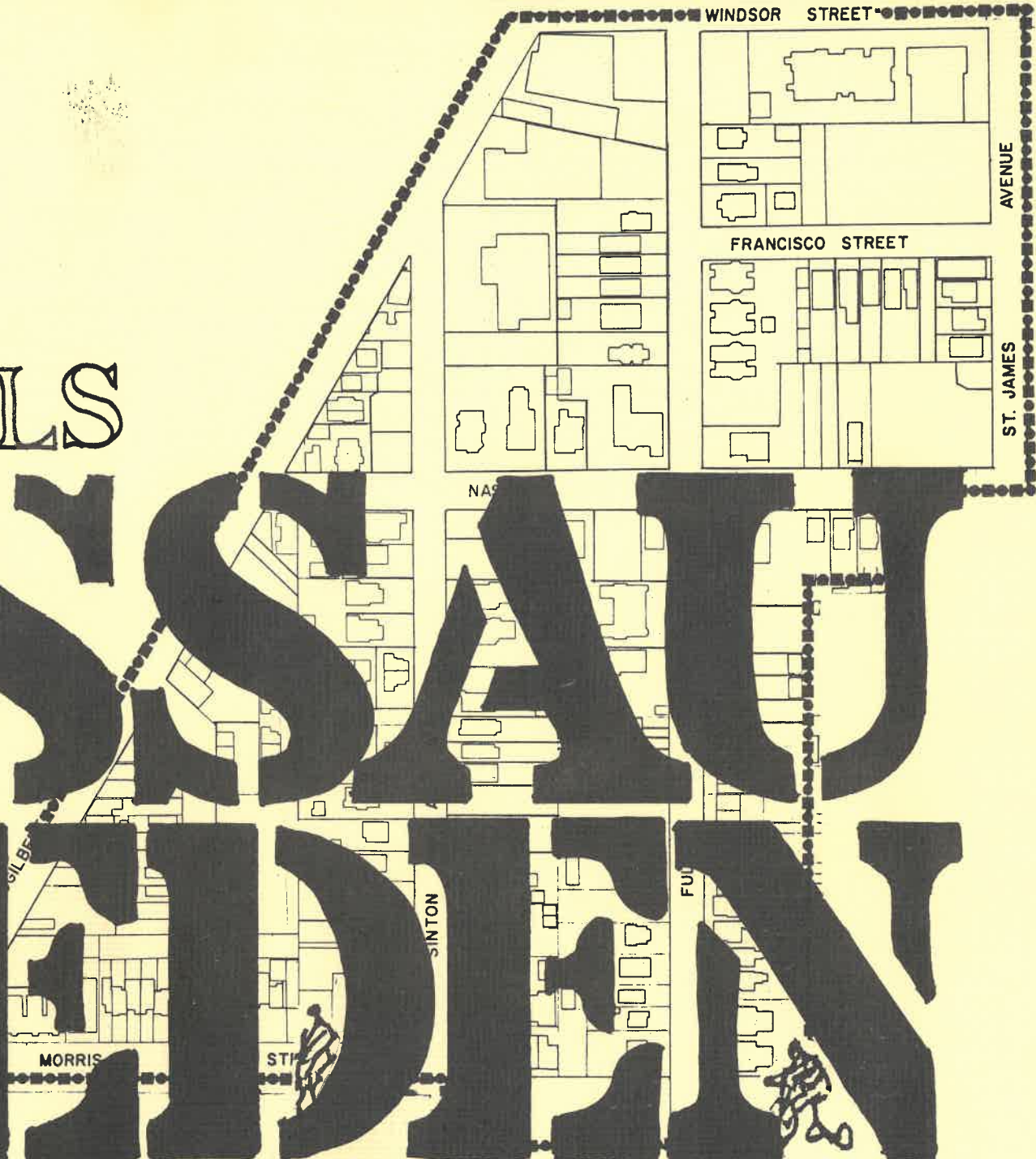
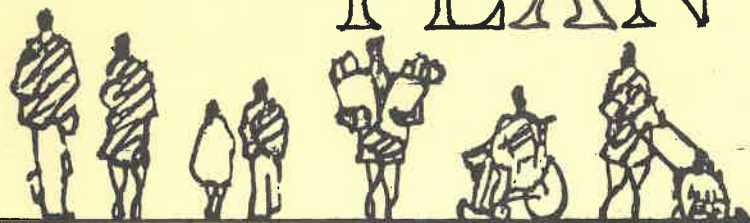


WALNUT HILLS

NASSAU

DESIGN
PLAN

FIELDEN



Walnut Hills Nassau / Eden Design Plan

Developed by :



Walnut Hills Redevelopment Foundation, Inc.

2817 Woodburn Avenue, Cincinnati, Ohio 45206

***Department of Buildings and Inspections,
Housing Assistance Division***



GLASER & MYERS and Associates, Inc., Architects
2753 Erie Avenue Cincinnati, Ohio 45208

**Prepared with support from the City of Cincinnati
Community Development Program**

table of contents

INTRODUCTION	Page 1
PURPOSE AND GOALS	Page 2
BOUNDARY DESCRIPTION AND RATIONALE	Page 4
EXISTING CONDITIONS	Page 6
OBJECTIVES	Page 8
METHODS OF IMPLEMENTATION	Page 11
MAPS	
Housing Condition	Page 13
Owner Occupied Housing	Page 14
Bus Routes, Street Trees, Handicapped Ramps	Page 15
Open Space and Topography	Page 16
Sewers and Street Lights	Page 17
Vacant Land	Page 18
Zoning	Page 19
Neighborhood Influences	Page 20
CONCEPTUAL PLAN	Page 21
DESIGN PLAN	Page 23
PARCEL DESCRIPTIONS	Page 25
APPENDIX	
Estimated City Expenditures	Page 35
Work Program	Page 36
Development Strategy	Page 37
Capital Improvement Projects	Page 39
Benefits Statement	Page 41
Rent Subsidized Buildings	Page 44
Data Concerning Day Care Need	Page 47
Legal Description	Page 51

introduction

The Nassau Eden Revitalization Program is a joint effort between the Division of Housing Assistance and the Walnut Hills Redevelopment Foundation. Over an eight-month period, meetings were held with area residents on a regular basis to determine the current housing and environmental problems of the neighborhood and the housing needs of the existing residents.

The central question addressed throughout this process was: how can we restore the existing housing to meet minimum code requirements, deal with the high vacancy rate and the problem of abandoned buildings, all without displacing the majority of the existing residents? The residents agreed that if this is to happen the development within the area must be controlled; and if this development is to be controlled cooperation and assistance from City Council and the various departments within the City must be received.

This plan was adopted by City Council on October 3, 1979, and thus becomes part of the City's overall renewal strategy. The plan identifies the specific types of assistance which are needed from the City. The success of the Revitalization Program depends on the ability of City Council, the various City departments, and the Walnut Hills Community to join in a cooperative effort with private development. The program is designed to add stability to the area and to rebuild the Nassau Eden area in a way that allows for racial and economic diversity.

purpose and goals

The Nassau Eden area was once a fashionable area for middle and upper-middle income families who sought housing near the Central Business District. However, the introduction of the Interstate Highway System during the 1950's and 60's dramatically changed the area in several ways. First, it allowed these families a chance to move outside the City without increasing their commuting time to the Central Business District. Secondly, the construction of the highway system required the demolition of many homes, which meant that many families had to seek housing elsewhere. The Nassau Eden area was one of the areas which attracted many of these families.

This new influx of families increased the demand for more housing units. To meet this new demand, property owners found it economically advantageous to convert the large single-family homes into multi-family dwellings. The end results of this process was a significant change in the population density and the racial and economic composition of the area as a whole. These changes resulted in negative perceptions toward the area from the private market, which led to disinvestment which, along with the overcrowded conditions, accelerated the rate of deterioration of the housing stock.

The overall intent of the Revitalization Program is to reverse the rate of deterioration of the area's housing stock by developing a partnership among the private sector, the City, area residents, and the Walnut Hills Redevelopment Foundation. In so doing, it is believed that a combination of resources can be united in a cooperative effort which will lead to the rehabilitation of the existing housing stock, the restoration of vacant structures for market housing, and the provision of the necessary public and social amenities required to create a stable living environment.

The Nassau Eden Revitalization Program has the following goals:

- A. Upgrade all dwelling units to meet minimum building code standards.
- B. Improve the overall quality of housing for existing low and moderate income residents.
- C. Stabilize and improve the existing HUD-subsidized multi-family buildings.
- D. Encourage the development of market rent housing (which results in a minimal amount of displacement).
- E. Increase the number of homeowners and owner-occupied buildings.
- F. Reduce the number of vacant and abandoned buildings by attracting new owners.

In an effort to accomplish the above goals the Revitalization Program has been broken down into three major focus areas.

1. Design Plan and Public Improvements

This document outlines the specific types of public activity and improvements which the City needs to provide. These activities are described in detail in the following pages. It is important that this public intervention occur to stimulate private sector involvement.

2. Stabilization of FHA Buildings

Forty-nine percent (49%) of the existing occupied dwelling units are subsidized under the FHA 221(d)3, 236, or Section 8 Programs. Many of these buildings have been foreclosed and are now owned by HUD/FHA. The Walnut Hills Redevelopment Foundation and Cincinnati Metropolitan Housing Authority are currently negotiating with HUD/FHA to purchase and take over ownership of these units. This is an important component if the subsidized units are to remain so for the low and moderate income families. In addition, there are a number of vacant boarded up buildings which HUD/FHA owns. The Redevelopment Foundation hopes to package these buildings to developers to rehabilitate for market housing, as apartments or condominiums.

3. Grant and Loan Program

The Redevelopment Foundation and the Division of Housing Assistance are currently developing a grant program to assist private individuals in rehabilitating their property. This grant program will be combined with the FHA Section 312 loan program in an effort to lower the cost of rehabilitation and the debt service so that rents will not have to be raised to a level that existing residents cannot afford. This component will be used as an anti-displacement tool, which will involve a contractual agreement between the City, the Redevelopment Foundation, existing tenants, and the private owner.

boundary description and rationale

The Nassau Eden Revitalization Area is located in Walnut Hills. The southern boundary is Morris Street, continuing to a point halfway between Fulton and St. James. The east boundary runs north between St. James and Fulton to Nassau Street, then east to St. James. The boundary continues north on St. James to Windsor. Windsor becomes the northern boundary, running from St. James west to Gilbert Avenue. The western boundary is Gilbert Avenue, from Windsor south to Morris Street. Eden Park runs along the entire southern edge of the district.

The Nassau Eden Revitalization Area includes approximately 28 acres of land and is the southern gateway to the Walnut Hills community. It is within two miles from the Central Business District and within walking distance to many of Cincinnati's cultural centers and Peebles Corner Business District.

The study done by Harvard Business School students, Old Neighborhoods, New Ideas, New People, April 18, 1977, has shown this area to possess great potential for redevelopment. The area contains a wealth of fine old Victorian homes representing many styles and building materials which no longer can be replicated.

Over the past 25 years the neighborhood has experienced significant changes. With the expansion and construction of the highway system many of the displaced low income families from the West End neighborhood sought housing in this area. Owners met this new demand by converting the larger one- and two-family structures into smaller units. The resultant negative attitudes, which such changes produce, led to a great deal of disinvestment, which led to vacant buildings, demolition and deterioration of the existing housing stock.

However, the proximity to downtown and Peebles Corner commercial and business areas, the accessibility to Eden Park, and the resurgence of appreciation for older buildings makes this a highly desirable area for new and existing residents. Significant re-investment has already occurred during the past five years on St. James, Alpine Way, Kemper and Park Streets which are immediately east of the Nassau Eden Area.

Due to the number of buildings demolished within the area over the past decade, there is sufficient open space to provide for planned public uses, such as recreation and passive use areas for the elderly. Parking will also be provided for many of the larger buildings which will be brought back, or retained as market housing. Forty-nine percent of the existing housing is subsidized housing for low and moderate income persons and will remain as such. The approximately 80 units located in vacant structures are slated for rehabilitation as market housing for middle income families. This will allow for an appropriate mix of economic groups.

Any redevelopment program will raise concerns over the participation of existing low/moderate income residents. This area will be no exception to this concern, as there exists a significant number of owner-occupied and absentee-owned buildings which house rental units. These units are occupied now by low and moderate income people, largely minority. It is incumbent upon the Housing Assistance Division to act as an advocate for these people. Since we are acting in the public interest in this development effort, we must protect that segment of the public residing in rental units by reducing the rate of displacement to an absolute minimum.

Various strategies can be employed to provide this protection. The most obvious and effective way is to place controls on the use of federal money being used in rehabilitation. By requiring that recipients, of either low interest loans or grant money, sign an agreement not to increase rents beyond current level, for a period of time to be established, should assist in protecting the existing tenants.

Because the boundaries of the Nassau Eden area are of a reasonable size, it may be approached as a neighborhood. There is an opportunity for quality rehabilitation of existing buildings and, in a planned manner, integration of public amenities and new housing on vacant parcels that will be acquired for these purposes.

This boundary description for the Nassau Eden Revitalization Area shall be incorporated within the 1975 Modification of the Urban Renewal Plan NDP-401.

existing conditions

Building Conditions

The Nassau Eden Area is significantly deteriorated, with most buildings in fair to poor condition. There are several large vacant buildings, which, if rehabilitated, could provide approximately 80 new units. Forty-nine percent (49%) of the existing housing units are subsidized housing for low and moderate income families and individuals.

The majority of structures are brick, many of which are built with a combination of brick and stone. The multi-family buildings are moderate in scale, having an average of 7-10 units. One- and two-family residential buildings reflect late Victorian styles and are two and three stories in size.

Subsidized Housing

The majority of the subsidized FHA buildings have either been foreclosed or are in the foreclosure process. Therefore, a process is necessary to insure maintenance and proper disposition of subsidized housing in this area. In all cases of FHA buildings being offered for sale, the existing tenants will be guaranteed the right to remain. These buildings will be acquired by the City for resale to a non-profit corporation. This will be done to ensure the retention of low and moderate income tenants in approved housing. There is no intention to acquire these buildings for any purpose leading to displacement. Cincinnati Metropolitan Housing Authority and the Walnut Hills Redevelopment Foundation will be the entities selected to own and manage these properties.

Access

The existing street access is adequate for the area. Nassau is a major east/west collector and will be improved as a focal point in the area.

Parking

Parking is currently on-street for the most part and one of the major problems of the area. The renewal plan calls for off-street parking to be provided on some of the vacant parcels which will be linked to residential structures. This will not eliminate on-street parking but rather relieve the congestion problem.

Landscaping

All public spaces are scheduled to be landscaped, street trees are to be planted on Nassau Street and Gilbert Avenue. The areas to be landscaped are: tot-lot and green space, corner of Morris and Sinton; community area, corner of Nassau and Sinton; expanded recreation site, St. James and Nassau; other parcels on Fulton and Sinton that will be acquired for future in-fill housing will be cleaned and given minimal maintenance treatment.

