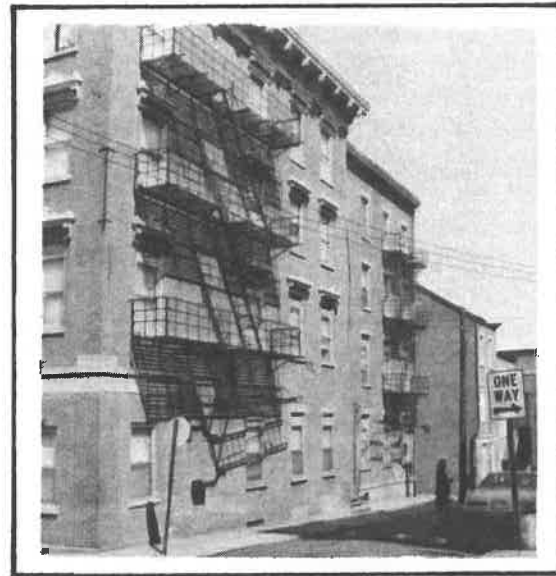
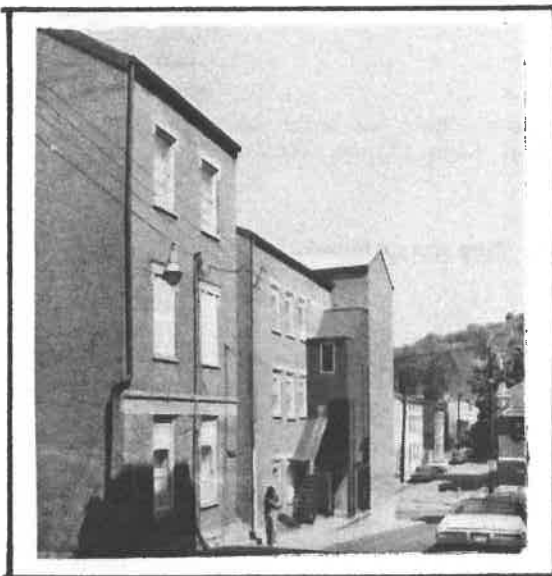


PENDLETON SURVEY

151 surveys were completed, approximately 23% of the households in Pendleton. The average age of the persons answering the survey was 42 years.



P.19. HUD/FHA SUBSIDIZED HOUSING



1. How many people live here?

454 people lived in the 151 households surveyed or an average of 3.0 persons per household.

2. What are their ages: How many are 18 or younger

18 - 60	179 (39%)
60 or older	213 (47%)
(don't know/no answer)	54 (12%)
DK/NA	8 (2%)

3. If there are kids less than 6 years old, do they go to a day care center? If yes, where?

YES 7 (5%)
 NO 144 (95%)
 where - Memorial Community Center Day - Prospect Hill

4. Do you rent here or are you the owner?

RENT	- 138 (91%)
OWN	- 13 (9%)

5. How long have you lived at this address?

1 yr. or less	44 (29%)
1 - 3 years	32 (21%)
3 - 7 years	31 (21%)
7 - 10 years	18 (12%)
more than 10	24 (16%)
DK/NA	2 (1%)

6. Where did you live before?

Pendleton	60 (40%)
West End/Dntn	19 (12%)
Mt. Auburn	16 (11%)
O-T-R (elsewhere)	13 (9%)
Walnut Hills	13 (9%)
Avondale	4 (3%)
Other neighborhoods	
in Cincinnati	19 (13%)
Out-of-Town	7 (5%)

7. Why did you move here:

Building was in bad condition, torn down, or burned; better building here	50 (33%)
Needed bigger or smaller apartment	23 (15%)
Like this area better	14 (9%)
Building was sold or rehabbed	11 (7%)
Cheaper rents here	9 (6%)
Pendleton area convenient to downtown and churches	8 (5%)
Bought own house	4 (3%)
Moved from parents	4 (3%)
Other	16 (11%)
DK/NA	12 (8%)

8. Do you plan on staying here? If not, where would like to live?

YES	113 (75%)	
NO	36 (24%)	, most said they'd likd to live anywhere better; others mentioned Avondale, Corryville, Madisonville, College Hill, Price Hill, Clifton or Mt. Adams; several wanted to leave town
DK/NA	2 (1%)	

9. Would you buy a house in this neighborhood if you could?

YES	70 (46%)
NO	75 (50%)
DK/NA	6 (4%)

10. Do you know your neighbors very well? (explain)

YES	88 (58%)
NO	49 (32%)
Some/a few	14 (9%)

COMMENTS: People are friendly, nice or kind; some good friends live here

11. What are the two most important changes that have taken place in the neighborhood in the past few years?

No changes have taken place	55 (32%)
More/better parks or playgrounds	20 (11%)
Buildings rehabbed; homes fixed up	14 (8%)
Cleaner	11 (6%)
Streets repaired; better City maintenance	9 (5%)
More crime and violence	8 (5%)
Trees planted on 13th	8 (5%)
Poor being displaced, gentrification	8 (5%)
Problem people - kids, drunks	5 (3%)
Gotten worse	4 (2%)
Other	12 (7%)
DK/NA	20 (11%)

12. What is the biggest problem on your block? and Do you have any solutions to it?

Dirty, too much trash and garbage	41 (22%)
Crime, violence, vandalism	26 (14%)
- suggestion: more/better police	
Too many kids, teenagers	25 (13%)
- suggestion: recreation center, parental control	
No problems	24 (13%)
Noisy	23 (12%)
Drunks and bad neighbors	13 (7%)
Buildings rundown, need fixing	9 (5%)
No stores or laundromats	7 (4%)
Traffic or parking problems	6 (3%)
Other	7 (4%)
DK/NA	9 (5%)

13. Do you like the fact that new people are moving in and fixing up the houses? (explain)

YES, good thing to have happen, betters housing and neighborhood	80 (53%)
YES, if for residents and no displacement	28 (19%)
NO	25 (17%)
Haven't seen anyone fix up houses	15 (10%)
DK/NA	3 (2%)

14. What do you like about this area? (Pendleton)

Convenient to downtown, stores, and buses	80 (46%)
Friendly, nice people here	26 (15%)
Nothing	23 (13%)
Quiet neighborhood.	13 (8%)
Just like it	8 (5%)
Cheap rents	6 (3%)
Lived here a long time	4 (2%)
Other	9 (5%)
DK/NA	4 (2%)

15. What do you dislike about this area: (Pendleton)

Dirt, trash, litter	34 (18%)
Nothing	34 (18%)
High crime rate, violence, vandalism, disorderly conduct	26 (14%)
People, bad neighbors, drunks	21 (11%)
Noise	19 (10%)
Children, teenagers are bad, fighting	15 (8%)
Rundown buildings	9 (5%)
No stores	7 (4%)
Traffic	5 (3%)
Everything	4 (2%)
Other	12 (6%)
DK/NA	3 (2%)

16. Of the following City services, which is the best and which is the worst? (street repair, recreation/parks, police, fire, street cleaning/snow removal, waste collection, others)

<u>BEST</u>	
Police and/or fire (fire-20, police-15, fire and police-20)	55 (36%)
Waste Collection	44 (29%)
Recreation/parks	10 (7%)
Street cleaning/snow removal	9 (6%)
Fire and waste collection	4 (3%)
Street repair	2 (1%)
None are any good	12 (8%)
DK/NA	15 (10%)

<u>WORST</u>	
Street cleaning/snow removal	50 (33%)
Recreation/parks	36 (24%)
Police	25 (17%)
Street repair	13 (9%)
Waste collection	10 (7%)
All bad	8 (5%)
DK/NA	9 (6%)

17. Is your house or building in need of major repairs? What repairs?

YES	63 (43%)
NO	85 (56%)
DK/NA	3 (2%)

A whole variety of repairs needed were mentioned including fixing roofs, plumbing, walls, windows and security screens.

