



# MASTER PLAN 2016

## HYDE PARK EAST



Hyde Park East Master Plan  
Draft July 2016



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# ACKNOWLEDGEMENTS & DEDICATION

The Hyde Park East Master Plan is dedicated to the late John Jarczyk (1964-2015) whose passion and dedication to his community was an inspiration. John championed the efforts of the plan since its onset and truly believed that collaboration among residents, business owners and City staff could lead to successful implementation of the neighborhood's vision for Hyde Park East.

The Department of City Planning prepared this plan with assistance from the Department of Transportation & Engineering as well as the Department of Community and Economic Development. The planning process was led by the Hyde Park East Plan Steering Committee comprised of business owners, residents and City staff.

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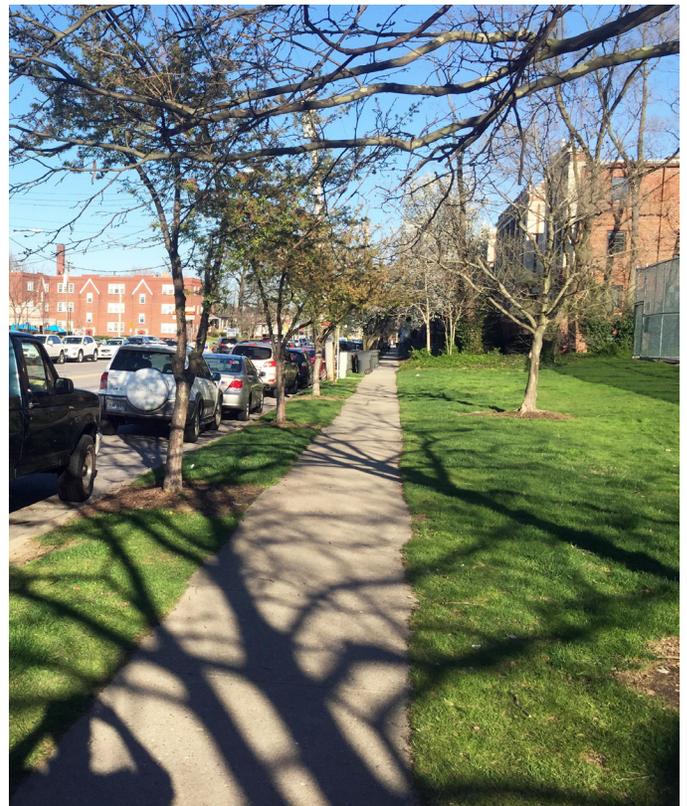
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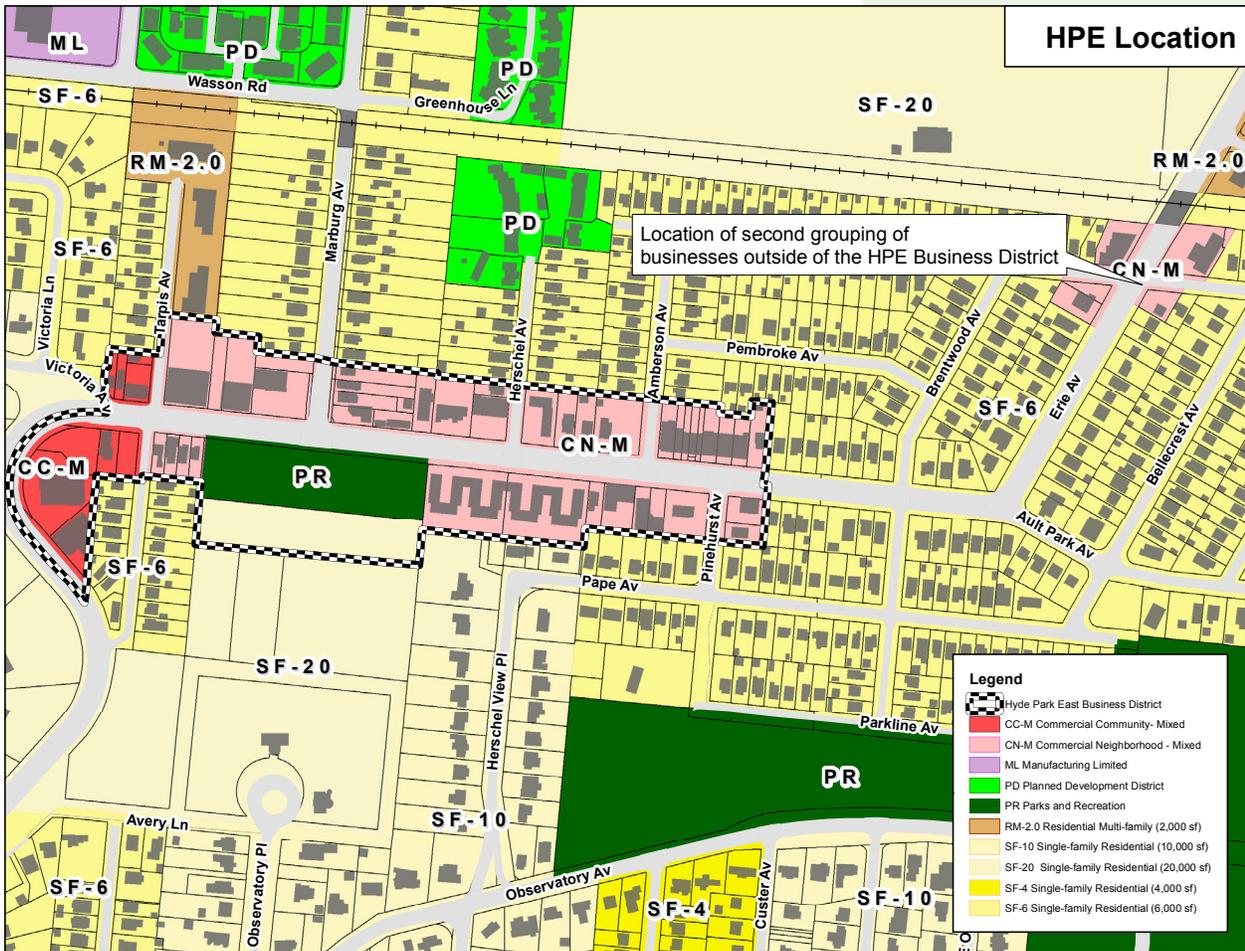


# INTRODUCTION

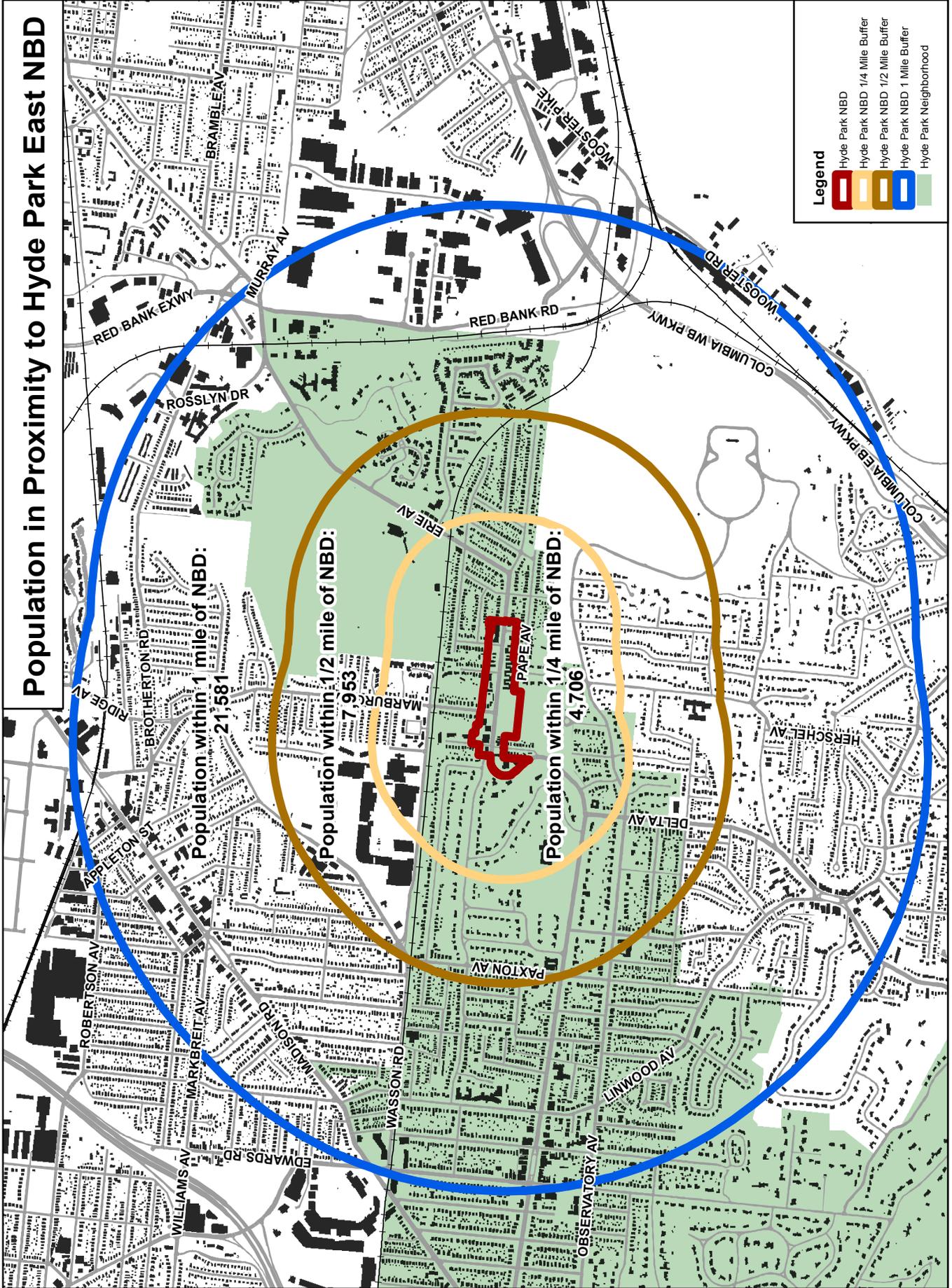
The location of the Hyde Park East Neighborhood Business District (NBD) is on the eastern side of the City of Cincinnati, only about 1.5 miles east from the Hyde Park Square Business District, which are both located on Erie Avenue. Hyde Park East is not exclusively a neighborhood in itself, but rather a defined neighborhood business district of Hyde Park that is situated near the neighborhoods of Oakley and Mount Lookout.

The Hyde Park East NBD is a hidden gem containing essential assets that service Cincinnati residents. The Cincinnati Police District 2 station and the Hyde Park Commons Recreation Area are located on the western portion of the NBD and are vital to the neighborhood. The Hyde Park East NBD is already a strong business district with a variety of businesses that make this a popular destination to visit. They serve not only adjacent residents, but also the adjoining neighborhoods where over 21,000 residents are within 1 mile of the business district as shown on the map on page 5. While the business district is mostly made up of restaurants and/or bars, it also includes personal service and retail stores, small offices, a convenience store with a gas station, a bank, and a pharmacy.

The focal point of the Hyde Park East Neighborhood Business District (NBD) is Erie Avenue with the western boundary being just east of Victoria Avenue and the eastern boundary being just east Pinehurst Avenue. Additionally, there is a secondary cluster of businesses on Erie Avenue, but outside of the NBD roughly a quarter mile away near Saybrook Avenue. For the purposes of this plan, the majority of the focus and subsequent strategies will be within the boundaries of Hyde Park East NBD (approximately Victoria Avenue to Pinehurst Avenue). The plan will also consider the existing conditions of the residential neighborhood and the extent to which the surrounding neighborhood is affected by any recommendations made.



# Population in Proximity to Hyde Park East NBD



### Legend

- Hyde Park NBD
- Hyde Park NBD 1/4 Mile Buffer
- Hyde Park NBD 1/2 Mile Buffer
- Hyde Park NBD 1 Mile Buffer
- Hyde Park Neighborhood

While the Hyde Park East NBD contains a plethora of assets and boasts a strong residential backbone, there are numerous challenges that the neighborhood has dealt with for years including the following:

- The NBD is small, both in terms of geographic scope and population, limiting resources.
- Some of the planning goals have been pursued for decades without notable success or progress and could contribute to easy fatigue.
- HPE is not a TIF district, and does not qualify as a blighted area for purposes of securing funding from certain sources.
- Besides parking, HPE does not have a unifying neighborhood problem that can drive support. There may be ambivalence among business owners and residents toward any proposals.
- The neighborhood business district is built out, compact, and presents topographical challenges to any major capital improvements.
- Businesses at the corner of Erie Avenue and Saybrook Avenue are segregated from the neighborhood business district. A significant stretch of Erie Avenue in the district includes a park and residential uses (Ravenswood Apartments) opposite commercial establishments.