Occupancy

Currently, there are 33 owner-occupied buildings in the area, or 9.9% of the total units. Forty-nine percent (49%) of the occupied housing units were rehabilitated or constructed under the FHA 221(d)3 or 236 programs, with many of these projects in various stages of foreclosure. There are currently several vacant structures. Most of these buildings are owned by HUD/FHA. These projects should either be acquired by the City and sold to market housing developers with appropriate design controls, or be sold directly by HUD for market housing.

Community Cohesiveness

A series of community meetings has been held through May of 1979 as part of the planning process for this area. These have been well attended and indicate a high degree of concern and cohesion among existing residents of the area.

The statement of existing conditions shall be incorporated in the 1975 Modifications of the Urban Renewal Plan NDP-401.

The following data represents a brief cross-section of the Nassau Eden Area. Data is taken from the City of Cincinnati's Urban Information System, with HUD-unit information coming from the local HUD office.

Population: Approximately 1,100

Housing Units: 393 (1977)

Occupied Housing Units: 331 (1977)

Owner-Occupied Housing Units: 33 (1979 Auditor Records)

HUD Subsidized Housing Units: 161 (Total of all occupied 221(d)3 and Section 8 units. Does not include unfinished HUD-program units or Section 8 Existing Housing units, so called finders-keepers units, occupied by holders of Section 8 certificates.)

Unfinished HUD-Program Housing Units: 35

Total Structures: 133 (1979 count)

Total Residential Structures: 121 (1979 count)

Vacancy Rate: 16%

Percent Owner-Occupied Units: 9.9%

Percent of Current Occupied Housing Units Which Are Subsidized: 49%

objectives

Objective I: Rehabilitation

Rehabilitation of housing on Windsor, Nassau, Francisco, Morris, Sinton and Fulton Streets shall be done in conformity with the Nassau Eden Revitalization Plan. Rehabilitation shall be done in conformity with existing health, fire and zoning codes of the City of Cincinnati, and the NDP Urban Renewal Plan sub-section, together with any rules and regulations governing the NDP Urban Renewal Plan promulgated subsequent to its 1975 revisions.

The purpose of the proposed rehabilitation is to reverse the deterioration of the property within the Nassau Eden Area by providing quality housing to existing residents as well as various economic groups who have expressed interest in rehabilitation for investment or occupancy within the area. FHA 312 rehabilitation financing, the City's loan program and grant programs as may be developed will be provided to facilitate quality redevelopment and continued economic feasibility and maintenance of the rehabilitated properties. Private sector financing will be encouraged by provision of public improvements.

In order to improve the economic level of the Nassau Eden Area without causing displacement, it is vital that vacant buildings be rehabilitated for market rate housing only. Combined with stabilization and improvement of the Section 8 subsidized housing (currently 49% of occupied units), this has a high potential for the creation of a stable living environment. To support this objective, it shall also be the intent of the rehabilitation loan and grant programs that displacement must be minimized, that rents must not be allowed to increase radically due to these programs, and that the rights to good housing of Section 8 certificate holders must be assured.

Objective II: Access

Improved access to the area will be provided by street improvements on Nassau and Gilbert in the form of improved traffic flow and pedestrian traffic. Widened sidewalks and intersection treatments will enhance safety and accessibility.

Off-street parking linked to housing and commercial sites is intended to reduce the congestion of on-street parking and to improve the traffic flow within the area as well as access to and from the area.

The existing bus stops will be improved with the provision of shelters.

Objective III: Off-Street Parking

New off-street parking facilities will be provided on the northwest corner of Morris and Sinton. This will provide approximately 51 spaces and will service two buildings (48 units) proposed for redevelopment by Cincinnati Metropolitan Housing Authority. This will serve the new owners of housing on that street. Lots will be developed on Fulton, Sinton, and Nassau. Each of these will be linked to specific buildings and, in the case of Nassau, to provide parking for residential and church use now and possible future commercial development.

Objective IV: Public Open Space

Three major open space sites are proposed for development. A recreation area on St. James and Nassau will be expanded and refurbished. This will become the major focus of teen activities with the addition of basketball and gymnastic climbing equipment, plus a mini-arena and meeting area for spontaneous activities.

On the southeast corner of Nassau and Sinton, a combined public open space is proposed to serve both elderly and children. A passive use meeting space will be provided, with a tot-lot next to it on Nassau. A proposed community social service building, providing day care and elderly services, is projected to occupy the balance of the site. Parking for clients and staff of this facility will be provided on this same lot.

On the northwest corner of Sinton and Morris it is proposed to provide a tot-lot and green space. This will provide another play area for young children with some green recreation space for parents and older area residents.

Objective V: Handicapped

Provision shall be made through public improvements in the form of ramps, located along Nassau Street at the intersections of Fulton, Sinton, and Gilbert Avenues. The intersection of Gilbert and Deerfield Place will also receive ramps.

Every effort will be made to have multi-unit buildings rehabilitated for subsidized use provide the necessary access and interior appointments for safety and convenience of handicapped residents.

These provisions will enhance the value of this area to handicapped residents by maximizing their ability to function within the area and the buildings.

Objective VI: Public Utilities and Improvements of Existing Public Rights-of-Way

General street improvements in the form of resurfacing and curb/gutter rebuilding will occur throughout the entire area. Two areas of substantial change and improvement will occur along Nassau and Gilbert Avenues. Nassau will be treated from Gilbert to St. James with new curbs and sidewalks and street trees. The sidewalk will be extended into the traffic lanes at the intersections of Sinton and Fulton to improve pedestrian safety and permit a larger area for plantings and street trees.

Objective VI (continued)

On Gilbert from Morris to the intersection of Sinton Avenue it is proposed to take one half lane on each side of the street for sidewalk and street trees and plantings. The sidewalk would be extended into the street at each intersection to increase pedestrian safety and to provide a bay for parrallel parking on each side of the street. This would permit two lanes of northbound and two lanes of southbound traffic to remain.

These improvements on existing public rights-of-way will improve pedestrian safety and access, control traffic flow and on-street parking and enhance the environment of the revitalization area.

The Neighborhood Improvement Program (NIP) is scheduled for this area. Their activities began in the summer of 1979 with the clean up of vacant lots and removal of abandoned or deteriorated out-buildings and fencing. The use of dumpsters, placed for public use, is part of the neighborhood clean-up strategy.

Objective VII: New Construction - Public Facility & Infill Housing

New construction will be limited to infill housing on selected sites and a new public social service structure located on the southeast corner of Nassau and Sinton Streets. The housing sites are currently vacant lots that will be cleaned and modestly landscaped to contribute to the environment of the area until such time as appropriate new housing can be attracted to the area.

Objective VIII: Rent Subsidized Housing

The Cincinnati Metropolitan Housing Authority is negotiating to obtain FHA buildings at 918-924 Nassau, 2120 Sinton, 2106 Sinton and 2117-2119 Sinton. The buildings will be properly rehabilitated and used for Section 8 subsidized housing.

In order to prevent further impaction of the Nassau Eden Area with subsidized housing, no additional Section 8 program new units or substantially rehabilitated units shall be constructed. This provision shall not apply to units which may be used by holders of certificates under the Section 8 "finders-keepers" existing housing program, and shall also not apply to units constructed to replace any of the 161 current subsidized units which might be damaged or removed from a subsidized program. The eight-unit building at 922-24 Nassau Street shall also be exempt from this provision.

By following this acquisition plan the subsidized buildings will be brought up to building code standards, be properly managed and provide a proper proportion of subsidized housing in the Revitalization Area.

The above cited eight objectives, in their entirety, provide a method by which the future of this community, both in its make-up and in its cohesiveness, will improve. The objectives will also tend to reverse the existing deteriorating condition of the Nassau Eden Area. These objectives shall be incorporated within the Urban Renewal Plan NDP-401.

methods of implementation

The following tools shall be utilized for the implementation of the Urban Design Plan for the Nassau Eden Revitalization Area.

1. Rehabilitation

Rehabilitation in the Nassau Eden Area shall be implemented with the City's low interest loan program, HUD Section 312 rehabilitation loan funds, and a grant program. These programs will be used to permit owners to rehabilitate their property while not dramatically raising rents to a level that makes it impossible for existing tenants to remain in the units. The rehabilitation shall be subject to criteria established by the Department of Buildings and Inspections, the Walnut Hills Redevelopment Foundation, and the community. These criteria shall require that rehabilitation carried out under any public program shall provide full relocation benefits to tenants (see 4. Relocation), specify that owners be prohibited from discrimination against holders of Section 8 certificates for the period for which the loan is granted, and specify that an appropriate form of control over rental increases be instituted.

2. Rent Subsidized Housing

Public housing shall be FHA buildings acquired by the Cincinnati Metropolitan Housing Authority (CMHA). Also, the Walnut Hills Redevelopment Foundation shall acquire and manage buildings for Section 8 subsidized housing. These owners, as well as any other owners of units used for subsidized housing, shall improve these units to the greatest degree possible, and shall continue to fulfill their obligation to provide quality subsidized housing in the Nassau Eden Area. It shall be the intent of this Plan to provide for 169 units of quality subsidized housing in the Area. All of these efforts will benefit low and moderate income occupants.

3. Market Rent Housing

The City proposes to acquire FHA buildings at 2154 and 2156 Sinton and 2100 Sinton, also known as Beethoven Place. Those buildings will be held for development as market housing by qualified developers. The City will review development plans to select the most appropriate developer.

4. Relocation

Procedures relevant to implementation of relocation shall include implementation of federal relocation guidelines where applicable to acquisition or appropriation of real property within the boundaries designated for the Nassau Eden Revitalization Area. In addition, the above relocation benefits shall be provided for households located in buildings to be rehabilitated by private investors with assistance of Community Development funded incentive grants and loans, Section 312 loans, and rehabilitation efforts in NDC-owned properties funded by the Community Development Revolving Loan Fund.

Section 8 housing shall be made available to residents of the above mentioned real property, should they elect to receive Section 8 housing in conjunction with or in place of relocation payments and if said housing is available. The Walnut Hills Redevelopment Foundation (WHRF) will grant priority status to the above residents on units available in buildings owned by the WHRF provided the residents meet the occupancy criteria established by the WHRF.

Eligibility for relocation payments (rehabilitation) are triggered by a notice to vacate issued by the owner or NDC. However, no person will be required to vacate unless comparable decent, safe, and sanitary housing is available.

In addition, families who reside in buildings being rehabilitated in accordance with the above policies will be eligible for a payment if the rent is increased above 25% of the family income even though they are not required to move. Basic eligibility requirements for specific relocation payments will follow Uniform Relocation Act guidelines.

Relocation benefits shall be made adjunct to the existing federal relocation administered under the Uniform Relocation and Real Property Acquisition Act governed by the procedures of the Office of Family Relocation of the City of Cincinnati. The effective date for project eligibility with regards to relocation payments is September 1, 1979. Persons displaced subsequent to this date in accordance with the above criteria shall be eligible for relocation assistance.

5. Interim Maintenance and Disposition of Property

Development and clearance for new construction sites and auxiliary landscaping will be phased as acquisition occurs in the project area. During the project development phase, upkeep and maintenance of public areas will reside with the Walnut Hills Redevelopment Foundation or the City.

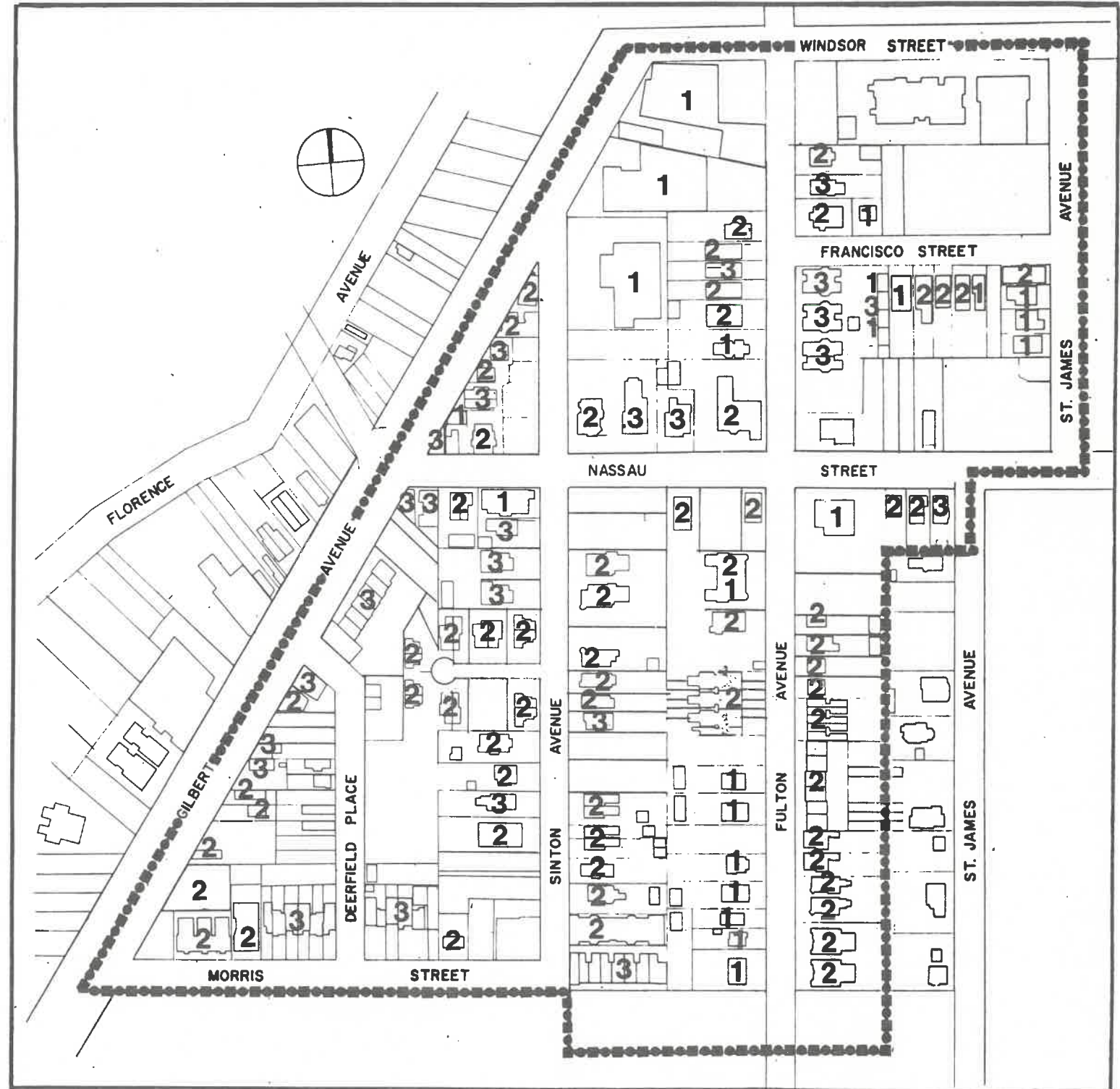
Ultimate intent is to dispose of acquired open space and housing sites through sale or long-term lease, utilizing cost write-down if necessary.

It is the intent in the Nassau Eden Revitalization Area to limit the City's liability through conveyance, as feasible by sale or lease, of all properties acquired and developed.