18. Does your landlord make repairs when you ask him to?

YES	98 (65%)
NO	41 (27%)
DK/NA	12 (8%)

19. How many rooms are there in your apartment? (not counting kitchen, baths, and halls)

1 room	27 (18%)	
2 rooms	37 (25%)	1 owner/occupant
3 rooms	36 (24%)	3 owner/occupants
4 rooms	17 (11%)	2 owner/occupants
5 rooms	15 (10%)	
6 or more	15 (10%)	7 owner/occupants
DK/NA	4 (3%)	

20. Are you employed or unemployed?

EMPLOYED	38 (35%)
UNEMPLOYED	110 (73%)
DK/NA	3 (2%)

21. Where do you work? (area or location)

15 (39%)	of those 38 employed work downtown
5 (13%)	work in Pendleton
3 (8%)	work in Avondale
2 (5%)	work in Over-the-Rhine
2 (5%)	work in Walnut Hills
2 (5%)	work in Oakley
9 (24%)	work in other Cincinnati neighborhoods

22. Where do you shop for groceries?

O-T-R at Findlay Market, Krogers, or IGA	109 (72%)
Downtown	9 (6%)
Corryville	8 (5%)
Anyplace cheap	7 (5%)
Walnut Hills	5 (3%)
Clifton	3 (2%)
Norwood	2 (1%)
Kentucky	2 (1%)
Other	4 (3%)
DK/NA	2 (1%)

109 (72%)
9 (6%)
8 (5%)
7 (5%)
5 (3%)
3 (2%)
2 (1%)
2 (1%)
4 (3%)
2 (1%)

23. Where do you go to a drugstore?

Downtown	54 (36%)
Over-the-Rhine	30 (20%)
Reading Road - Pendleton	16 (11%)
Hospital or clinic	13 (9%)
Walnut Hills	10 (7%)
Corryville	5 (4%)
West End	2 (1%)
None, don't use	7 (5%)
DK/NA	13 (9%)

24. Where do you go to a laundromat?

Wash at home	61 (40%)
Reading and Broadway	36 (24%)
Court Street	18 (12%)
O-T-R	4 (3%)
Relative's house	4 (3%)
Corryville	3 (2%)
Clifton	3 (2%)
Other	9 (6%)
DK/NA	13 (9%)

25. Where do you go to a doctor, or clinic?

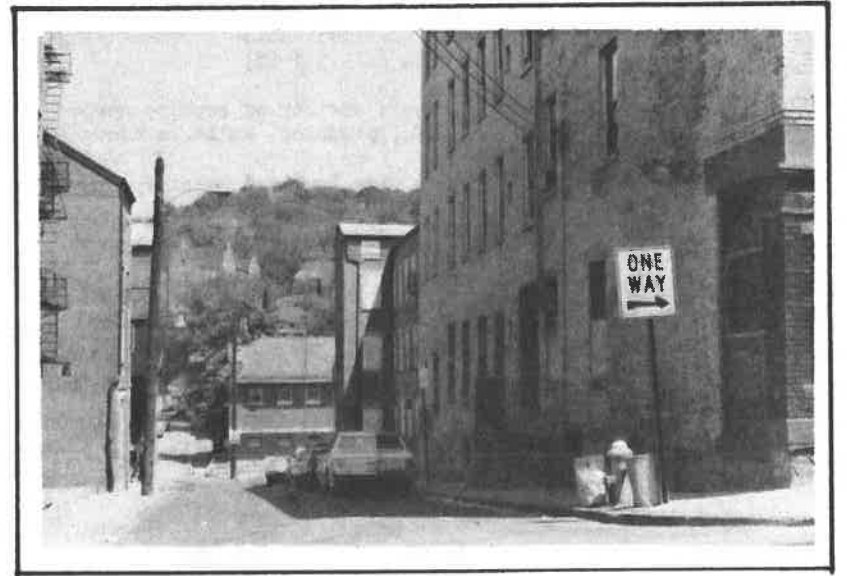
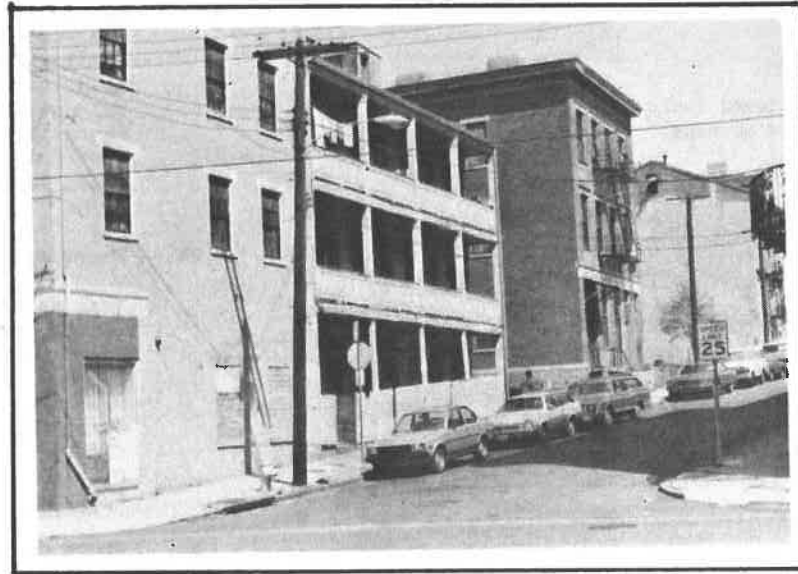
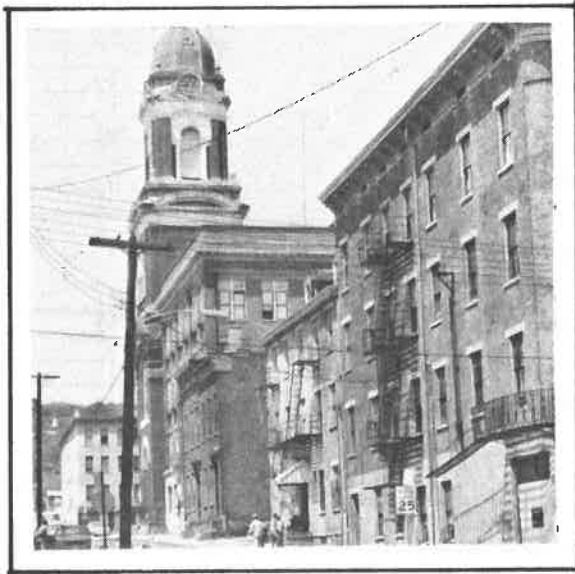
General or Children's Hospital	64 (42%)
12th Street Clinic	17 (11%)
Other hospitals (not General/Childrens)	11 (7%)
Reading Road	11 (7%)
Downtown	10 (7%)
Don't go	6 (4%)
Avondale	5 (3%)
West End	5 (3%)
Clifton	4 (3%)
O-T-R	3 (2%)
Mt. Auburn	3 (2%)
Other	4 (3%)
DK/NA	8 (5%)

