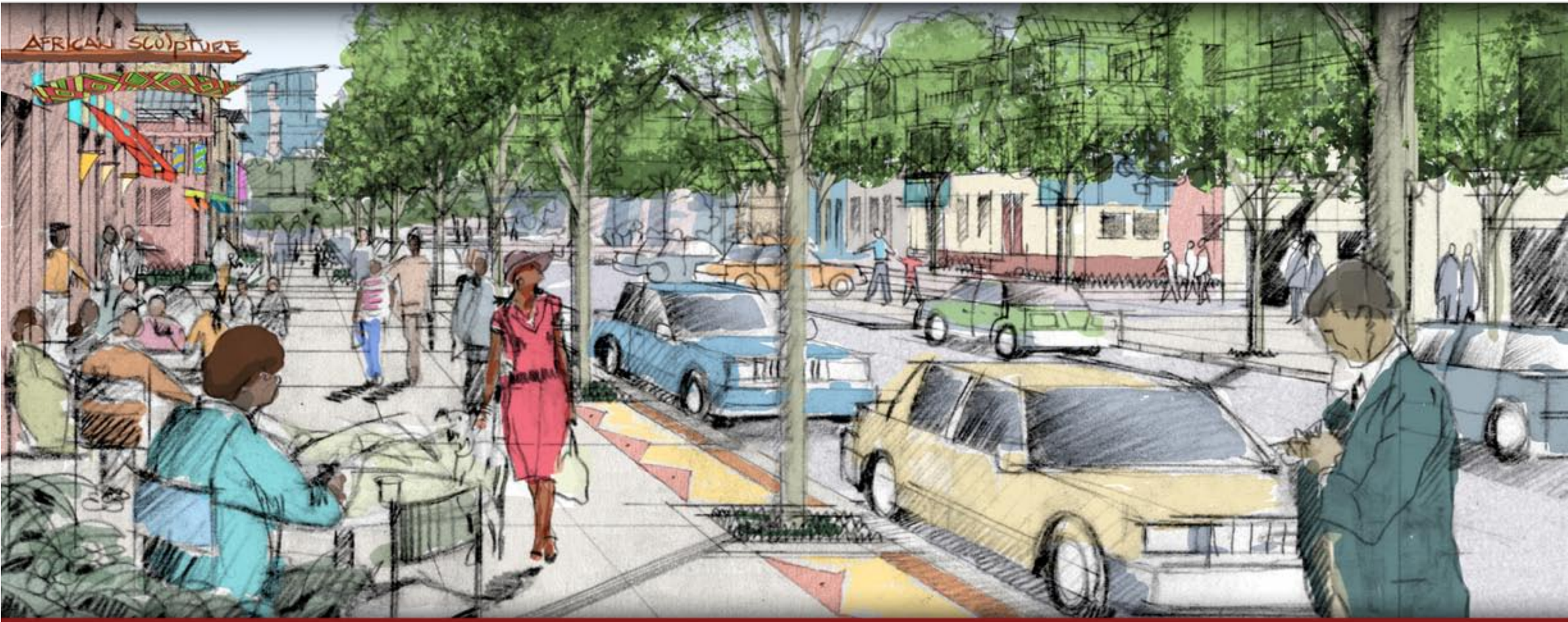
Burnet Avenue

URBAN RENEWAL PLAN/REVITALIZATION STRATEGY



Burnet Avenue Revitalization Team (BART) | Goody Clancy

April 2006

AFRICAN SCULPTURE

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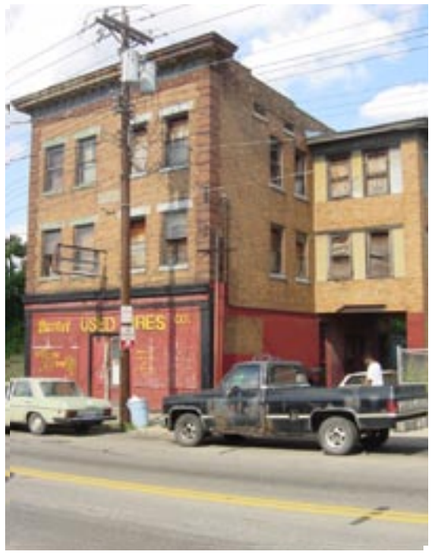
Introduction

PROJECT OVERVIEW

Burnet Avenue is well known as a neighborhood "Main Street" that has suffered from years, if not decades, of disinvestment and social change. Once a thriving, culturally rich area with many retailing choices, little remains of the people or businesses that shaped the character of this predominantly African-American community. The street today is characterized by abandoned and underutilized buildings, vacant lots with overgrown vegetation, and multiple unclaimed urban spaces, all contributing to a perception that Burnet is unsafe, unattractive and isolated—in short, a place to avoid.



Many urban neighborhoods have faced the same pattern of disinvestment in an era of integration, suburbanization and inner-city depopulation. In a turnaround from recent decades, however, cities are starting to see renewed interest in urban living. These changes suggests that where there was once little hope for reversing disinvestment trends, there are today significant opportunities for bringing life back to Burnet. This possibility was a constant theme throughout this study—finding ways to "bring back Burnet Avenue" and restore its prior glory as a thriving urban Main Street. The goal: to make Burnet Avenue a unique urban place with an active and safe street life, including a range of new housing and retailing opportunities, where people will choose to live and work.

Burnet Avenue and the study area are located in the Avondale community, part of Cincinnati's Uptown District. The district encompasses a series of diverse neighborhoods with rich histories, a world-renowned university, cutting-edge health care and research institutions, lively neighborhood commercial areas, beautiful parks, the Cincinnati Zoo, and other important resources—all within walking distance of each other. The result is a uniquely vital "urban village" in which people of many ages, ethnic backgrounds, races, incomes, stages in life, and family types live, work, study, seek health care, shop, and play.

Successful revitalization of Burnet Avenue will depend on the ability of new development to capture the value of both "internal" or neighborhood strengths and "external" or districtwide strengths—that is, the wealth of opportunities that Uptown offers. Internally, this will mean finding ways to build on a strong sense of community and residents' desire to regain ownership of Burnet Avenue as a community-based Main Street. Externally, it will mean finding ways to encourage employees to live in the surrounding areas; gain access to spending by institutional employees on meals, services and entertainment; and tap into the institutions' buying power (i.e., identifying development projects for Burnet Avenue that create local business opportunities while producing maximum neighborhood benefit).

HISTORY OF BART

BART
Burnett Avenue Revitalization Team

In autumn 2003, representatives of LISC and the Avondale Community Council approached Cincinnati Children's Hospital Medical Center, the Health Alliance, and the Cincinnati Zoo & Botanical Gardens to request their support for a redevelopment initiative along Burnet Avenue. Later that fall, representatives from the three institutions held a meeting with members of the community to discuss the role institutional stakeholders could play in a revitalization effort.

At a subsequent meeting, the community and Institutions began considering how to move the effort from idea to reality. The acknowledgement that several past revitalization efforts had failed led the participants to conclude that a successful effort would require a more inclusive and integrated process than had been tried before, and that it would need to be led by a broad-based entity. The "Revitalization Team" would need a structure that gave institutional and non-institutional stakeholders equal voices in shaping a plan and strategy. The goal would be to seat Uptown institutions, residents of Avondale, the local Community Council and business association, homeowners, and other interested parties at one table to work collaboratively and comprehensively on revitalizing Burnet Avenue.

The Burnet Avenue Revitalization Team or BART held its first meeting on January 29, 2004. It was charged with developing a revitalization plan that incorporates the goals and aspirations of the Burnet Avenue and Avondale communities, local business owners, and nearby institutions and stakeholders.

PROCESS

The Burnet Avenue Revitalization Plan grew out of a community-based planning process that began in January 2004. BART (see box at left) served as the steering committee and advisors for the development of this plan and its process. The process began with an intensive analysis of the study area and evolved through five phases: first, understanding the physical and social dimensions of the study area; second, planning and conducting a community workshop and charrette; third, outlining alternative design options; fourth, working with the steering committee to improve the plan and develop a strategy for implementation and phasing; and fifth, refining the draft and final versions of the revitalization plan and developing design guidelines for each phase of development.

The consultants met regularly with BART over the course of the study to review work that had been completed, advance strategies for revitalizing Burnet Avenue, and agree on the agenda for various community events. Early in the process, the consultant team worked with BART to identify key stakeholders, including the city (Department of Community Development); major institutions (including the Children's Hospital Medical Center, Cincinnati Zoo, and the Health Alliance); neighborhood leaders (Avondale Community Council); local developers; residents; homeowners; local businesses; and others. Initial wide-ranging interviews helped uncover areas of shared vision, opportunity and challenge, which then formed the basis of subsequent

workshops and a community charrette, where residents, business owners and stakeholders came together to participate in a day-long planning session.

After the initial phases of work were complete, including interviews and analysis, the consultants worked with BART to organize and conduct a day-long community workshop and charrette in which over 40 people participated. Numerous flyers were sent to residents and stakeholders to publicize community meetings, keep people informed about the development of the plan, and describe the planning principles that emerged from the charrette.

In addition to the community events, members of BART would "check in" regularly with their respective communities or constituencies at each stage of the process to gain further input into the development of the plan. The final plan reflects the goals articulated by BART, stakeholders, community members, and the participants in the workshop and charrette.

'BACK TO BURNET'
Is it time for an extreme makeover?

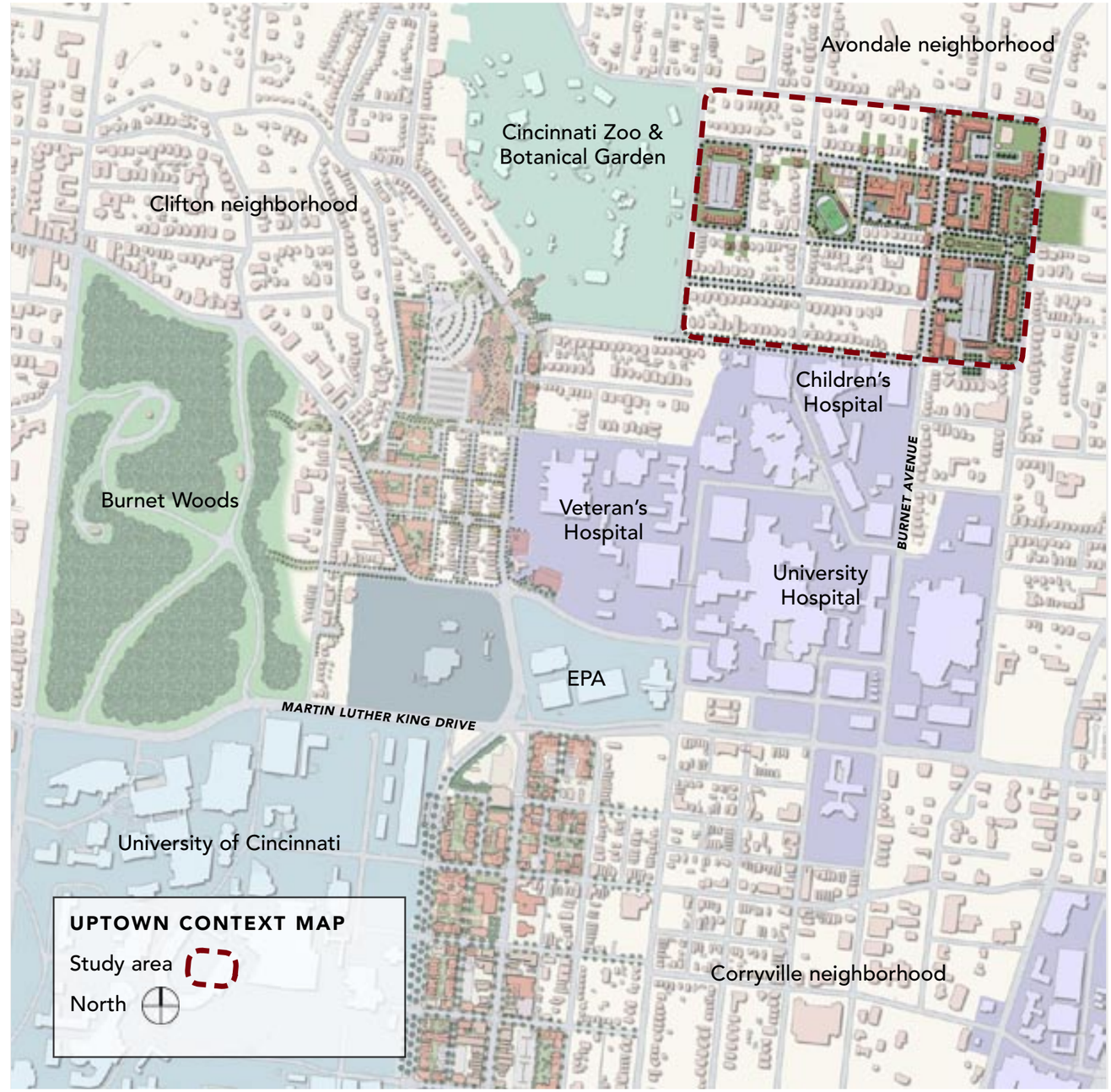
'BACK TO BURNET'
Join us for the follow-up meeting as we outline the vision and present the proposed revitalization strategy!

'BACK TO BURNET'
Is it time for an extreme makeover?

STUDY AREA

The revitalization plan for Burnet Avenue encompasses an eleven-square-block area within the neighborhood of Avondale, bounded by Erkenbrecher Avenue to the south; Harvey Avenue to the east; Drury Avenue to the west; and Forest Avenue to the north. The area is directly adjacent to several regional institutions, including Cincinnati Children's Hospital Medical Center and the Cincinnati Zoo & Botanical Garden. This unique location between neighborhood and regional resources affords great opportunities for and presents challenges to revitalization efforts.

Uptown Cincinnati is well known for regional and national institutions that have collectively had a significant impact on the area's economic growth. While major institutions have seen tremendous internal growth over the last several decades, many of the surrounding communities have seen paralleled disinvestment. As with each of the other neighborhoods that play a part in Uptown, Avondale has a unique and rich history as a predominantly African-American community. Revitalization of Burnet and the surrounding blocks offers the chance to build on both the regional economic opportunities that Uptown affords and to preserve the neighborhood character integral to the Avondale community.



EXISTING CHARACTER

Housing
Many homes along Forest Avenue are dramatic in scale and rich in architectural character.