In 2013, a small group of civically engaged residents began to invigorate the rest of the neighborhood with a spark for change to tackle the perceived parking problem in the Hyde Park East NBD, while also signifying the need to make subsequent improvements to help strengthen the neighborhood business district. The neighborhood decided that the challenges they were facing in the Hyde Park East NBD and surrounding residential streets needed to be addressed through succinct, realistic and implementable strategies.

Thus, in the fall of 2014, Hyde Park approached the City of Cincinnati and requested assistance to analyze current traffic and parking conditions, existing land use and zoning and to help craft strategies to address the challenges in their Hyde Park East NBD. The Department of Transportation and Engineering conducted a traffic and parking study of the neighborhood business district which included evaluating traffic patterns, average daily numbers and speeds, as well as tallying and averaging the amount of on-street parking available during peak hours. The Department of City Planning took the role of helping to guide the overall process and plan development while also evaluating the current demographics of the neighborhood, parking requirements and land use/zoning within the business district and providing direction through the public process.



# HISTORY OF THE NEIGHBORHOOD

Members of a prominent legal firm conceived the suburb of Hyde Park in the late 19th century as a pleasurable place to live “above the dust and smoke of the city.” It was a rural district until as late as 1885 when real estate investors, James E. Mooney, Col. A.S. Berry, John and Charles Kilgour and Honorable John Zumstein, invested in the development of the area. Marketed as a “natural rival of Clifton, due to cheapness of cost” it was lauded as the “garden portion of East Walnut Hills located only 15 minutes from the corner of Main and Court Streets by cable car and train.”

The Village of Hyde Park was incorporated in 1896, comprising one square mile east of Edwards Road. In 1901, the town hall was constructed at the north east corner of Erie and Michigan Avenues. By 1903, the village was annexed by the City of Cincinnati. This annexation resulted in a real estate boom for the suburb.

Situated within, but on the eastern edge of the neighborhood of Hyde Park, Hyde Park East is a compact business district with a dense amount of residential areas surrounding it. This area was annexed into the City of Cincinnati in 1909. That same year saw the opening of the Hyde Park County Club, situated just north across the Norfolk & Western railway. In the late 1910’s and early 1920’s, a small subdivision east of Erie Avenue between Ault Park Avenue and Saybrook Avenue was listed as the Hyde Park East Subdivision.

The #69 Madison streetcar line along Erie Avenue helped promote growth during the 1920’s, including occupancy of the large Ravenswood apartment building by around 1930. By the early 1930’s many businesses had opened along Erie Avenue largely concentrated on the north side of Erie Avenue. Most of the shops were small and served the immediate neighborhood. In 1939 some businesses changed their names from family names to the “Hyde Park East” Dry Cleaning or “Hyde Park East” Shoe Repair, which indicated a rise in Hyde Park East’s identity as a neighborhood. Today, the character of the business district remains largely what it was like in the late 1920’s. Many existing commercial buildings were also converted from residential buildings.

**HYDE PARK EAST**  
(THE 142nd ALLOTMENT) AND THE Hyde Park Country Club

Beautiful Ault Park Between Hyde Park Country Club

3,000 Feet of Choice Frontage on Erie Ave. Alone

**L**OCATION is everything, so we don't need to describe "HYDE PARK EAST," all we need is to "LOCATE" it definitely in people's minds.

There is nothing prettier "out-of-doors" than our great model home community on Erie avenue, with the beautiful grounds of the Hyde Park Country Club just beyond it on one side and city-owned Ault Park as a perpetual protection on the other.

The "Madisonville" car line on Erie avenue cuts directly through HYDE PARK EAST, while Observatory avenue, the spacious automobile route, leads towards Ault Park within a short distance of our property.

Accessibility and Pleasant Environment are the twin necessities for the ideal home situation, so judged by these standards HYDE PARK EAST has an incomparable location. Every plot is within a few minutes' walk of good car service, and there is over 3,000 feet of choice frontage right on Erie avenue. Moreover, 1,600 feet of HYDE PARK EAST adjoins beautiful Ault Park.

A small army of workmen has been busy for weeks, installing improvements. Thousands of feet of walks, and curb and gutter are being laid; streets are being improved; handsome ornamental piers erected, while new houses are already springing up. Numbers of people are visiting the property daily. Watch HYDE PARK EAST grow!

Be Our Guests—Go Out To-Day and See "A Model Suburb in the Making"

**LOCATION IS EVERYTHING**

\$10,000.00 in Gold To Early Home Builders

Prices and Terms  
A Few "Special" Lots \$390 to \$590  
\$10 DOWN — \$6 MONTHLY  
Choice Frontage on Erie Avenue and Substantially Improved Streets.  
Only \$15 to \$35 a Front Foot.

1% DOWN — 1% MONTHLY  
No interest for 120 days! (No term for the one year, 6% for cash in 30 year 1915, or business thereafter)

Substandard Improvements, Desirable Restrictions, Maintenance Fund for Care of Property, Protection in Case of Death.

ONLY 1% DOWN — 1% MONTHLY  
7% OFF for Cash in 30 Days.

Free Policy of Title Insurance  
Largest Real Estate Operation in the World.

**Formal Opening Day—October 11th**  
Don't wait—Go out today. Last year we sold over a million dollars' worth of property in Chicago before Opening Day.

**TO REACH HYDE PARK EAST (MADISONVILLE CARS)**  
Take "Madisonville" cars by way of Madison Road and Erie Avenue. Goest to HYDE PARK EAST. Watch for our Big Red Sign.

We Pay Car Taxes

Map showing Hyde Park East location relative to Hyde Park Country Club, Ault Park, Hyde Park, East Ault Park, Erie Avenue, Observatory Avenue, and Madisonville Cars.

Without any obligation on my part, kindly send me your Official Map and Booklet, the Panoramic Photograph of HYDE PARK EAST.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
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## **EAST HYDE PARK COMMONS**

The East Hyde Park Commons is the present name for the small park at the intersection of Erie and Marburg. Before the park was officially named in 1991 it was affectionately referred to as the Mudhole, and the nickname is still heard among those who have been around long enough to remember its origin. The small park parcel remained untouched for the first 50 years or so of the neighborhood's existence. A thick grove of native pine trees stood on the sloped land between Erie Avenue and the Cincinnati Observatory at the top of the hill. The parcel was originally part of the land donated by John Kilgour for the relocation of the observatory in the 1860's.

In the 1960's the University of Cincinnati leased a portion of the parcel along the north edge, fronting Erie Avenue about 100 feet in depth. The University promptly cleared the trees and excavated the hillside to create a flat developable parcel. It remained vacant though for over a decade as developers mulled over plans, allegedly first as a restaurant and then later as a grocery store. The hillside, made steeper by the activity on the bottom, shed rainwater year after year until the bottom parcel became a permanent bog.

Tired of the eyesore and concerned over commercial use of the land, residents formed a coalition in 1976 to have the City of Cincinnati purchase the land for recreational development. Tennis courts were installed and the remaining two-thirds were somewhat improved into open space, although still subject to persistent drainage issues.

## HISTORIC MASONRY PILLARS

The neighborhood has a unique asset in the form of masonry pillars erected at the intersections along Erie Avenue. Each pillar is square in shape, roughly 30" on a side, and about 10' tall. They are constructed in red brick with cast concrete bases. The lettering on the pillars have the crossing street name in relief and originally had a concrete urn placed on top for flowers. The brick sides facing each street also have a concrete block with an engraved 'HPE' set into the brickwork.

The pillars date to the first development of the neighborhood and are visible in early advertising by the main builder, William Harmon & Co. It is believed that these street corner pillars are unique to the Hyde Park East area within Cincinnati. Only 5 pillars remain of the estimated 14 originals.



## PRIOR PLANNING EFFORTS

A couple of neighborhood planning efforts have occurred over the past three decades in the Hyde Park East NBD. A review of these efforts shows a consistent recognition of similar neighborhood challenges, although prioritization of these challenges has evolved over the years. Action based on these planning efforts has occurred but no single plan has been substantially implemented in its entirety. The reasons for these shortcomings are many, and it is a goal of this current planning effort to keep focused on goals and solutions that can be brought to reality.

### *1992 LSR Consultants Study*

This study examined the Hyde Park East Business District as an 8 block stretch of Erie Avenue between Tarpis Avenue and Saybrook Avenue. At the time of the study, about 75 businesses operated in the district, with 25 or so active members in the representative business association. The study recognized the wide variety of businesses in the district, including retail, food & entertainment, and professional services. Also noteworthy from the study:

The LSR study generated a list of eight items for improvement within the district, but noted that the top three items stood out for their strong consensus among the study participants:

1. Attractive streetscaping: Specific streetscape items mentioned in the study included flower pots, sidewalk pavers, banners/signage, and lighting.
2. Façade improvement program: The study suggested a coordinated effort between businesses and residents to improve the aesthetic quality of commercial buildings in the district.
3. District identity & collateral: The study group also identified district branding as an important goal.

The study also noted other business district goals outside of the consensus top three:

4. Create a focal point at the 'Common': (Lighted gazebo/carrilon)
5. Increase parking capacity and improve existing spots
6. Infrastructure improvements (street curbs & gutters, buried utilities)
7. Improve traffic flow: (concerns included safety, efficiency)
8. Coordinated marketing efforts

### *1997 Hyde Park East Urban Design Plan*

The LSR study prompted the submission of a request to the City of Cincinnati for a formal neighborhood plan. This planning effort commenced in 1994 and culminated with the 1997 final urban design plan authored by the Planning Department of the City of Cincinnati. The task force obtained community input through surveys, mailings and meetings. Business and consumer surveys were prepared and distributed by the task force members to business owners and customers to obtain opinions regarding various issues within the district. Twenty-four business surveys and 51 customers' surveys were returned. In October 1996, the proposed goals, objectives, strategies and policy guidelines, referred to as the "Nuts and Bolts" were mailed to each of the property owners and business managers within the district. In the plan, parking as identified by business owners as the most challenging aspect within the district, with facade improvements, streetscapes, and lack of brand identity following close behind as areas that needed to be addressed. The plan addressed several goals and objectives, including: safety, design and infrastructure, business development, parking, marking and promotion, organization development, and cleanliness.



**Proposed Streetscape Improvements**

# EXISTING CONDITIONS

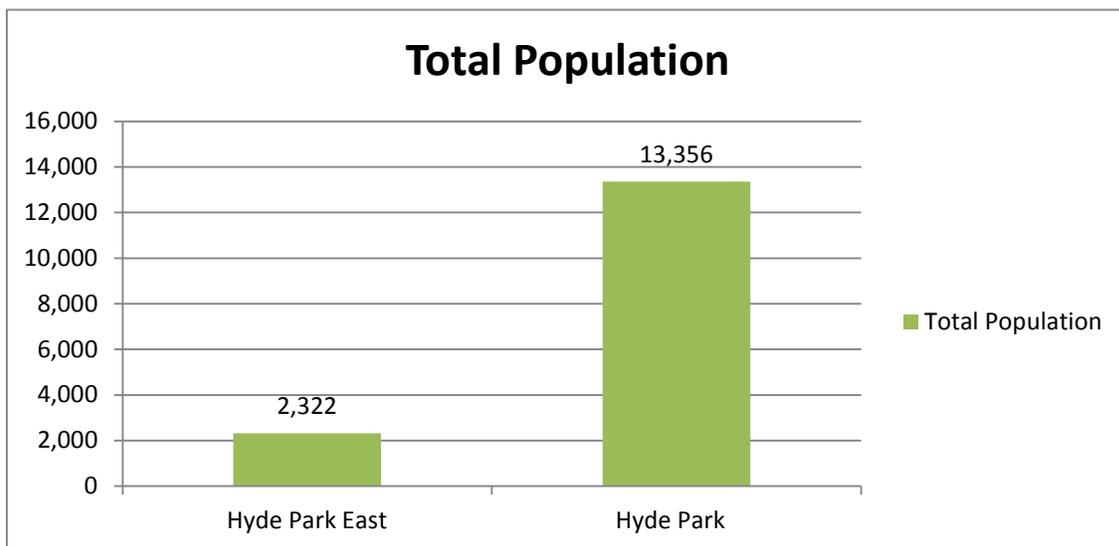
## Demographics

For the purposes of the plan, Hyde Park East was evaluated for some basic demographic information (2010 US Census) to gauge how it relates to the rest of the Hyde Park neighborhood and also to analyze the area within and immediately surrounding the neighborhood business district. While Hyde Park East is not a neighborhood on its own, the nearest surrounding residential area and the business district was used for the demographic information.

Demographic data often provides a snapshot of where the neighborhood is currently, but also where the neighborhood is going in terms of population, home ownership, median age, median cost of housing or rent, etc.

