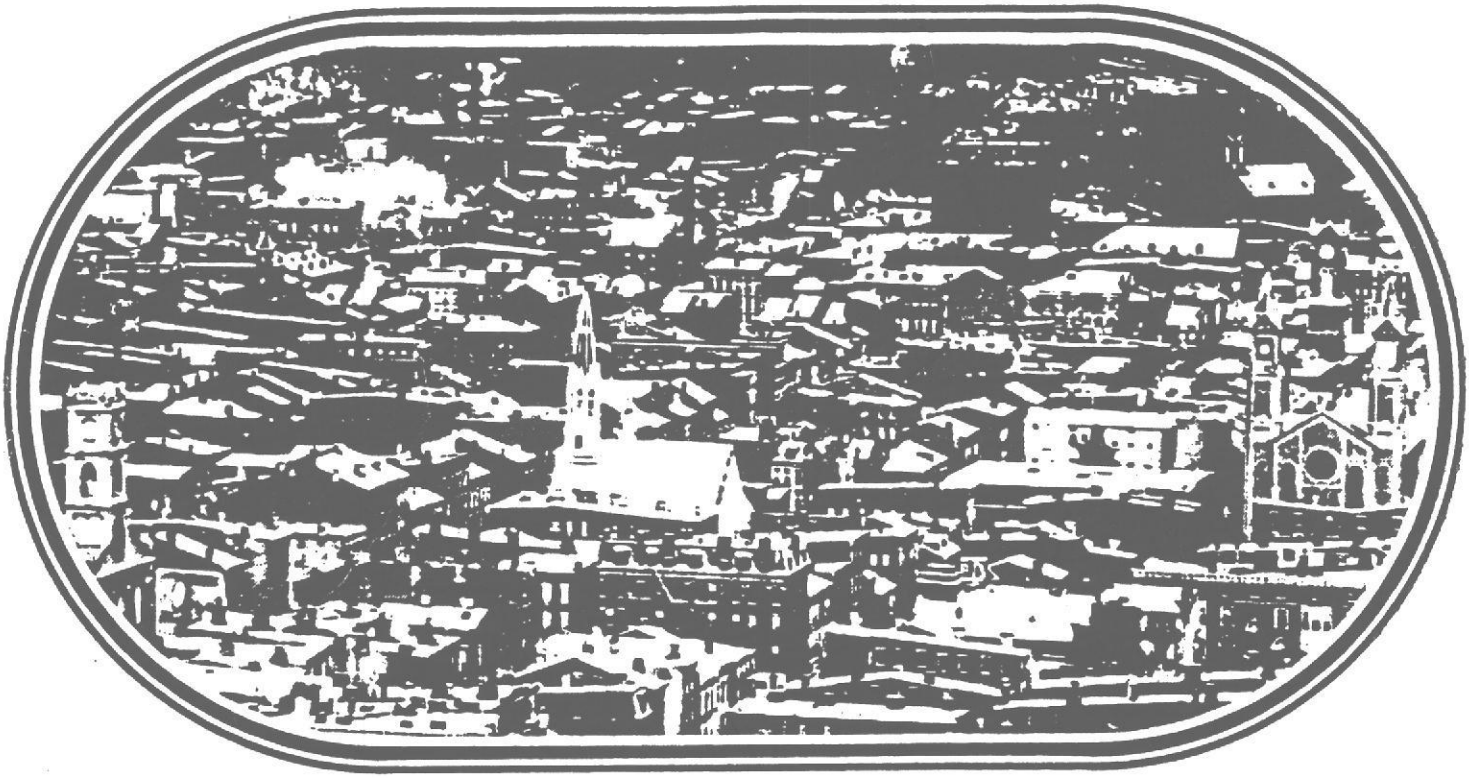
OVER - THE - RHINE



URBAN RENEWAL PLAN

City Planning Department
Cincinnati , Ohio

JUNE 14, 1985

OVER-THE-RHINE
URBAN RENEWAL PLAN

prepared by the

City Planning Department
City of Cincinnati

June 14, 1985

City of Cincinnati

An Ordinance No. 238 -1993

E.M.T.R.

MODIFYING the Over-The-Rhine Urban Renewal Plan by adopting Development Principles to replace the Development Policies by including among others a principle for residential development that the development, preservation, and maintenance of housing should be encouraged for persons of all income levels.

WHEREAS, Council passed Ordinance No. 358-1985 to adopt the original Over-The-Rhine Urban Renewal Plan on August 7, 1985; and

WHEREAS, updated principles are essential to the aggressive redevelopment of Over-The-Rhine to serve people of all income levels and interests in the community; and

WHEREAS, the Development Principles adopted by this ordinance are based on the Development Policies contained in the original Over-The-Rhine Urban Renewal Plan, revised to reflect current social and economic conditions in the City and in Over-The-Rhine; and

WHEREAS, these new Development Principles are a necessary prerequisite to attracting developers and assuring financiers that Over-The-Rhine projects are safe investments; and

WHEREAS, on May 27, 1993, the City Planning Commission approved the modification of the Over-The-Rhine Urban Renewal Plan by the adoption of these Development Principles to replace the original Development Policies.

WHEREAS, Council finds the modification of the Over-The-Rhine Urban Renewal Plan by the adoption of the Development Principles to replace the original Development Policies to be in the best interests of the City, the Over-The-Rhine community and the general public;

(*-See next page for amendment)

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. Council modifies the Over-The-Rhine Urban Renewal Plan as originally adopted by Ordinance No. 358-1985 by adopting the attached Development Principles, marked Exhibit I, to replace the Development Policies (Section IV H of the Plan) in their entirety.

* - Amended on the Floor of Council Session of June 30, 1993.

Section 2. This ordinance shall go into effect and be in force from and after the earliest time allowed by law.

Passed June 30 A.D., 1993

Mayor

Attest: Clerk

* - WHEREAS, it is the intent of Council that a top priority for City housing dollars should be the development, preservation, and maintenance of housing for persons of low and moderate income. Residential development should be encouraged for persons of all income levels.

OVER-THE-RHINE DEVELOPMENT PRINCIPLES:

In June 1993 Cincinnati City Council adopted the following Development Principles to replace the Development Policies contained in the original Over-the-Rhine Urban Renewal Plan of 1985. These principles will guide continued development in the Over-the-Rhine (South) Historic District.

An updated list of principles is essential as afforts become directed toward designing an aggressive program of redevelopment to serve all income levels and interests in Over-the-Rhine. The Principles are based on the policies contained in the original plan; however, they have been revised to reflect the current "climate" in both Over-the-Rhine and the city. They are essential to form a development strategy that will attract potential developers and provide assurance to funders that investing in Over-the-Rhine is good business.

A. General Development

1. Over-the-Rhine should continue to develop as a mixed-use (residential, commercial, and industrial) with clearly defined and protected residential "core" areas.

2. Establish clearly defined land-use objectives for each sub-neighborhood of Over-the-Rhine, and address the lack of transition between the various uses.

3. Demolition of buildings in Over-the-Rhine should be viewed as a last resort, unless part of a broader plan. Preservation and systematic renovation of all historically contributing buildings shall be a top priority.

4. A complete staff review and public examination of appropriate land uses and zoning regulations for all of Over-the-Rhine shall be undertaken using the 1985 Over-the-Rhine Urban Renewal Plan as a beginning pointfor discussion.

B. Residential

1. The development, preservation and maintenance of housing should be encouraged for persons of all income levels.

2. The involuntary displacement of residents, especially low-income and/or elderly residents, should be avoided. Proposed private and public developments should be evaluated on an on-going basis to determine the effect that such plans have on the displacement of current residents and businesses.

3. The rehabilitation of the existing housing stock should be the preferred housing development strategy.

4. New construction "in-fill" housing should be encouraged as a secondary means of providing necessary housing.

5. Incentives should be devised for owners of buildings with store-front businesses to utilize upper-story residential units for the provision of housing for persons of all income levels. Added incentives should be devised for development of housing for persons of low and moderate income.

6. Residential development projects that will be adjacent to incompatible land uses should include proposals for minimizing the adverse impact on such uses.

C. Commercial / Job Development

1. Policies should promote the development of varied commercial uses in order for Over-the-Rhine to maintain its mixed-use character.

2. Local and community-serving business uses should be encouraged in and near residential core areas and alsong Main Street and Vine Street north of Twelfth Street.

3. General commercial and office uses that serve a broader clientele should be located primarily along major thoroghfares in Over-the-Rhine. Existing sub-neighborhoods that are primarily residential in character should be preserved as such.

4. Findlay Market should be developed as a regional marketplace and tourist attraction while respecting the tradition of serving local residents.

5. Public policies, programs and incentives should be devised to promote job opportunities for low- and moderate-income Over-the-Rhine residents.

6. A plan should be developed to promote local businesses along Liberty Street. Measures should be taken to discourage the use of Liberty Street as a throughway connector between I-71 and I-75.

D. Traffic and Circulation

1. Through traffic should be contained to the major arteries of Over-the-Rhine, thus reducing traffic flow in residential areas.

2. Traffic circulation should be improved to facilitate access to all areas of Over-the-Rhine.

3. Residential development projects should include a reasonable plan for off-street parking within or near the site.

4. Safe, off-street parking on centralized lots or parking structures is the preferred means of meeting the parking needs of residential and commercial areas.

5. Pedestrian circulation should link community open space and pedestrial areas.

E. Parks and Open Space

1. There should be a reasonable and adequate supply of open space, and park and recreation facilities in and around residnetial core areas.

2. Washington, Ziegler, Hanna and Baymiller Parks, and Findlay Playground should be developed to provide increased recreational outlets and accessibility.

3. Unused, vacant lots should continue to be cleared through private and public initiatives, and used for community gardens, parks or recreation.

4. Undeveloped hillsides, which form Over-the-Rhine's northern boundary, should be preserved as passive recreation areas or natural preserves to the maximum extent possible.

5. Landbanking by public entities, nonprofit organizations or foundations should be the preferred means of preserving hillside open space.

F. Industrial

1. Over-the-Rhine's two existing industrial areas should be developed for small or light manufacturing and warehousing. Any existing industries located outside of these two areas should be provided incentives to relocate to appropriate sites within one of the two areas.

2. Rehabilitation of vacant industrial building should be the preferred development strategy.

G. Cultural

1. The cultural center in the vicinity of Washington Park and Music Hall should be preserved and enhanced.

TABLE OF CONTENTS

		Page
	Introduction	i
I.	Basis for the Urban Renewal Plan	1
II.	Community Location, Boundary and Sub-neighborhoods	7
III.	Findings Regarding Existing Conditions	9
IV.	Goals, Objectives and Development Policies	12
V.	Land Use Plan	28

List of Figures

Plate No.		
17	Blight Study	3
1	Vicinity Map	8
2	Development Overview	29
4	Mohawk, Proposed Land Use Plan	37
5	Findlay Market, Proposed Land Use Plan	39
6	Washington Park, Proposed Land Use Plan	41
7	O-T-R Central, Proposed Land Use Plan	43
8	Pendleton, Proposed Land Use Plan	45

INTRODUCTION

In May 1985, the Over-The-Rhine (OTR) Planning Task Force submitted to the City Planning Commission for review, approval and recommendation to City Council the Over-The-Rhine Comprehensive Plan. That Plan was a response to widespread concerns of the Over-The-Rhine community Council dating back to the early 1970's. The City Manager's response to these concerns was to form the OTR Task Force in October 1980 under the coordination of the City Planning Commission. The Task Force included representatives of the Community Council as well as area business people, social service representatives, and special interest groups. City departments had the opportunity to coordinate their planning efforts with the Task Force through the "policy team". Woolpert Consultants was retained to develop the Land Use Plan and supporting material which formed the basis for the Comprehensive Plan. (A copy of the Comprehensive Plan is on file in the City Planning Department.)

The Task Force envisioned an Urban Renewal Plan being adopted based on the goals and objectives of the Comprehensive Plan in order to guide all future development activity, rezoning hearings, as well as private and public investment activities in the Over-The-Rhine community. Appendices in the Comprehensive Plan focus on implementation techniques and include in Appendix G a blight study and survey, and a legal boundary description for a possible Urban Renewal Plan area.

In order to assist in implementing those portions of the Comprehensive Plan adopted by the Planning Commission as part of the City's land use master plan, titled the Coordinated City Plan, and in conformance with proposals in Appendix G of the Comprehensive Plan, this Over-The-Rhine Urban Renewal Plan is proposed by the City Planning Department staff for approval by the City Planning Commission and adoption by City Council.

Toward that end, the Planning Department staff has extracted certain portions from the Comprehensive Plan, summarized other portions and included them herein as an Urban Renewal Plan. Chapter I of this Urban Renewal Plan, in conformance with Chapter 725 of the Cincinnati Municipal Code, presents evidence that 96% of the buildings in the OTR Urban Renewal Area were observed to be blighted. It also contains the legal boundary description as well as the related blight study and survey of the Urban Renewal Plan area.

This Over-The-Rhine Urban Renewal Plan is intended to amend the Pendleton Area Urban Design Plan and to incorporate it as a supplement to this Urban Renewal Plan. It is also intended to replace the Urban Design Plan for Findlay Market NDP Area A-9-2, which was approved and adopted by City Council Ordinance No. 127-1972.