Strip Development
Much of the northern portions of Burnet Avenue are characterized by "strip mall" development, with large surface parking lots at the street and one-story retail set further back. These buildings do not contribute to a "Main Street" character on Burnet Avenue.

Rockdale Elementary School
The new Rockdale School (shown here under construction) will become a neighborhood anchor for students, residents and the broader community.

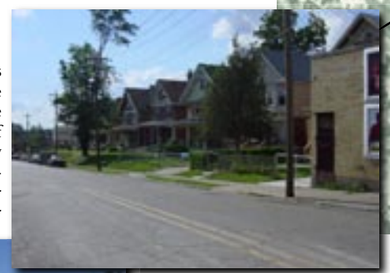
Contributing Buildings
Several of the remaining buildings, mostly clustered at the intersection of Rockdale and Burnet avenues, give Burnet a "historic" feel. Although their lower levels are boarded up, the upper levels still have active uses. If feasible, revitalization options should explore ways to renovate and restore these "Main Street" buildings that could contribute to the environment of Burnet Avenue.

Cincinnati Zoo & Botanical Gardens
The zoo and its botanical garden are a unique neighbor to the study area, and offer opportunities for creative partnerships with the community.

Drury Lot
A large surface parking lot within the study area that has long-term commitments to serving the area's institutional parking demands.

Erkenbrecher Avenue
While some are in need of repair, the existing homes south of Erkenbrecher are unique in design and layout, offering opportunities to renovate and enhance the residential fabric within the study area.

Residential Blocks
Many of homes within the area are original and require a significant amount of attention. Although many homes have been well-maintained, others are either vacant or in great disrepair

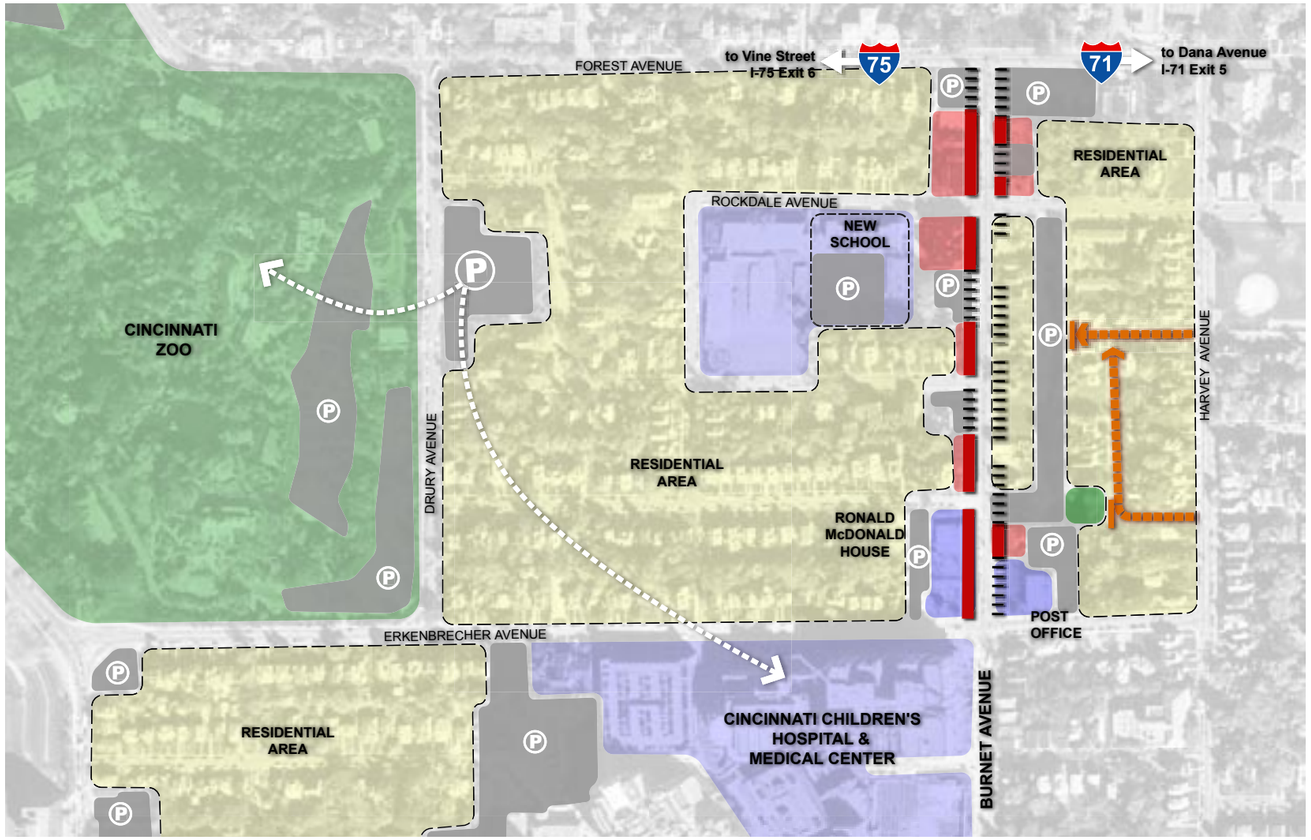


Cincinnati Children's Hospital Medical Center
Children's, one of many hospitals to the south of the study area, offers a unique change in built scale and character. Collectively, these institutions are a significant source of jobs for Uptown.

Burnet Avenue
Burnet Avenue has many vacant or abandoned buildings along the four blocks within the study area. Very few shops remain, and many of the ground floors have been boarded up since tenants vacated. Nearly half of the street is either vacant or abandoned, offering a great opportunity to rebuild much of the avenue.

CHALLENGES

- Safety—rebuild Burnet Avenue to reclaim community ownership.
- Reverse the disinvestment pattern along Burnet Avenue and throughout the surrounding neighborhood.
- Redevelop large and unattractive parking lots into a series of urban places. Put life back into Burnet Avenue and build a critical mass of retail, cultural, entertainment and similar active uses.
- Establish trust and rapport between the community and surrounding institutions—create a new and productive dialog to achieve mutual benefits.
- Eliminate vacant and abandoned buildings and develop a new image that involves African-American businesses in the development and the area's mass appeal.
- Overcome development feasibility challenges.



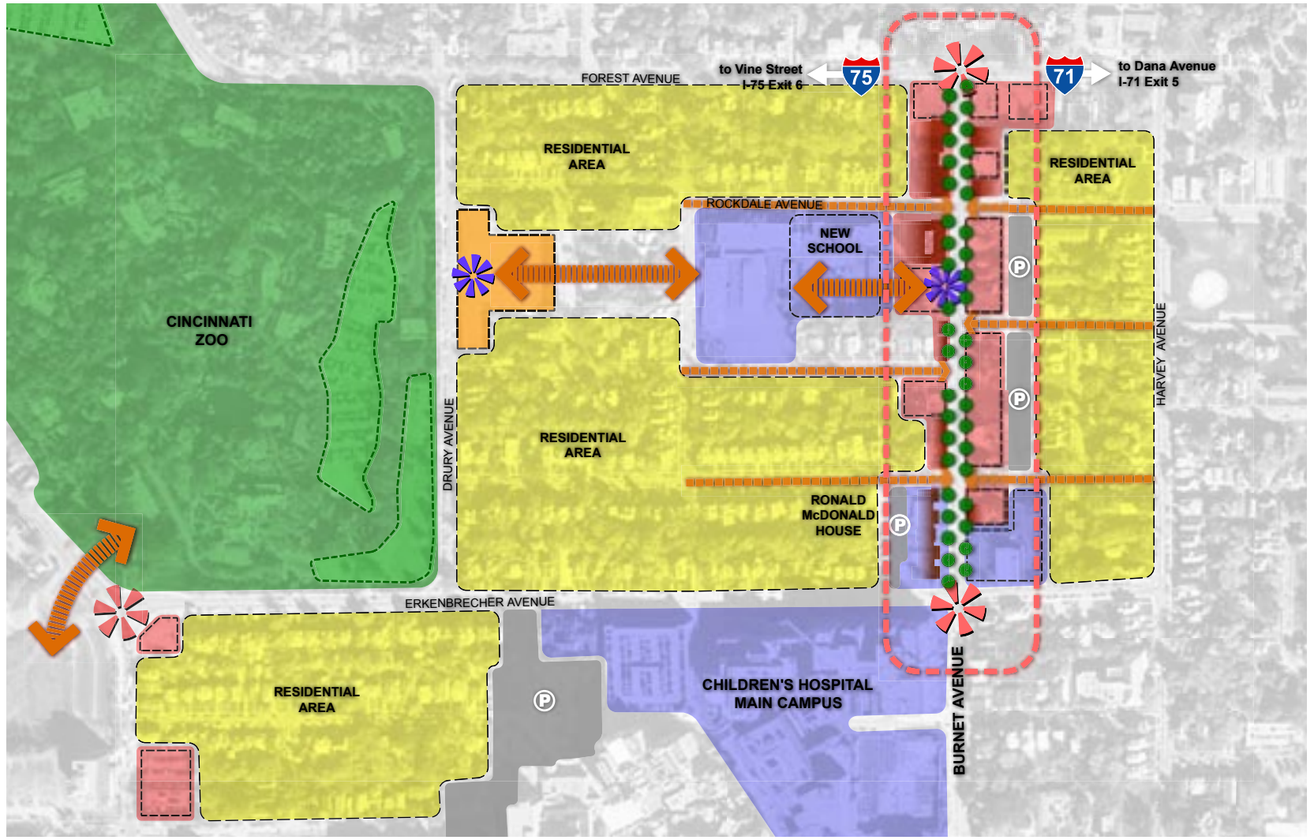
STAKEHOLDER GOALS

COMMUNITY & REGION

- Promote and attract investment on Burnet Avenue and in Avondale.
- Improve the perception of Burnet Avenue as a safe place to live, work and shop.
- Strengthen the public attributes of this neighborhood to further contribute to the vitality of Uptown.

RESIDENTS/HOMEOWNERS

- Reclaim Burnet Avenue as a culturally-rich neighborhood Main Street with many retailing choices.
- Provide new housing choices for residents.
- Create a safe and pedestrian-friendly environment.
- Target programs for home improvement and home ownership within the neighborhood.



OPPORTUNITIES

- Create a pedestrian-friendly public realm that is the heart of the community.
- Seek a diverse mix of uses:
  > Retail
  > Arts and culture
  > Public space
  > Office
  > Institutional (including offices and research)
  > Housing
  > Parking
- Foster a new partnership between the institutions and the neighborhood to unlock future development potential.
- Reconnect the surrounding residential blocks to Burnet Avenue—enhance the quality and character of their streets by infilling them with new housing.
- Establish a phased strategy—large enough to make a difference, achievable over time.
- Create a series of "signature spaces" that celebrate the identity of this neighborhood—architectural gateways, new street signs, public squares and urban places.
- Connect the Rockdale School to the surrounding neighborhood.

LOCAL BUSINESSES

- Strengthen business opportunities for local and minority entrepreneurs.
- Create a healthy business district along Burnet Avenue.
- Enhance the image of Burnet Avenue to capture more local and regional patrons.
- Seek a new identity that is unique, enabling Burnet Avenue to become known for special retailing experiences unlike those on many of its nearby competitors.

INSTITUTIONS

- Build a strong relationship with adjacent communities.
- Seek opportunities to collaborate on new development projects that convey the goals of the community and institutions.
- Contribute to the creation of a healthy neighborhood, where employees will choose to live, work and shop.

On September 11, 2004, over 40 participants attended a workshop and charrette for revitalization of Burnet Avenue and surrounding residential blocks. In the morning, a series of workshops prepared participants for the afternoon design exercise. The topics for the workshops included:

Understanding the neighborhood context
What are the emerging issues from the Uptown Study and how do they pertain to Burnet Avenue? What is the Consortium's role in Uptown?

Safety and Fostering Community
What safety issues affect Burnet Avenue? What actions are being taken to improve safety and promote a better place for people to live and work along Burnet Avenue?

Development and Economic Inclusion
A discussion of key elements that are driving today's development projects.

- *Housing*
- *Office*
- *Mixed use*
- *African-American business participation*

Urban Issues and Opportunities
Burnet Avenue and study area urban issues and opportunities

- *Public realm*
- *Land uses*
- *Housing infill and new development*
- *Retail and office*
- *Connections (pedestrian and open spaces)*

Participants included residents, business owners, area stakeholders and city and neighborhood representatives. In the afternoon the participants worked in small breakout groups facilitated by members of BART and the consultant team to discuss a series of questions focusing on the neighborhood's assets, problems and opportunities for revitalization. Representatives of the small groups presented each group's work to the other participants at the end of the day. The principles and revitalization plan that follow this section represent the collective thinking that came out of the workshop, charrette and numerous BART meetings.

workshop sessions

A morning full of workshop sessions prepared the participants for the afternoon design exercise.