## Population

According to the 2010 U.S. Census, the total population of Hyde Park is 13,356 persons, while the Hyde Park East area contains approximately 2,300 people (using Census Tract 51) or about 17% of the total Hyde Park population. The largest population age group of males and females is 25 to 34 years old in Hyde Park East which follows the same trend as the rest of the neighborhood and the City of Cincinnati.



The Hyde Park East Neighborhood Business District does not just serve the immediate residents in the area. There are more than 21,000 people that live within 1 mile of the NBD who live in the neighborhoods of Oakley, Hyde Park, Mount Lookout, and Columbia Tusculum as shown on page 5.

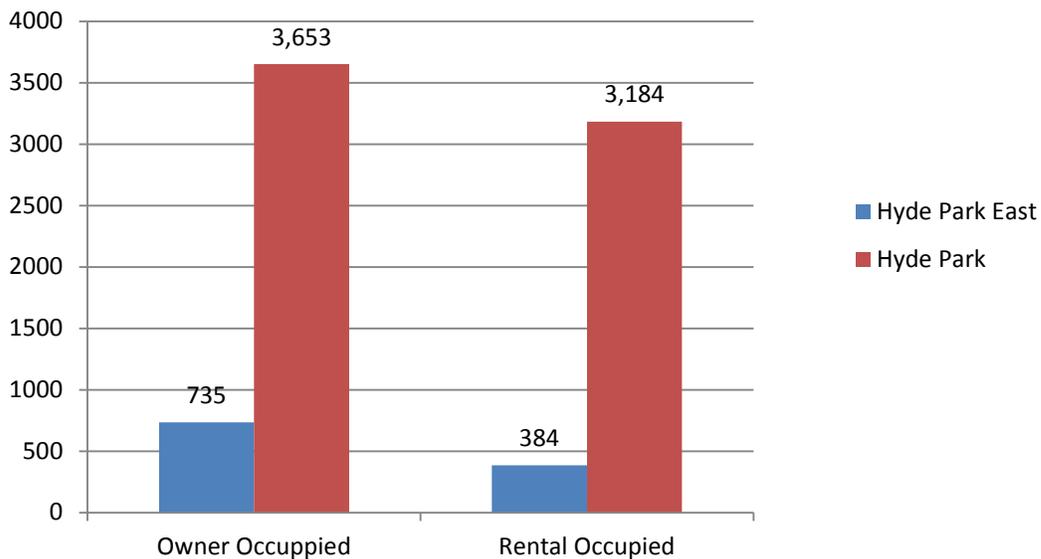
### Housing Occupancy and Ownership

There are total of 1,190 housing units in Hyde Park East (Census Tract 51) and a grand total of 7,498 housing units in the entire Hyde Park neighborhood. According to the 2010 U.S. Census, 735 (62%) of those 1,190 housing units are owner-occupied and 384 (32%) of those housing units are renter-occupied (71 total units are vacant). This differs from the City of Cincinnati who is approximately 38% owner-occupied and 61% renter-occupied, but aligns with the rest of the Hyde Park neighborhood's rental versus owner-occupied percentages. The average

value of a home in the Hyde Park East area is \$289,000 while the average rent is \$808.



### Owner vs. Rental Occupied Units

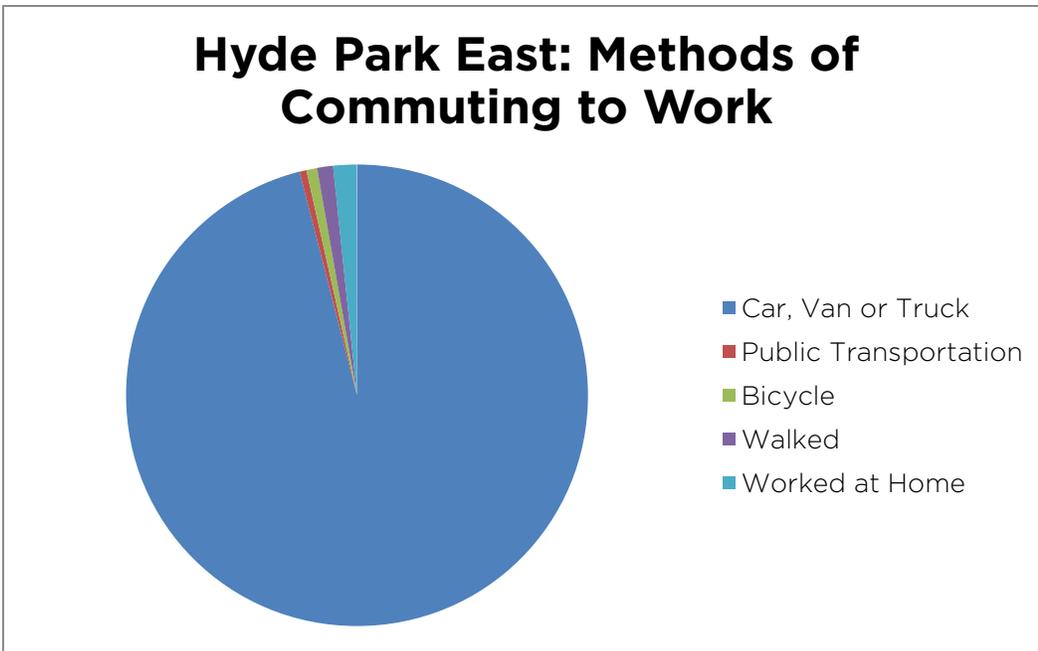


## Vehicle Ownership and Commuting Patterns

One of the greatest challenges that the Hyde Park East area has faced and has named as a top priority to address are the traffic patterns and parking in the neighborhood (and in particular, along the residential streets). The U.S. Census Bureau tracks the number of vehicles owned per household (some of those households may park one or more vehicles on the residential street). Commuting patterns were also reviewed to see the amount of traffic that may be coming from the immediate area.

Most Hyde Park East households own 1 or 2 vehicles (82% of households), but a significant amount of households (approximately 12%) own 3 vehicles, which may contribute to some of the congestion that is experienced on the residential streets, some of which are very narrow and have older housing stock with only one car garages.

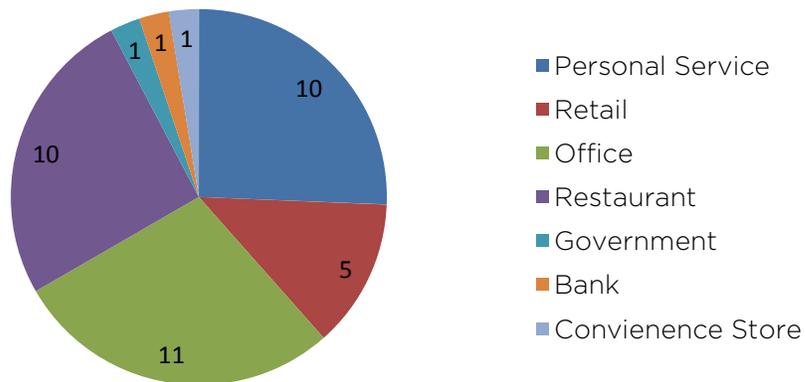
The Hyde Park East neighborhood only has two primary thoroughfares (Marburg Avenue and Erie Avenue). Marburg Avenue dead ends into Erie Avenue which often creates congestion due to limited routes available to drivers; the congestion occurs during peak commuting hours (around 8 or 9 A.M. and then again from 4 to 6 P.M.). Over 95% of Hyde Park East residents who are employed (1,449 persons) commute to work via car, van or truck, while the rest of the 5% of commuters are split between public transportation, biking, walking or working out of the house. However, this is just a small percentage of the Average Daily Traffic (ADT) that is seen along Erie Avenue and Marburg Avenue.



### *Evaluation of the Business District*

The Hyde Park East business district is mostly built out with approximately 39 businesses and has few vacancies along the corridor. An estimated 250 people are employed among these businesses, with the majority of those employees residing with the City of Cincinnati District 2 Police (approximately 50 employees), and then China Gourmet, Keystone Bar & Grill and Bankkok Bistro each have a substantial number of employees (around 12-15 each). Approximately 75% of the businesses in the HPE business district are offices, restaurants or personal services (such as salons). The majority of the restaurants that operate in the business district have peak hours in the evening and have more foot traffic on the weekends.

### Number of Businesses



## *Traffic and Parking Study*

### Analysis of Traffic

To create recommendations for traffic and safety improvements in the Business District, an analysis of the existing traffic was performed. Traffic data was collected using both 24 hour counts using rubber hoses on the street and manual AM and PM turning movement counts at the key intersections. To determine the volume of traffic entering and exiting the Business District traffic counters were placed in the following locations:

- A. Erie Avenue, east of St. Johns Place
- B. Erie Avenue, west of Saybrook Avenue
- C. Marburg Avenue, south of Wasson Road
- D. Herschel View Place, south of Pape Avenue
- E. Victoria Avenue, west of Victoria Lane

Speed data was collected at the following locations:

- A. Erie Avenue between St. Johns Place and Tarpis Avenue
- B. Erie Avenue between Tarpis Avenue and Marburg Avenue
- C. Erie Avenue between Herschel Avenue and Amberson Avenue
- D. Erie Avenue between Pinehurst Avenue and Brentwood Avenue
- E. Erie Avenue between Ault Park Avenue and Saybrook Avenue

To help determine the traffic flow patterns within the Business District, AM and PM turning movement counts were performed at the following key intersections:

- A. Pinehurst Avenue & Erie Avenue
- B. Marburg Avenue & Erie Avenue
- C. Victoria Avenue & Erie Avenue

There are over 25,500 vehicles per day (vpd) entering the study area. An examination of the traffic data at the intersections of Erie Avenue & Marburg Avenue and Erie Avenue & Pinehurst Avenue shows there is a major flow of traffic from Herschel View Place to Marburg Avenue in the morning rush hour and the opposite, Marburg Avenue to Herschel View Place, in the evening rush hour. As a result of this movement there are over 17,500 vpd traveling Erie Avenue between Marburg Avenue and Pinehurst Avenue. Erie Avenue carries about 14,500 vpd west of Marburg Avenue and 13,000 vpd east of Pinehurst Avenue.

The posted speed limit on Erie Avenue is 30 mph from Delta Avenue to west of Brentwood Avenue where it changes to 35 mph to Saybrook Avenue. When analyzing speed data, it is common to examine both the mean (average) speed and the 85th percentile speed. The 85th percentile speed is the speed that reasonable people tend to adopt according to the road environment. The mean speed along Erie Avenue between Victoria Avenue and Pinehurst Avenue is 31 mph. The 85th percentile speed in this stretch is 37 mph. Between Pinehurst Avenue and Saybrook Avenue the mean speed is 35 mph and the 85th percentile is 40 mph.



## Analysis of Parking in HPE

One of the major concerns of the neighborhood is to address parking in the business district. Often in the evening hours (in particular on the weekends) there is an overflow of parking into the residential portions of the neighborhood. Each business was evaluated to determine the required number of parking spaces per the Cincinnati Zoning Code. Typically, with the exception of multi-family buildings in the business district, the parking requirements are based on square footage of a business (for example 1 parking space is required for every 150 square feet of a restaurant). Some businesses do not have the land space available to build a parking lot or cannot provide as many parking spaces as are required, but will seek a variance through the Cincinnati Zoning Code to provide relief to that requirement. Overall, based on the estimated amount of square footage per business and the parking requirements, there are approximately 471 parking spaces required within the business district (this includes Ravenswood and Tarpis Apartments which are 1 space per unit). These parking numbers reflect the exemption (first 2,000 square feet of the building is exempt from parking requirements) that is in place for the pedestrian-oriented zoning district in which these businesses fall.