I. BASIS FOR THE URBAN RENEWAL PLAN

Legal Basis of Plan

Chapter 725 of the Cincinnati Municipal code ("Urban Renewal") authorizes the City to expend funds to eliminate blighted, deteriorating, and deteriorated areas and - toward this end - to acquire property. In order to expend funds for urban renewal, the City must first prepare an urban renewal plan which:

- defines the area that is blighted or deteriorated;
- states the reasons for defining the area as blighted, or deteriorating, and;
- recommends a course of action for redevelopment or rehabilitation of the area.

Through the adoption of this Over-The-Rhine Urban Renewal Plan by City Council, the City Manager is authorized to acquire any property in the project area, the acquisition of which is necessary in carrying out the Urban Renewal Plan.

Under Chapter 725 of the Cincinnati Municipal Code, Blighted and Deteriorating Areas are defined as follows:

> "Blighted Area" shall mean an area in which a majority of the structures are detrimental to the public health, safety, morals, and general welfare, by reason of age, obsolescence, dilapidation, overcrowding, faulty arrangement, mixture of incompatible land uses, a lack of ventilation or sanitary facilities or any combination of these factors. Or there exist deteriorating areas which because of incompatible land uses, non-conforming uses, lack of adequate parking facilities, faulty street arrangement, inadequate community facilities, increased density of population without commensurate increase in new residential building and community occupancy, lack of maintenance and repair of buildings, or any combination thereof are detrimental to the public health, safety, morals, and general welfare, and which will deteriorate, or are in danger of deteriorating, into blighted areas.

On the basis of primarily exterior observations adequate evidence was gathered verifying that most of the buildings fell under the Municipal Code definition of blight. Of the 1,940 buildings found within the study area, 1,858, or 96% were observed to be blighted. A summary of the blight survey is set out on pages 4 and 5. The blight survey records are on file in the City Planning Department office, Room 228, City Hall.

Legal Boundary Description

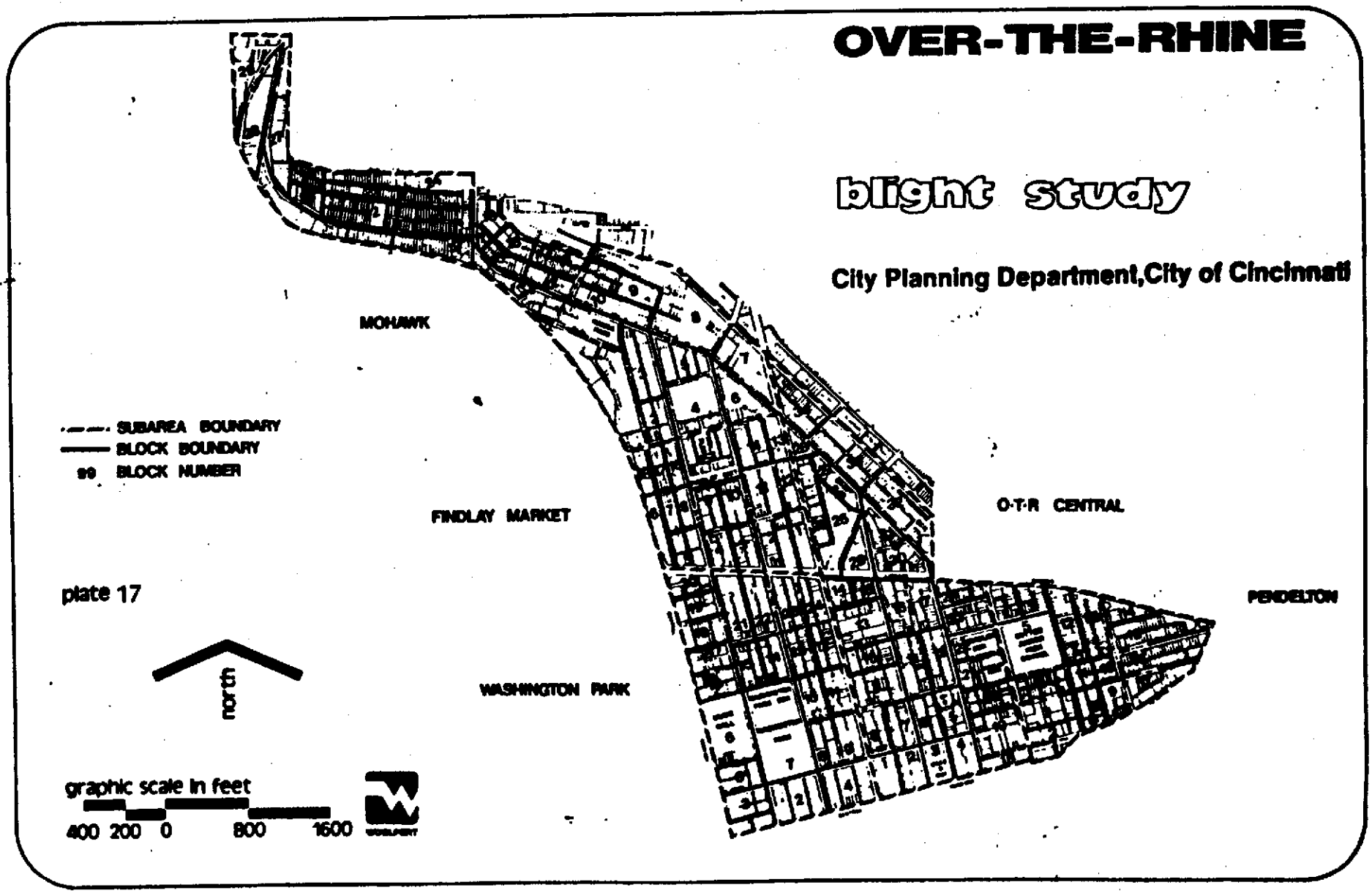
The following boundary description of Over-the-Rhine shall comprise the Urban Renewal Plan area.

Beginning at a point in the center line of Central Parkway, said point being the point of intersection with the center line of Vine Street; thence westwardly with the center line of West Central Parkway a distance of 1394.5 feet to the point of intersection with the center line of Central Parkway; thence northwardly and northwestwardly with the center line of Central Parkway to the point of intersection with the westwardly extension of the north parcel line of Parcel 92 Plat Book 93 Page 5 HCAP; thence eastwardly along said parcel line extended, said parcel line and said line extended to the center line of Fargo Alley; thence southwardly with said center line to the point of intersection with the westwardly extension of the north parcel line of Parcel 204 Plat Book 94 Page 5 HCAP; thence eastwardly along said parcel line extended, said parcel line and said line extended to the center line of McMicken Avenue; thence southwardly with said center line to the point of intersection with the center line of Warner Street; thence eastwardly with the center line of Warner Street to the point of intersection with the northwardly extension of the east parcel line of Parcel 43 Plat Book 97 Page 1 HCAP; thence southwardly along said parcel line extended and said parcel line and continuing along the east parcel line of Parcels 44, 45, 46 and 47 Plat Book 97 Page 1 HCAP to the north parcel line of Parcel 52 Plat Book 97 Page 1 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel 52 and continuing along the east parcel line of Parcels 53, 54, 55 and 56 Plat Book 97 Page 1 HCAP to the southeast corner of said parcel 56; thence westwardly along the south parcel line of said parcel to the northeast corner of Parcel 59 Plat Book 97 Page 1 HCAP; thence southwardly along the east parcel line of said parcel and continuing along the east parcel line of Parcels 60, 61, 62, 63 and 68 Plat Book 97 Page 1 HCAP to the north parcel line of Parcel 69 Plat Book 97 Page 1 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel 69 to the southeast corner of said parcel; thence westwardly along the south parcel line of said parcel to the northeast corner of Parcel 70 Plat Book 97 Page 1 HCAP; thence southwardly along the east parcel line of said parcel to the north parcel line of Parcel 221 Plat Book 97 Page 1 HCAP; thence eastwardly along said parcel line to the northeast corner of said parcel; thence southwardly along the east parcel line of said parcel 221 and continuing along the east parcel line of Parcels 75, 81 and 82 Plat Book 97 Page 1 HCAP to the north parcel line of Parcel 88 Plat Book 97 Page 1 HCAP; thence eastwardly along said parcel line and continuing along the north right-of-way line of Ruming Street to the point of intersection with the center line of said street; thence eastwardly with said center line to the point of intersection with the northwardly extension of the east parcel line of Parcel 18 Plat Book 97 Page 2 HCAP; thence southwardly along said parcel line extended and said parcel line to the north right-of-way line of Conroy Alley; thence eastwardly along said right-of-way line to the west parcel line of Parcel 108 Plat Book 96 Page 3 HCAP; thence northwardly along said parcel line to the northwest corner of said parcel; thence eastwardly along the north parcel line of said parcel 108 and said parcel line extended to the center line of Ravine Street; thence southwardly with said center line to the point of intersection with the center line of Klotter Avenue; thence eastwardly with the center line of Klotter Avenue to the point of intersection with the center line of Renner Street; thence southwardly and southeastwardly with the center line of Renner Street to the point of intersection with the southwestwardly extension of the northwest parcel line of Parcel 51 Plat Book 96 Page 4 HCAP; thence northeastwardly along said parcel line extended and said parcel line to the north corner of said parcel; thence southeastwardly along the northeast parcel line of said parcel 51 and continuing along the northeast parcel line of Parcels 52, 53 and 54 Plat Book 96 Page 4 HCAP and said parcel line extended of said parcel 54 to the north corner of Parcel 73 Plat Book 96 Page 4 HCAP; thence southeastwardly along the northeast parcel line of said parcel and continuing along the northeast parcel line of Parcels 75, 76, 77 and 78 Plat Book 96 Page 4 HCAP to the northwest parcel line of Parcel 79 Plat Book 96 Page 4 HCAP; thence northeastwardly along said parcel line and continuing along the west terminus of Tier Street to the north right-of-way line of said street; thence eastwardly along said right-of-way line to the west right-of-way line of Clifton Avenue; thence eastwardly to a point, said point being the point of intersection of the center line of Clifton Avenue with the center line of West Clifton Avenue; thence southeastwardly with the center line of West Clifton Avenue to the point of intersection with the southwestwardly extension of the northwest parcel line of Parcel 6 Plat Book 95 Page 5 HCAP; thence northeastwardly along said parcel line extended and said parcel line and continuing along the west terminus of Kirk Alley and the northwest parcel line of Parcels 13, 14, 15, 16 and 17 Plat Book 95 Page 5 HCAP to the north corner of said parcel 17; thence southeastwardly along the northeast parcel line of said parcel and said line extended to the center line of Ohio Avenue; thence southwestwardly with said center line to the point of intersection with the center line of West Clifton Avenue; thence southeastwardly with the center line of West Clifton Avenue to the point of intersection with the center line extended of Peete Street; thence eastwardly and southwardly with said center line extended and said center line to the point of intersection with the center line of Main Street; thence southwardly with the center line of Main Street to the point of intersection with the center line of East Liberty Street; thence eastwardly with the center line of East Liberty Street to the point of intersection with the center line of Reading Road; thence southwestwardly and westwardly with the center line of Reading Road to the point of intersection with the center line of East Central Parkway; thence westwardly with the center line of East Central Parkway to the point of intersection with the center line of Vine Street and the place of beginning.

OVER-THE-RHINE

blight study

City Planning Department, City of Cincinnati



OVER-THE-RHINE
BLIGHT SURVEY

Results of Survey by block.

	#	%
Blighted Buildings	1,858	96%
Not Blighted Buildings	82	4%
Total Buildings	1,940	100%

MOHAWK

Block #	Blighted	Not Blighted	Total
1	22	6	28
2	32	0	32
3	37	0	37
4	11	2	13
5	12	0	12
6	14	0	14
7	25	1	26
8	30	2	32
9	21	0	21
10	5	1	6
11	26	0	26
12	14	0	14
13	9	0	9
14	12	2	14
15	16	0	16
16	30	0	30
17	2	0	2
18	14	0	14
19	40	0	40
20	26	1	27
21	11	1	12
22	17	0	17
23	12	1	13
24	11	0	11
25	13	0	13
26	3	0	3
27	30	0	30
28	16	1	17
29	7	0	7
30	12	0	12
Total	468	18	486
Percent	96.3%	3.7%	100%

OTR-CENTRAL

Block #	Blighted	Not Blighted	Total
1	8	0	8
2	6	0	6
3	7	0	7
4	1	1	2
5	17	0	17
6	4	2	6
7	6	2	8
8	13	0	13
9	27	0	27
10	30	0	30
11	30	0	30
12	26	0	26
13	25	0	25
14	7	0	7
15	14	0	14
16	21	1	22
17	15	0	15
18	0	1	1
19	13	1	14
20	30	1	30
21	14	0	14
22	7	0	7
23	16	0	16
24	0	3	3
25	30	1	31
26	0	0	0
27	4	0	4
28	13	0	13
29	7	1	8
30	21	0	21
31	22	0	22
32	30	0	30
33	40	1	42
34	37	1	38
Total	511	15	526
Percent	97%	3%	100%

FINDLAY MARKET

Block #	Blighted	Not Blighted	Total
1	11	1	12
2	11	1	12
3	12	1	13
4	12	0	12
5	1	0	1
6	7	0	7
7	14	0	14
8	12	0	12
9	8	0	8
10	12	0	12
11	12	0	12
12	8	0	8
13	15	1	16
14	12	0	12
15	12	0	12
16	11	0	11
17	15	0	15
18	6	0	6
Total	275	17	292
Percent	94%	6%	100%

PENDLETON

Block #	Blighted	Not Blighted	Total
1	2	0	2
2	11	0	11
3	7	0	7
4	21	0	21
5	1	0	1
6	14	2	16
7	12	0	12
8	14	0	14
9	16	0	16
10	13	0	13
11	9	0	9
12	12	0	12
13	12	0	12
14	3	0	3
15	12	0	12
16	12	1	13
17	20	1	21
Total	250	4	254
Percent	98.4%	1.6%	100%

WASHINGTON PARK

Block #	Blighted	Not Blighted	Total
1	1	0	1
2	6	1	7
3	8	0	8
4	15	0	15
5	0	1	1
6	0	1	1
7	13	1	14
8	13	0	13
9	13	0	13
10	17	0	17
11	14	0	14
12	13	0	13
13	13	0	13
14	13	0	13
15	13	0	13
16	13	0	13
17	11	0	11
18	9	0	9
19	15	0	15
20	14	0	14
21	20	1	21
Total	252	25	300
Percent	83%	7%	100%

FINDINGS

By adoption of the Over-The-Rhine Urban Renewal Plan City Council acknowledges that Over-The-Rhine is a blighted and deteriorated area as defined in Chapter 725 of the Cincinnati Municipal Code.