26. Where attend church?

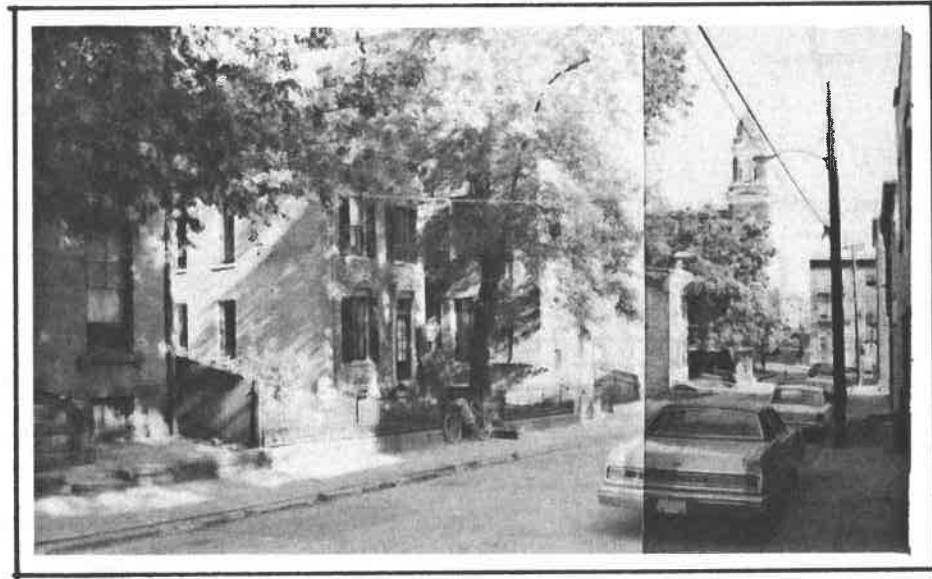
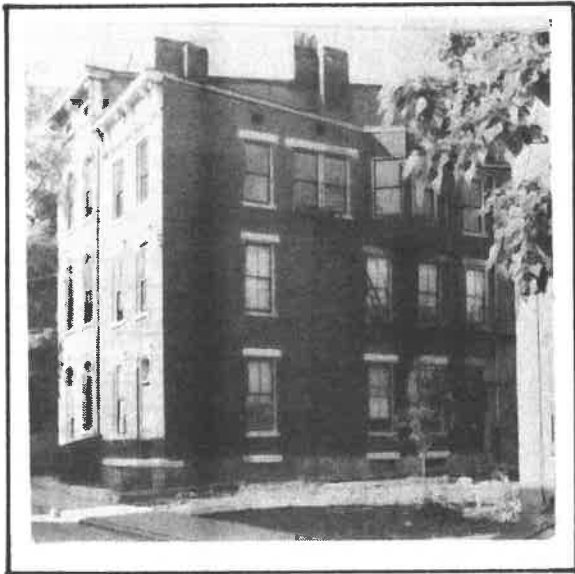
Don't attend	70 (46%)
O-T-R	25 (17%)
Mt. Auburn	11 (7%)
Avondale	11 (7%)
Downtown	9 (6%)
Any church	6 (4%)
Walnut Hills	6 (4%)
West End	4 (3%)
Other	4 (3%)
DK/NA	5 (3%)

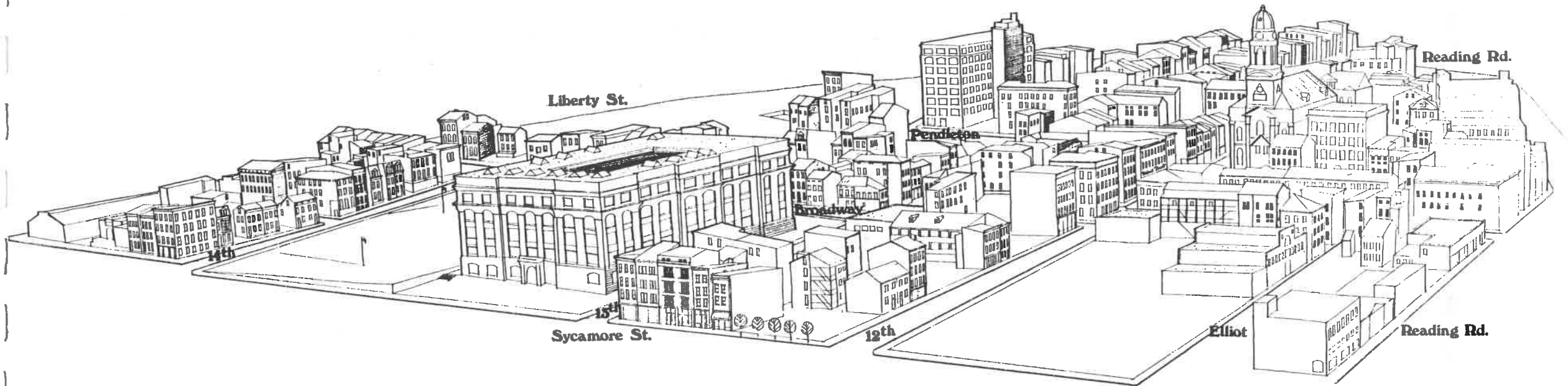
27. Do you have a car?

YES	42 (28%)
NO	108 (72%)
DK/NA	1 (-)



P.20. VIEWS ALONG SPRING STREET





Appendix B. O-T-R Human Services Report



Prepared by: Johnnetta Broomfield 1/12/81
Office of Community Asst.
415 W. Court Street (03)

OVER-THE-RHINE HUMAN SERVICES

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>Alcoholic Drop-In Center</u> 217 West 12th Street (10) Buddy Gray 721-6943	Drop-In for alcoholic abusers, emergency shelter, clothing, counseling, referral, congregate meals	Department of Health, donations	Teamsters Union Local 100
<u>Appalachian Identity Center</u> 1415 Walnut Street Ernie MyNatt 651-2876	Recreation, outreach, cultural, GED	Appalachian Fund, Inc.	Appalachian Fund, Inc.
<u>Catholic Social Service-Family Education Service</u> 100 East 8th Street Larry Bostic 241-7745	Life cycle education or family life education, infant stimulation, counseling	Hamilton County Welfare Dept., Title XX	Catholic Social Service of Southwest Ohio
<u>Center for Comprehensive Alcoholic Treatment-Intake</u> 1644 Vine Street Keith Jones 721-0048	Intake-referral, alcohol, medical, screening and evaluation	Dept. of Health & Human Services, Title XX	HUD-Housing Management
<u>Central Parkway YMCA</u> 1105 Elm Street (10) Richard Steinbrink 241-5348	Residence, social development, recreation, counseling, children's activity groups, youth and adult groups	Membership, United Appeal, program fees, business services, endowments	Y.M.C.A.
<u>Christ Child Day Nursery</u> 112 Findlay (10) Mrs. Janella Johnson 721-2195	Day care for children (3-5 yrs)	United Appeal, fees, donations, U.S. Dept. of Agriculture, Hamilton County Welfare Dept.	
<u>Christians United for Reaching Everyone (CURE)</u> 217 Goethe David Grossman 621-2873	Clothes, food, shelter, referral	Church, donations	CURE
<u>Center for Comprehensive Alcohol Treatment-Rehabilitation</u> 24 East 14th Street William Carter 651-3084	Male residence, treatment, counseling, employment, meals, outreach services	Title XX, Regional Council on Alcohol, Private Owner State and local funding	