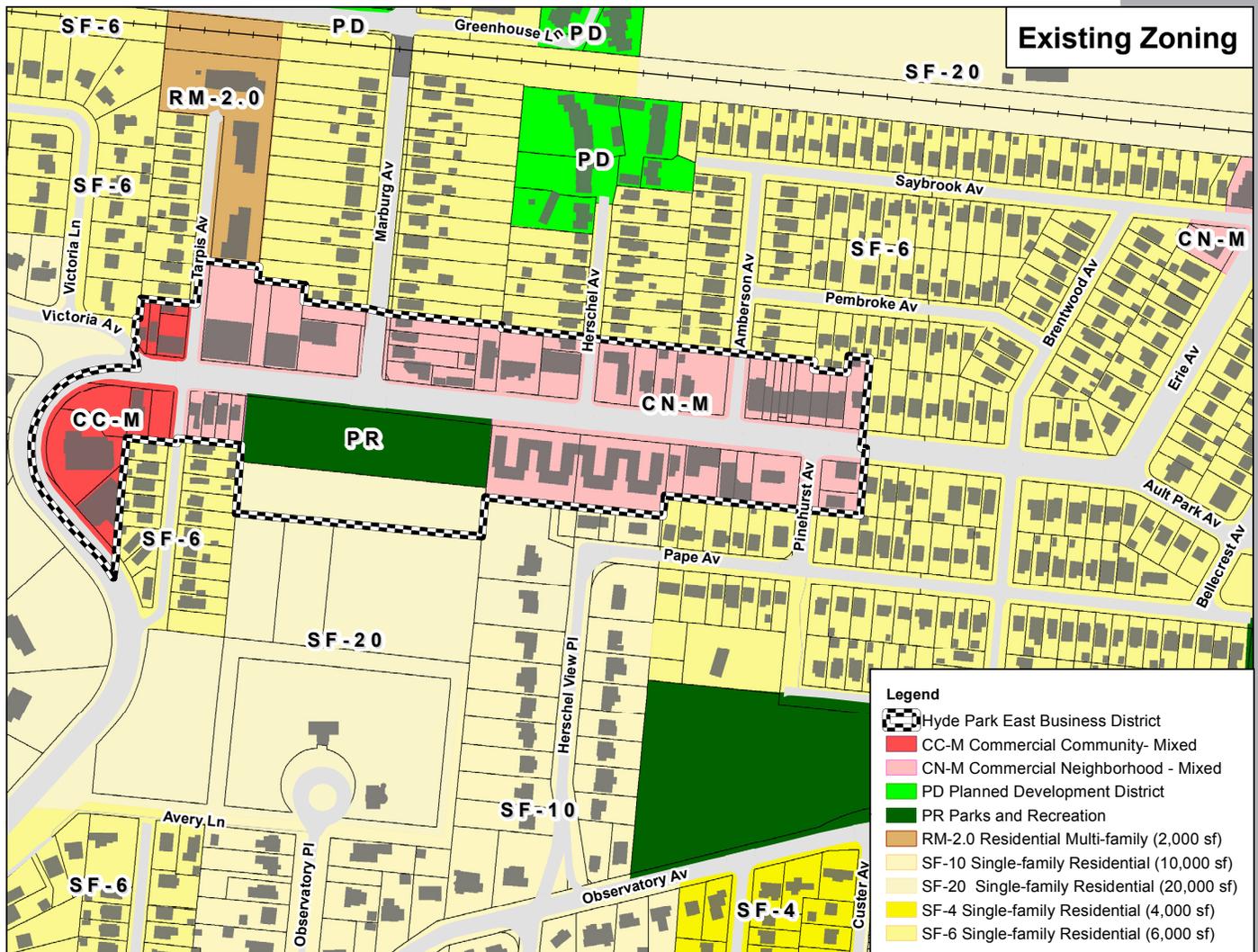
Existing on-street and off-street parking was analyzed to determine what is available and any deficiencies. It is common for most of the on-street parking to be utilized during the busy times for the restaurant and bars in the business district. A simplistic approach was taken to study the existing parking and the additional parking demand. There are approximately 382 on-street parking spaces in the study area. To determine the need of on-street parking for the residents in the study area, multiple observations were done between 5:00 AM and 6:00 AM in the morning. Through these observations it was determined that approximately 184 on-street parking spaces are needed to serve the residents of the study area. When on-street parking is at capacity there are approximately 200 spaces being used by patrons of the business district. Off-street parking was also analyzed. There are approximately 537 off-street parking spaces in the business district, mostly located in private parking lots.

The parking study reveals that there are 537 parking spaces provided (which is 66 more parking spaces than is required by the Cincinnati Zoning Code). Despite the surplus amount of parking spaces available to the business district, the peak hours (particularly in the evening on the weekends) show a more congested business district. The goals and strategies of the plan explore options to help resolve this as it should be approached with multi-pronged solutions (i.e. better wayfinding for existing public parking lots, consideration of residential permit parking, or possible addition of another public parking lot or garage in the district).

## Zoning

The neighborhood is currently zoned as Commercial Neighborhood - Mixed (CN-M) and Single-Family, with small exceptions:

1. Commercial Community-Mixed parcels on the S-curve,
2. The Parks & Recreation parcel for the Commons,
3. The Planned Development parcel at the north end of Herschel,
4. Residential Multi-Family for Tarpis Woods apartments.

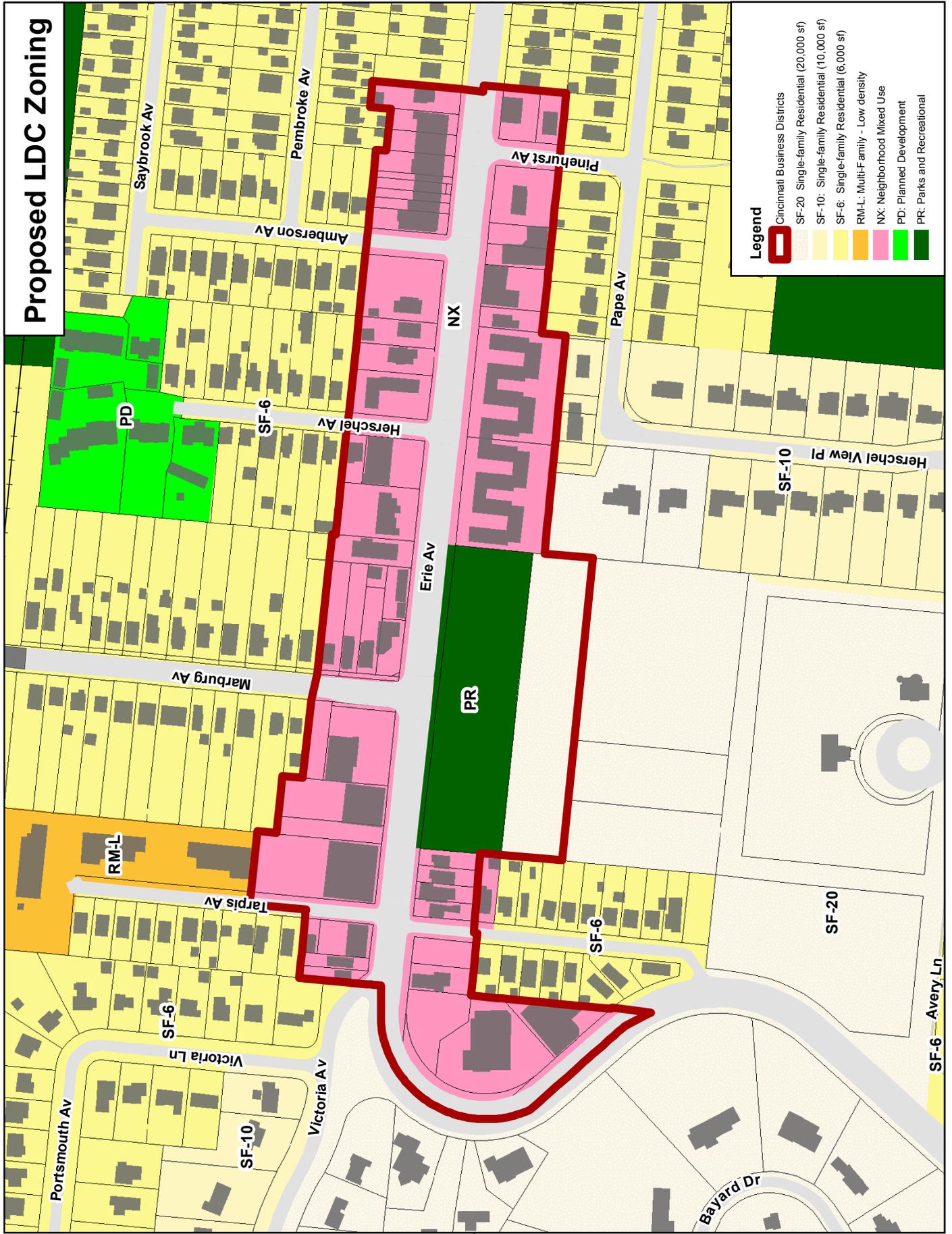


### *Proposed Land Development Code*

In 2011, the City of Cincinnati was awarded a grant to begin working on a new zoning code - the Land Development Code (LDC). The purpose of the LDC is to help implement the vision of “thriving re-urbanization” in Plan Cincinnati, the City’s comprehensive plan. Plan Cincinnati focuses on Cincinnati’s 40 neighborhood centers which function as a series of small downtowns throughout the city serving the surrounding neighborhoods - Hyde Park East is one of these neighborhood centers. One of the goals of the LDC is to ensure that these Neighborhood Business Districts remain pedestrian friendly with buildings built up to the street while encouraging a wide mix of neighborhood-serving businesses and outdoor dining.

The LDC is currently in draft form. The first draft was released in June 2014 and went through a comprehensive community engagement process to solicit feedback from the public. In the first draft, the commercial and multi-family zoning districts in the LDC were consolidated and have slightly different regulations than the existing zoning code. Initially, the new zoning districts were mapped based on the zoning recommendations from the 1997 Hyde Park East Urban Design Plan. During the public review process for Draft 1 of the LDC, the Hyde Park East Neighborhood Council (HPNC) recommended that the entire Hyde Park East Business District be zoned Neighborhood Mixed Use (NX), which is similar to the existing CN-M zoning and is intended to provide for neighborhood-serving retail and commercial uses at intensities compatible with abutting residential development. This was reflected in Draft 2 of the LDC, which was released to the public in October 2014. The Hyde Park East Neighborhood Business District is mostly surrounded by single-family housing, which is proposed to have the same zoning districts and regulations as the current zoning code.

# Proposed LDC Zoning

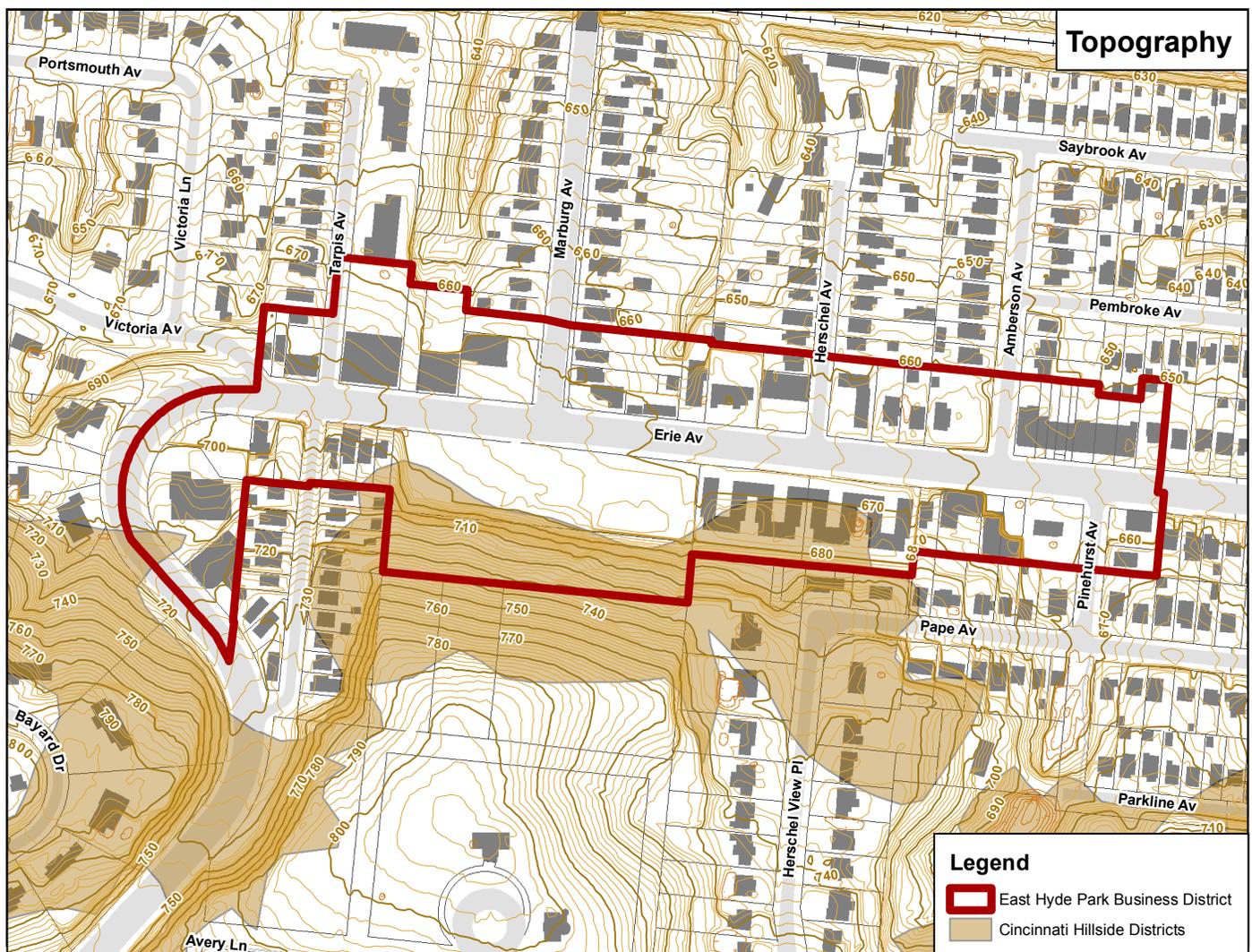


**Legend**

- Cincinnati Business Districts
- SF-20: Single-family Residential (20,000 sf)
- SF-10: Single-family Residential (10,000 sf)
- SF-6: Single-family Residential (6,000 sf)
- RM-L: Multi-Family - Low density
- NX: Neighborhood Mixed Use
- PD: Planned Development
- PR: Parks and Recreational

In addition to the current and proposed zoning, there is also an Urban Design Overlay District (UDOD) that exists for the entirety of the business district and the small pocket of commercial uses at the intersection of Erie and Saybrook. The UDOD helps to protect and enhance the existing character of the neighborhood through stricter standards than those in place through the underlying zoning districts. New construction and demolition applications go through the Zoning Hearing Examiner process where the neighborhood and the City weigh in on whether or not a proposed application meets the goals and standards of the neighborhood. This includes making sure that any renovations do not remove or cover significant architectural features and match the existing architecture of the building. The Hyde Park East Business District UDOD also contains strict sign and awning standards and encourages sit-down restaurants by limiting carry-out sales volume.