"In the event of displacement of families or individuals resulting from public development activity in the project area, the City can draw on several pieces of legislation to provide relief and assistance. The federal Uniform Relocation and Real Property Acquisition Act of 1971 provides relocation assistance to persons who must move as a result of federally funded urban renewal activities. Cincinnati also has local legislation in the form of Chapter 740 of the Cincinnati Municipal Code, also known as the Anti-Displacement Ordinance. In the event that displacement occurs as a direct result of City assistance to a project, Chapter 740 sets out benefits available to displaced households. Two areas of Over-the-Rhine, namely Washington Park and Pendleton, are also designated in Chapter 740 as areas of concentrated City assistance. Residents of either of those areas may qualify for benefits under Chapter 740 if displacement occurs as a result of either public or private activity."

Specific public improvements are not recommended in the Urban Design Plan for the area; however, public improvements and infrastructure improvements will be recommended with future detailed designs for target areas within the community. Federal financial assistance for redevelopment of the area will be provided in the form of grants and loans for rehabilitation or public improvements and is necessary to enable projects to be undertaken.

The Urban Renewal Plan for the project area sets out to afford maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment or rehabilitation of the project area by private enterprise.

All recommendations within the Urban Renewal Plan have been found to conform to the master plan, being the Coordinated City Plan, as it exists for the overall development of the city.

II. COMMUNITY LOCATION, BOUNDARY, AND SUB-NEIGHBORHOODS

Over-The-Rhine is defined in this Urban Renewal Plan as the physical area bounded by Central Parkway on the west, an irregular line generally running parallel to the base of the hillside on the north, Liberty Street and Reading Road on the east, and Central Parkway again on the south (Plate 1). This land area of 386 acres has also been subdivided into the five neighborhoods which together comprise Over-The-Rhine and which will be referred to continuously throughout this report. Actually, OTR contains six sub-neighborhoods, including the West McMicken community. (See Plate 1.) For purposes of this planning process W. McMicken and Mohawk are treated as one sub-neighborhood. The five sub-neighborhoods referred to in the document are:

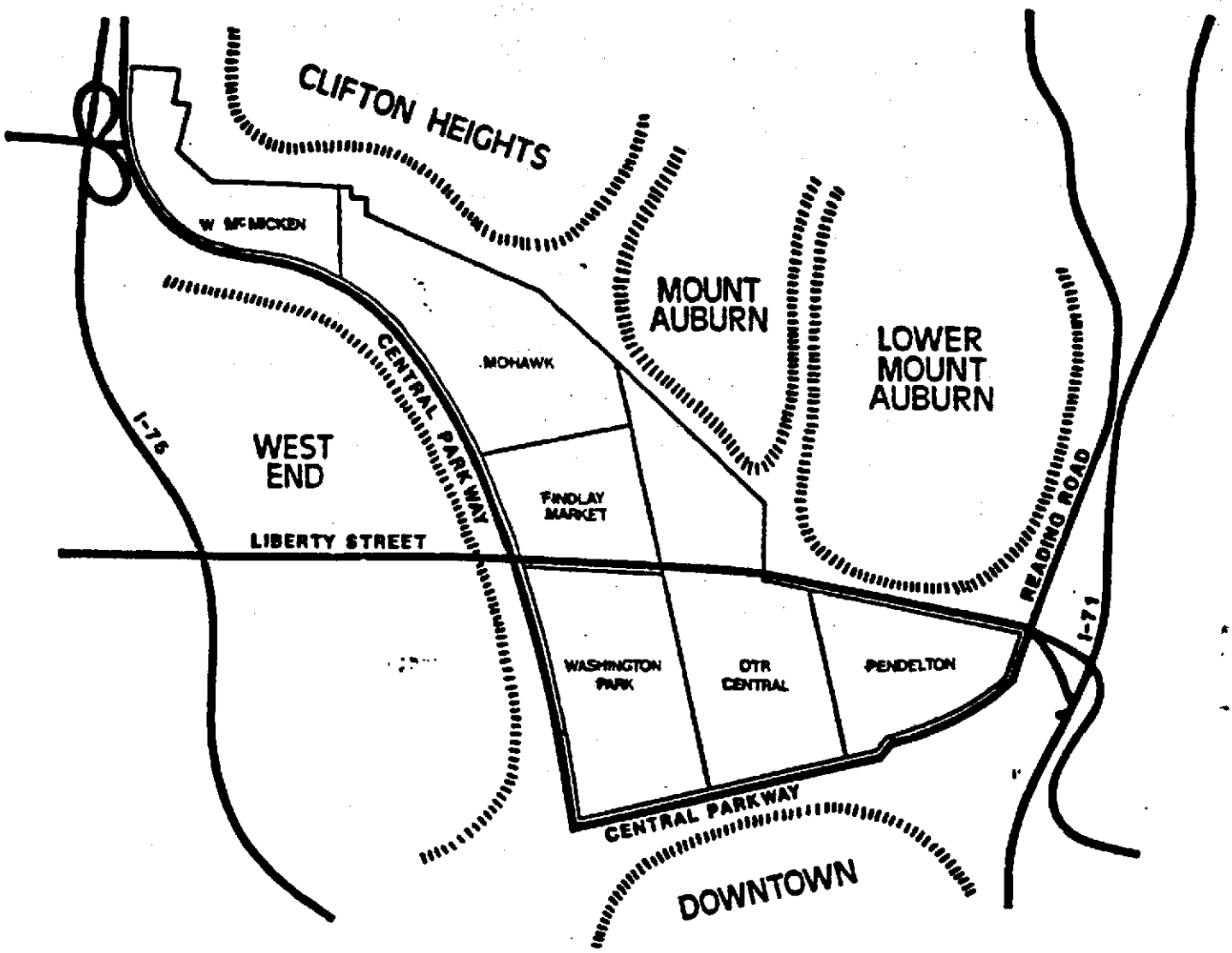
- Washington Park - in the southwestern corner of OTR and bounded by Central Parkway on the south and west, Liberty Street on the north and Vine Street on the east. Washington Park is primarily a residential neighborhood but contains a relatively large amount of public and institutional land, including Washington Park itself, Washington Park Elementary School, Music Hall, Memorial Hall, the Cincinnati Health Department's Elm Street Clinic, the Central YMCA, and a number of union halls and churches. Washington Park also exhibits a wide variety of commercial establishments along Vine Street and Central Parkway.

- Findlay Market - named for the historic open-air produce market located in its center. The Findlay Market neighborhood is located directly north of Washington Park and is bounded by Central Parkway on the west, Findlay Street on the north, Vine Street on the east, and Liberty Street on the south. Findlay Market is also primarily a higher-density residential neighborhood, with the housing punctuated by commercial areas surrounding the market itself, along Central Parkway and along Vine Street.

- Mohawk and West McMicken (hereinafter referred to as "Mohawk") - the narrow, horn of plenty-shaped neighborhood lying north of Findlay Street. Mohawk can be divided into two parts: an industrial sector comprised of aging factories and warehouses (some of which are converted breweries) in its southern half; and a medium-density residential neighborhood curving northward along the base of the hillside to McMillan Street.

- Over-The-Rhine Central - the most heterogeneous of Over-The-Rhine's five neighborhoods. OTR Central is bounded by Vine Street on the west, the hillside on the north, Sycamore Street on the east and Central Parkway on the south. OTR Central contains a wide and crowded mix of land uses and is bisected east to west by Liberty Street, a major traffic artery.

- Pendleton - a relatively solid residential neighborhood with some commercial and public-oriented establishments and land uses along its southern border. Pendleton is a triangular neighborhood bounded by Sycamore Street on the west, Liberty Street on the northeast, and Reading Road on the southeast.



OVER-THE-RHINE

plate 1

Sub Area Map

City Planning Department,City of Cincinnati

WOOLPERT

III. FINDINGS REGARDING EXISTING CONDITIONS

The following items are extracted from the Over-The-Rhine Comprehensive Plan.

A. Population

- Population decreased 62% from 31,586 in 1950 to 11,914 in 1980.
- Black population increased from 9.9% of OTR's population in 1960 to 62.5% in 1980.
- 40.6% of total households are female-headed, typically having a serious disadvantage in the job market.
- 42.8% of total households have a retiree as head, many on fixed incomes, with increased susceptibility to being victims of crimes.
- 1980 median family income was only 42.3% of City average and 84.2% of OTR households fell in the low income category.
- 48.5% of OTR households received public assistance by 1980 compared to 13.1% citywide.

B. Land Use and Development Patterns

- Today's general land use pattern still reflects the historical mixed use character, although some concentration of like land uses give it a slighter simpler urban form today.
- Land ownership is varied and mixed with usually not more than 4 or 5 contiguous lots under single ownership.
- Most properties, showing years of neglected maintenance by absentee landlords, are major contributors to OTR's problems.
- Only 6.4% of OTR's entire building stock was considered "sound".
- Residential use (27.3% of OTR area) is the predominant use in OTR -- either as ground floor use or as apartments above small ground floor commercial establishments -- substantiating OTR's residential character.
- Very few areas are exclusively residential, except much of Pendleton, the northern halves of Mohawk and Washington Park, and small enclaves in OTR Central north of Liberty Street and along Clifton Avenue.
- Residential uses are typically older row buildings with no front or side yards and small open space areas only as interior courtyards or along the alleys in the rear of buildings.

- Commercial uses (10.9% of OTR area including all commercial uses) in small ground floor stores with residences above predominate along Vine Street and Main Street, and focus around Findlay Market.

- Commercial uses, catering to the heavy volume of citywide auto and truck traffic, line Liberty Street and Central Parkway.

- Warehouses and industrial uses (14.9% of OTR area including off-street parking) are scattered throughout OTR, except for clusters in the southern half of Mohawk--along McMicken Avenue from Findlay to Stonewall Streets and along McMicken near Vine and Walnut Streets.

- Clusters of public and institutional uses (10.7% of OTR area) are located in: the Washington Park neighborhood including Washington Park, Music Hall, Memorial Hall, Washington Park Elementary School, the Central YMCA and a number of large churches; the vicinity of Hamilton County Courthouse including the Alms and Doepke Building, supporting parking lots, and the soon to be vacated Ohio College of Applied Science (OCAS); the central portion of Sycamore Street including the School for the Creative and Performing Arts, and the former Peaslee Elementary School and playground. Several other school buildings and many churches are scattered throughout OTR.

- Streets and other public rights-of-way (38.4% of OTR area) represent the largest single land use category, not unusual for such an inner city area with oddly shaped blocks and scores of streets and alleyways.

- Vacant land (9.9% of OTR area) is scattered throughout the five sub--neighborhoods.

- The report also includes a detailed land use analysis of each of the sub-neighborhoods. (Comprehensive Plan, pages 30-43)

- The impacts of anticipated development focus on the following:

  . St.Paul Church Mart complex may increase demand for housing and parking along with increased traffic;

  . The new Justice Complex may increase demand for office space and parking (1000 cars), as well as increase traffic;

  . OCAS, if reused for retail/office/residential to support the Justice Complex, will be a major expansion of the Central Business District (CBD) into OTR.

- Music Hall may stimulate residential and related commercial demand in competition for low income residential land area.

- Findlay Market attracts citywide patrons and generates traffic congestion, demand for off-street parking (without demolition) and the expansion and rehabilitation of commercial and warehouse space.

- Elm Street Health Center, replacing the City's Twelfth Street Health Center, is an excellent example of the adaptive reuse of a vacant historic building (Sixth District School). This clinic provides improved health care for neighborhood residents and centralizes Health Department services.

IV. GOALS, OBJECTIVES AND DEVELOPMENT POLICIES

On the following pages are first the statements of General Goals for the Over-The-Rhine Urban Renewal Plan. Next are listings of Specific Goals and Objectives for these functional areas:

1. Housing
2. Commercial/Industrial
3. Character/Cultural Diversity/Image
4. Traffic Circulation/Transit/Parking
5. Social Services/Facilities/Recreation
6. Environment and Public Services

Goals and Objectives included herein are the same as those adopted from the OTR Comprehensive Plan by the Planning Commission into the Coordinated City Plan (CCP).

Development Policies from the Comprehensive Plan, as adopted into the CCP are also included in the following pages for adoption as part of this Urban Renewal Plan.