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>Cincinnati Baptist Center</u> 127 Mulberry Street Larry Gardner 241-0283	Recreation, emergency food, clothing store, counseling, tutoring	Cincinnati Baptist Assoc.	Cincinnati Baptist Assoc.
<u>Cincinnati Metropolitan Housing Authority</u> 16 West Central Parkway Henry Stefanik 721-4580	Administration, management and/or consultative assistance	U.S. Department of HUD	Cincinnati Metropolitan Housing Authority (CMHA)
<u>Cincinnati Recreation Commission Administration</u> 222 E. Central Parkway Rm. 400C Ronald Chase 352-4000	Social and recreational services for developmentally disabled, recreational facilities and programs, day care for adults	Tax funds	The Alms & Doepke Company
<u>Cincinnati Recreation Commission Retired Senior Volunteer Program</u> 222 E. Central Parkway, 4th Flr. Rick Sage 352-4046	Volunteer Recruitment and/or placement, training and supervision	ACTION, City of Cincinnati, United Appeal, donations	The Alms & Doepke Company
<u>City Gospel Mission</u> 1419 Elm (02) Rev. Carl Marcotte 241-5525	Emergency food assistance, clothing collection and distribution, community education in home making and alcoholic prevention, assistance to travlers, regular meals on site, emergency shelter	Contributions from individuals, churchs and businesses, estates	City Gospel Mission
<u>Comprehensive One-Stop Offender Aid Program (COSOAP)</u> 1632 Central Parkway (2nd Flr) Ray Rush 579-9300	Services planning referral, supportive services counseling, assessment, job readiness, job placement	CETA, City and County, Title XX	Cincinnati Girls Club

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>Contact Center</u> 1641 Vine Street Mary Trzaska 381-4242	Community organizing, advocacy, used clothing store, People Against Displacement advocacy	Private organizations, donations	Franciscan Fathers
<u>Court Psychiatric Clinic</u> 222 E. Central Parkway (Lower level) Dr. Winter 352-3111	Emergency psychiatric care, diagnostic assessment, counseling	State of Ohio Mental Health Fund	The Alms & Doepke Company
<u>Dominican Community Services</u> 916 York Street Dave Callan 621-0012	Home health care, homemaker and home aide, mental health, community health, sensory integration for children, mental health services for children	Donations, Title XX	Dominican Sisters of the Sick and Poor-New York
<u>Emanuel Community Center</u> 1308 Race (10) Ferman Knox 241-2563	Counseling, child day care, social development, neighborhood organizing, recreation, youth Service Bureau	United Appeal, endowments, fees, gifts, Hamilton County Welfare, Department of Agriculture	Emanuel Community Center
<u>Free Store</u> 2270 Vine Street (10) Steve Gibbs 241-1064	Consumer complaint investigation and redress, nutrition, appliance and furniture distribution, emergency food, housing and moving assistance, advocacy, clothing collection and distribution, minor home repairs, emergency repairs from burglaries, weatherization, counseling, administration, management, consultation assistance	United Appeal, CETA, donations, City of Cincinnati General Fund, Foundations, U.S. Department of Agriculture, ACTION	Free Store
<u>Greater Cincinnati Bail Project</u> 222 E. Central Parkway, Rm 602-A Lucy C. Craine 381-5020	Pre-trial release	City of Cincinnati	The Alms & Doepke Company

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>Hamilton County Juvenile Court</u> 222 E. Central Parkway (02) Judges O'Connor & Grossman 632-8000 Charmaine Clark 222E Central Prkwy, 3rd Flr.632-8014	Administration, docketing and case management, disposition, probation, detention, volunteer specialist	Hamilton County Tax Funds, fines, court costs	The Alms & Doepke Company
<u>Harriet Tubman, Mother Jones Cultural Center</u> 114 West 14th. Street Larry Redden 421-2550	Cultural program, youth counseling, community organizing class, drug abuse counseling	United Appeal, Grants, church donations	Urban Appalachian Council
<u>HUB Services Building</u> 19 West Elder (10) Ron Bruder 621-4400	Consumer advice and education, service planning, intake and outreach, community development, education, library, credit union, youth employment, adult basic education, GED, employment aid to the handicapped, consultation education, counseling, homemaker, aid to disabled, employment aid, recreation, hot lunch-summer, social service, welfare, financial assistance, neighborhood planning/coordination and development	City of Cincinnati	City of Cincinnati
<u>Ohio Bureau of Vocational Rehabilitation</u> 19 W. Elder Street (10) Leola Murphy 621-4400 Ext.252	Diagnostic services, medical examinations, special employment assistance for the developmentally disabled, employment for the physically handicapped or disabled, employment assistance for the mentally or emotionally disabled, rehabilitation financial assistance, financial aid, job seeking skills and placement, guidance and counseling, personal adjustment, transportation	State, federal appropriations	City of Cincinnati
<u>Home Aid Services</u> 19 W. Elder Street Sue Gillster 621-4400 Ext.264		Ohio Administration on Aging and the Cincinnati Foundation	City of Cincinnati

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>Ohio Bureau of Employment Services</u> 19 W. Elder (10) Pilot Center Irene Temple 621-4400 Ext.213	Job finding, referral and placement, testing	Department of Labor	City of Cincinnati
<u>OTR Post Office</u> 19 W. Elder (10) Ruth Litpert 621-4400 Ext.250	Postal Services		City of Cincinnati
<u>Findlay Market Clinic</u> 19 W. Elder (10) Nancy Payne 621-4400 Ext 210	WIC, OB-Gyn, family planning, sickle cell, medical social work services, teen clinic, nutrition counseling	City of Cincinnati	City of Cincinnati
<u>OTR Library</u> 19 W. Elder (10) Marcella Poole 621-4400 Ext279	Branch of main library services	City of Cincinnati	City of Cincinnati
<u>HUB Education Office</u> 19 W. Elder (10) Toni Leahr 621-4400 Ext.253	Adult basic education, GED preparation, counseling	City of Cincinnati	City of Cincinnati
<u>HUB Free Store</u> 19 W. Elder (10) Mary Armstrong 621-4400 Ext.211	Clothing collection and distribution	City of Cincinnati	City of Cincinnati
<u>Joyful Togetherness Block Club Center</u> 2109 Ravine Street Mary Armstrong 381-5149	Recreational	Donations	

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>LeBlond Boys & Girls Club</u> 1621 Logan Street (10) Clyde Barnhart 861-5100 Bob Wallace 721-7600	Special educational assistance for the dis- advantaged, recreation, group service social adjustment, group service social development, tutoring, counseling, youth activity groups, library, arts and crafts, meals program, pre-school for younger sisters and brothers of members	United Appeal, tax funds, fees, individual gifts	Boys' Clubs of Greater Cincinnati
<u>Legal Aid Society of Cincinnati</u> <u>Public Defender Division</u> 222 E. Central Parkway John Greuoch 651-3250	Legal Aid-Criminal	United Appeal, city and federal	The Alms & Doepke Company
<u>Memorial Community Center</u> 1607 Mansfield Street Robert Routt 621-3032 542-2480	Tutoring, youth activity, social adjustment group services, day care for children, employment services, community development	United Appeal, fees, volunteer contributions	Memorial Community Center
<u>Madonna Community House</u> 118 Findlay (10) James Covington 241-6313	Library, senior citizens assistance, education-tutoring, employment referral, neighborhood organizing, social development, family assistance, limited recreation, social adjustment, neighborhood planning, coordination and development counseling	United Appeal	Santa Maria Community Service
<u>OBES-Administration</u> 1916 W. Central Parkway Ralph Jarratt (1st Flr.) 852-3143	Job finding, referral to placement, job counseling, special bonding services, unemployment insurance	Tax funds	Ohio Bureau of Employment Services-Cincinnati District
<u>OBES-Unemployment Claims</u> 1916 W. Central Parkway Marjorie Martin (2nd Flr.) 852-3163	Job finding, referral and placement, job counseling, employment for socially and economically disadvantaged, special bonding services	Tax funds	Ohio Bureau of Employment Services-Cincinnati District