The neighborhood also includes a Hillside District Overlay District which covers the park, residences on the east side of Tarpis south of Erie, and the Ravenswood apartment parcel. The presence of the Hillside Overlay District requires any proposed development to be compatible with the natural environment and respect the quality of the urban environment in those locations where the hillsides are of significant public value. Any changes within the district must be approved for compliance with certain landslide and erosion control guidelines based on slope or soil conditions.



## PUBLIC PROCESS

Public input plays an crucial role in the planning process as community feedback helps guide and prioritize the challenges and solutions that are contained in this plan. Over the course of a few years, there were various public input opportunities. This section details those results.

### *2013 Parking Survey Results*

Under the leadership of John Jarczyk, a neighborhood parking survey was conducted in July 2013 to gauge parking concerns among business owners, patrons, and residents. 177 survey results were tabulated into the following summary data:

- 64% unsatisfied with East Hyde Park parking availability
- 85% experience difficulty parking at least 1 time per week
- 77% consider parking availability in their decision whether to visit HPE
- 36% would take advantage of off-premises parking for a monthly fee
- 47% would take advantage of off-premises parking for an hourly fee
- 200 cars from apartments compete for on-street parking each evening
- 75 vehicles are attributable to CPD District 2 personnel near the S-curve
- Wasson Way may substantially increase pressure for available parking

### *Public solutions from the survey:*

- “I am a homeowner and I live on Herschel Avenue. My driveway is used as a turn-around multiple times a day...I would prefer our street to be permit parking only.”
- “A garage would be nice for parking, but it would detract from the look of certain areas. I think in places like Chicago there are stickers assigned for street parking.”
- “More parking in businesses that are closed on weekends or are vacant.”
- “Perhaps a parking garage could be constructed on the tennis courts and the courts could be moved to the flooded “green” space...I feel it is the best option for the community to increase parking near its core commercial and recreational district.”
- “Convert part of the park at Ridge and Erie to a parking lot or a two tier garage.”
- “I suggest tearing down the tennis courts on Erie Ave and Marburg and building a parking lot or garage.”
- “Is there a way some of the unused commercial space can be converted to parking? I understand this is probably currently private property though.”
- “The tennis courts should be removed and replaced with parking for residents of the Ravenswood apartment building. “
- “Build a 2-3 story parking structure behind the Haps/Bangkok and Bistro/M/Cummin building. Monthly/hourly fees would be used for repayment of construction costs.

## *Steering Committee*

In an effort to help determine the challenges and goals as well as guide the public process, a Steering Committee was arranged to represent the perspectives of residents, business owners, interested stakeholders and the City of Cincinnati. From the fall of 2014 through spring of 2015, the Steering Committee met on several occasions to discuss the parameters of the traffic and parking study, as well as the HPE plan itself.

## *November 2014 Public Meeting*

In November 2014, the neighborhood held a public meeting to present the background, history and challenges of the Hyde Park East neighborhood business district. The meeting was advertised throughout the neighborhood through distribution of flyers, word of mouth and postings on various community websites. After a brief presentation, attendees were free to walk around and make comments about the different scenario options for parking, streetscaping, and park improvements.

## *June 2016 Public Meeting*

In June 2016, another public meeting was held at the Cincinnati Observatory where the summary of the draft HPE Master Plan was presented to community members. The meeting was advertised through a mailing to all property owners in the business district, as well as notification through social media (i.e. Next-Door, Facebook, City and neighborhood websites, etc.). After the presentation, attendees walked around to look at the goals and objectives in greater detail and ask Steering Committee members and City staff questions about the plan. Each person was given 10 stickers to vote for their top Potential Scenarios / Objectives in the HPE Master Plan. The votes from the meeting combined with the online survey helped to prioritize the goals, objectives and scenarios in the plan.





### **Guiding Vision**

*“Hyde Park East is a compact, walkable residential and business district within the larger Hyde Park neighborhood. Hyde Park East’s proximity to cultural and recreational assets combined with its strong history of thriving restaurants and small businesses should be maintained and enhanced to: create much-needed parking solutions; address traffic flow and implement street calming measures; and create and develop a brand identity for Hyde Park East, all of which are expected to complement and strengthen the relationship among Hyde Park East residents, businesses, and visitors.”*

## GOAL: Improve Parking

### Objective 1: Increase parking capacity

The neighborhood's available parking spaces, both on-street and privately owned, have been quantified as part of the 2014 traffic study. These spaces include those used for commercial purposes and residents. Based on the applicable zoning regulations, the neighborhood has a surplus of parking spaces. However, there are shortages that occur during peak business hours (mornings and evenings).

The impact of the shortage varies during different times of the day and during different days of the week. During peak demand, usually evenings on Thursday-Saturday, there simply aren't enough parking spaces to conveniently accommodate drivers. Unless some form of additional capacity can be provided within the District, businesses will suffer lost customer loyalty and residential demand will decrease, particularly for rental units along Erie.



#### *Potential Scenarios*

The scenarios listed below have been considered by the Steering Committee. Further study may be needed to determine the appropriateness and viability of these options.

1. Use a portion of the Commons to add surface parking
2. Use a portion of the Commons parcel to build a garage
3. Coordinate private landowners to include a public garage/parking

## Objective 2: Make better use of existing parking capacity as well as enforcement of parking and speed



As discussed, the shortage or perception of lack of parking spaces varies during the day, as well as throughout the week. For example, parking availability near Coffee Emporium and the S-Curve near District 2 is very limited during morning hours, while other areas of the District have a relative excess of parking during this time period. Evenings are very congested at and around the intersection at Pinehurst, due to returning residents at Ravenswood and restaurant patrons. The S-Curve and area near Coffee Emporium experience reduced parking demand during this time period.

This shifting demand and usage is also experienced on a property by property basis depending on the business hours of tenants/owners. As a result, there is always some latent parking that sits unused while another area of the District feels a shortage. Given the challenge of creating additional parking in the neighborhood, it is important to make better use of existing parking capacity through a system that matches demand to availability.

### *Potential Scenarios*

The scenarios listed below have been considered by the Steering Committee. Further study may be needed to determine the appropriateness and viability of these options.

1. Continue to manage shared, private lots during off-hours to help broaden the parking capacity in the business district (i.e. utilize business parking lots of banks or daytime retail for evening businesses such as restaurants)
2. Explore and study the appropriateness of a residential parking permit program
3. Evaluate alternative utilization of privately-owned land for parking

## GOAL: Promote Traffic, Bicycle and Pedestrian Safety

### Objective 1: Promote traffic, bicycle and pedestrian safety

In addition to parking issues throughout the neighborhood, the business district experiences a larger influx of vehicles during peak commute drive times on Erie Avenue and Marburg Avenue. Consequently, there is significant traffic congestion during these peak hours. When considering overall traffic flow, it is also important to consider pedestrian and bicycle traffic within the business district. There are various intersections that are perceived as dangerous to cross. A combination of traffic calming and better pedestrian infrastructure will help alleviate some of these issues.



#### *Potential Scenarios*

The scenarios listed below have been considered by the Steering Committee. Further study may be needed to determine the appropriateness and viability of these options.

1. Reduce traffic lanes on Erie Avenue east of Marburg Avenue
2. Lower the speed limit from 30 mph to 25 mph in the business district
3. Install bumpouts and other pedestrian enhancements at crossings
4. Consider installing a dedicated bike lane along Erie Avenue to Pinehurst

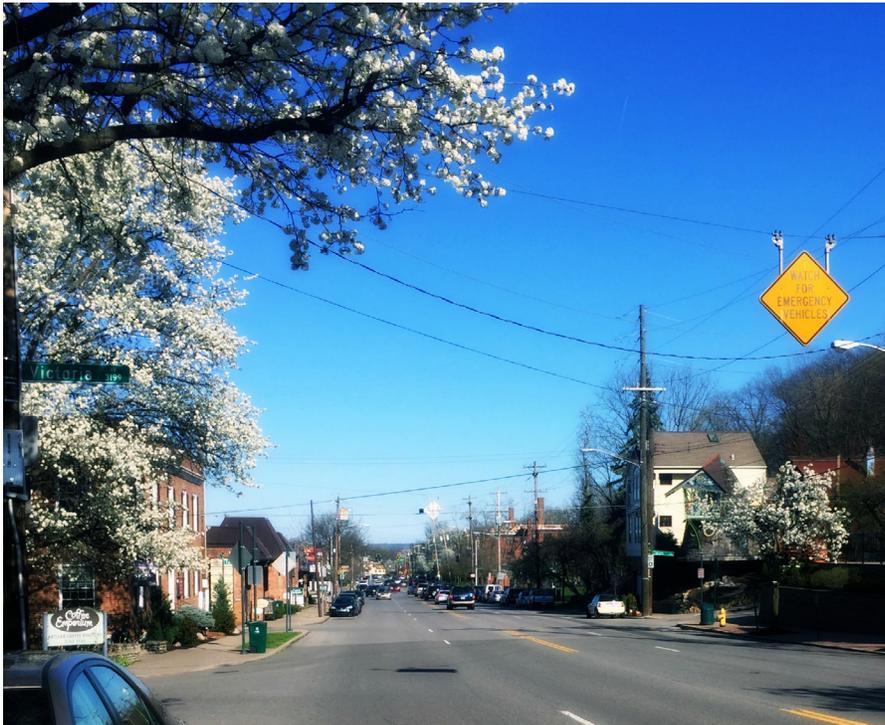
## GOAL: Brand the Business District

### Objective 1: Establish neighborhood identity

The Hyde Park East Business District and surrounding residential areas have a feeling of being distinct from the larger Hyde Park neighborhood. But concrete elements of a separate identity are difficult to spell out. A specific identity should be determined for the Hyde Park East business district.

1. Solicit neighborhood input regarding current characteristics and identity
2. Conduct polling to decide on official name (East Hyde Park vs Hyde Park East)

### Objective 2: Implement a plan to communicate that identity



Upon finalization of the neighborhood's ideal identity and characteristics, a coordinated marketing effort should be developed to defend and strengthen that 'brand.'

