Mt. Adams

Neighborhood Strategic Plan

A common vision for the future.

Approved by Cincinnati City Council
April 29, 2009

provided by

The Mt. Adams Civic Association and
The City of Cincinnati Department
of City Planning and Buildings

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1 EXECUTIVE SUMMARY

The Mt. Adams Neighborhood Strategic Plan establishes a common vision for the future of Mt. Adams. It provides a practical roadmap for the community and policy direction for City of Cincinnati officials. Every facet of the Mt. Adams community has been involved in developing this collective vision for the neighborhood - including families, the elderly, young professionals, homeowners, renters, business owners, land owners, churches, arts organizations, and City departments.

To position Mt. Adams for future growth it was necessary to undertake a planning process that encourages a balanced community for homeowners, families, renters, businesses, retailers, taverns, restaurants, the arts, and more. This plan builds on the strengths of Mt. Adams and addresses challenges identified by the community. Achievement of any part of the vision and recommendations articulated in this plan will depend largely on the community for implementation.

To begin the community input phase of the planning process, the Steering Committee organized two well-attended Community Workshops in June of 2008 and collected more than 100 additional surveys. Steering Committee members also met with other community-based organizations, businesses, non-profits, and City departments to solicit their thoughts and ideas. The workshops, surveys, and collective community input provided a baseline for the plan and signaled the kick-off of the planning process. The input received provided a shared understanding of community issues and visions for the future. The plan focuses on seven primary community themes:

- Community Life
- Development & Preservation
- Views & Hillsides
- Business District
- Parking
- Clean, Safe, & Attractive
- Infrastructure & Utilities

Community Life

The strength and vibrancy of a neighborhood depends on its people. This plan establishes a vision of Mt. Adams as an attractive place to live for all generations and walks of life. The vision includes increasing opportunities for neighborhood support, communication, and collaboration. The plan also aims to attract and retain families while ensuring older residents can still call Mt. Adams home.

Development & Preservation

Residents and visitors alike recognize the unique character of Mt. Adams. Eclectic architecture, historic landmarks, inviting streets and sidewalks, a walkable neighborhood business district, Eden Park, arts attractions, and public scenic views are some of the attributes that make Mt. Adams a browsing community. This plan recognizes the importance of the quaint Mt. Adams neighborhood character and the need to preserve this asset in the face of new development. The plan also provides for the preservation of important historic landmarks.

Views & Hillsides

Unparalleled views, dramatic hillsides, and abundant green spaces are among Mt. Adams' greatest assets. This plan calls for the preservation of public views so that they can continue to be shared and enjoyed by residents, businesses, and visitors. The plan also identifies means to ensure the stability of hillsides.

Business District

While this plan does not constitute a business plan for the business district, it does acknowledge the important role that businesses play in the community and the current need to revitalize the business district. Recognizing that the Mt. Adams business district is both a local and regional attraction, the plan envisions Mt. Adams as a home for destination restaurants that offer distinctive dining experiences while maintaining the restaurants, shops, and offices that provide goods and services that meet the needs of local residents in a walkable, small business district setting.

Parking

Parking is a necessity for both residences and businesses. Demand for parking grows on the weekend with the increased number of visitors to the business district. The plan outlines a combination of strategies to ensure convenient off-street parking for businesses and adequate parking for residences at all times.

Clean, Safe, & Attractive

Maintaining a clean, safe, and attractive atmosphere is essential to ensure that residents and visitors feel safe and secure moving throughout the neighborhood and parks. This plan addresses property and building maintenance issues, the cleanliness of the business district, public property maintenance, and lighting with the goal of providing a friendly and welcoming environment for residents, businesses, and visitors.

Infrastructure & Utilities

Infrastructure – including streets, sidewalks, and stairways – and utilities are essential to the function and mobility throughout the neighborhood. This plan recognizes the importance of keeping stairways and sidewalks in good condition in a browsing community and calls for the strategic improvement of infrastructure. The plan also highlights a desire among residents to bury utility wires throughout the neighborhood.

Plan Implementation

Two Community Open Houses were held in January of 2009 to collect input on plan recommendations. The feedback was tremendous and affirmed the plan's themes, visions, objectives, and strategies. A summary of the recommendations, including priorities identified by attendees at the Open Houses, can be found in the Action Plan. These recommendations represent the action-oriented steps necessary to achieve the plan objectives and in doing so, to achieve the visions stated in the plan.

At the beginning of the planning process, the Steering Committee stated that the community is too often left in a reactive stance. In the past, issues that presented themselves were handled on a case-by-case basis without the benefit of a comprehensive neighborhood vision. The common visions and corresponding objectives and strategies established in this plan, which have been supported by the community throughout the planning process, will help the community become more proactive in tackling issues and capitalizing on strengths.

The Mt. Adams community is already beginning to enjoy some of the benefits of this collaborative planning effort. The communication channels have improved with City departments, participation in the Mt. Adams Civic Association has improved, many participants in the planning process have volunteered to assist with implementation of the recommendations, and the community has a renewed energy for working together. This is just the beginning. The Mt. Adams Civic Association will continue to need everyone's participation to help Mt. Adams thrive and grow.

2 INTRODUCTION

The Mt. Adams Neighborhood Strategic Plan is the result of community input and dedication. A 16-person Steering Committee, formed in March of 2008, helped guide the plan and was intrumental in involving the entire community. Members of the Steering Committee represented a diverse range of community interests including families, homeowners, renters, business owners, and property owners. Over the course of more than 20 meetings, the Steering Committee worked diligently to ensure that community needs were identified, that the process remained responsive as objectives and strategies were developed, and that the final plan reflected a common vision for the future Mt. Adams.

The Mt. Adams Neighborhood Strategic Plan process began with a number of questions: What is the current condition of the neighborhood? How do residents, businesses, and property owners feel about the neighbohood? What are the biggest issues? What should Mt. Adams look like in 5, 10, or 15 years?

The answers to these questions were critical to establishing a comon vision for the future of Mt. Adams. More than 100 people attended the Community Workshops on June 18, 2008 and June 22, 2008. The Workshops, along with Community Surveys completed by more than 100 families and individuals throughout the month of June 2008, were used to gather input from a broad crossection of the neighborhood - including families, the elderly, young professionals, homeonwers, renters, business owners, land owners, churches, and arts organizations. The Workshops were organized into three sessions: Community Life, Business Health, and Development & Preservation. The Workshops and Surveys provided a complete picutre of the neighborhoods strengths, opporunties, weaknesses, and threats (see table). This feedback would inform the entire planning process.

Based on the feedback received, the three session topics expanded into seven primary community themes:

- Community Life
- Development & Preservation
- Views & Hillsides
- Business District
- Parking
- Clean, Safe, & Attractive
- Infrastructure & Utilities

Each theme is presented in a separate chapter of the plan, with each chapter containing an introduction, vision, objectives, and strategies. The plan strategies are also presented in a table format in the *Action Plan* chapter of the plan.

The final question the plan addresses is how the community can acheive its collective vision for Mt. Adams. Community Open Houses were held on January 11, 2009 and January 14, 2009. More than 80 people reviewed and prioritized the plan recommendations. These priorities are reflected in the *Action Plan*.

Strengths

Eclectic
Free wireless
People
Pool
Location
Churches
Neighbors
Bus route
Closeness
Friendliness
Restaurants
Green
Parks
Topography
Views
History
Architecture
Smallness
European feel
Uniqueness
Urban (feel/sounds/liveliness)
Art museum/arts
New streetscape
Access/Convenience
Empower Media
Historic properties
Walkable to more than just Mt. Adams
Cincinnati Public Schools
Small scale of neighborhood
You're a "part of it" all
Activity/civic life
Flower pots/seasonal decorations
Diversity of people in backgrounds, in skills, professions
Organizations/Institutions nearby (Krohn, Play House in the Park, Cincinnati Art Museum, etc.)
Existence of active civic association
Interaction of businesses & residential
Range of services in business district
Stronger relationship between Civic Association & Business Guild than in past
Walkable

Weaknesses

Limited parking for residences and business – perception or reality?
Not a lot of natural ways for people to interact
People don't communicate much
Lack of easily accessible, short-term parking – it is difficult to make a quick trip
Vacant storefronts in the business district
Graffiti
Urine/Vomit
No moderately priced restaurants, little diversity
Outside impression, how do others perceive us
Lack of shopping/retail
Public relations problem
Litter
Security
Speeding/traffic – lack of a couple key stop signs
Hard to get to know neighbors/get out word
Lack of sense of community
Lighting
Vandalism
Long, disruptive construction projects
Overhead wires
No central parking
Signage and navigating the hill
We are a destination for people in the region, this brings pluses & minuses
"Subdivided" by streets/hills, people are disconnected
Drunkenness
Noise from patrons
Lack of a grocery store
Businesses need to be more accountable
Ignored by City
Water pressure
Poor maintenance of infrastructure
Difficult getting people on hill
Not enough community support for businesses
Getting to businesses, no walk-by traffic

Opportunities

Plan is chance to bring community together
How do we share information?
What assets do we already have here?
Identify educational opportunities, extracurricular activities, "hobby clubs"/other small groups, community center functions
Events: coordinating institutional/ cultural events with businesses
Nearby parking lot, validate parking tickets by business
Better use of public transportation
Need to have dynamic internet presence, not just websites, but databases, interaction between residents and businesses; electronic community
More diverse business district
Cross linkages between Mt. Adams and other neighborhoods
Present community (residents) to businesses in a different way
Neighborhood organizations (don't reinvent the wheel)
Fostering business development
New pool! and other uses in Eden Park
Need to define our niche in the City and the region
Connect west side to east side of hill, the developing side
Programs to reduce business vacancies
Defining competitive advantage for business
Investment in buildings
Target businesses that don't need foot-traffic
Business Guild and Civic Association could be stronger and work together more
Get people to existing parking more easily

Threats

Perception from City/others: Its Mt. Adams. They are always doing well.
Liquor licenses
Parking
Is Playhouse moving?
Overdevelopment
Developers who are not creative
Lack of different eating/shopping opportunities in business district – residents can't support many businesses
Loss of single-family homes
Cost of developing residential units brings more condos/high rises
Mt. Adams is not a happening place yet
Zoning – what can people do?
Niche?
Recent focus on developing Over-the-Rhine, downtown, etc.
Losing supply of affordable housing options may result in lack of family/household diversity
Inconsistencies on promises/commitments (from City)
High real estate values
Not capitalizing on residential migration back to City
Business property owners will sit on property
Too many bars
Overgrown vegetation
Reliability of electrical power
Schools
Property upkeep
Competition from other neighborhood business districts

Mt. Adams Neighborhood Strategic Plan – Community S.W.O.T.: Steering Committee (black); Business Guild additions (blue); and Surveys and Workshop additions (green). ***Rev. July 27, 2008***

3 HISTORY

The following history of Mt. Adams was provided by Mt. Adams resident Jim Steiner.

To understand the current state of our beloved Mt. Adams community and the plans we have for the future, it's helpful to pause and take a look back. Many of the people who read this community plan don't know the rich, diverse history of this small hilltop community. Everyone who visits seems to love our little enclave on the Ohio River for what it is today, a truly unique urban lifestyle. We thought you would appreciate it even more if you were familiar with Mt Adams history.

When the war for U.S. independence ended and a new government was formed, there was very little revenue available to support the fledgling country. Selling land in the newly acquired Northwest Territory seemed like a great revenue idea so the government began to do just that. In 1788, a group of 30 settlers who had purchased land traveled via flat boat down the Ohio River and stopped at a level spot opposite the Licking River on the north bank of the Ohio River. They used the lumber from their flat boat to build shelter for the coming winter. They called their settlement Losantiville.

The initial flow of settlers was slow because of the real danger of Indian attacks. To protect existing settlers project an image of safety and encourage more settlement, the government built Ft. Washington near Losantiville. Its first commander, General Arthur St. Clair, took command in 1789. He immediately changed the name of Losantiville to Cincinnati after the roman farmer Cincinnatus who laid down his plow and took up the sword to defend his country.

So what does all of this have to do with Mt Adams? Well directly, nothing, but indirectly it was responsible for its first recorded European inhabitant, Ida Martin who did laundry for the soldiers and lived just east of the fort on the side of a hill that the soldiers quickly dubbed Mt Ida. Legend has it that Ida lived in a hollowed out sycamore tree.

Nothing much happened on Mt. Ida until Nicholas Longworth, a very wealthy lawyer and 19th century Renaissance man, took ownership of a large federal style home at the foot of Mt. Ida, now known as the Taft Museum. He also acquired large tracts of land east of the home that ran upriver and included Mt. Ida and the future location for Eden

Park. Longworth was into horticulture in a big way and was especially interested in grape cultivation and wine making. He sent agents to eastern ports of entry to recruit vineyard workers to settle in Cincinnati and help him realize his wine making dream. That was around 1830.

Longworth built an infrastructure system on Mt. Ida to support his vineyards and its workers. There were small homes to house the workers and primitive roads to service the vineyards. Longworth realized his dream when he developed Golden Wedding Champagne from the Catawba grape. It was a national and international sensation. At its peak, he sold 400,000 cases a year. Unfortunately, the black rot caught up with him and destroyed his vineyards just before the Civil War. Today's American wine industry traces its origins to Mt. Adams.

While Longworth was creating his wine business, Ormsby McKnight Mitchel was carrying out his vision. Mitchel was a West Point grad and trained engineer. He grew up in Northern Kentucky and returned to Cincinnati after finishing up at West Point. He was a charismatic speaker and talked in front of standing room crowds on his favorite subject, astronomy. A movement began to build an observatory and Mitchel led it. He traveled to Europe where he purchased the second largest telescope in the world and had it sent to Cincinnati. He then began to build an observatory. Where? You guessed it, Mt. Adams. Nicholas Longworth donated four acres for the project. Mitchel convinced former President John Quincy Adams to travel from the east coast to lay the corner stone for the building in 1843. Cincinnati was so impressed with President Adams' dedication address for the observatory that the hill was renamed Mt. Adams.

The observatory prospered under Mitchel's leadership until the civil war. Mitchel joined the union army as a brigadier general and was killed in a battle in Alabama in 1863. The observatory limped along until a gentleman named Cleveland Abbe took over in 1868. Abbe was interested in predicting the weather and got cities west of Cincinnati to telegraph their current weather to him. He published a daily weather bulletin that caught on among local business leaders. The U.S. Army learned of his successes and talked him into coming to Washington to start the U.S. Army weather bureau which eventually evolved into the U.S. Weather Bureau. So the U.S. Weather Bureau got its start on Mt. Adams.

The Observatory was closed in 1871 because the pollution created from burning wood and coal obscured the night sky. It was moved to Mt. Lookout where it remains as a functioning Observatory still using the telescope Mitchel purchased in 1843. Astronomy historians refer to Mt. Adams as the birthplace of American astronomy.

The Observatory and the vineyards began to draw people to Mt. Adams. They were mostly German speaking blue-collar families. Many of them lived on the south and east sides of Mt. Adams and either worked in the vineyards or in the factories and businesses in Cincinnati. There was no church on Mt. Adams for these families so the Archbishop of Cincinnati, John Purcell, built a church on the hill's most prominent point. This Catholic church was named the Church of the Immaculata Conception and all services were done in German.

Over the years, a Cincinnati tradition developed involving the steps leading up to the church.

Today the tradition is known as the Good Friday Pilgrimage. People began at the bottom of the steps and pause on each step to say a prayer. 8,000 to 10,000 pilgrims participate each Good Friday.

Sarah Worthington King Peter was a very civic-minded citizen who saw the many social needs in the rapidly growing city of Cincinnati. She was responsible for bringing many Catholic religious orders here to care for the less fortunate. She influenced Archbishop Purcell to allow the Passionist Order of Priests to take over the ministry of Immaculata Church in 1871. The first Passionist Superior, Fr. Guido Matassi was a mover and a shaker. He was able to acquire the recently vacated Observatory and convert it to a Monastery for the order. He also realized that there was a significant number of Irish living on Mt. Adams so he built an English speaking church to serve them. Holy Cross Church opened in 1873 and was replaced by a much larger building in 1895. It was closed in 1970 due to the decrease in population on Mt. Adams and combined with Immaculata Church to become a single parish, Holy Cross-Immaculata.

By the 1870s, Cincinnati had become very crowded and polluted. Enterprising business people began to look for ways to get people to move to the hills surrounding the city. That was the beginning of the inclined plane building boom. Mt. Adams got its own inclined plane in 1876. Streetcars drove onto the incline and were raised 290 feet to the summit. Access to the Hill was greatly improved and real estate developers began to build inexpensive shotgun homes for the blue-collar crowd that began a steady migration to the Hill. By the 1910 census, 11,000 people lived on Mt. Adams.

Maria Longworth Nichols Storer was the granddaughter of Nicholas Longworth. She was an accomplished potter and artist. Her father, Joseph Longworth, set her up in the pottery business on Eastern Avenue near the Ohio River. She produced her first fired pottery in 1880. The pottery's location was susceptible to flooding so in 1890 a decision was made to move to Mt. Adams where Maria opened the soon to become world famous Rookwood Pottery located next to the summit of the Mt. Adams Incline. It prospered until the depression and eventually went into bankruptcy in 1941. Several attempts were made to restart the business with new owners but to no avail. The rights to Rookwood have recently been purchased by a Cincinnati group that plans on producing Rookwood items in Over-the-Rhine. The original Rookwood buildings are still in use as offices and a restaurant.

So with all the Catholics on the hill, one wondered if there were any Protestants. In fact, there were and they had their very own church, Pilgrim Chapel, a Presbyterian Church built in 1885. The Catholic community donated labor and funds to help construct the church. It is still in use today as a United Church of Christ and the building is owned by the congregation.

Yes, there were schools. Two Catholic, Immaculata and Holy Cross and a public school. The Immaculata School began in 1860 inside the Immaculata Church. A separate building was constructed to house grades 1 through 8 in 1877. Holy Cross School began in 1889. The Sisters of Charity taught at both Catholic schools. The public school opened in 1885. The public school building has been converted to condominiums and the Immaculata School now serves as a community center. Holy Cross School was razed in 1983, a victim of urban

renewal.

After WWI, Mt. Adams settled into a comfortable routine centered on community and family. The Hill had everything you ever needed with grocery stores on every corner, a pharmacy, doctors offices, saloons, a bowling alley and a movie theater. There were butchers, bakers, barbers, ice and coal companies, fruit and vegetable peddlers, candy stores and a firehouse. Bookies and savings and loan companies did business on the hill. It was a wonderful life until prohibition and the Great Depression hit. Saloons closed and the economy suffered. People lost their jobs and struggled to keep roofs over their heads and food on the tables. Mt. Adams was a tight-knit community and neighbors helped each other as best they could. Everyone was poor so you just didn't know any better.

WWII changed all that. Jobs became plentiful, men joined the service and Mt. Adams worked hard to support the war effort. It was after the war when big demographic changes began to take place. Young families began moving to the suburbs so they could have a yard and own their home. New roads and the ability to buy a car to drive to work also fueled the exodus. Family sizes decreased and there were fewer children on the hill. Property values dropped, maintenance of homes declined and the neighborhood began a slow deterioration. As families left the hill, the number of absentee landlords grew.

Some savvy investors saw opportunity in the changing neighborhood, including the founders of Towne Properties. In the early 1960s, Towne and other developers began to purchase property, renovate it and rent it to young professionals. Towne Properties built one of the first condominiums in Cincinnati on the north side of the hill, The Cloisters, which was featured in national and international architecture magazines. The vision of these latter-day pioneers helped save the hill and bring prosperity back to the community.

Today, Mt Adams is a proud, friendly and eclectic community. It boasts renovated homes that have maintained the architectural integrity of the neighborhood, beautiful river views, high-energy nightlife and excellent restaurants. Families with young children are returning to the hill. Residents enjoy the proximity of the Playhouse in the Park, the Krohn Conservatory, Eden Park and the Cincinnati Art Museum, all venues they can easily walk to. It's a real neighborhood with a European flair and a great place to live.

4 DEMOGRAPHICS

In preparing a plan for the future of the Mt. Adams community, it is important to understand the existing population and population trends over time. The following demographics discussion will summarize key demographic from 1980, 1990, and 2000 U.S. Census Bureau data. It should be noted that the analysis below relies primarily on data provided by the U.S. Census Bureau, which is nearly 10 years old at the writing of this plan.

