

**Honorable City Planning Commission
Cincinnati, Ohio**

June 15, 2007

SUBJECT: A report and recommendation on a draft of the Camp Washington Industrial Area Plan.

PURPOSE: The City Planning Commission is to review and comment on the draft Urban Renewal Plan in accordance with Section 725-3 of the Cincinnati Municipal Code [CMC].

BACKGROUND: In the fall of 2004 the Strategic Program for Urban Redevelopment (SPUR) team identified Camp Washington as a priority study area due to the high concentration of existing manufacturing activity and recent closures of businesses. The goal of SPUR is to return vacant, underused land to productive use and retain existing businesses. Efforts by the SPUR team require predevelopment evaluation that focuses on early consideration of potential manufacturing sites suitable for redevelopment. A good example of this activity is the Metro West Development in Lower Price Hill concentrating on redevelopment of the former Queen City Barrel properties into a light manufacturing and office park.

The Department of Community Development and Planning staff in early 2005 engaged the services of Cole & Russell Architects as consultants to prepare a plan for Camp Washington. A draft of the plan has been prepared. On September 1, 2006, the City Planning Commission approved the proposed Study Area Boundary for the Camp Washington Industrial Area Plan.

A Camp Washington Plan Steering Committee comprised of representatives from industrial area businesses provided assistance with draft plan review and recommendations for prioritizing of potential project sites.

The Office of Architecture and Urban Design in the City's Department of Transportation and Engineering conducted an eligibility study for the area in accordance with Chapter 725 CMC. A summary of this study will be included in the final plan document.

INDUSTRIAL PLAN AREA: Camp Washington Industrial Area Plan is centered along the Spring Grove Avenue corridor of the Camp Washington neighborhood. The study area is bounded approximately by Ludlow Avenue and Interstate 74 to the north; Colerain Avenue and Interstate 75 to the east; Western Hills Viaduct to the south; and Rail Road Yards to the west, as shown on the attached map. The Plan area incorporates the all MG, Manufacturing General District zone property and some CC-A, Community Commercial Auto District Zoning along Colerain Avenue.

PLAN OVERVIEW: The draft plan was prepared by the consultant Cole & Russell Architects from the spring of 2005 through the spring of 2007. Preliminary drafts of the plan were reviewed by the Steering Committee and priority sites were chosen. A series of public viewings were conducted in July 2006 consisting of preliminary priority site recommendations. During field observation and study seven priority sites were identified within the Camp Washington Industrial Area Plan boundary. These sites are not necessarily contiguous with any one parcel. The sites are defined by particular geographic constraints such as past building patterns or under utilization as manufacturing facilities [see attachments].

The three of the seven priority sites were provided recommendations for improvements.

- Proposed improvement of Ryerson Steel vehicular circulation by removing the need for truck queuing within the Spring Grove Avenue right-of-way.
- Proposed improvement to the former Sara Lee/Kahn's property that now owned by Hamilton County as potential new county jail site [new institutional building]
- Proposed improvements along Arlington Street, the location of the long vacant Crosley Building and other under used property.

The Camp Washington Industrial Area Plan outlines potential options for improved Hopple Street and Spring Grove Avenue vehicular connection. The plan also summarizes the I-74 & I-75 Hopple Street interchange concepts as proposed by Ohio Department of Transportation [ODOT]. Additional recommendations provide guidance towards the improving the KAO Brands, Inc., entrance at Spring Grove Avenue and potential expansion opportunities.

COORDINATED CITY PLAN: The Camp Washington Industrial Area conforms to the following goals and policies of the Coordinated City Plan, Volume 2: Strategies for Comprehensive Land Use, 1980:

1. Assist existing industries to rehabilitate and remain in their present locations by recycling old industrial structures and by improving the physical environment of industrial areas.
2. Plan for areas of industrial use around existing industries where new land for parking or plant expansion may encourage existing industry to remain.

NEIGHBORHOOD SUPPORT: The Camp Washington Community Board and the Camp Washington Business Association have submitted correspondence in support of the plan.

CITY COORDINATION: Cole & Russell Architects and the Department of Community Development and Planning have been working in collaboration with staff from the Department of Transportation and Engineering during the planning process to ensure consistency with departmental policies and programs. The draft plan will also be circulated to all relevant City agencies for formal review. Additional comments received from these agencies and input from the City Planning Commission will be incorporated into the final plan.

RECOMMENDATION: The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

Accept the draft of the Camp Washington Industrial Area Plan, dated Spring 2007, for review and comment.

APPROVED:

Respectfully submitted,

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