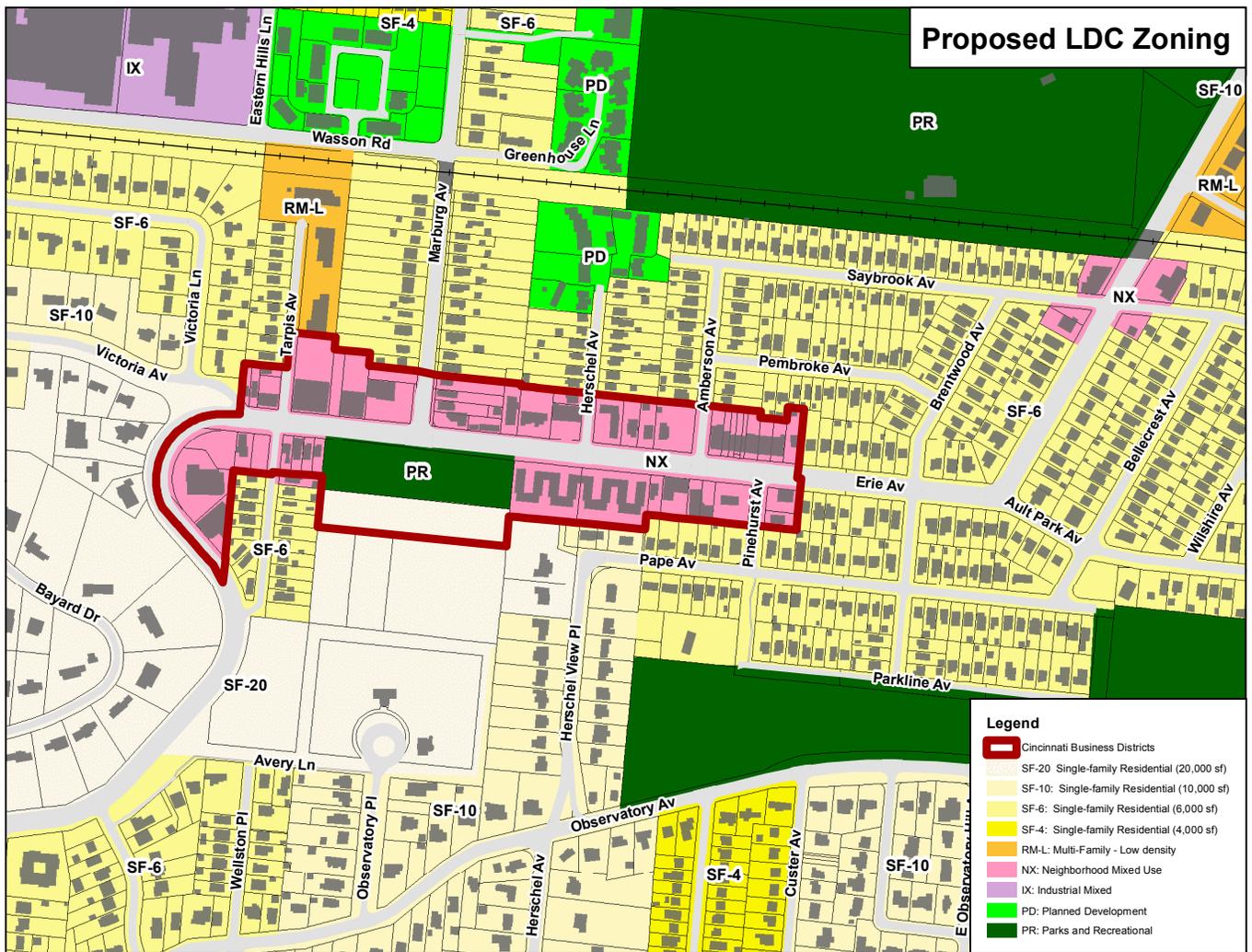
1. Compare current brand identity to the goals of the master plan and make adjustments as appropriate
2. Develop marketing efforts that promote consistent spread of updated brand

# GOAL: Assess and Zone Appropriately

## Objective 1: Assess zoning to fulfill the plan's goals

As part of the citywide Land Development Code revision process, the zoning and zoning overlays within the neighborhood should be assessed for current and future appropriateness/usefulness. This objective has been partially undertaken by the HPNC already and it is anticipated that a couple minor changes will be implemented under the revised LDC.

1. Determine the specific target areas to assess properties within the business district to determine appropriateness of uses and zoning



## GOAL: Create a Healthy, Walkable Neighborhood

### Objective 1: Increase bike accessibility/accommodation

Cincinnati is currently experiencing an upswing in recreational and transportation bike use, and the city is making efforts to develop infrastructure to safely accommodate this increase. It is expected that bike use will continue to play an increasing role in urban life for the foreseeable future. Presently, dedicated bike lanes exist just to the west and to the east of the Hyde Park East District, but none exist through it. The completion of the Wasson Way will also have the potential to dramatically increase bike use near and through the District. To safely accommodate bike users without unduly burdening pedestrians and drivers, bike specific accommodations should be considered in various aspects of this plan.



#### *Potential Scenarios*

The scenarios listed below have been considered by the Steering Committee. Further study may be needed to determine the appropriateness and viability of these options.

1. Consider dedicated bike lane along Erie Avenue to Pinehurst
2. Consider dedicated bikeway to connect Wasson Way trail users to the district
3. Increase public bike storage, secure racks, etc. for easy business patronage and consideration of participating in the Red Bike program

## Objective 2: Promote continued pedestrian use and improve safety

As a compact business district, many residents routinely walk between home and retail/restaurant, or home and place of work/business. The volume of vehicle traffic flowing through the District, especially during peak hours, presents a safety challenge to pedestrians at certain intersections. Vehicle traffic turning onto and off of Erie at a number of locations is also a safety concern to sidewalk users. This concern is exacerbated by the number of cars that park along Erie, blocking visibility between drivers and pedestrians.



### *Potential Scenarios*

The scenarios listed below have been considered by the Steering Committee. Further study may be needed to determine the appropriateness and viability of these options.

1. Redesign crosswalks for greater visibility
2. Install additional crosswalks (i.e. between Marburg and Pinehurst)
3. Install traffic calming bumpouts

## GOAL: Enhance the Built Environment

### Objective 1: Streetscape beautification

Cincinnati's most thriving neighborhoods share the characteristic of visually appealing streetscapes. Many neighborhoods have a central esplanade, square, or similar feature that can serve as the focal point for streetscape beautification. Hyde Park East could use the Commons as a similar focal point, but does not otherwise have a central feature or space to create one.

Accordingly, a uniformly improved streetscape all along Erie Avenue within the district is the best opportunity to achieve a visually appealing experience for patrons, residents, and others passing through.



1. Install large, permanent flower and shrub planters situated along Erie Avenue
2. Restore and reconstruct the historic masonry pillars
3. Improve and maintain the sidewalks and collector strips/tree lawn
4. Implement a program to control weeds along public sidewalks
5. Determine methods to solve targeted trash problems along the business district

## Objective 2: Implement a commercial facade improvement program

One of the ways that business districts around Cincinnati strengthen their identity and improve their host neighborhood is by implementing a program of visual facade improvements. Attractive storefronts, office entrances, and other places of public accommodation promote sustainable businesses. Hyde Park has a diverse mix of commercial buildings in terms of architectural style, general facade condition. The commercial signage within the District is also haphazard, with a combination of backlit, front lit, unlit signage and way finding, of varying degrees of upkeep, and located in non-uniform locations on commercial premises.



1. Develop consistent design 'program' to be used as guidance for redeveloped and newly constructed facade that also aligns with the existing Urban Design Overlay District (UDOD) standards in the Cincinnati Zoning Code
2. Implement a program to assist property owners with basic aesthetic upkeep, such as exterior cleaning and paint services
3. Create a consistent signage and wayfinding guide, and financially assist existing businesses with the cost to acquire new signage

## GOAL: Maximize Assests

### Objective 1: Make connections and enhancements to the Wasson Way

Wasson Way is a planned pedestrian and bike trail along the rail line that runs on the northern border of the neighborhood. The trail crossings at Marburg and Erie Avenues present opportunities to connect trail users to the neighborhood street grid. The trail might also present access points in the east end residential streets, as well as to the south near Pinehurst/Herschel.



1. Determine appropriate level of access/accommodation for trail users
2. Address lighting and security concerns of residents along the trail
3. Design better pedestrian and bike access to help move people safely

## Objective 2: Improve Hyde Park Commons to increase usage

Hyde Park Commons at the corner of Erie and Marburg is an important community asset with an interesting past. It currently consists of three tennis courts, a children's playground, several picnic benches and an open greenspace. The park is located at the bottom of a steep hill and experiences some runoff and drainage issues. Modest improvements to these park components could further increase the public's use of and appreciation for the Commons, as part of a healthy, walkable neighborhood.



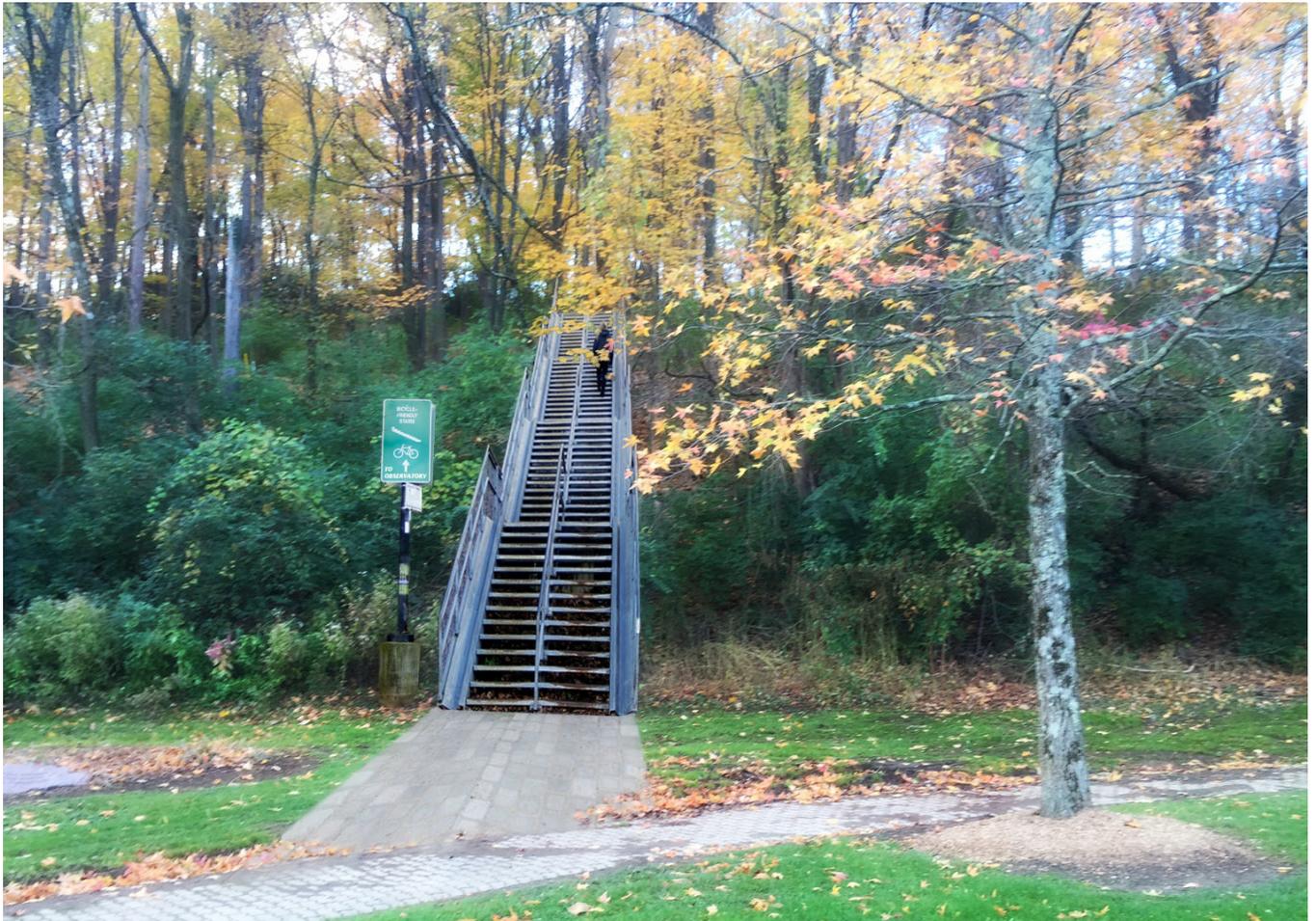
### *Potential Scenarios*

The scenarios listed below have been considered by the Steering Committee. Further study may be needed to determine the appropriateness and viability of these options.

1. Install discrete, down lighting to enable evening play on the tennis courts, especially during fall and warm winter evenings
2. Construct permanent bathrooms to facilitate longer park visits and expanded park programming for groups/events
3. Improve drainage issues, particularly for the open green space side of the park

## Objective 3: Create a pedestrian connection to the Observatory

The Commons is located on land originally donated to the University of Cincinnati for purposes of relocating the Cincinnati Observatory from Mt. Adams to its present location at the top of the hill directly south of the park. A pedestrian trail leading up the hill and through the trees could connect the top and bottom of the hill around a central observatory/historical theme. The design of such a trail could provide select openings in the tree canopy to allow vistas from the top of the hill as well as a view of the Observatory from Marburg to the north.



1. Coordinate with the Cincinnati Observatory and University of Cincinnati to create a path to the Observatory up the hillside

## Objective 4: Restore the Historic Pillars

The neighborhood has a unique asset in the form of masonry pillars erected at the intersections along Erie Avenue. Each pillar is square in shape, roughly 30" on a side, and about 8 feet tall. They are constructed in red brick, with cast concrete bases and capitals. The capitals have the crossing street name cast in relief and originally had a concrete urn placed on top for flowers.



The brick sides facing each street also have a concrete block with an engraved 'HPE' set into the brickwork.

The pillars date to the first development of the neighborhood and are visible in early advertising by the main builder, William Harmon & Co. It is believed that these street corner pillars are unique to the Hyde Park East area within Cincinnati. Only 5 pillars remain of the 14 originals. The existing pillars are attractive, historical artifacts that can serve as the primary symbol for the neighborhood.