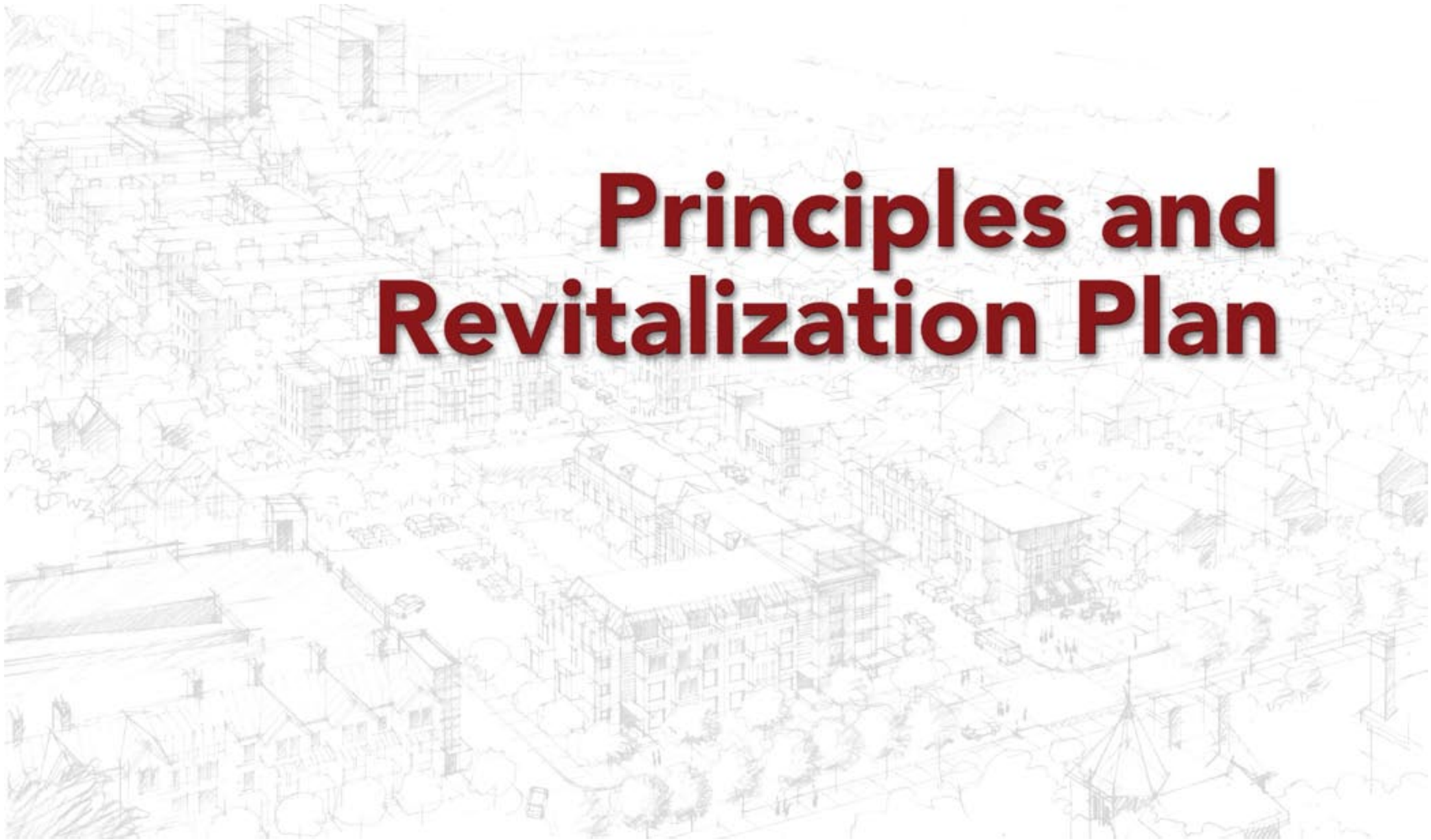
breakout group discussions

Four groups discussed their vision for the future of Burnet Avenue and surrounding residential blocks. They recorded notes and drew their visions.

reporting-back session

Following the discussions, each group elected a member to report their ideas back to the entire group.

Principles and Revitalization Plan



PRINCIPLES

1) **Develop a bold plan that is "big" enough to make a real difference for the people who live and work in the community.**
   - Redevelop as much of Burnet Avenue as is feasible.
   - Create buildings with enough height (3 to 5 or more floors) to attract investment, support ground-floor, neighborhood-oriented retail, and ensure the avenue is attractive.

2) **Pay attention to safety—develop an action plan to take back Burnet for the neighborhood.**

3) **Create a unique identity for Burnet that celebrates the community and its culture.**
   - Create gateway developments where Burnet crosses Forest and Erkenbrecher.
   - Preserve and redevelop special buildings that convey a sense of the Avenue's rich history (e.g., the RED Building at the corner of Burnet and Rockdale).
   - Line the street with retail, galleries, community-based organizations like the Pride Center, and other uses that serve the neighborhood and draw people to use and enjoy the avenue

4) **Seek new development opportunities that celebrate Avondale's and Burnet Avenue's "Afrocentric" character.**
   - Include projects that support active ground-floor ethnic and cultural uses.
   - Create and promote opportunities for economic inclusion.

5) **Create places for people of all ages—including a proud new civic space on Burnet.**

6) **Seek uses that include neighborhood-oriented retail (possibly a quality restaurant, café, or bakery).**

7) **Introduce housing, office, and other uses to support development that includes retail and similar active, pedestrian-friendly, uses at street level.**

8) **Work with adjacent institutions to create opportunities for small businesses that can support the institutions' needs (cleaners, uniforms, workforce training, catering, others?).**

9) **Extend the benefits of revitalization to the entire neighborhood:**
   - Seek development that maximizes job opportunities for local residents while expanding local business ownership.
   - Create a strategy for infill housing.
   - Establish programs to support expanded home ownership.
   - Expand access to home-improvement loans.
   - Prepare design guidelines for Burnet Avenue and the rest of the neighborhood.

10) **Capitalize on the new school and the programs it offers—embrace the community-based approach to the school and give the school a unique identity on Burnet Avenue.**

11) **Promote positive advertising for Burnet Avenue and Avondale—overcome the myths, misconceptions, and advance our new vision.**

12) **Act now—let's make something happen to celebrate change!!**

REVITALIZATION PLAN

1 The future park adjacent to the new Rockdale School should serve the students' needs as well as the community. Introduce a street between the school and park to accommodate parking and preserve space for additional recreational uses.

2 Proposed Rockdale School.

3 Redevelop the gas station site. Seek community-related uses such as classrooms and community rooms that expand programs with the hospitals and zoo.

4 Fill in vacant lots with housing along existing residential streets, enhancing the streets visually and attracting new home owners.

5 New development should include housing on the upper levels and a public plaza at the street corner.

6 Redevelopment of the existing retail site should create a prominent "gateway" at the corner of Burnet and Forest and be the home for the Pride Center. Buildings should be 3–4 stories with retail uses on the ground floor. Parking should be located behind the buildings.

7 Preserve the church at the corner of Harvey and Forest.

8 New apartments and townhouses on the north side of Rockdale will provide choices for residents with mixed incomes and diverse housing preferences.

9 Rebuild a broad range of housing—including single-family houses, townhouses and apartments—between Jay and Harvey.

10 Upgrade the edges of the neighborhood park on Harvey.

11 New buildings on Burnet should face the street to recreate its "historic Main Street" character.

12 Create a new linear park to link Harvey and Burnet.

13 "Wrap" structured parking with housing.

14 Rear and on-street lots support ground-level retail uses.

15 Create new housing that has a range of unit types.

16 New structured parking can support development along Burnet Avenue.

17 A new parking structure lined with housing will provide much-needed parking for new development along Burnet Avenue, while building a new residential face along Erkenbrecher and Harvey.

18 Transform the existing median strip into a well-landscaped "mini-park."

19 Work with the postal service to unlock the long-term redevelopment of the post office site. Seek near-term development options that include a new building on the existing surface parking lot. This building would provide a new face along Burnet while preserving the post office building. The two buildings would be linked by a new lobby, providing a modern public facade.

20 Rebuild Burnet Avenue. Work with the city to identify funds or programs to reconstruct Burnet Avenue (new sidewalks, crosswalks, street furniture, lighting and on-street parking).

21 Collaborate with the nearby institutions, such as the Health Alliance and Children's Hospital, to promote Burnet and Avondale as places to live, work, shop and play for these institutions' employees.

22 Target home-ownership programs to gain new homeowners within the area.

23 Enhance the character of Erkenbrecher—between Harvey and Drury—to provide a better transition between the existing homes and nearby institutions.

24 Work with the city and school department to re-stripe crosswalks that link the surrounding neighborhood to Rockdale School.

25 Work with the zoo and school department to promote existing programs at the new Rockdale Park. The new park can include outdoor classrooms that explore natural habitats and botanical gardens.

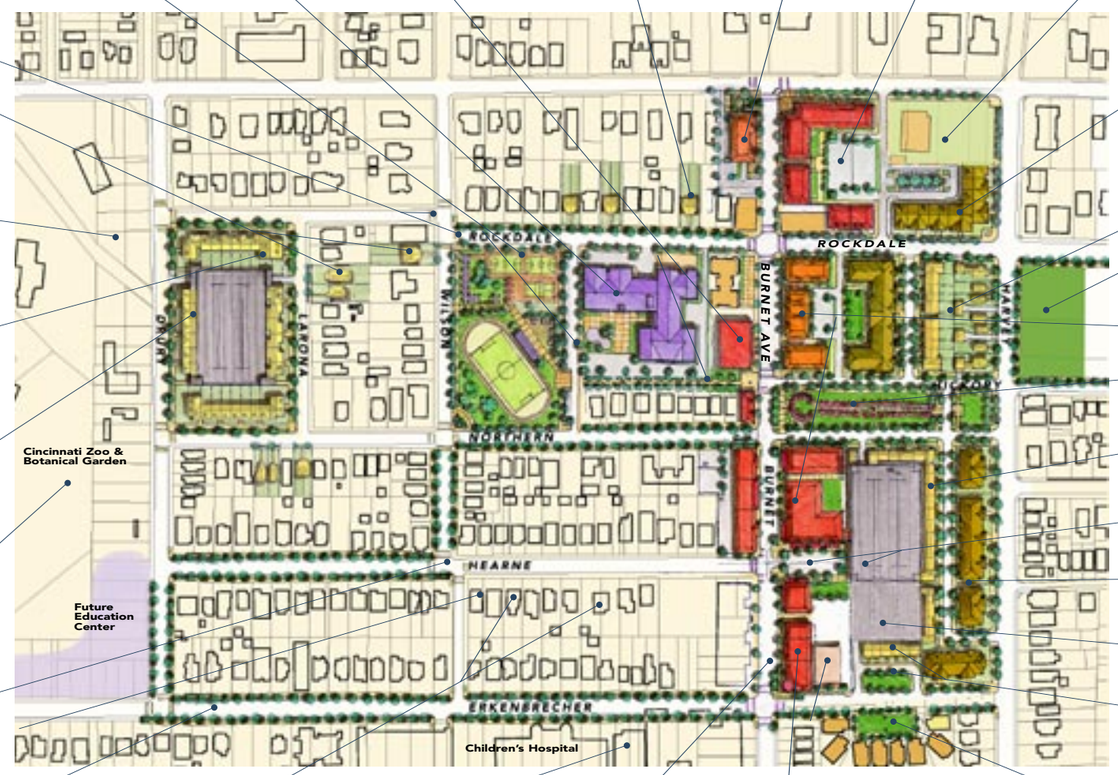
26 Provide a new parking structure that accommodates the existing parking needs of the institutions while "wrapping" the edges with housing.

27 Rebuild the neighborhood block with a mix of housing that will accommodate a range of incomes and housing choices.

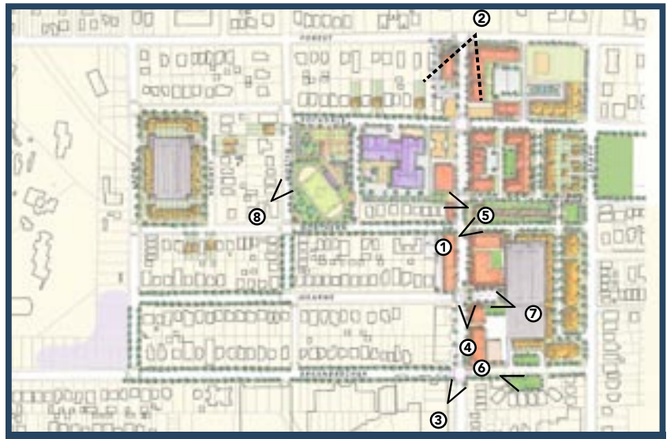
28 Seek ways to maintain a pedestrian connection to the zoo for nearby community members who are part of the zoo's education and research programs.

29 Fill in vacant lots with new homes. Seek assistance through homeownership programs.

30 Work with the city to re-stripe crosswalks—promoting a pedestrian-safe and -friendly environment.



LEGEND
- Existing conditions
- Mixed-use buildings (retail and office)
- Mixed-use buildings (retail and housing)
- Housing (multi-family)
- Housing (single-family, rowhouse, duplex)
- Civic uses
- Reused/restored buildings
- Parks



KEY PLAN

NEW LINEAR PARK—VIEW FROM BURNET AVE. LOOKING EAST

VIEW FROM FOREST LOOKING SOUTH

LOOKING EAST AT BURNET AND ERKENBRECHER

LOOKING NORTH ON BURNET AVE. AT HEARNE

VIEW OF "BURNET SQUARE"