A. GENERAL GOALS

1. The Over-The-Rhine Planning Task Force's work should result in completion of a comprehensive plan for Over-The-Rhine.

2. The priority of the City in its planning for Over-the-Rhine should be improving the quality of life for neighborhood residents, including low and middle income persons, through the preservation and rehabilitation of safe, decent and sanitary housing, safer streets, job creation and improved recreational facilities and social services.

3. The development and preservation of low-income housing and the related services needed is the top priority of the Urban Renewal Plan.

4. Halting the further erosion and deterioration of the entire neighborhood, both commercial and residential, is an immediate necessity for Over-The-Rhine's survival.

5. Development should not result in a net reduction of the low-income housing stock at any given time.

6. New commercial enterprises should be attracted into the area, including social-recreational businesses.

7. Support services needed by commercial enterprises located in the area should be promoted.

8. Industrial districts should be recognized and city support services to them maintained.

9. Planning and development should reinforce the mixed use character of Over-The-Rhine, including its historic character.

10. Land use conflicts should be minimized through public and private actions.

11. Efficient and effective use of the large amounts of vacant lands and buildings must be a key effort of the plan.

12. The Urban Renewal plan needs to incorporate unique approaches to land use issues due to limited and competing resources and the unique character expressed above.

13. Zoning strategies should be developed that are consistent with the intent of the comprehensive plan.

14. Demolition of existing buildings should be a planned part of the overall development of Over-The-Rhine.

15. All the subarea plans of Over-The-Rhine should pull together in one flowing overall comprehensive plan, and strengthen and support each other.

16. The achievement of the preceding goals cannot be met without City zoning and development policies which encourage the development and preservation of residential and commercial uses in Over-the-Rhine which are attractive to citizens of all income levels.

B. HOUSING GOALS AND OBJECTIVES

GOAL 1: PROVIDE DECENT AND DIVERSE HOUSING OPPORTUNITIES FOR ALL PEOPLE WHO LIVE IN OVER-THE-RHINE.

Objectives:

1. Expand low-income housing opportunities for existing and displaced Over-The-Rhine residents.

2. Stabilize the base of decent, safe and sanitary low-income housing at a minimum of 5,520 units.

3. Maintain an equitable distribution of low-income housing units in each subarea of Over-The-Rhine.

4. Expand assisted housing opportunities for persons of low-income.

5. Develop policies to encourage home ownership opportunities for all income level citizens in Over-the-Rhine.

6. Housing opportunity priorities should include City owned property, HUD boarded up buildings, and incentives for business which provide housing above their storefronts.

7. Increase housing equity opportunities for low-income persons through N.D.C.'s, non-profit housing associations, co-ops, home ownership, etc.

8. With City support, develop new and innovative policies and programs for securing low-income housing.

GOAL 2: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS WITHIN OVER-THE-RHINE.

Objectives:

1. Identify and preserve residential areas/sub-neighborhoods.

2. Provide adequate supporting services and amenities in OTR: garbage pickup, trees, parking, protection, police, street lights, alley cleanup, parks, social services.

3. Minimize the intrusion of incompatible, non-residential activities into residential areas: examples, commercial/industrial parking lots, industrial expansion, 2000 Year Plan, Courthouse expansion.

4. Avoid "through" traffic in residential areas.

5. Public funds used to promote housing opportunities should be used first to establish the low-income housing base, unless part of a joint development advantageous to low-income housing.

GOAL 3: IMPROVE THE UTILIZATION OF EXISTING RESOURCES.

Objectives:

1. Develop and adopt strategies for preserving the housing stock, such as the housing retention ordinance.

2. Stimulate the rehab and reuse of vacant dwelling units.

3. Encourage the reuse of vacant residential units above the store-fronts for housing.

4. Establish a neighborhood based management company that would lease and manage apartments above stores, thus providing an incentive to owners to reopen vacant apartments.

5. Promote residential infill on vacant land planned for residential areas.

6. Preserve the architectural character of OTR in a manner which does not impede the low-income housing goals and objectives or displace residents.

C. COMMERCIAL/INDUSTRIAL GOALS AND OBJECTIVES:

GOAL 1: ENCOURAGE BUSINESS DEVELOPMENT AND EXPANSION TO UTILIZE EXISTING AND VACANT COMMERCIAL/INDUSTRIAL PROPERTY.

Objectives:

1. Provide incentives to increase the number of and support for local businesses. For example: providing "public" parking for retail businesses.

2. Encourage development of businesses owned and operated by OTR residents.

3. Encourage business development/expansion along Liberty Street which maintains the existing character of Over-The-Rhine's mixed use - residential and commercial: encouraging new retail, recreational (bowling, movie, skating, etc.), or office uses, and avoiding a "fast food" orientation along the Liberty Street area.

4. Increase the number of commercial businesses in the vacant storefronts that are needed to serve the residential population.

5. Encourage a wider range of community entertainment/recreation related businesses in OTR.

GOAL 2: IMPROVE COORDINATION AND COOPERATION AMONG OTR BUSINESSES, AND OTHER OUTSIDE RESOURCES.

Objectives:

1. Encourage extended shopping hours among certain neighborhood commercial activities, by providing improved City support services, i.e., police protection, lighting, remodeling (similar to U.C.'s Vine Street Commercial District).

2. Establish a cooperative crime watch program.

3. Encourage cooperative maintenance efforts for public areas. For example: increase use of General Relief Workers, CETA, etc.

4 Establish a small business technical assistance program among local business owners and establish small business associations in several areas of OTR.

5. Encourage City assistance in shared efforts to solve parking problems.

6. Establish a program for promotion and marketing of vacant or underutilized commercial properties.

GOAL 3: STRENGTHEN THE LOCAL ECONOMY WITHIN OVER-THE-RHINE.

Objectives:

1. Encourage a wider range of goods and services.

2. Promote the development of cottage industries through the use of zoning, financial, and other incentives.

3. Encourage business expansion within planned commercial/industrial areas of OTR.

4. Recruit businesses which can fit/use the already vacant commercial spaces.

5. Encourage neighborhood business expansion through a combination of assistance and incentives.

6. Provide incentives for employing OTR residents by expanding local employment and on-the-job training within Over-The-Rhine.

7. Distribute the mailing of "assistance checks" in OTR throughout the month, thereby stabilizing the flow of "income" and resultant "demand" for goods and services in the area.

8. Promote the development of locally-owned business cooperatives. Example: food co-ops, etc.

9. Develop a City-supportive promotion/sales campaign to advertise local OTR businesses.

GOAL 4: IMPROVE THE ENVIRONMENT FOR DOING BUSINESS IN OVER-THE-RHINE.

Objectives:

1. Strengthen subarea neighborhood business districts by selectively consolidating business areas within OTR.

2. Encourage the reuse of vacant commercial structures as space for business expansion.

3. Promote creative approaches to more efficient use of existing parking space and develop multiple use parking areas.

4. Encourage businesses to make necessary structural and/or facade improvements. For example: old out-of-date signs taken down, "compatible sign" ordinance adopted.

5. Develop a street graphics program for improving the appearance of vacant business property.

6. Provide "streetscape" improvements in neighborhood business district areas. For example: trees, refuse containers, benches, etc.

7. Increase police and related vice-code enforcement activity, especially in the vicinity of bar problem areas.

8. Prevent any new bar/liquor permits in the Over-The-Rhine area.

9. Change traffic patterns to provide better, easier access to small businesses, keeping in mind the pedestrian safety.

GOAL 5: DEVELOP FINDLAY MARKET AND ITS ENVIRONS AS AN HISTORIC RESOURCE, A REGIONAL TRADE CENTER AND A TOURIST ATTRACTION WHILE RESPECTING THE TRADITION OF SERVING LOCAL RESIDENTS.

D. CHARACTER/CULTURAL DIVERSITY/IMAGE GOALS AND OBJECTIVES

GOAL 1: MAINTAIN AND PROMOTE THE CHARACTER/CULTURAL DIVERSITY OF OVER-THE-RHINE.

Objectives:

1. Over-The-Rhine should be promoted and developed as a geographic coalition of smaller subareas.

2. Encourage people to participate actively in the community council, block clubs, associations, or facilities.

3. Promote art and wall graphics to reflect Over-The-Rhine's cultural diversity and history.

GOAL 2: CREATE AND PROMOTE A MORE POSITIVE COMMUNITY SPIRIT AND IMAGE OF OVER-THE-RHINE.

Objectives:

1. Provide space for community announcement bulletin boards in each subarea.

2. Establish a housing and business information center to promote available services.

3. Develop a community resource information center (Example: nutrition, education, gardening, home repair, etc.).

4. Establish a public relations network for promoting and publicizing positive events and aspects of Over-The-Rhine, as well as responding quickly and factually to negative media coverage or rumors within the neighborhood.

5. Promote and publicize positive and immediate changes so people in Over-The-Rhine and throughout the City can see progress.

6. Promote activities that present visitors and residents with a positive image of the neighborhood.

7. Increase opportunities for resident management and/or ownership of housing through cooperatives, residential caretakers, neighborhood based management companies, etc.

GOAL 3: RETAIN THE HISTORIC URBAN QUALITIES OF SCALE, DENSITY AND ARCHITECTURE WHICH CONTRIBUTE TO THE CHARACTER AND IMAGE OF OVER-THE-RHINE.

E. TRAFFIC CIRCULATION/TRANSIT/PARKING GOALS AND OBJECTIVES

GOAL 1: ESTABLISH CIRCULATION PATTERNS WHICH REINFORCE THE GENERAL GOALS.

Objectives:

1. Minimize through traffic in residential (non-commercial) areas.

2. Re-route through traffic along major thoroughfares.

3. Take measures to discourage the use of Liberty Street as a through-way connector between I-71 and I-75 without unduly impeding local business-serving traffic.

4. Improve access to industrial areas for commercial traffic.

GOAL 2: PUBLIC TRANSIT OPERATIONS SHOULD MEET THE NEEDS OF OTR RESIDENTS AND SUPPORT AREA BUSINESSES AND SERVICES.

Objectives:

1. Improve access for residents of OTR and other basin locations and the Central Business Districts by means of a transit "loop" service.

2. Assure that "specialized" transportation for the elderly and/or handicapped is available to residents in need of such service.

GOAL 3: MEET THE NEEDS FOR PARKING FOR PERSONS RESIDING IN OVER-THE-RHINE.

Objectives:

1. Provide sufficient off and on-street parking in residential areas to serve those persons residing there.

2. Off-street parking space should be included where needed in any new development which is proposed for Over-The-Rhine.

GOAL 4: MEET THE NEEDS FOR PARKING IN COMMERCIAL AREAS OF OVER-THE-RHINE.

Objectives:

1. Where possible, provide metered on-street parking along major arteries.

2. Provide off-street parking in such a way as not to detract from the charactrer or scale of commercial areas.

3. Access to business district off-street parking areas should be visible from major traffic arteries.

4. Consolidate and coordinate scattered site parking lots for both businesses and institutional uses.

5. Provide sufficient parking to meet the needs of employees and patrons of area industries and warehouses.

6. Orient any additional Music Hall parking toward Central Parkway.

GOAL 5. HOUSING AND INDUSTRY SHOULD NOT BE SACRIFICED FOR PARKING.

Objectives:

1. Design of new parking and improvements to existing parking should complement recreational needs and consider dual uses wherever possible.

F. SOCIAL SERVICES/FACILITIES/RECREATION GOALS AND OBJECTIVES:

GOAL 1: PROVIDE OVER-THE-RHINE RESIDENTS WITH RESPONSIVE, ACCESSIBLE, AND ADEQUATE RECREATION.

Objectives:

1. Promote the development of multi-use open space/recreational facilities.

2. Encourage private investment in local recreation activities. (Example: bowling, theatres, etc.)

3. Ensure that public recreation facilities are sufficient to reasonably satisfy the recreation needs of each subarea.

4. Coordinate recreation programs and facilities among city, school, and quasi-public agency resources.

GOAL 2: PROVIDE OTR RESIDENTS WITH RESPONSIVE, ACCESSIBLE, AND EFFECTIVE FACILITIES AND SERVICES.

Objectives:

1. Increase coordination between social service agencies.

2. Increase local understanding of the social service resources available.

3. Promote a social service delivery system that is responsive and accessible to all social service/human resource development needs within the community. Specific awareness and special emphasis of handicap, elderly, women, and mental health populations.

4. Reduce funding competition among social service agencies.

5. Increase the involvement of local residents on social service boards and periodic community review of performance.

6. Increase understanding of social service agencies of local needs. Example: Periodic staff or agency orientation to OTR, requirement to hire percentage of staff from Over-The-Rhine and keep racial and sexual balance.

G. ENVIRONMENT AND PUBLIC SERVICES GOALS AND OBJECTIVES:

GOAL 1: IMPROVE PUBLIC SERVICES WITHIN OVER-THE-RHINE.

Objectives:

1. Improve and maintain public infrastructure such as streets, curbs, gutters, and sidewalks where needed.

2. Improve public areas through street benches, additional lighting, etc.

3. Develop community-run recycling center with City technical assistance to handle neighborhood litter, refuse, discarded materials, etc.

4. Upgrade the appearance of OTR through improved refuse collection, alley cleanup, dumpsters available, property maintenance enforcement, and appropriate "streetscape" improvements.

5. Improve refuse and related rodent/vector control in the community.

GOAL 2: IMPROVE SAFETY OF PERSONS AND PROPERTY IN OTR.