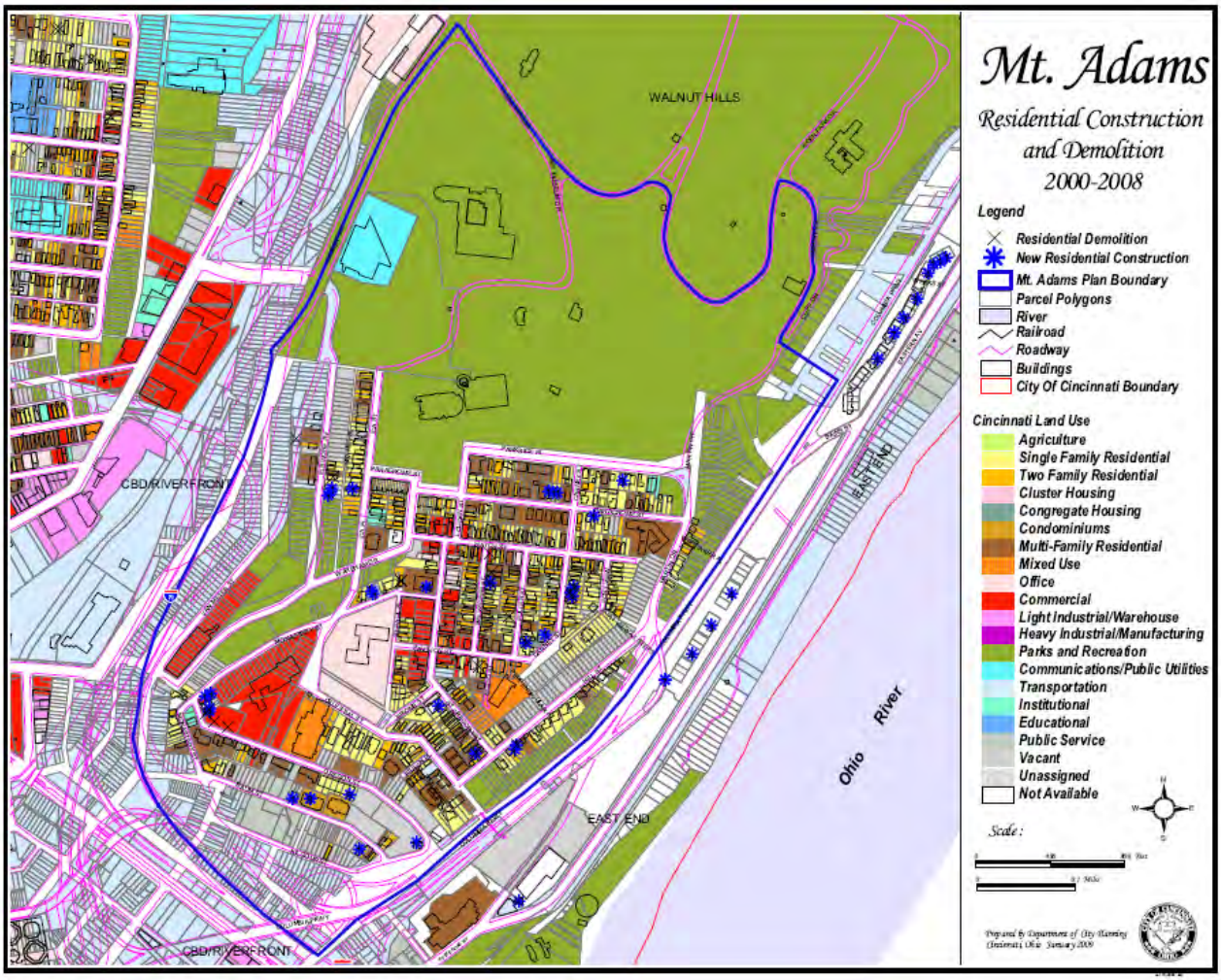
Population

- The total population in 2000 was 1,514.
- Between 1980 and 2000, the population of Mt. Adams decreased by 23 percent from 1,958 to 1,514 persons. The biggest drop occurred between 1980 and 1990. Between 1990 and 2000, the population only decreased by 55 persons, from 1,569 to 1,514.
- Males represent a larger portion of the population than females. In 2000, 55 percent of the population was male with 45 percent female. Between 1990 and 2000, the percentage of males has increased slightly while the percentage of females making up the total population has dropped. Mt. Adams differs from the overall City population in terms of gender. Females make up a larger portion of the population in the City while males make up a smaller portion.

Age Distribution

- The largest changes in age distribution occurred in the 19 years and under and 25 years to 64 years old age group. Between 1980 and 1990, the percentage of those 19 years and under dropped from 12 to 7 percent. This percentage decreased slightly more from 1990 to 2000, with the percentage at 5 percent in 2000. Meanwhile, the percentage of those in the 25 years to 64 years old age group increased from 62 to 69 percent between 1980 and 1990.

- Mt. Adams has a significantly older population when compared with the City. While the percentage of Mt. Adams' population 19 years and under was 5 percent in 2000, the same percentage in the City was 28. Mt. Adams has a slightly higher percentage of those 20 to 24 years old than the City.



Household Types

- According to the U.S. Census Bureau, there are two types of households: family and non-family households. A household includes all of the people who occupy a housing unit. A family is a group of two or more people who are related by birth, marriage, or adoption that occupy a housing unit. A non-family household can be one or more persons, with no relation between those in the housing unit.

- In 2000, 62 percent of all households were composed of one person. Only 42 percent of City households were composed of one person. Between 3 and 4 percent of all households had children (either married with children or single parent with children). Twenty-four percent of all City households had children.

Housing Tenure

- Approximately 29 percent of all housing units in Mt. Adams were owner occupied in 2000, while 59 percent of units were renter occupied. The percent of owner occupied units has increased by about 7 percent between 1980 and 2000.

Income

- The median household income in Mt. Adams is greater than the City of Cincinnati's. Mt. Adams' median household income has experienced a greater percent increase between 1980 and 2000 than the City's.

- The percent of persons living below poverty is lower in Mt. Adams than in the City. Although the percent is lower in Mt. Adams, in 2000 slightly more than 8 percent of all persons fell below the poverty threshold. The poverty threshold varies by the size of the family and the age of family members.

Employment

- A little more than three-quarters of Mt. Adams' total population is employed (76.7 percent).

- The unemployment rate reflects the number of people who are not employed but are looking for work. The unemployment rate in Mt. Adams in 2000 was very low at 2.4 percent, as compared with the rate in the City of 7.3 percent.

School-Aged Children

- Information provided by members of the Steering Committee indicates that the number of families with school age children is actually higher, with more than 44 children born since 2000. Although the information is not conclusive, it demonstrates that there are currently more children in Mt. Adams than reported by the U.S. Census Bureau in 2000.

Educational Attainment

- The residents of Mt. Adams are well educated. Of those 25 years of age or older, 75 percent had a bachelor's degree or higher. This information relates to Mt. Adams' high employment rate and relatively high median household income.

Mobility

- Mobility information is available for the population five years of age and older. The data reflects where a person lived five years before answering the Census questionnaire in 2000. Just over one-third (35.7 percent) of all persons lived in the same house in both 1995 and 2000. Approximately 22 percent moved to Mt. Adams from within the City. Thirty-three percent moved from outside the City. These

numbers show that Mt. Adams is able to maintain a stable population while at the same time attracting new residents from within the City and beyond the City limits. percent of City households were composed of one person. Between 3 and 4 percent of all households had children (either married with children or single parent with children). 24 percent of all City households had children.

5 COMMUNITY LIFE

Throughout the planning process, the community has expressed an interest in maintaining or increasing the diversity of people who live in Mt. Adams. Of special interest to residents is maintaining the ability of the elderly population to remain in Mt. Adams and increasing the number of families with children.

At the Community Workshops, residents also expressed a desire to ensure that the neighborhood's housing stock and quality of life would encourage individuals or families to spend a lifetime in Mt. Adams. A continuum of housing choices would allow an individual or a family to enter Mt. Adams and remain despite changes in personal situation or housing needs.

COMMUNITY INPUT:

The following statements summarize the community input received from the Community Workshops and Community Surveys collected during this planning process.

- One of Mt. Adams' greatest assets is its people and its "community spirit."
- People of different ages, family types, incomes, races, backgrounds, and talents should be able to call Mt. Adams home.
- Areas of Mt. Adams are physically and socially disconnected from one another.
- Participation in the Mt. Adams Civic Association is relatively static.

This information provided the Steering Committee with an understanding of how community members, including residents and businesses, view Mt. Adams today and what their vision is for the future.

COMMUNITY LIFE VISION:

Vibrant communities actively promote the well-being of all their members and the community as a whole. They are places where people of all generations want to live,

and where opportunities are created that allow for the growth of neighbor support and collaboration.

A stronger Mt. Adams will emerge as residents become more active in the collective community life of the neighborhood. The people who get involved and lead new initiatives are typically those who have the most at stake, including parents and those who have grown up in Mt. Adams. The community wants to attract and retain more families by providing the safety and services they need while retaining the older residents who have grown up in Mt. Adams and who tie all residents to its history. Communication should be improved across the neighborhood so that residents know both what is happening and how they can participate in social, business, and cultural activities.

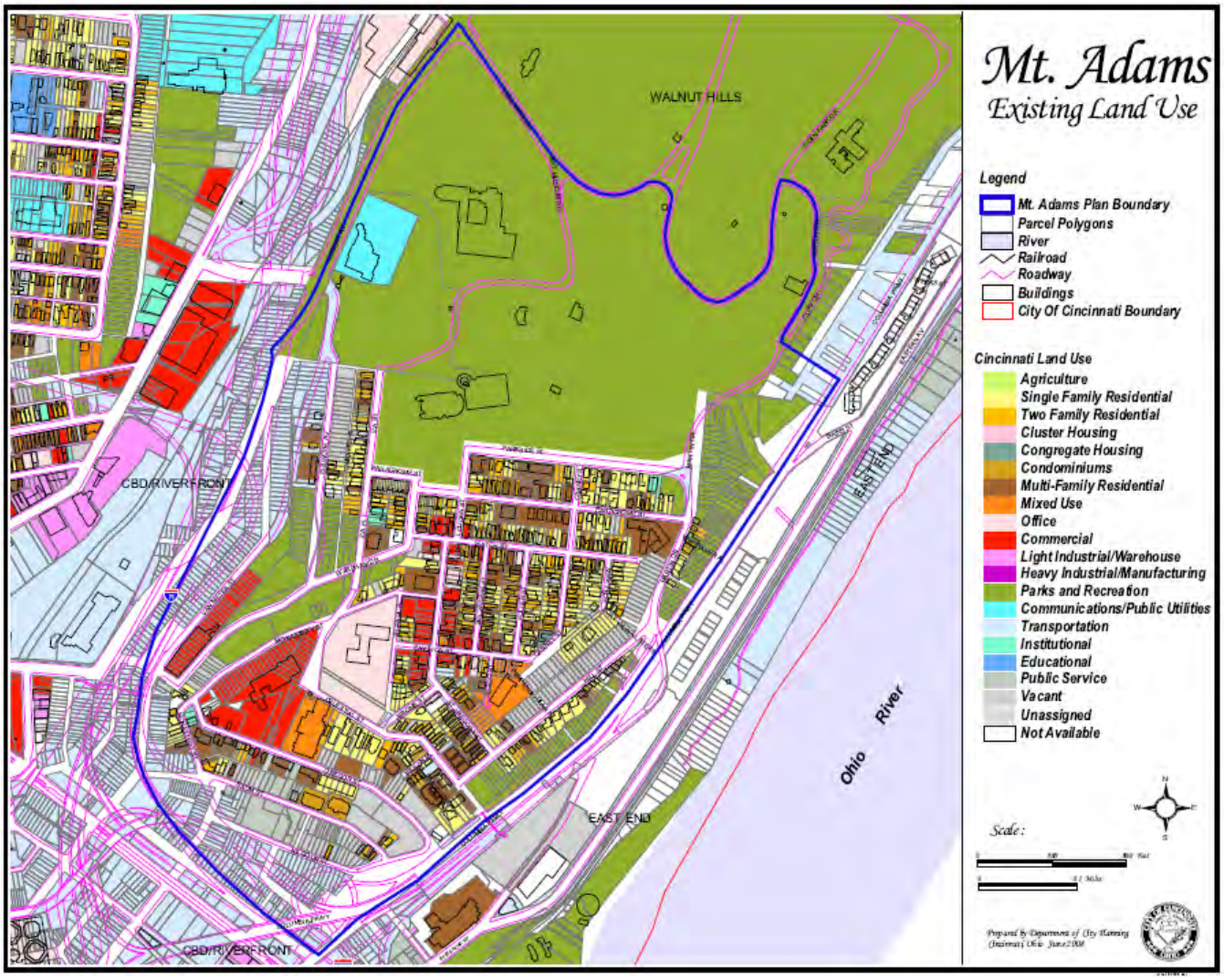
Community Life Objectives:

The objectives stated below are the guiding principles that are necessary to accomplish the stated vision. They are based in large measure on community input and are informed by an analysis of existing neighborhood conditions.

- Ensure that knowledge of community activities is easy for residents to find.
- Expand participation in the Mt. Adams Civic Association.
- Support places and activities that increase resident interaction, such as the pool, involvement in local groups like the Mt. Adams Beautification Association, and special events like the Reindog Parade.
- Support a Mt. Adams that is an attractive place for a diversity of people to live – from children, to the elderly, to the young professional or empty-nester.
- Promote Mt. Adams as a great place to live.

Community Life Strategies:

The strategies stated below are the action-oriented steps necessary to achieve the plan objectives, and in doing so, achieve the stated vision. They can be grouped into two categories: **Communication and Involvement** and **Community Assets**. The strategies are organized below by these categories. The strategies can also be found in the *Action Plan* section of this plan where the level of priority and level of difficulty for each strategy are also identified.



Communication and Involvement

- **(A1)** Expand the activities of the Civic Association to foster increased participation of residents and businesses and to address a range of community issues. Additional activities might include the following:

  - A working group to engage the Mt. Adams Business Guild and Tavern Guild and monitor resident-business relations. (see *Business District*, strategy D1)

  - Meet-and-greet events to provide an opportunity for neighbors to meet one another in a casual environment. The events could also be used to bring residents collectively to local restaurants and bars.

  - Continued maintenance of the community website.

  - A property and building maintenance task force to address building and property violations (see *Clean, Safe, and Attractive*, strategy F1).

  - New working committees charged with the implementation of this plan's

seven primary community themes.

- **(A2)** Continue the community newsletter and continually look for ways to enhance it. Ideally, the community newsletter should reach all Mt. Adams residents. The newsletter and website should be viewed as complementary communication and neighborhood involvement enhancement tools.

- **(A3)** Consider establishing a welcome kiosk to provide information for residents and visitors. The welcome kiosk could provide pertinent neighborhood information for residents and visitors. Information could include restaurants and restaurant specials, must-see places in Mt. Adams (including the spectacular views throughout Mt. Adams), upcoming Playhouse in the Park performances, Cincinnati Art Museum shows, and Krohn Conservatory events. The kiosk could range from a simple temporary sign structure to a more permanent booth complete with a neighborhood guide or ambassador able to offer recommendations of places to go and to enjoy.

- **(A4)** Post community event information and community website address in key community locations.

- **(A5)** Invite new homeowners and renters to attend community meetings and events, and to visit the community website.

- **(A6)** Support a community website to foster communication within the Mt. Adams community. The website could also be used as a marketing tool to attract a range of new residents to the neighborhood. While the website should not be relied upon to reach every Mt. Adams resident, it does provide a venue for frequently updated information and links to other resources and information. The website could include the following elements:

  - *Organizations and Meetings*. The website could provide an introduction of community organizations and meeting dates for residents. Including a description of existing organizations and contact information could allow residents to discover organizations that match their interests.

  - *Resident Profiles*. This section could be used to introduce members of the neighborhood to one another.

  - *Community Events*. From the large to the very small event, the website could provide a vehicle for residents to get together or meet each other for the first time.

  - *Community Highlights*. Residents could share their favorite things to do in Eden Park, the best restaurant on St. Gregory Street, or the best place to watch a sunset.

  - *Meet-and-Greet Events and Volunteer Opportunities*. Such events and opportunities would provide an avenue for neighbors to meet one another in a casual environment. They could also be used to bring residents collectively to local

restaurants and bars.

- *Link with Other Community Websites.* Where possible, the website should be linked with other existing community websites such as the Mt. Adams Moms: Urban Moms Making a Difference website.

- **(A7)** Create a community master email list. The email list developed through the collection of surveys and the Community Workshops and Open Houses could provide a starting point for this list. The list could also be extended through the Civic Association meetings and events and through collaboration with existing community groups.

Community Assets

- **(A8)** Support the continued location of a pool in Mt. Adams. A dedicated group of Mt. Adams residents have battled year after year to keep the Mt. Adams pool open. The pool is enjoyed by a range of Mt. Adams residents, from families with children to young professionals. If replaced by a spray park, those able to enjoy the facility would likely be limited to children. At the time of the writing of this plan, the budget of the Cincinnati Recreation Commission did not include the closure of any pools, however, budgetary constraints and the trend towards limiting the number of pools and increasing the number of spray parks is likely to continue. The community should work to identify alternative means of funding to keep the pool open.

- **(A9)** Support the expansion of organizations and institutions that have a positive impact on community life, including those that contribute to the beautification of the neighborhood like the Mt. Adams Beautification Association. There are many groups throughout Mt. Adams that have a positive impact on the neighborhood and the people. The activities and the missions of these groups should be supported in any way possible.

- **(A10)** Support the installation of additional park benches or other public amenities that would provide additional gathering places throughout the neighborhood. Small gathering places allow residents to meet one another in a relaxed, informal setting. Opportunities to create such spaces should be sought and supported both in the business district and throughout the more residential portions of the neighborhood.

- **(A11)** Ensure community events and activities can be enjoyed by the entire neighborhood. Event planning should address the special needs that some groups may have, like the elderly or families with children, so that all Mt. Adams residents can comfortably enjoy events.

- **(A12)** Work with the City and the Park Board in preparation for special events. Access to Mt. Adams becomes limited and difficult during special events such as marathons and Riverfest. The community should work with the City to increase communication and coordination to ensure that ample street closure notice is given to residents and that events have as few negative consequences for the neighborhood as possible.

- **(A13)** Consider creation of a community garden in Eden Park to be maintained and supported by the Mt. Adams community. Whereas the Mt. Adams Beautification Association supports gardening and planting efforts throughout Mt. Adams, the community garden would be one larger green space maintained and supported by the Mt. Adams neighborhood. Community gardens provide access to fresh produce, further a sense of community, and improve the connection between neighbors and the environment. Creation of a community garden in the area just below (south and east) Mirror Lake would require the support and cooperation of the Cincinnati Park Board. Before creating a garden, the soil should be tested for any harmful chemicals. A water source and ongoing maintenance responsibilities must also be identified. The Civic Garden Center of Greater Cincinnati, a non-profit civic garden center, could be a great resource in getting the garden off the ground. The Civic Garden Center hosts a Community Garden Development Training Series that provides community residents with "technical assistance, leadership training, horticulture education, and start-up materials". The free training series includes 12 classes that "educates community residents on how to successfully organize, plan, build, and sustain their own community gardens". The resulting plots, like those of the Madisonville Community Garden, are rented at a cost of $5 to $20 per year. (*Source: http://www.civicgardencenter.org/HTML/cgdtSeries.html*).

6 DEVELOPMENT & PRESERVATION

Mt. Adams continues to be a premier neighborhood in terms of real estate development in both the City of Cincinnati and the Cincinnati region. The distinctive character of Mt. Adams can be maintained and enhanced through clear development and preservation guidelines. With any future growth comes responsibility. Mt. Adams can best be preserved and developed through high quality projects which are environmentally sensitive and which respect the architectural history, topography, and genuine character of the existing neighborhood.

Community Input:

The following statements summarize the community input received from the Community Workshops and Community Surveys collected during this planning process.

- Maintain the existing atmosphere and character of the neighborhood.
- New development is sometimes "out-of-character."
- There should be a continuum of housing in terms of housing affordability and housing type suitable for everyone, including families, the young, and the elderly.
- Keep it quaint.

This information provided the Steering Committee with an understanding of how community members, including residents and businesses, view Mt. Adams today and what their vision is for the future.