NEW POCKET PARK ON ERKENBRECHER

LOOKING WEST ALONG THE EXTENSION OF HEARNE

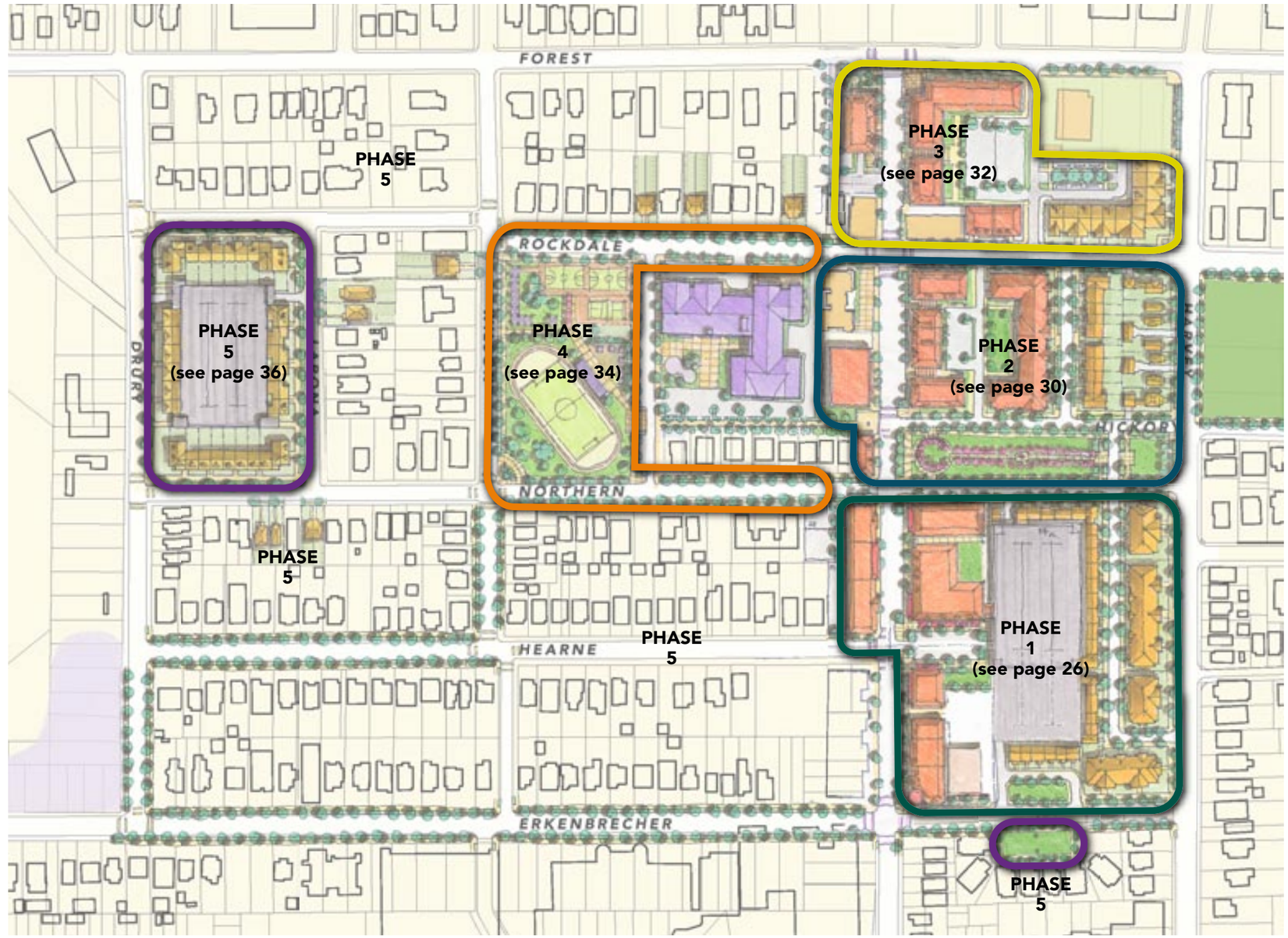
NEW ROCKDALE PARK

Redevelopment Strategies

REDEVELOPMENT STRATEGIES

OVERVIEW

The revitalization plan for Burnet Avenue and its surrounding blocks is organized into a series of five phases or projects. The phases are numbered sequentially, but would not have to be undertaken in that order; multiple phases could be underway at the same time. This section outlines the opportunities and challenges that each type of land use presents, and sets out development strategies that respond to those conditions. Recommendations follow for improving safety and updating both zoning and regulatory requirements. Finally, there is a discussion of key roles that BART could play during the redevelopment process.



Phases/Projects Diagram

retail

- Opportunities
  - Introduce uses that draw all a diverse group of people back to Burnet.
  - Tap into the institutions' "economic energy."
  - Provide opportunities for small businesses.
  - Complement other Avondale commercial districts.
- Challenges
  - Achievable rents are far too low to cover the cost of new construction.
  - There is not a large enough nearby residential market to support very much retail space.
  - Institutions can also support retail...but demand may not complement residential demand.

STRATEGIES & ACTIONS

- Develop larger projects that include retail but don't depend on it for economic feasibility.
- Identify "retail" uses that help build community but that don't need a large, captive residential market to succeed. Consider restaurants, arts, entertainment, and community uses.
- Seek retailers who can provide inviting, attractive and pedestrian-friendly establishments to enliven the street while contributing to a safe environment.
  - In concert with the existing businesses on Burnet Avenue, engage a retailing consultant to develop a near- and long-term tenanting strategy that provides the cultural and Afrocentric retailing choices the community desires.

housing

- Opportunities
  - Promote homeownership across Avondale.
  - Encourage home improvement across Avondale.
  - Provide a wider range of housing that reflects the aspirations of a community of different household types, ages, incomes, interests, etc.
- Challenges
  - Maintaining large, older houses is costly.
  - The range of housing options in the neighborhood is limited.
  - Significant financing and other barriers undermine efforts to increase home ownership.
  - Attraction of investment capital is low.

STRATEGIES & ACTIONS

- Initiate programs to remove barriers to homeownership and improvement.
- Create new types of housing to encourage current residents to remain in, and new residents to come to, Avondale.
- Encourage high-quality, well-designed housing.
- Establish a low-income tax credit and/or a new markets tax credit fund(s).
- Work with Metropolitan Housing to redevelop its existing site between Hickory and Rockdale. Include mixed-income and replacement housing.
- Perform a feasibility study for reusing the "Red Brick Building" on the SW corner of Rockdale and Burnet. If restoration is deemed feasible, work closely with the owners and tenants to develop a plan of action.

infill housing

- Opportunities
  - Restore the urban fabric of existing residential streets.
  - Introduce new housing products that will help attract a diverse new population.
  - Increase home ownership within the neighborhood.
- Challenges
  - Many sites are in need of repair and create a negative image of the neighborhood.
  - A targeted approach will be needed for filling in the larger number of sites.
  - Existing lot sizes conflict with the new zoning that reduces frontage requirements in an effort to encourage redevelopment.

STRATEGIES & ACTIONS

- Work with the city and local institutions to identify infill housing programs that can be targeted to the neighborhood.
- Acquire properties to "package" sites for redevelopment.
- Review lot sizes and zoning implications with the city.

office

- Opportunities
  - Search for synergies with institutions' facilities needs.
  - Create places of businesses to grow and remain in Avondale.
- Challenges
  - Office space economics would not cover the costs of new construction.
  - There is insufficient neighborhood-based business demand to support a new office building.

STRATEGIES & ACTIONS

- Include as part of larger mixed-use developments—Housing, Parking and Retail
- Mix institutional and neighborhood-based tenants

public spaces

- Opportunities
  - Create real civic spaces as part of Burnet Avenue.
  - Foster a neighborhood of safe and welcoming streets.
  - Celebrate the neighborhood's rich history by preserving its magnificent houses and the character of its traditional streets.
- Challenges
  - Money—who can afford to build a new square...or even improve a park?
  - Safety and security—who owns parts of Burnet Avenue?
  - Ongoing pressures to demolish the community's signature housing stock are serious.

STRATEGIES & ACTIONS

- Integrate public spaces and possibly new parks into new development—to enhance the community and weave this new development into the life of the neighborhood
- Use new development to recapture Burnet Avenue and promote security along other streets

safety

- Opportunities
  - Reverse the perception of Burnet as an unsafe place to live and work.
  - Create a safe environment for new businesses and home owners.
  - Reduce crime and the drug trafficking within the neighborhood, making it a safe place for kids to live and go to school.
- Challenges
  - Identify problem areas and determine a strategic approach that will produce results.
  - Neighborhood education and awareness are needed for residents and businesses.
  - There is a danger during the redevelopment stage that problems will get worse as buildings are removed and vacant sites are land-banked for development.

STRATEGIES & ACTIONS

- Continue to work with the LISC program to promote safety awareness.
- Participant in the Uptown Safety Summit led by the Uptown Consortium.
- Create an action plan that is endorsed by local and city officials, potentially including:
  - a neighborhood watch program
  - school education programs
  - targeted workforce development to get people off the street and into jobs
  - safety workshops for local businesses
- Ensure that safety discussions and strategies are incorporated into the five phases of this revitalization plan.
- Work with the media to promote positive "advertising" for Burnet.

zoning & regulatory

- Opportunities
  - Unlock the ability to make the planning vision a reality.
  - Enable the revitalization process to begin.
  - Expand upon the broad development guidelines included in this plan.
  - Ensure quality and design standards.
- Challenges
  - Properties must be assembled and zoning boundaries extended to areas within the planning study area.
  - Deed restrictions and title problems could delay redevelopment efforts.
  - Recommended building heights—up to 5 stories and 65 feet—are higher than existing zoning allows.
  - No shared-parking strategy exists.
  - Existing frontage requirement for single-family lots limits redevelopment potential.

STRATEGIES & ACTIONS

- The City should designate target areas as Urban Renewal Areas.
- Secure investment capital for land banking: and project investments
- Present this revitalization plan to the city to update/ modify the existing zoning so that development can occur. This could require a zoning change or new overlay district
- Review existing development submission requirements to ensure that these regulations have the appropriate level of design review and coordination

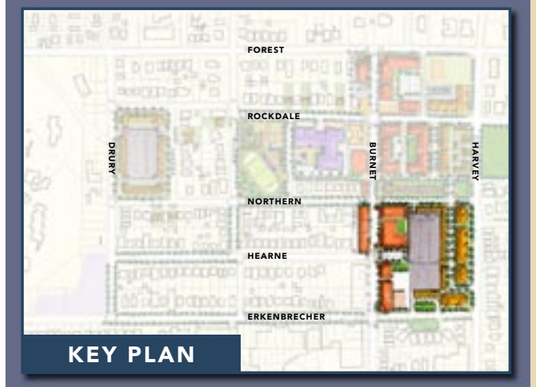
redevelopment process

- Opportunities
  - "Make no little plans." If the vision is timid it cannot succeed—or do justice to Burnet Avenue and Avondale. If it is big, compelling, and relevant to the lives and aspirations of surrounding neighborhoods and stakeholders, it will be judged worth achieving and draw significant support—institutional, private, and political—and funding.
  - Phased development, at a scale sufficient to absorb high land and other development costs, will be critical to moving forward. Each phase must have sufficient critical mass and sense of place to be successful as the area is redeveloped over time.
  - A well-structured partnership that recognizes the unique missions of its constituent institutional, community, and public members, and one that can provide long-term leadership will be essential. This partnership will require financial resources that reflect the long-term costs—and value—of revitalizing Burnet Avenue.
- Challenges
  - Fragmented ownership suggests that site assembly and redevelopment at a community-building scale will be difficult.
  - The relatively high costs of land will require creative approaches to financing initial redevelopment and densities that can absorb land costs.
  - The site's proximity to the institutions will require a carefully managed outreach program at every stage of planning and development.

STRATEGIES & ACTIONS

- Identify key sites that should be acquired and assembled for development.
- Create a business improvement district (B.I.D.), possibly in conjunction with other Uptown commercial districts.
- Market the revitalization plan to potential developers.
- Market the plan to potential street-level tenants.
- Undertake a marketing study for new housing.

Phasing & Projects



KEY PLAN

PURPOSE

Phase/Project I includes the blocks bounded by Hickory to the north; Erkenbrecher to the south; Burnet to the west; and Harvey to the east. The project should include a mix of uses that bring more people to Burnet Avenue: office and retail during the day and new housing that will bring people during the evening and on weekends. Development along Burnet Avenue should be grand in scale with limited setbacks to establish a prominent street frontage and contribute to the avenue's Main Street character. The post office lot is integral to the development of the southern portion of the site. Designs for this area should accommodate the needs of the post office and find ways either to relocate it within a new building that replaces it or to add a building in front of the existing structure. Either option will have to provide replacement parking for the facility existing lot on Burnet and accommodate "back of house" operations.

potential development program

Building Program	**350,000–400,000 sq. ft.**
• Retail	50,000–60,000 sq. ft.
• Office	200,000–220,000 sq. ft.
• Housing	95 units (@1,200 sq ft per unit)
Open Space/ Park	**1.5 acres**
• Linear Park	1.25 acres
• Pocket Park	.25 acres
Parking required	**1,200-1,500 spaces**
Streets	**3,050 feet**
• Rebuilt Burnet	1,000 feet
• Extension of Northern	600 feet
• Rebuilt Hickory	600 feet
• New residential street	650 feet
• Parking access road	200 feet

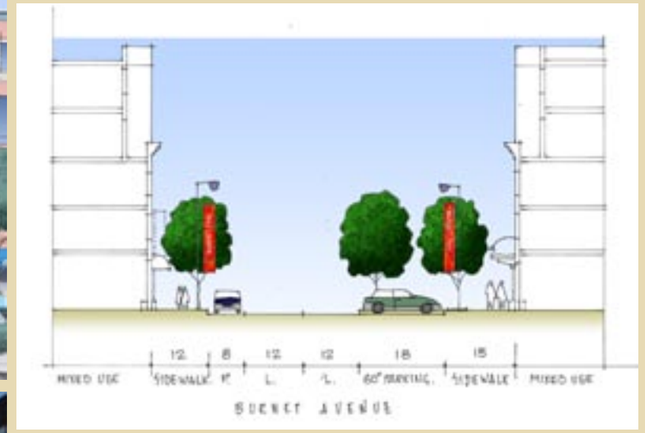
LEGEND
- Existing conditions
- Mixed-use buildings (retail and office)
- Mixed-use buildings (retail and housing)
- Housing (multi-family)
- Housing (single-family, rowhouse, duplex)
- Civic uses
- Reused/restored buildings
- Parks

elements

1. New development in front of the post office building.
2. Existing post office and parking lot.
3. New pocket park with townhouses that 'wrap' the parking garage.
4. Mix of housing units, including townhouses and multi-unit buildings.
5. Parking garage that supports new retail and office space on Burnet.
6. Townhouses that face the new linear park.
7. New linear park that links Burnet to Harvey.
8. New mixed-use development (ground-floor retail with office space above).
9. New mixed development with office or retail above.
10. New entry road to the parking garage that is lined with retail and active ground-floor uses.

View 1—New development (4 to 5 stories tall) on each side of the street re-establishes the Main Street character of Burnet Avenue.

Burnet Avenue—Many abandoned buildings and vacant lots abut the street.



New street section for Burnet Avenue (see design guidelines below).

HOW IT WOULD LOOK

New mixed-use development on Burnet Avenue should provide continuous frontage along the street, creating a coherent pedestrian environment.

Buildings should have active ground-floor uses that celebrate the culture of the community.

The street level should have well-designed, high-quality sidewalks that can accommodate a range of activities and include sitting areas, bus shelters, walkways, etc. The streetscape design should include a series of themed banners, light posts, and signage that celebrates the culture and history of Burnet Avenue.

design guidelines

LAND USE

Buildings along Burnet Avenue should include a mix of uses, with the majority of the ground floor dedicated to retail and other active and pedestrian-friendly uses. On-street parking should be provided on both sides of the street (parallel and angled). Large parking areas and structured parking should be provided behind buildings. Buildings along the linear park and Harvey should be residential and have a mix of unit types, including townhouses and multi-unit buildings.

BUILDING HEIGHT AND MASSING

This initial phase will set the character for further development along Burnet Avenue. Building height should be limited to 4-5 stories to define the street edges and step down in scale to meet the adjacent residential community to the east and west. Ground-floor facades should be as transparent as possible to display activity, and building massing should address corners and public spaces. Building articulation such as awnings, trellises, and arcades are encouraged to break up building scale and create visual interest. The entry road to the garage should be lined with active ground-floor uses.

