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WESTERN WALNUT HILLS PLAN

SOUTHWEST QUADRANT
FOCUS AREA

INDUSTRIAL AND COMMERCIAL
DEVELOPMENT SITES

Prepared by:

Walnut Hills Planning Task Force
of the Walnut Hills Area Council.



Department of Neighborhood
Housing and Conservation

PHMS

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WESTERN WALNUT HILLS PLAN

- I. SOUTHWEST QUADRANT FOCUS AREA
- II. INDUSTRIAL AND COMMERCIAL DEVELOPMENT

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April, 1982

WALNUT HILLS AREA COUNCIL

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(ASSUMPTION SCHOOL BLDG)
CINCINNATI, OHIO 45206
961-4500

July 21, 1982

Mr. Steven F. Bloomfield, Director
Neighborhood Housing and Conservation
415 W. Court Street
Cincinnati, Ohio 45203

Dear Mr. Bloomfield:

The Walnut Hills Area Council is asking that the City of Cincinnati approve the following document: Western Walnut Hills Plan: Part 1 Southwest Quadrant Focus Area: Part 2 Industrial and Commercial Development Sites.

The Western Walnut Hills Plan has been formally accepted by the membership of the Walnut Hills Area Council as an update and revision to the Southwest Quadrant Focus Area: Walnut Hills Planning and Implementation Study, prepared for the Walnut Hills Planning Task Force by KZF Incorporated of Cincinnati, Ohio in April, 1980. The revised plan takes into consideration the comments of various City departments that have reviewed the 1980 Study. The planning process has involved substantial participation of representatives of Walnut Hills residents, Businesses, and property owners, in the development and approval of the plan.

The Western Walnut Hills Plan provides guidelines for development of the Southwest Quadrant (bounded by McMillan, Gilbert, Florence, and I 71); McMillan Street (between Gilbert and I 71); and selected sites west of Gilbert that have high potential for industrial, commercial, and residential uses. The services of the consultant were funded by the City as a means to update the Walnut Hills Urban Design Plan, which was completed in 1975.

Since the 1960's when the Walnut Hills Area Council began to participate in community planning, the City has revised its process for reviewing such planning errors. It is the desire of the Walnut Hills Area Council that the Western Walnut Hills Plan receive the maximum level of City support in accordance with the current procedure for review and approval of community plans.

Sincerely,

Wilton E. Blake, I

Rev. Wilton E. Blake, I

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CONTENTS

CHAPTER

I.	INTRODUCTION	1
II.	INVENTORY/ASSESSMENTS	2
	A. General Update	2
	B. Public Improvements	2
	C. Private Improvements	3
	D. Summary	4
III.	IDENTIFICATION OF ALTERNATIVES	7
	A. Introduction	7
	B. Methodology	7
	C. Identification of Alternatives	7
IV.	DEVELOPMENT PLAN/IMPLEMENTATION STRATEGY/RECOMMENDATIONS	11
	A. Introduction	11
	B. McMillan Avenue Corridor	11
	C. Southwest Housing Quadrant	13
	D. Cost Considerations	20
	E. Summary	21

APPENDIX -- WESTERN QUADRANT POTENTIAL DEVELOPMENT ALTERNATIVES

ADDENDUM

REFERENCES

EXHIBITS

TABLES

Table 1	Building Permits Authorized (January, 1975-October, 1979)	5
Table 2	Problems/Needs	23

FIGURES

Figure 1	Physical Improvements Update	6
Figure 2	Western Quad: Potential Development Areas	10
Figure 3	Existing Land Use	24
Figure 4	Existing Zoning	25
Figure 5	Proposed Zoning	26
Figure 6	Development Opportunities/Recommendations	27
Figure 7	Schwarz Park Design Concept	28

I. INTRODUCTION

The community of Walnut Hills is a diverse and exciting neighborhood, primarily residential in character, retaining strong identity within the City of Cincinnati. It is easily accessible to all parts of the metropolitan area, and enjoys close proximity to downtown Cincinnati. Walnut Hills, like many older inner-city neighborhoods which have experienced decline, has, in recent years, been taking positive steps to prevent further deterioration through rehabilitation and redevelopment efforts. These revitalization efforts have been guided by the Walnut Hills Urban Design Plan, which was completed in January, 1975.

The Urban Design Plan is now five years old; many of the projects it recommended have been implemented or are underway; and certain areas of the community (particularly west of Gilbert Avenue) were neglected or not adequately dealt with by the Plan. Consequently, the Walnut Hills Planning Task Force saw the need to update the Urban Design Plan in order to continue to guide growth and development in the community. This report documents that update effort, and results in a series of recommendations for the areas known as the McMillan Avenue Corridor (McMillan Avenue between I-71 and Gilbert Avenue) and the Southwestern Quadrant (bounded by McMillan, Gilbert, Florence and I-71).

This study was accomplished under the continuing guidance and direction of the Planning Committee, a subcommittee of the Walnut Hills Planning Task Force, with further direction and decisions having been made by the entire Task Force.

Chapter II of this report outlines the results of updating pertinent aspects of the Urban Design Plan. Chapter III describes the process by which potential sites for future development were identified and then discusses four sites which were selected for further study. Chapter IV details the specific recommendations within the areas subject to detailed study, all of which are located in the southwest quadrant of Walnut Hills.

II. INVENTORY / ASSESSMENTS

A. General Update

An overall community-wide update was conducted of the physical changes which have occurred since the preparation of the Urban Design Plan. The update included review of the Planning and Management Support System (PAMSS) situation board and physical planning information, other available reports and plans, compilation of building permit data, and general field reconnaissance. Results of the update are shown on Figure 1. The mapping represents both public and private development efforts, and new construction as well as rehabilitation activities. Improvements are indicated as either "completed/in progress," or "planning/design stage" which refers to projects where there is a definite commitment for implementation, but construction activities have not yet begun. Also identified on the map are the census tract numbers and boundaries which correspond to the building permit data depicted in Table 1.

Both the table and figure indicate that Census Tract 35 has experienced the highest dollar investment over the past five years. However, a large part of the \$8.5 million that has been authorized by building permits can be attributed to Bethesda Hospital on Oak Street, which recently has completed considerable renovation, addition, and new construction. Figure 1 also indicates that Census Tracts 19 and 37 have experienced the greatest amount of development activity in terms of the number of structures undergoing or planned for rehabilitation or new development.

B. Public Improvements

Major public improvements, shown on Figure 1 and recommended in the Urban Design Plan, include the following projects and plans.

1. At Peeble Corner:
 - construction of parking lots along Curtis Street;
 - negotiations underway by the City to acquire the necessary parcels for the development of a Kroger Superstore on the northwest corner of Kemper and McMillan;
 - allocation of Community Development funds to acquire property on the southwest corner of Taft and Gilbert for a proposed multi-family housing development.

2. In the Lincoln-Gilbert area:
 - restoration of Stowe House on the northeast corner of Gilbert Avenue and Foraker with development of a sit-in park planned to occur in conjunction with the widening of the Melish Avenue Extension. Plans for Melish Avenue indicate acquisition activities are expected to be complete within the next six months, and that construction will begin within two or three years. The general alignment of the proposed extension is shown on Figure 1, and calls for intersections at Mentor Street, Alms Place and Victory Parkway;

- preparation of design plans for the rehabilitation of six residential structures on Lincoln Avenue west of Gilbert, and acquisition by the City of an additional six buildings also for purposes of rehabilitation.
3. At DeSales Corner:
 - the rehabilitation of 2817 Woodburn Avenue;
 - the construction of a new firehouse on the corner of Madison and Moorman;
 - plans underway for the rehabilitation of the San Marco building for elderly housing and the development of a mini-park on the southeast corner of Madison and Woodburn in support of the San Marco building.
 4. Construction is underway for the new Douglass School at Chapel Street and Alms Place;
 5. U.S. Naval Reserve Center plans to build a new facility adjacent its existing building at the corner of Gilbert Avenue and Victory Parkway with construction expected to begin in the Spring, 1981..
 6. Several recreation related projects, including:
 - the recent addition of a racquetball court at the Bush Recreation Center;
 - plans for the renovation of the pool at Hoffman School;
 - allocation of Community Development funds for enlargement of and improvements to the park on the northwest corner of Nassau Street and St. James Avenue;
 - baseball field at Lane Seminary.

C. Private Improvements

There has also been substantial private development occurring in Walnut Hills since 1975, notably:

1. Major housing rehabilitation in Census Tracts 19 and 20:
 - along Kemper Lane, Park Avenue, St. James Avenue, Sinton Avenue, Bella Vista Place and Morris Street;
 - between McMillan and Taft along Moorman Avenue;
 - north of Madison Road, particularly along Hackberry Street and Fairfield Avenue.
2. The condominium conversion of the Laredo building at the southwest corner of Laredo and McMillan, in Census Tract 20.
3. The construction of a new church on the northeast corner of Fulton and Nassau, in Census Tract 19.
4. New construction of a Church's Fried Chicken on the northeast corner of McMillan and Victory, in Census Tract 37;
5. Substantial investment by Frisch's in building improvements at the commissary and development of a parking lot at Lincoln and Stanton Avenues.

D. Summary

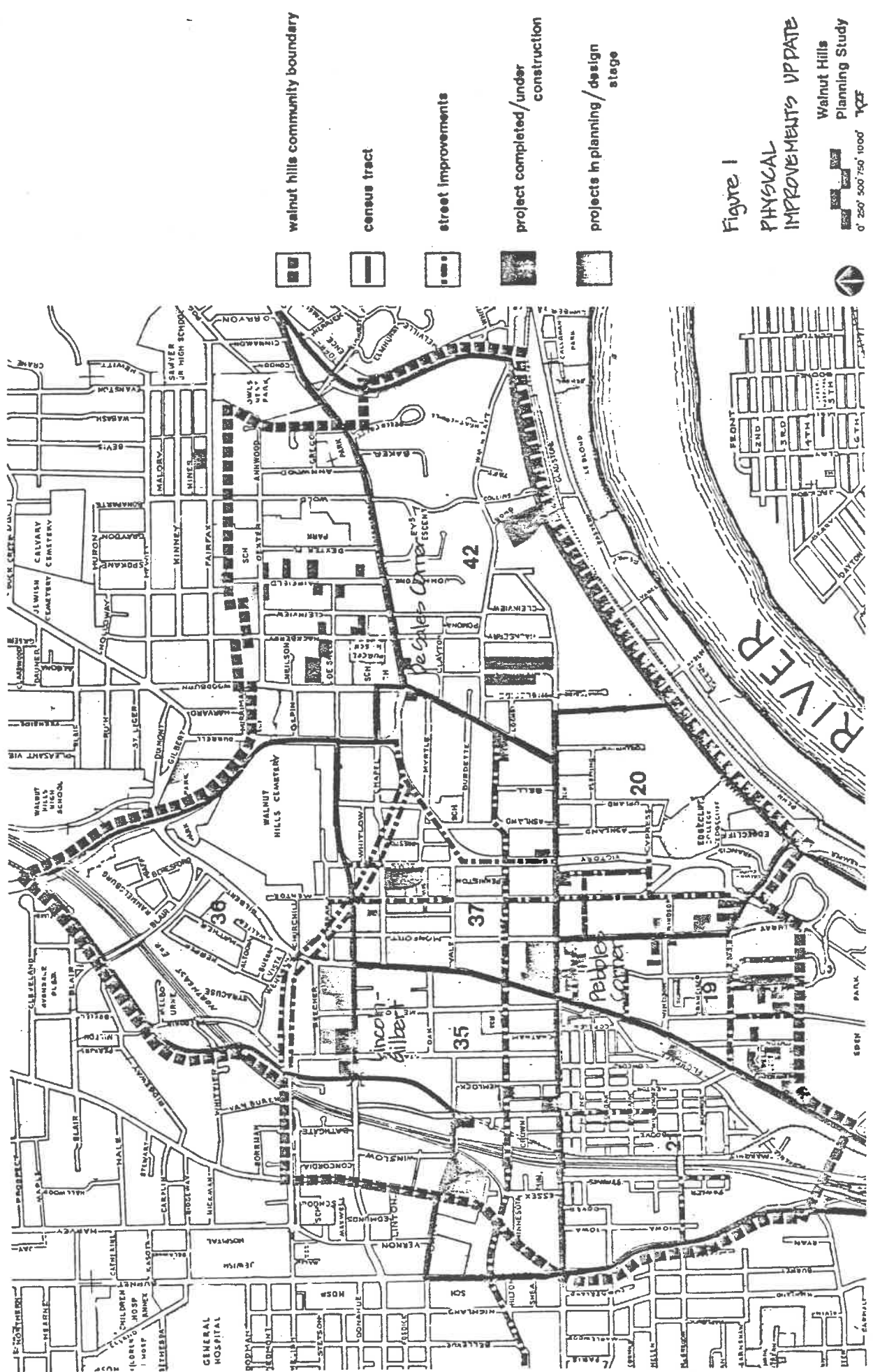
The overall community-wide physical improvements update indicates a commitment of public resources to the areas around the three commercial nodes in the Walnut Hills neighborhood: Peebles Corner, at McMillan and Gilbert; DeSales Corner, at Madison and Woodburn; and the Lincoln/Gilbert area, along Gilbert Avenue, between Lincoln Avenue and Melish Avenue. The update also shows major private investment evident in Census Tract 19, particularly between Eden Park and Nassau Street; in Census Tract 20, along Kemper and Park; and north of Madison Road, along Hackberry Street and Fairfield Avenue. However, there is a noticeable lack of improvements, either public or private, in both Census Tract 21 and the northern part of Census Tract 36, forming the southwestern and northwestern areas of the Walnut Hills neighborhood.

TABLE 1

BUILDING PERMITS AUTHORIZED (JANUARY, 1975-OCTOBER, 1979)

TYPE	#	#19 \$	#	#20 \$	#	#21 \$	#	#35 \$	#	#36 \$	#	#37 \$	#	#42 \$
1975														
New Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Non-Residential	0	0	4	33,848	6	8,105	8	1,377,659	4	62,927	6	2,373	7	5,487
Alteration-Res.	4	6,800	1	1,000	0	0	0	0	3	12,300	3	19,100	6	40,250
Addition-Res.	0	0	0	0	0	0	0	0	0	0	0	0	1	4,000
Repair-Res.	20	11,422	6	9,157	17	19,028	27	28,255	31	27,946	15	14,074	27	36,620
Alteration-Non-Res.	3	74,235	2	250,000	5	20,104	8	97,679	2	61,000	5	25,713	1	2,000
Addition-Non-Res.	1	20,000	0	0	1	350,000	1	16,000	0	0	0	0	0	0
Repair-Non-Res.	1	350	1	19,985	0	0	5	9,012	1	300	2	1,050	0	1,000
Total 1975	29	112,807	14	313,990	29	397,237	49	1,528,605	41	164,473	31	62,310	43	87,357
1976														
New Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	30,000
New Non-Residential	1	93,000	0	0	6	4,265	3	766	6	6,445	11	291,065	11	91,959
Alteration-Res.	17	203,300	1	500	0	0	0	0	1	2,500	3	4,500	2	3,000
Addition-Res.	1	916	1	6,500	0	0	0	0	0	0	0	0	2	10,300
Repair-Res.	25	36,476	10	13,268	19	25,038	17	16,253	32	29,899	17	16,267	26	36,488
Alteration-Non-Res.	3	21,200	7	27,600	3	93,200	8	154,145	0	0	2	2,500	1	21,500
Addition-Non-Res.	3	248,858	0	0	0	0	4	1,093,500	1	5,500	1	50,000	0	0
Repair-Non-Res.	2	3,300	1	12,000	2	7,650	2	1,200	3	3,400	2	9,050	2	4,750
Total 1976	52	607,050	20	59,868	30	130,153	34	1,265,864	43	47,744	36	373,382	45	197,897
1977														
New Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Non-Residential	0	0	4	1,775	2	3,790	4	36,281	0	500	5	130,299	4	2,528
Alteration-Res.	16	77,325	3	13,500	4	20,000	0	0	1	1,000	0	0	0	67,200
Addition-Res.	1	4,000	0	0	1	27,800	0	0	0	0	0	0	3	36,000
Repair-Res.	28	53,357	21	20,114	30	36,528	17	23,277	27	28,845	12	22,588	43	63,603
Alteration-Non-Res.	2	12,867	2	7,500	2	93,000	3	28,181	2	35,000	2	40,480	0	0
Addition-Non-Res.	0	0	0	0	0	0	2	5,421,087	1	1,800	1	1,000,000	0	0
Repair-Non-Res.	1	1,000	3	3,075	2	2,450	1	275	1	2,000	3	9,871	2	42,989
Total 1977	48	148,549	33	45,964	41	183,568	27	5,509,101	33	69,145	23	1,203,238	61	212,320
1978														
New Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	1,700,000
New Non-Residential	7	442,000	2	2,200	1	990	2	1,046	3	978	2	783	8	7,612
Alteration-Res.	9	100,350	6	157,700	2	9,000	1	5,000	0	0	3	63,375	9	31,450
Addition-Res.	0	0	0	0	0	0	0	0	0	0	1	14,000	0	0
Repair-Res.	21	43,250	26	31,411	17	19,388	14	10,264	25	28,267	24	27,039	31	183,372
Alteration-Non-Res.	1	650,000	2	9,000	7	671,500	5	55,580	1	20,000	3	120,790	3	7,500
Addition-Non-Res.	1	80,000	1	25,000	0	0	0	0	0	0	1	140,000	0	0
Repair-Non-Res.	1	3,000	0	0	3	47,800	1	1,000	0	0	2	17,295	0	0
Total 1978	40	1,318,600	37	225,311	30	748,678	23	72,890	29	49,245	36	383,282	52	1,929,334
1979														
New Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	500,000
New Non-Residential	2	80,000	7	93,700	5	3,572	6	3,868	2	1,000	3	3,602,371	1	450,000
Alteration-Res.	1	14,500	12	143,200	1	522	2	22,000	0	0	3	9,990	5	20,400
Addition-Res.	0	0	2	1,650	0	0	0	0	0	0	1	900	8	244,399
Repair-Res.	28	67,156	26	38,114	34	39,315	16	29,035	30	30,115	30	37,762	29	96,685
Alteration-Non-Res.	2	4,800	3	118,700	6	282,400	5	59,395	3	155,250	2	14,300	2	14,900
Addition-Non-Res.	2	85,500	0	0	4	49,800	1	17,000	1	5,000	1	75,000	0	0
Repair-Non-Res.	3	54,460	1	3,000	2	3,200	3	4,500	3	5,265	1	18,922	1	500
Total 1979	38	306,416	51	398,364	52	378,809	34	135,648	39	196,630	41	3,759,155	47	1,326,785
Total: 1975-1979	207	\$2.5M	155	\$1.0M	182	\$1.8M	167	\$8.5M	185	\$.5M	167	\$5.8M	248	\$3.8M

Source: City of Cincinnati, Building Department, October, 1979.