Development & Preservation Vision:

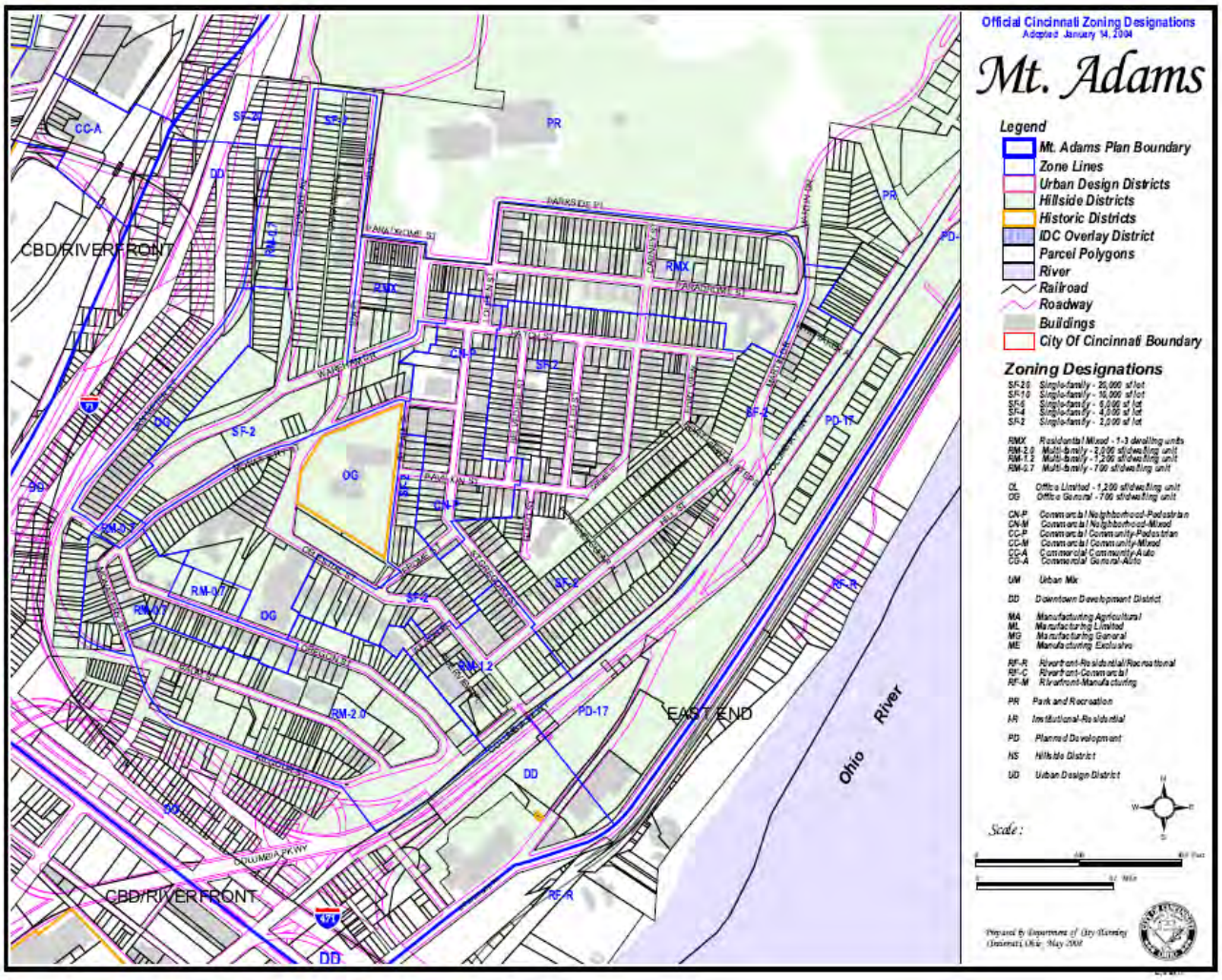
The neighborhood of Mt Adams will be developed into an even better sidewalk browsing community. A place where residents and visitors can casually walk throughout the neighborhood enjoying the business district, arts attractions, architecture, and public views.

The community should have more single-family, freestanding homes, front porches, and green spaces. Two-car garage doors can isolate residents from street life and should not be the primary first floor feature on a home, or large condominium structures. The community must demand more creative development efforts to preserve and build upon the quaint community nature.

Development & Preservation Objectives:

The objectives stated below are the guiding principles that are necessary to accomplish the stated vision. They are based in large measure on community input and are informed by an analysis of existing neighborhood conditions.

- Maintain the existing atmosphere and character of the neighborhood.
- Support the continued existence of neighborhood landmarks such as the Monastery.
- Support land uses in Eden Park that provide a benefit to the Mt. Adams neighborhood, including the business district.



- Encourage additional detached single-family houses.

Development & Preservation Strategies:

The strategies stated below are the action-oriented steps necessary to achieve the plan objectives, and in doing so, achieve the stated vision. They can be grouped into three categories: **Design Standards**, and **Community Landmarks**. The strategies are organized below by these categories. The strategies can also be found in the *Action Plan* section of this plan where the level of priority and level of difficulty for each strategy are also identified.

Design Standards

- **(B1)** Establish an Urban Design Overlay District in the areas of the business district currently zoned CN-P (Commercial Neighborhood-Pedestrian). The Urban Design Overlay District zoning designation is currently used by a number of Cincinnati neighborhoods to protect and enhance the physical character of local business districts, to prevent the deterioration of property from blighting conditions, to encourage private investment to improve and stimulate the economic vitality and social character of selected business districts, and to ensure that infill development does not adversely affect the physical character of the area (see Appendix, Urban Design Overlay District). The Director of the Department of City Planning and Buildings has the duty to review all signs, awnings, mechanical equipment and utilities, replacement windows, exterior renovation or alterations of existing structures, and permits for eating and drinking establishments. In order to maintain the existing pedestrian character of the Mt. Adams business district and to ensure Department of City Planning and Buildings staff review of all new construction and demolition, Mt. Adams should pursue the establishment of an Urban Design Overlay District for the property currently zoned CN-P in the business district. The following applications for permits in the Urban Design District Overlay should be subject to review (all references are to Section 1437-09 of the City of Cincinnati Zoning Code):

  - Signs and Signage Standards (Section 1437-09(a)).
  - Awning Standards (Section 1437-09(b)).
  - Mechanical Equipment and Utility Standards ((Section 1437-09(c)).
  - Replacement Window Standards (Section 1437-09(d)).
  - Exterior Renovation or Alterations of Existing Structures (Section 1437-09(e)).

- Franchise Establishments (Section 1437-09(g)).
- New Construction (Section 1437-09(h)).
- Demolition (Section 1437-09(i)).

- **(B2)** Ensure residential development conforms to the *Cincinnati Scenic View Study* (2007) and associated regulations. The *Scenic View Study* identifies a number of significant public views throughout Mt. Adams. The Civic Association and its committees should support the implementation of regulations, including zoning measures. This would ensure development within designated view areas appropriately respects the public views. Elements of building design and form that

may be regulated by such zoning measures include building height and massing.

- **(B3)** Develop form-based design standards as a tool to maintain and enhance distinctive areas of Mt. Adams through zoning regulations. Form-based standards have been used in communities throughout the country to ensure the character of neighborhoods are maintained or enhanced. The standards are developed through an intensive, hands-on consensus building process involving neighborhood stakeholders (residents, property owners, business owners, real estate professionals, and others), design professionals, and representatives from City departments.

  - *Benefits of Establishing Standards.* Form-based design standards would provide a level of certainty to the Mt. Adams community and future developers. The standards would be tailored to maintain or enhance the distinctive character of areas within Mt. Adams. The prescriptive and detailed nature of the standards would give the community a clear picture of future development. By establishing a common vision for development up-front, the standards would give developers a clear understanding of what designs the community would find acceptable.

  - *Elements Regulated.* Form-based standards typically regulate the following private and public elements: the public realm, walkability, and connectivity; site design and circulation; building form; land use; and architecture. In order to address concerns raised in the Community Workshops and Community Surveys, the form-based standards developed should address, at a minimum,

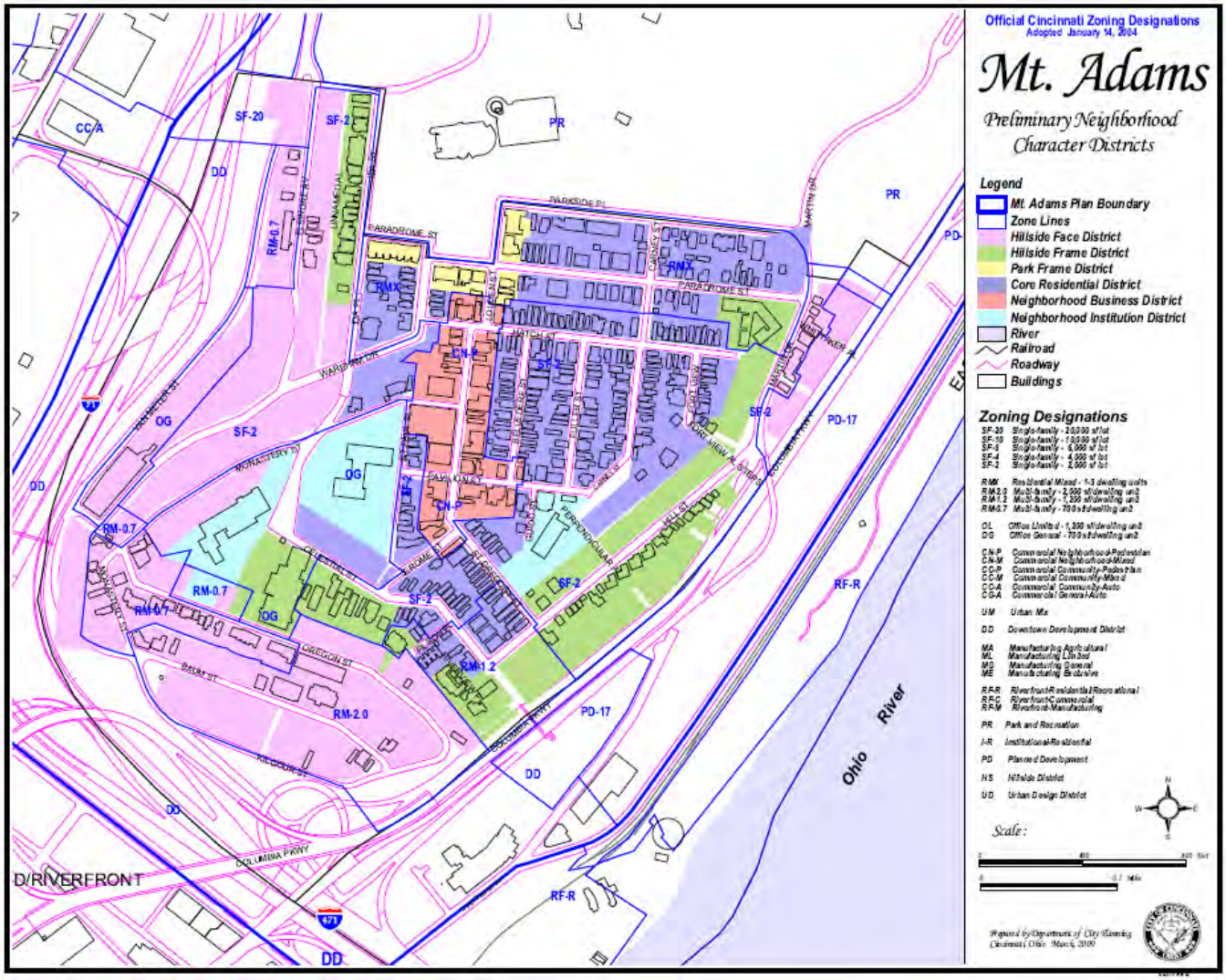
the following elements for single-family attached, single-family detached, multi-family, commercial, and mixed-use buildings:

- Building setbacks, especially the setbacks in the front and to the side of buildings.
- Building height.

These two single-family houses demonstrate the importance of good design. While both houses have garages, the garage door on the right is less prominent because the stairs to the front door extend to the sidewalk, lessening the impact of the garage.

- Garage location, relationship to the primary building entrance, and proportional relationship to the building façade.
- Parking area placement and driveway width.
- Orientation of primary building entrance.
- Lighting.
- Decks.
- Mechanical equipment screening.
- Rooftop elements, including umbrellas, trees, railings, hot tubs, and elevator shafts.

➢ *Development of Standards.* This plan has identified the need for additional development standards. Following adoption of the plan, Mt. Adams should work with City staff to establish standards for each area identified. Once developed, the standards should be incorporated in the Zoning Code. One way to do this is to adopt overlay districts whose standards would apply to all new development and any major alterations to existing buildings.



➢ *Defined Areas and Character*. As part of this plan, areas of Mt. Adams have been identified because they exhibit a unique and recognizable character (see map). Following are character descriptions for each of these areas:

<u>*Hillside Face Districts*</u>:

- **Oregon/Baum/Kilgour/Van Meter/Elsinore/Monastery**. Dense detached and attached residential development ranging from two and three stories to six or eight stories in height, great variety in architectural styles, ranging from Italianate and Victorian to faux Victorian to very contemporary, and a relatively even mix of wood frame and brick construction. There is a high ratio of site coverage near the street, modest or no building setback, narrow street width with sidewalks mostly on one side, and on-street parking. Most sections of the streets are two-sided, with development on both sides of the street, however there are many larger sites, with challenging topography (and presumably geology) that remain undeveloped. There are some sections of brick streets. This is one of the districts with the most transitional character, as new development has generated a great variety in the pattern of development.

Building street facades have a high ratio of garage door to building façade at street level.

- **Martin Drive (east side)**. Dense detached and attached residential development of two and three story frame construction, with a variety in architectural styles ranging from Italianate and Victorian to faux Victorian and contemporary. There is a high ratio of site coverage near the street, modest or no building setback, normal street width with sidewalks mostly on one side, and on-street parking. Most of the development is on the southeast side of the street with river views; however, there are many larger sites, with challenging topography (and presumably geology) that remain undeveloped on the northeast side. Building street facades have a high ratio of garage door to building façade at street level.

Hillside Frame Districts:

- **Celestial Street/Filson Place/Riverview Place (parts – see map)**. Dense detached and attached residential development ranging from two and three stories to high-rise, great variety in architectural styles, ranging from Italianate and Victorian to faux Victorian to very contemporary, and a relatively even mix of wood frame and brick construction. There is a high ratio of site coverage near the street, modest or no building setback, narrow street width with sidewalks mostly on one side, and on-street parking. Most sections of the streets are two-sided, with development on both sides of the street.

- **Hill Street**. Dense detached residential development of two and three stories in height, with no prevalent architectural style or construction type, although most structures originated (and created the existing pattern of development) in mid to late 19th century. There is a high ratio of site coverage near the street, with very modest building setbacks, modest street width with sidewalks (not continuous on both sides of the street), and on-street parking. The street is very steep, contributing to a stair-step roofline running down the hill. The street face is one-sided, as the opposite side of the street has a very steep hillside that is prone to landslides. Building street facades have a high ratio of garage door to building façade at street level.

- **Hatch Street (The Cloisters)**. A modern, multi-family, self-contained development designed to take advantage of views, with no physical urban relationship to neighboring development. Parking is on-site.

- **Ida Street (north of Paradrome)**. Dense attached and detached

residential development of two and three stories in height, with no prevalent architectural style or construction type, although most structures originated (and created the existing pattern of development) in mid to late 19th century. There is a high ratio of site coverage near the street, with modest building setbacks, modest street width with sidewalks on one side of the street, and on-street parking. Due to the severe site drop off in the rear there are excellent views of downtown and beyond. The street face is one-sided, as the opposite side of the street is Eden Park hillside leading up to the Playhouse in the Park. Large portions of the building street facades have a high ratio of garage door to façade at street level, with several buildings also having parking pads in front of or to the side of buildings.

Park Frame District:

- **Paradrome Street/Louden Street (parts – see map)**. Dense primarily attached, with some detached, residential development of two and three stories in height, with no prevalent architectural style or construction type, although most structures originated (and created the existing pattern of development) in mid to late 19th century. There is a high ratio of site coverage near the street, with minimal setbacks and many front porches, modest street width with sidewalks on both sides of the street, and on-street parking. The street face is one sided, as the opposite side of the street is Eden Park hillside leading up to the Playhouse in the Park. Building street facades are primarily continuous, with a very low ratio of driveway to façade at street level. Off-street parking is very limited.

Residential Core Districts:

- **Parkside Place/Paradrome Street**. Dense detached and attached residential development two and three stories in height, predominately Italianate and Victorian architecture, with

the occasional bungalow and some more modern apartment buildings, and a relatively even mix of wood frame and brick construction. There is a fairly high ratio of site coverage near the street, mostly modest building setbacks, narrow street widths with sidewalks and on-street parking. Paradrome is one-sided across in the section facing the wooded hillside below the Cloisters; Parkside is one-sided with wooded Eden Park hillside opposite.

- **Ida Street (Paradrome to the Bridge)/Wareham (vicinity of Hatch)**. Dense attached and detached residential development of two and three stories in height, with no prevalent architectural style or construction type, although most structures originated (and created the existing pattern of development) in mid to late 19th century. There is a high ratio of site coverage near the street, with very modest building setbacks, modest street width with sidewalks on one side of the street, and on-street parking. Most sections of the streets are two-sided, with development on both sides; however, there are some larger sites, with challenging topography (and presumably geology) that remain undeveloped. There is parking on both sides of both streets, but sidewalks only on one side of Wareham.

- **Belvedere/Fuller/Carney/Hatch/Fort View**. Dense detached and attached residential development, mostly two and three stories in height, predominately Italianate architecture, and a mix of wood frame and brick construction. There is a very high ratio of site coverage near the street, with little to no building setback, very narrow street width with sidewalks and on-street parking. Streets are two-sided, with development on both sides of the street. Newer construction and renovations have a ratio of building street facade to garage door at street level. Several buildings have parking pads in front or to the side of buildings.

- **St. Gregory/Celestial/Filson Place (parts - see map)/Jerome/St. Paul Place/Guido Street**. Dense detached and attached residential development, mostly two and three stories in height, predominately Italianate architecture, and a mix of wood frame and brick construction. There is a very high ratio of site coverage near the street, with little to no building setback, narrow street width with sidewalks and on-street parking. Streets are two-sided, with development on both sides of the street. Newer construction and renovations have a ratio of building street facade to garage door at street level. Several buildings have parking pads in front or to the side of buildings.

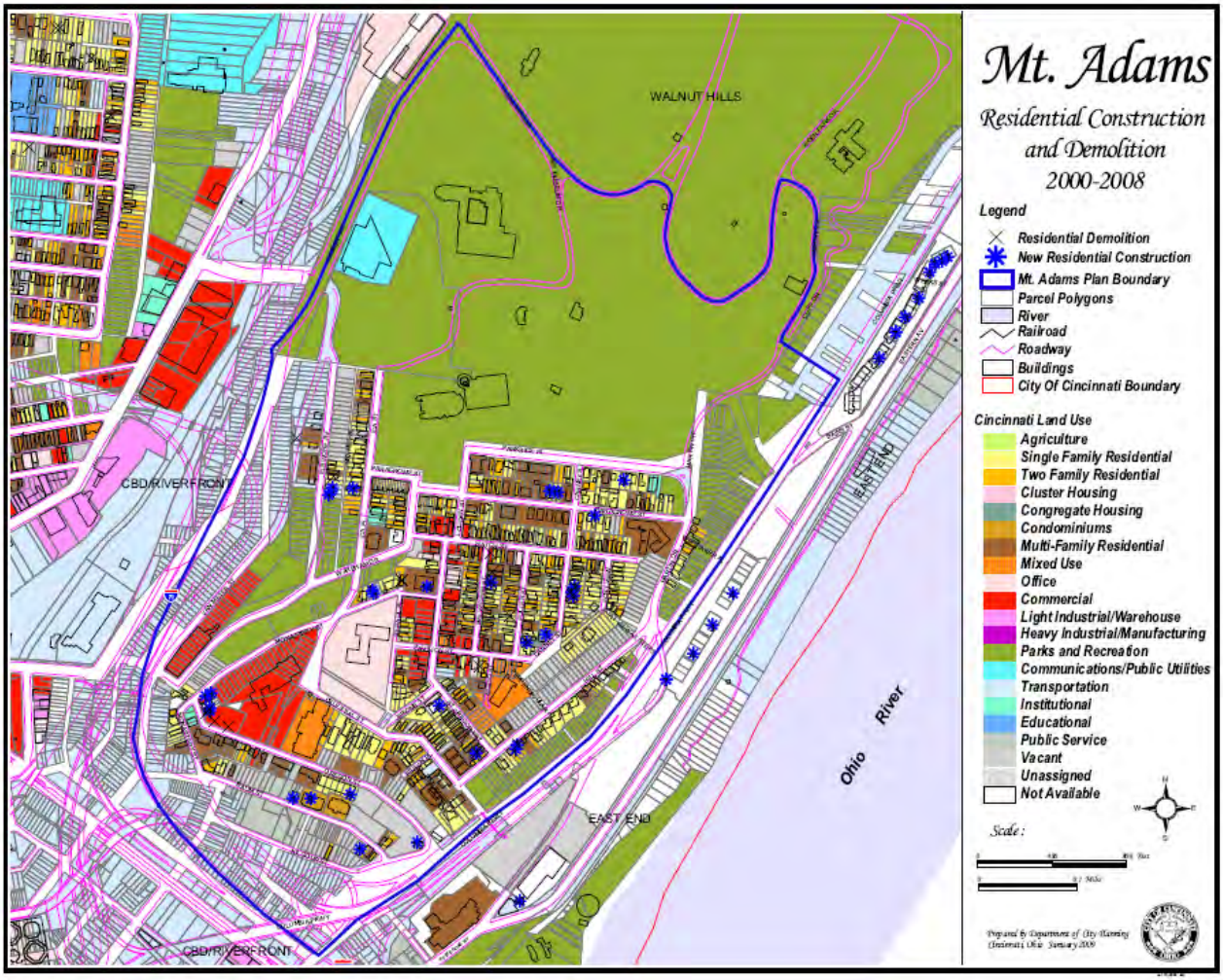
- **Monastery Street (north side, east of Ida Street to Neighborhood Business District)**. Dense detached residential development two and three stories in height, with no prevalent architectural style or construction type, although most structures originated (and created the existing pattern of development) in mid to late 19th century. There is a high ratio of site coverage near the street, very modest building setbacks, modest street width with sidewalk mostly on one side of the street, and on-street parking. The street face is one-sided, as opposite side of the street is a very steep hillside. Off-street parking is limited. There are very few buildings with parking in front of them and no attached garages, however there is limited off-street parking provided to the side of some buildings.