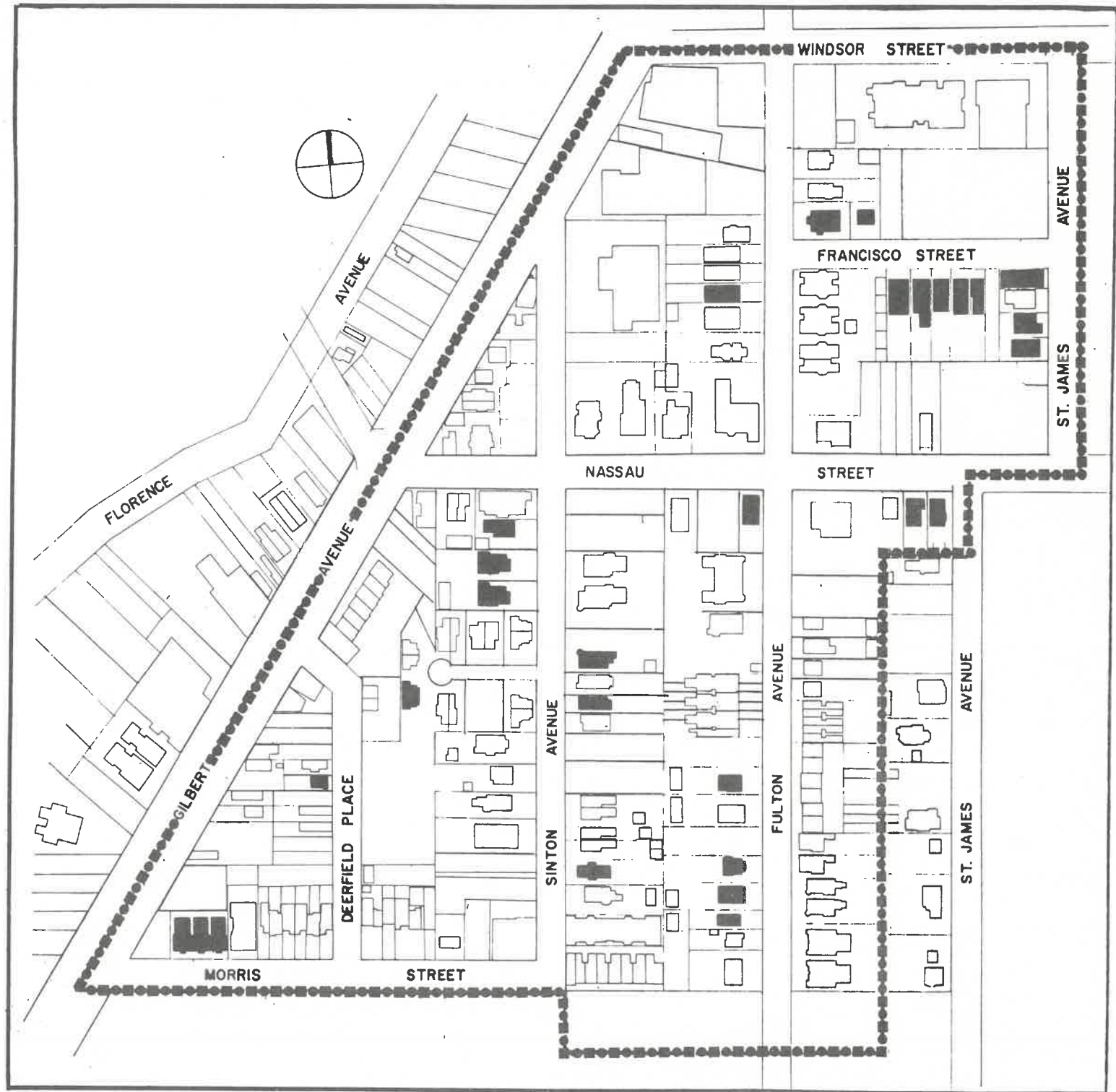
maps

- 1 — good
- 2 — fair
- 3 — poor

housing condition



**owner
occupied
housing**

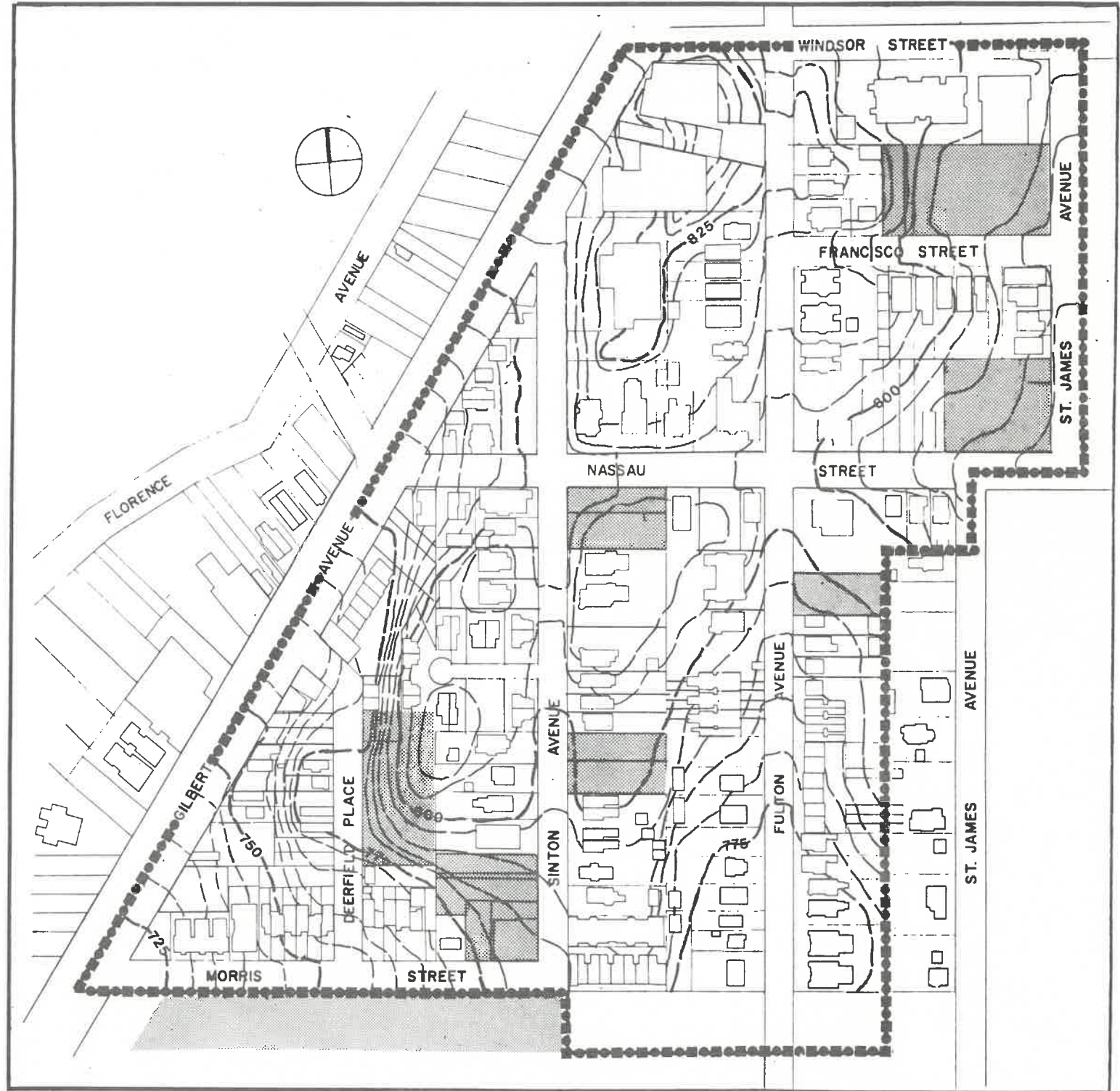




- - - bus routes
 * new street trees
 ■ new handicap ramps

bus routes
 street trees
 handicap ramps

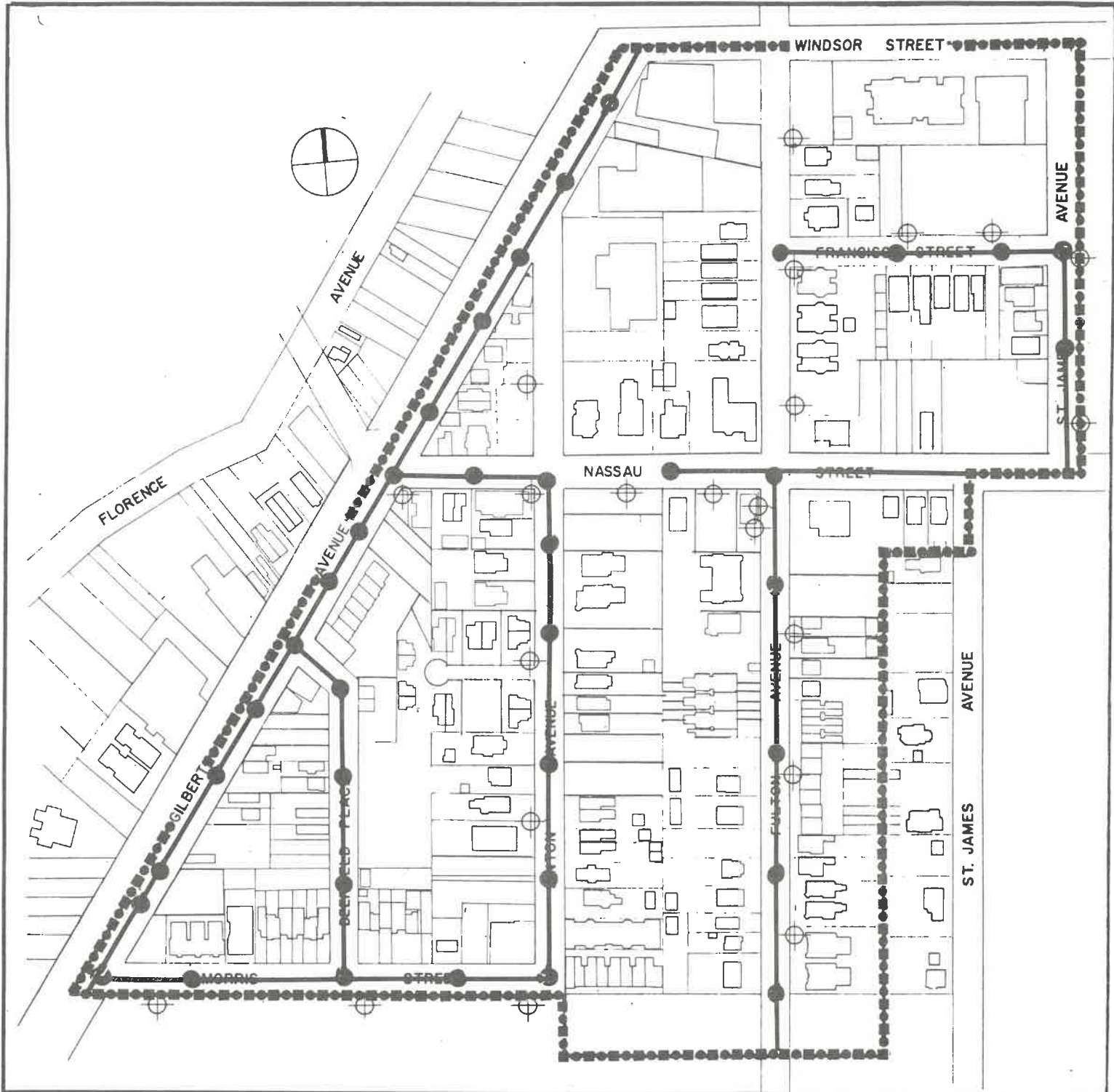


open space topography



 sewers
 street lights

sewers
street lights

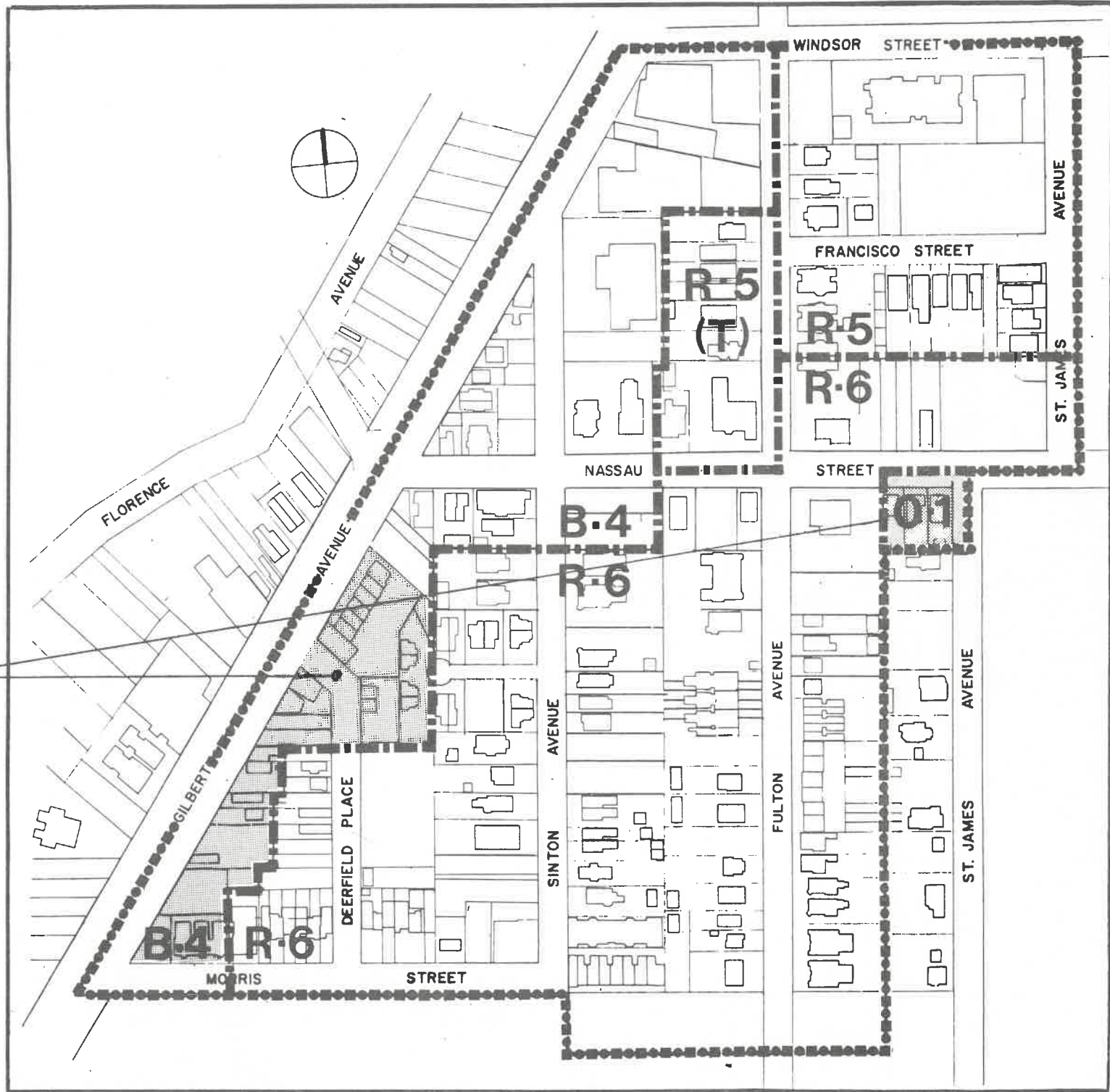


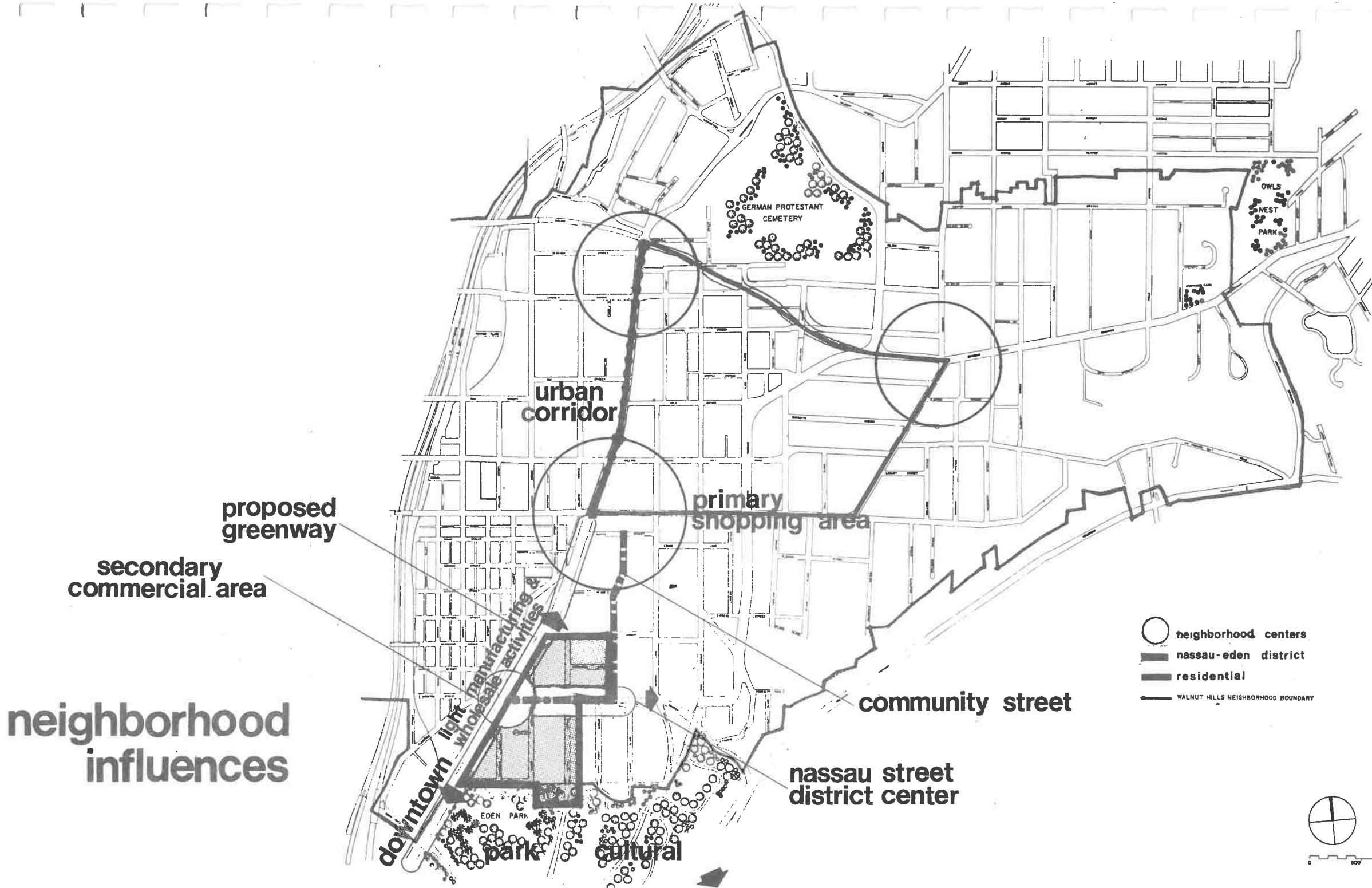
vacant land



PROPOSE RESIDENTIAL ZONING THIS AREA

zoning





neighborhood influences

proposed greenway

secondary commercial area

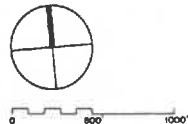
urban corridor

primary shopping area

nassau street district center

community street

- neighborhood centers
- nassau-eden district
- residential
- WALNUT HILLS NEIGHBORHOOD BOUNDARY



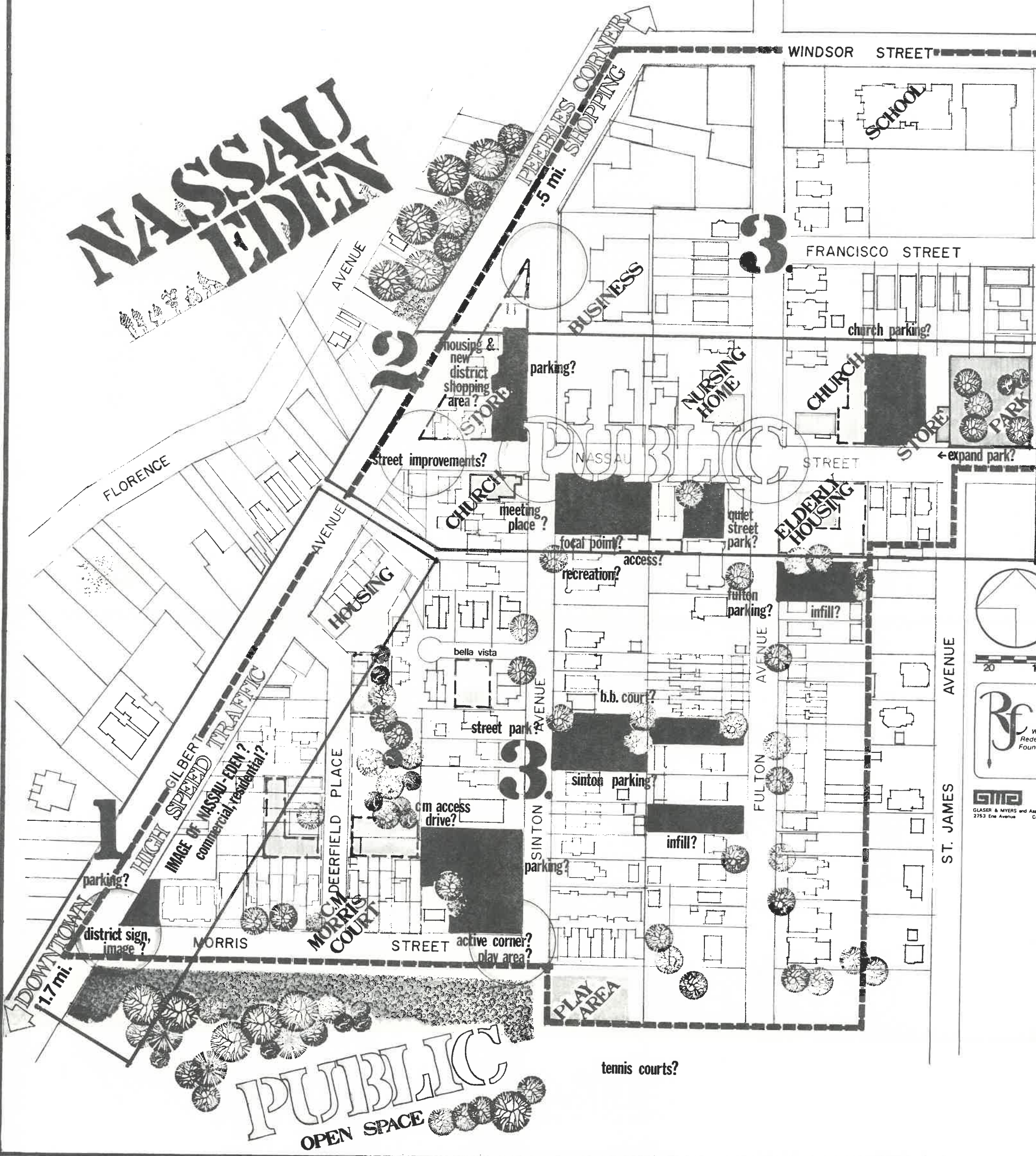
conceptual plan

The Conceptual Plan was developed by the Redevelopment Foundation and Glaser and Myers as an educational tool for neighborhood residents. It was used to show existing uses, activities and images and to explain what a design plan is and how to develop one. Based upon residents' suggestions on amenities which were lacking in the area, we were able to separate the target neighborhood into three types of areas:

1. The Gilbert Avenue Corridor: Considering the nature of the revitalization strategy we asked the residents to evaluate whether Gilbert Avenue should be housing or commercial related or a combination of both. If it was to be a combination of both, how should these different uses be separated so that they are compatible.