-  walnut hills community boundary
-  census tract
-  street improvements
-  project completed/under construction
-  projects in planning/design stage

Figure 1
PHYSICAL IMPROVEMENTS UPDATE
 Walnut Hills Planning Study
 0' 250' 500' 750' 1000' 1250'

III. IDENTIFICATION OF ALTERNATIVES

A. Introduction

Based on the results of the physical improvements update, and an evaluation of those results, the Planning Committee of the Walnut Hills Planning Task Force directed that efforts to identify alternative areas for potential development be concentrated in the western part of Walnut Hills, specifically, the area west of Gilbert Avenue. To that end, field inventory activities were conducted in the area bounded by the western boundary of the Walnut Hills neighborhood on the west, Victory Parkway on the north, Gilbert Avenue on the east, and Eden Park Entrance on the south.

B. Methodology

The field inventory was conducted by driving through the entire western area, and included a "windshield" assessment of physical conditions, and identification of sites or areas with potential for future development. Consideration was given to areas with potential for either rehabilitation, redevelopment and/or new development.

C. Identification of Alternatives

During the inventory efforts, seven distinct geographical areas emerged as subareas in the western part of Walnut Hills. The seven areas are listed below, followed by a brief analysis of each area, and identification of specific sites with potential for future development activity. Fourteen such sites having development potential were identified during the inventory and are shown on Figure 2. For preliminary description of the site characteristics and possible development opportunities, of the fourteen alternatives, refer to the Appendix.

1. Area northeast of Blair Avenue and east of I-71. This area is almost exclusively in residential use. Housing is generally in fair to good condition. No apparent development potential is evident in this area.
2. Area north of Melish and south of Blair, and including land west of I-71. The area west of I-71 and southwest of the Blair Avenue bridge is primarily industrial with little room for expansion or new development. However, there is land northeast of the Blair Avenue bridge with potential for industrial development, identified as Alternative 1 on Figure 2. To the east of I-71, the predominant land use is residential, although wrecking and auto repair activities are concentrated along Syracuse Street. With the exception of Syracuse Street, which is very poorly maintained (and which is identified as Alternative 2), the buildings in the rest of the area generally are in fair to good condition. Notable in the area are several vacant multi-family buildings, known as Washington Terrace. Although these buildings appear to be in sound condition, it is questionable whether they can be put to a viable use, such as housing, due to their proximity to I-71.

3. Area between Melish Avenue and Wm. Howard Taft Road, and west of I-71. This subarea includes the Lincoln/Gilbert commercial node, where the LIPCURC project is underway calling for a mixture of housing, commercial and office uses, including both rehabilitation and new construction. The area also includes Frisch's Commissary on the corner of Stanton Street and Lincoln Avenue, where Frisch's has recently invested in building improvements and development of a parking lot. The rest of the subarea is primarily in residential use with light manufacturing and warehousing occurring with residential along Stanton and May Streets. Three alternatives were identified in this subarea: Alternative 3, the former Sears warehouse on Lincoln Avenue; Alternative 4, on the south side of Lincoln, across from Sears; and Alternative 5, vacant land adjacent the YMCA on Melrose Avenue.
4. Miscellaneous area west of I-71 and south of Melish Avenue. This area has a mixture of residential and commercial uses between Lincoln Avenue and Melish Avenue, with the former Reubels Bakery building offering the only redevelopment potential (Alternative 14 on Figure 2). There are plans by the University of Cincinnati to reuse the recently vacated Sears retail store on the southeastern corner of Reading Road and Lincoln Avenue. Bethesda Hospital and related facilities dominate the area south of Lincoln to Wm. Howard Taft. South of Taft to the southern boundary of the neighborhood at Eden Park Entrance, a mixture of residential, commercial and light industrial uses occur.
5. "McMillan/Gilbert Strip," McMillan Avenue between I-71 and Gilbert Avenue, and the area between Gilbert and Copelen. This area contains a mixture of uses, with commercial uses generally confined to the ground floor, and residential occurring on the upper floors. There is considerable vacant land as well as a number of vacant and underutilized buildings along this strip. The entire strip on McMillan is identified as Alternative 6 on Figure 2 and the portion facing on Gilbert is identified as Alternative 9, both of which are discussed in greater detail in Chapter IV of this report.
6. Southwest Quadrant Housing Area, an area generally bounded by I-71, Lindsay Alley, Copelen Street and Florence Avenue. This area is primarily residential in character, with industrial use occurring at its western edge, just east of I-71, and a mixture of retail and service commercial uses scattered throughout the neighborhood. Building conditions are mixed, ranging from those that are well-maintained to those that are severely deteriorated, and including numerous abandoned and boarded up structures. A considerable number of vacant parcels also exist, most of which can be characterized by dumping and litter. The Southwest Quadrant Housing Area is identified as Alternative 7 and includes Schwarz Playground, (Alternative 8), near its southern boundary. Both alternatives are discussed in greater detail in Chapter IV.
7. Florence/Gilbert Area. This area is generally the triangle formed by Florence and Gilbert Avenues, bounded on the south by Eden Park Entrance. This area includes a mixture of retail service and office commercial uses, as well as some light industrial activities. Several sites were identified as having development potential in this area,

including the "get out of the U.N." building on the corner of Gilbert and Eden Park Entrance, vacant land between the railroad right-of-way and Florence Avenue, north of Eden Park Entrance, and the former Cable Car Building, north on Gilbert Avenue.

As stated previously, further information on each of the fourteen alternatives is included in the Appendix. Following evaluation of all fourteen alternatives by the Planning Committee and the entire Walnut Hills Planning Task Force, Alternatives 6, 7, 8 and 9 were selected for further analysis and detailed recommendations. For purposes of subsequent discussion, the areas identified as Alternatives 6 and 9 on Figure 2 are referred to as the McMillan Avenue Corridor and Alternatives 7 and 8 are referred to as the Southwest Housing Quadrant.

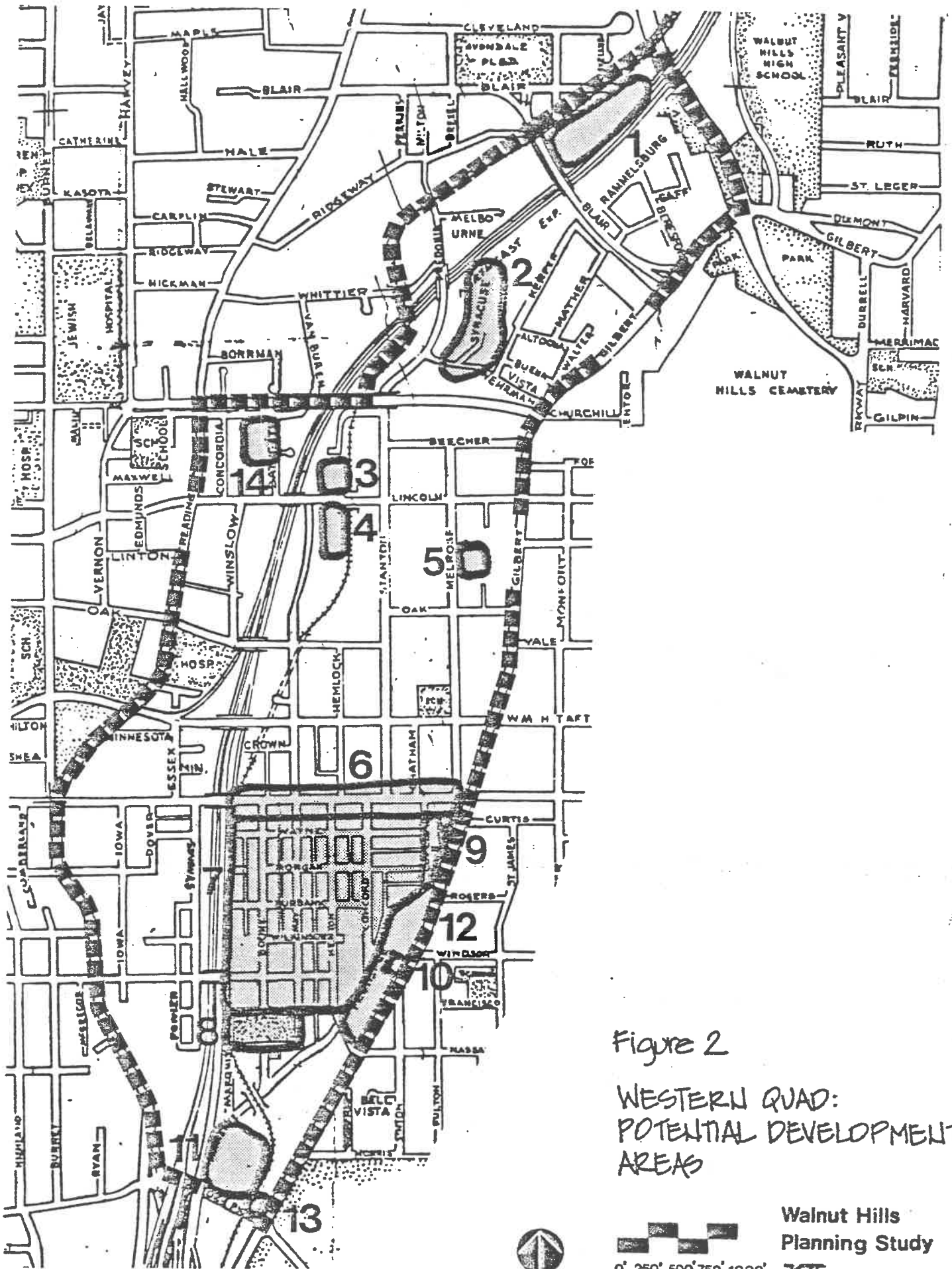


Figure 2
 WESTERN QUAD:
 POTENTIAL DEVELOPMENT
 AREAS



0' 250' 500' 750' 1000'

Walnut Hills
 Planning Study

TZF

IV. DEVELOPMENT PLAN / IMPLEMENTATION STRATEGY / RECOMMENDATIONS

A. Introduction

The purpose of this chapter is to provide a more detailed evaluation of the area selected by the Planning Committee for further study and development of specific recommendations. This area generally includes both sides of McMillan Avenue between Gilbert and I-71 and all land south of McMillan, east of I-71, and west of Gilbert and Florence Avenues. In the remainder of the chapter, this area is discussed in terms of two subareas, the McMillan Avenue Corridor, and the Southwest Housing Quadrant. Existing land uses in the study area are depicted on Figure 3. Existing zoning is shown on Figure 4.

B. McMillan Avenue Corridor

This section addresses short term and long term development and redevelopment needs and opportunities for the McMillan Avenue Corridor between I-71 and Gilbert Avenue. The study area also includes "the triangle" of land on the southwest corner of McMillan and Gilbert bounded by McMillan Avenue, Gilbert Avenue, Florence Avenue and Copelen Street. (Refer to Figure 3).

1. PHYSICAL CHARACTER AND DEVELOPMENT TRENDS

The physical character of McMillan Avenue in the study area is diverse, with a significant amount of building and land vacancies and a general lack of new investment. This mixed use and mixed quality residential, retail and office environment is also characterized by a significant amount of underutilization of retail business space with many apparently marginal businesses as well as numerous vacant lots in evidence. Existing land use character along McMillan is illustrated on Figure 3.

An overview of McMillan Avenue highlights several additional characteristics which are relevant to its future. Most important is the fact that the high volume traffic movement (one way eastbound) and on-street parking on both sides of McMillan create a definite potential for highway oriented retail commercial use. This traffic, on the other hand, reduces the desirability of McMillan for residential use. Similarly the availability of vacant land for off-street parking development supports this commercial development potential. Finally a trend in the quality and strength of both business activity and building condition was observed. In general, better quality buildings and stronger business uses predominate on the western portion of McMillan. This trend toward poorer quality as one gets closer to Peebles Corner can be explained by at least one hypothesis which suggests that investment and development decisions are in abeyance on the eastern

portions of the street pending an assessment of the Peebles Corner UDAG/Kroger Superstore improvements. This would suggest that no major improvements will take place until the success of the UDAG project (currently being implemented) is established.

2. DEVELOPMENT AND REDEVELOPMENT GOALS

With regard to both the McMillan Avenue strip and the southwest triangle at Peebles Corner, a number of broadly stated goals are proposed to guide the development and redevelopment of the area.

- a. Development and redevelopment should be consistent with overall policy to concentrate major retail business uses in the vicinity of Peebles Corner.
- b. The mixed use character of McMillan Avenue should be preserved allowing for a combination of residential, retail commercial and office uses. Industrial development or warehouse/distribution activities should be discouraged.
- c. Business development at and near Peebles Corner should be high density pedestrian oriented uses with a focus on regional or community markets. To the west, along McMillan Avenue, business development should be lower density, auto oriented, and smaller scale facilities oriented to neighborhood and community markets.
- d. Maximum utilization of current and projected transit activities should be made through the coordination of bus routes and stops, capital improvements (e.g., shelters) and commercial development along both McMillan and Gilbert Avenues.

3. SHORT TERM RECOMMENDATIONS

In an effort to guide the potential developer as well as the City of Cincinnati in their investment decision-making, the following specific recommendations are made:

- a. The current zoning along McMillan Avenue should be retained. Manufacturing zoning in the southwestern triangle should be eliminated in favor of a B-3 zone classification (Retail-Wholesale Business) as shown on Figure 5, "Proposed Zoning".
- b. The rehabilitation of existing buildings for mixed use tenancy is encouraged. The pattern established by several structures with retail uses on the ground floor and residential on the upper floors should be modeled. (See Figure 6, "Development Opportunities").
- c. Major commercial development west of Gilbert Avenue should, over the short term, be deferred, particularly where substantial demolition of residential structures is required.

- d. Commercial development over the long term (after the success of the UDAG project is established) should be encouraged for the block between McMillan and Taft west of Gilbert and on the site currently occupied by the U.C. warehouse. This site is also suitable for housing. (See Figure 6).
- e. Demolition and redevelopment of high density mixed use structures is proposed (long range) for the southwest triangle to include housing, office, and street level commercial activities. (See Figure 6).
- f. New housing development is encouraged for the southwest corner of Taft and Gilbert in keeping with the high density pedestrian orientation of the streetscape, and in accordance with recommendations made in the Urban Design Plan.
- g. New multi-family housing development is also encouraged along McMillan Avenue as infill on vacant lots. This development should be consistent with the scale, massing, form, setbacks, and building lines as its adjacent existing development.

C. Southwest Housing Quadrant

The Southwest Housing Quadrant is defined by Lindsay Alley on the north, Copelen Street on the east, Florence Avenue on the south, and I-71 on the west.