Neighborhood Business District:

- **St. Gregory Street/Hatch Street/Pavilion Street**. Moderately dense detached and attached residential, commercial and mixed-use development ranging from one and two stories to six or eight stories in height, great variety in architectural styles, ranging from Italianate and Victorian to faux Victorian to contemporary, and a relatively even mix of wood frame and brick construction. There is a lower ratio of site coverage than would normally be expected in a commercial district. While many of the buildings have modest or no setbacks, some have significant front yards, fenced in outdoor dining/gathering areas, or driveways and parking. The street and sidewalks are very narrow, with on-street parking and truck loading on only one side only. This is a district with a very transitional character, as new development has generated a great variety in the pattern of development. Measures will be taken in 2009 to improve the very tight conditions of the existing sidewalk by widening the sidewalk at its narrowest point and removing overhead utilities as part of a streetscape improvement.

- **(B4)** Educate property owners, developers, and real estate professionals to increase acceptance and familiarity with form-based design standards. The standards will reflect the community's collective vision for development and should help to create certainty for potential developers while still allowing for creativity in design. Form-

based codes would represent a new method of regulating private, and possibly



public, property. As with any new regulations, there is likely to be initial hesitation and uneasiness. The City administration and leaders of the Mt. Adams community should work together to distribute accurate information and address questions and concerns to ensure implementation occurs as smoothly as possible.

- **(B5)** Require new construction to include features and design elements that will contribute to the cleanliness of the business district. The cleanliness of the area in front of some storefronts in the business district is currently an issue. Where possible, elements of building design and additional features, such as hose bibs, should be included in exterior renovations or alterations and new construction in order to encourage adequate property maintenance.

Community Landmarks

- **(B6)** Ensure community landmarks, including the Monastery, are not destroyed. The following is a list of historic resources, including their National Register status:

Resource Name	Address	National Register Status
Rookwood Pottery	1077 Celestial Street	Individual - National Register
Elsinore Arch	1700 Gilbert Avenue	Samuel Hannaford Thematic National Register
Ida Street Bridge; Ida Street Viaduct	Ida Street between Monastery Street and Paradrome Street	Individual - National Register
Pilgrim Chapel; Pilgrim Presbyterian Church	1222 Ida Street	Individual - National Register
Eden Park Station No. 7	1430 Martin Drive	Samuel Hannaford Thematic National Register
Immaculate Conception Church	Pavilion Street and Guido Street (Holy Cross-Immaculata)	Individual - National Register
Immaculate Conception School		
Mt. Adams Public School	1125 St. Gregory Street	Individual - National Register
Holy Cross Monastery	1055 St. Paul Place	Local Landmark Individual - National Register
Holy Cross Chapel		

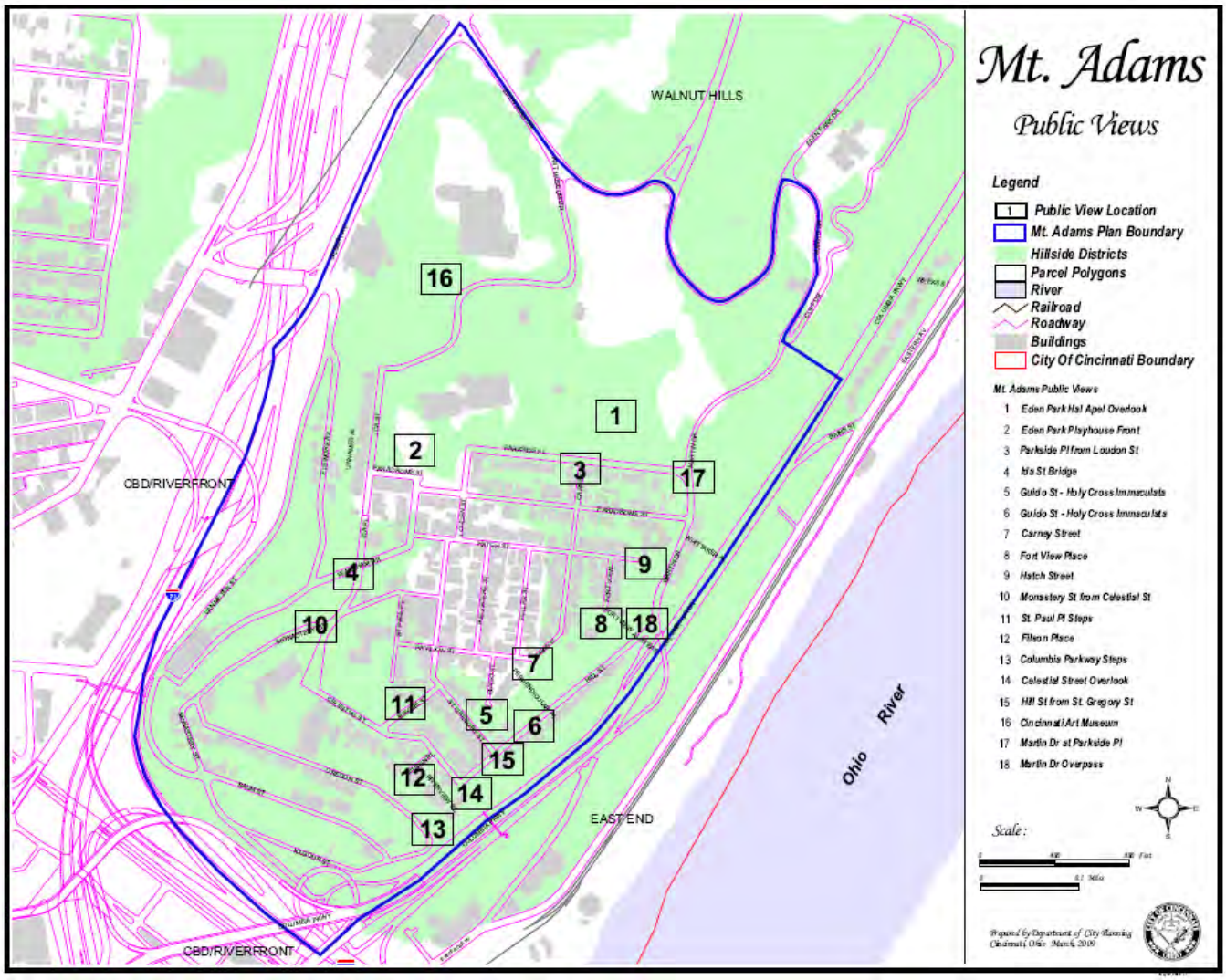
- **(B7)** Work collectively to develop and evaluate options for the reuse of important community landmarks.

7 VIEWS & HILLSIDES

The views in Mt. Adams are arguably unmatched by those of any other neighborhood in Cincinnati. A recent study, the *Cincinnati Scenic View Study* (2007), identified the location of 82 views and gave each a protection priority rating of high, medium, or low. 18 of the views identified by the study were located in Mt. Adams – 10 had a high protection priority (see Appendix for a list of all views). The study also identified the benefits that can be gained by protecting public views and makes recommendations for their protection. The benefits include the following: providing psychological relief from and a counterpoint to the built environment; providing orientation and a sense of place; providing a community asset as people are naturally drawn to locations where they can stand on higher ground and view large expanses, landmark features, and/or long distances; enhancing private property values for surrounding property owners; generating a corresponding increase in annual property taxes, and providing opportunities for local and regional tourism and the service industries associated with them. (*Source: Cincinnati Scenic View Study).*

Map Location	Name	Land Use Type	Observable Features	Site Amenities	Protection Priority
1	Eden Park - Hal Apel Overlook	City Park	Ohio River and valley, Northern Kentucky	Bench	High
2	Eden Park - Playhouse in the Park front entrance overlook	City Park	Downtown skyline and basin, Music Hall, Union Terminal	Picnic Table	High
3	Parkside Place (from Louden Street)	Right-of-way (as vista)	Ohio River, Northern Kentucky	Sidewalk, vehicle	Low
4	Ida Street Bridge	Right-of-way (as vista)	Downtown skyline and basin, Music Hall, Union Terminal	Sidewalk	Medium
5	Guido Street - Holy Cross Immaculata Downtown Overlook	Right-of-way (terminus)	Downtown skyline, Ohio River, bridges, Northern Kentucky	Balcony	High
6	Guido Street - Holy Cross Immaculata Southern Overlook	Right-of-way (terminus)	Ohio River and valley, I-471 Bridge, Northern Kentucky	Observation deck	High
7	Carney Street	Right-of-way (terminus)	Ohio River and valley, I-471 Bridge, Northern Kentucky, eastern Cincinnati hillsides	Vehicle, ledge	High
8	Fort View Place (east and south views) - dense vegetation in middle	Right-of-way (terminus)	Ohio River and valley, Northern Kentucky	Sidewalk	Medium

9	Hatch Street	Right-of-way (terminus)	Ohio River, Northern Kentucky	Sidewalk, vehicle	High
10	Monastery Street (from Celestial Street)	Right-of-way (as vista)	Downtown skyline and basin, Music Hall, Union Terminal	Sidewalk, vehicle	High - Gateway
11	Saint Paul Place Steps	Public Steps	Ohio River, bridges, Northern Kentucky	Sidewalk	Low
12	Filson Place	Right-of-way (terminus)	Downtown skyline, Ohio River, bridges, Northern Kentucky	Sidewalk, bench	High
13	Columbia Parkway Steps	Public Steps	Ohio River, I-471 Bridge, Northern Kentucky	Sidewalk, steps	Medium
14	Celestial Street Overlook	City Park	Ohio river, bridges, Northern Kentucky	Benches	High
15	Hill Street (from St. Gregory Street)	Right-of-way (as vista)	sweeping bend of Ohio River	Sidewalk, vehicle	Medium
16	Eden Park - Cincinnati Art Museum	City Park	Downtown skyline and basin, Northern Kentucky	Vehicle	High
17	Martin Drive at Parkside Place	Right-of-way (as vista)	Ohio River and valley, Northern Kentucky	Vehicle	Medium
18	Martin Drive Overpass	Right-of-way (as vista)	Ohio River and valley, Northern Kentucky	Vehicle	Medium



A large portion of Mt. Adams is located within the Hillside Overlay District zoning designation. Properties located within the Hillside Overlay District are subject to additional regulations that are intended to prevent damage to hillsides by minimizing unstable land, significant damage to or destruction of hillsides or valleys, soil erosion, and destruction of mature trees and existing vegetation. Areas of Mt. Adams, particularly those on the south and east side of the hill facing Columbia Parkway and the Ohio river have experienced regular slides. These slides are caused by water getting between the top layer of soil, with a typical depth of two to five feet, and the rock layer. The infultration of water prevents the soil from adhering to the rock layer underneath, causing soil to slide down the hill.

Community Input:

The following statements summarize the community input received from the Community Workshops and Community Surveys collected during this planning process.

- Public views and green space are part of what defines the Mt. Adams community and they are being threatened by new development.
- High priority public views, like the Carney Street view and others identified by the *Cincinnati Scenic View Study*, should be preserved.
- Hillsides should be preserved.

This information provided the Steering Committee with an understanding of how community members, including residents and businesses, view Mt. Adams today and what their vision is for the future.

Views & Hillsides Vision:

Unparalleled views, dramatic hillsides, and abundant green space are among the neighborhood's greatest assets that should be promoted, enjoyed, and preserved.

The greatest assets in Mt. Adams are views of the Ohio River, downtown Cincinnati, the surrounding parks, and views of other communities nearby. These views are unique among small urban communities in the Midwest. The curving river valley and surrounding hills of Cincinnati and Northern Kentucky provide many opportunities for breathtaking views from private homes, apartments, businesses, parks, and streets. Public views should be safeguarded so that they can be enjoyed and shared by the residents, businesses, and visitors now and in the future.

In addition, the community must work ardently to prevent further damage to fragile hillsides. The forested hillsides of the neighborhood hold the hill in place and guard against landslides. The blanketed green space of Mt. Adams provides a better environmental quality of life for its residents and for wildlife habitat, while also providing relief from the pollution caused by urban congestion.

The community recognizes the tremendous pressure from real estate developers to capitalize on these assets by constructing new buildings on undeveloped or under-developed

property. It is clear from the strategic planning efforts undertaken during this plan, however, that the Mt. Adams community, while open to improvements and new ventures, would nevertheless like to preserve the views and hillsides that remain in the community. There is a certain urgency to this matter. If Mt. Adams does not secure clear guidelines for future development soon, the potential for further erosion and destabilization of the community could mean the neighborhood's slow demise. Any new developments should give strong consideration to the impact they might have on community's views, the existing green space, and the stability of the hillsides.

Views & Hillsides Objectives:

The objectives stated below are the guiding principles that are necessary to accomplish the stated vision. They are based in large measure on community input and are informed by an analysis of existing neighborhood conditions.

- Provide education and awareness of the City's significant public views.
- Protect high priority public views.
- Prevent damage to the City's hillsides.

Views & Hillsides Strategies:

The strategies stated below are the action-oriented steps necessary to achieve the plan objectives, and in doing so, achieve the stated vision. They can be grouped into three categories: **Views**, **Tourism**, and **Hillsides**. The strategies are organized below by these categories. The strategies can also be found in the *Action Plan* section of this plan where the level of priority and level of difficulty for each strategy are also identified.

Views

- **(C1)** Implement zoning measures that would protect public views as identified in the study. The *Cincinnati Scenic View Study* identifies a range of zoning options that could be used to address high priority views. These include utilizing existing zoning with no additional overlays, special standards, or specific design requirements to mandating strict adherence to the current Hillside Overlay District requirements without any allowance for variances in height restrictions or setbacks to creating new standards specifically tailored to address view preservation. While the City administration is currently assessing which strategy should be used to address areas that would have an impact on high priority views, the Mt. Adams community, and specifically the Mt. Adams Civic

Association, should actively support the implementation of any resulting zoning measures that could provide increased protection of significant views as identified in the *Cincinnati Scenic View Study*.

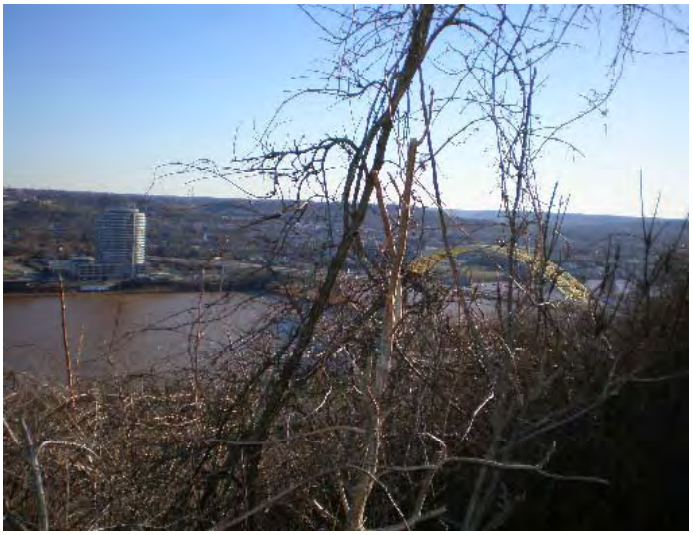
- **(C2)** Support City efforts to create a Cincinnati Scenic View Tour of significant public views in Mt. Adams. One of the education and awareness strategies to promote appreciation and awareness of significant public views identified in the *Cincinnati Scenic View Study* was the creation of a scenic route, much like the Queen City Tour created in 1996, that would provide pedestrians and motorists with the opportunity to enjoy many of the significant public views. In establishing the tour, City administration must create a map, route, and driving directions. Tour maps could be made available online, allowing visitors access to up-to-date maps and enabling the City to update maps with minimal expense. Wayfinding and location signage should also be installed to support visitor navigation of the tour.

- **(C3)** Identify significant public views with educational location signage. Ensure that any view identified by the *Cincinnati Scenic View Study* and not included in the Cincinnati Scenic View Tour be identified with educational location signage. This signage would further promote awareness and appreciation of the inventory of spectacular views available in Mt. Adams and the importance of preserving them.

- **(C4)** Support a City policy that would consider the location of significant views and areas within significant view corridors when considering the sale of City property. While the *Cincinnati Scenic View Study* identified a number of high priority viewing locations and the land located within the view corridors, there is currently no formal process established to consider the location of City-owned property within a view corridor by City administration when it is reviewed for sale to a private entity. A policy should be developed so that all City-owned property located within a view corridor is identified as such and the impact of potential development is assessed by the City administration prior to a sale.

- **(C5)** Enhance public viewing areas by adding viewing amenities. Viewing amenities range from benches to viewing platforms or other elements that would increase the ability to enjoy high priority scenic views. Mt. Adams should work with the City, the Hillside Trust, the Mt. Adams Civic Association, the Mt. Adams Community Urban Redevelopment Corporation, the Business Guild and any other organizations committed to maintaining the public views that enhance the quality of life in Mt. Adams. The community must work in a coordinated and comprehensive fashion to ensure viewing amenities are established in locations where views will not be

negatively impacted by the subsequent development of private properties.



- **(C6)** Identify and purchase properties that, if developed, could negatively impact significant public views and donate them to the Hillside Trust for continued preservation. Mt. Adams should work with City staff and the Hillside Trust to identify and prioritize which private properties located within high priority view corridors require permanent preservation. The Mt. Adams Civic Association should identify methods to purchase key properties where possible while working with the Hillside Trust to identify methods of ensuring the continued preservation and maintenance of these properties.

- **(C7)** Work with the City to cut back overgrowth that negatively impacts significant views. While it is important to reduce overgrowth that has a negative impact on views, it is also important to ensure that the removal of overgrowth does not negatively impact hillside stability.

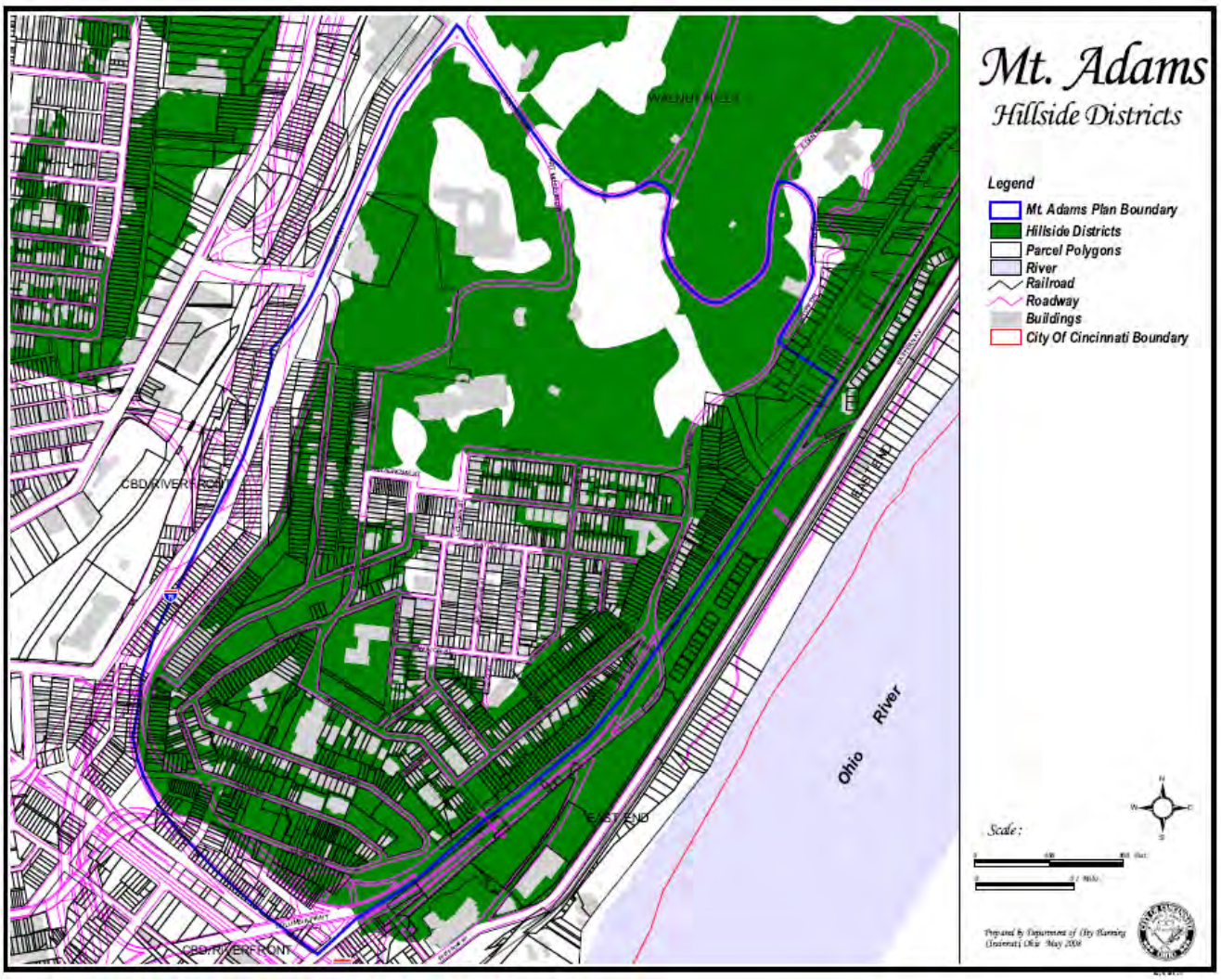
- **(C8)** Work with private property owners to encourage the cutting back of overgrowth that negatively impacts significant views. After identifying privately held properties located within high priority view corridors, Mt. Adams should work with City staff and the Hillside Trust to determine appropriate vegetation management measures for each property. The Mt. Adams Civic Association could then work with the property owners to provide education and awareness of the importance of the public views, the impact that their property is having on the view, and options for safely addressing overgrown vegetation without disturbing hillside stability.