2. Nassau Street as Public Activity Center: We looked at the existing uses of buildings and land along with suggested needs and asked the residents to determine if the major public activities should be focused on Nassau Street.
3. Residential Areas: Examining the existing residential buildings we asked the residents to examine the type of amenities needed to strengthen and stabilize the residential character of the neighborhood.

Using the Concept Plan as a starting point, we then held a series of resident meetings to deal with the specific points in three areas above. Several of the suggestions from residents were found to be impractical. In addition, input from various private developers and City departments was presented and taken into account. From this information we were able to develop an implementation plan for the Nassau Eden Park Revitalization Program which will allow for partnerships among the City, the Redevelopment Foundation, private developers and existing residents.

NASSAU EDEN

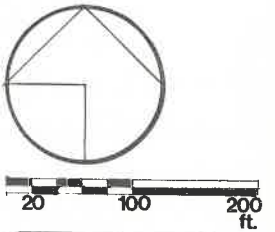
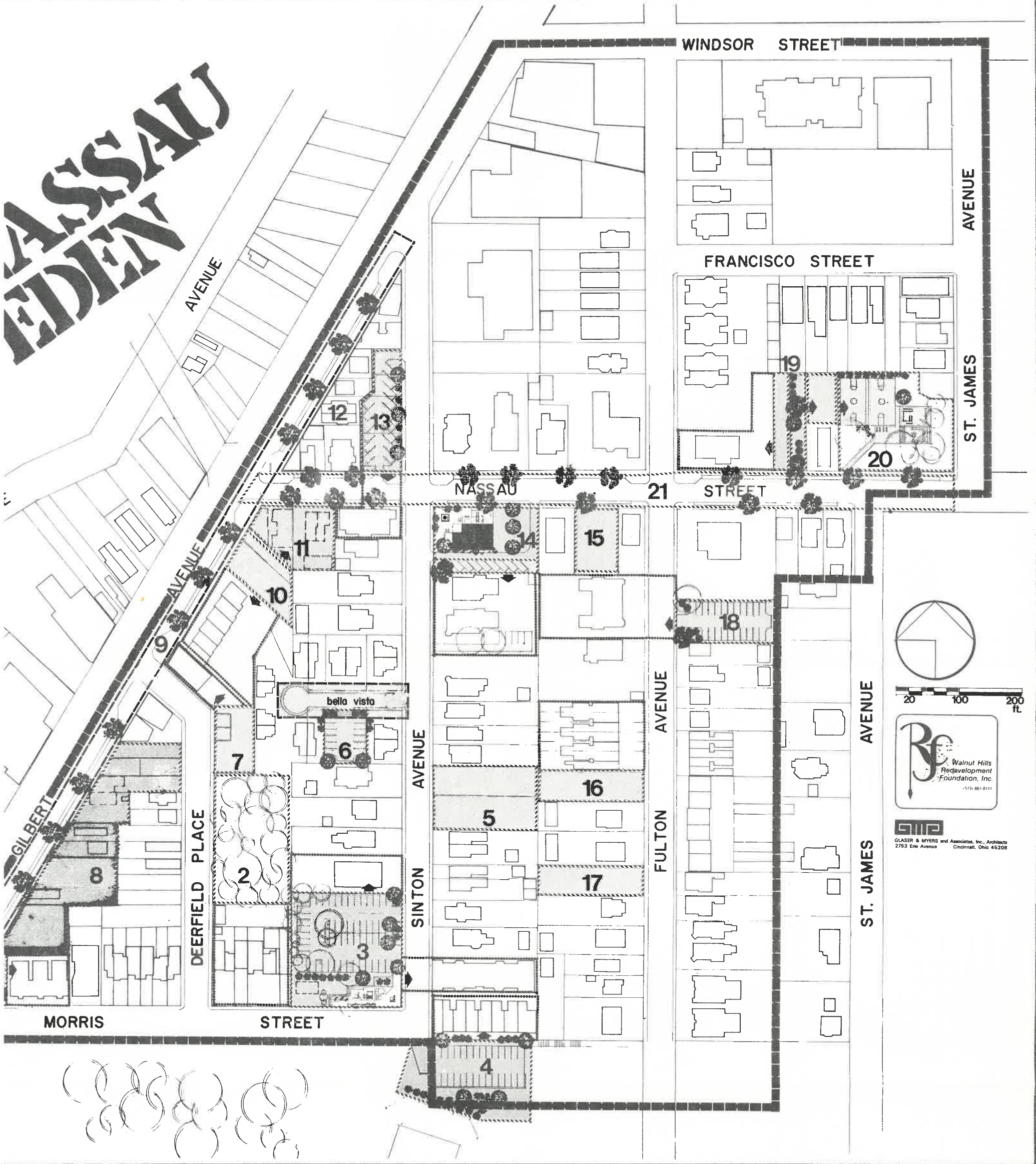


CONCEPTUAL PLAN

design plan

In addressing the three areas outlined in the Conceptual Plan a process was followed which allowed for input from area residents, City staff, private developers, and consulting architects which resulted in the Design Plan as outlined on the following map. The Design Plan shows the overall relationships of the 21 development projects within the Nassau Eden target area. Each development project is described in the section titled "Parcel Descriptions". The "Development Strategy" section outlines a schedule for project implementation over the years 1979 through 1981. Some of the development sites are further defined in the Appendix section.