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>OBES Vocational Planning Center</u> 1812 Central Parkway Donald Sheehan (2nd Flr.) 852-3122	Administrates unemployment benefits program and employment program	U.S. Department of Labor	Ohio Bureau of Employment Services-Cincinnati District
<u>OBES-Work Incentive</u> 1806 Central Parkway Ethel Quernor 852-3386	Job finding, referral and placement, employment for socially/economically disadvantaged	Tax funds	Ohio Bureau of Employment Services-Cincinnati District
<u>Over-The-Rhine Food Stamp</u> 1821 Elm Street Henry C. Marchand 632-6398	Food stamps	U.S. Department of Agriculture, State of Ohio, Hamilton Country General Fund	Hamilton County Welfare Dept.
<u>Over-The-Rhine Recreation Center</u> 1715 Republic St. (10) Hillian Heuring 381-1893	Recreation, therapeutic programs for the handicapped and mentally disabled, senior ceramics, arts and crafts, elementary gym classes, senior services programs, exercise, weight lifting	City of Cincinnati	Cincinnati Public Recreation Commission
<u>OTR Senior Services Center</u> 1720 Race Street (10) Bill Wahler 381-3007	Black lung benefits, hearing testing and evaluation, nutrition, meals, education classes, foster grandparent, recreation, lay advocacy, outreach, counseling, art appreciation, living history, audio logical screening, volunteer opportunities, tutoring, transportation, housing assistance, protective services for adults,	City of Cincinnati General Fund, Adm. on Aging-Cincinnati, United Appeal, Hamilton Country Welfare, private foundations	City of Cincinnati
<u>Parent & Child Center</u> 34 Green (10) Gwen Hayden 621-3274	Headstart Child Development, family assistance, outreach, early child development training	Department of Health and Human Services	City of Cincinnati
<u>Prince of Peace Day Care</u> 1524 Race Street Joel Hemple 621-7265	Preschool education, thrift shop, emergency food, financial counseling	Contributions, churches	Prince of Peace

1/12/81

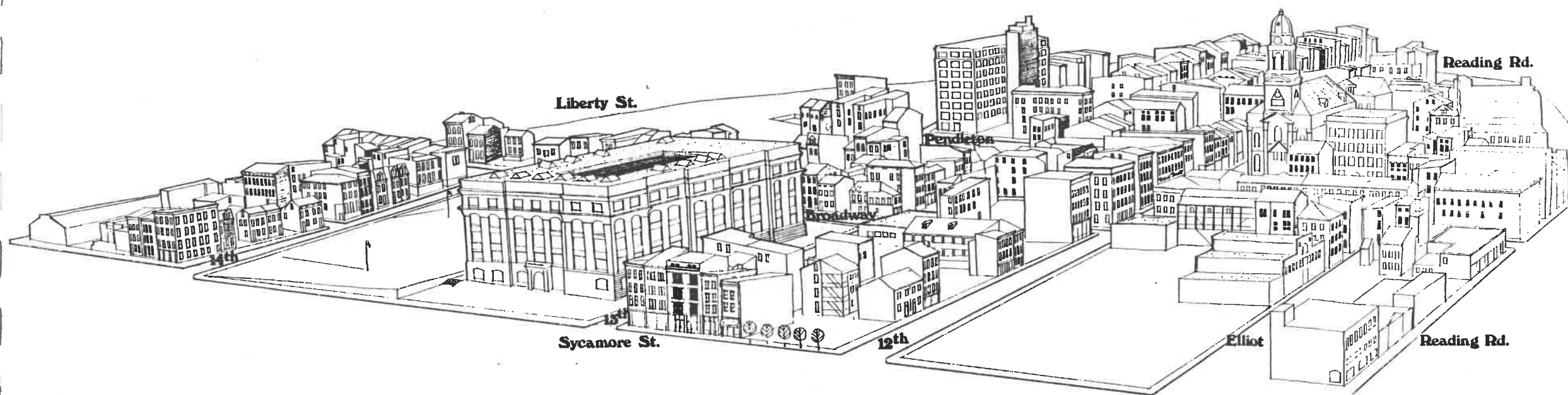
<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>St. John's</u> 1110 Pendleton Street Sr. Jean Link 241-2186	Emergency food assistance and clothing, follow-up and counseling	Private donations	Catholic Diocese of Cincinnati
<u>Salvation Army-Adm. Office</u> 114 Central Parkway (10) Major Paul Kelly 241-8300	Disaster relief services, camping services, counseling, adult day care, nutrition	United Appeal, Family Service Bureau, donations, internal giving	Salvation Army
<u>Salvation Army Family Services Bureau</u> 1112 Clay Street (10) Alice Skirtz 241-0160	Counseling, emergency shelter (women and children) friendly visiting, social adjustment group services, adult activity groups, crisis intervention and/or suicide prevention, volunteer recruitment and/or placement, training and supervision	United Appeal, Family Service Bureau, donations, internal giving	Salvation Army
<u>Samuel W. Bell Home for the Sightless</u> 1507 Elm Street Louis Hoff 241-0720	Residence home	Donations, rent	Samuel W. Bell
<u>Santa Maria Child Center</u> 1227 Republic Street (10) Denise Steward 621-7881	Day care for children	United Appeal, fees, foundation grants, Campaign for Human Devel- opment, Title XX, U.S. Department of Agriculture	Diamond Property Management
<u>Talbert House Ex-offender Employment Service</u> 1632 Central Parkway (2nd Floor) Ray Rush 579-9300	Ex-offenders job training, emergency housing assistance, education, probation, referral and placement, vocational rehabilitation, counseling and service planning	LEAA, Title XX, CETA, United Appeal, Archdiocese, private donations	Cincinnati Girls Club

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>Teen Challenge</u> 1410 Vine Street Jim Gray 721-5755	Residential treatment for alcoholism, drug dependency, drug/alcoholic counseling, religious and spiritual activities	United Appeal, gifts, churches	Teen Challenge Inc.
<u>Senior Services Administration</u> 1428 Vine Street (10) Lucy Costello 721-4330	Black Lung Advocacy, counseling, meals on wheels, health care, outreach, protective services for adults, audio logical screening, group activities	United Appeal, contributions, Older Americans Act, Title XX, City of Cincinnati General Fund	Cincinnati Area Senior Services
<u>Travelers Aid-International Insititute of Cincinnati</u> Gilbert & Court Streets Mrs. Coston 721-7660	Assistance to travelers, emigrants, immigrants and mobile families	United Appeal, endowment, fees expense reimbursements for clients	Greyhound Bus Station
<u>Twelfth Street Clinic</u> 210-212 W. 12th. Street (10) Roy Kaiser 352-3184	Rodent control, lead poisoning control, special food supplements (WIC)/nutrition, special transportation for medical services, X-Ray, sickle cell, environmental sanitation, home health care, public health education, health screening/assessment, medical social work services, OB/GYN, eye clinic, psychiatric care, teen clinic, pediatriy, allergy, adult medicine, family planning, ambulatory care	Tax funds-City of Cincinnati, local support and federal grants	Cincinnati Health Department
<u>Urban Appalachian Council</u> 1015 Vine St. Room 514 (10) Mike Maloney 421-2550	Drug abuse counseling, colunteer recruitment, adult basic education, neighborhood planning coordination and development, research, outreach education, GED, speakers bureau, cultural, library, interest groups and associations, Reading Is Fundamental, counseling, technical assistance to neighborhood based organizations	Churches, United Appeal, Department of Labor, foundations, Ohio Arts, private donations, National Endowment of the Arts, Church of Regional Training, Department of Health and Human Services	Metropolitan Realty Company