Tourism

- **(C9)** Support walking, Segway, and other tours of the Mt. Adams neighborhood. Organized tours provide visitors with the opportunity to learn more about Mt. Adams by exploring the community. Residents may also discover something about their neighborhood through these tours. Tours allow visitors to browse the neighborhood, making it more likely that they will enjoy lunch or dinner after a tour. Existing and additional tours should be supported because bringing visitors into the neighborhood creates the opportunity for extended visits and future trips to the neighborhood.

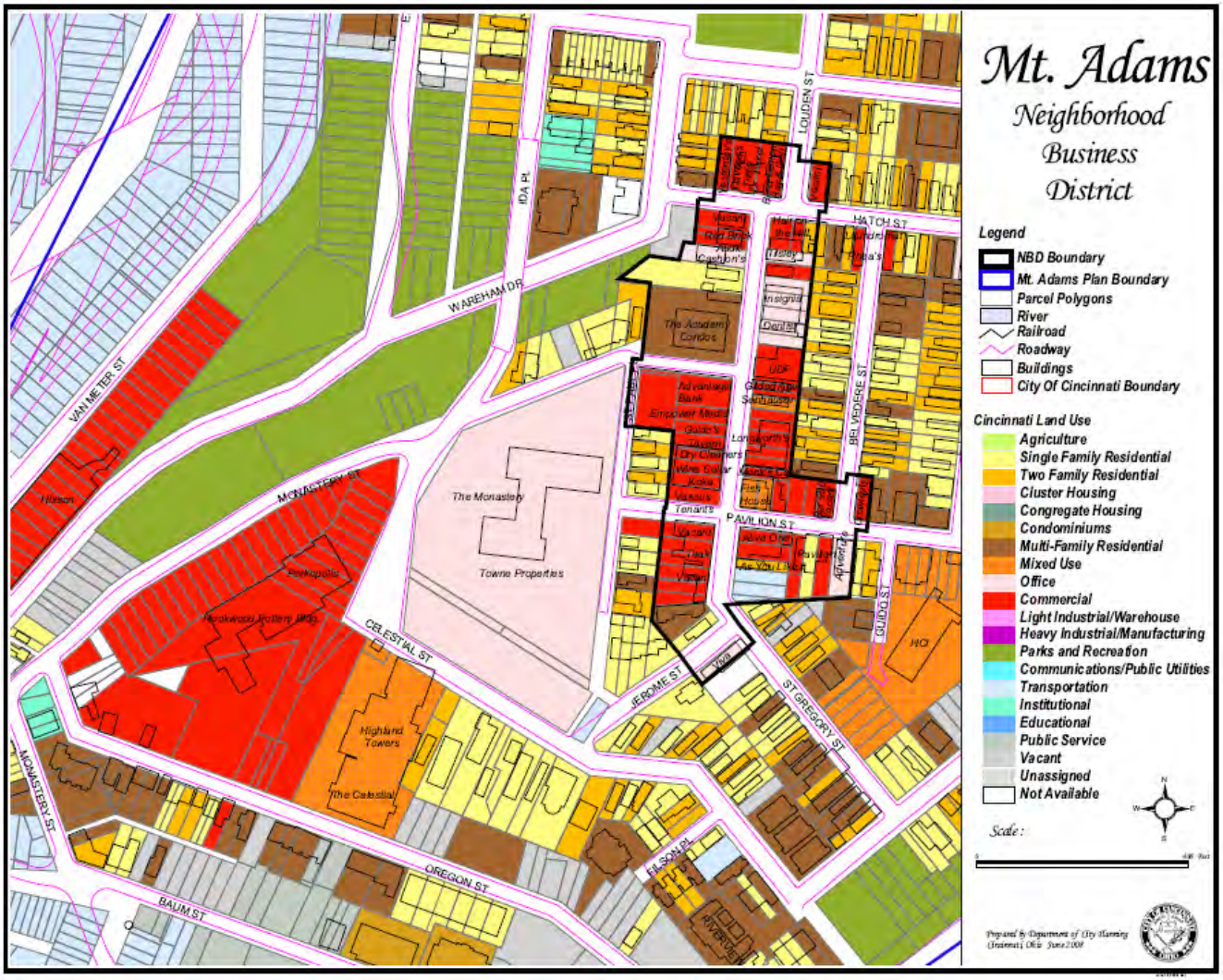
Hillsides

- **(C10)** Support the continuance of the Hillside Overlay District and its regulations. The Zoning Committee of the Civic Association should work closely with City staff to ensure that any proposed changes in the zoning text or administration of the Hillside Overlay District will not undermine the intended purpose of the regulations.



8 BUSINESS DISTRICT

The main spine of the Mt. Adams neighborhood business district is on St. Gregory from Hatch Street south to Jerome Street. The business district also extends east along Pavilion Street to Belvedere Street and along Hatch Street near the Hatch Street and St. Gregory Street intersection.



The business district is home to a number of businesses that provide services to local residents. These include a laundromat, dry cleaner, bank, chiropractor, and hair salons. There are a number of restaurant and taverns in the business district. Choices range from a coffee house to high-end and moderately priced dining to taverns that are frequented by a younger demographic. The business district also contains office space occupied by firms in the media and architecture industries. There are real estate offices located on St. Paul Place just outside of the business district boundaries.

Currently the business district has a number of vacant storefronts. These vacancies are concentrated at the extreme ends of the business district at the northeast and southwest corners of the intersection of Louden Street and St. Gregory Street and the southwest corner of Pavilion Street and St. Gregory Street. Several of these storefronts have been vacant for an extended period of time.

Community Input:

The following statements summarize the community input received from the Community Workshops and Community Surveys collected during this planning process.

- The business district should include more retail and a diversity of taverns and restaurants, including mid-range quality dining options. There are an excessive number of taverns that cater to young people.
- There are numerous vacant storefronts and the business district is not as vibrant as it used to be.
- Mt. Adams is not the "it place" to go anymore for a broad range of Cincinnati area residents.
- Areas like the Gateway District in Over-the-Rhine, Fountain Square in Downtown, and areas of Northside are gaining in popularity and are providing more competition for Mt. Adams businesses, especially the restaurants and taverns.
- Attracting and retaining good businesses is difficult.
- Residential streets surrounding the bars often suffer undesirable impacts, including vandalism and crowd and traffic noise, as a result of rowdy bar patrons.
- Businesses need to be more responsive to the residents of Mt. Adams.
- Getting people to the business district from downtown and other employment and residential concentrations can be a challenge.
- Playhouse in the Park is an important part of the community and contributes greatly

to the health of the business district.

This information provided the Steering Committee with an understanding of how community members, including residents and businesses, view Mt. Adams today and what their vision is for the future.

Business District Vision:

Due to its historic architecture and streetscape, its panoramic views, and its active urban atmosphere, Mt. Adams is a social destination. Visitors come to Mt. Adams from all across the region to experience this unparalleled setting.

To compete with other regional social attractions, Mt. Adams must continue to promote an identity that capitalizes on its unique character. The primary attraction for the business district should be an assortment of destination restaurants that offer distinctive dining experiences for visitors who make the extra effort to come to Mt. Adams. The business district should have a primary focus on destination dining and secondary focus on thriving businesses such as coffee shops, wine bars, and unique retail establishments. In addition, the business district should maintain its pedestrian-friendly character for the enjoyment of both residents and visitors.

Business District Objectives:

The objectives stated below are the guiding principles that are necessary to accomplish the stated vision. They are based in large measure on community input and are informed by an analysis of existing neighborhood conditions.

- Expand business district offerings, including mid-scale to upscale dining and drinking establishments and retail.
- Reduce the number of vacant storefronts in the business district.
- Maintain the walkability of the business district.
- Strengthen the connection between Eden Park tourist and arts traffic and the business district.
- Maintain open and regular communication and joint planning between the Mt. Adams Civic Association, Business Guild, Tavern Guild, and the Mt. Adams Community Urban Redevelopment Corporation (MACURC).

Business District Strategies:

The strategies stated below are the action-oriented steps necessary to achieve the plan objectives, and in doing so, achieve the stated vision. They can be grouped into four categories: **Business Organizations**, **Marketing**, **Vacant Properties**, and **Eden Park and the Business District**. The strategies are organized below by these categories. The strategies can also be found in the *Action Plan* section of this plan where the level of priority and level of difficulty for each strategy are also identified.

Business Organizations

- **(D1)** Establish a business district working group composed of Mt. Adams Civic Association, Business Guild, and Tavern Guild members to meet on a quarterly or biannual basis to set a vision for the business district and to discuss issues that concern all groups. While this plan recognizes that Mt. Adams cannot be successful without a stable business district, it does not constitute a business district plan. The development of a vision for the business district must be undertaken by the owners of businesses and properties, with input from key residential interests. Cincinnati's most successful neighborhood business districts have business organizations and community councils that work together to achieve a shared vision, instead of acting independently of one another. The business district working group should be viewed as one necessary step to move Mt. Adams towards a community with organizations and leadership that speaks with one collective voice.

- **(D2)** Support increased business retention and expansion. Marketing is a key function of the Mt. Adams business district associations, including the Mt. Adams Business Guild and Mt. Adams Tavern Guild. While marketing is a necessary activity, efforts to actively retain and expand existing businesses are also important. The business associations should meet regularly with business owners to identify current and future needs of businesses. After determining needs, the business associations should work with businesses, the City, and the Mt. Adams Civic Association to assess how each organization may be able to help meet the goals of the businesses.

Marketing

- **(D3)** Develop a marketing strategy and campaign to attract and encourage a diversity of mid- to upscale restaurants, taverns, and retail establishments that capitalizes on Mt. Adams' public views, connection to Eden Park, and proximity to downtown. The marketing strategy and campaign must be responsive to the business district's identified vision (see *Business Organizations* above). The proximity to Eden Park, the presence of several fantastic public views, and the ability to comfortably navigate the neighborhood on foot could be elements of the marketing strategy.

- **(D4)** Continually assess the marketing strategy to ensure that it adequately addresses the current economic environment and commercial trends.

Vacant Properties

- **(D5)** Create and maintain an inventory of vacant space in the business district. An inventory of vacant properties should be maintained. The inventory would provide the community with a current list of owner contacts that could be used to reach owners regarding potential uses for vacant storefronts or property or building maintenance issues. The inventory should include the following information, at a minimum:

  - Address
  - Type of permitted uses
  - Sale or Lease Price
  - Minimum and Maximum Space Available
  - Total Building Square Footage
  - Building Description
  - Owner or Broker Information

- **(D6)** Work with property owners to fill vacant commercial spaces and to reduce the visual impact of vacancies on the rest of the business district. Establish regular lines of communication with the owners of vacant commercial space. The owners should be familiar with the vision for the business district and the impact that their property has on the business district.

Eden Park and the Business District

- **(D7)** Promote increased transportation connections between the business district and Eden Park, including a shuttle loop to connect Eden Park amenities with the business district. The *Cincinnati Parks 2007 Centennial Master Plan (Parks Master Plan)* identifies a transit loop that will circulate throughout Eden Park, connecting the major visitor attractions including Twin Lakes, Krohn Conservatory, Mirror Lake, Playhouse in the Park, Seasongood Pavilion, and the Cincinnati Art Museum. As identified in the *Parks Master Plan,* the transit loop would also include an extension on the southern edges of Eden Park between the park and residential areas of Mt. Adams. By extending the loop further south along Louden Street to its intersection with Hatch Street, a transit stop near the intersection of Hatch Street and St. Gregory Street could be added. It would benefit both Eden Park and the business district by providing easy access to both attractions for

visitors.

- **(D8)** Meet regularly with the Park Board, Cincinnati Art Museum, and Playhouse in the Park to discuss current and future needs and to determine actions that can be mutually beneficial for all parties. The Mt. Adams Civic Association, the Mt. Adams Business Guild, and/or the business district working group (see strategy D1, above) should have open lines of communication with the Park Board, Cincinnati Art Museum, and Playhouse. Neighborhood organizations and Eden Park venues should examine how neighborhood organizations could help the venues achieve their goals while thriving in Eden Park.

- **(D9)** Do not support the use of City dollars to move Playhouse in the Park out of Eden Park and Mt. Adams. Playhouse in the Park is currently considering a move out of Eden Park to a site near Fountain Square downtown. The business generated for local businesses by Playhouse in the Park patrons is vital to the Mt. Adams business district. Members of the Mt. Adams Neighborhood Strategic Plan Steering Committee recognize Playhouse's concerns regarding the maintenance of their current facility, the changing theater audience, and the limitations of the existing stages. However, the Mt. Adams community believes that a solution to these challenges can be met in Mt. Adams and the City should not use City funds or tax incentives to help facilitate a move out of Mt. Adams.

- **(D10)** In the event of a Playhouse in the Park move from Mt. Adams, support a new, active use that would provide benefits to the neighborhood and business district. The Playhouse in the Park building is located in Eden Park, which is in the Park and Recreation District. This zoning district was established to preserve, protect, and enhance a system of public parks, parkways, green spaces, and recreation areas and to preserve natural and scenic areas, and protect sensitive natural resource areas. The list of permitted uses is rather limited but does include cultural institutions. Cultural institutions are defined by the Zoning Code as "a nonprofit institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that area open to the public on a regular basis… including performing arts centers for theater, dance and events, museums, historical site, art galleries, libraries, aquariums and observatories." Cultural institutions that would supply an abundance of guests, and the opportunity for visits to the Mt. Adams business district, should be supported in the event of a Playhouse in the Park move from Eden Park.

9 PARKING

Mt. Adams is a small, compact, walkable community. Some residential properties in Mt. Adams are among the smallest and narrowest in the City. Most lots are only 25 feet in width. Narrow properties make providing off-street parking (accessed by a driveway from the street) and on-street parking difficult.

Storefronts in the business district are also fairly very dense. The business district is bordered directly by residential properties to the north, south, east, and west. Narrow streets limit the opportunity for some on-street parking. For example, parking on St. Gregory Street near its intersection with Monastery Street is limited to provide emergency vehicles with a sufficient turning radius. While off-street parking may be available in business district parking lots and garages, visitors may have difficulty locating it and can park on nearby residential streets at no cost, making that an attractive option.

The close proximity of businesses to residences and the dense nature of development on the hill results in limited separation between the two uses. This can present a problem when visitors to the business district become rowdy and unruly. This unruliness is not limited to the confines of the business district. Instead it can spread out and create negative impacts for nearby residential properties.

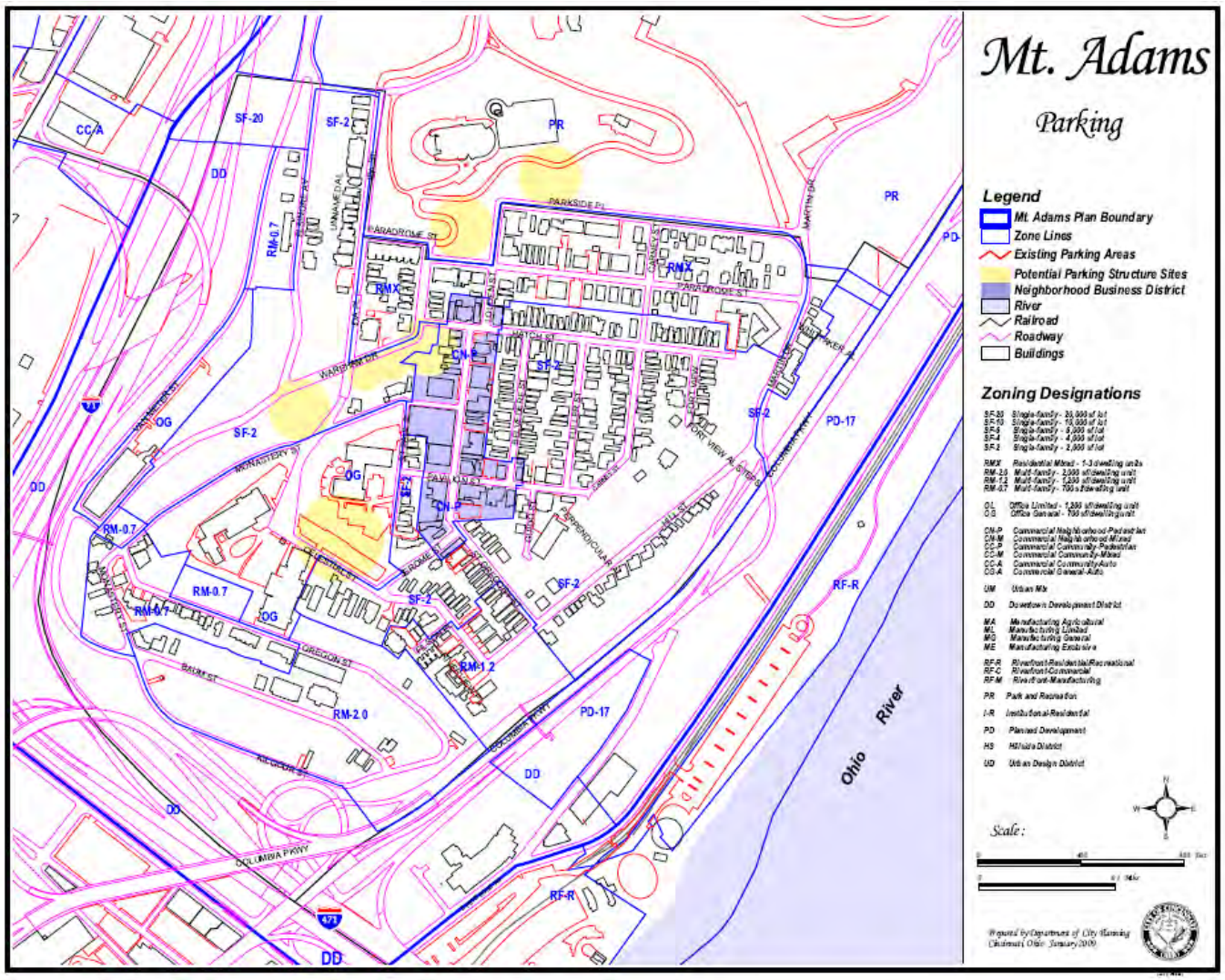
Community Input:

The following statements summarize the community input received from the Community Workshops and Community Surveys collected during this planning process.

- Parking for the business district is insufficient - both short-term and long-term.
- Visitors to the business district often park on residential streets.

- Visitors to the business district find locating parking difficult.
- Residents have a hard time easily finding parking.
- Vehicles often ignore "no parking" signs or block driveways.

This information provided the Steering Committee with an understanding of how community members, including residents and businesses, view Mt. Adams today and what their vision is for the future.



Parking Vision:

Mt. Adams needs to make an extra effort to accommodate the parking needs of residents, businesses, and daily visitors. The greatest need for additional parking occurs on Thursday, Friday, and Saturday nights when the greatest number of visitors come to the hill.
These parking needs can be met through a combination of additional off-street parking conveniently located near the business district and appropriate traffic signs to direct people to parking lots.

Parking Objectives:

The objectives stated below are the guiding principles that are necessary to accomplish the stated vision. They are based in large measure on community input and are informed by an analysis of existing neighborhood conditions.

- Reduce or eliminate business district parking on residential streets.
- Provide ample short-term and long-term off-street parking for the business district in a convenient location that disturbs existing residential properties as little as possible.

Parking Strategies:

The strategies stated below are the action-oriented steps necessary to achieve the plan objectives, and in doing so, achieve the stated vision. Collectively the strategies will concentrate business parking and ensure residential parking. The strategies can also be found in the *Action Plan* section of this plan where the level of priority and level of difficulty for each strategy are also identified.