NASSAU EDEN

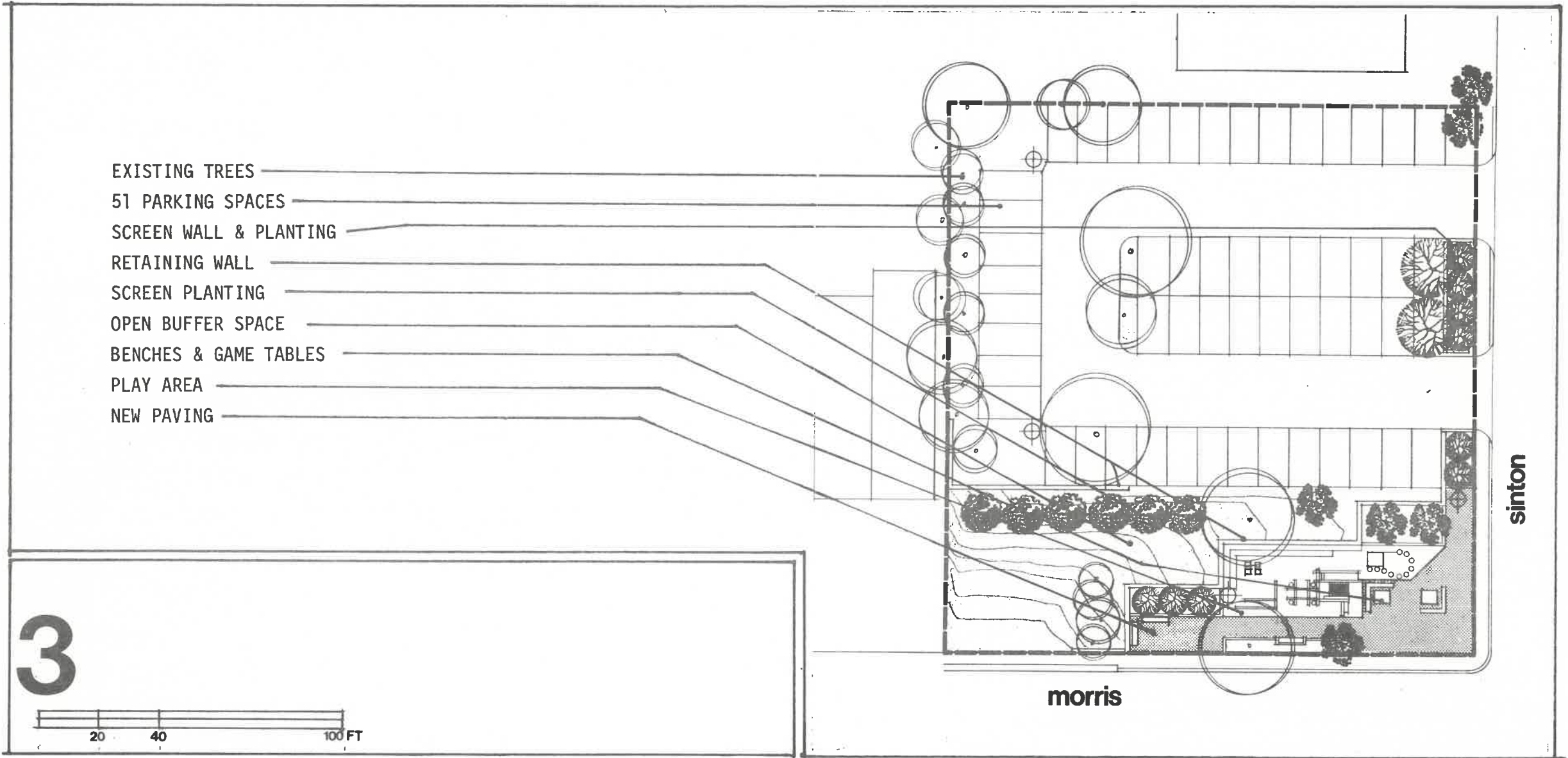


GMA
GLASER & MYERS and Associates, Inc., Architects
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DESIGN PLAN

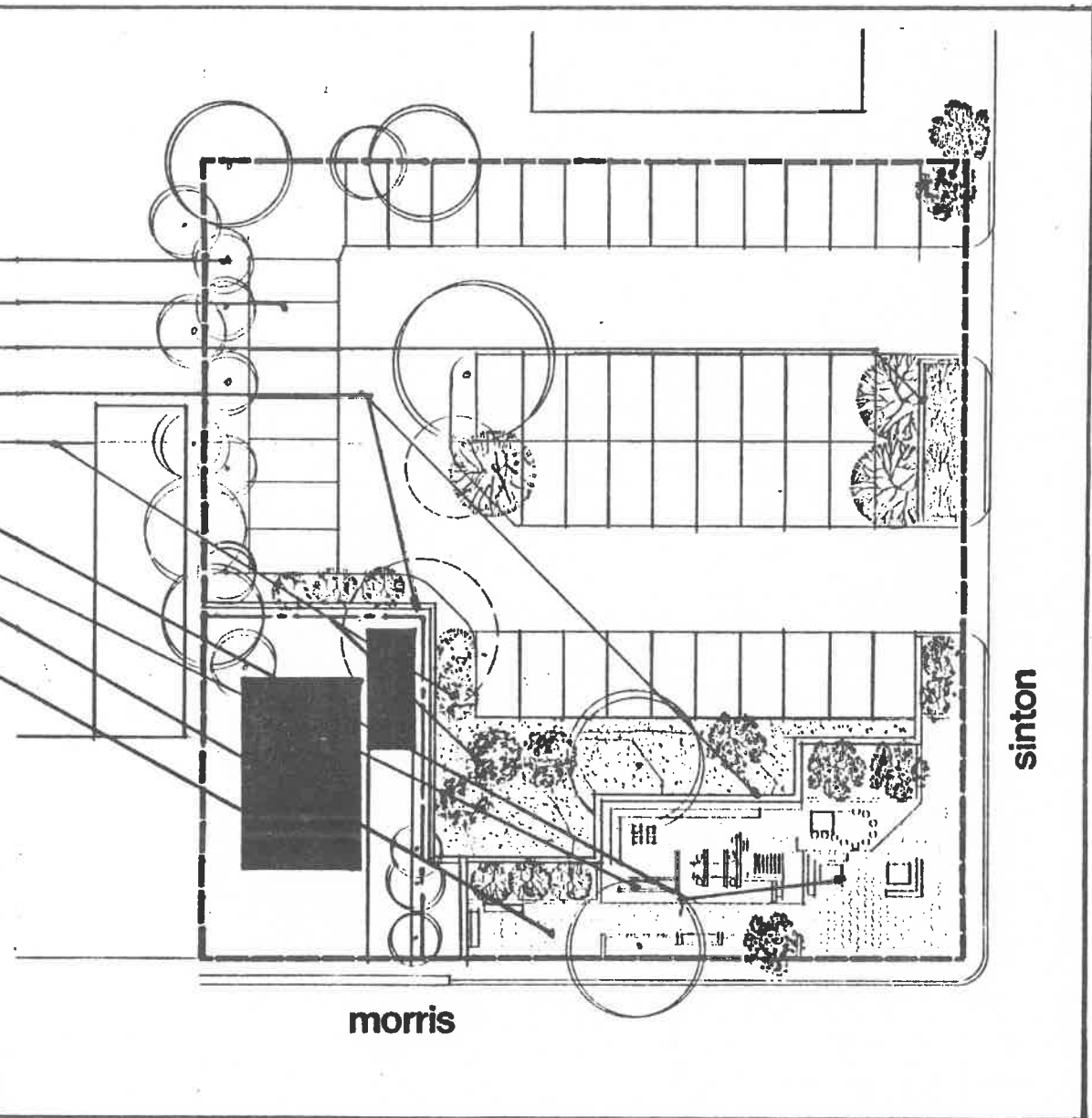
parcel descriptions

1. SITE: N/E corner, Gilbert and Morris (69-1-79, 69-1-72)
PROPOSED USE: Housing related parking and landscaping, location for district sign.
DEVELOPMENT PROCESS: City of Cincinnati should acquire site and lease to the owner of the adjacent housing for development as parking and landscaping by the owner with design control through the Walnut Hills Redevelopment Foundation (WHRF). An easement on the corner should be allocated for a proposed Nassau Eden District sign with maintenance assumed by the housing owner (landscaping) and the Walnut Hills Redevelopment Foundation (sign).
MAINTENANCE AND CONTROL: Housing owner and WHRF.
2. SITE: Deerfield Place wooded slope (69-1-245, 247, 106)
PROPOSED USE: Preserved wooded slope.
DEVELOPMENT PROCESS: City of Cincinnati should acquire the wooded lot and lease by written agreement to the developer of the Morris Street fieldstone market housing. This agreement will stipulate that in return for tax abatement consideration on the Morris Street development the developer will: 1) maintain the wooded lot by cleaning, mowing, and tree care; 2) place no construction on, or enclosure of, this lot.
MAINTENANCE: Market housing developer.
3. SITE: N/W corner, Morris and Sinton (69-1-248, 119, 244, 115, 116, 232, 118, 117)
PROPOSED USE: Parking for related housing, playlot and seating area, landscaping and buffer green area.
DEVELOPMENT PROCESS: Two options are proposed, depending on the decision of whether to acquire 950 Morris Street. This decision should await further study by the City, consultation with the building owner, and residents of the area. If the City should decide to acquire the house and demolish or move it, Option 3 shall be used, as described below and on the diagram which follows. If the City should decide not to acquire the house, then Option 3a shall be used, as described below and on diagram 3a.



3a

- EXISTING TREES
- 47 PARKING SPACES
- SCREEN WALL & PLANTING
- RETAINING WALL
- SCREEN PLANTING
- BENCHES & GAME TABLES
- PLAY AREA
- NEW PAVING
- EXISTING HOUSE



3. (continued)

Option 3: The City of Cincinnati should purchase the vacant land on the corner of Morris and Sinton Streets and the prefabricated house located at 950 Morris. The house would either be moved to another location at the desire of the present owner, or acquired outright by the City and disposed of as is appropriate. The entire corner site shall be developed as:

- a. Off-Street Parking: Approximately 51 spaces will be provided for residents of 2106, 2117-19, 2120 Sinton, to include street landscaping, screening, and lighting.
- b. Recreation Area: A corner recreation area designed for child and adult use, with seating, game tables, play equipment, new paving, and site walls. Care should be taken to eliminate the possibility of children entering Morris or Sinton Streets from this area by use of a mounded berm with hedging.
- c. Open Green Space: This space will be provided to the west of the recreation area (current house site) to include grass and screen plantings. Care should be taken to maintain as many large trees as possible.

Option 3a: The City of Cincinnati should purchase the vacant land, leaving the house at 950 Morris Street. Retaining walls would be constructed to allow the house to remain undamaged. The remainder of the corner site (as indicated on diagram 3a) shall be developed as:

- a. Off-Street Parking: Approximately 47 spaces will be provided for residents of 2106, 2117-19, 2120 Sinton, to include street landscaping, screening, and lighting.
- b. Recreation Area: A corner recreation area designed for child and adult use, with seating, game tables, play equipment, new paving, and site walls. Care should be taken to eliminate the possibility of children entering Morris and Sinton Streets from this area by use of a mounded berm with hedging. Screen planting shall be used to separate the recreation area from the remaining house.

4. SITE: Land south of Beethoven Place rowhouses (71-1-106)
PROPOSED USE: Parking for Beethoven Place market housing rehabilitation, parking for Park Board maintenance staff, screen planting.
DEVELOPMENT PROCESS: The City of Cincinnati should propose a lease agreement or acquisition of the land immediately in front of the Beethoven Place rowhouses for necessary parking. This is vital to the development of Beethoven Place as middle income housing or condominium. The agreement would allow the Park Board to utilize the back row of parking during business hours for maintenance staff, with the understanding that residents may use the back row during non-business hours. Development of the parking lot and landscaping would be the responsibility of the City of Cincinnati. The Beethoven Place rowhouses should be acquired by the Department of Buildings and Inspections and sold back to the WHRF or private developer for development as middle income housing or condominiums. Because of the density and congestion problems inherent in the development of this parcel, an architectural and design feasibility study shall be undertaken by the WHRF before any actual development is undertaken. Areas to be covered in this study shall include design and orientation of the parking/Park Board property; feasibility of reorienting the housing units with kitchens in the rear of the building and bedrooms and livingrooms in front overlooking the park; and the relationship of the building to the proposed CMHA acquisition of 2106 Sinton immediately behind.
MAINTENANCE AND CONTROL: Owners of renovated Beethoven Place market housing.

5. SITE: Sinton Avenue lot (69-3-111, 8)
PROPOSED USE: Infill housing to be owner-occupied.
DEVELOPMENT PROCESS: Site should be acquired by City of Cincinnati for resale to interested developer. First priority will be given to Homebuilders Association to build award winning designs from their design competition in cooperation with the City of Cincinnati, Department of Buildings and Inspections, and the WHRF. If agreement cannot be reached between the Homebuilders Association, the Department of Buildings and Inspections and the WHRF within one year of acquisition of land, the WHRF and the Department of Buildings and Inspections will then market these parcels to private developers.
MAINTENANCE AND CONTROL: Phase I - WHRF; Phase II - housing owner.

6. SITE: Bella Vista Place -- street and sewer.
PROPOSED USE: Conversion to public street and sewer system.
DEVELOPMENT PROCESS: The City of Cincinnati may assume ownership of street and sewer system for purposes of maintenance. Prior to this occurring the Department of Public Works and the Metropolitan Sewer District should conduct a study to determine the cost involved in paving the street in interlocking pavers and improving the sewer system. Upon completion of the study the City of Cincinnati and the Bella Vista Place Homeowners Association will negotiate an agreement on how, or if, this transfer may occur.
MAINTENANCE AND CONTROL: Bella Vista residents group.
7. SITE: Vacant lot, Deerfield Place (69-1-284)
PROPOSED USE: Housing or commercial related development for corner building.
DEVELOPMENT PROCESS: City of Cincinnati should acquire lot for resale as part of the development of the corner commercial and residential structure.
MAINTENANCE AND CONTROL: Owner of corner development.
8. SITE: Properties fronting along Gilbert Avenue.
PROPOSED DEVELOPMENT: New construction housing related development.
DEVELOPMENT PROCESS: 1) change in zoning from B-4 to R-6; 2) City of Cincinnati should acquire properties fronting Gilbert Avenue from the southern boundary line of Parcel 73, Book 69, Page 1, to the rear boundary lines to be assembled for future resale as housing related development.
MAINTENANCE AND CONTROL: Walnut Hills Redevelopment Foundation.
9. SITE: Gilbert Avenue from Morris Street to Windsor Street.
PROPOSED USE: Residential and residential related use (other than shopping triangle, site 12).
DEVELOPMENT PROCESS: Street improvements along Gilbert Avenue should be encouraged to provide support for the triangle neighborhood shopping area, and housing related redevelopment along the east side of Gilbert Avenue. Zoning along Gilbert Avenue should be modified to encourage housing development. Street improvements along Gilbert should include expanded corners, landscaped safety strip and buffer tree planting, new paving material, handicap curb cuts and lighting, which would be made possible through the elimination of one traffic lane on Gilbert. This would allow four lanes of traffic with parallel parking on both sides of the street.
MAINTENANCE AND CONTROL: City of Cincinnati Public Works.
10. SITE: Vacant lot along Gilbert Avenue (69-1-257, 237).
PROPOSED USE: Parking and open space to support commercial and housing development.
DEVELOPMENT PROCESS: City of Cincinnati should acquire these parcels for resale as part of the housing related development to the south on Gilbert. A secondary option for this parcel would be a link to the commercial development to the north.
MAINTENANCE AND CONTROL: Owner of housing or commercial development.
11. SITE: S/E corner, Gilbert and Nassau (69-1-113, 114, 127).
PROPOSED USE: New commercial development.
DEVELOPMENT PROCESS: City of Cincinnati should purchase parcels, remove condemned buildings, relocate any occupants in other housing within area and prepare site for resale as commercial development. Commercial use for this site reinforces public activity along Nassau Street and concentrates shopping activity at the triangle (12) site. The site is highly visible from Gilbert auto traffic and a new badly needed convenience type store with parking could serve area residents as well as Gilbert traffic.
MAINTENANCE AND CONTROL: New commercial development.
12. SITE: Triangle bounded by Gilbert Avenue, Nassau Street and Sinton Avenue.
PROPOSED USE: Neighborhood shopping area and housing.
DEVELOPMENT PROCESS: Encourage and intensify district shopping and retail in this area through renovation of existing structures. The location is central to the district, with good visibility for commercial along Gilbert Avenue and off-street parking available along Sinton Avenue. Housing should be maintained as much as possible within the triangle. No acquisition is required. However, assistance may be required from commercial/industrial loan fund.
MAINTENANCE AND CONTROL: Existing or future owner, no acquisition proposed.