1. NEIGHBORHOOD CHARACTERISTICS

In order to develop viable recommendations for development, redevelopment and/or rehabilitation in the Southwest Housing Quadrant, additional data was collected and analyzed concerning the neighborhood's characteristics. This information included existing land use patterns, existing zoning districts, owner occupancy status, and determination of problems and needs as identified by neighborhood residents.

a. Land Use

Existing land uses for the Southwest Housing Quadrant are depicted in Figure 3. As evident on the map, the area is primarily in residential use, and more specifically, low density multi-family residential. A mixture of convenience and service commercial uses are scattered throughout the neighborhood. A number of the service type commercial uses are auto body repair shops which operate within concentrated areas of residential use. Industrial/manufacturing uses are located on both the western edge of the neighborhood along I-71, and to the south and east along Florence Avenue.

b. Zoning

Current zoning districts for the area are shown on Figure 4, which indicates a mixture of districts within the neighborhood. There is considerable business zoning (B-1, B-3 and B-4) in the interior of the neighborhood; areas along the western and eastern edges of the neighborhood are zoned for intermediate manufacturing uses (M-2), and

the rest of the neighborhood is zoned R-6, a high density multi-family zoning district (allows approximately 40-70 dwelling units/acre). Comparison of Figures 3 and 4 indicates that while the area is predominately residential, major areas are zoned for business uses. Also, the residential zoning allows a higher density than what actually exists.

c. Owner Occupancy

1978 owner occupancy data for the Southwest Housing Quadrant was available from the Division of Planning and Management Support Systems (PAMSS) of the City of Cincinnati. According to the data, approximately 40 percent of the occupied housing units in the area are owner occupied, which compares favorably with the City wide rate of 49 percent. Further, comparison of the 1978 data with 1970 census data indicates that owner occupancy in the area has increased by almost 20 percent, from 21 percent in 1970 to 40 percent in 1978.

d. Residents Problems/Needs

A final source of information which was tapped in order to develop a clearer perception of the neighborhood, was neighborhood residents. A meeting was held with a group of area residents to identify problems and needs in the neighborhood. In all, 21 problems and needs were identified, as listed in Table 2. After everyone had had the opportunity to list all perceived problems and needs, the group voted to determine which problems were of the highest priority. The voting indicated that the following areas of concern were of top priority to neighborhood residents:

- dumping problems at Schwarz Park
- vacant lots in Kenton Street area and in 700 block of Wayne (between Copelen and Concord), where there are problems with dumping and litter.
- inadequate recreation facilities
- need for more housing with a preference for small multi-family housing rather than large apartment buildings
- need for better housing, in that much of what exists is deteriorated.

2. DEVELOPMENT, REDEVELOPMENT, AND REHABILITATION GOALS

With regard to the Southwest Housing Quadrant, the following goals and objectives are recommended to guide future development, redevelopment and rehabilitation activities in the neighborhood.

- a. The Walnut Hills Planning Task Force and the City of Cincinnati are committed to meeting the needs of the existing residential group.
- b. The residential character of the neighborhood should be maintained and strengthened.

- c. Zoning should be revised and upgraded to reflect desires of the local residents and to reinforce the predominant use in the neighborhood.
- d. Rehabilitation of vacant and deteriorated buildings should be encouraged where feasible; where it is not feasible to rehabilitate, such structures should be removed and the land designated as open space until reuse is possible.
- e. Adequate open space and recreational facilities should be provided to meet needs of neighborhood residents.
- f. Financial and technical assistance should be provided area residents to facilitate reinvestment in the neighborhood.
- g. Existing codes and regulations should be enforced to ensure health and safety of neighborhood residents.
- h. Auto body repair shops should be encouraged to relocate to appropriate areas within Walnut Hills where residential use is not the predominant use.*
- i. While rehabilitation will be encouraged throughout the neighborhood, a specific area(s) should be targeted for concentrated rehabilitation/reinvestment activities.

3. RECOMMENDATIONS

Based on the above goals and objectives, and in order to realize them, the following recommendations are made:

- a. Conduct a small scale survey of existing business and manufacturing concerns in the southwest quadrant and along the McMillan Corridor to determine their expansion needs. The results of the survey will be used as a basis for proposed zone changes, insuring that the needs of existing businesses are accommodated. The survey may be conducted by the City. The Walnut Hills businessmen's associations or Eden Development Corporation.
- b. Upgrade zoning in the neighborhood as follows (and as shown on Figure 5):
 - . eliminate all business zoning in the interior of the neighborhood, and zone residential.
 - . change residential zoning from the existing high density R-6 zone which reflects a desired density of approximately 17 to 20 dwelling units per acre. The recommended boundaries for the R-4 zone are shown on Figure 5 and include the area south of Lindsay Alley, east of Terhune Alley and I-71, and generally north and east of existing M-2 zoning along Florence Avenue, except that the area on either side of Boone Street between Florence Avenue and Schwarz Park, and the area directly west of Copelen Street and north of Fitch Alley would change from M-2 to R-4.

- . designate the area bounded by Lindsay Alley on the north, Presley Alley on the west, Burbank Street on the south, and Cranston Alley on the east as an R-4(T) transition district to accommodate existing businesses in that area.
 - . retain M-2 zoning on the western part of the neighborhood between I-71 and Terhune Alley.
 - . retain M-2 zoning along the northeast side of Florence except for the areas previously discussed in Section B.3b and C.3a as follows: B-3 for the area bounded by McMillan, Copelen, Florence and Gilbert; and R-4 for the area north of Fitch Alley and west of Copelen Street and for the area east and west of Boone Street between Florence Avenue and Schwarz Park.
- c. Designate area bounded by Lindsay Alley, Kenton Street, Morgan Street and Copelen Street as target area for concentrated rehabilitation/reinvestment activities. (See Figure 6).
 - d. Designate the area south of McGregor Avenue and generally surrounding Schwarz Park as another target area for concentrated rehabilitation/reinvestment activities. For specific boundaries of target area, refer to Figure 6.
 - e. Commit public funds for the provision of technical and financial assistance necessary to implement a successful program of public and private investment in the target area. Technical assistance will include the creation of a staff position (either through Victory Neighborhood Services Agency or the Walnut Hills Redevelopment Foundation) to accomplish the following:
 - . intensify the information flow throughout the neighborhood, but with particular concentration in the target area, concerning loans, grants, materials and technical assistance available for home improvements;
 - . coordinate reinvestment activities between public and private sectors;
 - . aid property owners in dealing with bureaucratic processes involved in obtaining financial and technical assistance.
 - f. Participate in annual community cleanup.*
 - g. A sensitive code enforcement program accompanied by grant and low interest loan programs should be instituted to ensure health and safety standards for neighborhood residents.*¹
 - h. Encourage development of infill housing in areas designated on Figure 6 for such use.
 - i. Designate the area south of Schwarz Park and north of Florence Avenue along Boone Street as a single parcel for development of market rate housing, as indicated on Figure 6.*
 - j. Commit public funds for landscaping treatment and streetscape improvements in areas targeted for concentrated rehabilitation.

¹The intent is for the code enforcement program to be voluntary, with mandatory compliance only as a last resort.

- k. Commit public funds for conversion of vacant lots to off-street parking areas and tot lots as the need arises.
- l. Clean up Schwarz Park and provide recreational facilities as shown in Figure 7 and discussed below.

Schwarz Park Design Concept Guidelines and Recommendations

The following guidelines and recommendations (See also Figure 7) for the improvement of Schwarz Park are based on input from local residents and the Walnut Hills Planning Task Force. It is recognized that Schwarz Park has deteriorated over the last several years for a variety of reasons, including lack of maintenance and upkeep by the City and area residents, and lack of enforcement concerning dumping in the area. Because of uncontrolled dumping, inadequate maintenance and lack of recreational facilities, Schwarz Park has not been well utilized in recent years. It is therefore recommended that revitalization of Schwarz Park be a gradual process, not involve major expense initially, and concentrate on utilizing and improving what exists, prior to development of any new major recreation facilities on the site.

It is also recommended that this revitalization be phased over a period of years if necessary as dictated by the availability of funds and the need for particular types of recreation opportunities on the site. The recommendations described below call for landscaping and signage, improvements to the ballfield, and creation of a basketball court, picnic facilities, play area and a small parking lot. Assuming that the improvements to Schwarz Park will be made over a period of years, it is recommended that the need for any areas or facilities be confirmed by the residents and Task Force prior to development.

Of further significance regarding these proposed improvements is the potential for stimulating other improvements in the vicinity of the park. At the present time the condition of the park property and the surrounding area discourages new investment. The character of the area however, particularly given the views of the downtown skyline, suggest significant development potential for townhouse style residential development on the slope, south of the park. Improvements at the park, a general cleanup of and a concentrated rehabilitation program in the surrounding area will provide a significant stimulus to this development potential.

Specific recommendations for Schwarz Park are presented below:

1. Schwarz Park and its environs (including the areas west and directly south of the park) should be cleared of all debris before site preparation can begin.
2. Schwarz Park should be defined by the use of large deciduous specimen trees outlining the park area. Such definition indicates that activity shall take place within the tree-bordered area.

3. Areas of activity within the park should be defined by the use of mixed deciduous trees and evergreen trees for backdrops, planted in an informal arrangement to create a natural and aesthetic environment. Wooden bollards should be added to define specific areas and to control vehicular access onto the site.
- a. The ballfield should be improved and maintained as a ballfield in its present location on the western part of the site. Improvements to the ballfield are recommended as follows:
- re-condition dirt areas - (pitcher's mound, home plate, all bases, and all infield areas).
 - add seed to all existing grass areas to fill in bare spots.
 - treat existing backstop and fence with rustproof paint and then repaint with paint approved for galvanized steel.
- b. A basketball court is recommended for the northeastern corner of site, on the site of the former recreation building. The basketball court should be defined by informal placement of shade trees around the court. The following are requirements for installation of the basketball court.
- foundation must be sound, and approved by an engineer to accommodate paving materials for the court's surface.
 - drainage from the court should be directed toward the south and southwest, to allow natural percolation on grassy areas without getting into extensive grading or drainage systems which will increase costs. A dry well also may be required to decrease ponding caused by runoff.
 - basketball court shall be high school regulation size. The court's surface shall be asphalt pavement painted with white lines.
 - basketball standards shall be high school regulation heights; composed of galvanized steel support posts and backboard extension, wooden backboard with official steel goal and nettings.
- c. A picnic area is proposed to be located on the eastern part of the site, and south of the proposed basketball court. The picnic area is a transition area between the three active recreation areas: the ballfield, basketball court and the play area. The tables should be informally arranged to maximize views of activities within and of the site, and to create their own environment. The tables and benches should consist of wood members to create a natural and relaxing setting. A galvanized steel grill is proposed to be located near each table.

- d. A play area is recommended for the southeastern area of the site. The play area should be defined by mixed deciduous trees, evergreen trees, wooden bollards, and mounds. Play activity would take place in a sandy area composed of swings, climber, wooden cluster climber and sliding board. This recreation equipment could be made of galvanized steel and/or wood members. Galvanized steel withstands vandalism better than wood and is approximately half the cost of wood members; however, wood members are more natural and aesthetically pleasing than steel. Both require no maintenance. In addition, hopscotch and four-square courts could be accommodated in the play areas. Seating is also provided in the play area and could be used as an outdoor classroom.
- e. Seating areas are randomly located around all activity areas. The benches should be composed of wood members to create a natural and relaxing setting.
4. 55 gallon steel drums should be placed on the outskirts of activity areas for trash and should be a permanent fixture. The drums should be brown in color to blend with the natural environment.
5. Galvanized steel framed bike racks should be located at the ballfield, basketball court and play area.
6. Pedestrian access will be walks, provided along Monroe Street, May Street and halfway along the southern border of the park. Access within the site shall be of the user's choice to create his or her own circulation.
7. It is recommended that the currently vacant lot on the northeast corner of Boone and Monroe Streets be acquired and developed as a parking lot for users of Schwarz Park. The parcel is most ideal because of its location, present vacancy and because the land is relatively flat. The area can accommodate at least 7 parking spaces. Street parking along May Street exists and should be encouraged to be used only by residents living on May Street and persons who plan to use the play area.
8. The main entrance to the park should be at Boone and Monroe Streets by use of wood signage stating the park's name and owner. Entrance should be emphasized by use of deciduous specimen trees and ornamental trees, along Boone Street.
9. Evergreen trees and shade trees should be planted south of park to direct views and vistas to the dramatic Cincinnati skyline.
10. Dumping exists along the west side of Schwarz Park, west of Boone Street and down the ravine. It is recommended that wooden bollards be placed next to the pavement to control vehicular access. This area should be defined as an extension of the park by placing random seating along strip.

The area should also be seeded with natural wild ground cover to revert the area to its natural habitat. Another recommendation which could be pursued is to gravel the area just west of the pavement for parallel parking and to place bollards to stop vehicular access beyond the gravelled area.

11. The park should be lighted with photo cell light fixtures. Lighting will discourage crime and vandalism.
12. Walnut Hills Planning Task Force should establish a logo for the park.

D. Cost Considerations

Order of magnitude costs have been estimated for several of the recommendations presented in the previous sections. These estimates are for general budget purposes and do not necessarily reflect final program or design costs. The following list also identifies likely funding sources. Estimates are based on current 1980 costs and do not account for inflationary effects.

<u>Activity</u>	<u>Potential Funding</u>	<u>Cost Estimate</u>
1. Concentrated rehabilitation in target area (Neighborhood Strategy Area) bounded by Lindsay Alley, Kenton Street, Morgan Street and Copelen Street	CDBG, Sec. 312, private	Not Estimated
2. Creation of staff position to coordinate rehabilitation program in target area.	CDBG, CETA Community Chest	\$12,000 - \$18,000
3. Landscaping and street improvements in target area.	CDBG CIP	Not Estimated
4. Improvements to Schwarz Park	CDGB, HCRS Urban Park & Recreation Recovery Program, HCRS Outdoor Recreation Grant	
a. <u>Ballfield</u>		
- Seeding		
- includes all lawn areas in park	\$ 8,000.00	
- bike rack	\$ 1,000.00	
	<u>\$ 9,000.00</u>	
b. <u>Basketball Court</u>		
- pavement	\$ 3,000.00	
- basketball standards	\$ 2,500.00	
- bike rack	\$ 1,000.00	
	<u>\$ 6,500.00</u>	

c. <u>Picnic Area</u>	
- tables and benches	\$ 3,000.00
- grills	\$ 1,000.00
	<u>\$ 4,000.00</u>
d. <u>Play Area</u>	
- play equipment	
- includes swing, slide, climber, cluster climber	\$ 7,500.00
- sandfill play area	\$ 6,000.00
- bike rack	\$ 1,000.00
	<u>\$14,500.00</u>
e. <u>General Design Costs</u>	
- bollards	\$ 5,000.00
- benches	\$12,000.00
- plant materials	\$15,000.00
- sidewalk	\$ 8,000.00
	<u>\$40,000.00</u>

TOTAL SCHWARZ PARK IMPROVEMENTS

\$74,000.00*

* Costs for Park Improvements do not include:

- a. Site preparation (clearing and grubbing, topsoil removal, demolition, excavation work: cut and fill.
- b. Re-condition ballfield
- c. Parking area at corner of Monroe and Boone Streets.
- d. Line work required for basketball, hopscotch and four square courts.
- e. Repainting backstop and fence.

5.	Acquisition of parcel on northeast corner of Boone & Monroe.	CDBG	\$3,300-\$3,500
6.	Development of Item 5 above.	CDBG, HCRS	\$8,500 **

**Cost does not include: site preparation (grading, etc.); relocation of existing utilities; and drainage systems.

E. Summary

The recommendations described above present an implementable program for public improvements and other public actions for the area known as the Southwest Quadrant of Walnut Hills. These recommendations have been developed in keeping with the goals and objectives of the Walnut Hills Planning Task Force and with a sensitivity to the needs of the existing residential community.

APPENDIX
WESTERN QUADRANT
POTENTIAL DEVELOPMENT ALTERNATIVES

In summary, specific recommendations include:

- . Survey of existing businesses to determine expansion needs;
- . Zoning district changes;
- . Designation of target areas for concentrated rehabilitation/reinvestment;
- . Designation of an area for townhouse or other style residential development;
- . Creation of a staff position to run rehabilitation/reinvestment and attract developers or market rate housing.
- . Development of Schwarz Park for active recreation use;
- . And finally, a recommendation not previously discussed which relates to the alternative sites information contained in the Appendix to this report. The Community and City together should actively market those sites identified in the Appendix for uses appropriate to the specific site, be it residential, commercial, industrial or mixed use.

In order to make these recommendations official, this report should be endorsed and approved by the Walnut Hills Area Council, and then submitted to the City Planning Commission for acceptance. Further, certain specific recommendations contained in this report should be put in urban design plan format for formal adoption.