STREETS

Burnet Avenue should be rebuilt to accommodate the development along the street and provide for a much enhanced streetscape and public environment that will support ground-level retail. The street should have a Main Street character, with adequate space for sitting areas, outdoor dining, and landscaping. Existing utilities should be buried. Sidewalks should have pedestrian-scale ornamental lighting, with provision for banners and public displays of art.

SETBACKS

A 12-foot setback on the west side of the street and a 15-foot setback on the east side should be maintained.

PARKING

To support ground-level retail, introduce angled parking for the entire east side of Burnet Avenue and maintain the existing on-street parking on the west side of the street.

LANDSCAPING

Street trees should generally be planted in 5' wide planting grates within the sidewalk to create a buffer between pedestrians and cars. To create a continuous green canopy for shade and street definition, trees should be planted no more than 20' apart. All edges of the parking lot should be landscaped to limit neighborhood impact and meet the requirements of the Cincinnati Park Board. Planting strips with shade trees between parking rows are encouraged.

HOW IT WOULD LIKE

The park should have a unique identity and include a signature "design feature" along Burnet Avenue that reflects the pride and culture of the community, similar to the fountain in Ludlow.

Adjacent townhouses should frame the park edges.

The new linear park should be well-landscaped and include activities to attract people of all ages.

View 2—The park should be filled with spaces that accommodate a range of uses.

Vacant lots and buildings where the new linear park will be located.

New street section of the linear park (see design guidelines below).

design guidelines

LAND USE

Northern is extended to Harvey to establish the southern edge of the linear park, and Hickory is rebuilt as the northern edge of the linear park. Development that abuts the park should include a mix of retail and housing on the western end and residential uses for the remainder of the block.

BUILDING HEIGHT AND MASSING

Building height should be limited to 3-4 stories to define the edges of park. Ground-floor building facades should be as transparent as possible for retail uses to display activity. Building articulation such as awnings, trellises, arcades is encouraged to break up building scale and create visual interest. Front-yard stoops are encouraged to provide vertical separation between the street and living areas.

STREETS

Northern is one-way with on-street parking. Hickory is one-way with on-street parking.

SETBACKS

A 15′ setback from the roadway allows for landscaping and small front yards. For the blocks that abut Burnet Avenue the 15′ expanded sidewalks will provide space for the active ground-floor uses. Further east along Northern and Hearne, the sidewalks should be 6-7 feet wide, as shown in the street section above.

PARKING

On-street parking should be provided on Northern and Hickory. Pedestrian pathways and crosswalks should be clearly marked and well-lit.

LANDSCAPING

Street trees should generally be planted in 5′ wide planting strips between sidewalks and roadways to create a buffer between pedestrians and cars. To create a continuous green canopy for shade and street definition, trees should not be planted more than 20′ apart. All edges of the linear park should be landscaped. There should be several "sub-areas" within the linear park that could include play equipment for kids, sitting areas, AN information kiosk, etc.

The corner of Erkenbrecher and Burnet, with the post office in the background.

View 3—The new development should have an expressive architectural element at the corner to signify the southern end or "gateway" into Burnet Avenue.

View 4—The new Entry road with abutting development leading to the parking garage off of Burnet.

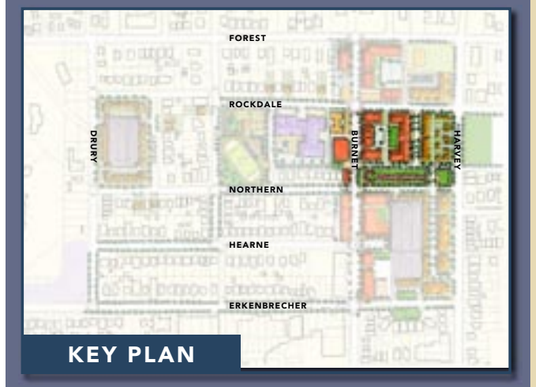
The municipal parking area behind Burnet and a view from where the new street will be located.

HOW IT WOULD LOOK

The massing of buildings should be expressive and have "gateway-like" features, especially for the northern and southern ends of Burnet Avenue.

Buildings should accommodate a mix of uses, with active ground-floor retail and housing or office space above.

The parking structure should be located in the middle of the block. Where limited frontage needs to occur, the structure should be design to complement the adjacent buildings.

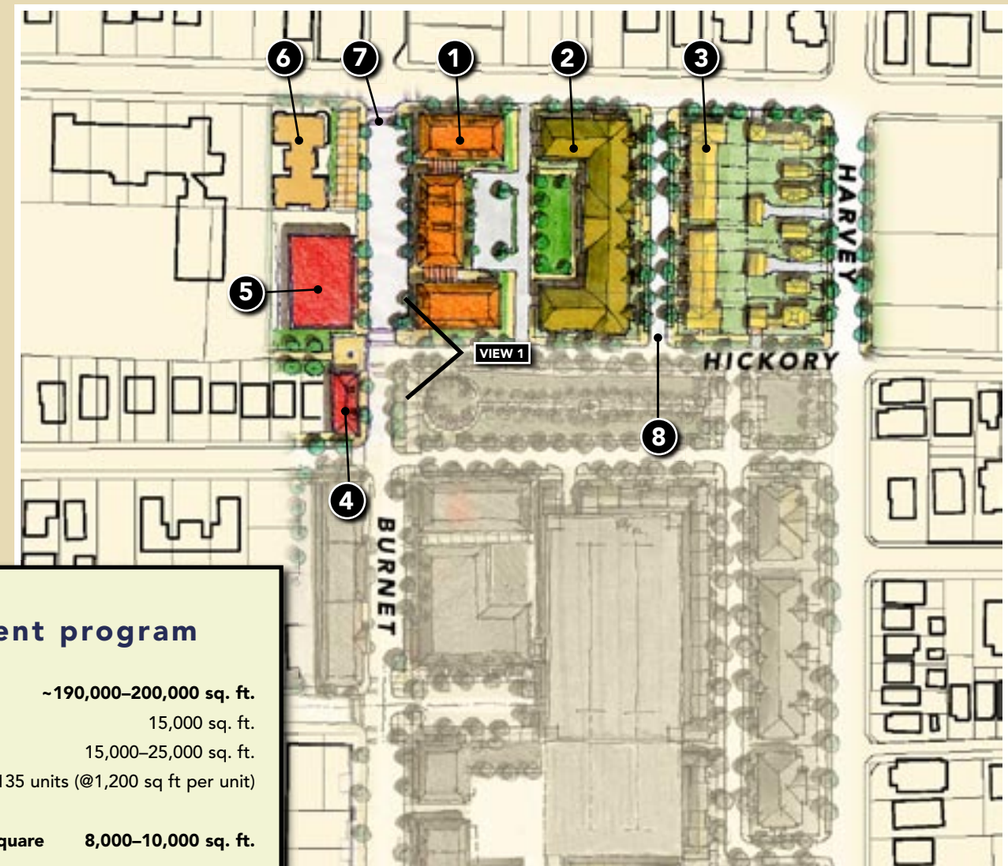


KEY PLAN

PURPOSE

The second phase/project introduces more housing and mixed-use development. Buildings facing Burnet should help define a street wall and urban environment. Metropolitan Housing owns a large parcel of land in the middle of this phase; development on this site will need to be coordinated with Metropolitan Housing to accommodate its goals, site constraints, and development timeline. With these challenges comes the opportunity to rebuild and modernize Metropolitan's housing stock and introduce a mixed-income model of housing.

The gas station site is identified for a civic use (community building and outdoor spaces—see View 1). Given the size of the site, this project will need to be coordinated with the School Department (potentially a shared-parking partner) and the affordable housing to the north. Many community members expressed a desire to renovate the "Red Brick Building" on the corner of Rockdale and Burnet, given its expressive architectural character and "historic" detailing. The feasibility of reusing this building should be explored. Coordinating its reuse with the new civic building to the south would unlock the redevelopment potential of both buildings.



potential development program

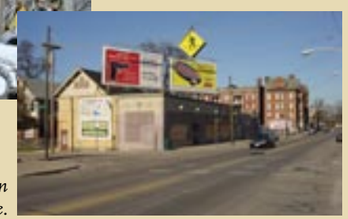
Building Program	**~190,000–200,000 sq. ft.**
• Retail	15,000 sq. ft.
• Civic/Community	15,000–25,000 sq. ft.
• Housing	135 units (@1,200 sq ft per unit)
Open Space/Civic Square	**8,000–10,000 sq. ft.**
Parking required	**~350-400 spaces** (Potential to share school parking and on linear park)
Streets	**~700 feet**
• Rebuilt Burnet	350 feet
• New residential street	350 feet

LEGEND
- Existing conditions
- Mixed-use buildings (retail and office)
- Mixed-use buildings (retail and housing)
- Housing (multi-family)
- Housing (single-family, rowhouse, duplex)
- Civic uses
- Reused/restored buildings
- Parks

elements

1. New development along Burnet Avenue that includes ground-level retail and upper level housing.
2. A mix of housing units, including townhouses and multi-unit buildings.
3. A mix of housing units that includes single-family houses, duplexes and townhouses.
4. A small but prominent building that frames the western edge of the park, potentially including reuse and rehabilitation of the existing one-story retail building.
5. A civic building that potentially contains uses like the Community Pride Center, classrooms, and other programs that could be related to the Rockdale School and nearby institutions.
6. Restored and renovated "Red Brick Building" at the corner of Rockdale and Burnet.
7. Burnet Avenue is rebuilt to match the character and profile of the reconstruction in Phase 1. New linear park links Burnet to Harvey.
8. New residential street.

View 1—A new civic space that's the heart of the community and centrally located on Burnet Avenue.



A new square is proposed on a vacated gas station site.

New residential street that will connect Hickory to Rockdale and provide new frontage for the residential uses in this phase.

design guidelines

LAND USE

Buildings along Burnet Avenue should include a mix of uses, with the majority of the ground floor dedicated to retail with housing above. Parallel and angle parking should be provided on both sides of the street. Large parking areas and structured parking should be placed behind or under buildings. Buildings along the linear park and Harvey should be residential and have a mix of unit types, including townhouses and single-family houses.

BUILDING HEIGHT AND MASSING

Building height should be limited to 3–4 stories to define the edges of Burnet Avenue and step down in scale (to 3 stories) to match the character of adjacent residential community. Ground-floor building facades should be as transparent as possible to display activity, and building massing should address corners and public spaces. Building articulation such as awnings, trellises, arcades is encouraged to break up building scale and create visual interest.

STREETS

Burnet Avenue should be rebuilt to accommodate new development and provide for a much enhanced streetscape and public environment that will support new ground-level retail. The street should have a Main Street character, with adequate space for sitting areas, outdoor dining, and landscaping. Existing utilities should be buried. The sidewalks should have pedestrian-scale ornamental lighting, with provision for banners and public display of art.

The new residential street should have two lanes of travel with small setbacks from the street. Sidewalks should be 15′ wide.

SETBACKS

Residential Street: A 10-foot setback from the sidewalk should be maintained from front yards.

PARKING

Burnet Avenue—To support ground-level retail, introduce angled parking for the entire east side of Burnet Avenue and maintain existing on-street parking on the west side.

New residential street—On-street parallel parking should be provided on both sides of the street.

LANDSCAPING

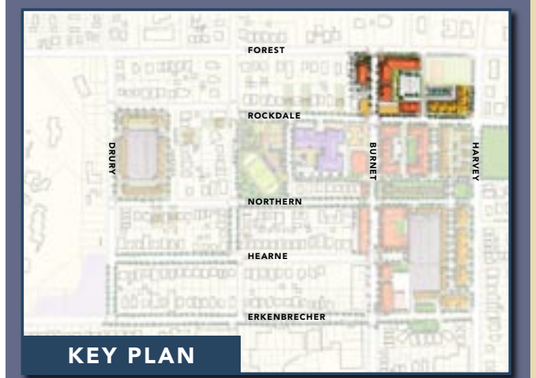
New residential street—Street trees should generally be planted in a 5′ wide planting strip (residential street) or a 5′ wide grate (Burnet Avenue) between the sidewalk and curb to create a buffer between pedestrians and cars. To create a continuous green canopy for shade and street definition, trees should be planted no more than 20′ apart.

HOW IT WOULD LOOK

Mixed-use development that includes housing above retail will provide new housing choices for the neighborhood.

New townhouses should face the street and be part of the larger neighborhood network of blocks and streets.

New development along Harvey should reduce in scale to include duplexes and single-family housing.