- **(E1)** Complete a parking study for the Mt. Adams neighborhood, including an assessment of business district and Eden Park needs. The parking analysis should consider existing and potential square footage and expansion plans and incorporate parking requirements for mixed-use environments to determine the number of off-street parking spaces the uses would require. The extent to which Eden Park venues can be served through a parking structure will depend on its proximity to Eden Park.
- **(E2)** Support construction of a parking structure. General potential parking structure locations are identified on the map. Several of these locations would require property acquisition, a change in zoning, and/or Park Board approval to allow a stand-alone commercial parking structure or a parking structure containing a mix of uses, such as residential, commercial, and/or office. With these challenges in mind, a proposed parking structure should be evaluated based on the following criteria:
    - *Location and Purpose*. Ideally the parking garage would directly serve the needs of the business district. The location and capacity of the parking garage might also allow it to meet some residential parking needs. The parking garage location and construction should also consider visual impacts to nearby properties.
    - *Feasibility*. A parking structure would require a substantial capital expenditure. To make the parking structure a reality, the City should explore the use of a project-based tax increment financing (TIF) program. Combining the parking structure with retail, office, and/or residential components could also help to offset the construction and ongoing operation costs associated with a structure.

- *Size*. The number of parking spaces accommodated by the parking structure should reflect the findings of the parking study and any parking generating uses incorporated in the parking structure.

- *Access*. The parking structure should have clearly-identified access points that minimize negative impacts on nearby properties.

- **(E3)** Fully explore the "Residential Parking Permit" program and consider implementation. The City's existing "Residential Parking Permit" program should only be considered for implementation following completion of the parking study. Depending on the parking study's findings, the program may only be launched in conjunction with a parking structure since the program would limit on-street parking to residential properties participating in the program and would not allow on-street parking for business district patrons. Key considerations for the program include the following:

  - *Cost*. The program requires the entire cost – including parking enforcement officers, printing, and processing of permits and renewals, signage, and administrative staff time – to be covered by permit fees. Study of the parking permit program in 1996 revealed that 2,500 permits would have to be sold annually at $30 to make the program self-supporting. In 2000, Mt. Adams had approximately 1,000 households. The cost per permit would depend on the number of participating households, the number of permits each household purchased, and the enforcement hours, but the cost of permits would likely exceed $30.

  - *Enforcement*. The program can be tailored to meet the needs of the Mt. Adams community. Program enforcement can be limited to the nights with the heaviest bar traffic, including Thursday, Friday, and Saturday nights. Limiting the hours of enforcement could reduce the cost of each permit.

  - *Program Area*. The program area will impact the cost of the program for those participating and may also impact the hours of enforcement. The program area must be large enough to include all those residential streets that one could reasonable expect business patrons to walk from. If the program area is too small, it may unintentionally push problems from the residential streets nearest the business district to streets further from the business district but still within walking distance.

  - *Community Support*. The financially self-supporting program would require substantial buy-in from Mt. Adams residents. It requires support by petition of 60 percent of the impacted houses. Support for the program should be assessed following construction of the parking structure. A conveniently located, easily accessible, relatively low cost parking structure would likely reduce the use of residential streets by business district patrons and may negate the need for the program.

- **(E4)** Support the aggressive enforcement of parking laws. The Mt. Adams Civic Association and Mt. Adams Business Guild should collaborate in working with the City to ensure that all parking laws throughout Mt. Adams are enforced. Of special concern is illegal parking associated with the business district. This includes illegal parking along portions of St. Gregory Street where parking is prohibited at all times (intersection of St. Gregory Street and Monastery Street) and illegal parking of larger vehicles used to transport business district visitors in spaces where parking is not permitted on residential streets.

- **(E5)** Limit on-street parking on portions of St. Gregory Street located in the business district to 10-15 minutes to accommodate short-term parking. An assessment of existing off-street parking needs for uses, including residential uses, along St. Gregory Street in the business district must be completed to ensure all uses have access to nearby on-street parking (or can make arrangements to secure off-street parking) if off-street parking is inadequate.

10 CLEAN, SAFE, & ATTRACTIVE

Maintaining a clean, safe, and attractive community is a constant challenge. Ensuring an orderly environment throughout the neighborhood is essential in making sure residents and visitors feel welcome and safe in Mt. Adams.

Studies have shown that disorder in the form of vandalism, litter, and other acts of low-level lawbreaking can change the way people behave – making them more likely to add to the disorder of an environment (*Source: Economist, Can the Can, November 20, 2008*). For example, if a person in the business district sees cigarette butts or other trash on the sidewalk, they are more likely to add their own trash than they would have been if the sidewalks were clean.

While the business district is not solely to blame when it comes to trash, poor property maintenance, or vandalism, it certainly contributes to some of these issues. City-owned property scattered throughout the neighborhood presents another special set of challenges in ensuring the community is well maintained. These properties can become neglected and community eye-sores without constant maintenance. Vacant storefronts or properties also create a special set of problems for surrounding property owners.

COMMUNITY INPUT:

The following statements summarize the community input received from the Community Workshops and Community Surveys collected during this planning process.

- Some properties suffer from poor property and building maintenance.
- Some businesses need to do a better job cleaning around their properties.
- Residents and visitors do not always respect the neighborhood as much as they should.

This information provided the Steering Committee with an understanding of how community members, including residents and businesses, view Mt. Adams today and what

their vision is for the future.

Clean, Safe, & Attractive Vision:

Mt. Adams is a friendly, welcoming environment for residents, businesses, and visitors. The community's tightly clustered streets, sidewalks, and green spaces should be exceptionally clean, well-lit, and well-maintained. The residents, landlords, and businesses should be vigilant in preventing disorderly conduct and vandalism, reducing crime, removing litter, and maintaining the trees, shrubs, and flower plantings throughout the community. All people should feel safe and secure moving throughout the neighborhood and parks at all hours of the day and night.

Clean, Safe, & Attractive Objectives:

The objectives stated below are the guiding principles that are necessary to accomplish the stated vision. They are based in large measure on community input and are informed by an analysis of existing neighborhood conditions.

- Keep the neighborhood free of unwanted waste and litter.
- Keep the neighborhood safe from vandalism and crime.
- Encourage property and building maintenance.
- Ensure that those who may have problems maintaining property (e.g., elderly, disabled) are matched with resources that can help them maintain their properties.

Clean, Safe, & Attractive Strategies:

The strategies stated below are the action-oriented steps necessary to achieve the plan objectives, and in doing so, achieve the stated vision. They can be grouped into four categories: **Property and Building Maintenance**, **Business District Cleanliness**, **Public Property Maintenance**, **Safety** and **Lighting**. The strategies are organized below by these categories. The strategies can also be found in the *Action Plan* section of this plan where the level of priority and level of difficulty for each strategy are also identified.

Property and Building Maintenance

- **(F1)** Establish a property and building maintenance task force to encourage enforcement of property and building code violations. The task force should maintain a list of violations (based on public information such as violation orders issued by the Department of City Planning and Buildings and other

City departments), property owners and contact information, pursued actions, and resulting action. Enforcement agencies and penalties for issues such as litter, graffiti, and weeds are identified in the Neighborhood Quality of Life Uniform Code (Title XVI of the Municipal Code).

- **(F2)** Ensure that those who may have problems maintaining property due to a special circumstance (e.g., elderly, disabled, lower-income) are matched with resources that can help them maintain their properties. Some property owners may have difficulty maintaining their property for any number of reasons. The property and building maintenance task force, as identified above, should communicate with property owners and identify those that may not have the necessary resources to adequately maintain their property. These property owners should be linked with organizations like People Working Cooperatively that can help them get the resources they need.

- **(F3)** Use the community website as one vehicle to encourage property owners to maintain property and buildings. The community website can provide information on organizations like People Working Cooperatively that may be able to help property owners with property and building maintenance. The community website might also maintain a list of problem properties (based on public information such as violation orders issued by the Department of City Planning and Buildings, as maintained by the property and building maintenance task force, see strategy F1 above). Posting such a list might provide the necessary community pressure for property owners, pushing them to perform needed property upkeep.

- **(F4)** Highlight well-maintained business and residential properties on the community website. Photographs of well-maintained business and residential properties should be included on the community website. The website could also highlight property and building maintenance success stories, thereby encouraging others to become successes.

Business District Cleanliness

- **(F5)** Coordinate street clean-up of the business district, especially on Friday, Saturday, and Sunday mornings. In the past The Mt. Adams Business Guild provided street clean-up of the business district on the weekends. The Mt. Adams Civic Association should work with the Mt. Adams Business Guild to ensure that regular street clean up is again provided following primary bar nights.

- **(F6)** Explore the creation of a program similar to the Downtown Ambassadors program that serves the Central Business District. The Downtown Ambassadors program includes ambassadors trained in public safety, enhanced cleanliness, and customer service. They patrol downtown and work to create a welcoming environment for visitors by looking

for disorderly conduct, helping the Cincinnati Police reduce crime and panhandling, removing litter and graffiti, connecting social services programs to those in need, and by providing maps and directions.

Public Property Maintenance

- **(F7)** Work with the City to ensure regular pickup from City-owned garbage cans and pickup following events.
- **(F8)** Work with the City to ensure that City-owned property is properly maintained.

Safety

- **(F9)** Explore traffic-calming measures to slow traffic and increase vehicular safety. The Mt. Adams Civic Association should work with the Department of Transportation and Engineering to identify appropriate traffic calming measures. Of special concern are the intersections of Paradrome Street and Carney Street, Carney Street and Pavilion Street, and Ida Street.
- **(F10)** Establish neighborhood watches and reporting procedures for suspicious activities.

Lighting

- **(F11)** Locate areas of inadequate street lighting and coordinate with the City and energy company to improve lighting.

11 INFRASTRUCTURE & UTILITIES

Infrastructure – including streets, sidewalks, and stairways – and utilities are essential to the function of the neighborhood. On-street parking, truck traffic, and winter road maintenance create a high amount of wear and tear on the community's roads.

Community Input:

The following statements summarize the community input received from the Community Workshops and Community Surveys collected during this planning process.

- Much of the neighborhood suffers from aging infrastructure – including sidewalks, streets, and stairways.
- Above ground utility wires impact views and the atmosphere of the community.

This information provided the Steering Committee with an understanding of how community members, including residents and businesses, view Mt. Adams today and what their vision is for the future.

Infrastructure & Utilities Vision:

For Mt. Adams to be positioned as a browsing neighborhood, it is important that the community regularly identifies infrastructure issues and puts the community onto the regular City maintenance schedules.

The utility wires running above the streets of Mt. Adams have become a visual nightmare and a potential community hazard. On any give street there are many phone wires, electric wires, cable wires, fiber optic wires, transformers, tension wires, and many wooden utility poles crisscrossing the roads. They detract from the architectural beauty of the buildings and from the views. Loss of power is a regular occurrence due to storms, ice, and even new construction.

In 2009, the community is working with the City to bury all wires within a limited segment of the business district as part of a broader streetscape renewal project. The community would like to bury these wires on as many streets as possible.

Infrastructure & Utilities Objectives:

The objectives stated below are the guiding principles that are necessary to accomplish the stated vision. They are based in large measure on community input and are informed by an analysis of existing neighborhood conditions.

- Encourage property owners to repair sidewalks.
- Maintain streets and stairways.
- Improve directional signage throughout neighborhood.

Infrastructure & Utilities Strategies:

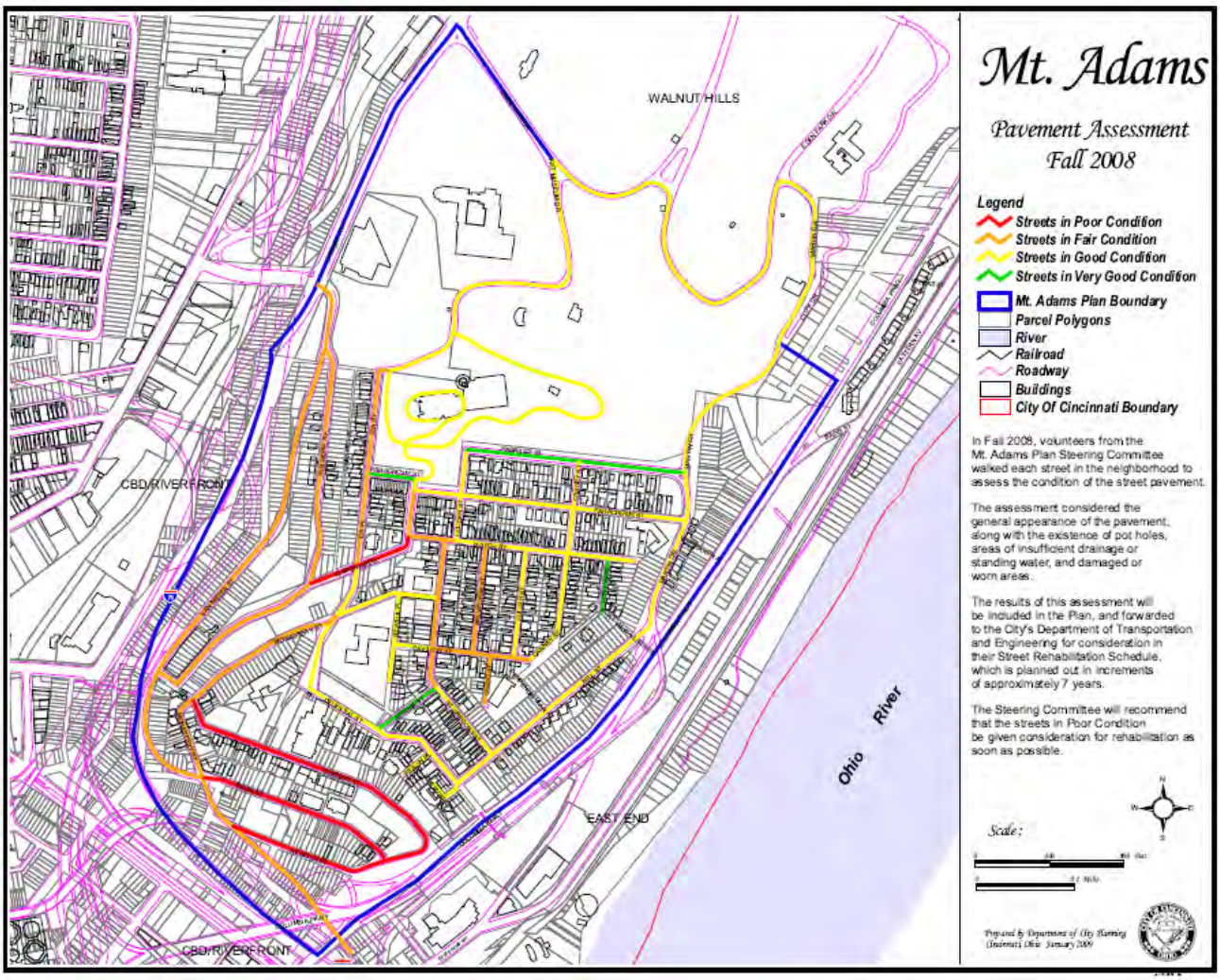
The strategies stated below are the action-oriented steps necessary to achieve the plan objectives, and in doing so, achieve the stated vision. They can be grouped into three categories: **Sidewalks**; **Streets, Stairways, and Signage**; and **Buried Wires**. The strategies are organized below by these categories. The strategies can also be found in the *Action Plan* section of this plan where the level of priority and level of difficulty for each strategy are also identified.

Sidewalks

- **(G1)** Regularly conduct an audit of sidewalk conditions. The community should conduct an audit of all neighborhood sidewalks on a regular basis. The audit should assess stretches of sidewalk on a sliding scale (e.g., poor, fair, good, excellent). For those rated poor, the audit should identify corresponding property owner contact information.

- **(G2)** Prepare and distribute information regarding sidewalk maintenance to property owners. Sidewalk maintenance is the responsibility of every property owner. This must be communicated to all property owners, perhaps through the newsletter or community website, especially those associated with poor sidewalk conditions (as found in the audit, see strategy G1 above).

- **(G3)** Encourage property owners to consider collectively undertaking sidewalk repairs. Neighboring property owners may be able to save money by having sidewalk repairs done simultaneously.



Streets, Stairways, and Signage

- **(G4)** Conduct an annual street and stairway condition audits. Ideally audits should be conducted in the spring to capture any decrease in conditions that may have occurred over the winter. Any significant findings from the audit should be shared with the Department of Transportation and Engineering.

- **(G5)** Coordinate with the Department of Transportation and Engineering to ensure community priorities are reflected in the multi-year street maintenance schedule.

- **(G6)** Ensure public stairway access is maintained by supporting efforts to cut back overgrown vegetation and provide stairway lighting. Lighting of stairways should have minimal impact on surrounding property owners by incorporating lighting fixtures that are shielded and downward directed.

- **(G7)** Work with the City to improve directional signage throughout Mt. Adams. Of special concern is signage directing

visitors to the business district and signage for parking.

- **(G8)** Maintain overgrown vegetation to ensure it does not impact vehicular traffic on roadways and to maximize the availability of on-street parking.

Buried Wires

- **(G9)** Support private initiatives to bury wires. In addition the cost of burying wires, costs for reconnecting utilities, lighting assessments, and locations for transformers and switchgears must also be considered. If wires are buried, it should be completed in conjunction with sidewalk and street repairs and/or streetscape improvements.

- **(G10)** Support initiatives to bury all wires in the business district. Wires above St. Gregory Street between Hatch Street and Pavilion Street are scheduled to be buried in conjunction with the Mt. Adams Streetscape improvements (St. Gregory Street from Hatch Street to Pavilion Street). If additional wires are buried in the future, they should also be completed in conjunction with sidewalk and street repairs.

12 ACTION PLAN

The *Action Plan* includes tables that summarize the plan recommendations discussed in detail in Chapters 5 – 11. The strategies are first grouped according to the seven primary community themes (Community Life; Development & Preservation; Views & Hillsides; Business District; Parking; Clean, Safe, & Attractive; and Infrastructure & Utilities). The tables also include three other important elements: number of dots, level of priority, and level of difficulty.

- **Number of Dots:** Strategies are organized within each theme according to the number of dots received at the two Community Open Houses held in January of 2009. The number of dots corresponds directly with priorities assigned by community members attending the Open Houses, with a higher number corresponding to a higher priority level

- **Level of Priority:** Level of priority (high, medium, and low) represents the Steering Committee's assessment of the importance of each strategy. Generally, strategies assigned a high priority should be tackled first by the community, followed by those assigned a medium priority. Those strategies assigned a low level of priority are still important to realizing the objectives of the plan, but generally should be undertaken after the high and medium priorities have been addressed. The "number of dots" indicates the priorities assigned by the community and the "level of priority" indicates the priorities assigned by the

Steering Committee. These two measures of priority are generally in agreement for each strategy.

- **Level of Difficulty:** The level of difficulty (very high, high, medium, low) are intended to give those implementing the plan a general sense of how difficult a strategy may be to implement. The cause of difficulty may include funding, time, and/or level of community control.

Ultimately, the measures above will collectively inform how the recommendations are implemented. Implementation of this plan's recommendations will not happen without persistent action by community members. One option, discussed by the Steering Committee at the time of this plan's approval, is to develop working groups based on the seven themes outlined in the plan. Some themes may be combined into one working group while others will require a stand-alone working group. By tackling the recommendations of a theme, each working group will help to ensure that strategies are continually pursued and will help to ensure that the plan and its recommendations remain relevant to Mt. Adams.