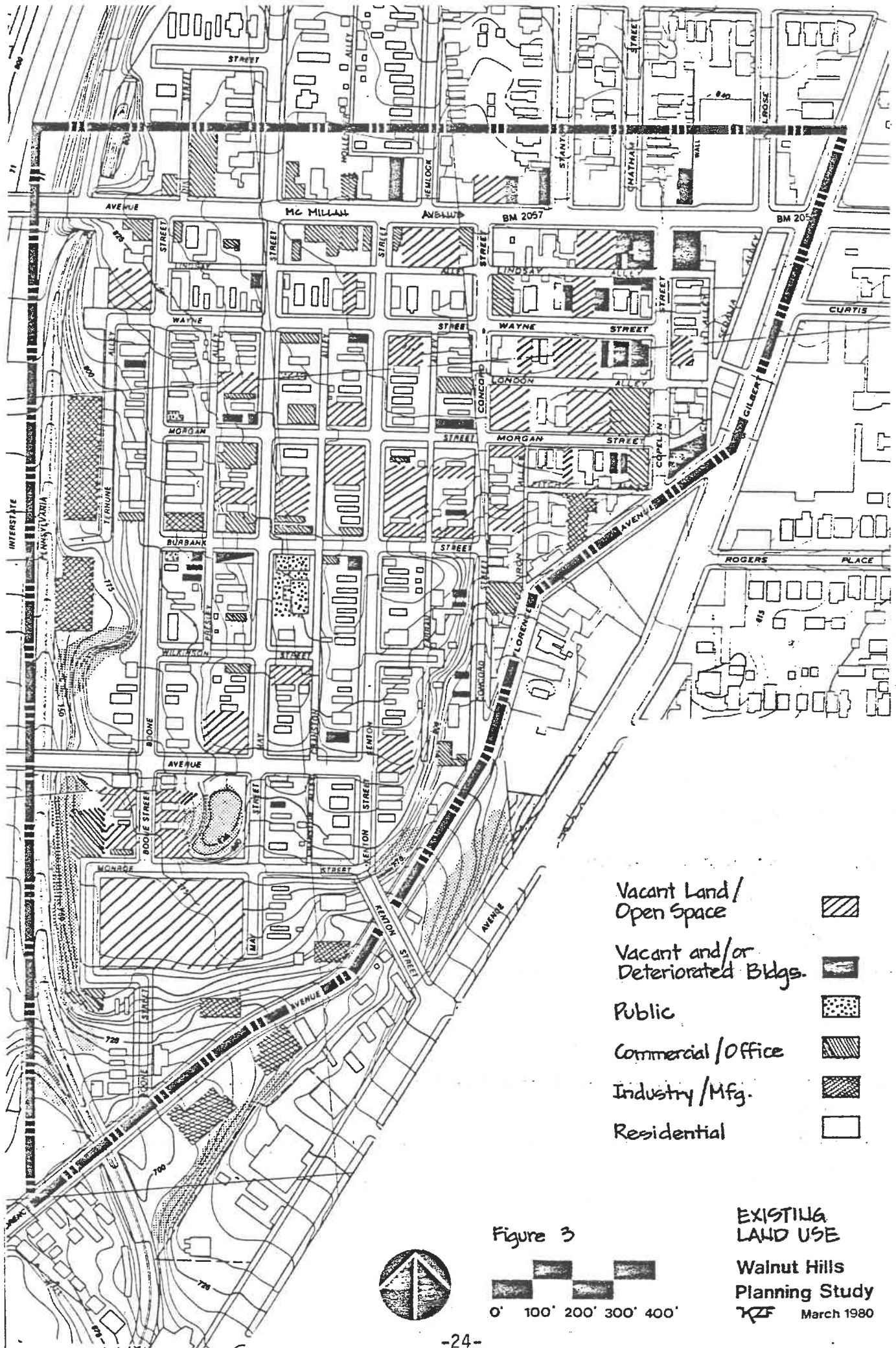
The proposals described in this report are modest in scale and represent concepts that can be implemented in the near term with realistically available levels of public expenditure. The program can be summarized by pointing to a small set of basic concepts. One, this program intends to strengthen the residential character of the Southwest Quadrant. Toward that end, a number of suggestions are made including rehabilitation assistance, improvements to Schwarz Park, and zone changes. Secondly, McMillan Avenue and the "Triangle" at the southwest corner of Peebles Corner are approached with a "wait and see" view. It is recommended that public expenditures and major private investments be deferred pending the completion and testing of the market impact of the Kroger Super Store/UDAG improvements currently being implemented.

TABLE 2

PROBLEMS/NEEDS

Walnut Hills Southwest Neighborhood Meeting
 Victory Neighborhood Services Agency
 2631 Gilbert Avenue
 February 7, 1980

	<u>Total Votes</u>	<u>Priority</u>
1. Better housing is needed (deteriorated condition)	12	5
2. Pot holes are a problem	5	
3. Deteriorated condition of businesses along McMillan Strip	0	
4. Need a traffic light at Boone and McGregor	8	
5. Vacant buildings on McMillan (either board them up or remove them)	5	
6. Corner grocery stores not very convenient, access is a problem (safety, robbery, etc.).	4	
7. Improve laundry facilities	11	
8. Dumping problems at Schwarz Park	20	1
9. Vacant lots in Kenton Street area	18	2
10. Vacant lots in 700 block of Wayne (between Copelen and Concord) - problems with dumping and litter	18	2
11. Lighting insufficient along Copelen	12	
12. Need a drugstore	10	
13. Need for more housing; preferences: housing, not apartment buildings	15	4
14. Need a restaurant	8	
15. No bus routes in the area (must go to major roads)	5	
16. Poor city service (inadequate street cleaning)	11	
17. Too many junked cars on Wayne Street	3	
18. Need adequately contained lots (buffered) for body shops to work	8	
19. Inadequate parking due to narrow streets	8	
20. Problems from fumes and odors from industry and auto body shops	0	
21. Inadequate recreation facilities	17	3









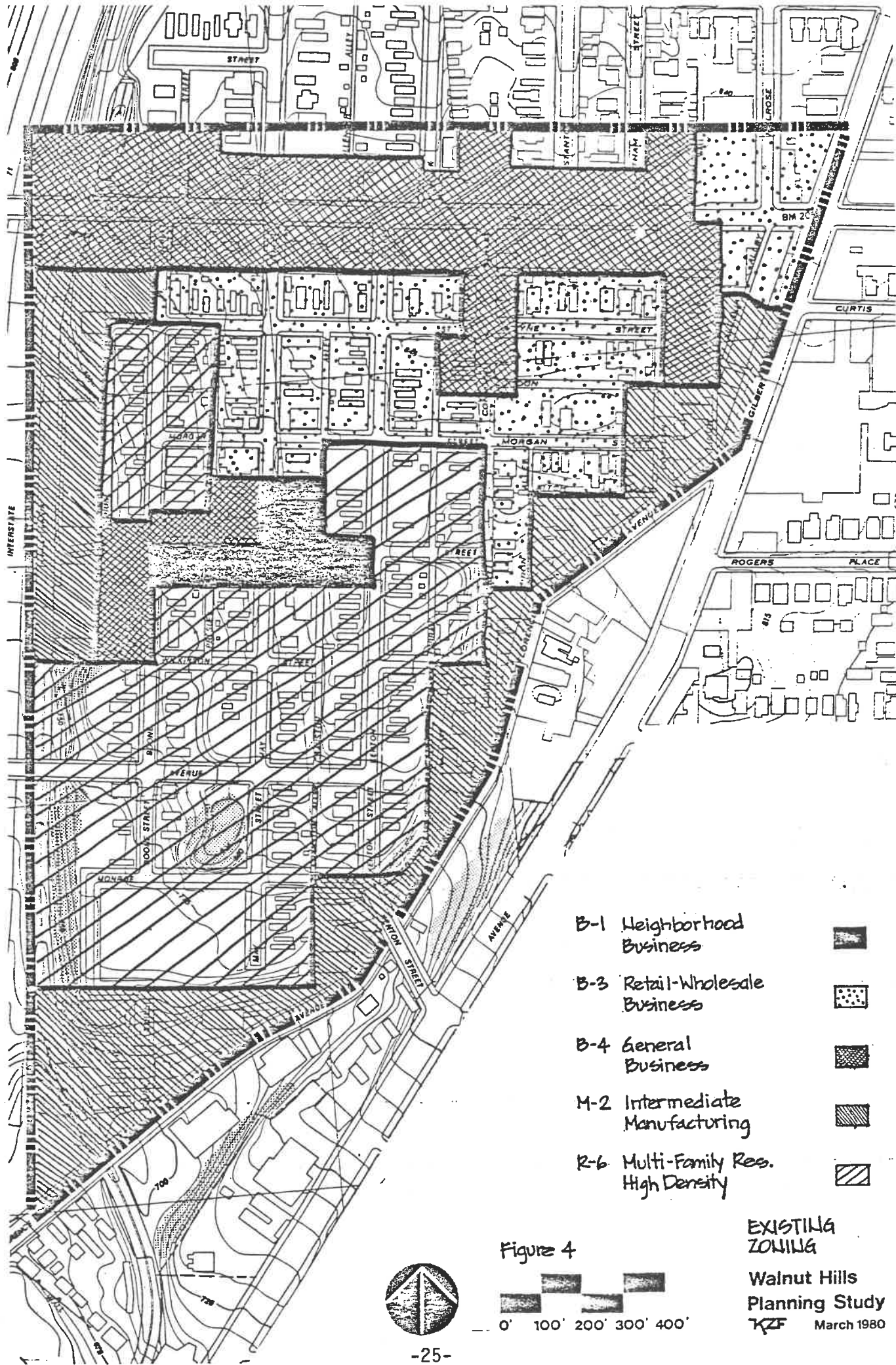
- Vacant Land / Open Space 
- Vacant and/or Deteriorated Bldgs. 
- Public 
- Commercial / Office 
- Industry / Mfg. 
- Residential 

Figure 3

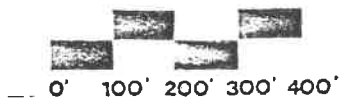
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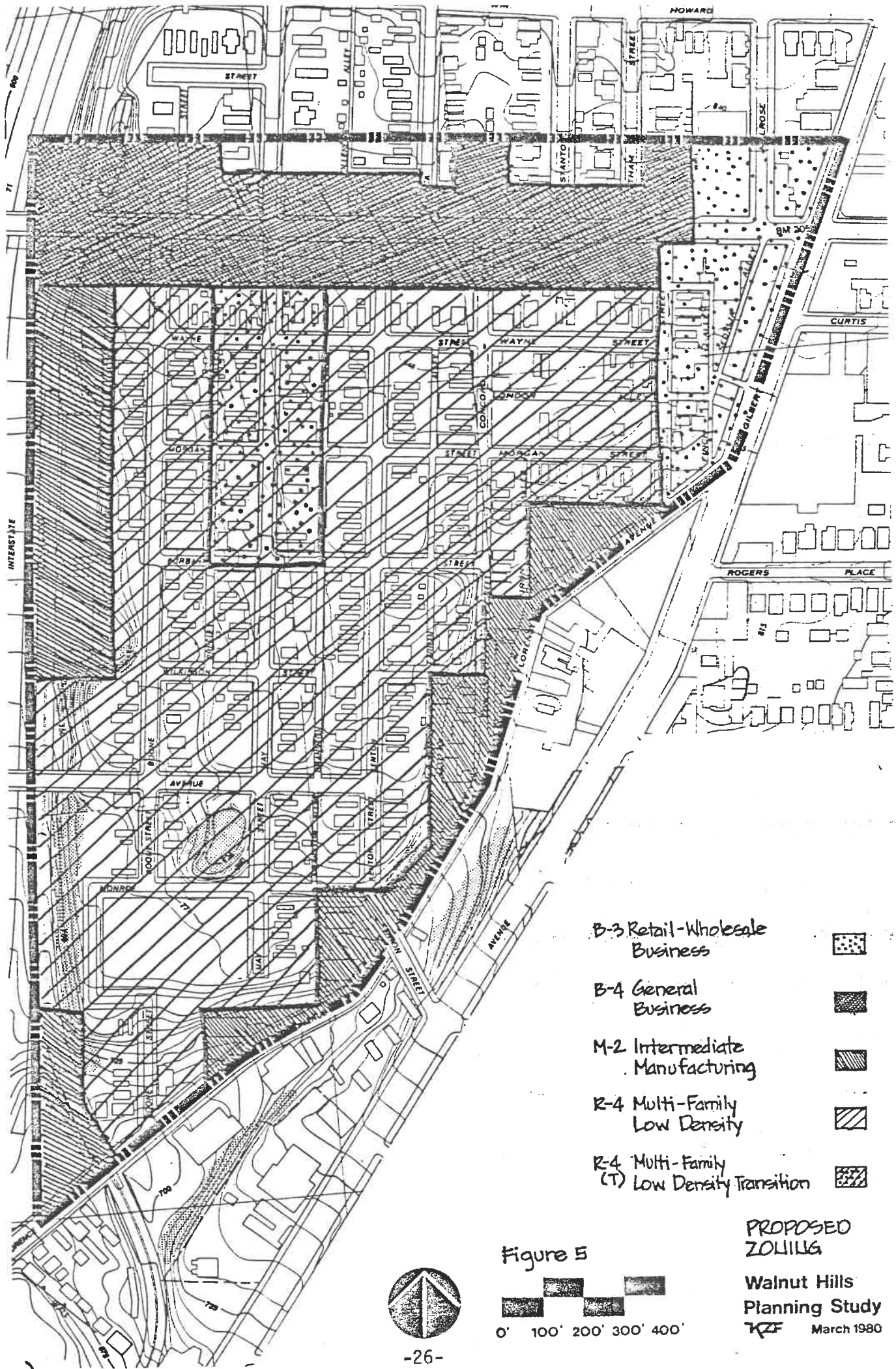


- B-1 Neighborhood Business
- B-3 Retail-Wholesale Business
- B-4 General Business
- M-2 Intermediate Manufacturing
- R-6 Multi-Family Res. High Density

Figure 4

EXISTING ZONING
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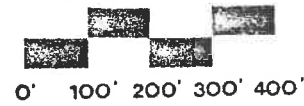
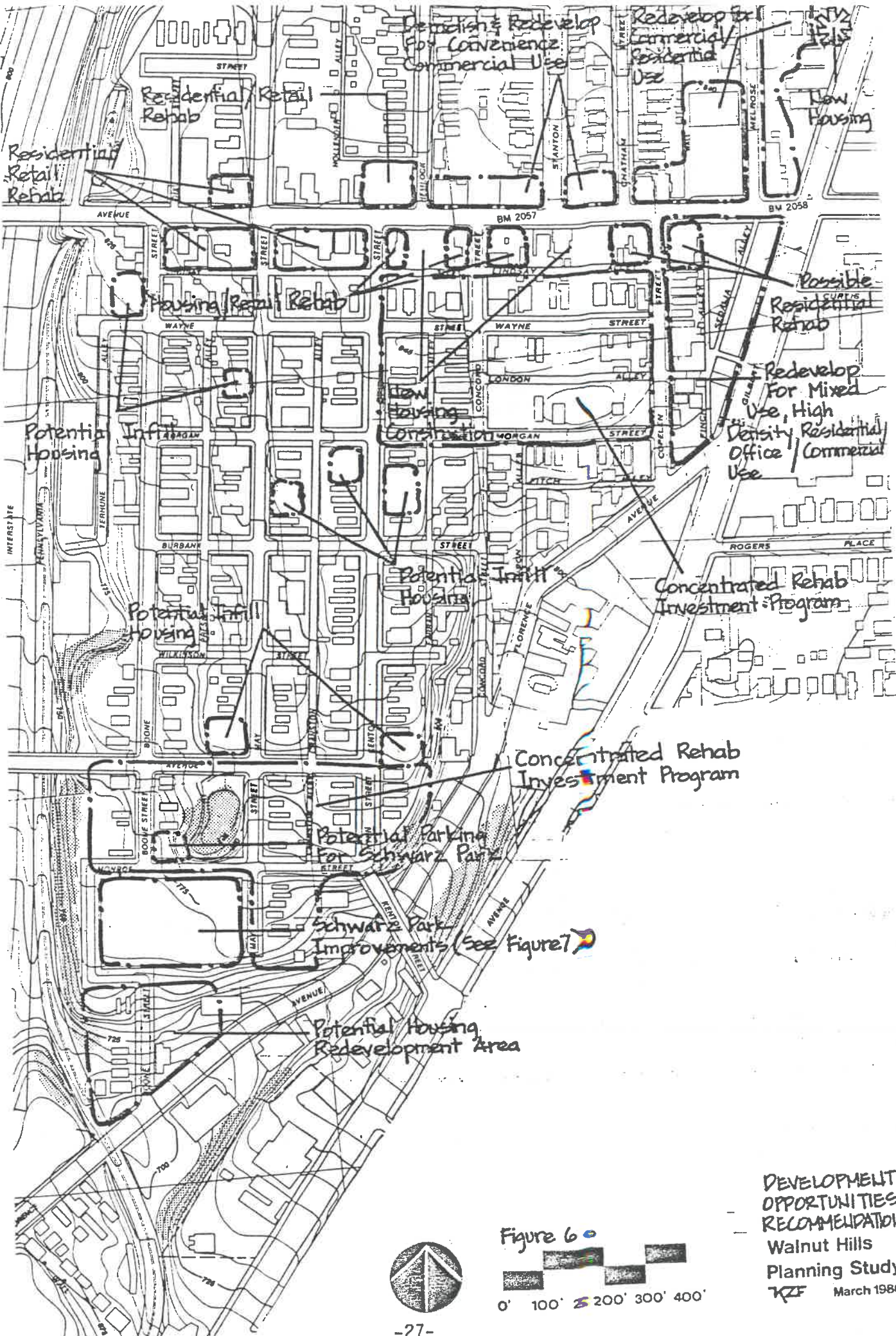
- B-3 Retail-Wholesale Business 
- B-4 General Business 
- M-2 Intermediate Manufacturing 
- R-4 Multi-Family Low Density 
- R-4 Multi-Family (T) Low Density Transition 