1/12/81

<u>Agency Name and Location</u>	<u>Services Offered</u>	<u>Funding Source</u>	<u>Facility Provider</u>
<u>Volunteers of America</u> 1340 Clay Street Major Donald Lawassa 381-1954	Sheltered remunerative employment, clothing collection and distribution, emergency welfare assistance, household furnishing and appliance collection, disaster relief service, inpatient medical care, self-help groups for alcoholics, emergency shelter	Salvage programs, resale of un-claimed articles, private donations	National Society of Volunteers of America
<u>Volunteers of America</u> 1625 Vine Street Mary Risedon 381-1954	Volunteers of America Race Street store outlet		
<u>Women Helping Women</u> 9th & Walnut YWCA (02) Leona Durham 381-5610	Counseling, general rape and abused women counseling, facilitates group therapy	LEAA, church, private	
<u>Women's Drop-In Center</u> 1355 Main Street Edna Brewer 721-2562	Education, counseling, recreation, sewing, arts and crafts, cultural, referral, legal aid, alcoholism, group rap sessions, Bible class	CETA, Trust Fund, Appalachian Development Association Foundation	Denhart Realty
<u>YMCA Administration</u> 1105 Elm Street (10) George Edmiston 651-2100	Counseling, children's and youth activity groups, youth service bureau-counseling, West End Community Center for Youth, cooking, recreation, youth programs	Membership, United Appeal, program fees, business services and small endowments	YMCA of Cincinnati and Hamilton County
<u>Center for Comprehensive Alcohol Treatment-Rehabilitation</u> 24 East 14th. Street William Carter 651-3084	Male residence, treatment, counseling, employment, meals, outreach services	Title XX, Regional Council on Alcohol, state and local funding	Private owner
<u>Alice Paul House</u> <u>Shelter for Battered Women</u> c/o YWCA 9th. & Walnut Barbara Waldron 241-2757	Housing for victims of battering		



Appendix C. O-T-R Community Development Report

OVER-THE-RHINE
COMMUNITY DEVELOPMENT PROGRAM REPORT
as of 7/31/81

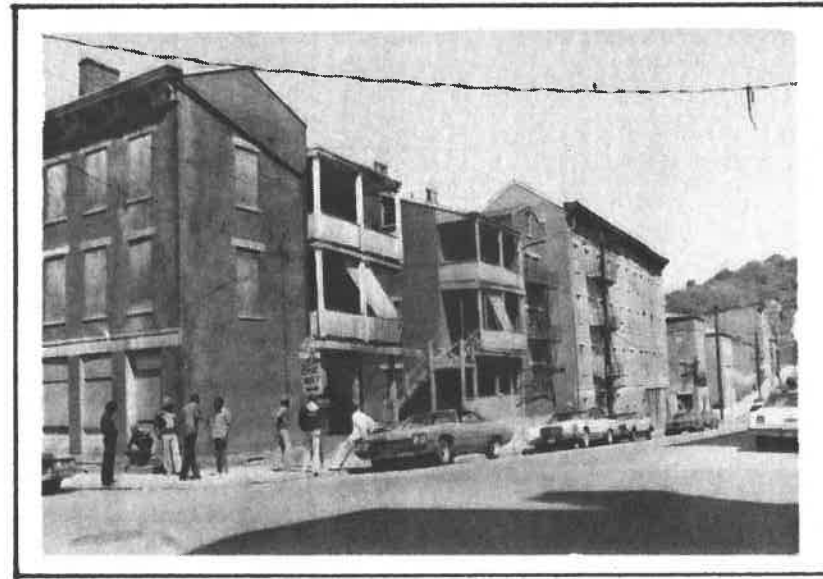
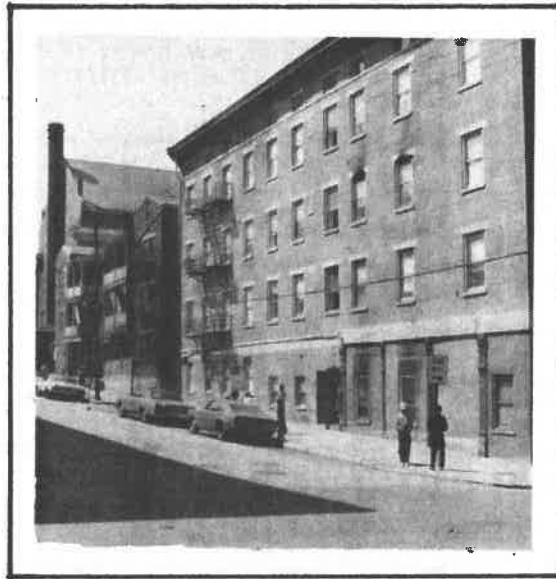
PROJECT NO.	FUNDING YEAR	PROJECT	CURRENT AUTHORIZATION	UNENCUMBERED AUTHORIZATION	ORGANIZATION
76130	1977	Social Skills Development Program - Group and individual treatment sessions. NSA 4 and others	\$175,058.00	-0-	Human Services
81150	1978-	Housing Site Development - Investigation and analysis of sites. Number of sites purchased. C.T. 9 and others. 1525 Elm Street.	200,000.00	4,000.62	Bldg Hsng. Asst.
81169	1978-	Development Incentives Special Opportunity - Research, acquisition or holding costs of public or privately-owned properties. C.T. 9 and 16	10,717.37	655.70	Bldg Hsng Asst.
86010	1978-	HUB Core Services <i>Percentage</i>	440,000.00	-0-	Comm. Asst.
84230	1978	Street Tree Program - Number of trees planted	150,000.00	26,856.00	Prk Brd.
91040	1979-	Neighborhood Development Corporation Support	200,000.00	255.89	Bldg Hsng. Asst.
91165	1980	Washington Park Housing Rehab Project - Number of structures rehabbed	150,000.00	17.79	Bldg Hsng. Asst.
93090	1979	Findlay Market Improvements - Improvements to market facility	29,000.00	4,988.41	Munl. Facil. Mkt. op
94300	1979-	Over-The-Rhine Parks Project - Development of Neighborhood Mini-parks	100,000.00	99,969.70	Pks Maint Constr.
94330	1979-80	Washington Park Renovation	40,286.00	35,486.00	Pks Maint Constr.
96010	1979-81	HUB Core Services - Client Services <i>Percentage</i>	358,061.75	-0-	Comm. Asst.
96040	1979-81	Senior Services - Counseling and protective services, breakfasts served, audio screening, recreational and educational services. NSA 4 and others	201,634.09	-0-	Comm. Asst.
96050	1979-81	Comprehensive Child Care Program - Number of subsidized days of child care services. NSA 4 and others.	196,459.38	-0-	Comm. Asst.
96080	1979-81	Public Defender Program - Number of clients served. NSA 4 and others	92,478.00	-0-	REB Comm. Dev.
96110	1979	CCY Youth Service Bureaus - Number of youth encounters. NSA 4 and others	372,000.00	-0-	Comm. Asst.
96130	1979-81	Social Skills Development Program - Social competency screenings, individual children in therapy, medical screenings, home parent visits.	118,210.00	-0-	Health Operations