13. SITE: N/W corner, Sinton and Nassau (69-1-280, 278, 279)
PROPOSED USE: Off-street parking for church and commercial and residential use.
DEVELOPMENT PROCESS: City of Cincinnati should acquire parcels and develop a paved parking area with lighting and landscaping. The Second Trinity Baptist Church and the new owner of both corners of Nassau/Gilbert have agreed to enter into a maintenance contract with the City. However, the City will retain the right to sell lot at a later date to a commercial interest. This off-street parking is needed to enhance concentrated shopping in this area of the district as well as to service the Church functions.
MAINTENANCE AND CONTROL: Church or commercial and residential development.

14. SITE: S/E corner, Nassau and Sinton (69-3-11, 156, 115, 157).
PROPOSED USE: Focus of district, future location of neighborhood service building; corner park; tot-lot and open space; parking for adjacent Sinton Avenue housing.
DEVELOPMENT PROCESS: City of Cincinnati should acquire parcels for development as neighborhood focus area. After the land is acquired the City shall grant the WHRF and Victory Neighborhood Services Agency an 18-month time period to develop a plan for the following:

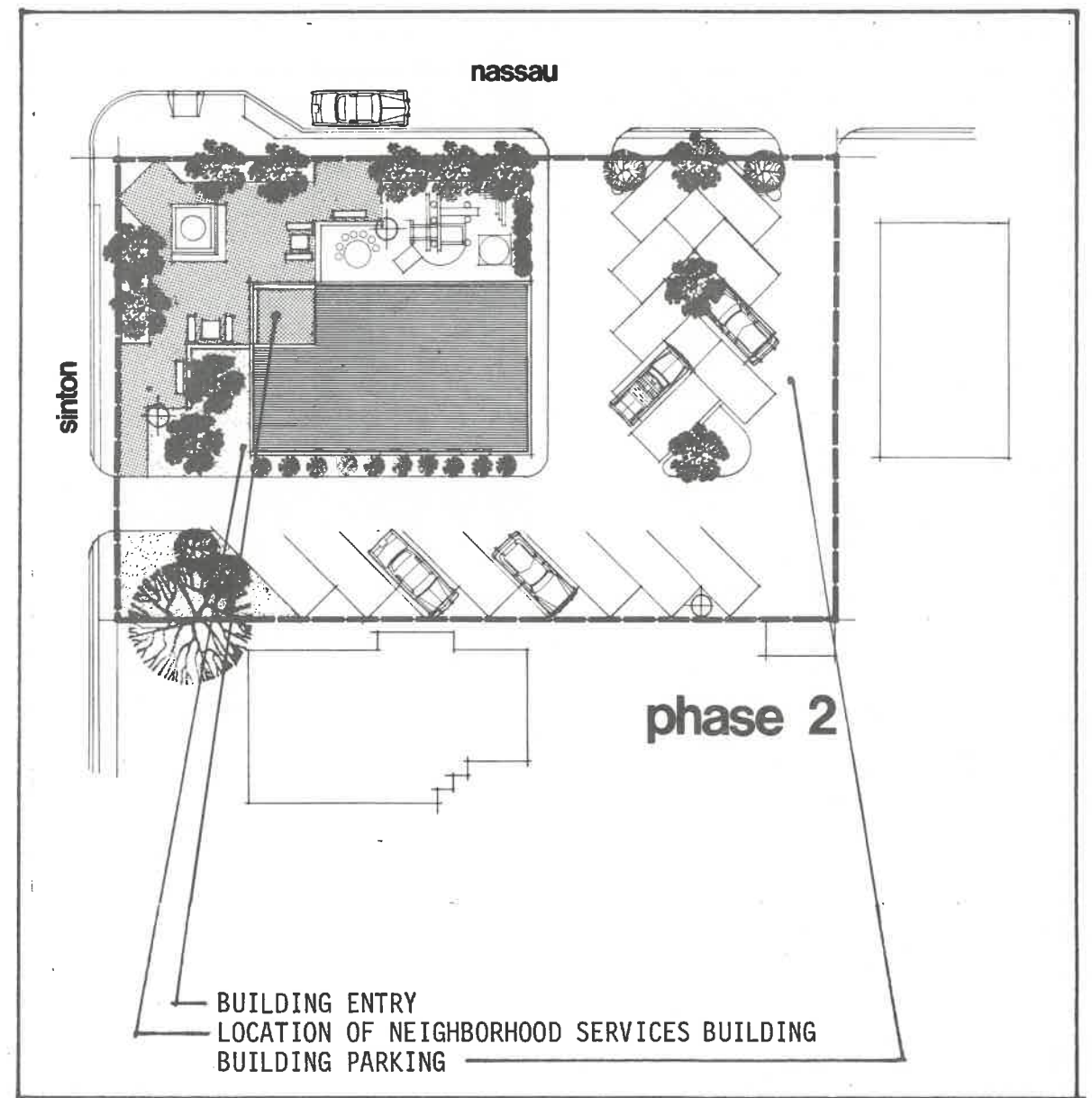
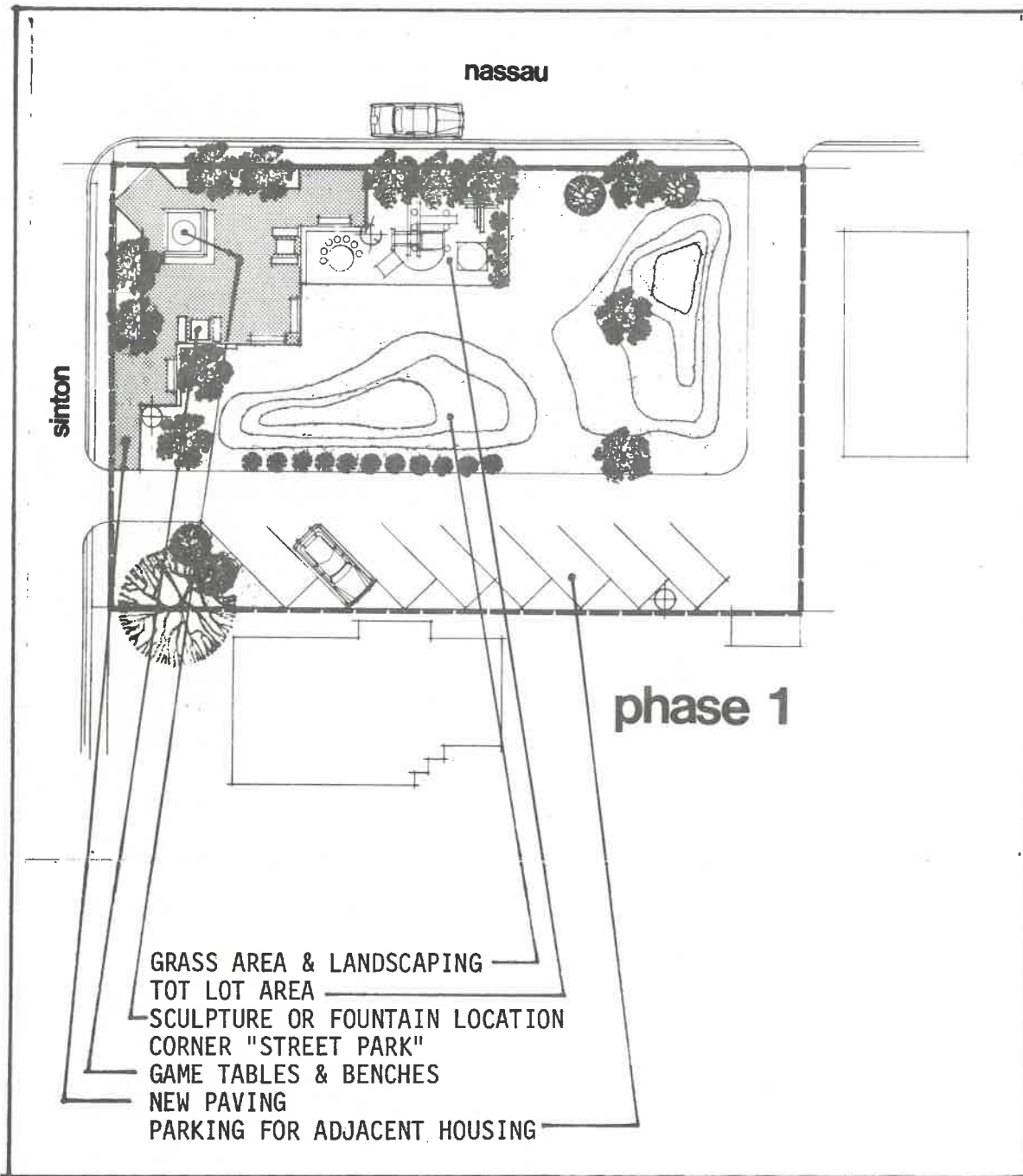
- a. Nassau Eden service building -- construction of a new neighborhood services facility which will provide for day care, elderly and welfare referral services. The design of this facility must be compatible with the historic character of the Nassau Eden district through its location on site, height and massing, choice of materials, and quality of design.
- b. Parking and service center support facilities -- develop a parking area to support adjacent housing on Sinton Avenue with dumpster access for 2151-55 Fulton. Develop a corner street park with seating, game tables, interior paving, landscaping and tot-lot area with durable play structures.

This plan shall be developed with financing occurring under one of the following options or combination of:

1. Victory Neighborhood Services Agency and Community Chest request for federal funds.
2. CMHA special support services allocation from HUD.
3. City of Cincinnati CD funds (in tandem with other funding sources).
4. Private sources.

The plan must provide evidence of funding to construct the building and staff the facility on a long-term basis. The City upon acceptance of the plan will make the land available for this development. If the WHRF and Victory Neighborhood Services are unable to present this plan within 18 months of land acquisition, the Department of Buildings and Inspections reserves the right to sell the land to a private developer for the construction of infill housing.

MAINTENANCE AND CONTROL: Walnut Hills Redevelopment Foundation during interim period.