1. Identify ownership of the existing pillars, and secure maintenance easement rights in a public entity if the structures are found to be on private property
2. Solicit work estimates for restoration of existing pillars and reconstruction of visually matching new pillars
3. Raise funds to be applied to the restoration and reconstruction in order of public's priority
4. Explore sponsorships by local businesses and residents to create long term funding for maintenance

## IMPLEMENTATION STRATEGY

A successful plan creates goals and objectives that are implementable and realistic to achieve within the next 5 to 10 years. This section of the plan addresses the activities necessary to complete in order to meet the goals that were laid out by the community. The tables on the following pages identify a timeline for each task or scenario, the level of priority and who the responsible parties are to complete the task or scenario.

Level of priority was determined through a combination of voting exercises by the Steering Committee, an online survey, and during the June 2016 public meeting. The results of the prioritization were averaged together to determine the final results; the votes were assigned a number (where 1= highest priority). The same was done for the goals of the plan which are prioritized on the following page.

The Hyde Park East Master Plan should be revisited on an annual basis to ensure that the timeline is still accurate and to track progress that has been made. Often times there is a need for making changes to what should be pursued next; it is important to continually reference the plan as the neighborhood moves forward in making changes in the business district and surrounding community.

| <b>Hyde Park East: Prioritized Goals</b>       |  |                                     |
|--|--|-------------------------------------|
| <b>Goals</b>                                   | <b>Survey: Averaged Prioritization</b> | <b>Final Prioritization Results</b> |
| Improve Parking                                | 2.79                                   | Highest Priority                    |
| Healthy, Walkable Neighborhood                 | 3.56                                   | High Priority                       |
| Built Environment                              | 3.92                                   | High Priority                       |
| Promote traffic, bicycle and pedestrian safety | 3.97                                   | High Priority                       |
| Maximize Assets                                | 4.03                                   | Medium Priority                     |
| Branding the Business District                 | 4.04                                   | High Priority                       |
| Zoning   | 4.3                                    | Lowest Priority                     |

| Hyde Park East Implementation Strategy         |  |  |   |   |                                   |                              |                              |            |                                    |  |
|--|--|--|---|---|-----------------------------------|------------------------------|------------------------------|------------|------------------------------------|--|
| Goals  | Objectives   | Potential Scenarios / Tasks  | Primary Partners  | Secondary Partners                                  | Level of Difficulty               | Final Prioritization Results | Final Prioritization Ranking | Timeline   | Other Comments                     |  |
| Improve Parking                                | Increase parking capacity  | Use a portion of the East Hyde Park Commons parcel to add surface level parking  | Hyde Park East Steering Committee / HPNC  | Recreation Commission / Private Party               | High                              | 2                            | High                         | 1-2 years  |                                    |  |
|  | Increase parking capacity  | Use a portion of the East Hyde Park Commons parcel to build a garage   | Hyde Park East Steering Committee / HPNC  | Recreation Commission / Private Party               | High                              | 3                            | Medium                       | 8-10 years | Expensive option                   |  |
|  | Increase parking capacity  | Coordinate private landowners to redevelop parcels to include a public access garage/parking                           | Hyde Park East Steering Committee / HPNC  | Private Party                                       | High                              | 2                            | High                         | 3-4 years  |                                    |  |
|  | Make better use of existing parking capacity, as well as enforce parking and speed | Continue to manage shared, private lots during off-hours to help broaden the parking capacity in the business district | Hyde Park East Steering Committee / HPNC  | Business Owners and Community                       | Medium                            | 1                            | High                         | Ongoing    |                                    |  |
|  | Make better use of existing parking capacity, as well as enforce parking and speed | Explore and study the appropriateness of a residential parking permit program  | Department of Transportation and Engineering / HPNC / Hyde Park East Steering Committee | Hyde Park East Steering Committee                   | Medium                            | 3                            | Medium                       | 1-2 years  | Requires resident owners' support  |  |
|  | Make better use of existing parking capacity, as well as enforce parking and speed | Evaluate alternative utilization of privately-owned land for parking   | Hyde Park East Steering Committee / HPNC  |   | Medium                            | 2                            | High                         | 1-2 years  |                                    |  |
|  | Promote Traffic, Bicycle and Pedestrian Safety                                     | Promote traffic, bicycle and pedestrian safety   | Reduce traffic lanes on Erie Avenue east of Marburg Avenue                              | Department of Transportation and Engineering / HPNC | Hyde Park East Steering Committee | High                         | 3                            | Medium     | 3-4 years                          |  |
|  |  | Promote traffic, bicycle and pedestrian safety   | Lower the speed limit from 30 mph to 25 mph in the business district                    | Department of Transportation and Engineering / HPNC | Hyde Park East Steering Committee | Easy                         | 2                            | High       | 1-2 years                          |  |
| Promote traffic, bicycle and pedestrian safety |  | Install bumpouts / zebra crosswalks and other pedestrian enhancements at crossings                                     | Department of Transportation and Engineering / HPNC                                     | Hyde Park East Steering Committee                   | Medium                            | 2                            | High                         | 3-4 years  |                                    |  |
| Promote traffic, bicycle and pedestrian safety |  | Consider installing a dedicated bike lane along Erie Avenue to Pinehurst   | Department of Transportation and Engineering / HPNC                                     | Hyde Park East Steering Committee                   | Medium                            | 4                            | Low                          | 1-2 years  | Continue looking into other issues |  |

| Goals                          | Objectives                                  | Potential Scenarios / Tasks  | Primary Partners                  | Secondary Partners            | Level of Difficulty | Final Prioritization Results | Final Prioritization Ranking | Timeline  | Other Comments |
|--------------------------------|---|--|-----------------------------------|-------------------------------|---------------------|------------------------------|------------------------------|-----------|----------------|
| Branding the Business District | Identify neighborhood identity              | Solicit neighborhood input regarding current characteristics and identity  | Hyde Park East Steering Committee | Business Owners and Community | Easy                | 3                            | Medium                       | 1-2 years |                |
|                                | Identify neighborhood identity              | Conduct polling to decide on official name for consistent use (East Hyde Park vs. Hyde Park East)                                  | Hyde Park East Steering Committee |                               | Easy                | 3                            | Medium                       | 1-2 years |                |
|                                | Implement plan to communicate that identity | Compare current brand identity to the ideal that best complements the goals of the master plan and make adjustments as appropriate | Hyde Park East Steering Committee | Hyde Park East Chamber        | Easy                | 3                            | Medium                       | 1-2 years |                |
|                                | Implement plan to communicate that identity | Develop marketing efforts that promote consistent spread of updated brand  | Hyde Park East Steering Committee |                               | Medium              | 3                            | Medium                       | 3-4 years |                |

|        |   |   |   |                             |        |   |        |           |                      |
|--------|---|---|---|-----------------------------|--------|---|--------|-----------|----------------------|
| Zoning | Assess zoning to fulfill the plan's overarching goals | Determine the specific target areas to assess properties within the business district to determine appropriateness of uses and zoning | Hyde Park East Steering Committee / HPNC Zoning Committee | Department of City Planning | Medium | 3 | Medium | 1-2 years | Contingent on Wasson |
|--------|---|---|---|-----------------------------|--------|---|--------|-----------|----------------------|

| Goals                          | Objectives                                       | Potential Scenarios / Tasks  | Primary Partners                             | Secondary Partners                           | Level of Difficulty | Final Prioritization Results | Final Prioritization Ranking | Timeline  | Other Comments       |
|--------------------------------|--|--|--|--|---------------------|------------------------------|------------------------------|-----------|----------------------|
| Healthy, Walkable Neighborhood | Increase bike accessibility/accommodation        | Consider installing dedicated bike lane along Erie Avenue to Pinehurst   | Department of Transportation and Engineering | Hyde Park East Steering Committee            | Medium              | 4                            | Low                          | 1-2 years |                      |
|                                | Increase bike accessibility/accommodation        | Consider implementing a dedicated bikeway to connect Wasson Way trail users to the district core and Erie Avenue | Hyde Park East Steering Committee            | Department of Transportation and Engineering | Medium              | 3                            | Medium                       | 5-7 years | Contingent on Wasson |
|                                | Increase bike accessibility/accommodation        | Increase public bike storage, secure racks, etc. for easy business patronage by bike users                       | Hyde Park East Steering Committee            |  | Easy                | 3                            | Medium                       | 1-2 years | Request Red Bike     |
|                                | Promote continued pedestrian use, improve safety | Redesign crosswalks for greater visibility   | Hyde Park East Steering Committee            | Department of Transportation and Engineering | Easy                | 2                            | High                         | 3-4 years | At Ault Park Avenue  |
|                                | Promote continued pedestrian use, improve safety | Install additional crosswalks (i.e. between Marburg and Pinehurst)   | Hyde Park East Steering Committee            | Department of Transportation and Engineering | Medium              | 3                            | Medium                       | 1-2 years |                      |
|                                | Promote continued pedestrian use, improve safety | Install traffic calming bumpouts   | Hyde Park East Steering Committee            | Department of Transportation and Engineering | Medium              | 2                            | High                         | 3-4 years |                      |

| Goals             | Objectives                            | Potential Scenarios / Tasks   | Primary Partners   | Secondary Partners  | Level of Difficulty | Final Prioritization Results | Final Prioritization Ranking | Timeline  | Other Comments                         |
|-------------------|---------------------------------------|---|--|---|---------------------|------------------------------|------------------------------|-----------|--|
| Built Environment | Streetscape Beautification            | Install large, permanent flower and shrub planters situated along Erie Avenue   | Hyde Park East Steering Committee                          | Hyde Park East Chamber / HPNC / City Parks  | Easy                | 2                            | High                         | 1-2 years | Revocable Street Privilege is required |
|                   | Streetscape Beautification            | Restore and reconstruct the historic masonry pillars  | Hyde Park East Steering Committee                          | Department of Community and Economic Development / Hyde Park East Chamber                       | Medium              | 2                            | High                         | 5-7 years |  |
|                   | Streetscape Beautification            | Improve and maintain the sidewalks and collector strips / tree lawn   | Department of Transportation and Engineering               | Hyde Park East Steering Committee   | Medium              | 3                            | Medium                       | 3-4 years |  |
|                   | Streetscape Beautification            | Implement a program to control weeds along public sidewalks   | Hyde Park East Steering Committee                          | Department of Public Services   | Easy                | 2                            | High                         | 1-2 years |  |
|                   | Streetscape Beautification            | Determine methods to solve targeted trash problems along the business district  | Hyde Park East Steering Committee / Hyde Park East Chamber | Department of Public Services / Business Association  | Medium              | 3                            | Medium                       | 1-2 years |  |
|                   | Commercial façade improvement program | Develop consistent design program to be used as guidance for redeveloped and newly constructed façade that also aligns with the existing Urban Design Overlay District (UDOD) standards in the Cincinnati Zoning Code | Hyde Park East Steering Committee                          | Department of Community and Economic Development / Department of City Planning                  | Hard                | 3                            | Medium                       | 1-2 years | Determine who would create this        |
|                   | Commercial façade improvement program | Implement a program to assist property owners with basic aesthetic upkeep, such as exterior cleaning and paint services   | Hyde Park East Steering Committee                          |   | Medium              | 3                            | Medium                       | 3-4 years | Seek CNBDU dollars to create plan      |
|                   | Commercial façade improvement program | Create a consistent signage and wayfinding guide, and financially assist existing businesses with the cost to acquire new signage   | Hyde Park East Steering Committee                          | Department of Transportation and Engineering / Department of Community and Economic Development | Medium              | 3                            | Medium                       | 3-4 years | Consistent with zoning in existence    |