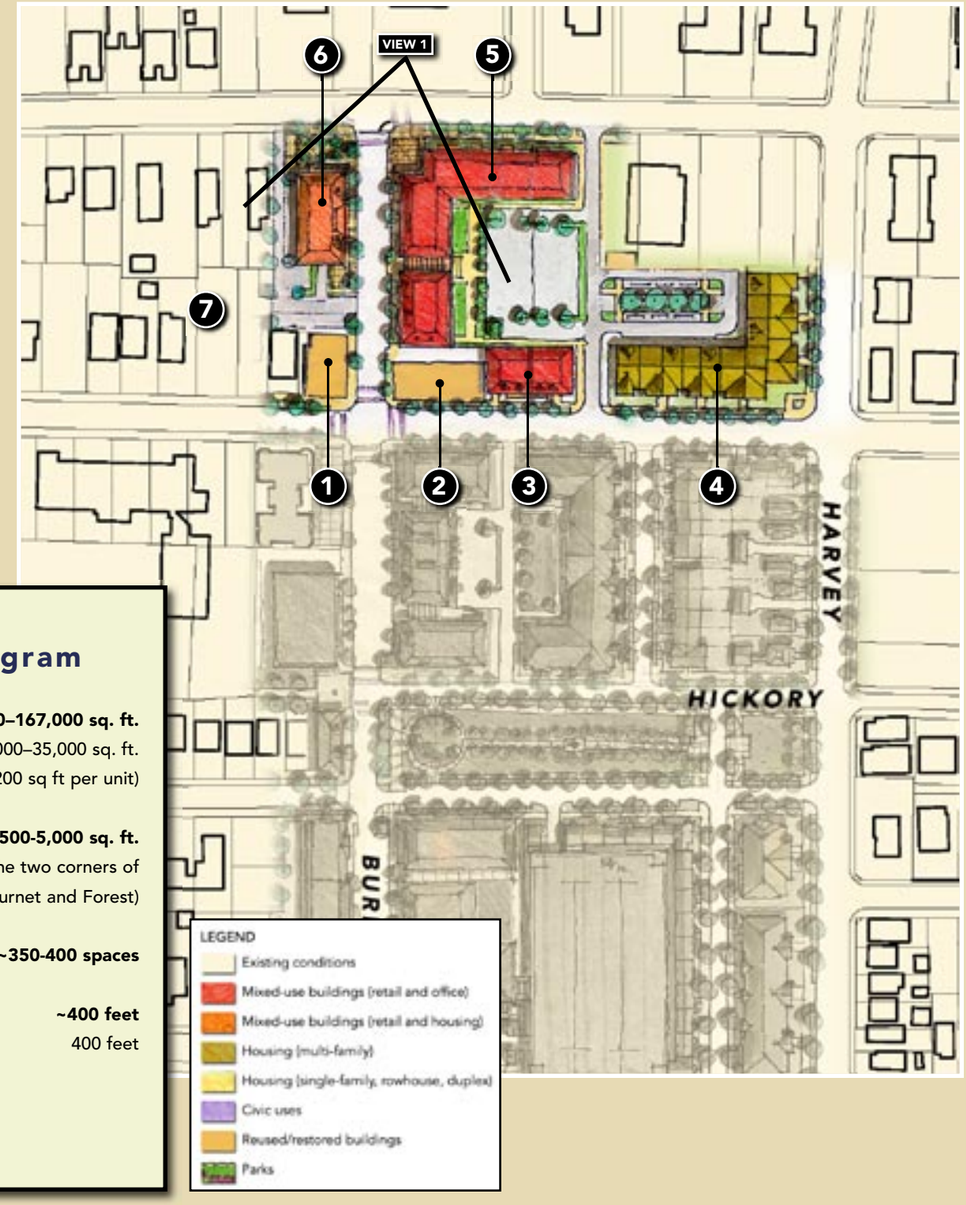


KEY PLAN

PURPOSE

The third phase/project completes the revitalization of the northern section of Burnet Avenue. This area extends north from Rockdale to Forest. The existing single-story retail establishments are surrounded by large surface parking lots. New development should be placed close to the street and require parking at the rear of buildings. During the course of this study the Pride Center moved next door to the Super Suds Coin Laundry within the strip-retail development. Redevelopment should seek an increase in density both to unlock the redevelopment potential of this site and to enable new buildings to have multiple floors.

Two existing buildings on the northern corners of Rockdale and Burnet offer the opportunity for potential reuse and redevelopment. If renovated, the ground floors of these building should be used for neighborhood-oriented retail.



potential development program

Building Program	**~162,000–167,000 sq. ft.**
• Retail	30,000–35,000 sq. ft.
• Housing	110 units (@1,200 sq ft per unit)
Open Space/ Civic Square	**2,500-5,000 sq. ft.** (At the two corners of Burnet and Forest)
Parking required	**~350-400 spaces**
Streets	**~400 feet**
• Rebuilt Burnet	400 feet

elements

1. Reuse and restore existing three-story building. Open the ground floor for active uses such as retail.
2. Restore existing one-story building, currently occupied.
3. New retail development that matches the scale and character of the existing and restored building to the west (see note 2).
4. New multifamily housing development, including condos, loft apartments and mixed-income units.
5. Mixed-use development along Burnet Avenue that includes ground-level retail with a mix of upper-level uses (potentially office or housing).
6. A mix of retail and housing.
7. Burnet Avenue is rebuilt to match the character and profile of the reconstruction in Phase 1 and Phase 2.

The existing development is characterized by large surface parking lots and buildings that sit back from the street.

Several existing buildings are prime candidates for reuse rehabilitation.

View 1—Redevelopment of the northern parcels should embrace the corner of Burnet and Forest, creating small civic places with architectural forms that celebrate the "gateway" into Burnet Avenue.

HOW IT WOULD LOOK

Architectural massing can signify entry or a "gateway" into public or urban areas.

Mixed-use development (3-4 stories) will bring more people back to Burnet and support a shared-parking strategy for the users.

KEY PLAN

PURPOSE

The fourth phase/project focuses on several large "opportunity areas" within the blocks around Burnet Avenue. Completion of the new Rockdale School offers the opportunity to consider the design of the park that will replace the old school when it closes. While this may be five years off, the park will add tremendous value for students as well as community residents. With this comes the chance to start a discussion about the park: Who will program it? How will it be used? How can nearby institutions help make it even better? The park presents a unique opportunity to foster a relationship between the Cincinnati Zoo and the school. Such a partnership could lead to, for example, outdoor-learning "classrooms" that serve both children in existing zoo programs and students at the school. The zoo might donate plantings from its botanical garden to enhance the design and appearance of park plantings. Such initiatives would provide great value for the school, community residents, and the zoo, and they would lay a foundation for further collaboration between these strong institutions.

For many years the zoo has used the Drury parking lot for its patrons. This lot represents the second opportunity area within the neighborhood. The illustrative plan on this page illustrates one of many ways to look at reuse of the site, returning the block to residential uses while maintaining an option for parking. Any redevelopment of this site will need to consider ways to achieve both goals. Other options might include new "neighborhood-oriented" zoo facilities that reactivate streets with people and provide a transition from the internally-focused zoo campus to an externally oriented building that restores many attributes of the neighborhood.

elements

1. New recreational park replaces the old Rockdale School building.
2. Streetscape improvements (sidewalks, street trees, and crosswalks) along Rockdale and Northern.
3. Redevelop the Drury parking lot to include new townhouses that wrap a parking lot/structure.
4. Provide parking in the middle of the block to accommodate the parking demand of on-site housing and nearby institutions.

potential development program

Building Program	**~162,00–167,000 sq ft.**
• Retail	30,000–35,000 sq. ft.
• Housing	110 units (@1,200 sq ft per unit)
Open Space/Recreation	**3.25 acres**
Parking required	**~500–800 spaces**

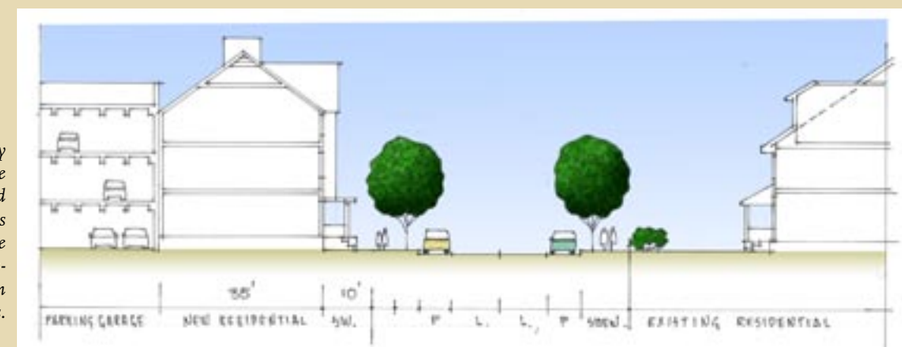
LEGEND
- Existing conditions
- Mixed-use buildings (retail and office)
- Mixed-use buildings (retail and housing)
- Housing (multi-family)
- Housing (single-family, rowhouse, duplex)
- Civic uses
- Reused/restored buildings
- Parks

View 1—View of new neighborhood and school park from Wilson.

The existing Rockdale School building will be demolished to make way for a park.

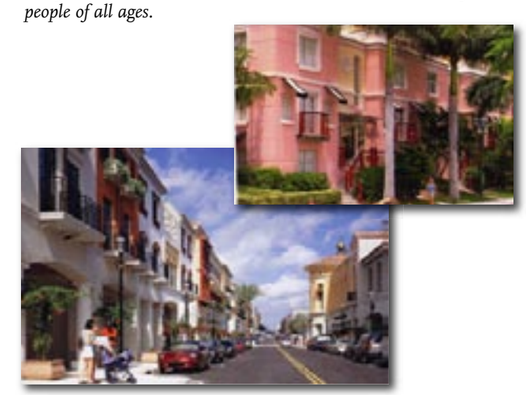
Improving the sidewalks, landscaping and cross-walks along Northern and Rockdale streets will enhance the streetscape next to the new school.

Redevelopment of the Drury lot should include a new edge that complements the scale and character of the homes across the street. Parking should be located behind new development to screen the views from the surrounding streets.



HOW IT WOULD LOOK

The future Rockdale Park should include recreational uses for people of all ages.



New housing on the Drury lot should screen the parking as it does in the development above.

New, quality sidewalks and landscaping will enhance the streetscape.

design guidelines

LAND USE

Existing homes and new in-fill housing on vacant lots. New housing, parking and zoo/community-based uses for the Drury site.

BUILDING HEIGHT AND MASSING

Building height should be up to 3 stories to relate to the existing homes.

SETBACKS

Residential Streets: Setbacks from the sidewalk should match existing setbacks (see section 1); new setbacks on Drury lot should match section 2.

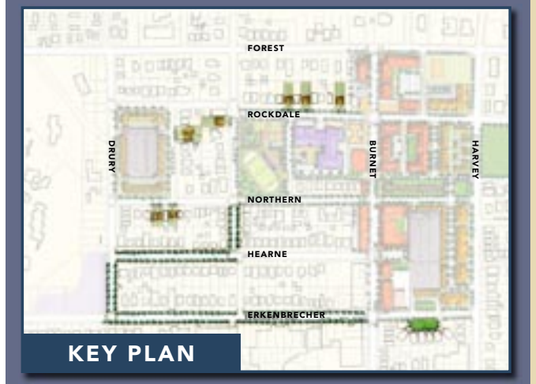
PARKING

The existing on-street parking is maintained.

LANDSCAPING AND SIDEWALKS

Street trees should be infilled on existing streets and should generally be planted to match the alignment of existing trees (see section 1).

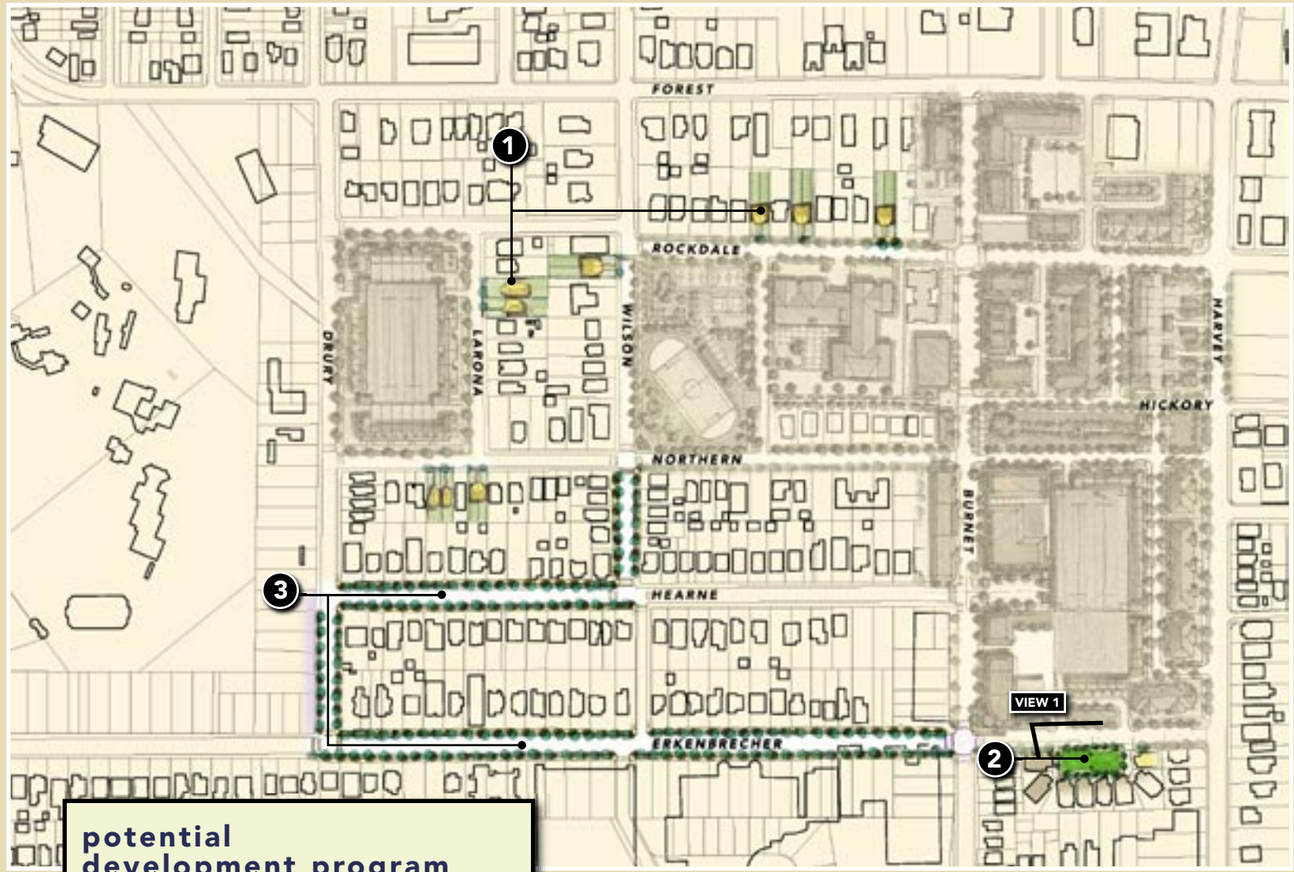
Sidewalks should be rebuilt on existing streets. New development within the Drury site should have street trees planted at all public right of ways. To create a continuous green canopy for shade and street definition, new trees should not be planted no more than 20' apart.