Objectives:

1. Improve community relations with Police, Fire, and Inspections personnel.

2. Improve the feeling of security in OTR through programs such as: Urban Crime Prevention, Block-Watch Clubs, building security plans, etc.

H. DEVELOPMENT POLICIES

Amended 6/30/93 Ord. 238-93

The Over-The-Rhine Development Policies recognize that the highest priority of the Urban Renewal Plan should be improving the quality of life for neighborhood residents, including low and middle income persons, through the preservation and rehabilitation of safe, decent and sanitary housing, safer streets, job creation and improved recreational facilities and social services. Of lesser priority, but also demanding policy recognition, is the reality of OTR's key location, which makes it a prime target for redevelopment. Finally, the policies acknowledge that OTR currently contains incompatible land uses which have come into existence over a long period of time. They will be reduced only with adherence to the land use recommendations and carefully monitored implementation according to the policies which follow.

The Development Policies are intended to serve two purposes. First, they form the framework upon which the rest of the Urban Renewal Plan has been formulated. Second, they constitute the primary point of reference for City decision makers in their consideration of development proposals and strategies. The policies are not intended to describe how specific areas of the community are to be developed, instead they serve to guide the City's response to development proposals. A "Neighborhood Development Plan", yet to be drawn up, will recommend specific projects to support these policies. This is especially significant where public resources are scarce and priorities must be determined in distributing funds among competing requests.

1. RESIDENTIAL

Overall Policy

Development decisions in OTR should be guided by the recognition that improving the quality of housing for persons of low/moderate income is the top priority for governmental funding. It shall be the policy of the City to protect and improve core residential areas through actions including, but not limited to, those which follow.

a. Develop action programs which recognize the need and demand of the Over-The-Rhine community for low income housing.

- The rehabilitation of the existing housing stock, both vacant units and sub-standard units, should be the pre- ferred strategy for the provision of housing to meet the needs of OTR residents--both present and future.

- New construction "in-fill" housing should be encouraged as a secondary means of providing necessary housing.

- Incentives should be devised for owners of buildings in local-serving, commercial areas to utilize upper-story residential units for the provision of housing for low-income persons.

- Residential development should be encouraged which includes both susidized and market rate units.

b. Enhance and promote the "livability" of residential core areas in Over-The-Rhine.

- Rehabilitation and new construction of residential structures compatible with the existing architectural character of OTR should receive priority in allocation of public resources.

- Neighborhood-serving or home-based commercial activities should be promoted in and around residential core areas.

- Open space, recreation, and social services should be situated within or close to residential neighborhoods.

- Residential development projects which will be adjacent to incompatible land uses should include proposals for minimizing the adverse impact of such uses.

- Through traffic should be contained on the major arterials of OTR thus reducing traffic flow in residential areas.

2. COMMERCIAL

Overall Policy

It shall be the policy of the City of Cincinnati to recognize the mixed-use nature of Over-The-Rhine as both residential and commercial in character. It shall be further recognized that its "key" location in the Greater Cincinnati region gives Over-The-Rhine the unique distinction of serving several "markets". Policies to promote those varied commercial uses include the following.

a. Local and community-serving commercial uses should be encouraged in and near residential core areas and along Main Street and Vine Street north of Twelfth Street.

b. General commercial and office uses which serve a broader clientele should be located primarily along major thoroughfares in OTR.

- Central Parkway should be recognized as Over-The-Rhine's commercial "edge" and developed to serve the maximum number of users.

- Commercial uses, particularly those serving a regional clientele should be compatible with the environment of OTR's residential neighborhoods.

c. Findlay Market and its environs should be developed as a regional trade center and tourist attraction while respecting the tradition of serving local residents.

d. Design of storefronts and offices should reflect the architectural character of OTR.

3. INDUSTRIAL/WAREHOUSING

Overall Policy

It shall be the policy of the City to recognize OTR as a place to work as well as live. Its central location and availability of industrial land should be promoted for locating small or "incubator" light manufacturing or warehousing firms.

a. Development should be directed to the formation of two industrial areas within OTR.

- Encourage relocation of industries existing elsewhere in OTR to appropriate sites in the areas recommended for industrial development.

- Public and private efforts should be directed toward the reuse of vacant industrial buildings.

- Parking and traffic circulation should be improved to facilitate access to and within industrial areas.

b. Policies should promote the establishment of labor-intensive light manufacturing or warehousing uses--particularly those which will provide job opportunities for OTR residents.

4. PARKING/CIRCULATION

Overall Policy

Traditionally, major arterials have bisected OTR and provided entries to the CBD. Circulation patterns and parking in Over-The-Rhine should provide maximum convenience for commercial/industrial uses yet not conflict with the livability of residential areas.

a. Residential

- Non-local traffic should be routed away from residential neighborhoods.

- Where feasible, residential development projects should include off-street parking within or near the site.

b. Commercial

- Off-street parking on centralized lots is the preferred means of meeting the parking needs of commercial areas.

- Off-street parking should be designed to enhance the appearance of commercial areas without compromising security.

- A means should be sought to facilitate the regional traffic flow on Liberty Street, which also recognizes the street's importance to community residents.

c. Industrial

- Facilitate access and parking in areas identified by the Plan for industrial/warehouse use.

d. Pedestrian

- When feasible, clear separation of pedestrian and vehicular circulation should be provided.

- Design treatments and street amenities should be used to promote pedestrian circulation.

- Where feasible, pedestrian circulation should be promoted linking community open space and pedestrian areas.

5. RECREATION/OPEN SPACE

Overall Policy

The highest priority for the expenditure of public funds for recreation or open space should be for uses which directly benefit area residents.

a. Recreation/open space should be accessible to residential areas:

- Washington Park should be developed to provide increased recreational outlets and accessibility for the OTR community.

- Private initiatives should be directed to clearing vacant lots in residential areas of debris and using them temporarily for community gardens, passive or active recreation.

b. Hillsides which form OTR's northern boundary should be preserved as passive recreation areas or natural preserves.

- Land-banking by private individuals or foundations should be the preferred means of preserving hillside open space.

6. HISTORIC CONSERVATION

Overall Policy

The City recognizes the historic significance of Over-The-Rhine in the development of the City and the value of OTR's existing stock of residential and commercial buildings. The City also recognizes the importance of retaining architectural character. Therefore, it shall be the policy of the City to encourage development which responds sympathetically to the historic character of OTR and to promote the use of its architectural resources.

a. The City shall identify and study districts and landmarks within the community for possible historic designation.

- Proposed Historic District Study Areas

  . Findlay Market

  . Washington Park

  . Vine Street

  . OCAS/Germania/American Building Cluster

  . Main Street

  . Pendleton

- Historic Sites/Structures

  . Bellevue Incline Site

  . Phillipus Church

b. Urban Design Plans shall encourage development and public improvements which respect the architectural character, density, and scale of buildings and the goals of this Urban Renewal Plan.

V. LAND USE PLAN

Purpose and Overview

The purpose of the Land Use Plan is to strengthen the primarily low income residential fabric that holds the community together and to reinforce the mixed use character of Over-The-Rhine. It is intended to serve as a guide for balancing the very real housing and community improvement needs for existing residents, most of whom are poor, against the opportunity for additional residential, commercial, and industrial development that has the potential to contribute significantly to the improvement of the Over-The-Rhine Community. It is intended to be one of the coordinating mechanisms through which both public and private investment decisions can be evaluated relative to the Goals, Objectives and Development Policies of the Urban Renewal Plan.

The Critical Issues, the Goals and Objectives, the Development Policies, and the Land Use Plan are intended:

- To provide the City Council with policy guidance regarding future public expenditures and investment decisions and the review of private development proposals;
- To remove as much uncertainty as possible from the redevelopment process within Over-The-Rhine;
- To anticipate the cumulative effect of continued development in Over-The-Rhine on the supply of housing within it, in order to develop strategies for ensuring that adequate low-income housing exists for present Over-The-Rhine residents;
- To minimize conflicts between various land uses and activities within Over-The-Rhine; and
- To provide continuity, in terms of overall direction, of Over-The-Rhine's future through successive city administrations.

The "thrust" of this Urban Renewal Plan is summarized in the Development Overview (Plate 2). As reflected by the Overview, Over-The-Rhine should continue to develop as a mixed use area, with clearly defined and protected residential "core" areas. Community improvements and private investment in Over-The-Rhine should serve to unify the image of the community as a whole, rather than to reinforce perceived differences between the various neighborhoods and subareas. In particular, the upgrading of Vine Street and Main Street as mixed-use commercial and

residential corridors should help to tie together the residential cores adjacent to these areas in Washington Park, Over-The-Rhine Central, and Pendleton. Likewise, the Urban Renewal Plan recommends maintaining residential development in the western portion of Over-The-Rhine as a "bridge" across Liberty Street.

The Plan recognizes several special areas which have the ability to serve as the "catalyst" for additional improvement and investment within Over-The-Rhine, to the benefit of existing as well as future residents. These areas include the regional/community cultural center in the vicinity of Washington Park and Music Hall, the Findlay Market area, and the Mohawk-and Central-neighborhood manufacturing/warehousing centers.

The Plan focuses on the period from the present to the year 2000. The Plan anticipates a desired population of 15,000 persons by the target year. Although the target population is slightly less than half of the 1950 Census population, it represents a 26% increase over the 1980 population of 11,904 persons. This target population strikes a balance between what is likely to be needed to support existing local serving business and services, and that population that can be accommodated without severely over-taxing existing public facilities or increasing substantially existing residential densities.

Presently, 84% of all households within Over-The-Rhine may be classified as households of low and moderate income. Throughout the planning process, concern was expressed by area residents serving on the Planning Task Force that development resulting from this plan not result in the displacement of low and moderate income households from the community. Land use changes and resultant private development actions in response to the Urban Renewal Plan's recommendations could affect up to 345 housing dwelling units, the majority of which are likely to be occupied by low and moderate income persons. If the recommendations in the Plan are implemented, over 700 additional dwelling units could be developed through adaptive reuse and selective infill projects. The Urban Renewal Plan seeks to stabilize the base of housing available for low and moderate income households at 5,520 units, and to ensure that future development does not result in reduction of the opportunity for present and future low and moderate income households to obtain affordable housing.

Critical Issues

A series of critical issues have been identified which seriously affect the planning and development of neighborhood improvements. These issues which must be addressed by ongoing planning and development work include:

Housing Decline

The dramatic decrease in population between 1950 and 1980 is attributable to a great many causes including: displacement resulting from increasing rents, massive redevelopment/"gut" rehabilitation programs, demolition for speculative purposes as well as for specific redevelopment opportunities, housing abandonment, and some voluntary exodus to opportunities for newer housing in more outlying locations.

For these reasons concerns are high within the community over the prospect of additional population change, particularly the potential for displacement of low-income residents as a result of Plan implementation. The Plan, as it begins to sort out land use conflicts and defines changing land use opportunities, needs to be sensitive to its ultimate effect on housing within Over-The-Rhine. These effects must be monitored, both in terms of the potential elimination of residential land uses and the effect that such plans may have on present residents living in existing residential areas.

Incompatible Land Uses

Over-The-Rhine represents an almost unbelievable variety of land uses. As a result, one can find within the same block or group of contiguous blocks architecturally significant housing in the process of restoration, over-crowded housing obviously in stages of decline, locally oriented retail establishments, and industrial uses. The lack of transition between such uses throughout Over-The-Rhine creates problems for both businesses and residents. These problems relate to the lack of adequate service areas for business, the presence of commercially-oriented traffic through residential areas, and shortages of parking for both customers and residents, among other things. The lack of transitions, and in some areas, seemingly chaotic land use patterns also appear to inhibit potential investment decisions in Over-The-Rhine. Establishment of clearly defined land use objectives for the area will address that problem.

Vacant Lots/Store Fronts

The presence of numerous vacant lots and vacant store fronts create both problems and opportunities within Over-The-Rhine. The lots presently provide areas for the dumping of refuse as well as sites for illicit street activity. On the other hand, the presence of the lots and their distribution throughout Over-The-Rhine also creates opportunities for new in-fill housing sites, or related neighborhood facilities such as parking and/or recreation areas. The presence of vacant store fronts throughout the area denotes a declining economy resulting in part from significant population decline over the last several decades and the

lack of an aggressive plan to encourage and improve commercial development in the area. These vacant buildings, however, provide an opportunity to sort out some of the residential/non-residential land use conflicts within Over-The-Rhine.

Reinforcement Of Special Development Areas

Several areas exist within Over-The-Rhine which exert special influences within the community. Depending on how these special areas are handled, they can have a positive or negative influence on the neighborhood. Such special places as the warehousing and industrial area in the lower portion of Mohawk, the Findlay Market, Music Hall and the Ohio College of Applied Sciences vicinity, and the area in Over-The-Rhine in the vicinity of the new Hamilton County Justice Complex all take on a special character and importance that transcends the more local orientation of the rest of the community. These areas represent resources for the City and region, as well as for the community. The Plan cannot afford to ignore either aspect of these areas.

Commercial Vitality

Over-The-Rhine contains numerous commercial corridors along such streets as Vine, Elm, Main, and Liberty. For the most part the buying power represented by the populations that once supported these shopping areas, as well as the population base itself, has eroded over the years to the point that the space devoted to the commercial nature of these areas far exceeds actual demand and the resulting appropriateness for such areas. The changing nature of these commercial corridors creates uncertainty in the market place. These areas need to be more clearly defined in terms of local-serving, community-serving, and regional-serving commercial areas.