OVER-THE-RHINE
COMMUNITY DEVELOPMENT PROGRAM REPORT
as of 7/31/81

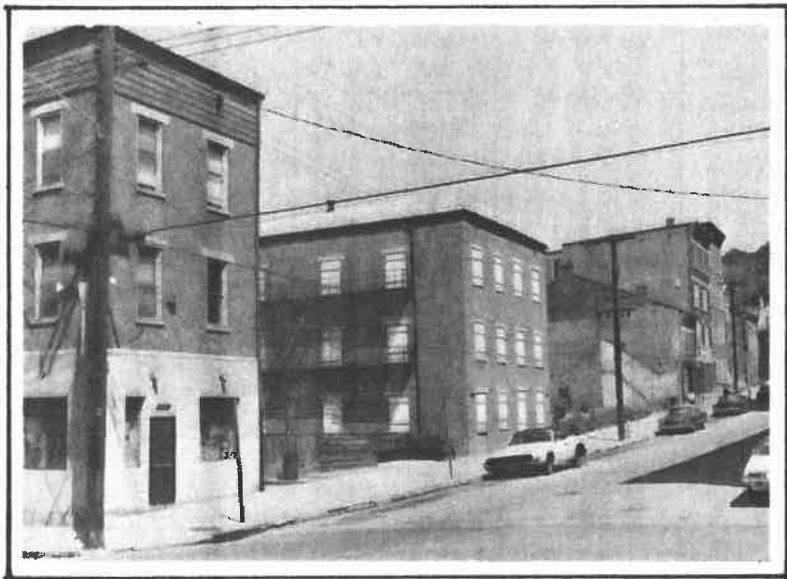
PROJECT NO.	FUNDING YEAR	PROJECT	CURRENT AUTHORIZATION	UNENCUMBERED AUTHORIZATION	ORGANIZATION
51041	1975-79	* Over-The-Rhine Development Corporation <i>Percentage</i>	\$ 45,992.89	-0-	Human Services
51061	1975-78	Findlay Market/Race Acquisition	199,604.17	-0-	Development Dept.
51062	1975-80	Findlay Market/Race Demolition	686.45	-0-	Development Dept.
51063	1975-76	Findlay Market/Race Relocation Payments	200,290.62	-0-	Development Dept.
52011	1975-78	Findlay Market Parking Facility Acquisition	175.00	-0-	Development Dept.
52012	1975-78	Findlay Market Parking Study	16,900.00	-0-	Development Dept.
55160	1975-80	* Over-The-Rhine/Cutter Playfield Improvement <i>Percentage</i>	150,907.91	-0-	Development Dept.
56010	1975-79	* HUB Inc. Core Services <i>Percentage</i>	300,230.86	-0-	Human Services
62010	1976-81	Findlay Market Parking Lot - Race Street-Merchant's parking lot between Elder and Green Streets	199,424.30	-0-	Dev. Council CBD Adm
66010	1976-79	* HUB Core Services <i>Percentage</i>	331,143.10	-0-	Human Services
66055	1976-	Child Care Services - Emanuel	24,688.00	-0-	Human Services
71040	1977-81	NDC Operating Grants - Contracts with NDC's for carrying out housing dev. and improvement projects. C.T. 9, 10, 11, 16, 17 and others	182,874.59	-0-	REB Comm. Dev.
72010	1977-	NBD Development - Findlay Market Parking Site improvements. C.T. 16 Webster School Parking & Findlay and Republic Streets sites.	150,000.00	286.64	Development Dept.
76010	1977-78	* HUB Core Services <i>Percentage</i>	405,000.00	-0-	Comm. Asst. Div.
76050	1977-80	* Child Care Program (Model Cities Child Care Program) C.T. 9, 10, 11, 16, 17 and more. Title XX, Scholarships, Seminars, Tech. Asst. <i>Percentage</i>	174,914.66	-0-	Comm. Asst. Div.
76260	1978-	Alcoholic Drop In Center/Building Rehabilitation - Bring one building into code compliance. C.T. 9	15,000.00	-0-	REB CDBC

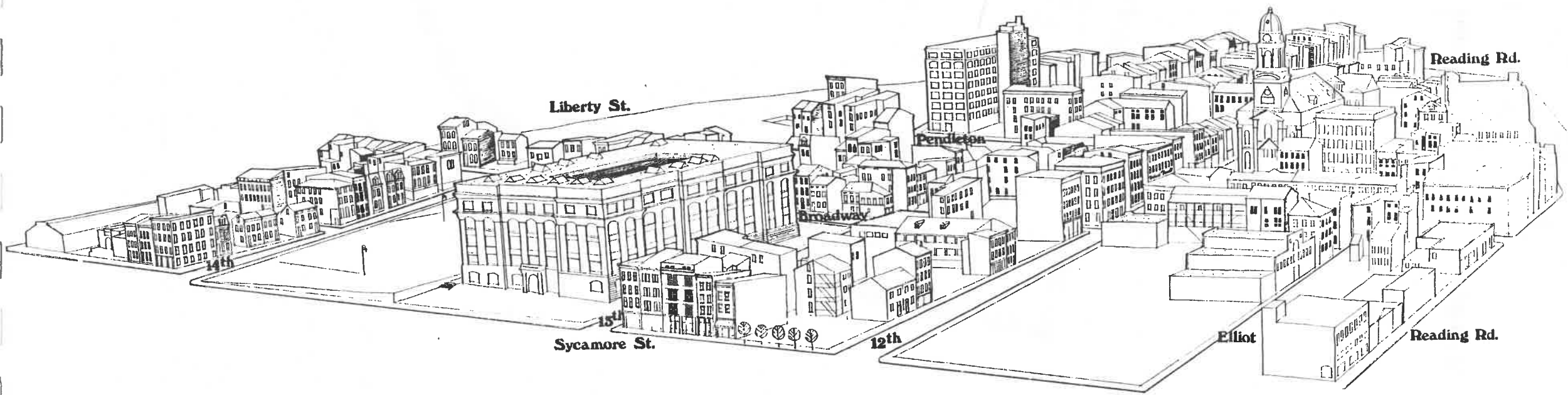
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PROJECT NO.	FUNDING YEAR	PROJECT	CURRENT AUTHORIZATION	UNENCUMBERED AUTHORIZATION	ORGANIZATION
96370	1979	Urban Appalachian Council/Heritage House Renovation - Renovation of facility.	\$ 18,500.00	-0-	REB Comm. Dev.
01165	1980	Washington Park Housing Revitalization Project -Number of parcels acquired, sites cleared, units rehabbed	200,000.00	200,000.00	Bldg. Hsng. Asst.
01166	1980	Pendleton Housing Revitalization - Number of parcels acquired, parking lots developed, units rehabbed, sites cleared. C.T. 11 <i>Pendleton</i>	200,000.00	101,659.88	Bldg. Hsng. Asst.
06204	1980	12th Street Clinic Replacement - Conversion of 1 school building into a public health facility. C.T. 9 (1525 Elm St.)	\$1,606,000.00	1,463,366.40	Hlth. Prof. Services
06260	1980	Alcoholic Drop-In Center - Renovation of 1 facility. C.T. 9 (217 W. 12th)	30,000.00	-0-	Comm. Asst. Div.
06370	1980	Urban Appalachian Council Heritage House Renovation - Renovation of 1 facility. C.T. 9 (114 W. 14th Street)	27,000.00	-0-	Comm. Asst. Div.
07130	1981	Over-The-Rhine Plan <i>Percentage</i>	25,000.00	-0-	City Planning Dept.
11165	1981	Pendleton Housing Revitalization <i>Pendleton</i>	124,000.00	124,000.00	Bldg. Hsng. Asst.
16204	1981	12th Street Clinic Replacement	1,940,000.00	1,940,000.00	Hlth. Prof. Services
16260	1981	Alcoholic Drop-In-Center	40,000.00	40,000.00	
17130	1981	Over-The-Rhine Study <i>Percentage</i>	50,000.00	-0-	City Planning Dept.