Figure 5

PROPOSED
ZONING
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TKZ March 1980





DEVELOPMENT
OPPORTUNITIES/
RECOMMENDATIONS
Walnut Hills
Planning Study
KZF March 1980

Figure 60



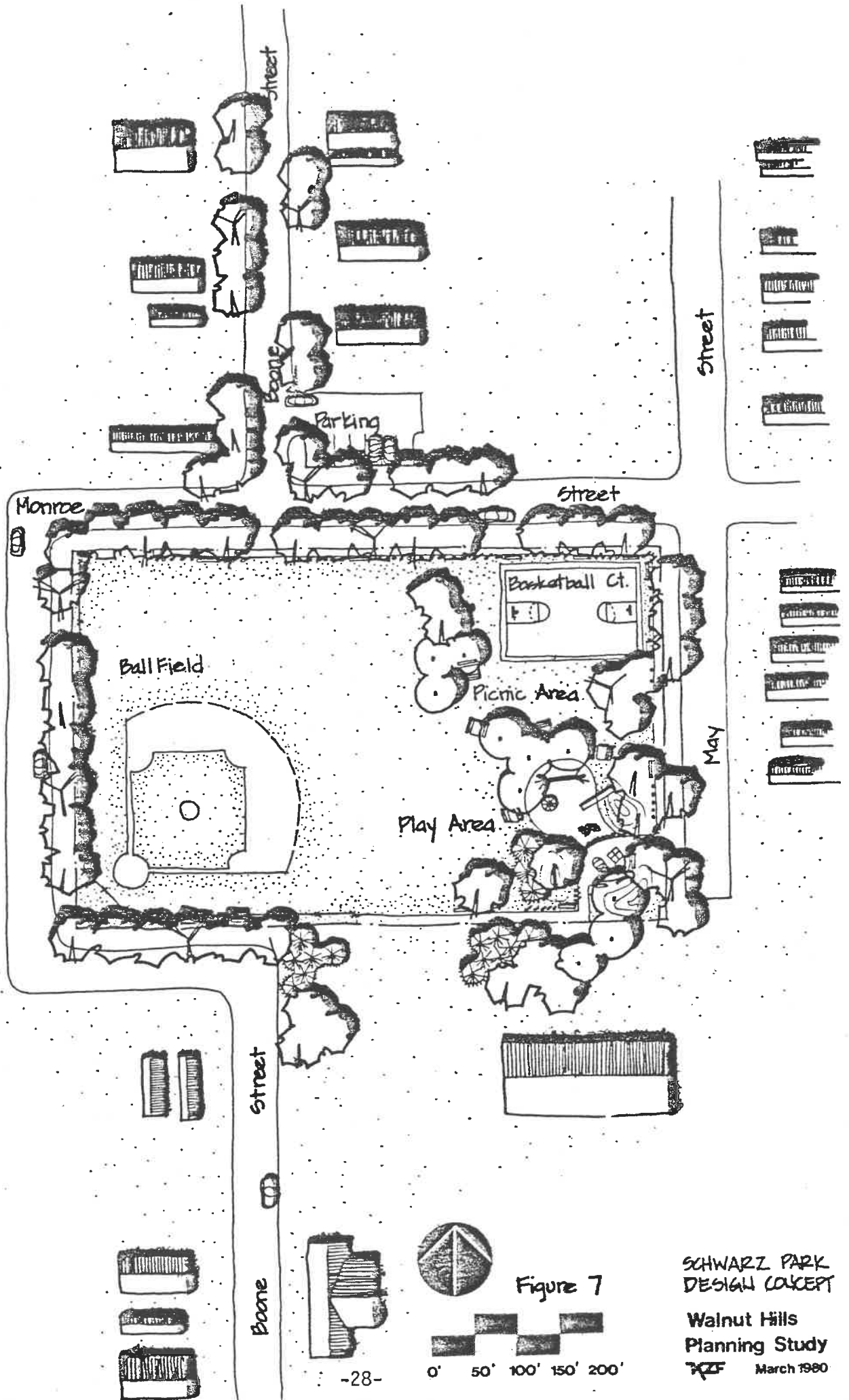


Figure 7

SCHWARZ PARK
 DESIGN CONCEPT
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ALTERNATIVE 1

SITE BOUNDARIES

This vacant parcel is bounded by the Penn Central Railroad on the northwest, steep sloping downward terrain on the east, Interstate-71 southeast, and is adjacent to existing light industrial uses on the southwest edge.

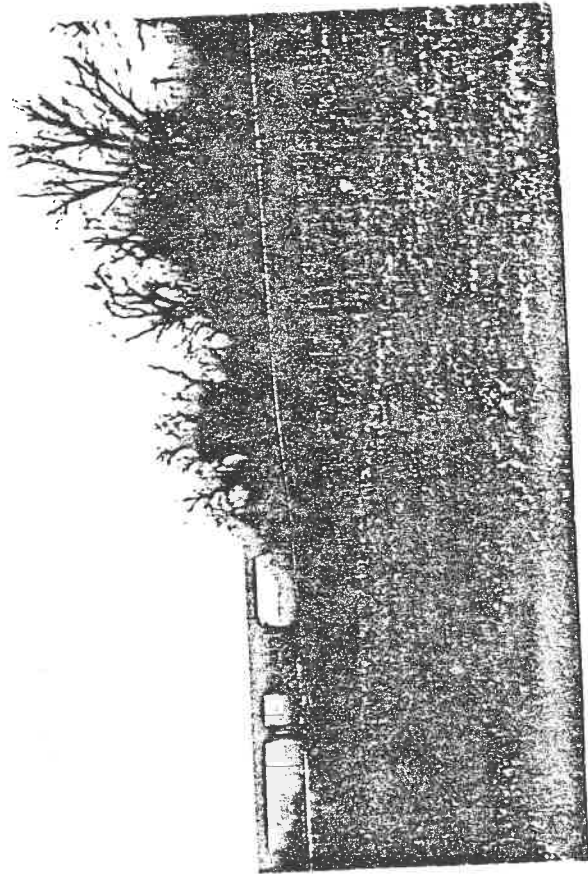
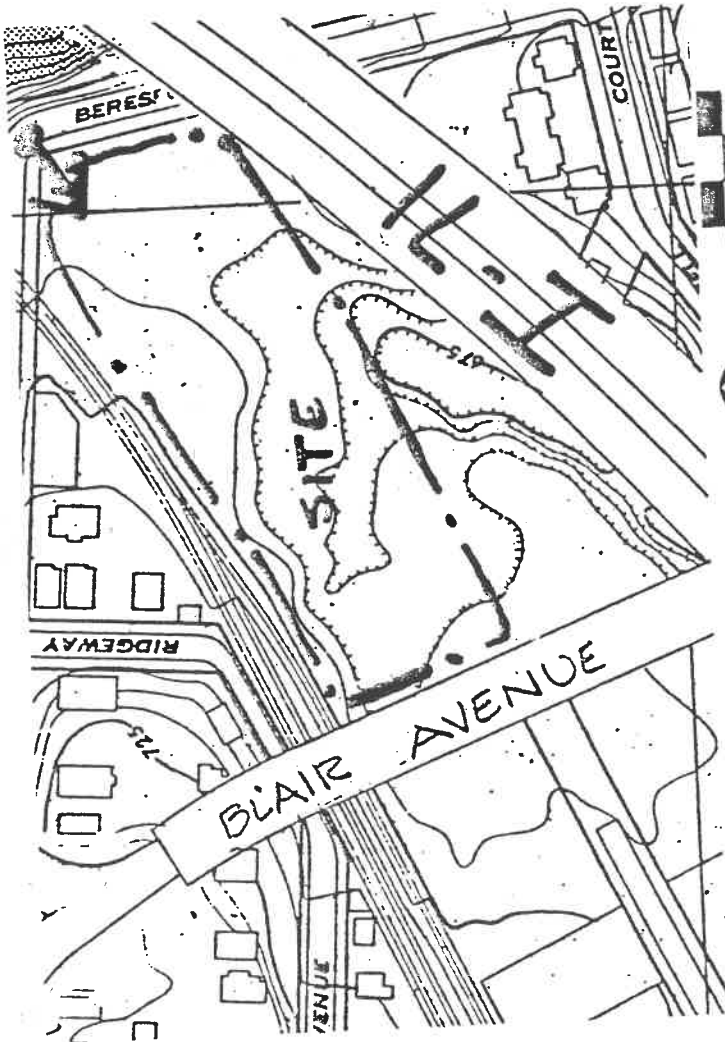
SITE CHARACTERISTICS

- Good rail access
- Zoned M-2
- Visible from I-71
- Surrounding light manufacturing uses.

DEVELOPMENT POTENTIALS

- Expanding metal related industrial
- New light manufacturing use.

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ALTERNATIVE 2

SITE BOUNDARIES

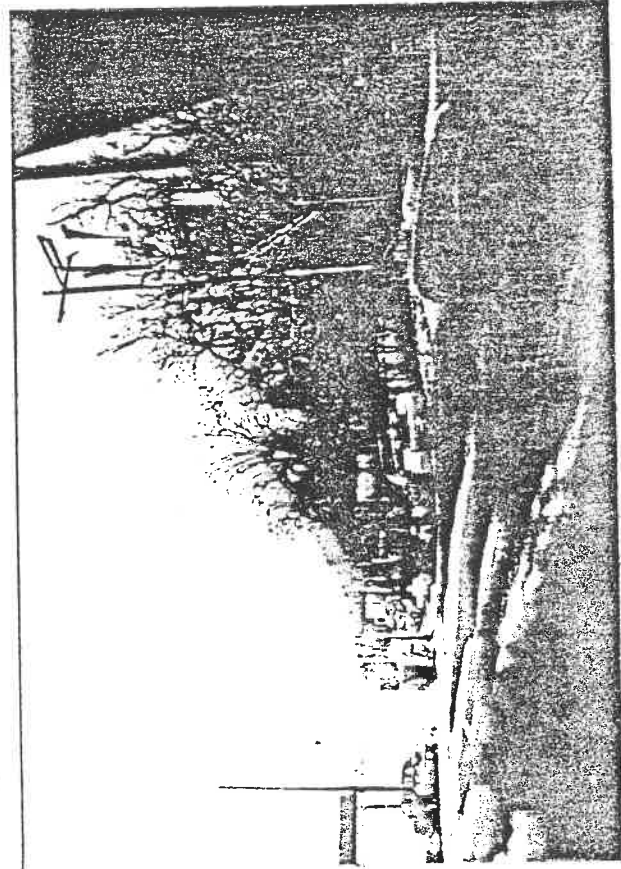
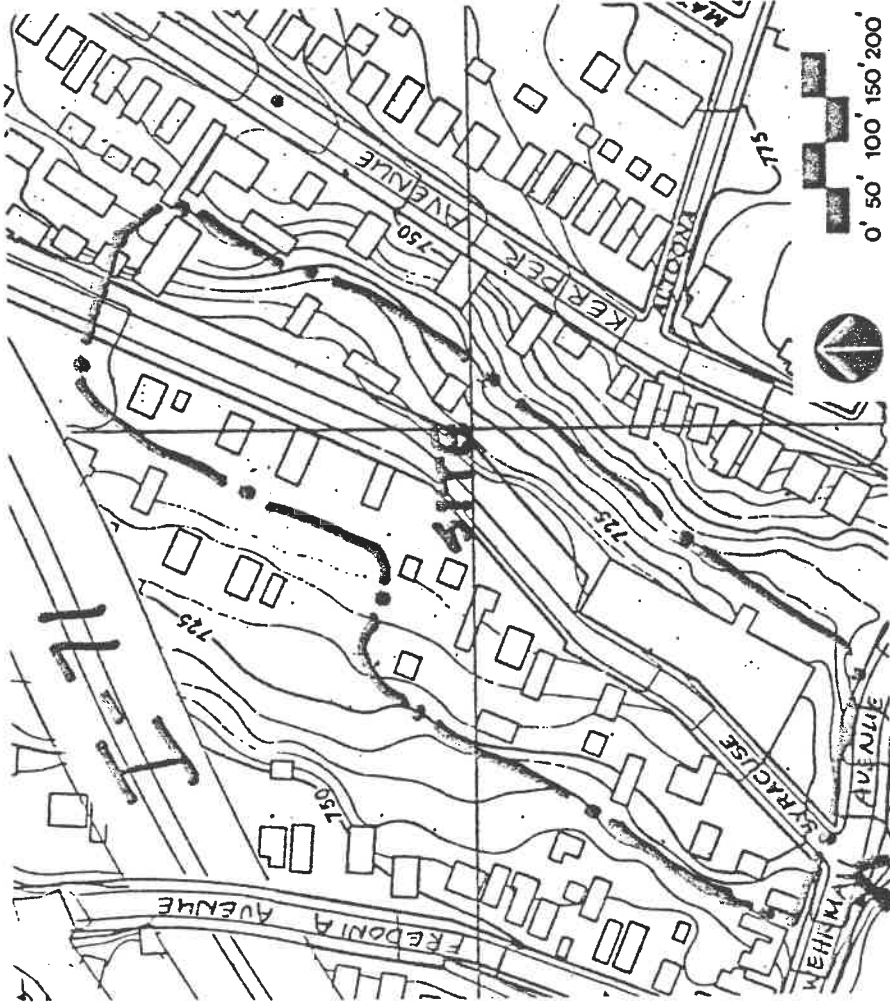
Broadly this area faces both sides of Syracuse Street, with Wehrman Avenue bounding the south, Fredonia to the west, I-71 to the northwest, and steep sloping terrain up to Kerper to the east.

SITE CHARACTERISTICS

- Mixture of uses on street including wrecking companies, auto repair shops, etc.
- Appears to be used for a dumping area.

DEVELOPMENT POTENTIAL

- A more in depth study of this area is necessary.