Parking

The mixed-use nature of Over-The-Rhine coupled with the residential densities within have created a demand for parking which exceeds or appears to exceed the available supply. The result has been to develop pressures for converting currently vacant lots and even sites with buildings already on them to serve as parking lots. There is a tendency to view parking apart from the uses which it serves. This has resulted in the disruption of many of the block faces, particularly in some of the commercial areas, through the introduction of parking spaces in interior blocks to serve isolated establishments. Consideration needs to be given in the Plan to the ability for parking to exist jointly with several types of uses and the need to incorporate additional parking as part of major development projects.

CBD Influence

The significant development evident within the downtown, as well as the substantial growth anticipated in the downtown by the Year 2000 exert and will continue to exert pressure throughout the southern portions of Over-The-Rhine. Land use and development pressures will continue to be felt in the southern portions of Over-The-Rhine relative to the needs for additional parking, office space, and spin-off retail space resulting from growth and change within the downtown. The proximity of Over-The-Rhine to the downtown makes it locationally valuable for spin-off development resulting from downtown growth. Its location, coupled with its supply of interesting and architecturally significant housing types, makes portions attractive for housing opportunities for the downtown workforce as well. These pressures within Over-The-Rhine are, for the most part, the result of outside influences. The demands for space and services to accommodate these outside pressures need to be balanced against the low-income housing needs, space and service needs generated by the area's current population.

Land Use Plan

1. Description of Planned Land Use Categories

The following is a description and explanation of the planned land use categories.

Open Space (OS) District

This land use category is intended to accommodate needs within Over-The-Rhine for outdoor recreation opportunities and public gatherings, and to protect steep hillsides from development, by providing for both active and passive open spaces, including plazas and parks. Although the majority of OS Districts are intended to be of a public nature, some of these districts, such as those along steep hillsides which are extremely difficult to develop, may be privately held.

Public/Quasi-Public (P/QP) District

This category is intended to include major religious and/or educational facilities, clinics, recreation and community centers, human and social service agencies, and related uses. Uses similar in nature but of smaller scale, and/or similar uses when dispersed throughout larger use areas, have been incorporated into the larger land use areas of which they are a part.

Low Density Residential (LDR) District

These districts are proposed to accommodate residential areas under 25 units per acre (gross density). LDR Districts may include a mixture of detached and row-house types of residential structures. The intent of the LDR Districts is to retain and reinforce existing lower-density residential clusters in Over-The-Rhine, particularly "interior" areas adjacent to the neighborhood's steep hillsides. These areas should be retained in that they represent a scarce housing resource in Over-The-Rhine.

Medium Density Residential (MDR) District

These districts are intended to accommodate the majority of existing residential development within Over-The-Rhine, and to provide for new residential infill opportunities with densities of between 25 and 60 units per gross acre. MDR Districts assume primarily apartment-type structures, although row-house types of development may also be included in these districts.

High Density Residential (HDR) District

The HDR Districts are intended to accommodate existing and proposed future residential apartment development at densities greater than 60 units per acre (gross density). New residential development in these districts should be designed for these higher density levels.

Local Commercial/(LCR) District

These districts are proposed to primarily provide for ground floor retail and service uses at appropriate locations within Over-The-Rhine. Residential uses at MDR District density levels may also be located in these districts above the commercial uses. Ground floor retail and service uses in the LCR Disricts should principally serve residents in the immediately surrounding neighborhood subareas.

Community Commercial Mixed Use Development (CC/MXD) District

These districts are proposed to primarily provide for ground floor retail and service use in appropriate locations along established "commercial" corridors within Over-The-Rhine. Residential uses, at MDR District density levels, and office uses may also be located in these districts above the commercial ground floor uses. Ground floor uses in the CC/MXD Districts should principally serve residents within Over-The-Rhine, and may accommodate a range of convenience goods, shoppers goods, and personal services.

Office/Commercial Mixed Use Development (OC/MXD) District

These districts are intended to provide space for primarily professional and business service related office space along Over-The-Rhine's most heavily traveled thoroughfares. Ground floor retail, entertainment, and personal service uses may also be accommodated in these Districts as part of larger office developments, along with various types of above-story residential uses. The retail, entertainment, and/or personal service uses should be intended to serve residents of OTR as well as persons coming into the area for business or entertainment purposes.

General Commercial/Service (GC/S) District

These districts are intended primarily to accommodate a broad range of shoppers goods and service related establishments which require good access and high visibility.

Warehouse/Industrial (W/I) District

These districts are intended to accommodate viable clusters of warehousing, distribution and light assembly/packaging activity within Over-The-Rhine, and to provide space for expansion of existing business and/or the location of new business in existing structures. These areas should be relatively compact, with direct access to major thoroughfares. Incubator space for new industries should also be provided within the W/I Districts.

2. Community-Wide Overview

The Land Use Plan attempts to sort out the numerous land use conflicts within Over-The-Rhine (keeping in mind its unique mixed-use character), and the strengthening, within each of the neighborhood subareas, of the predominant land use character of the subareas. In fact, within the framework of the land use policies, there exist five land use plans, one for each of the five neighborhood subareas.

The Land Use Plan does not expect that conflicts and/or development opportunities within the community will sort themselves out immediately after Plan adoption. Rather, the central idea that underlies all of the recommendations that follow is that the Land Use Plan should serve as a guiding vehicle through which individual redevelopment proposals and/or rezoning requests can be considered by decision makers within City Hall and community residents as well. The Plan does not presume immediate conversion of recommended future uses from existing uses. Obviously, some relocation will occur and will need to occur in order to accomplish implementation of the Land Use Plan.

The Land Use Plan seeks to reinforce various clusters of activity within Over-The-Rhine and strengthen these clusters. The Plan seeks to provide, for example, levels of commercial activity to serve both neighborhood clusters, the community as a whole, and special use clusters (such as Findlay Market) which take on city-wide importance. With three notable exceptions, the Land Use Plan views the majority of the interior of Over-The-Rhine as a residential area. The three exceptions include the Findlay Market area, which the Plan perceives as a mixed use but primarily commercial area, and two warehouse/industrial areas--one of which is proposed to be located in the Mohawk area and the second of which is proposed to be located in the Over-The-Rhine Central neighborhood. The Land Use Plan regards much of the commercial frontage along the busier streets in Over-The-Rhine to be in over-supply, and in need of revitalization. Commercial activities along streets such as Vine and Main should be oriented more toward serving the more immediate needs of the Over-The-Rhine Community; and that Central Parkway, which presently carries and which has the capacity to carry greater amounts of traffic, provides commercial opportunities for businesses serving a trade area extending well beyond Over-The-Rhine.

3. Neighborhood Land Use Recommendations

Mohawk Neighborhood (Plate 4)

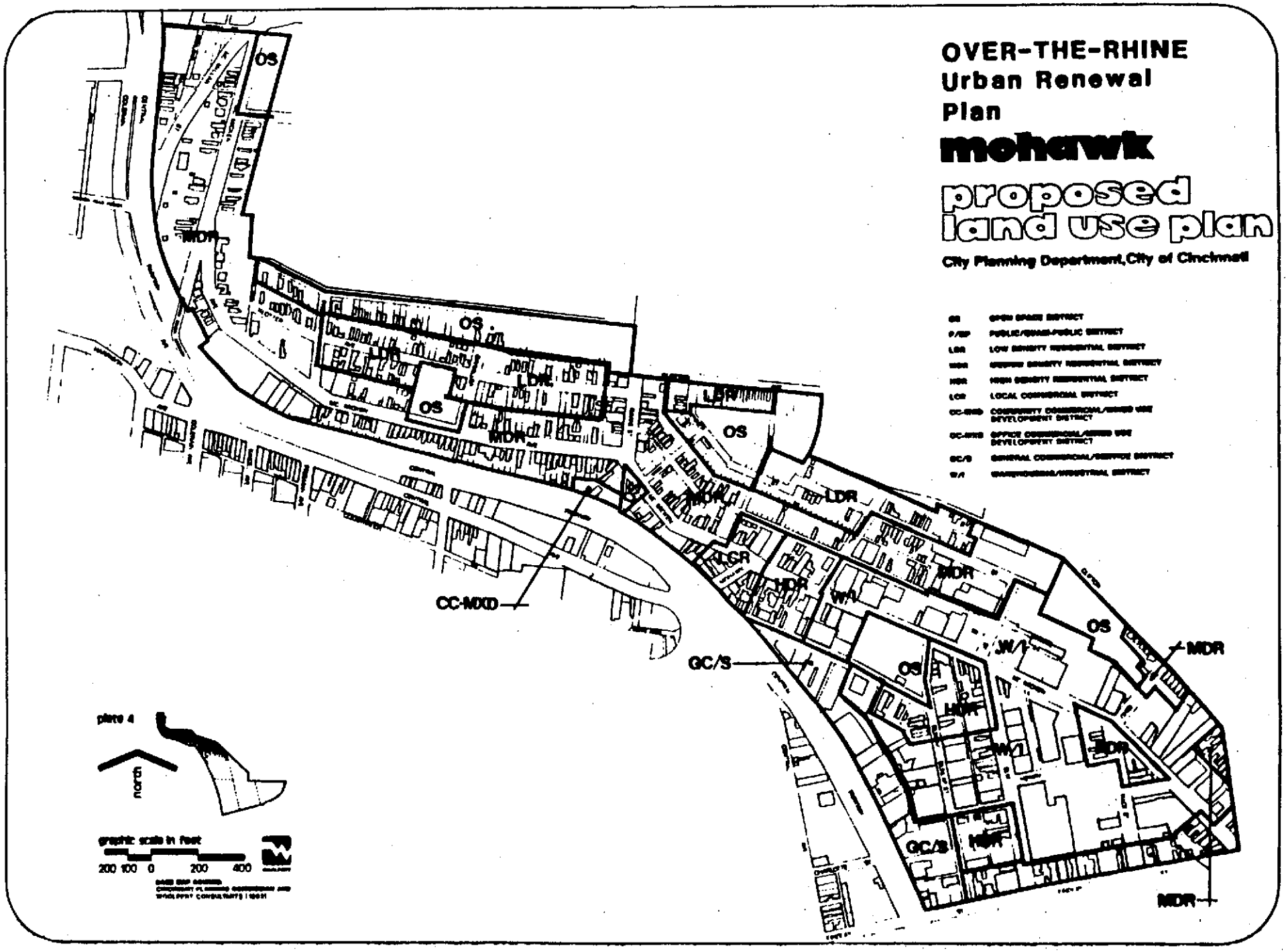
The Land Use Plan recommends a primarily residential character for the Mohawk neighborhood west of Stonewall Street, and a mixture of Warehouse/Industrial and residential uses east of Stonewall Street. Residential land uses recommended in the neighborhood consist of Medium Density Residential uses generally along McMicken Avenue west of Ravine Street, to reflect the existing character and to encourage in-fill along the north side of the street which is in character with the two-family

and multi-family "working class" structures found on the south side of the street. Additional Medium Density Residential areas are proposed in the neighborhood along Findlay Street, in a triangular shaped area west of Vine Street; and in the area east of Ravine Street to approximately North Elm, generally along the north side of Mohawk Street. These additional proposed Medium Density Residential areas reflect existing densities and patterns of development. The MDR area proposed north of Findlay Street is viewed in the Plan as providing a transition, along with the residential and open space uses south of Findlay Street, between the proposed Mohawk Warehouse/Industrial District and the Community Commercial/Mixed Use Development area proposed in the Findlay Market neighborhood. High Density Residential areas are not as prevalent in the Mohawk neighborhood as in other neighborhoods. HDR Districts in Mohawk are limited to a cluster of apartment buildings between Dunlap and Elm Streets south of Henry Street; and existing residential clusters in the vicinity of Dunlap/McMicken/Elm, Race/McMicken/Henry and Stonewall/Stark/Mohawk Place. A Local Commercial District is proposed along either side of McMicken Avenue in the vicinity of its intersection with Mohawk Place. This LCR District is proposed to serve the day-to-day shopping needs of the residents of Mohawk. Additional commercial areas within Mohawk include a proposed Community Commercial/Mixed Use District at the northwest corner of Ravine Street and Central Parkway and a recommended General Commercial/Service area along Central Parkway from Stark Street to Findlay Street.

The Land Use Plan recommends part of the interior portion of southern Mohawk for warehousing and industrial use. This area is proposed to meet expansion needs for existing business, as well as providing space for new business to locate. The area is proposed primarily to serve as incubator space for warehousing and industrial firms looking for low cost space where access is not necessarily a major consideration. The intent of the land use recommendation for this area is to retain to the greatest extent possible existing structures over 10,000 square feet in size. The emphasis upon uses in this district should be on labor intensive types of industry, with consideration for employment opportunities among Over-The-Rhine residents. There are presently within this area 44 existing warehouse/industrial buildings. Of these, 13 are over 10,000 square feet in size, increasing their usefulness for incubator space. Of these large buildings, three are presently vacant, and six of the firms located within these larger structures are considering relocation and their space would be available.

Consideration will be given to ways of buffering the existing residential clusters, where there is evidence of recent and substantial rehabilitation efforts, from the surrounding warehousing/industrial uses.