COMMUNITY LIFE				
Strategy No.	**Strategy** *(A complete discussion of each strategy can be found in Chapter 6; reference the Strategy No.)*	Number of Dots	Level of Priority	Level of Difficulty
A 8	Support the continued location/operation of a pool in Mt. Adams. Identify means of funding.	62	High	Very High
A 2	Continue the community newsletter and continually look for ways to enhance it.	53	High	Low
A 10	Support the installation of additional park benches or other public amenities that would provide additional gathering places throughout the neighborhood.	40	Low	Medium
A 12	Work with the City in preparation for special events.	33	High	Medium
A 6	Support a community website to foster communication within the Mt. Adams community.	27	High	Medium
A 13	Consider creation of a community garden in Eden Park to be maintained and supported by the Mt. Adams community.	27	Medium	Medium
A 5	Invite new homeowners and renters to attend community meetings and events and to visit the community website.	26	High	Medium
A 3	Consider establishing a welcome kiosk to provide information for residents and business district visitors.	17	Low	Medium
A 1	Expand the activities of the Civic Association to foster increased participation and to address a range of community issues.	15	High	Medium
A 9	Support the expansion of organizations and institutions that have a positive impact on community life.	13	High	Medium
A 4	Post community event information and community website address in key community locations.	7	High	Low
A 7	Create a community master email list.	6	High	Medium
A 11	Ensure community events and activities can be enjoyed by the entire neighborhood.	5	Medium	Medium

DEVELOPMENT & PRESERVATION				
Strategy No.	**Strategy** *(A complete discussion of each strategy can be found in Chapter 6; reference the Strategy No.)*	**Number of Dots**	**Level of Priority**	**Level of Difficulty**
B 6	Ensure community landmarks, including the Monastery, are not destroyed.	93	High	High
B 7	Work collectively to develop and evaluate options for the reuse of important community landmarks.	51	High	High
B 2	Ensure residential development conforms to the Cincinnati Scenic View Study and associated regulations, including zoning measures.	44	High	High
B 5	Require new construction to include features and design elements that will contribute to the cleanliness of the business district.	24	Medium	Low
B 4	Educate property owners, developers, and real estate professionals to increase acceptance and familiarity with form-based design standards.	20	High	Medium
B 3	Develop form-based design standards as a tool to maintain and enhance distinct areas of Mt. Adams through zoning regulations.	16	High	Medium
B 1	Establish an Urban Design Overlay District in the areas of the business district currently zoned CN-P (Commercial Neighborhood-Pedestrian).	6	High	Low

VIEWS & HILLSIDES				
Strategy No.	**Strategy** *(A complete discussion of each strategy can be found in Chapter 6; reference the Strategy No.)*	**Number of Dots**	**Level of Priority**	**Level of Difficulty**
C 1	Implement zoning measures that would protect public views as identified in the study.	94	High	High
C 6	Identify and purchase properties that, if developed, could negatively impact significant public views and donate to the Hillside Trust for continued preservation.	44	High	Very High
C 7	Work with the City to cut back overgrowth that negatively impacts significant views.	43	High	High
C 4	Support a City policy that would consider the location of significant views and areas within significant view corridors when considering the sale of City property.	39	High	Medium
C 5	Enhance public viewing areas by adding viewing amenities. Viewing amenities range from benches to viewing platforms or other elements that would increase the ability to enjoy high priority scenic views.	39	Medium	High
C 9	Support walking, Segway, and other tours of the Mt. Adams neighborhood.	25	Low	Low
C 3	Identify significant public views with educational location signage.	16	High	Low
C 10	Support the continuance of the Hillside Overlay District.	14	High	Medium
C 8	Work with private property owners to encourage the cutting back of overgrowth that negatively impacts significant views.	12	Medium	High
C 2	Support City efforts to create a Cincinnati Scenic View Tour of significant public views in Mt. Adams.	6	High	Low

BUSINESS DISTRICT				
Strategy No.	**Strategy** *(A complete discussion of each strategy can be found in Chapter 6; reference the Strategy No.)*	**Number of Dots**	**Level of Priority**	**Level of Difficulty**
D 9	Do not support the use of City dollars to move Playhouse in the Park out of Eden Park and Mt. Adams.	89	High	High
D 3	Develop a marketing strategy and campaign to attract and encourage a diversity of mid- to upscale dining, tavern, and retail establishments that capitalizes on Mt. Adams' public views, connection to Eden Park, and proximity to downtown.	74	High	High
D 6	Work with property owners to fill vacant commercial spaces and to reduce the visual impact of vacancies on the rest of the business district.	45	High	High
D 10	In the event of a Playhouse in the Park move from Mt. Adams, support a new, active use.	38	High	Medium
D 1	Establish a business district working group composed of Mt. Adams Civic Association, Business Guild, and Tavern Guild members to meet on a quarterly or biannual basis to set a vision for the business district and to discuss issues that concern all groups.	28	High	High
D 8	Meet regularly with the Park Board, Cincinnati Art Museum, and Playhouse in the Park to discuss current and future needs and to determine actions that can be mutually beneficial for all parties.	15	Medium	Medium
D 2	Support increased business retention and expansion.	13	High	High
D 7	Promote increased transportation connections between the business district and Eden Park.	10	Medium	Medium
D 4	Continually assess the marketing strategy to ensure that it adequately addresses the current economic environment and commercial trends.	7	Medium	Medium
D 5	Create and maintain an inventory of vacant space in the business district.	7	High	Medium

PARKING					
Strategy No.		**Strategy** *(A complete discussion of each strategy can be found in Chapter 6; reference the Strategy No.)*	**Number of Dots**	**Level of Priority**	**Level of Difficulty**
E	2	Support construction of a parking structure.	90	Medium	Very High
E	1	Complete a parking study for the Mt. Adams neighborhood, including an assessment of business district and Eden Park parking needs.	54	High	Medium
E	5	Limit on-street parking on portions of St. Gregory Street located in the business district to 10-15 minutes to accommodate short-term parking.	54	High	High
E	3	Fully explore the "Residential Parking Permit" program and consider implementation.	50	High	High
E	4	Support the aggressive enforcement of parking laws.	33	High	Medium

CLEAN, SAFE, & ATTRACTIVE				
Strategy No.	**Strategy** *(A complete discussion of each strategy can be found in Chapter 6; reference the Strategy No.)*	**Number of Dots**	**Level of Priority**	**Level of Difficulty**
F 5	Coordinate street clean-up of the business district, especially on Friday, Saturday, and Sunday mornings.	65	High	Medium
F 11	Locate areas of inadequate street lighting and coordinate with the City to improve lighting.	43	Medium	Low
F 1	Establish a property and building maintenance task force to encourage enforcement of property and building code violations.	39	High	High
F 2	Ensure that those who may have problems maintaining property due to a special circumstance (e.g., elderly, disabled, lower-income) are matched with resources that can help them maintain their properties.	32	High	Low
F 8	Work with the City to ensure that City-owned property is properly maintained.	29	Medium	Medium
F 10	Establish neighborhood watches and reporting procedures for suspicious activities.	27	Medium	Low
F 9	Explore traffic-calming measures to slow traffic and increase vehicular safety.	25	Medium	Medium
F 7	Work with the City to ensure regular pickup from City-owned garbage cans and pickup following events.	21	High	Low
F 4	Highlight well-maintained business and residential properties on the community website.	9	Medium	Medium
F 6	Explore the creation of a program similar to the Downtown Ambassadors program that serves the Central Business District.	9	Medium	High
F 3	Use the community website as one vehicle to encourage property owners to maintain property and buildings.	4	Medium	Medium

INFRASTRUCTURE & UTILITIES				
Strategy No.	**Strategy** *(A complete discussion of each strategy can be found in Chapter 6; reference the Strategy No.)*	**Number of Dots**	**Level of Priority**	**Level of Difficulty**
G 6	Ensure public stairway access is maintained by supporting efforts to cut back overgrown vegetation and provide stairway lighting.	66	High	High
G 10	Support initiatives to bury all wires in the business district.	60	Medium	High
G 9	Support private initiatives to bury wires.	57	Low	High
G 8	Maintain overgrown vegetation to ensure it does not impact vehicular traffic on roadways and to maximize availability of on-street parking.	37	High	High
G 1	Regularly conduct an audit of sidewalk conditions.	35	Medium	Low
G 7	Work with the City to improve directional signage throughout Mt. Adams.	26	Medium	Medium
G 5	Coordinate with the Department of Transportation and Engineering to ensure community priorities are reflected in the multi-year street maintenance schedule.	21	High	Medium
G 3	Encourage property owners to consider collectively undertaking sidewalk repairs.	18	Medium	Medium
G 2	Prepare and distribute information regarding sidewalk maintenance to property owners.	10	Medium	Low
G 4	Conduct an annual street and stairway condition audits.	5	Medium	Low

Appendices

A Community Workshop Survey 70

B Demographic Tables 71

C Mt. Adams Historic Resources 76

D Cincinnati Parks 2007 Centennial Master Plan (pages 160-163) 77

Mt. Adams Neighborhood Strategic Plan

Community Survey

Thank you for taking the time to fill out this survey. It will help the Steering Committee of the Mt. Adams Neighborhood Strategic Plan better understand the neighborhood and its residents and businesses.

Please complete one survey per family. Please feel free to share additional comments on the back of this survey.

Name _____

Address _____

Do you ___ LIVE ___ WORK ___ OWN A BUSINESS in Mt. Adams? Check all that apply.

Phone _____

Email _____

Your email will not be distributed to any outside parties or used for any other purposes.

1. **How many years have you lived or done business in Mt. Adams?**

   ___ **Less than 1** ___ **6 – 10**

   ___ **1 – 5** ___ **11 or more**

2. **Why did you move to Mt. Adams?**

   _____

   _____

   _____

3. **If you live in Mt. Adams, do you own or rent your home?**

   ___ **RENT** ___ **OWN**

4. **If you live in Mt. Adams, how old are the members of your family?** *Please place the number of family members next to the appropriate age group.*

   ___ **Under 5 yrs. old** ___ **35 – 49 yrs.**

   ___ **5 – 17 yrs.** ___ **50 – 64 years**

   ___ **18 – 24 yrs.** ___ **65 yrs. and over**

   ___ **25 – 34 yrs.**

Surveys can be returned to boxes at one of these fine local businesses:

Advantage Bank
Koka Coffee
Mt. Adams Bar & Grill

5. **What are the three things you <u>like</u> most about Mt. Adams?**

   1. _____
   2. _____
   3. _____

6. **What are the three biggest <u>challenges</u> facing Mt. Adams?**

   1. _____
   2. _____
   3. _____

7. **What would you like to see happen in Mt. Adams? What should Mt. Adams look like in 10 years?**

   _____

   _____

   _____

   _____

   _____

8. **Would you like to volunteer or become more involved in making Mt. Adams a great place to live and do business?**

   ___ **YES** ___ **NO**

9. **Would you like to receive information about future meetings and plan updates from the Steering Committee via email?**

   ___ **YES** ___ **NO**

There are three ways to return this survey: (1) Drop it off at one of the locations listed at the top of this survey; (2) Bring it with you to the Community Workshops on June 18th and June 22nd; or (3) Mail or Fax it to Valerie Daley, Department of City Planning, City of Cincinnati, 805 Central Avenue, Suite 700, Cincinnati, Ohio 45202, Fax (513) 352-4853.

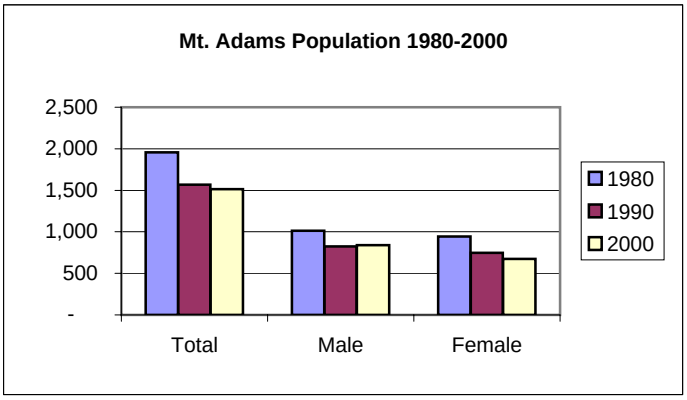
More info at www.mtadamsplan.com

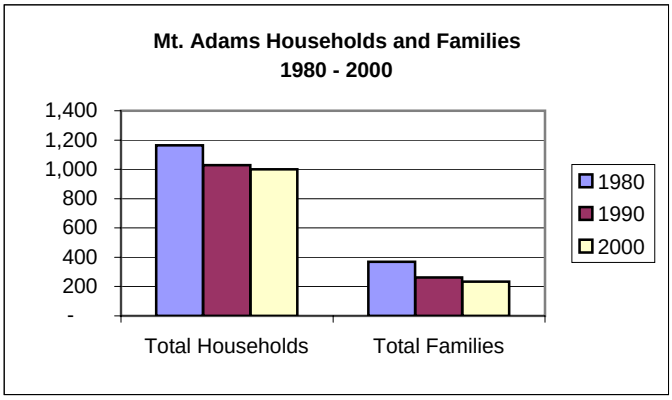
Mt. Adams Neighborhood Demographics

Population

Mt. Adams	1980	1990	2000	Change	% Change
Total	1,958	1,569	1,514	-444	-23%
Male	1,013	823	839	-174	-17%
Female	945	746	675	-270	-29%

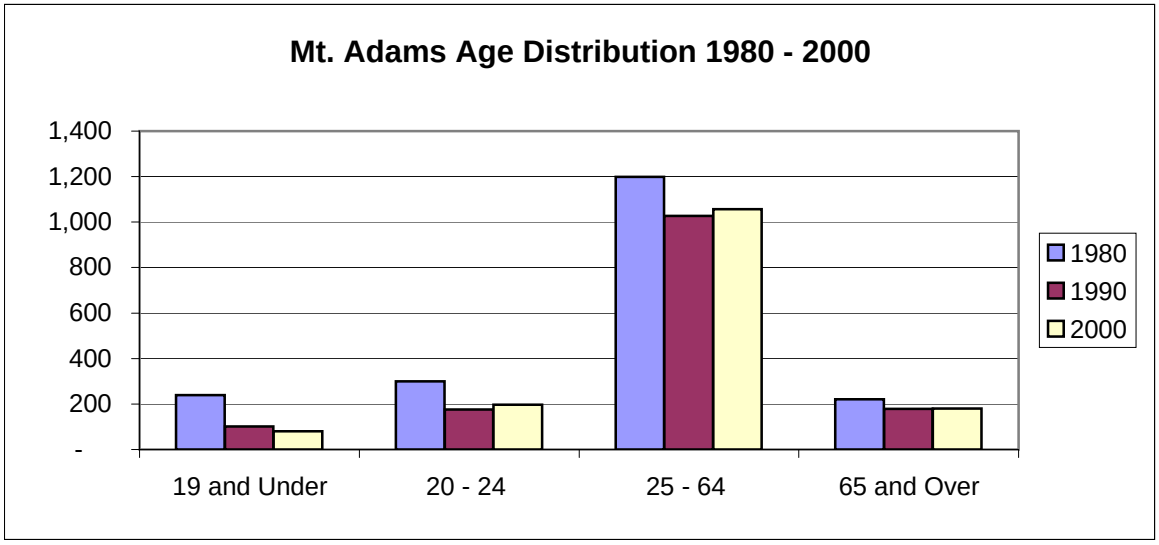
Mt. Adams	1980	1990	2000	Change	% Change
Total Households	1,164	1,029	1,001	-163	-14%
Total Families	370	263	234	-136	-37%





Age Distribution

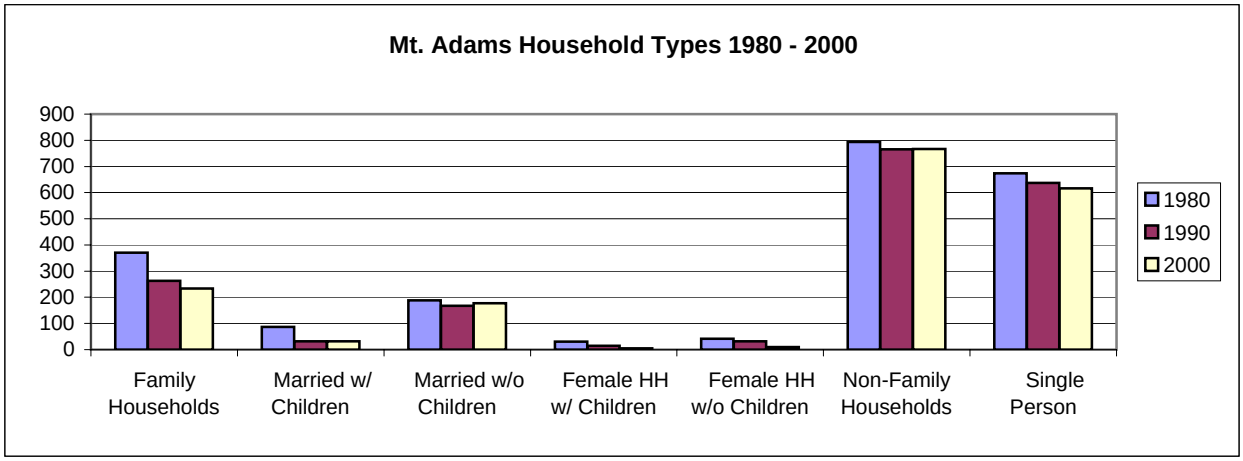
Mt. Adams	1980	1990	2000	Change	% Change
19 and Under	239	101	80	-159	-67%
20 - 24	299	176	197	-102	-34%
25 - 64	1,199	1,027	1,057	-142	-12%
65 and Over	221	179	180	-41	-19%
Total	1,958	1,483	1,514	-444	-23%



Mt. Adams Neighborhood Demographics

Household Types

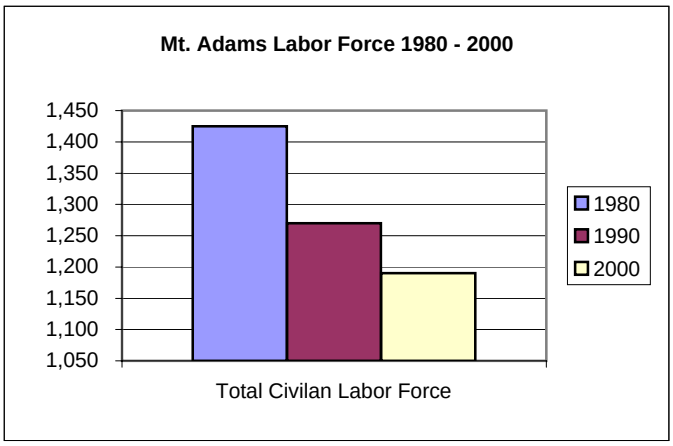
Mt. Adams	1980	1990	2000	Change	% Change
Total Households	1,164	1,029	1,001	-163	-14%
Family Households	370	263	234	-136	-37%
Married w/ Children	87	32	32	-55	-63%
Married w/o Children	188	168	177	-11	-6%
Female HH w/ Children	30	15	5	-25	-83%
Female HH w/o Children	41	32	10	-31	-76%
Non-Family Households	794	766	767	-27	-3%
Single Person	674	637	616	-58	-9%

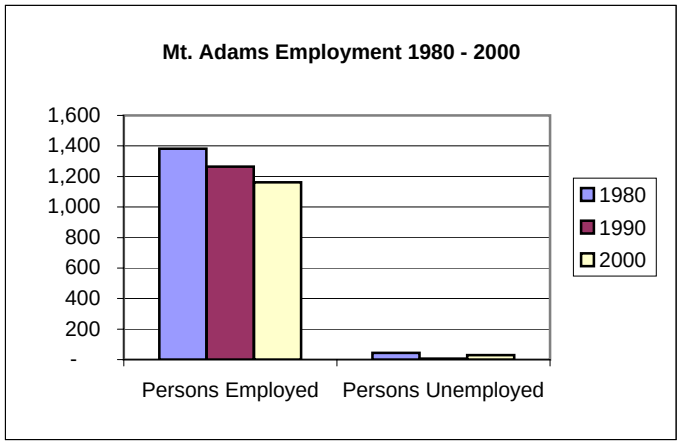


Employment For Residents Age 16 and Older

Mt. Adams	1980	1990	2000	Change	% Change
Total Civilan Labor Force	1,425	1,270	1,190	-235	-16%

Mt. Adams	1980	1990	2000	Change	% Change
Persons Employed	1,382	1,264	1,161	-221	-16%
Persons Unemployed	43	6	29	-14	-33%

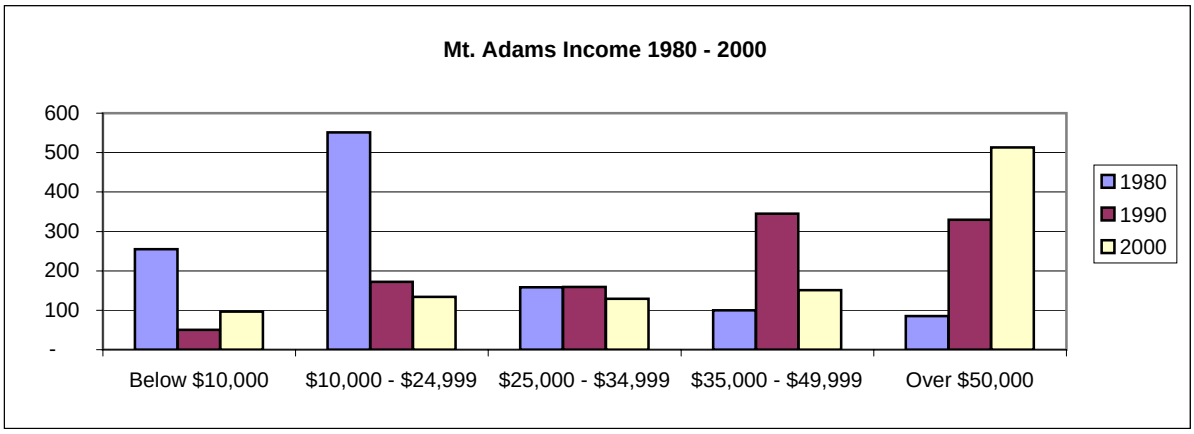




Mt. Adams Neighborhood Demographics

Income

Mt. Adams	1980	1990	2000	Change	% Change
Below $10,000	255	50	97	-158	-62%
$10,000 - $24,999	551	172	134	-417	-76%
$25,000 - $34,999	158	159	129	-29	-18%
$35,000 - $49,999	100	345	151	51	51%
Over $50,000	85	330	513	428	504%