KEY PLAN

PURPOSE

The fifth phase/project focuses on the internal blocks where many existing homes (ranging in size from 3,000 to 4,000 square feet) have suffered from lack of maintenance and neglect. In addition, there are numerous opportunities to infill vacant lots with new homes throughout the study area. New zoning that requires increased lot frontage has made infill housing difficult to build; most existing lots do not meet the minimum frontage requirement. Zoning should be changed or modified to enable redevelopment of these sites. Designs of infill homes should complement the character of the adjacent houses. Because there are already so many single-family homes, infill development should emphasize new unit and building types to attract a variety of potential home owners who might be seeking smaller units.



elements

1. New infill housing
2. New pocket park
3. Streetscape improvements (i.e., trees, crosswalks, sidewalks, and road paving)

potential development program

Building Program	**+/- 15-20 vacant lots**
• Infill housing	+/- 15-20 vacant lots
• Renovated housing	ongoing
Open Space/Recreation	**.25 acres**
	(New pocket park on Erkenbrecher)
Parking required	**On-street and on driveways**

LEGEND
- Existing conditions
- Mixed-use buildings (retail and office)
- Mixed-use buildings (retail and housing)
- Housing (multi-family)
- Housing (single-family, rowhouse, duplex)
- Civic uses
- Reused/restored buildings
- Parks

Looking east on Erkenbrecher toward homes that are good candidates for infill and renovation.

Many homes within the study area are old and in urgent need of repair or replacement.

View 1—Renovated homes on Erkenbrecher, the new pocket park, and new development that will occur in Phase One (the left side of image is the north side of the street).

ANALOG PHOTOS

Infill housing should be consistent in scale and character with the adjacent homes.

Housing should surround the new pocket park.

Next Steps

NEXT STEPS & KEEPING THE MOMENTUM GOING...

This planning study should not be considered the end of the journey toward a revitalized Burnet Avenue. It is, in fact, just the beginning. First, it can help broaden people's understanding of the shared vision for Burnet and surrounding blocks that emerged from the community. Second, it can serve as a kind of map or guidebook. As development proposals emerge, Burnet's supporters should ask how they compare to the plan recommendations. Do they improve on the plan? Do they contribute to or make it harder to achieve the community's vision?

Many of the plan's recommendations will require more consideration in light of new proposals. The community, working with the City, will need to establish a method for reviewing proposals and begin to build partnerships in support of proposals. Here are some steps that BART, the Community Council, and the City can take to begin the journey that will turn this shared vision into the reality of a revived Burnet Avenue,

1 Identify the next steps for BART and think carefully about its future.

BART played a major role not only in identifying issues and opportunities and building a vision statement, but also in creating the revitalization plan itself. As parts of this plan move forward, the consultant recommends that BART work with the Community Council and the City to determine a structure and an ongoing role for the group. Adding members, for example, might deepen BART's understanding of issues. Dividing into smaller groups, another option, would allow members and member institutions to focus on the portions of the plan that match their interests and expertise.

2 Identify early-action items and next steps.

A major consideration for this plan was to make it visionary on the one hand and practical and achievable on the other. The result of this two-pronged approach is that long-term recommendations exist side by side with early-action items. Further, the recommendations will travel different roads to implementation. Some will evolve into regulatory changes; others will serve as the basis for continuing discussions among stakeholders; still others will provide the bare bones for development proposals that need fleshing out in order to attract private- and public-sector investment.

Each element of the plan—whether a long-term recommendation or an early-action item—should have a "champion" or team of "champions" dedicated to its advancement. Immediately following adoption of this plan, BART should organize a strategy session with the Community Council and the City focused on two goals. First, the meeting should identify the recommendations from the plan that can move ahead immediately and gather them into an early-action agenda, ideally printing and distributing the agenda to the members of all three groups. Second, the session should identify which individuals and organizations will be the "champions" for each item on the agenda.

3 Form an Implementation Committee

The City and the Community Council should consider setting up an Implementation Committee with a membership similar to that of BART to help carry out the goals of the plan.

4 Review and revise the zoning code to support the plan.

Some of the plan recommendations may already be consistent with the city's zoning code; others will not. This situation calls for continued dialogue with the city to ensure review of the zoning for Burnet Avenue and surrounding blocks and to identify areas where the code needs revising in order for the plan to move forward.

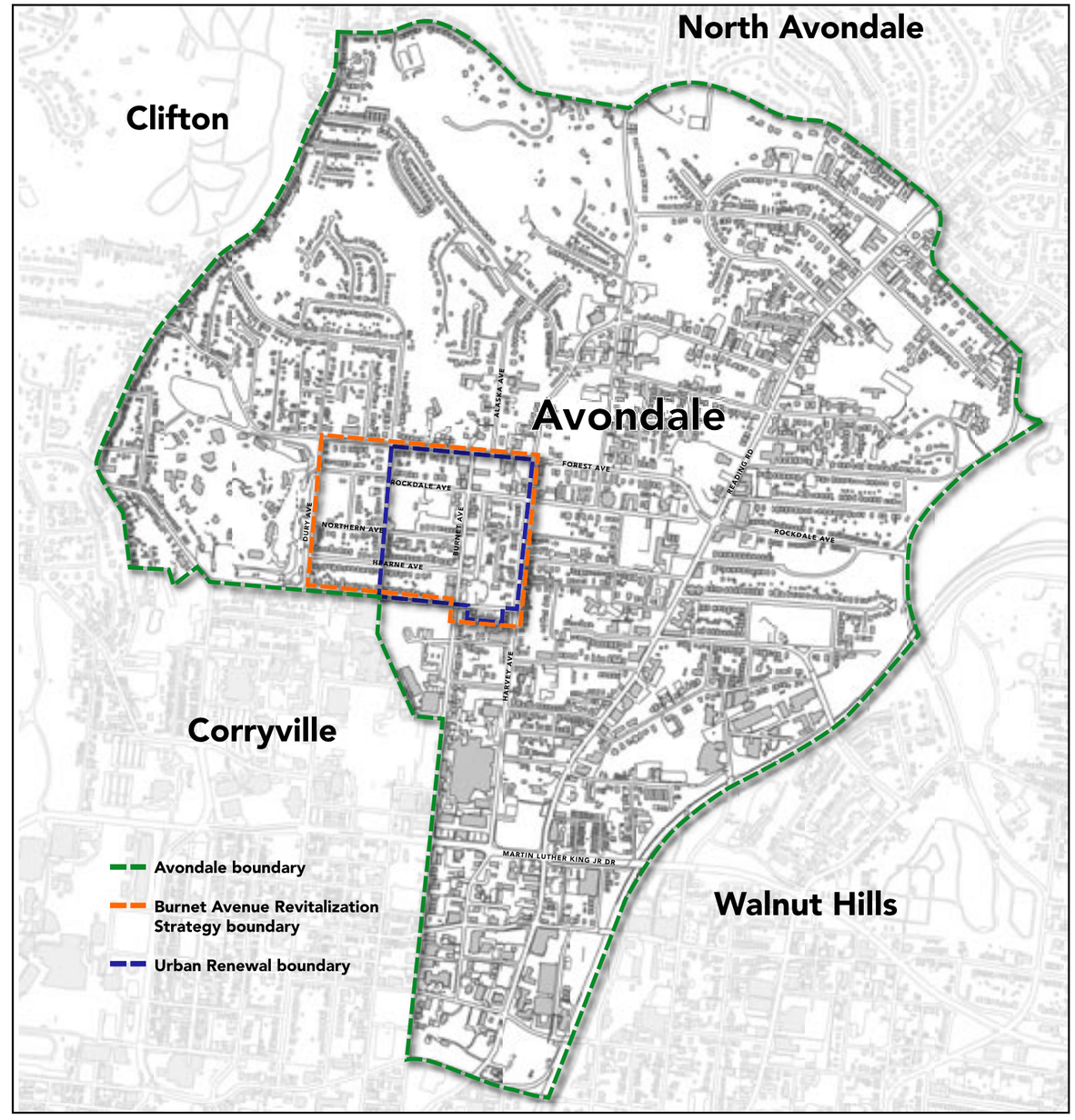
5 Establish a Design Review Committee

Although making sure the zoning code allows implementation of the revitalization plan will be important, the City could provide a significant second level of support for the plan by providing for appropriate design review in the study area. A Design Review Committee could evaluate development proposals as they are put forth and work with proponents to help keep the plans consistent with the vision of a revived and vibrant Burnet Avenue set out in the plan.

Appendix

The adjacent map indicates the neighborhood boundary for Avondale. Within the neighborhood boundary is the study area for the Burnet Avenue Revitalization Strategy. Also indicated is the proposed Urban Renewal Boundary.

MAP OF AVONDALE AND STUDY AREA BOUNDARY



ZONE CHANGE RECOMMENDATIONS

This draft plan includes various proposed mixed-use new construction involving housing, commercial, office and a parking garage. In order to accommodate these projects and be sure the appropriate zoning is in place, some zone changes will be necessary.

Existing Zoning

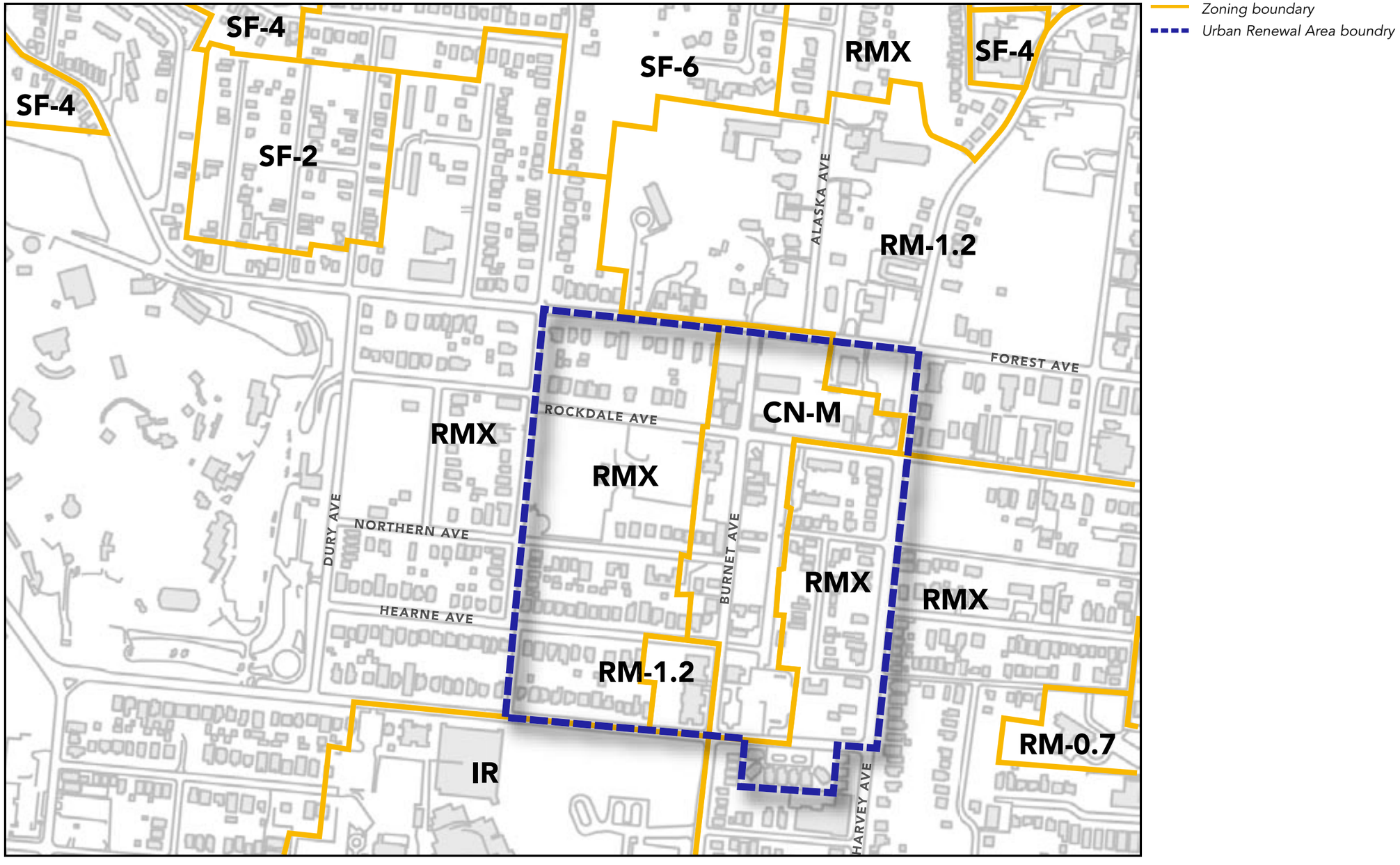
Currently, the existing zoning within the proposed urban renewal area is predominantly RMX (Residential Mixed) and RM 1.2 (Multi-family) along the eastern, southern and western edges of the area. In the center of the area along Burnet Avenue, both sides of the street have the zoning designation of CN-M (Commercial Neighborhood Mixed). (See the attached map)

Proposed Zoning

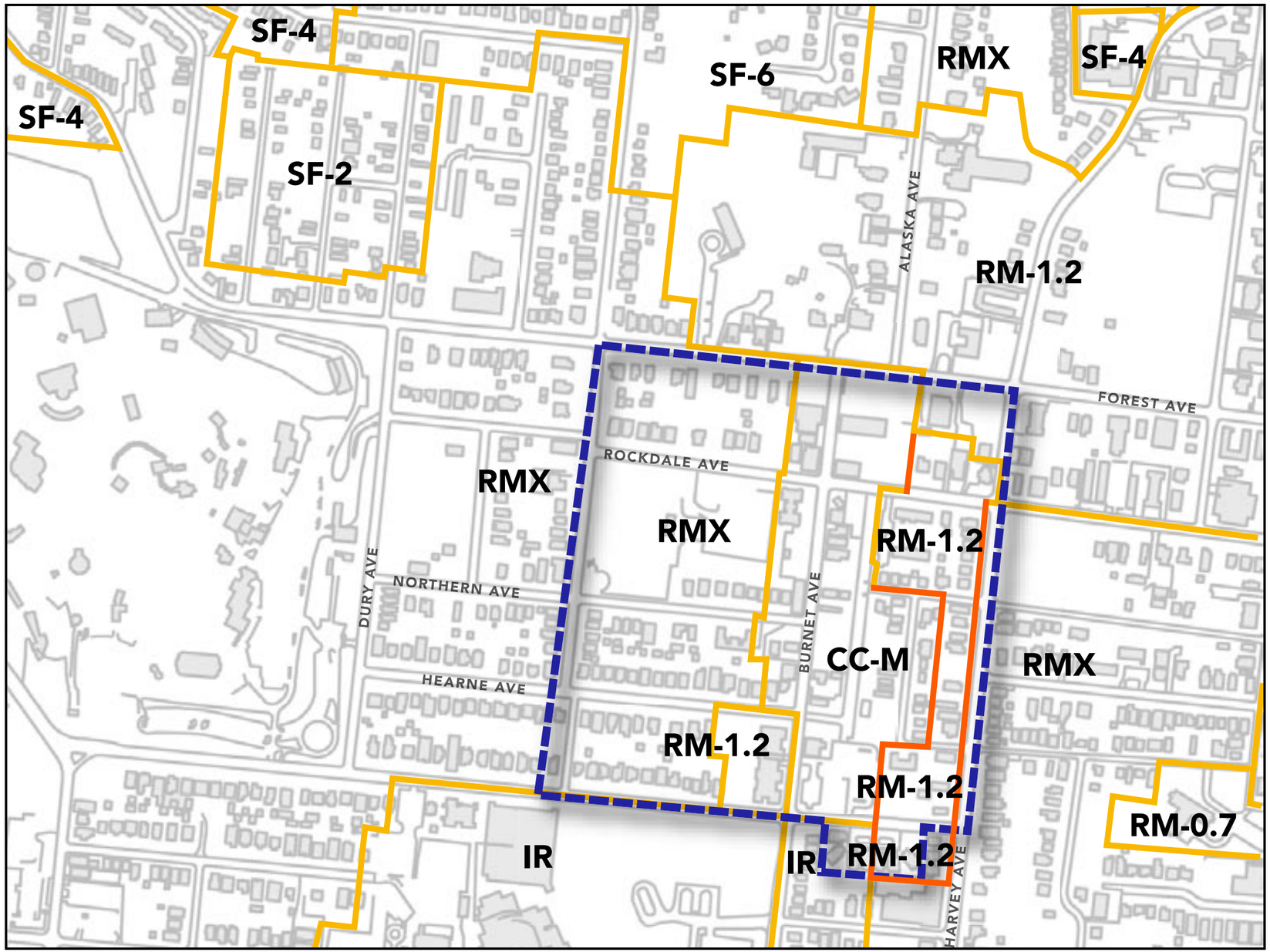
Within the urban renewal area on the following zone changes are recommended:

- The majority of the RMX east of Burnet Avenue, along Harvey Avenue, change to RM 1.2
- The CN-M along Burnet Avenue, from Erkenbrecher to Forest Avenues, change to CC-M (Commercial Community–Mixed)
- The CN-M in the northern portion along Rockdale Avenue change to RM 1.2
- The RMX along both sides of Jay Street change to CC-M
- The RMX at the corner

EXISTING ZONING



PROPOSED ZONING

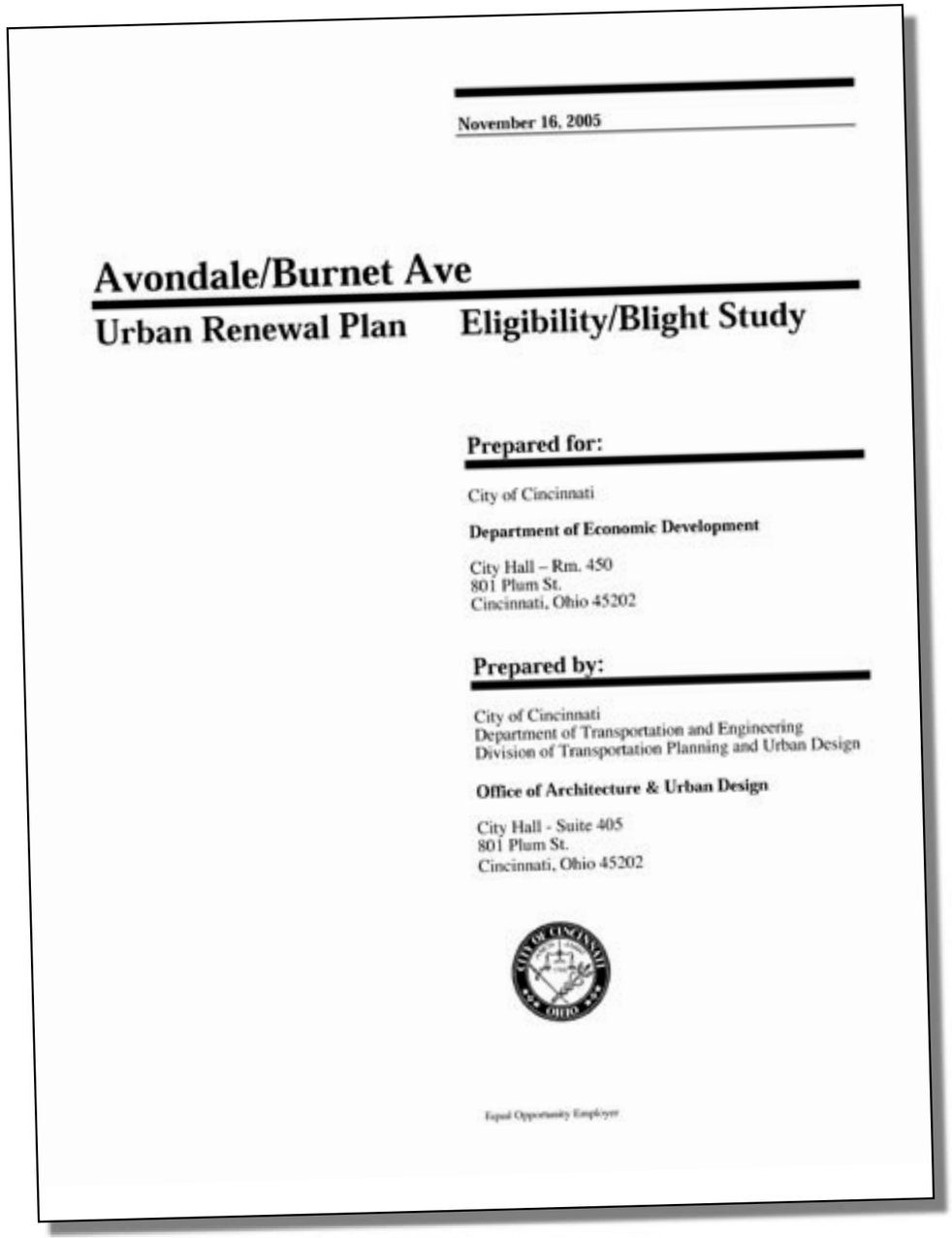


Zoning boundary
Urban Renewal Area boundry

Alternately, a planning development designation of all or a portion of the entire project area would facilitate development of this area.

INTENT OF THIS PLAN...

Burnet Avenue Urban Renewal Plan/Revitalization Strategy
The concept drawings and renderings included in this strategic plan are provided for illustrative purposes only. They attempt to describe a vision for community redevelopment and are not intended to be a literal representation of development proposals or implementation plans. Individual developers will come forth with specific responses to the goals outlined in the strategies to meet the realities of financing, site conditions, property acquisition, and development programs, and these responses may differ from the illustrations. The plan does not represent the final development plan for the area, but provides a design concept and framework for these future development strategies. The plan depicts a vision, not an implementation strategy, so no City funding or other commitments should be implied.



November 16, 2005

Avondale/Burnet Ave

Urban Renewal Plan Eligibility/Blight Study

Prepared for:

City of Cincinnati

Department of Economic Development

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Cincinnati, Ohio 45202

Prepared by:

City of Cincinnati
Department of Transportation and Engineering
Division of Transportation Planning and Urban Design

Office of Architecture & Urban Design

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Equal Opportunity Employer

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- Survey Forms

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- Map of Study Area
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Block G
- Map of Study Area
- Survey Forms

Block H
- Map of Study Area
- Survey Forms

Cincinnati Municipal code,
Chapter725, Urban Renewal

DOCUMENTATION OF BLIGHT OR DETERIORATION

The purpose of this study is to determine if the Avondale/Burnet Ave. Urban Renewal area qualifies as a blighted or deteriorating area as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

I. Boundary Description

Situated in the City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows: Begin at a point, said point being the intersection of the centerlines of Forest Avenue and Wilson Ave.; Thence southward along the centerline of Wilson Ave. to the point of intersection of the centerlines of Erkenbrecher Ave & Wilson Ave; Thence eastwardly along the centerline of Erkenbrecher Ave. to the northwardly extension of the west parcel line of Parcel 93, Plat Book 107, Page 7, HCAP, Thence southwardly along the western parcel lines of Parcel 93 and Parcel 169 to the south parcel line of Parcel 169 Plat Book 107,Page 7; thence eastwardly along the south parcel lines of Parcel 169, parcel 94,Parcel 174, Parcel 73,Parcel 74 And Parcel 167 To the easternmost parcel line of Parcel 167, Plat Book 107, Page 7, HCAP Thence Northwardly along the easternmost parcel line of Parcel 169, and Parcel Plat 166, Plat book 107,Page 7 extending to the centerline of Erkenbrecher Ave, Thence eastwardly along the centerline of Erkenbrecher Ave to the intersection of the centerline of Harvey Ave. Thence Northwardly along the centerline of Harvey Ave to the intersection of the centerline of Forest Ave and Harvey Ave.: Thence westward along the centerline of Forest Ave to the point of beginning.

II. Conditions of Study Area

A. As a whole, one hundred sixty-one(161) of one hundred seventy-one (171), equaling ninety-four percent (94%) of parcels or buildings in the study area fulfilled the criteria identified in the Cincinnati Municipal Code Section 725-I-B(a), Blighted area. The study examined each parcel for the presence of the following blighting factors as defined in Section 725-1-B(a):

B.

1. **Age**: Eighty-five percent (85%) of the parcels in the study area have buildings that are forty (40) years of age or greater.

2. **Obsolescence:** One percent (1%) of the buildings or vacant parcels were seen as functionally or economically obsolete.

3. **Dilapidation/Deterioration:** Eighty-eight percent (88%) of the properties in the study area had buildings that were found to have dilapidation or deterioration.

4. **Abandonment/Excessive Vacancies:** Abandonment/excessive vacancies (exceeding 1/3 area) were found to be present in twenty-four percent (24%) of the buildings and parcels in the area.

5. **Faulty Lot Layout/Overcrowding,/Inadequate Loading/Parking:** These factors were found in forth-nine percent (49%) of the buildings and parcels in the study area.

6. **Deleterious or Incompatible Land Use/Inadequate Site Conditions/Environmentally Hazardous Conditions:** One or more of these factors were found in seventeen percent (17%) of the buildings and vacant parcels in the study area.

7. **Period Flooding:** None of the buildings or vacant parcels lies within the flood plain.

8. **Inadequate Public Facilities or Right-of-way:** One or more of these factors was found in seventy-three percent (73%) of the buildings and parcels in the area.

9. **Diversity of Ownership:** Diversity of ownership was found in zero percent (0%) of the buildings and parcels in the study area.

10. **Illegal Use/Code Violation:** Six percent (6%) of the buildings and parcels in the area exhibited code violations.

11. **Abandoned Railyard, railroad ROW, gas station or vehicle Service Stations:** One or more of these factors were exhibited in one percent (1%) of the buildings and parcels in the area.

12. **Junkyard or Landfill:** None of these factors were exhibited in the buildings and parcels in the study area.

13. **Other factors inhibiting sound private development:** Factors that could inhibit sound private development were exhibited in nineteen percent (19%) of the buildings and parcels in the study area.

C. Structures and vacant parcels meeting the criteria are reasonably distributed through the area. At least fifty percent (50%) of the total number of structures reasonably distributed throughout the area meet the "blighted area" criteria with three or more factors; and vacant parcels, with two or more factors (see distribution chart).

Additionally, at least fifty percent (50%) of the structures, reasonably distributed through the area, are deteriorated or deteriorating; or the public improvements are in a general state of deterioration (see factor 4 above).

The conclusion drawn from this data is that the number, degree, and distribution of blighting factors, which are documented in this report, warrant the designation of the Avondale/Burnet Ave. Urban Renewal area as a "blighted area" as defined by Chapter 725 of the Cincinnati Municipal Code, Urban Renewal.

Block	Total Parcels	Blighting Influences—Reference Descriptions Below													Blighted Parcels	%	Block
		1	2	3	4	5	6	7	8	9	10	11	12	13			
A	27	23	0	24	10	15	10	0	21	0	3	0	0	2	27	100%	A
B	9	6	0	6	5	4	4	0	6	0	1	0	0	1	9	100%	B
C	14	14	1	14	4	13	1	0	14	0	0	1	0	0	14	100%	C
D	20	16	0	18	7	14	7	0	12	0	2	0	0	0	19	95%	D
E	30	28	0	29	3	15	3	0	30	0	1	0	0	0	30	100%	E
F	36	29	0	29	8	6	2	0	23	0	0	0	0	0	31	86%	F
G	20	18	0	18	0	7	0	0	10	0	3	0	0	18	18	90%	G
H	15	11	0	12	4	9	2	0	9	0	0	0	0	12	13	87%	H
Total	**171**	**145**	**1**	**150**	**41**	**83**	**29**	**0**	**125**	**0**	**10**	**1**	**0**	**33**	**161**	**94%**	
%		85%	1%	88%	24%	49%	17%	0%	73%	0%	6%	1%	0%	19%	94%		

BLIGHTING INFLUENCES FOR BUILDINGS OR VACANT PARCELS

(1) Age. (2) Obsolescence; (3) Deterioration/Dilapidation; (4) Abandonment/ Excessive Vacancies; (5) Faulty Lot Layout/ Overcrowding/Inadequate Loading/Parking; (6) Deleterious/ Incompatible Land Use/Site Conditions; (7) Periodic Flooding; (8) Inadequate or Deteriorated Public Facilities /ROW; (9) Diversity of Ownership; (10) Illegal Use/Code Violations; (11) A Rail yard, Railroad ROW, Gas Station, or vehicle service station; (12) Junkyard or landfill; (13) Other Factors inhibiting sound development

LEGEND
Blight Study Boundary/Sub-blocks
Existing Building Inside Study Area Boundary
Existing Building Outside Study Area Boundary
EDEN ST.
FOREST AVE.
BLOCK A
BLOCK B
ROCKDALE AVE
ROCKDALE AVE
BLOCK C
BLOCK D
WILSON AVE.
HICKORY ST.
NORTHERN AVENUE
BLOCK E
BURNET AVE
HARVEY AVE
PROSPECT PL.
BLOCK F
JAY ST.
HEARNE AVE
BLOCK G
BLOCK H
ERKENBRECHER AVE
N
Scale: 1"=350'-0"
0
175
350
700