The Open Space areas proposed by the Land Use Plan to be located along the hillside are intended to initially remain in private ownership, and to be acquired gradually by a quasi-public body such as the Hillside


OVER-THE-RHINE
Urban Renewal
Plan
mohawk
proposed
land use plan
City Planning Department, City of Cincinnati
OS
MDR
LDR
LCR
HDR
W/I
CC-MXD
GC/S
plate 4
north
graphic scale in feet
200 100 0 200 400

Trust. The Open Space in these areas is recommended in order to provide an opportunity to tie that portion of the hillside into the Fairview Park area, and to prevent any further new development along the hillsides in the future. The Plan recommends the retention of Hanna Park for Open Space and recreational use and of the "triangle" with its Honor Role at the intersection of McMicken and Ravine Streets. Mohawk has the least amount of land designated for recreation and open space of any subareas in Over-The-Rhine.

Findlay Market (Plate 5)

The predominant character of land use in this neighborhood is established by the presence of Findlay Market itself. The trade area of Findlay Market extends well beyond the boundaries of Over-The-Rhine and is in fact a commercial resource of regional importance. The store fronts immediately around Findlay Market and along portions of Elm Street, Logan Street, and Race Street on either side of Elder are recommended for Community Commercial/Mixed Use Development. The intent of this proposed CC/MXD District is to reinforce and complement the market-place atmosphere established by Findlay Market, and to provide opportunities for continued rehabilitation of area properties for retail and service uses. The Plan envisions primarily retail uses in the ground floor space immediately around the Market, with opportunity for personal and business service uses in ground floor space on the side streets north and south of Elder. The recommendation for CC/MXD Use in this area is also based upon the desirability of maintaining above-story residential space in the area.

The area between Campbell Street and the Parkway, along Elder Street, although included as part of the CC/MXD District is viewed by the Plan as a transitional area. This area is really an entryway into Findlay Market. Pressure in this vicinity will most likely be for newer types of development and parking related to both the new development and Findlay Market. Parking should not be allowed that is visible from the Parkway unless such parking is part of a commercial mixed use development.

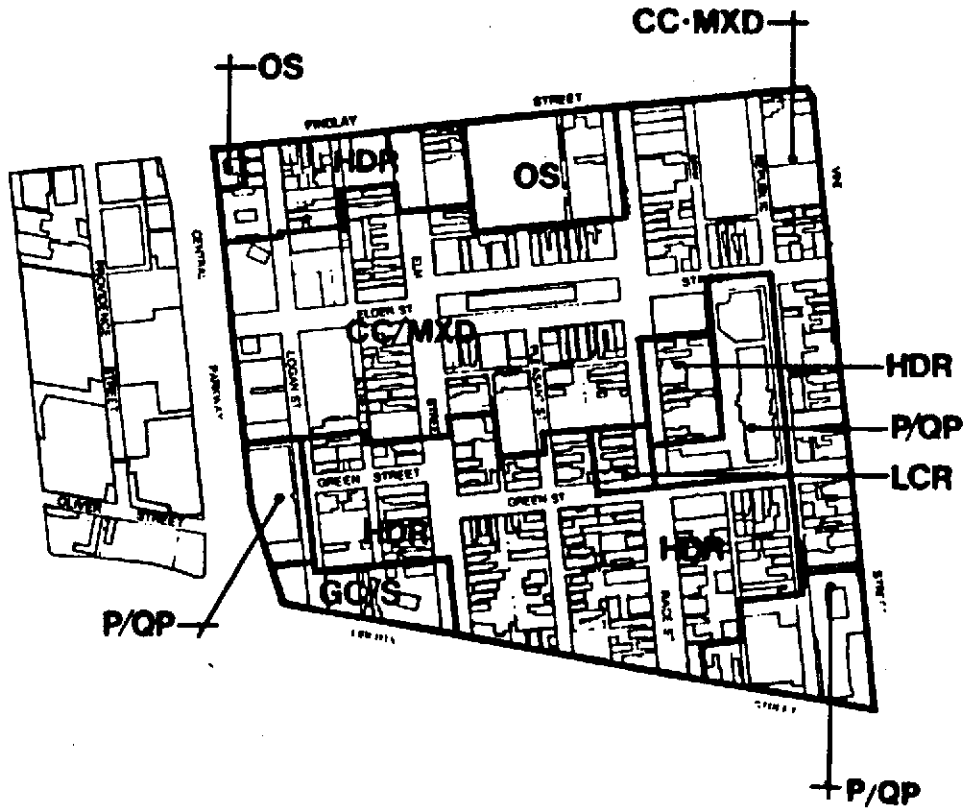
Additional commercial areas proposed in the Findlay Market neighborhood include a Community Commercial/Mixed Use Development District along Vine Street, and a general Commercial/Service District cluster at the west end of Liberty Street. This area is intended to reflect existing conditions. Finally, a Local Commercial Residential area is proposed in the vicinity of the intersection of Race and Green Streets.

Open Space is provided for in the neighborhood area by the existing Findlay Playground, and a second area to be created by relocating the existing Asian Food Store into the Findlay Market area. This proposed OS District, at the southeast corner of the intersection of Findlay Street and Central Parkway, is proposed to be developed into a passive recreation area to complement the elderly housing apartment located immediately south.

OVER-THE-RHINE
Urban Renewal Plan

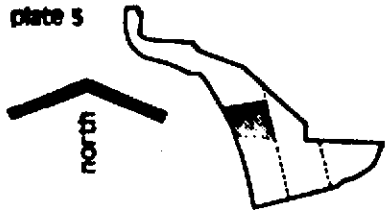
findlay market
proposed land use plan

City Planning Department, City of Cincinnati



OS	OPEN SPACE DISTRICT
P/QP	PUBLIC/QUASI-PUBLIC DISTRICT
LDR	LOW DENSITY RESIDENTIAL DISTRICT
MDR	MEDIUM DENSITY RESIDENTIAL DISTRICT
HDR	HIGH DENSITY RESIDENTIAL DISTRICT
LCR	LOCAL COMMERCIAL DISTRICT
CC-MXD	COMMUNITY COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
OC-MXD	OFFICE COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
GC/S	GENERAL COMMERCIAL/SERVICE DISTRICT
W/I	WAREHOUSING/INDUSTRIAL DISTRICT

plate 5



graphic scale in feet

200 100 0 200 400

BASE MAP SOURCE
CINCINNATI PLANNING COMMISSION AND
WOOLPERT CONSULTANTS (1990)

Primarily Public/Quasi Public space is recommended in the vicinity of the HUB Center, the Boys' Club, and St. Francis Seraph Church. The remainder of the Findlay Market neighborhood is recommended for residential use. High Density Residential Districts are proposed along the southern side of Findlay Street between Central Parkway and Findlay Playground, a cluster of apartments west of HUB services; and south of Findlay Market along Pleasant Street to Liberty Street. This latter proposed High Density Residential area is intended to provide a transition for residential uses across Liberty Street, to join the High Density Residential area in the eastern portion of the Washington Park neighborhood.

Washington Park (Plate 6)

The majority of the interior portion of the Washington Park neighborhood is recommended for High Density Residential use, including existing high density residential uses between Washington Park and Republic Street. South of Washington Park between Elm and Race Street, a High Density Residential use is intended to accommodate new construction residential units. A High Density Residential "pocket" is proposed for an area of existing apartments along Elm Street between Grant and Twelfth Street. A High Density Residential District is also proposed for the northwest quadrant of the neighborbood. This district reflects existing densities.

Primarily Public/Quasi-Public land use is proposed in the vicinity of Washington Park School, Music Hall, the Elm Street Health Center and in an area bounded by Twelfth Street and Central Parkway. Open space within the neighborhood is shown in the vicinity of an existing passive recreation area at the corner of Liberty Street and Central Parkway, and Washington Park.

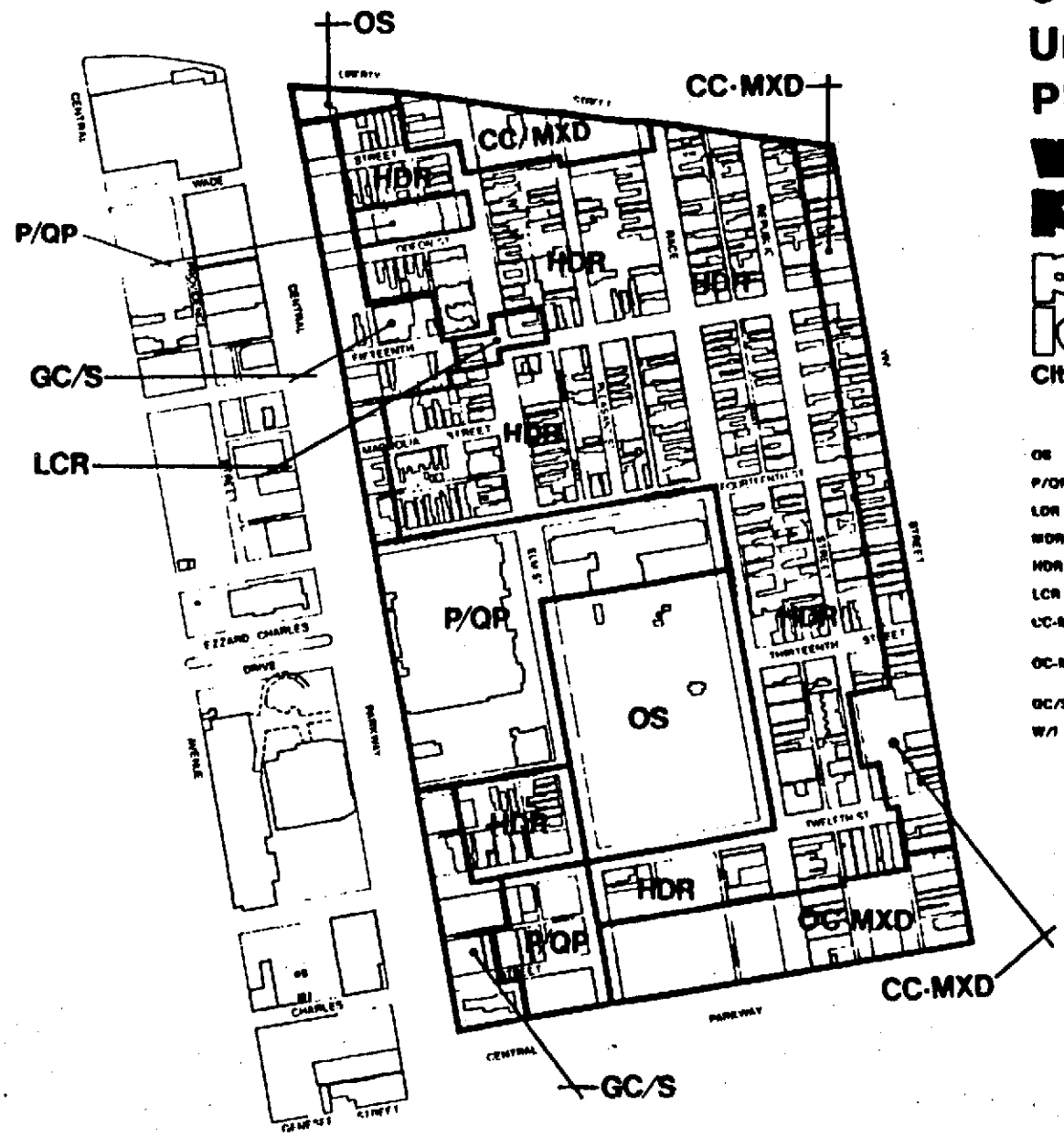
Three levels of commercial land use are proposed for the Washington Park neighborhood. A Community Commercial/Mixed Use Development District is proposed along the west side of Vine Street from Liberty Street to mid-block south of Twelfth Street and along Liberty Street, including the Kentucky Fried Chicken restaurant and extending to Race Street on the east and a half block past Elm to the west. General Commercial Service Districts are proposed along Central Parkway from Wade Street to Fourteenth Street, and again along Central Parkway from Grant Street to the Parkway. Commercial uses along Central Parkway should consist of business services with showrooms, and shoppers goods types of establishments. The day to day shopping needs of the residents of Washington Park are proposed to be accommodated by the inclusion of a Local Commercial District in the vicinity of Fifteenth and Elm Streets. Finally, an Office Commercial/Mixed Use District is proposed to be located along the southern edge of the neighborhood along Central Parkway, between Elm Street and Vine Street. The Plan anticipates this area as accommodating new low-rise office/residential/mixed use types of development.