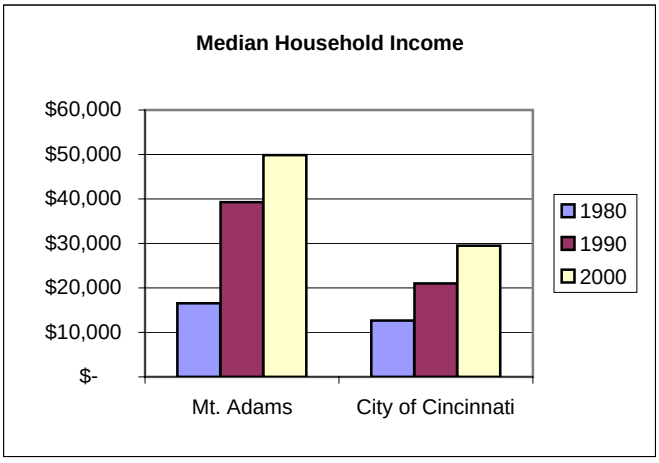


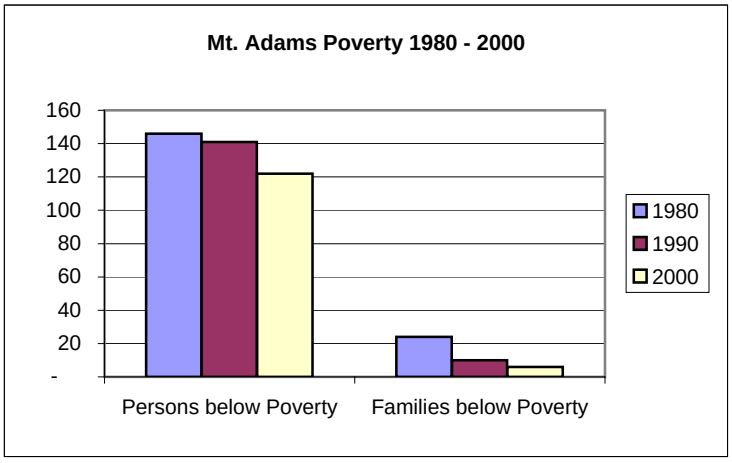
Median Household Income

	1980	1990	2000	Change	% Change
Mt. Adams	$ 16,557	$ 39,315	$ 49,889	33,332	201%
City of Cincinnati	$ 12,675	$ 21,006	$ 29,493	16,818	133%

Poverty

Mt. Adams	1980	1990	2000	Change	% Change
Persons below Poverty	146	141	122	-24	-16%
Families below Poverty	24	10	6	-18	-75%

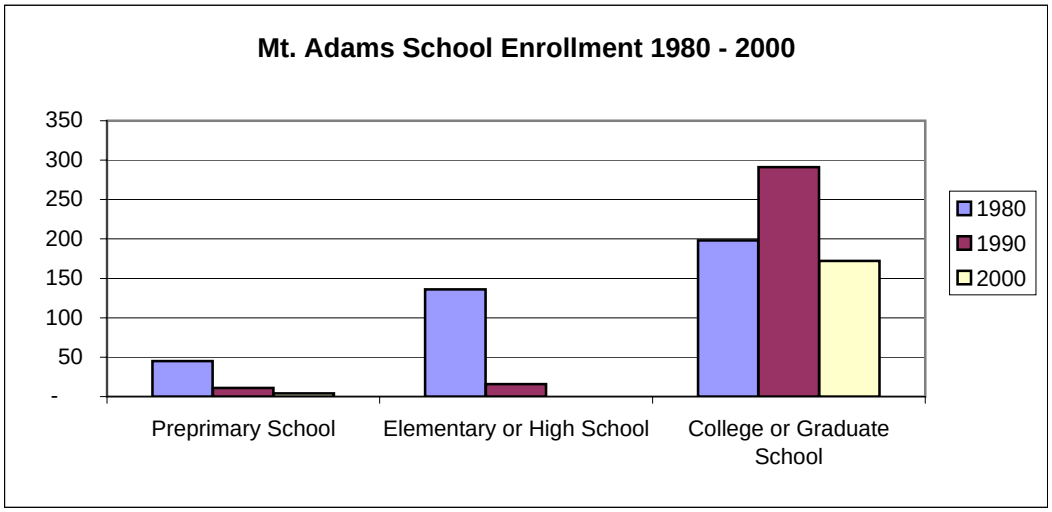




Mt. Adams Neighborhood Demographics

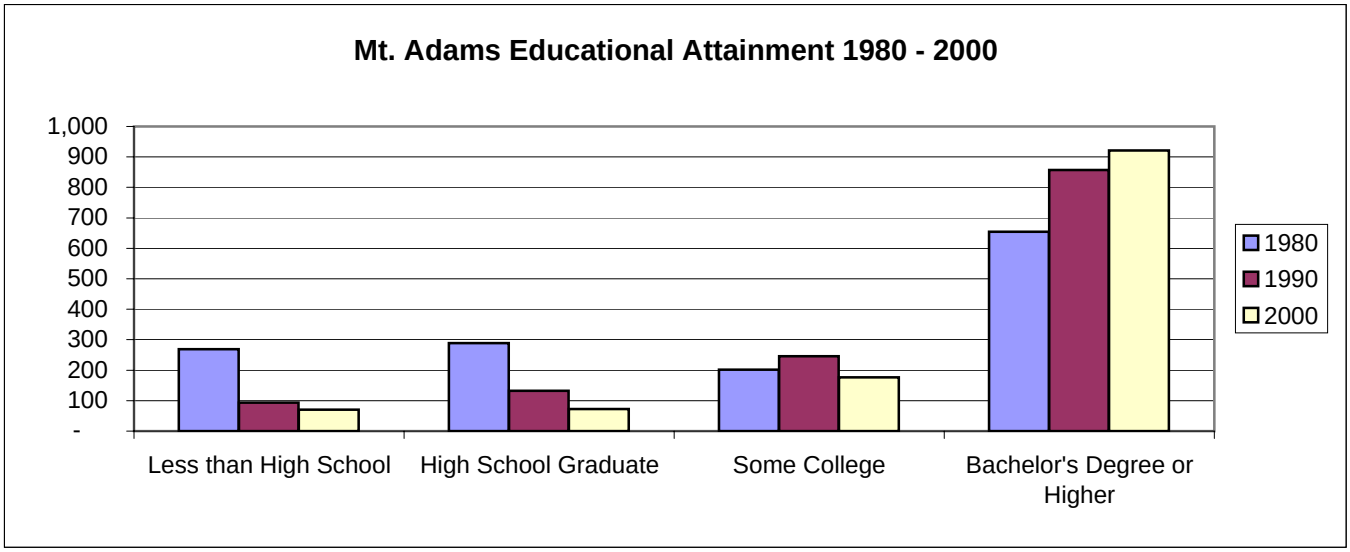
School Enrollment for Residents over Age 3

Mt. Adams	1980	1990	2000	Change	% Change
Preprimary School	45	11	4	-41	-91%
Elementary or High School	136	16	0	-136	-100%
College or Graduate School	198	291	172	-26	-13%
Total	379	318	176	-203	-54%



Educational Attainment for Residents over Age 25

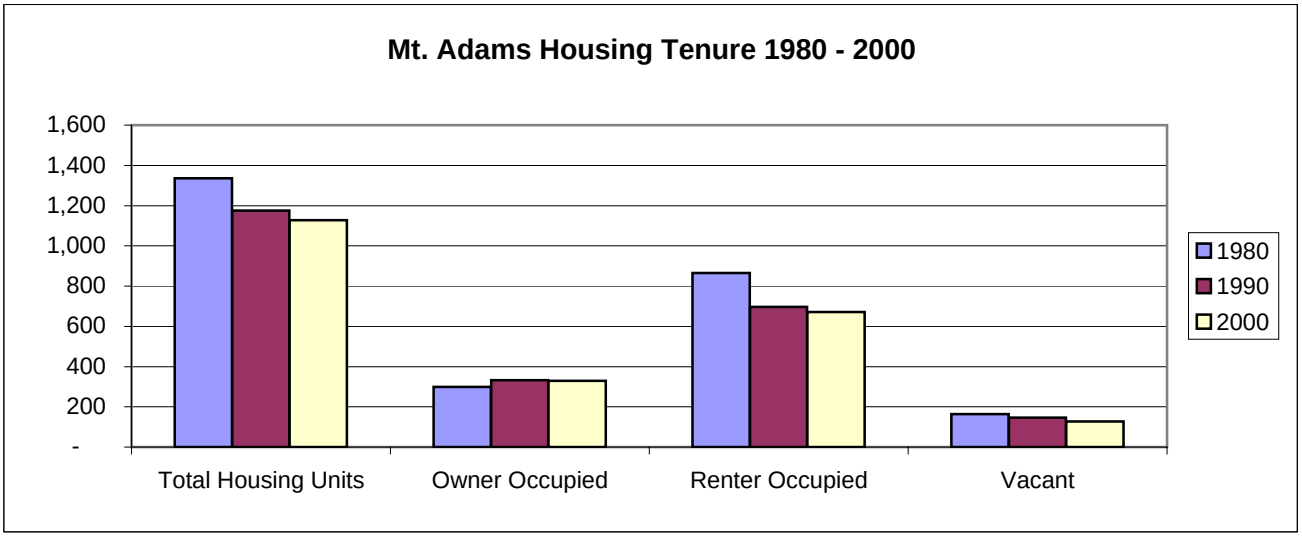
Mt. Adams	1980	1990	2000	Change	% Change
Less than High School	269	94	70	-199	-74%
High School Graduate	289	132	73	-216	-75%
Some College	202	246	176	-26	-13%
Bachelor's Degree or Higher	654	857	921	267	41%



Mt. Adams Neighborhood Demographics

Housing Tenure

Mt. Adams	1980	1990	2000	Change	% Change
Total Housing Units	1,336	1,175	1,128	-208	-16%
Owner Occupied	299	333	330	31	10%
Renter Occupied	865	696	671	-194	-22%
Vacant	164	146	127	-37	-23%



Mobility in Last 5 Years

Mt. Adams	1980	1990	2000	Change	% Change
No Mobility (same house)	596	550	512	-84	-14%
Moved from within City	585	333	322	-263	-45%
Moved from outside City	648	667	545	-103	-16%
Moved from abroad	0	13	57	57	100%

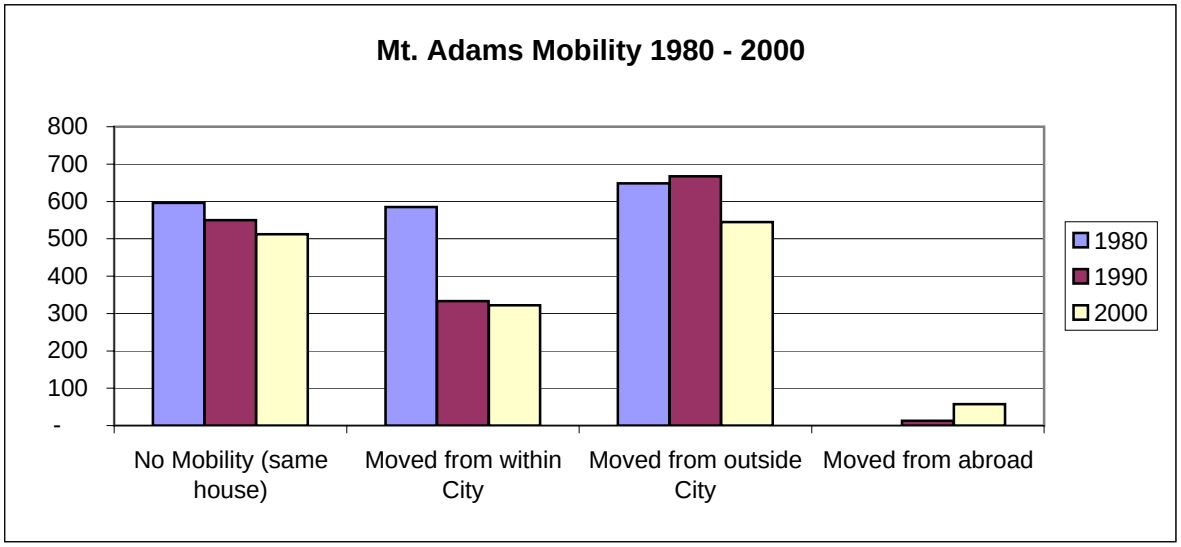


Table A.3: Mt. Adams Individual Resources

(Quadrant 4, Area 16)

Key: NR = National Register; HD = Historic District; NE = Not Evaluated; DOE = Determination of Eligibility;
OHSPAB = Ohio Historic Site Preservation Advisory Board; OHPO - Ohio Historic Preservation Office; HCO = Historic Conservation Office.

Map Reference	OHI(s)	Address	Resource Name(s)	1978 Rank	Status / Recommendation	Comments
Resources Listed in or Potentially Eligible for the National Register						
16-16	none	various	Gas Street Lamps	10	Individual - NR	
16-36	HAM-1614-16	Martin Place, E of Eastern Ave	Riverview Playground Entrance	5	Local Landmark	Disassembled and Placed in Storage
16-25	HAM-7424-16	1021 Celestial St	Woods House; Josephine Haggerty House	4	NR Eligible	
16-28	none	1077 Celestial St	Rookwood Pottery	10	Individual - NR	
16-64	HAM-1640-31	1501 Eden Park Dr	(Irwin W.) Krohn Conservatory, Botanical Gardens	NE	NR Eligible (Criterion C and Criteria Consideration E) Potential Eden Park NR HD	DOE - 4/28/82 HCO OHPO concurred 5/11/82.
16-62	HAM-1641-31	1700 Gilbert Ave	Elsinore Arch	District	Samuel Hannaford Thematic NR Potential Eden Park NR HD	
16-31	HAM-1661-16	946 Hill St	Baskett House; Louden House; Philips House; Longworth House	9	NR Eligible	
16-32	HAM-2326-16	Ida St between Monastery St & Paradrome St	Ida Street Bridge; Ida Street Viaduct	4	Individual - NR	
16-33	HAM-2286-16	1222 Ida St	Pilgrim Chapel; Pilgrim Presbyterian Church	7	Individual - NR	
16-60	HAM-1326-16 HAM-1417-16	NE corner Martin Pl & Eastern Ave	Fire Engine Company No. 6 / Ladder Company No. 15	4	NR Eligible (Criterion A)	
16-63	HAM-1643-31	1430 Martin Dr	Eden Park Station No. 7	NE	Samuel Hannaford Thematic NR Potential Eden Park NR HD	
16-13	HAM-7423-16	901-927 Paradrome St	Flaherty-Camp-Stadler House; George M. Hensel House	Cluster	NR Eligible	Identified in 1978 as the Paradrome Street Cluster
16-9	HAM-1998-16	Pavilion St & Guido St	Immaculate Conception Church	12	Individual - NR	
	HAM-1999-16		Immaculate Conception School			
16-42	HAM-7428-16	950 Pavilion St	Stall Building; George H. Heitker Building	5	NR Eligible	
16-45	HAM-7425-16	961 Pavilion St	Homlar House; Lawrence S. Helmers House	4	NR Eligible	
16-49	HAM-6337-16	1108 St. Gregory St	Mike's Market; Mt. Adams Hand Company No. 15	4	NR Eligible (Criterion A) On 8/13/81, OHSPAB rejected a NR nomination for this firehouse based on its lack of integrity. However, it could potentially be included in a thematic nomination regarding the development of Cincinnati's fire department and neighborhood fire stations.	
16-51	HAM-7427-16	1120 St. Gregory St	Laurens Building; Fred Janson Building	4	NR Eligible	
16-53	HAM-2283-16	1125 St. Gregory St	Mt. Adams Public School	5	Individual - NR	
16-61	HAM-7426-16	1039 St. Gregory St	Hennessey House; Harrigan House	4	NR Eligible	
16-7	HAM-1798-16	1055 St. Paul St	Holy Cross Monastery	12	Local Landmark Individual - NR	Holy Cross Monastery and Chapel
	HAM-1799-16		Holy Cross Chapel			
Resources Identified in 1978 Cincinnati Historic Inventory - Located in a National Register Listed/Eligible District or Locally Listed Historic District						
none						
Cultural Resources of Historic Interest and/or Requiring Further Research to Determine National Register Eligibility						
16-40	HAM-5465-16	Between Celestial St & Kilgour St	Mt. Adams Incline	5	Cincinnati's inclines represented important new mode of public transportation in 19th century Cincinnati. They reduced the time it took to ascend the Basin's steep hillsides and ultimately brought residents of more modest means to the city's suburban neighborhoods. The Mt Adams Incline, operated from 1876 to 1948. Little remains of the incline, but it merits mention for its influence on Cincinnati's residential development.	

Eden Park

Eden Park is one of the city's most treasured and frequently visited places. It is home to the Cincinnati Art Museum, the Playhouse in the Park, Seasongood Pavilion, historic Waterworks structures, the Park Board's Administrative Office and iconic gazebo, an inspiring collection of garden settings, overlooks, public art and natural areas, and the Park Board's flagship facility, the Krohn Conservatory.

From its poetic beginnings as an open pastoral oasis, the park has been loved and added to so much that it has become a gallery of gardens and features—a unique constellation of assets found nowhere else in the park system. The challenge has become that these individual gardens and features have been conceived independently, without revisiting the overall impacts and integration with the entire park. This has resulted in wonderful individual assets, but with an in-between landscape "that doesn't know what to be" and a park infrastructure that can't fully connect and support the features.

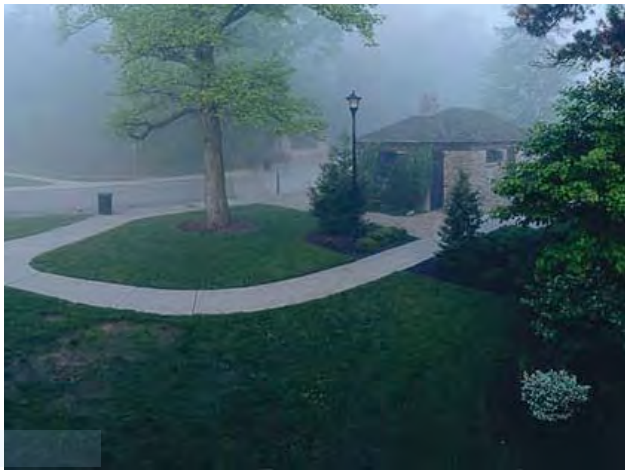
The park's infrastructure, facilities and management need to be updated. Improved parking, trails, accommodations for major events, connectivity between assets via an inventive, site-specific transit strategy, upgrades to the Seasongood Pavilion, more intensive landscape maintenance, an expanded Krohn, and collaborative programming/marketing with the other cultural assets would take the park to the next level.

An expanded Krohn will bring one of the best opportunities for increased revenues to the Park Board, while also providing more services and facilities for community use. It could include its own parking structure, a restaurant overlooking the city, expanded exhibit spaces, classrooms, more space for horticultural displays, a banquet/conference facility, an auditorium, an expanded gift shop and visitor's center, and sculpture gardens, all in an expressive garden setting that is sensitively integrated into the Eden Park environment.

When Adolph Strauch came to the city, Cincinnati was considered the "horticultural epicenter of the U.S." With these assets and the Park Board's expertise, this could be true again.

The space surrounding Mirror Lake and the flat reservoir space below it need to be upgraded to provide a major central event venue that all of the institutions in the park can share and the region as a whole can enjoy.

In coordination with expansion plans for both the Cincinnati Art Museum and the Playhouse, these enhancements will place Eden Park among the nation's top urban parks such as the Boston Commons, Central Park in New York and Golden Gate Park in San Francisco. Without these refinements and upgrades, the park will start to feel more like a grandmother's attic—packed full of special treasures, but without the grace and respectful setting that they deserve.



GARDENS OF EDEN

Other Recommendations Include

- Memorial Groves

  Enhance groves with landscape and walkway improvements and interpretive signs which tie them together

- Seasongood Pavilion Grounds

  Develop and implement improvement plan to include seating, walking surfaces, entry plaza and landscape

  Determine any improvement needs for the Pavilion itself

- Signs

  Design & install an integrated system of wayfinding signs to all park destinations

- Infrastructure

  Maintain/repair/replace utilities and circulation system as needed

  Update & implement transportation/circulation/parking plan, including improvement of trails and pathways

  Enhance old reservoir walls as park features

Specific Enhancements

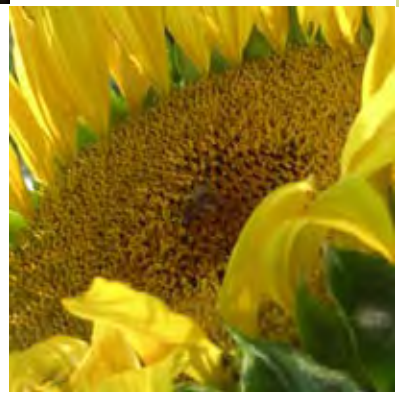
Improved linkages between gardens for a walking tour

Stronger connection between Krohn Conservatory and Memorial Monument

Widened & enhanced main path through Memorial Groves that include the following

Improved entry and signage

Improved and consistent markers at trees and an overall map of Memorial Groves area



IMPROVEMENTS