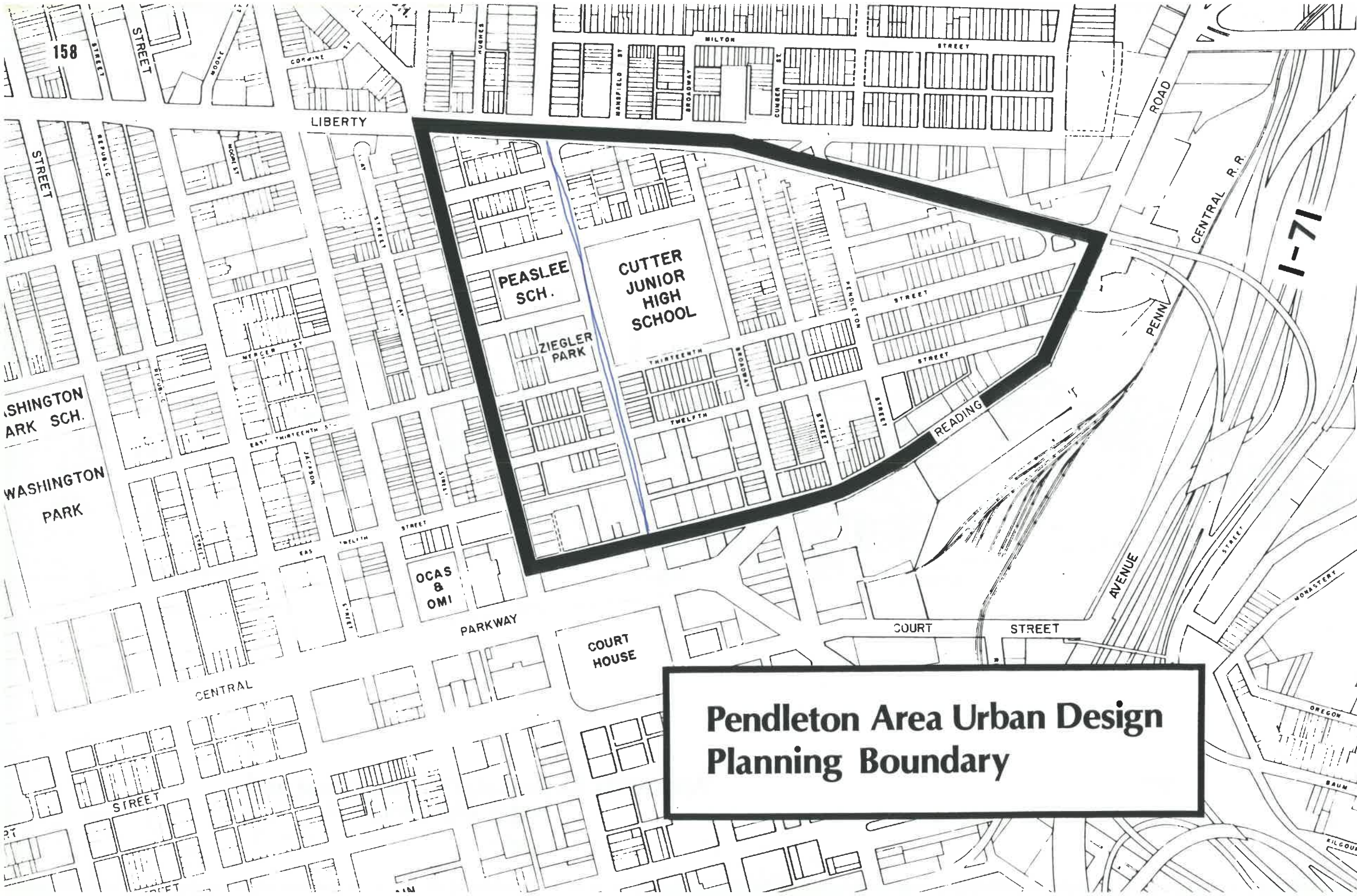


P.21. VIEWS ALONG PENDLETON STREET





**Appendix D. Boundary Description and
Legal Basis for Plan**



158

LIBERTY

PEASLEE SCH.

CUTTER JUNIOR HIGH SCHOOL

ZIEGLER PARK

WASHINGTON PARK SCH.

WASHINGTON PARK

OCAS & OMI

COURT HOUSE

Pendleton Area Urban Design Planning Boundary

I-71

BOUNDARY DESCRIPTION

The Pendleton area is defined by the midpoint of the three primary City streets which surround the area and which intersect, to wit: Sycamore Street on the West, Liberty Street on the North, Reading Road on the East and South, and according to the map as shown on the facing page.

LEGAL BASIS

Under Chapter 725 of the Cincinnati Municipal Code it was found that "blighted, deteriorating, and deteriorated areas" exist within the City which "contribute to the spread of disease and crime,...; constitute an economic and social liability; and impair...the sound growth of the community." It was also found that this blight and deterioration could not be controlled by private enterprise alone. In order to remedy this situation Chapter 725 authorized the City to expend funds to eliminate blight and deterioration and - towards 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 area 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 of the Cincinnati Municipal Code an Urban Renewal Area "shall mean a blighted or deteriorating area which is appropriate for redevelopment or rehabilitation as defined in paragraph (a) of Section 725 - 1-U." The City of Cincinnati, for the purposes of this particular plan, therefore, declares that the Pendleton Area as defined in this report is an Urban

Renewal Area. Within the Pendleton Area there exist blighted areas in which a majority of the structures are detrimental to the public health, safety, morals, and general welfare, by reason of age, obsolescence, dilapidation, overcrowding, faulty arrangement, mixture of incompatible land uses, a lack of ventilation or sanitary facilities or any combination of these factors. Or there exist deteriorating areas which because of incompatible land uses, non-conforming uses, lack of adequate parking facilities, faulty street arrangement, inadequate community facilities, increased density of population without commensurate increase in new residential buildings and community facilities, high turnover in residential or commercial occupancy, lack of maintenance and repair of buildings, or any combination thereof are detrimental to the public health, safety, morals, and general welfare, and which will deteriorate, or are in danger of deteriorating, into blighted areas. Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to acquire any property in the area defined in the Urban Design Area, the acquisition of which is necessary in carrying out the Urban Renewal Plan.

Further, the Pendleton Area Urban Design (Urban Renewal) Plan conforms to the Master Plan for the development of the City. The City has established a feasible method for the relocation of any families or individuals that shall be displaced from the area by any Federally funded public development action.



P.22. ST. PAUL'S CHURCH COMPLEX