OVER-THE-RHINE Urban Renewal Plan

washington park

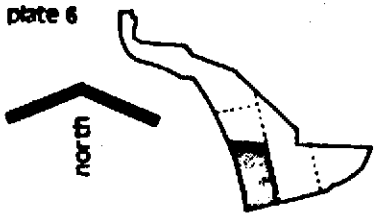
proposed land use plan

City Planning Department, City of Cincinnati



OS	OPEN SPACE DISTRICT
P/QP	PUBLIC/QUASI-PUBLIC DISTRICT
LDR	LOW DENSITY RESIDENTIAL DISTRICT
MDR	MEDIUM DENSITY RESIDENTIAL DISTRICT
HDR	HIGH DENSITY RESIDENTIAL DISTRICT
LCR	LOCAL COMMERCIAL DISTRICT
CC-MXD	COMMUNITY COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
OC-MXD	OFFICE COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
GC/S	GENERAL COMMERCIAL/SERVICE DISTRICT
W/I	WAREHOUSING/INDUSTRIAL DISTRICT

plate 6



graphic scale in feet

200 100 0 200 400

BASE MAP SOURCE:
CINCINNATI PLANNING COMMISSION, AND
WOOLPERT CONSULTANTS (1983)

OTR Central (Plate 7)

The OTR Central neighborhood is split in half by Liberty Street. Land uses proposed along Liberty Street include General Commercial/ Service Districts in the vicinity of the vacant site which formerly housed the White Castle restaurant and Grammers Tavern on the southside, and along the interior portion of the north side of Liberty Street. Additional commercial activities proposed within the neighborhood include a Local Commercial District at the intersection of McMicken and Frintz Street, and also in the vicinity of Walnut Street north of Fourteenth Street. Community Commercial/Mixed Use Development districts are proposed along the east side of Vine Street between Fifteenth and Twelfth Streets,with a small extension to the east on the north side of the Twelfth and Walnut intersection along Main Street from Twelfth Street to Liberty Street, on the east side of Vine Street south of McMicken to Hubert Street. These CC/MXD Districts are intended to reflect existing conditions and contribute to the overall need for such space within the Over-The-Rhine Community. An Office Commercial/Mixed Use Development District is proposed east of Vine south of Twelfth to Central Parkway, (including the Ohio College of Applied Sciences vicinity). This area is proposed to accommodate the potential for a commercially oriented adaptive reuse involving the OCAS property should that facility be relocated, and to additionally accommodate office space which may need to be relocated as the expansion of prime office space in the downtown dislocates lesser classes of office space. In addition, a small section fronting on the west side of Sycamore between 12th and 13th is recommended for OC/MXD.

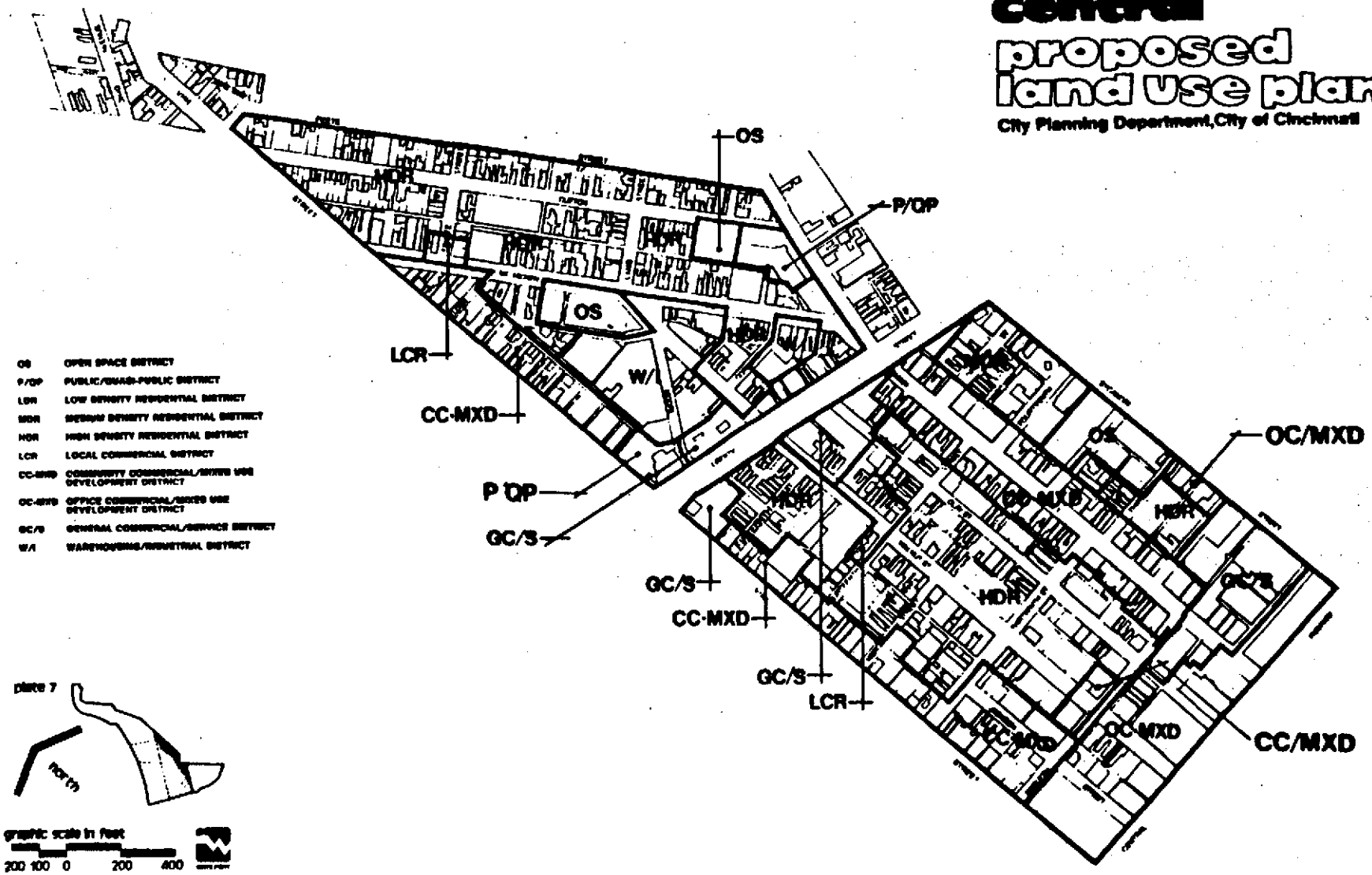
A Warehouse/Industrial District is recommended in the vicinity generally bounded by McMicken, Corwine and Hamer Streets. This area presently contains the Abbott Linen and Husman Potato Chip plants as well as seven other warehouse/industrial facilities. This area is also recommended as a site for new labor-intensive types of business seeking incubator space and/or a space for expansion of existing business.

Much of the remainder of Over-The-Rhine Central is proposed to be used for residential purposes. High Density Residential use is recommended for most of the area north of McMicken to Peete Street (including both sides of Peete Street), and three existing residential clusters south of McMicken Street: one along Corwine Street, the second generally surrounding the Back/Hamer corner, and the third at the northwest corner of Main and Liberty. High Density Residential Development is also recommended south of Liberty Street throughout much of the interior portion of the neighborhood. Medium Density Residential Development, primarily to reflect existing densities, is recommended in the vicinity of Orchard and Sycamore Streets and in the Peaslee School area.

OVER-THE-RHINE Urban Renewal Plan

o-t-r central proposed land use plan

City Planning Department, City of Cincinnati



OS	OPEN SPACE DISTRICT
P/OP	PUBLIC/SEMI-PUBLIC DISTRICT
LDR	LOW DENSITY RESIDENTIAL DISTRICT
MDR	MEDIUM DENSITY RESIDENTIAL DISTRICT
HDR	HIGH DENSITY RESIDENTIAL DISTRICT
LCR	LOCAL COMMERCIAL DISTRICT
CC-MXD	COMMUNITY COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
OC-MXD	OFFICE COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
GC/S	GENERAL COMMERCIAL/SERVICE DISTRICT
W/I	WAREHOUSING/INDUSTRIAL DISTRICT

Open Space in the OTR Central neighborhood is proposed in the vicinity of Grant Playground, Rothenberg School Playground, and Zeigler Park.

The Land Use Plan for OTR Central anticipates some additional market support of office and commercial uses in the southern portion of the neighborhood as a result of the Hamilton County Justice Complex Project.

Pendleton (Plate 8)

The Land Use Plan recommends limiting commercial expansion within the Pendleton neighborhood to an Office Commercial/Mixed Use Development District in the vicinity of the existing Sycamore Square development, between Thirteenth Street and Elliott Street; in the vicinity of the Verdin Bell Complex south of Twelfth Street; and in a proposed General Commercial/Service District along the existing commercial frontage of Reading Road. The OC/MXD area proposed in the vicinity of Verdin Bell anticipates mixed use development consistent with the "church mart/craft theme" established for that area. The OC/MXD area in the vicinity of Sycamore Square is anticipated to continue with adaptive reuse and some new construction related both to expansion represented by the Hamilton County Justice Complex and the anticipation of interest in office space in Over-The-Rhine for some classes of office space as a result of the continued expansions of prime space in the downtown. The Land Use Plan recommendation regarding Reading Road envisions showrooms/ shoppers goods type of uses along this relatively busy thoroughfare. A Local Commercial area is proposed in the heart of the neighborhood just north of Twelfth Street, this area is intended to serve the daily shopping needs of the residents of Pendleton.

Residential uses are recommended to comprise the bulk of the remainder of Pendleton. Medium Density Residential Development is generally recommended north of Twelfth Street to Liberty. High density residential development is recommended along either side of Broadway, south of Thirteenth. These recommendations are made to retain the existing densities represented in those portions of the neighborhood.

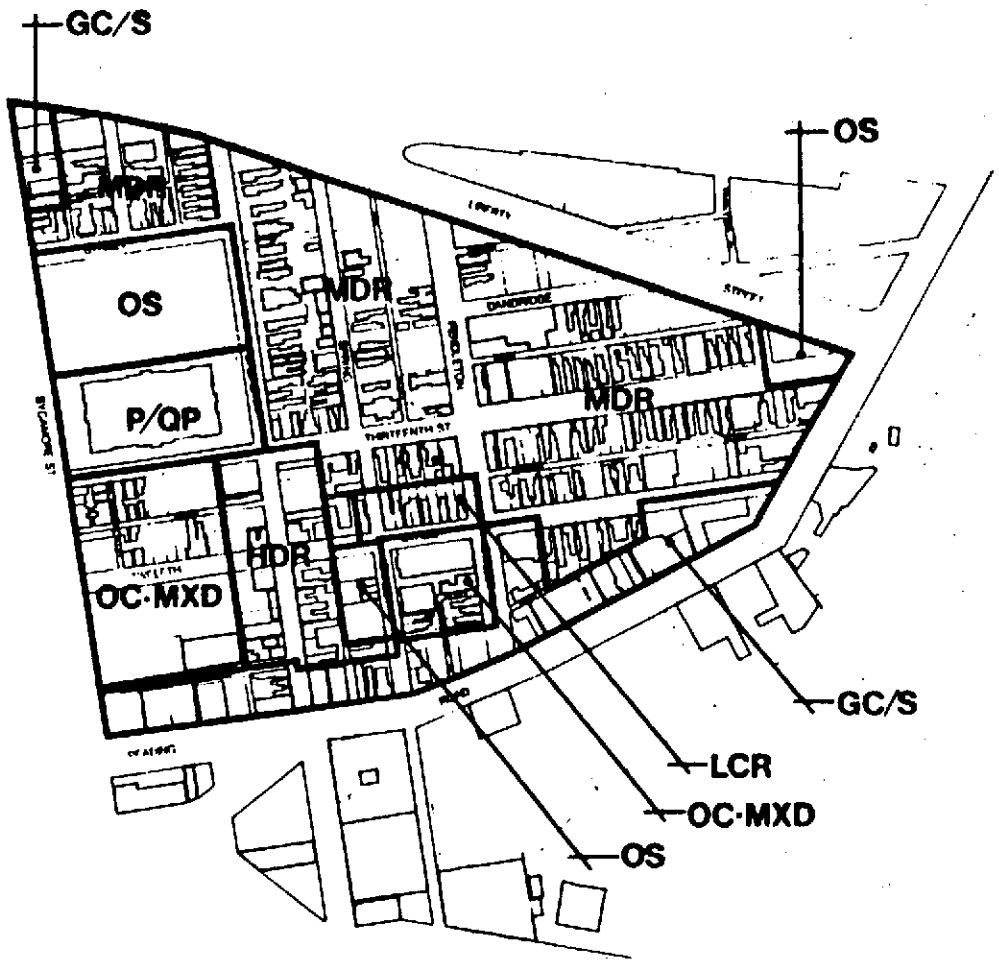
Open space areas are proposed in the vicinity of the School for the Creative and Performing Arts, a proposed plaza area immediately west of Spring Street, south of Twelfth Street; and on a triangular area immediately north of Thirteenth at its intersection with Reading Road. Public/Quasi-Public designation is recommended for the School for the Creative and Performing Arts.

OVER-THE-RHINE
Urban Renewal Plan

pendleton

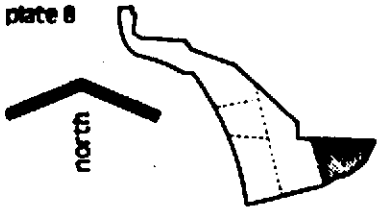
proposed land use plan

City Planning Department, City of Cincinnati



OS	OPEN SPACE DISTRICT
P/QP	PUBLIC/QUASI-PUBLIC DISTRICT
LDR	LOW DENSITY RESIDENTIAL DISTRICT
MDR	MEDIUM DENSITY RESIDENTIAL DISTRICT
HDR	HIGH DENSITY RESIDENTIAL DISTRICT
LCR	LOCAL COMMERCIAL DISTRICT
CC-MXD	COMMUNITY COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
OC-MXD	OFFICE COMMERCIAL/MIXED USE DEVELOPMENT DISTRICT
GC/S	GENERAL COMMERCIAL/SERVICE DISTRICT
W/I	WAREHOUSING/INDUSTRIAL DISTRICT

plate 8



graphic scale in feet

200 100 0 200 400

BASE MAP SOURCE:
CINCINNATI PLANNING COMMISSION AND WOOLPERT CONSULTANTS (1988)