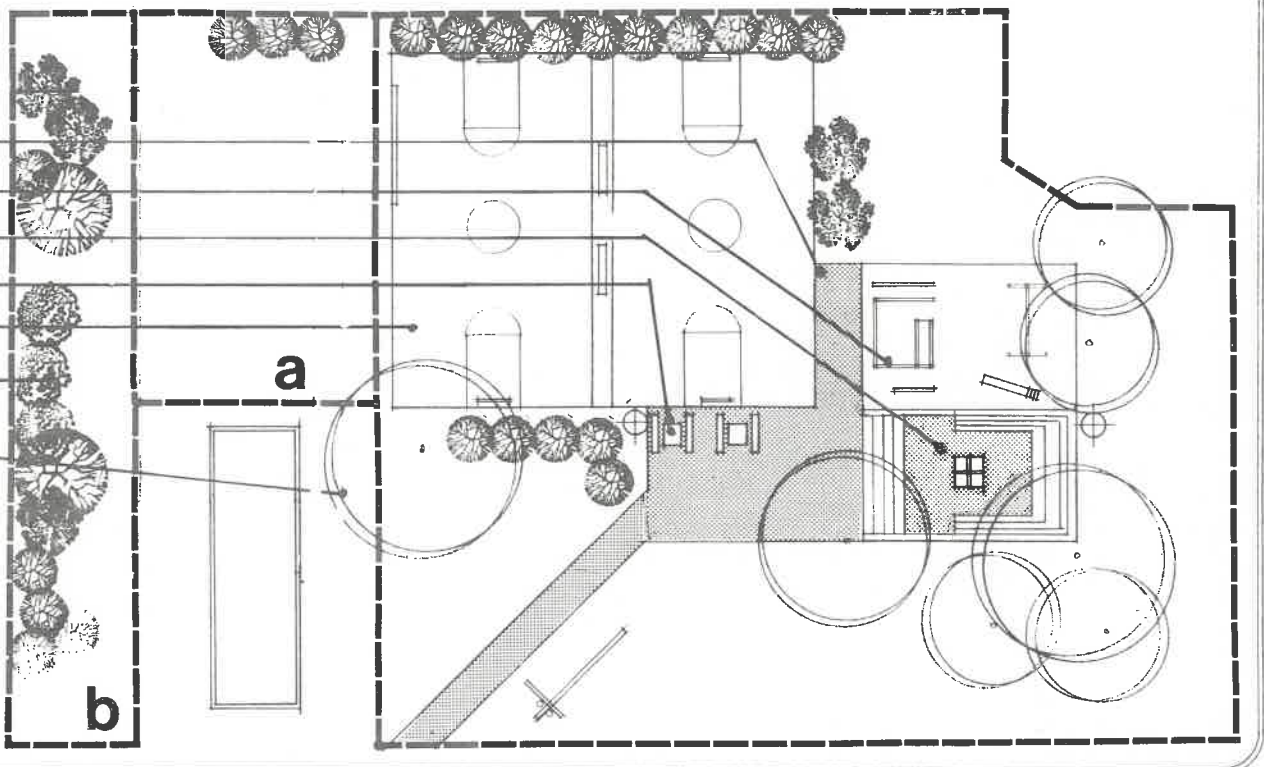


14



15. SITE: South side, Nassau Street (69-3-132, 134).
PROPOSED USE: Infill housing to be owner-occupied.
DEVELOPMENT PROCESS: Site should be acquired by City of Cincinnati for resale to interested developer. First priority will be given to Homebuilders Association to build award winning designs from their design competition in cooperation with the City of Cincinnati, Department of Buildings and Inspections, and the WHRF. If agreement cannot be reached between the Homebuilders Association, the Department of Buildings and Inspections and the WHRF within one year of acquisition of land, the WHRF and the Department of Buildings and Inspections will then market these parcels to private developers.
MAINTENANCE AND CONTROL: Phase I - WHRF; Phase II - Housing owner.
16. SITE: Fulton Street, vacant lot (69-3-109).
PROPOSED USE: Housing related use, for adjacent rowhouses to the north.
DEVELOPMENT PROCESS: City of Cincinnati should acquire parcel for future resale to owners of adjacent rowhouses for needed open space. If agreement cannot be made with rowhouse owners within three years, the Department of Buildings and Inspections reserves the right to sell parcel to private developer to construct infill housing.
MAINTENANCE AND CONTROL: Phase I - WHRF; Phase II - Housing owner.
17. SITE: Fulton Street, vacant lot (69-3-21)
PROPOSED USE: Infill housing to be owner-occupied.
DEVELOPMENT PROCESS: Site should be acquired by City of Cincinnati for resale to interested developer. First priority will be given to Homebuilders Association to build award winning designs from their design competition in cooperation with the City of Cincinnati, Department of Buildings and Inspections, and the WHRF. If agreement cannot be reached between the Homebuilders Association, the Department of Buildings and Inspections and the WHRF within one year of acquisition of land, the WHRF and the Department of Buildings and Inspections will then market these parcels to private developers.
MAINTENANCE AND CONTROL: Phase I - WHRF; Phase II - Housing owner.
18. SITE: Fulton Avenue, vacant lot (69-3-30).
PROPOSED USE: Off-street parking for Fulton Street residents.
DEVELOPMENT PROCESS: City of Cincinnati should acquire parcels and develop as off-street parking (22 spaces), to include lighting and landscaping. Landscaping should maintain existing setbacks from adjacent structures and screen parking from the street and neighbors. Upon completion of development the City will sell, at a write-down, to the owner of 2151-55 Fulton.
MAINTENANCE AND CONTROL: Owner of 2151-55 Fulton.
19. SITE: Nassau Street vacant lots (69-2-28, 29)
PROPOSED USE: Lot 69-2-28: additional Church parking; lot 69-2-29: landscaping and parking screen.
DEVELOPMENT PROCESS: City of Cincinnati should acquire both parcels and resell, at a write-down, lot 69-2-28 to Church for additional off-street parking with the condition that the Church improves and landscapes (with design control by WHRF) parcel 69-2-29. Upon future acquisition, Mr. Nides' store, parcel 2 (69-2-29) should be deeded to the Recreation Commission from the City for St. James Recreation Area expansion.
MAINTENANCE AND CONTROL: Phase I: 69-2-28, 29 -- Church.
Phase II: 69-2-29 -- Recreation Commission
20. SITE: St. James Recreation Area.
PROPOSED USE: Recreation area with teenage related activities.
DEVELOPMENT PROCESS: Community Development funds should be used to secure park for teenage related activities to include: enlarging basketball area to two full courts (four poles) and provide seating and game tables, gymnastic equipment, mini-theatre gathering space, tire swings and other durable teen activity equipment. The City of Cincinnati should seek an option on the whole parcel "a" (69-2-30) with agreement to clean up and use as park space in combination with future use of parcel "b" (69-2-29) at later date.
MAINTENANCE AND CONTROL: Recreation Commission.

- NEW PAVING
- GYMNASTIC EQUIPMENT
- "MINI-THEATRE"
- GAME TABLES
- 2 B.B. COURTS WITH SEATING
- SCREEN PLANTING
- EXISTING TREES



st. james

nassau

20



21. SITE: Nassau Street from Gilbert to St. James.

PROPOSED USE: Central, public related, non-commercial, service oriented street.

DEVELOPMENT PROCESS: Community Development funding should be used for Nassau Street improvements, including expanded corners, landscaped safety strip, lighting, handicap curb cuts, new paving material. These improvements would reinforce Nassau Street as the active pedestrian street of the district with all of its supporting services of churches, shopping, nursing homes, elderly housing, park, etc. In conjunction with the intensified commercial area on west Nassau Street and the proposed corner park and services building on Nassau and Sinton, Nassau Street would become the needed focus and "new image" for the Nassau Eden District.

MAINTENANCE AND CONTROL: City of Cincinnati Public Works.

appendix

**estimated
city
expenditures**

Property Acquisition	\$400,000	
Minus: Write-Down Sales	<u>-160,000</u>	
Total Acquisition Costs		\$240,000
Related Relocation Costs		60,000
Public Improvements	\$656,000	
Plus: 5% Contingency	<u>32,800</u>	
		688,800
Grant/Loans/Related Relocation Costs		<u>300,000</u>
TOTAL PUBLIC EXPENDITURE		\$1,288,000

work program

	Bldgs. & Inspec.	WHRF	Park Board	Rec. Com.	Public Works	Private Develmnt.	CD Funds Used
1	X	X				X	X
2	X					X	X
3	X					X	X
4	X	X	X			X	X
5	X	X				X	
6	X				X	X	
7	X	X				X	X
8	X	X				X	X
9	X	X			X		
10	X	X				X	X
11	X	X				X	X
12						X	
13	X	X				X	X
14	X	X				X	X
15	X	X				X	X
16	X	X					X
17	X	X				X	X
18	X	X					X
19	X	X		X		X	X
20	X	X		X			X
21	X	X			X		X

development strategy

The following development strategy outlines a schedule for implementation and yearly priority items. This implementation schedule is dependent upon the City's ability to acquire the various land parcels in a timely manner.

YEAR 1979:

1. Department of Real Estate begins acquisition of land parcels. The following priority should be given to the acquisition phase: sites 3, 19, 1, 7, 10, 18, 14, 13, 5, 15, 17, 16, 11, 8.
- *2. Site 20: St. James Recreation Area
Upon approval of the plan the Recreation Commission, WHRF, and area residents should begin working on final design specifications for the new recreation site. The actual development should begin in the spring of 1980 with completion projected for the summer of 1980. This development will be coordinated with the development of site 19.
- *3. Site 3: Northwest Corner, Morris and Sinton
The first step of this development is for the City, WHRF, and the owner of the Morris Street property to reach an agreement. Once this agreement is reached the City, WHRF, and CMHA will begin finalizing the design specifications and sales/maintenance contract for the site. Actual completion of this development is projected for fall 1980.
4. Site 6: Bella Vista Place Street and Sewer
MSD and Public Works should begin to study the costs involved in the City assuming ownership of the street and sewer on Bella Vista Place. This study should be completed by July 1980 so that an agreement between the City and property owners on Bella Vista Place can be reached to allow for implementation by fall 1980.

*Denotes priority developments.

*5. Site 9: Gilbert Avenue from Morris to Windsor

Public Works should conduct a study to determine the feasibility and costs involved in constructing the street and sidewalks improvements outlined in this design plan. This study is to be completed by January 1981 so that implementation can begin later that year and be completed by the summer of 1982. It is hoped that this development can work in conjunction with the new housing development outlined in Site 8.

YEAR 1980:

1. Site 18: Upper Fulton Street Parking Lot

2151-55 Fulton Street sale will be consummated this fall. Thus as soon as the land is acquired a sales/lease agreement can be entered into and final design specifications developed. Projected completion date is July 1980.

*2. Site 4: Beethoven Place Rowhouse Parking

The design plan calls for 2100 Sinton, Beethoven Place, to be developed as market housing. The Park Board has agreed to enter into a rental/lease agreement to provide parking on the land in front of this building. The development of the parking facility should coincide with the beginning of construction on the building. Construction on the building and parking is projected to begin in the fall of 1980 with completion of the building projected for summer 1981.

3. Site 13: Northwest Corner, Nassau and Sinton

As soon as this land is acquired the WHRF will initiate a meeting between the Church, adjacent property owners, and the City to develop final design specifications and enter into a maintenance/lease contract. Implementation is scheduled for the fall of 1980.

4. Sites 1,7,10,11,19: Write-Down Sales to Private Developers

It is expected that the above parcels will be acquired by the City by the end of August 1980. The WHRF will begin immediately working with private developers to purchase the above parcels back from the City in order to complement private development. Projected completion date (removal from City inventory) is December 1980.

YEAR 1981:

*1. Site 14: SE Corner, Nassau & Sinton, Neighborhood Service Bldg.

This development site has two parts. One is the development of parking facilities to support the development of market housing in 2154-56 Sinton. The second is the construction of a new neighborhood service building and its supporting activities (tot-lot, parking, elderly sitting area and flower garden). It is hoped that the two phases can be developed together; however, if the market housing development is ready before final plans on the neighborhood center are complete then phase one will proceed by itself. Development is projected to begin in the spring of 1981 with completion scheduled for December 1981.

2. Sites 5, 15, 16, 17: Infill Housing

As soon as these sites are acquired the WHRF and the Department of Buildings and Inspections will begin looking for developers to construct new infill housing. Scheduled completion for the new housing is fall 1981.

3. Site 8: New Multi-Family Housing

Once the land is acquired the WHRF and Department of Buildings and Inspections will seek a developer for new multi-family housing. The completion of this development is scheduled for summer of 1982. This project completion should coincide with the completion of the Gilbert Avenue street improvements (Site 9), which are also scheduled to be completed during the summer of 1982.

*4. Site 21: Nassau Street Improvements

Design work for the Nassau Street improvements should be coordinated with the development of Site 14. Design specifications should be completed by July 1981 so that implementation can be coordinated with the Gilbert Avenue street improvements. Scheduled completion date is summer 1982.

NASSAU/EDEN PARK REVITALIZATION AREA

CAPITAL IMPROVEMENTS PROJECTS

Project Number	1979	1980	1981	1982
3. N.W. corner, Morris and Sinton a. Moving of house b. Development -- parking, play area	110,000			
4. Park Board property in front of Beethoven Place rowhouses a. Parking lot and landscaping		24,000		
6. Bella Vista Place a. Street dedication, paving and sewer takeover (to be studied -- MSD, Public Works)	Study	Implement		
13. N.W. corner, Sinton and Nassau a. Parking lot		18,000		
14. S.E. corner, Nassau and Sinton a. Neighborhood service center and adjacent service facilities b. Parking for adjacent buildings			340,000	

Project Number	1979	1980	1981	1982
18. Upper Fulton Street a. Parking lot		14,000		
20. St. James Recreation Area a. Expand facilities to include two full basketball courts, seating and games tables, gymnastic equipment and mini-arena.	45,000			
21. Nassau Street Improvements from Gilbert to St. James			95,000	
22. Gilbert Avenue from Morris Street to Windsor Street (to be studied further by Highway Engineering -- costs unknown)	Study	Study	Implement	
Relocation Benefits (maximum amount)	-----	50,000-----	-----	-----
Contingency Factor	5%	5%	5%	5%

NOTE: Project numbers 1, 2, 7, 8, 9, 10, 11, 15, 17 and 19 require land acquisition by Real Estate. These parcels will be held from 1 to 3 years to allow for the Division of Housing Assistance and the Walnut Hills Redevelopment Foundation to put together new development packages which will conform to the overall design concept and architectural character of the area.

NOTE: Years are not completion dates, but rather are starts of physical improvements.

benefits statement

1. Site: Northeast Corner; Gilbert and Morris, (69-1-71 & 72).
Benefit: This corner lot is vacant and an eyesore to the community. In addition, the two parcels are tax delinquent with several outstanding liens which have made it difficult to sell in the private market. If the City purchases the property and resells it to the adjacent property owner on Morris Street it will be placed back onto the tax rolls and developed in a way which benefits the community and the new owner.
2. Site: Deerfield Place wooded slope, (69-1-245, 247, 106).
Benefit: The topography of this hillside is such that it would be very difficult to develop in a manner which wouldn't detract from the value of adjacent properties. The benefits would be protection of adjacent property values and the retention of public green space at no ongoing cost to the City.
3. Site: Northwest Corner; Morris and Sinton (69-1-248, 244, 232, 119, 118, 117, 116, and 115).
Benefit: Replace existing vacant lots with needed public amenities (i.e. off-street parking and play area). This will be a one-time investment by the City with maintenance and ownership being transferred to the private sector upon completion.
4. Site: Land South of Beethoven Place Rowhouses (71-1-106).
Benefit: This building is currently vacant and boarded up. It is owned by FHA and contains 15 three- and four-bedroom units. It is important to provide parking if we are to market the building as condominiums. It is estimated that rehabilitation of this building will cost approximately \$350,000 and will be done with private money. This will increase the tax base of the City as well as allow the Redevelopment Foundation to attract middle income homeowners into the area.
5. Site: Sinton Avenue Lots (69-3-111, 8).
Benefit: These lots are currently vacant and an eyesore to the community. We propose to secure these lots and clean them up. The benefit is that any future development of these lots can be controlled so that it conforms to the plan and meets the needs of the community.

6. Site: Bella Vista Place Street, Sewer and Vacant Lot (69-1-256,123)
Benefit: All the homes surrounding Bella Vista Place have recently been sold to separate individuals. It is estimated that approximately \$500,00 will be invested privately. The City will increase its tax base as a result of this activity, and the owners would like the City's cooperation in relieving the responsibility of the private street and sewer system.
7. Site: Vacant Lot, Deerfield Place (69-1-284).
Benefit: Replace community eyesore with parking, which will be developed privately, to support the rehabilitation of the adjacent six-unit apartment building.
8. Site: Lots along Gilbert Avenue (69-1-81, 82, 90, 91, 94, 95, 96, 97, and 286).
Benefit: Remove condemned building and assemble vacant lots so that a development package can be put together and sold to private developer to construct new housing units. This will bring the vacant land into use and generate more tax revenue to the City.
9. Site: Gilbert Avenue from Morris Street to Windsor Street.
Benefit: Improve Gilbert to provide street trees and amenities to support housing related and commercial redevelopment.
10. Site: Vacant Lot, Gilbert Avenue (69-1-237, 257).
Benefit: Bring vacant parcel back into use to support either the development of residential units to the south or a commercial development on the southeast corner of Gilbert and Nassau.
11. Site: Southeast Corner, Gilbert and Nassau (69-1-113,114,127).
Benefit: Remove condemned building and assemble land for new commercial development. This land has been purchased privately and the owner is willing to cooperate in building a new building to serve the needs of the community (i.e. King Kwik or convenient type store).
12. Site: Triangle bounded by Gilbert, Nassau and Sinton Streets.
Benefit: This is to happen privately and will involve no public acquisition.
13. Site: Northwest Corner, Sinton and Nassau (69-1-278,279,280).
Benefit: Provide parking to stimulate development of Site 12. This will remove existing vacant lots and put the land to a use which will support the private activities in the adjacent area.
14. Site: Southeast Corner of Nassau and Sinton (69-3-11, 156, 115, 157).
Benefit: Seek to replace vacant lots with a much needed community center which would serve primarily the elderly and low-income day care needs. It would also be a facility which would be shared by all no matter what economic or racial background they come from. It would be the public focal center in which everyone could share.
15. Site: South side, Nassau Street (69-3-132, 134).
Benefit: These lots are currently vacant and an eyesore to the community. We propose to secure these lots and clean them up. The benefit is that any future development of these lots can be controlled so that it conforms to the plan and meets the needs of the community.
16. Site: Vacant Lot (69-3-109).
Benefit: Secure to stimulate development of adjacent building. This would remove existing eyesore and assist in making rehabilitation of adjacent building attractive.
17. Site: Fulton Street, Vacant Lot (69-3-21).
Benefit: This lot is currently vacant and an eyesore to the community. We propose to secure this lot and clean it up. The benefit is that any future development of this lot can be controlled so that it conforms to the plan and meets the needs of the community.