ALTERNATIVE 3

SITE BOUNDARIES

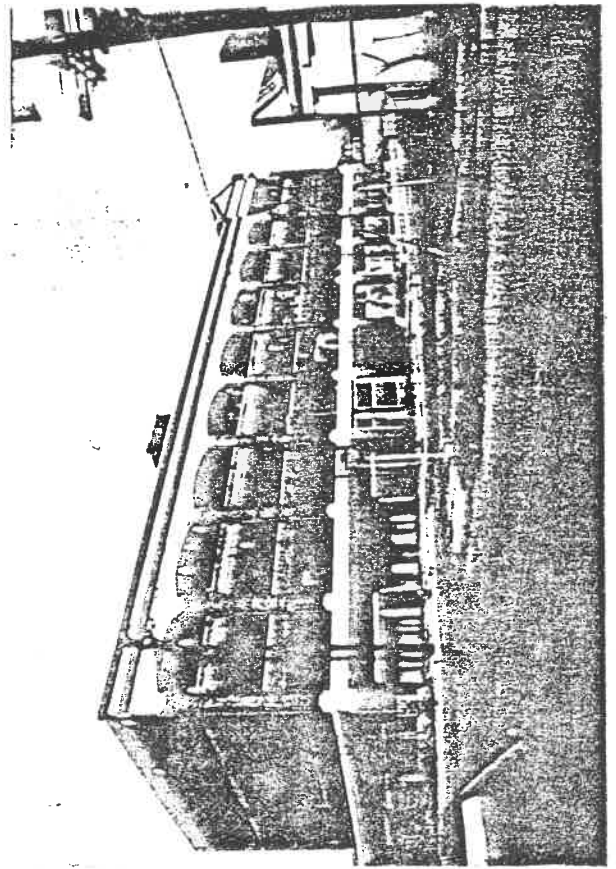
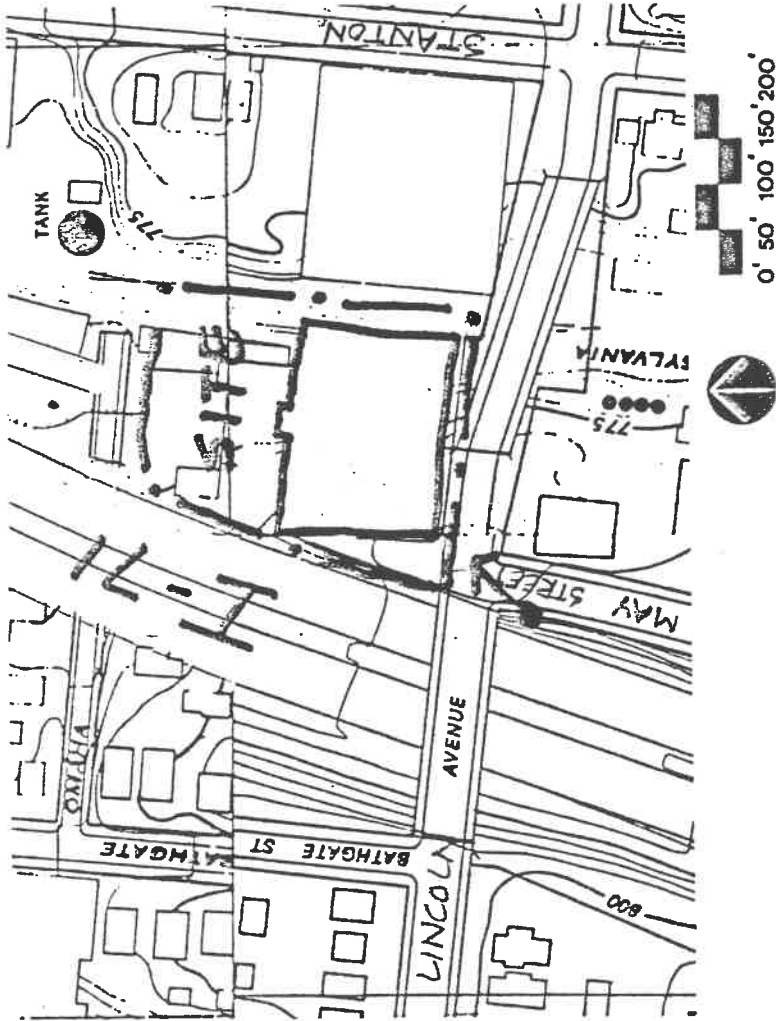
Specifically, the presently vacant Sears Warehouse north of May Street on Lincoln Avenue. The major boundaries are Frisch's commissary to the east and I-71 to the west.

SITE CHARACTERISTICS

- Approximately 192,000 gross square feet.
- Good bus, truck, and rail access.
- Fairly good access from I-71.

DEVELOPMENT POTENTIAL

- Rehabilitation to industrial, residential, or office.



ALTERNATIVE 4

SITE BOUNDARIES

Potentially vacant parcel directly across from the vacant Sears Warehouse (Alternative 3). This site is bounded by May Street and I-71 on the west, Tuxedo Place to the south and recessed Penn Central Railroad tracks to the east, with Lincoln Avenue to the north.

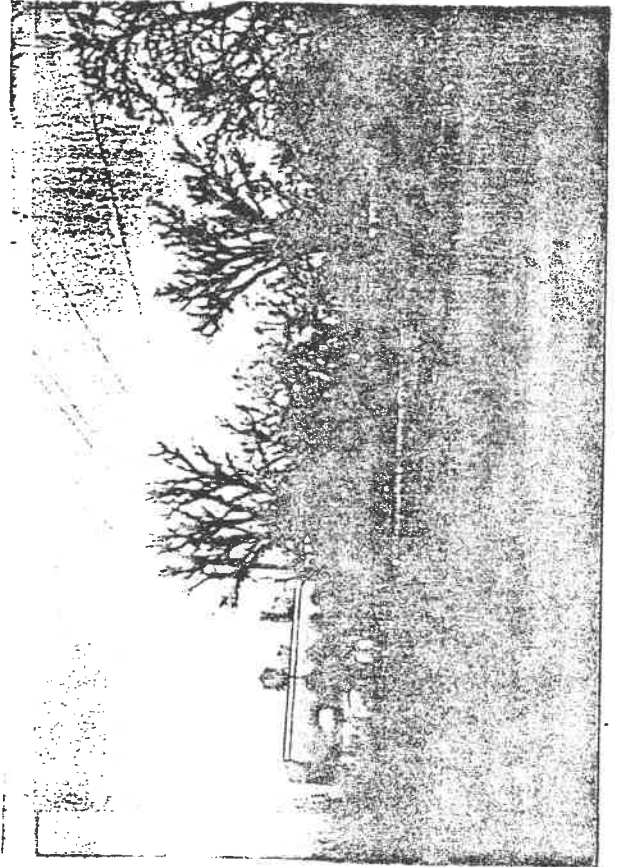
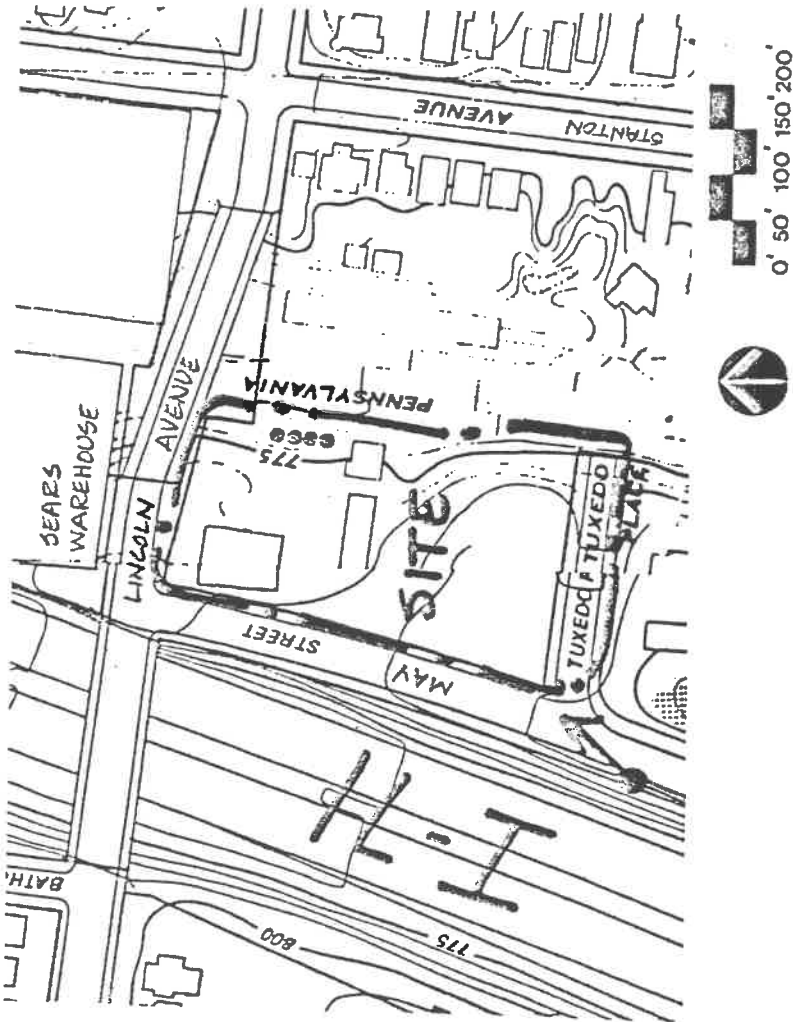
SITE CHARACTERISTICS

- Land area of approximately 112,000 square feet.
- Good bus line access.
- Fairly good I-71 access.

DEVELOPMENT POTENTIALS

- Could be used in conjunction with or separate from alternative 3.

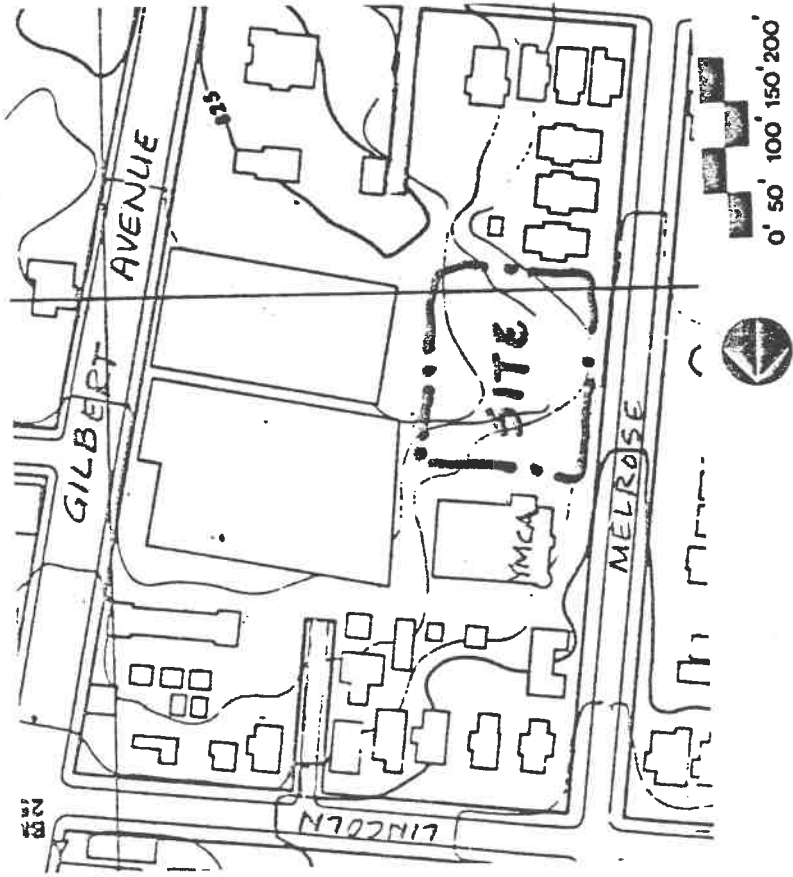
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ALTERNATIVE 5

SITE BOUNDARIES

This vacant parcel is bounded by Melrose Avenue on the west, the Melrose YMCA to the north, resident housing to the south, and the back of the Royal Skating Palace to the east.



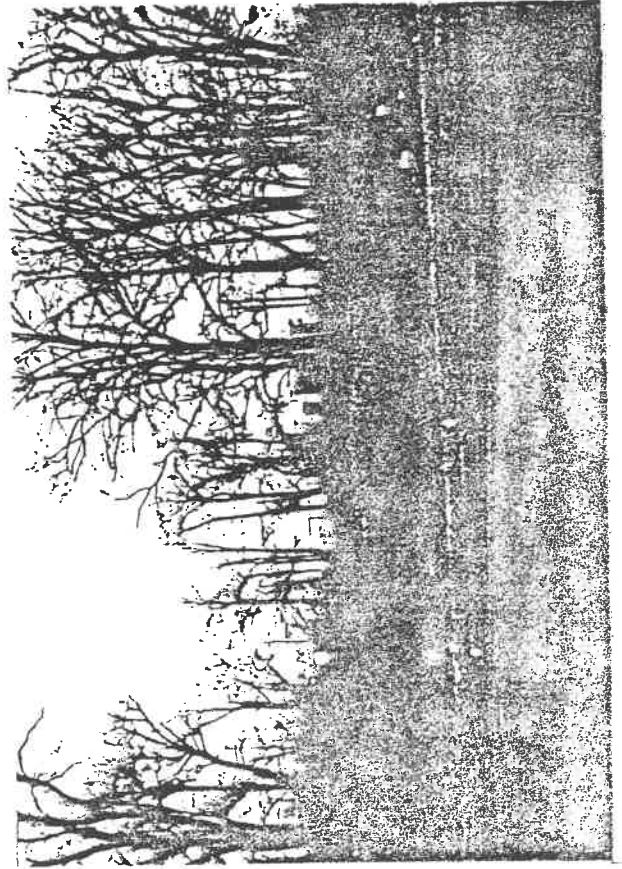
SITE CHARACTERISTICS

- Adjacent to active recreation facilities on the east and north.
- Already cleared and clean parcel.
- Generally passive surroundings.
- Owned by YMCA.

DEVELOPMENT POTENTIALS

- Passive recreation.
- Extension of existing YMCA facilities.
- More private recreation facilities.
- Residential infill *

*See Addendum



ALTERNATIVE 6

SITE BOUNDARIES

Called the "McMillan Strip", this site starts at Peebles Corner, and continues west along both sides of McMillan until the bridge over I-71 is reached.

SITE CHARACTERISTICS

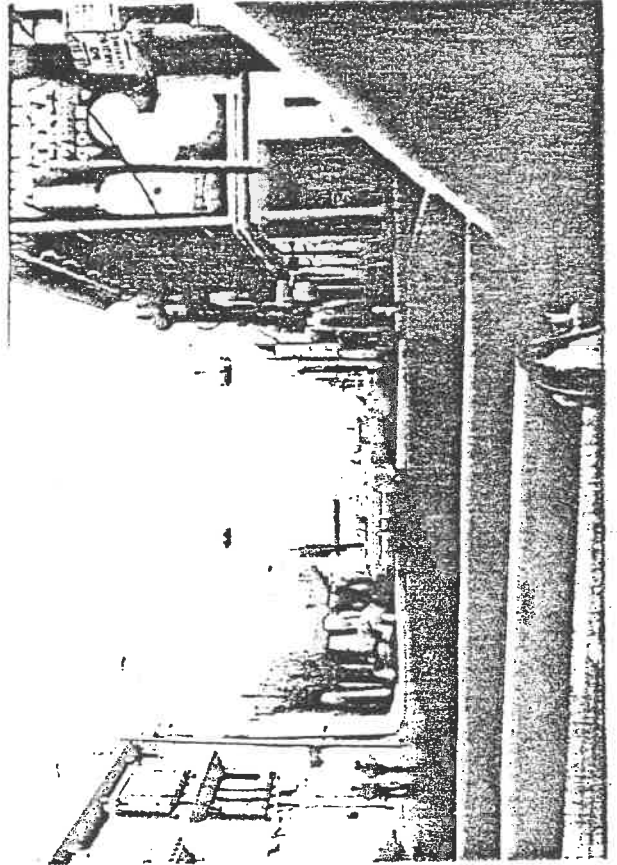
- Frontage on a major one way thoroughfare.
- Immediate bus line access.
- Centrally located within residential sections.
- Several vacant buildings and lots.

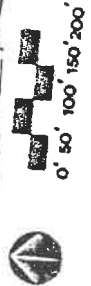
DEVELOPMENT POTENTIAL

- Mixed use as residential and commercial strip for neighborhood.

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MAP ON FOLLOWING PAGE





ALT. 6
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ALTERNATIVE 7

SITE BOUNDARIES

"Southwest Quadrant", loosely defined the southwest quadrant is bounded by McMillan on the north, Florence Avenue on the south and east, and I-71 on the west.

SITE CHARACTERISTICS

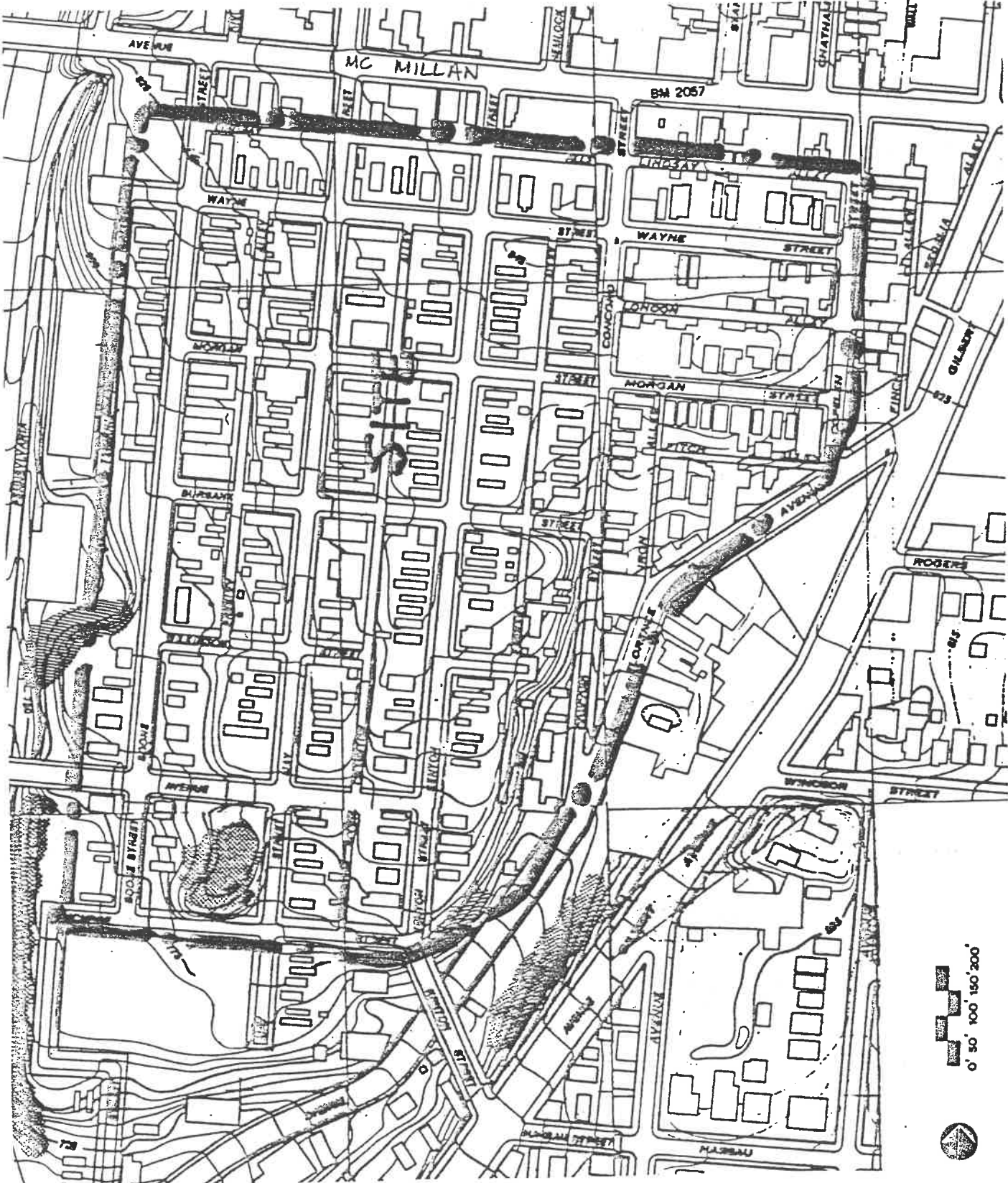
- Convenient Mom-Pop Stores in immediate neighborhood.
- Fairly good bus accessibility.
- Very little through traffic except for McGregor.

DEVELOPMENT POTENTIAL

- See Chapter 4.

MAP ON
FOLLOWING PAGE

ACT. 7
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ALTERNATIVE B

SITE BOUNDARIES

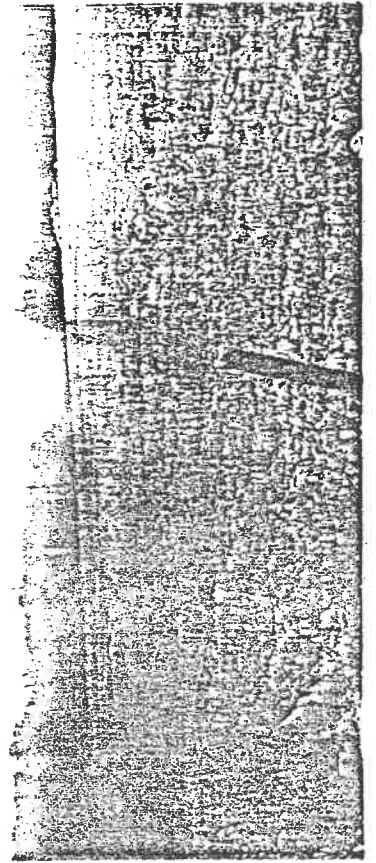
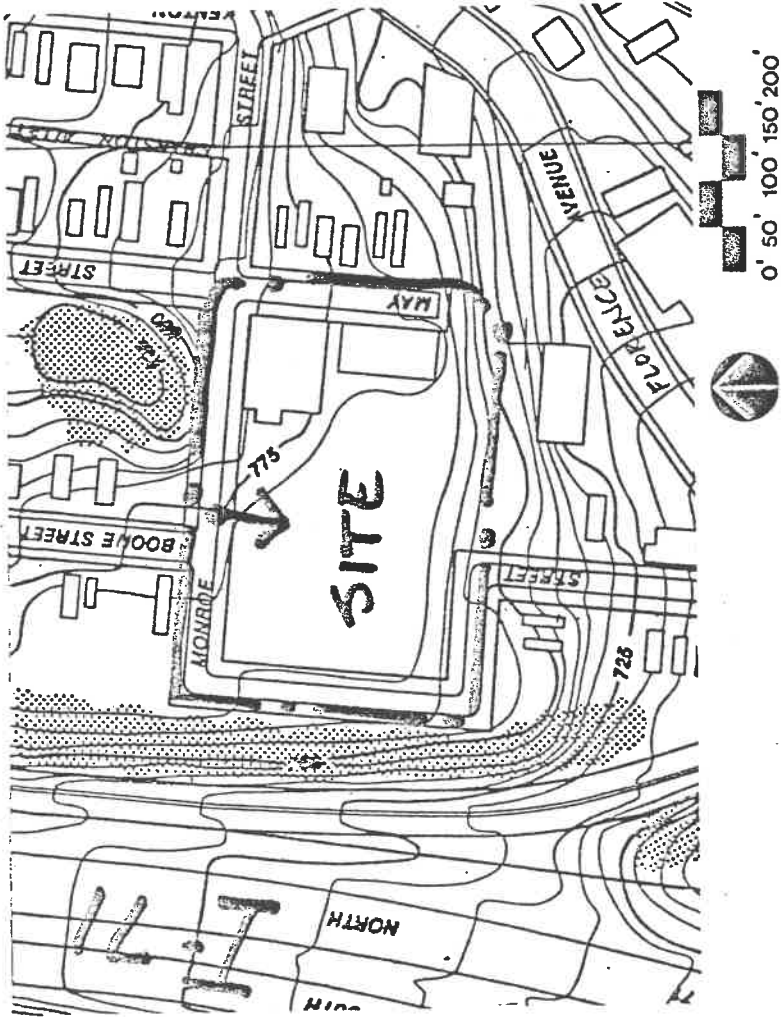
"Schwarz Park", bounded by May and Monroe Streets on the east and north sides, respectively. The south and west are loosely defined by steep sloping downward terrain.

SITE CHARACTERISTICS

- Generous amount of open space.
- Well buffered from streets.
- Surrounding residential uses.

DEVELOPMENT POTENTIALS

- Switch to deep water pool.
- Combination active and passive recreation.
- Housing.



ALTERNATIVE 9

SITE BOUNDARIES

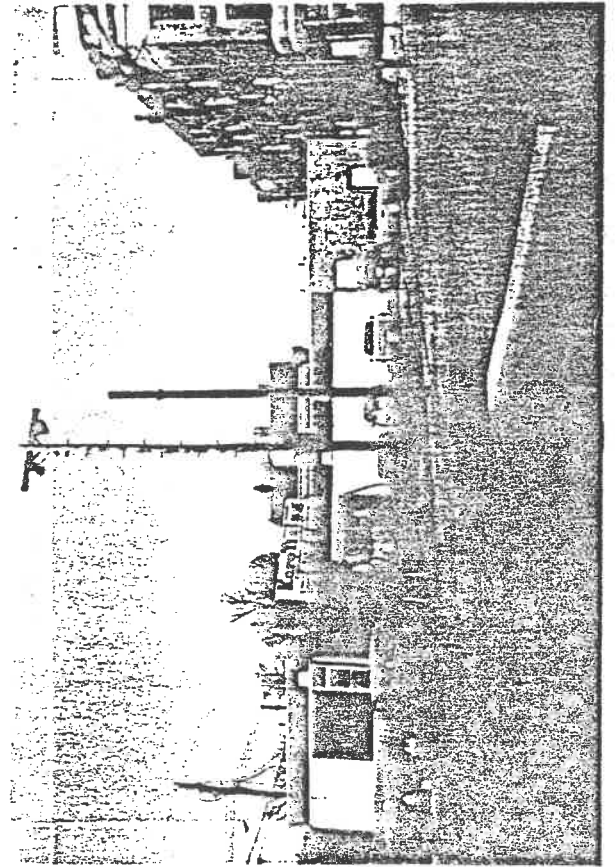
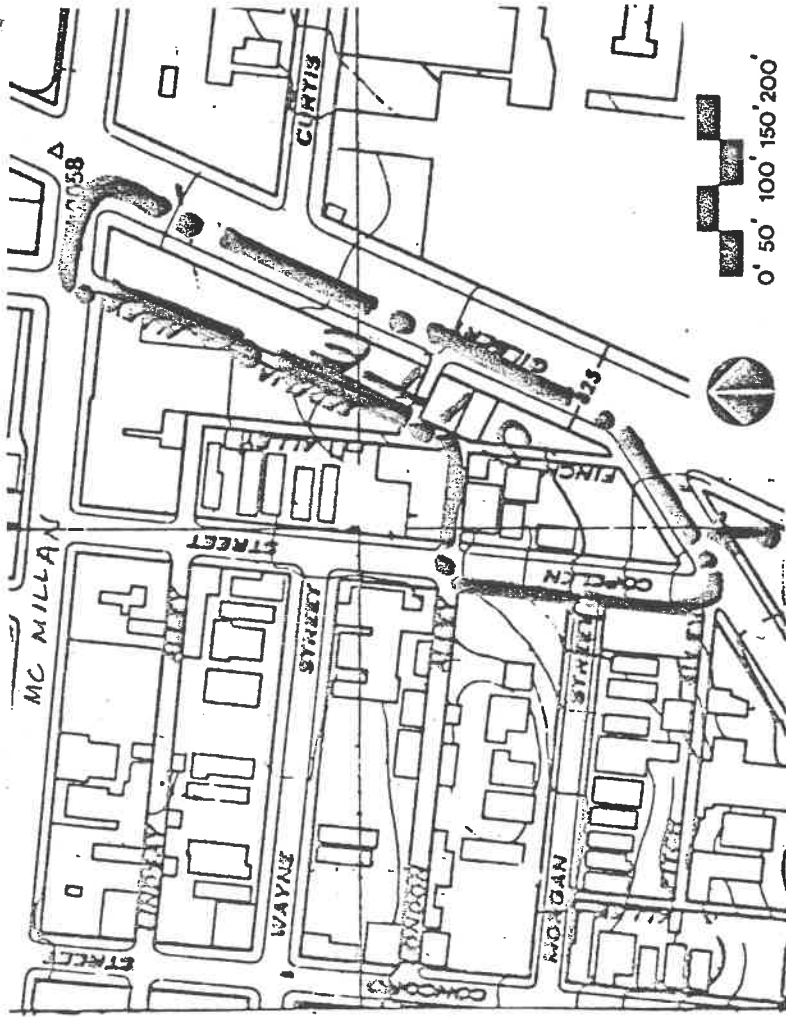
Bounded by Florence Avenue on the south, Gilbert on the east, Copelen on the west and residential on the north.

SITE CHARACTERISTICS

- Existing vacant structure for commercial use recently bought.
- Good street frontage.
- Limited on site parking.

DEVELOPMENT POTENTIALS

- Commercial renovation and/or redevelopment.



ALTERNATIVE 10

SITE BOUNDARIES

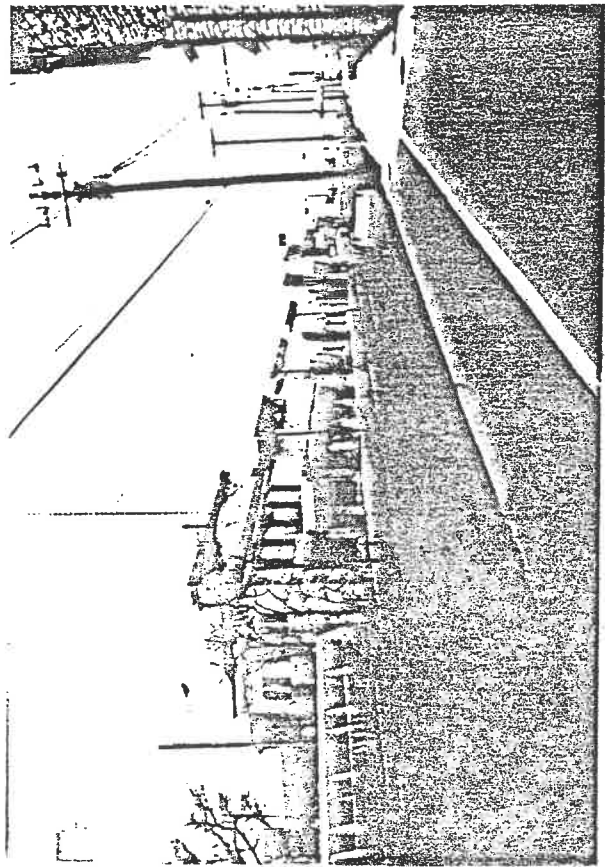
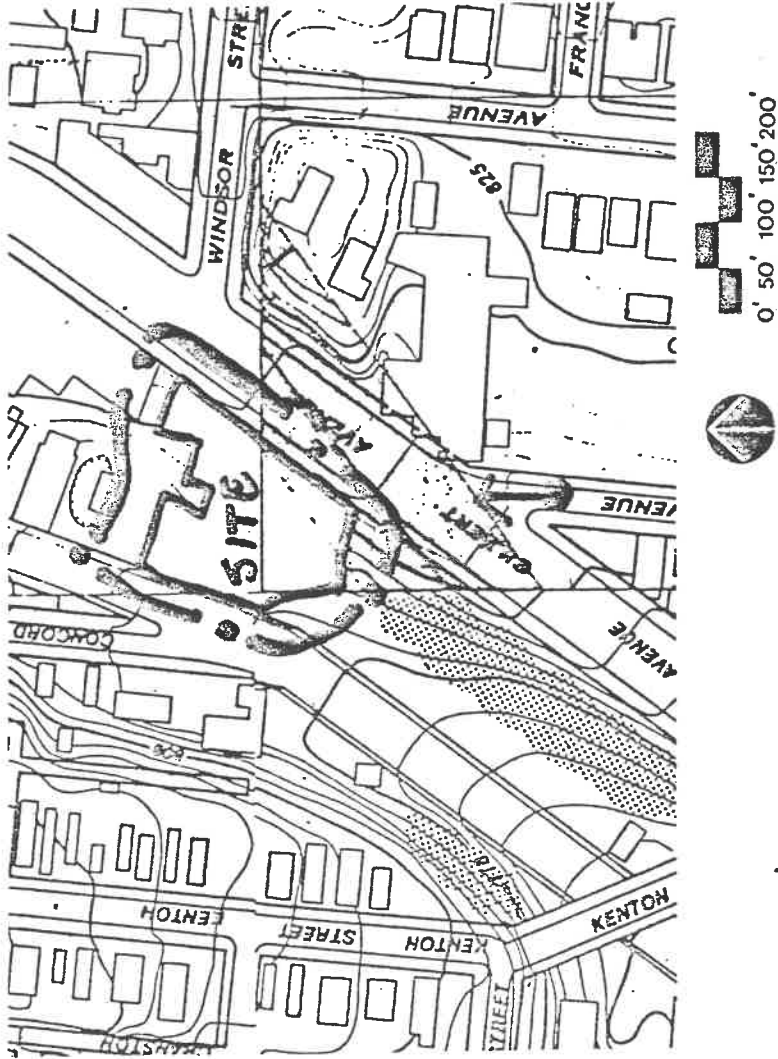
Specifically the old "Cable Car Building" on Gilbert Avenue. The structure extends back to Florence. It is bounded by a recently sold parcel on the south and Star Building Materials on the north.

SITE CHARACTERISTICS

- Frontage on Gilbert Avenue and Florence.
- Approximately 80,000 gross square feet.
- Excellent public bus access.
- Good access from I-71.
- Relatively close to Eden Park.

DEVELOPMENT POTENTIALS

- Artist Studios.
- Restaurant.
- Boutique Shopping Mall.
- Office Complex*



*See Addendum

ALTERNATIVE II

SITE BOUNDARIES

Bounded by Eden Park entrance on the south, Florence Avenue on the west, residential housing on the north and Gilbert Avenue to the east.