18. Site: Fulton Avenue Vacant Lot (69-3-30).

Benefit: Relieve the parking congestion along Fulton Avenue and remove a vacant lot and put back onto the tax rolls of the City.

19. Site: Vacant Lots Along Nassau Street (69-2-28; 29).

Benefit: Support the development of a new church on the corner of Nassau and Fulton. This would also create a buffer zone between the church parking lot and the St. James recreation area without having to construct a fence as a barrier.

20. Site: St. James Recreation Area.

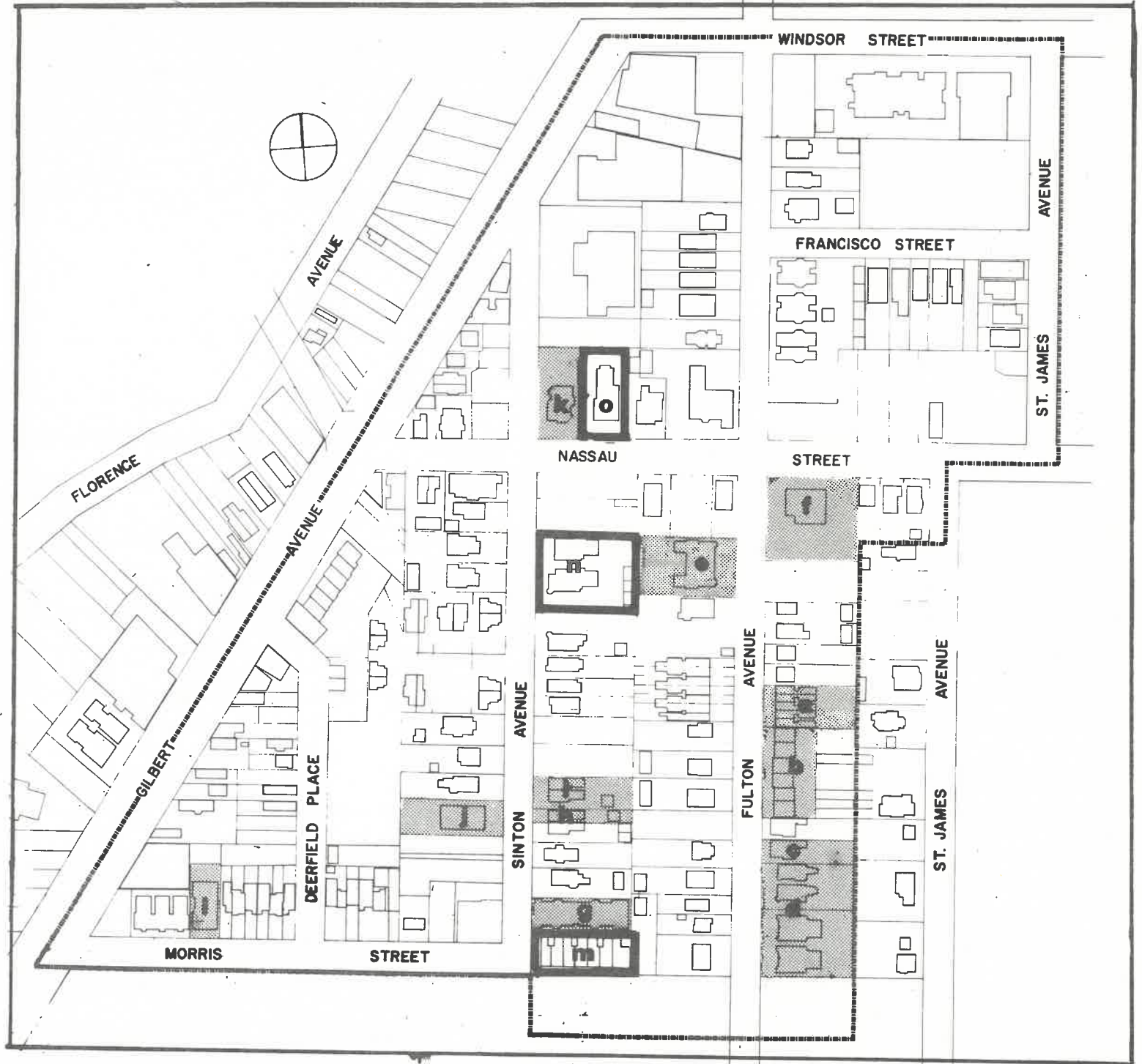
Benefit: Provide a recreation facility specifically geared toward teenage activity. The major benefit is to provide suitable facilities so that the teens will not feel alienated and take out their aggression in other parts of the neighborhood.

21. Site: Nassau Street from Gilbert to St. James.

Benefit: Provide improved pedestrian use and safety; create a focus street for public activity to act as a community center and image of the revitalization area.

rent subsidized buildings

-  occupied buildings
-  unfinished buildings



RECOMMENDATIONS ON HUD-SUBSIDIZED BUILDINGS IN MASSAU/EDEN AREA (OCCUPIED BUILDINGS)

	<u>HUD Project Name</u>	<u>Address</u>	<u>Units</u>	<u>Recommendations</u>
A.	ADVENT I	2116-20 Fulton	10	Improve and stabilize building under present ownership of non-profit Advent Housing Corporation.
B.	FULTON STREET APARTMENTS	2116-20 Fulton	18	Improve and stabilize buildings under present ownership of non-profit CHI, Inc.
C.	ELDER APARTMENTS	2112 Fulton	4	Continue maintenance by owner.
D.	GILBERT GARDENS	2100 Fulton 2102 Fulton	6 6	Purchase by Walnut Hills Redevelopment Foundation, Inc., (WHRF) with repair, winterization and maintenance improvements.
	WALNUT HILLS APARTMENTS	2108 Fulton 2110 Fulton	4 5	Purchase by Walnut Hills Redevelopment Foundation, Inc., (WHRF) with repair, winterization and maintenance improvements.
E.	WALNUT HILLS APARTMENTS	2151 Fulton	12	Purchase by WHRF, with repair, winterization and maintenance improvements. Also, parking lot across Fulton to be constructed and maintained.
F.	LILLIE LEE APARTMENTS	2160 Fulton	23	Continue good maintenance under non-profit ownership of FAMA Housing, Inc.
G.	EDEN APARTMENTS	2106 Sinton	30	Purchase by CMHA, with repair and improvement of maintenance.
H.	ST. PAUL ASSOCIATION	2120 Sinton	3	Purchase by CMHA, with repair and improvement of maintenance.
I.	WIDE WORLD II	2122-24 Sinton	6	Purchase by WHRF, with repair, winterization and maintenance improvements.
J.	ST. PAUL ASSOCIATION	2117-19 Sinton	15	Purchase by CMHA, with repair and improvement of maintenance.
K.	PATRICIA GARDENS	218-20 Nassau	7	Purchase by CMHA, with repair and improvement of maintenance.
L.	WALNUT HILLS APARTMENTS	918 Morris	12	Purchase by WHRF, with repair, winterization, and maintenance improvements.

161 Units Total

RECOMMENDATIONS ON HUD-SUBSIDIZED BUILDINGS IN NASSAU/EDEN AREA (UNOCCUPIED, NEVER FINISHED BUILDINGS)

	<u>HUD Project Name</u>	<u>Address</u>	<u>Units</u>	<u>Recommendations</u>
M.	WIDE WORLD II	2100 Sinton (Beethoven Place)	15	Purchase by City and resale for market housing, with appropriate design constraints. Alternative: sale by HUD for market housing.
N.	PATRICIA GARDENS	2154-56 Sinton	6	Purchase by City and resale for market housing, with appropriate design constraints. Alternative: sale by HUD for market housing.
O.	PATRICIA GARDENS	922-24 Nassau	8	Purchase by CMHA with repair and improvement of maintenance.

35 units

data concerning day care need

The information focusing on the need for day care facilities in the Nassau Eden Park Area was supplied from two sources. They were the Comprehensive Community Child Care Agency, which does planning and coordination for child care facilities in southwest Ohio and northern Kentucky, and a 1978 report to the Community Action Commission by the Urban Appalachian Council titled "A Needs Assessment for Head Start Programs in Hamilton County, Ohio."

The Comprehensive Community Child Care Agency supplied the following statistics for Walnut Hills, followed by a summary for Census Tract 19.

I. Economic Status

- A. Number of children on Welfare -- 2011 (HCWD 2-75)
-- 1811 (HCWD 12-70)
- B. Number of cases receiving ADC -- 790 (HCWD 2-75)
- C. Number of children under 6 in families with incomes below poverty level -- 342 (1970 Census)
- D. Percent of neighborhood children on Welfare -- 52%
(HCWD 2-75)
- E. Average income index -- 76 (R.L. Polk 1975)
- F. 1974 income index -- \$9,239 (R.L. Polk 1975)

Gross comparison on Cincinnati's statistical neighborhoods revealed that:

- Walnut Hills has the 4th largest number of children on Welfare (HCWD 2-75)
- Walnut Hills has the 4th lowest mean income (R.L. Polk 1975)
- Walnut Hills has the 3rd largest number of children under six in families with incomes below poverty level.

II. Single Parents

- A. Number of female heads of households with children -- 648
(Cincinnati Profiles, 1975)
- B. Percent of neighborhood households with children and female heads -- 13.0% (Cincinnati Profiles, 1975)
- C. Number of female heads of households who are employed and have children -- 184 (R.L. Polk 1975)

- D. Number of female heads of households with children and no occupation indicated -- 464 (R.L. Polk 1975)
- E. Number of children born out of wedlock -- 133 (Cincinnati Health Department, 1975)
- F. Number of married women with children under 6 who are in the Labor Force -- 174 (1970 Census)

- 2. Percent of population under 18 -- 38.47% (1975 R.L. Polk)
34.21% (1976 R.L. Polk)

- 3. Total number of households -- 996 (1975)
1070 (1976)

- 4. Percent of households with children -- 36.02% (1975)
32.06% (1976)

- 5. % female heads of households with children -- 17.07% (1975)
19.54% (1976)

- 6. Natural increase (births greater than deaths) -- 13 (1975)CHD
4 (1976)CHD

- 7. Total births -- 48 (1975 CHD)
38 (1976 CHD)

- 8. Percent of families below poverty level -- 25.9% (1970 Census)

- 9. Percent of children under 18 on Welfare -- 504 out of 1,064 were on Welfare or 47.37% (HCWD 1970)

III. Population Data

- A. Total population under 18 -- 3853 (Cincinnati Profiles, 1975)
- B. Total number of households -- 5068 (Cincinnati Profiles, 1975)
- C. Percent of neighborhood population under 18 -- 312 (Cincinnati Profiles, 1975)
- D. Number of children 0-3 years old -- 714 (1970 Census)
- E. Number of children 3-5 years old -- 717 (1979 Census)
- F. Number of children 6-14 years old -- 2345 (1970 Census)
- G. Number of births from 1970 to 1974 -- 1146 (Cincinnati Health Department, 1975)
- H. Number of births in 1975 -- 214 (Cincinnati Health Department, 1975)

IV. Young Mothers (Total number of women 10-19 years old who have birth between 1970 and 1975 -- Cincinnati Health Department)

- A. 1970 -- 103
- B. 1971 -- 108
- C. 1972 -- 84
- D. 1973 -- 102
- E. 1974 -- 70

V. Availability of Care

- A. Total number of full day child care slots -- 105
- B. Total number of half day child care slots -- 40

VI. Census Tract #19 -- Limited Statistical Information

- 1. Total Population -- 2,664 (1975 R.L. Polk)
2,808 (1976 R.L. Polk)

The 1978 needs assessment for Head Start Programs showed that Census Tract 19 was not being served by a Head Start Center. The report also stated that adjoining census tracts 19, 20 and 42 formed an area with a wide band of need.

The report went on to recommend that all three Head Start Programs in Walnut Hills be expanded. It specifically recommended that the area within Census Tracts 19, 20 and 42 be strongly considered for expansion of a Head Start Program.

The following tables of statistics were pulled from this report:

TABLE I
 DELEGATE AGENCY: CINCINNATI BOARD OF EDUCATION

<u>Census Tract</u>	<u>Statistical Neighborhood</u>	<u>Name - Address</u>	<u>Number of Children</u>
37	31	Burdett Head Start 1310 Burdett Avenue	31
35	31	Cummins Head Start 824 W.H. Taft	39
37	31	Douglas Head Start 2825 Alms Place	33

(RF Note: Burdett School will be closed in September of 1979 and it is unknown at this time how the Head Start Program from this school will be handled.)

TABLE 2
 PRIORITY CENSUS TRACTS OUTSIDE SERVICE
 BOUNDARIES OF EXISTING PROGRAMS

<u>Low</u>	<u>Medium</u>	<u>High</u>
20	19	10
25	29	11
49	41	26
60	53	27
61	85	52
42	74	96
43	103	108
63	207.02	207.03
64		228
78		232.01
83		
206		
209.02		
209.01		
221.01		
226		
237.01		
239		

APPENDIX 1

NUMBER OF CHILDREN 6 AND UNDER LIVING IN FAMILIES
BELOW POVERTY LEVEL HAMILTON COUNTY*

Neighborhood	1970		Black	White	1977**		Existing Head Start Program	No. of Slots	Expansion Potential
	Census Tract	Total			Black & White Total	White			
Walnut Hills	19	171	168	3	90				
	21	167	147	21	80				
	35	200	200	-	94	CBE	39	yes	
	36	52	52	-	79				
	37	57	53	4	85	CBE (2)	64	yes	
E. Walnut Hills	20	74	-	74	17				
	42	51	7	44	71	U.C.	48	yes	

APPENDIX 2

AVERAGE BIRTHRATE FOR PRIORITY AREAS

Census Tract	Birthrate (Average 1970-76 Rounded Down to Whole Number)	# Births 1976 Only
20	21	7
42	44	38
19	46	38

* Source: U.S. Bureau of Census, U.S. Census of Population and Housing
Census Tracts -- Cincinnati, Ohio

** Source: Hamilton County Welfare Department

legal description

Beginning at the intersection of the centerlines of Windsor Street (58± foot street) and Gilbert Avenue (100± foot street); then southwestward 1,810± feet along the said centerline of Gilbert to a point in the extended south line of Morris Street (50± foot street); then eastward 834± feet along said south line to a point in the extended east line of Sinton Avenue (50± foot street); then southward 150± feet along said east line; then eastward 538± feet along a line parallel to Nassau Street (55± foot street); then northward 868± feet along a line, parallel to and 120± feet west from west line of St. James Street (60± foot street); then eastward 180± feet, along a line parallel to and 100± feet south from south line of said Nassau Street, to a point in the east line of said St. James Avenue; then northward 127± feet along the said east line, extended, to a point in the centerline of said Nassau Street; then eastward 160± feet along said centerline to a point in the extended east line of St. James Street (50± foot street); then northward 704± feet along said east line to a point in the centerline of said Windsor Street; then westward 755± feet along said centerline of Windsor Avenue to a point in the center line of said Gilbert Avenue and the Place of Beginning.

Containing 1,739,100± feet.