SITE CHARACTERISTICS

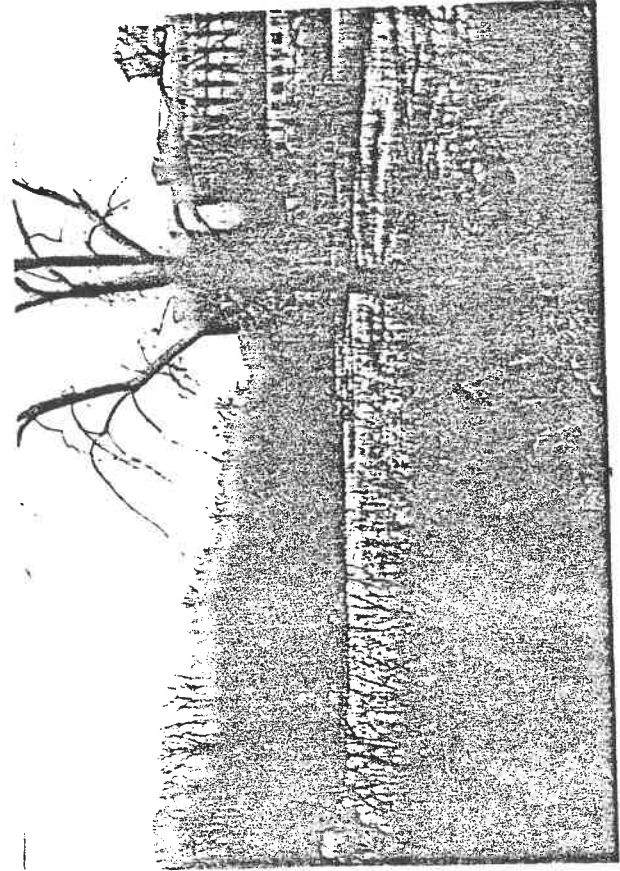
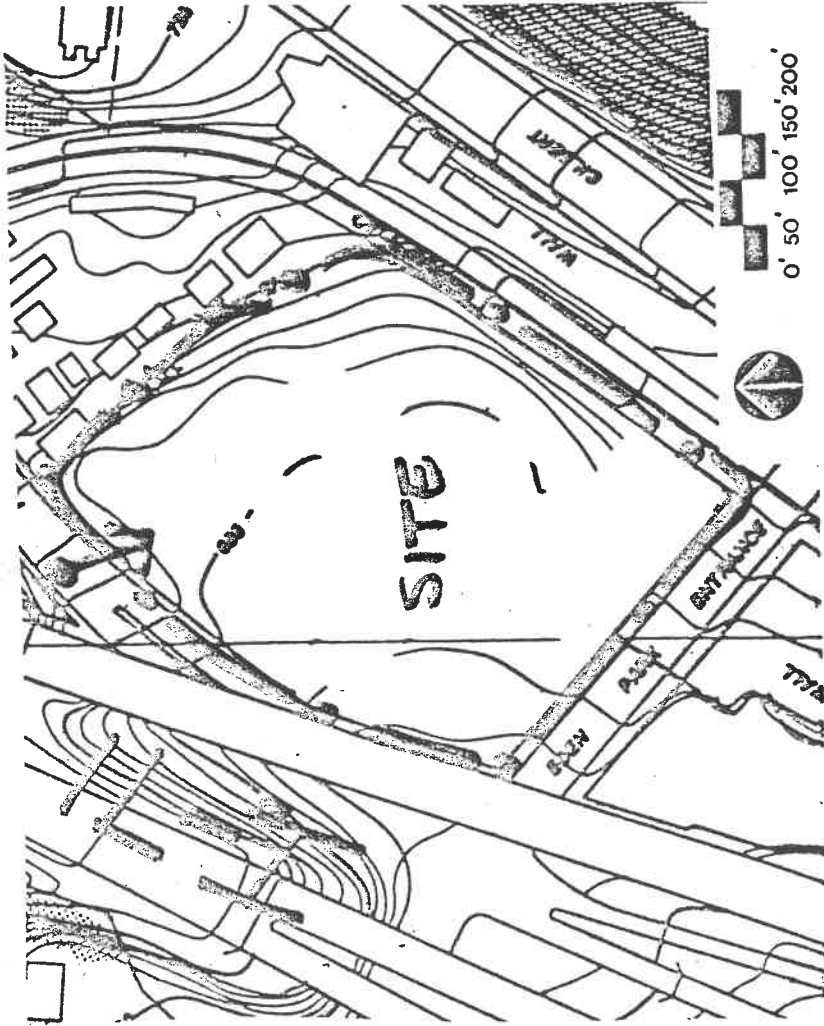
- Cleared vacant parcel.
- Frontage on Florence Avenue.
- Approximately 248,000 gross square feet.
- Excellent bus access.
- Excellent access from I-71.
- Relatively close to cultural center of City (Eden Park).

DEVELOPMENT POTENTIAL

- Excellent for a wide variety of alternatives.
- Possible hotel or office complex.

Walnut Hills
Planning Study

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ALTERNATIVE 12

SITE BOUNDARIES

Specifically, the streets of Gilbert Avenue, Florence Avenue, and Kenton Street Bridge.

SITE CHARACTERISTICS

- Excellent access from I-71.
- Good public bus access.
- Relatively distinct and separate parcel.

DEVELOPMENT POTENTIAL

- Relatively large parcel that could be developed cohesively with existing viable uses.
- (i.e. - Industrial Area).
- Develop in conjunction with Alternative 10 as office complex, artist studios, boutique, shopping mall, etc.*

*See Addendum

Walnut Hills
Planning Study

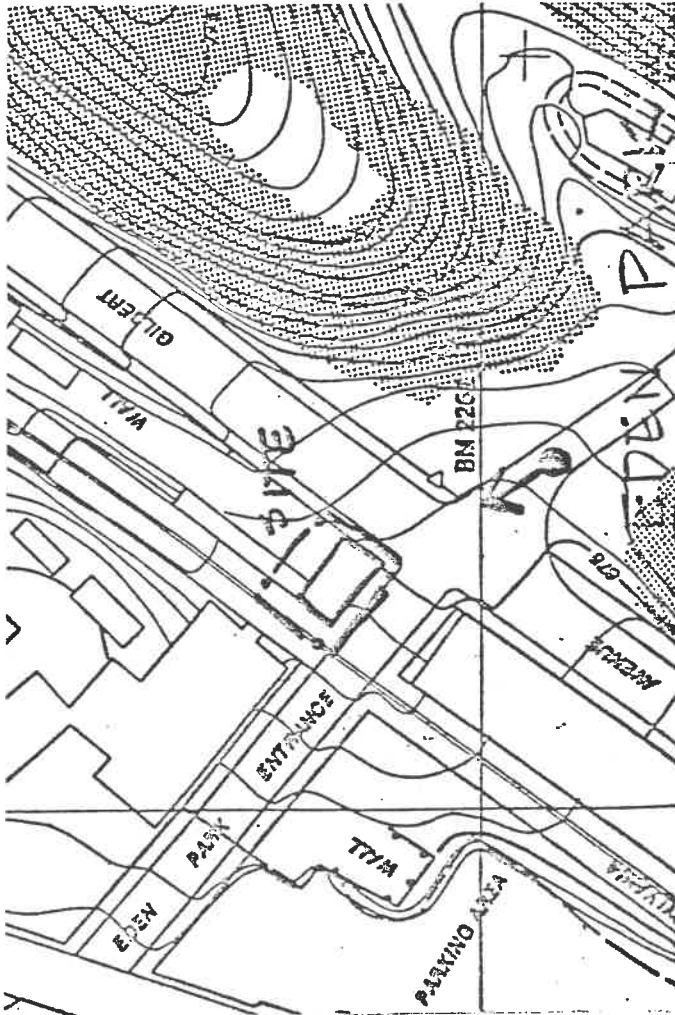
122



ALTERNATIVE 13

SITE BOUNDARIES

Specifically "UN Building" bounded by Gilbert Avenue on the east, Eden Park entrance to the south, vacant land on the west, and assorted uses to the north.

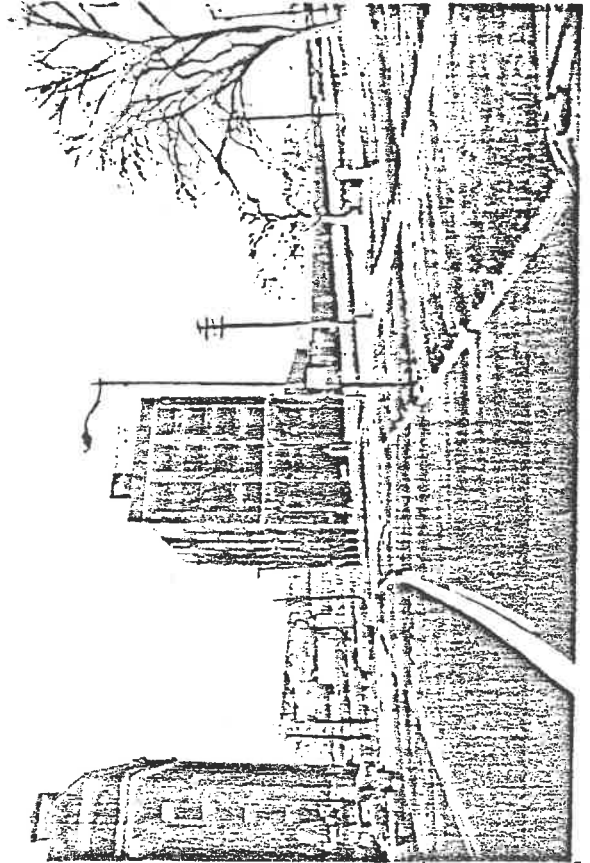


SITE CHARACTERISTICS

- Corner location.
- Good public bus access.
- Excellent access from I-71.
- Located on perimeter of redeveloping area.

DEVELOPMENT POTENTIAL

- Office space.
- Artist studios.
- Residential.



ALTERNATIVE 14

SITE BOUNDARIES

Specifically the old "Reubels Bakery" south of the Melish Avenue extension, surrounded by residential housing.

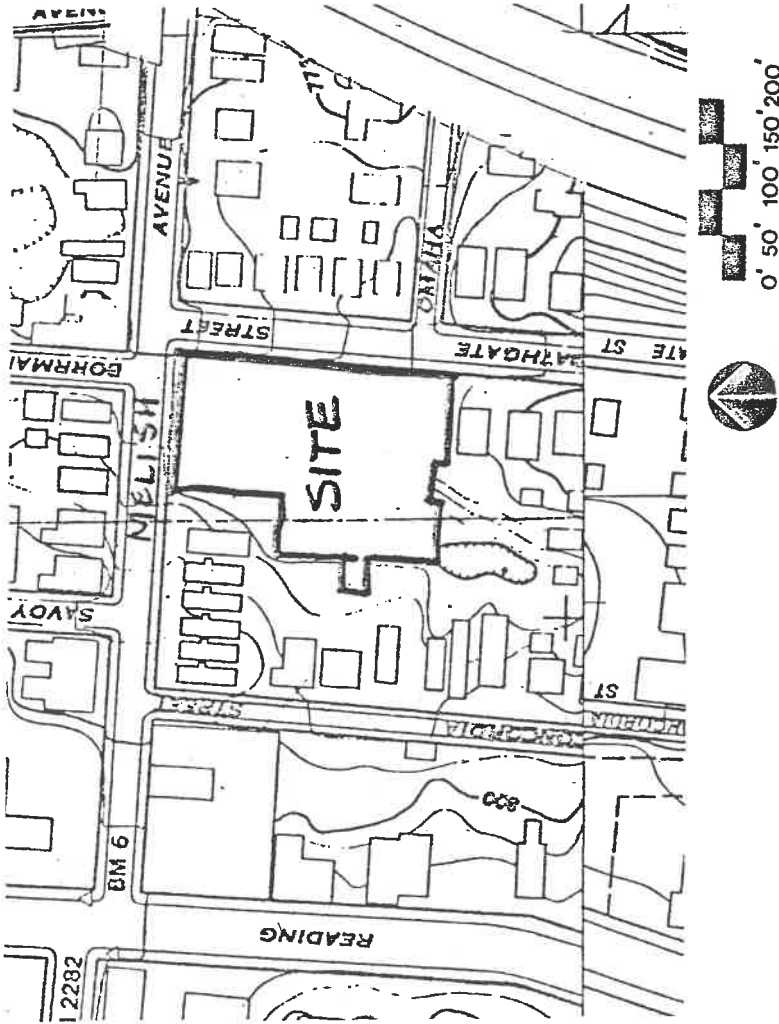
SITE CHARACTERISTICS

- Approximately 240,000 gross square feet.
- Located in a primarily residential section.

DEVELOPMENT POTENTIAL

- Adaptive reuse and rehabilitation to multi-family housing.
- Adaptive reuse and rehabilitation for commercial or industrial use.*

*See Addendum



ADDENDUM

After completion of the study by the planning consultant, KZF Incorporated, and approval by the Walnut Hills Area Council, the study was reviewed by the appropriate City departments. The departments' comments were then considered by the Walnut Hills Planning Task Force and the Walnut Hills Area Council. The following revisions were subsequently made to the original document.

<u>Item</u>	<u>Original</u>	<u>Revised</u>
page 15, "h"	Auto body repair shops should be encouraged to relocate the areas where residential use is not the predominant use.	Auto Body repair shops should be encourage to relocate to appropriate areas within Walnut Hills where residential use is not the predominant use.
page 16, "f"	Participate in city-wide clean up effort scheduled for first week in May 1980.	Participate in annual community clean-up.
page 16, "g"	Request stronger enforcement by the City of existing codes and regulations.	A sensitive code enforcement program accompanied by grant and low interest loan programs should be instituted to ensure health and safety standards for neighborhood residents. (Footnote: the intent is to use voluntary code enforcement with programs tailored to the needs of existing residents in the beginning. Mandatory code enforcement could be considered later to bring uncooperative residents in line with health and safety regulations.)
page 16, "i"	Designate the area south of Schwarz Park and north of Florence Avenue along Boone Street as a single parcel for development of market rent townhouses or condominiums, as indicated on Figure 6.	Designate the area south of Schwarz Park and north of Florence Avenue along Boone Street as a single parcel for development of market rate housing, as indicated on Figure 6.
page 22, recommendation eight	The Department of Development should actively market those sites identified in the Appendix for uses appropriate to the specific site, be it residential, commercial, industrial, or mixed use.	The community and City together should actively market those sites identified in the Appendix for uses appropriate to the specific site, be it residential, commercial, industrial, or mixed use.

Item	Original	Revised
Appendix, Alternative 5	DEVELOPMENT POTENTIALS <ul style="list-style-type: none"> . Passive recreation . Extension of existing YMCA facilities. . More private recreation facilities. 	DEVELOPMENT POTENTIALS <ul style="list-style-type: none"> . Passive recreation . Extension of existing YMCA facilities. . More private recreation facilities. . Residential infill.
Appendix, Alternative 10	DEVELOPMENT POTENTIALS <ul style="list-style-type: none"> . Artist studios . Restaurant . Boutique Shopping Mall . Reuse by Cincinnati Metro . Auto car repair 	DEVELOPMENT POTENTIALS <ul style="list-style-type: none"> . Artist Studios . Restaurant . Boutique Shopping Mall . Office Complex
Appendix, Alternative 12	DEVELOPMENT POTENTIAL <ul style="list-style-type: none"> . Relatively large parcel that could be developed cohesively with existing viable uses. (i.e. Industrial Area). 	DEVELOPMENT POTENTIALS <ul style="list-style-type: none"> . Relatively large parcel that could be developed cohesively with existing viable uses. (i.e. Industrial Area). . Develop in conjunction with Alternative 10 as office complex, artist studios, boutique shopping mall, etc.
Appendix, Alternative 14	DEVELOPMENT POTENTIAL <ul style="list-style-type: none"> . Adaptive reuse and rehabilitation to multi-family housing. 	DEVELOPMENT POTENTIAL <ul style="list-style-type: none"> . Adaptive reuse and rehabilitation to multi-family housing. . Adaptive reuse and rehabilitation for commercial or industrial use.

REFERENCES

DOCUMENTS

Walnut Hills Community Work Program, 1977.

Walnut Hills Neighborhood Business District and Focus Area Urban Design Plan, office of Architecture and Urban Design, 1978.

Gilbert Lincoln Urban Design Plan (draft), Department of Urban Development, 1979.

Preliminary Analysis, Southwest Quadrant Housing Site, Office of Architecture and Urban Design, September, 1978.

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Building Permits Issued 1975 - 1979, Cincinnati Building Department.

Old Neighborhoods, New Ideas, New People, Harvard Business School Students, 1977.

PERSONAL CONTACTS

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Dick Hulswit, Director of Real Estate, The Kroger Company.

Bob Heman, City of Cincinnati, Building Department.

Marian Ahlering, Jeff Parrett, City of Cincinnati, Recreation Commission.

Lou Bolce, President, Walnut Hills Businessmens Association, Inc.

Hilliard Fjord, Attorney, Public Relations Representative for Frisch's