| Goals           | Objectives  | Potential Scenarios / Tasks   | Primary Partners                  | Secondary Partners  | Level of Difficulty | Final Prioritization Results | Final Prioritization Ranking | Timeline  | Other Comments                    |
|-----------------|---|---|-----------------------------------|---|---------------------|------------------------------|------------------------------|-----------|-----------------------------------|
| Maximize Assets | Make connections and enhancements to the Wasson Way | Determine appropriate level of access / accommodation for trail users   | Hyde Park East Steering Committee |   | Easy                | 3                            | Medium                       | 1-2 years |                                   |
|                 | Make connections and enhancements to the Wasson Way | Address lighting and security concerns of residents along the trail   | Hyde Park East Steering Committee |   | Medium              | 4                            | Low                          | 3-4 years | Contingent on Wasson              |
|                 | Make connections and enhancements to the Wasson Way | Design better pedestrian and bike access to help move people safely   | Hyde Park East Steering Committee |   | Medium              | 3                            | Medium                       | 3-4 years | Contingent on Wasson              |
|                 | Improve Hyde Park Commons to increase usage         | Install discrete, down lighting to enable evening play on tennis courts, especially during fall and warm winter evenings                                    | Recreation Commission             | Hyde Park East Steering Committee / Cincinnati Observatory                | Medium              | 2                            | High                         | 3-4 years |                                   |
|                 | Improve Hyde Park Commons to increase usage         | Construct permanent bathrooms to facilitate longer park visits and expanded park programming for groups/events  | Recreation Commission             | Hyde Park East Steering Committee   | Hard                | 2                            | High                         | N/A       | Prior plans in existence          |
|                 | Improve Hyde Park Commons to increase usage         | Improve drainage issues particularly for the open green space side of the park  | Recreation Commission             | Hyde Park East Steering Committee   | Hard                | 2                            | High                         | 5-7 years |                                   |
|                 | Create a pedestrian connection to the Observatory   | Coordinate with the Cincinnati Observatory and the University of Cincinnati to create a path to the Observatory up the hillside                             | Hyde Park East Steering Committee | Cincinnati Observatory / University of Cincinnati / Recreation Commission | Hard                | 2                            | High                         | 5-7 years | Need to determine the feasibility |
|                 | Restore the Historic Pillars                        | Identify ownership of the existing pillars, and secure maintenance easement rights in a public entity if the structures are found to be on private property | Hyde Park East Steering Committee | Private party   | Medium              | 2                            | High                         | 1-2 years | This item is currently underway   |
|                 | Restore the Historic Pillars                        | Solicit work estimates for restoration of existing pillars and reconstruction of visually matching new pillars  | Hyde Park East Steering Committee |   | Easy                | 2                            | High                         | 3-4 years |                                   |
|                 | Restore the Historic Pillars                        | Raise funds to be applied to the restoration and reconstruction in order of public's priority   | Hyde Park East Steering Committee |   | Medium              | 2                            | High                         | 3-4 years |                                   |
|                 | Restore the Historic Pillars                        | Explore sponsorships by local businesses and residents to create long-term funding for maintenance  | Hyde Park East Steering Committee |   | Medium              | 2                            | High                         | 3-4 years |                                   |

# APPENDIX

**Hyde Park Statistical Neighborhood Approximation**

**Hyde Park East Business District Required Parking Spaces**

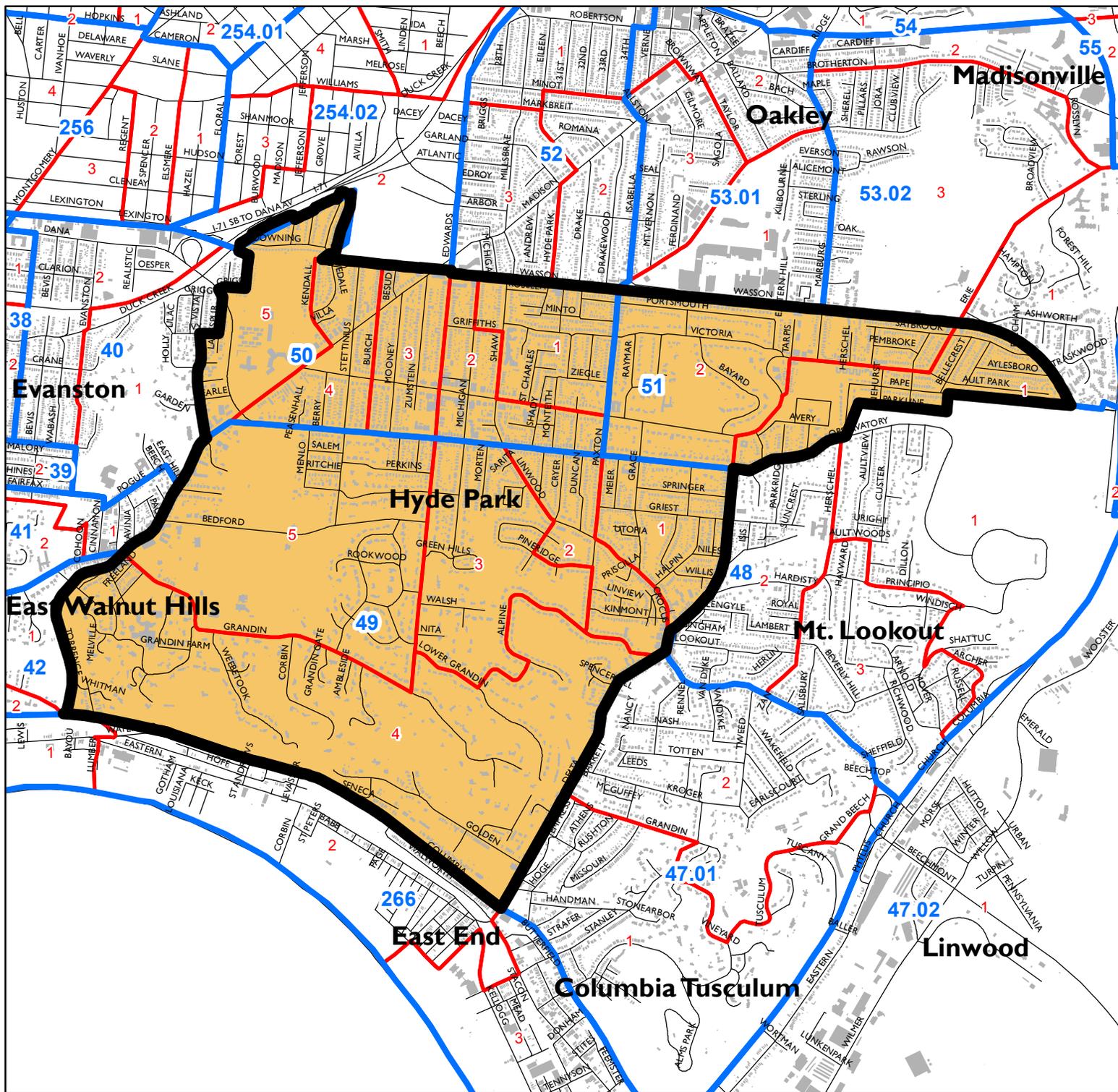
**Hyde Park Commons Parking Lot Concepts**

**November 2014 Public Meeting Comments**

**Draft Concept of Erie Avenue Improvements**

# Hyde Park

## Statistical Neighborhood Approximation



### Legend

-  Hyde Park SNA Boundary
-  2010 Census Tracts
-  2010 Block Groups
-  Buildings
-  Streets



# Hyde Park

Census 2010

|                         | Census Tract |              |              |               |
|-------------------------|--------------|--------------|--------------|---------------|
|                         | 49           | 50           | 51           | Totals        |
| <b>TOTAL POPULATION</b> | <b>6,278</b> | <b>4,756</b> | <b>2,322</b> | <b>13,356</b> |
| <b>SEX</b>              |              |              |              |               |
| Male:                   | 3,091        | 2,116        | 1,107        | 6,314         |
| Female:                 | 3,187        | 2,640        | 1,215        | 7,042         |
| <b>SEX BY AGE</b>       |              |              |              |               |
| <b>Male:</b>            | <b>3,091</b> | <b>2,116</b> | <b>1,107</b> | <b>6,314</b>  |
| Under 5 years           | 192          | 112          | 90           | 394           |
| 5 to 9 years            | 173          | 92           | 67           | 332           |
| 10 to 14 years          | 156          | 75           | 54           | 285           |
| 15 to 17 years          | 87           | 38           | 23           | 148           |
| 18 and 19 years         | 24           | 20           | 19           | 63            |
| 20 years                | 18           | 16           | 2            | 36            |
| 21 years                | 25           | 18           | 7            | 50            |
| 22 to 24 years          | 230          | 127          | 66           | 423           |
| 25 to 29 years          | 445          | 392          | 132          | 969           |
| 30 to 34 years          | 274          | 201          | 124          | 599           |
| 35 to 39 years          | 220          | 177          | 82           | 479           |
| 40 to 44 years          | 217          | 146          | 87           | 450           |
| 45 to 49 years          | 190          | 130          | 54           | 374           |
| 50 to 54 years          | 163          | 120          | 57           | 340           |
| 55 to 59 years          | 180          | 128          | 73           | 381           |
| 60 and 61 years         | 66           | 42           | 35           | 143           |
| 62 to 64 years          | 104          | 45           | 32           | 181           |
| 65 and 66 years         | 39           | 27           | 31           | 97            |
| 67 to 69 years          | 71           | 33           | 21           | 125           |
| 70 to 74 years          | 76           | 44           | 15           | 135           |
| 75 to 79 years          | 61           | 41           | 13           | 115           |
| 80 to 84 years          | 46           | 46           | 13           | 105           |
| 85 years and over       | 34           | 46           | 10           | 90            |
| <b>Female:</b>          | <b>3,187</b> | <b>2,640</b> | <b>1,215</b> | <b>7,042</b>  |
| Under 5 years           | 183          | 122          | 70           | 375           |
| 5 to 9 years            | 173          | 95           | 64           | 332           |
| 10 to 14 years          | 170          | 80           | 56           | 306           |
| 15 to 17 years          | 87           | 44           | 29           | 160           |
| 18 and 19 years         | 29           | 16           | 6            | 51            |
| 20 years                | 16           | 14           | 5            | 35            |
| 21 years                | 25           | 24           | 12           | 61            |
| 22 to 24 years          | 226          | 275          | 85           | 586           |
| 25 to 29 years          | 464          | 468          | 163          | 1,095         |
| 30 to 34 years          | 249          | 201          | 127          | 577           |
| 35 to 39 years          | 197          | 134          | 87           | 418           |
| 40 to 44 years          | 225          | 151          | 87           | 463           |
| 45 to 49 years          | 155          | 133          | 61           | 349           |
| 50 to 54 years          | 208          | 138          | 86           | 432           |
| 55 to 59 years          | 193          | 152          | 75           | 420           |
| 60 and 61 years         | 75           | 56           | 36           | 167           |

# Hyde Park

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|   | Census Tract |              |              |               |
|---|--------------|--------------|--------------|---------------|
|   | 49           | 50           | 51           | Totals        |
| 62 to 64 years  | 115          | 71           | 43           | 229           |
| 65 and 66 years   | 54           | 25           | 32           | 111           |
| 67 to 69 years  | 76           | 51           | 22           | 149           |
| 70 to 74 years  | 74           | 69           | 21           | 164           |
| 75 to 79 years  | 87           | 47           | 14           | 148           |
| 80 to 84 years  | 52           | 90           | 18           | 160           |
| 85 years and over   | 54           | 184          | 16           | 254           |
| <b>RACE</b>   |              |              |              |               |
| <b>One Race</b>   | <b>6,151</b> | <b>4,668</b> | <b>2,288</b> | <b>13,107</b> |
| White alone   | 5670         | 4276         | 2178         | 12,124        |
| Black or African American alone   | 221          | 210          | 35           | 466           |
| American Indian and Alaska Native alone   | 7            | 8            | 1            | 16            |
| Asian alone   | 228          | 137          | 52           | 417           |
| Native Hawaiian and Other Pacific Islander alone  | 2            | 2            | 0            | 4             |
| Some Other Race alone   | 23           | 35           | 22           | 80            |
| <b>Two or More Races</b>  | <b>127</b>   | <b>88</b>    | <b>34</b>    | <b>249</b>    |
| <b>RACE ALONE OR COMBINATION WITH ONE OR MORE OTHER RACES</b>                                   |              |              |              |               |
| White alone or in combination with one or more other races                                      | 5792         | 4361         | 2210         | 12,363        |
| Black or African American alone or in combination with one or more other races                  | 256          | 233          | 45           | 534           |
| American Indian and Alaska Native alone or in combination with one or more other races          | 43           | 19           | 10           | 72            |
| Asian alone or in combination with one or more other races                                      | 289          | 187          | 66           | 542           |
| Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races | 5            | 7            | 0            | 12            |
| Some Other Race alone or in combination with one or more other races                            | 31           | 38           | 27           | 96            |
| <b>HISPANIC OR LATINO AND RACE</b>  |              |              |              |               |
| <b>Total Population:</b>  | <b>6,278</b> | <b>4,756</b> | <b>2,322</b> | <b>13,356</b> |
| <b>Total Hispanic or Latino Population:</b>   | <b>139</b>   | <b>107</b>   | <b>66</b>    | <b>312</b>    |
| White alone   | 94           | 73           | 41           |               |
| Black or African American alone   | 2            | 5            | 2            |               |
| American Indian and Alaska Native alone   | 3            | 1            | 0            |               |
| Asian alone   | 3            | 0            | 0            |               |
| Native Hawaiian and Other Pacific Islander alone  | 0            | 0            | 0            |               |
| Some Other Race alone   | 21           | 19           | 17           |               |
| Two or More Races   | 16           | 9            | 6            |               |
| <b>HOUSEHOLD</b>  |              |              |              |               |
| <b>Total:</b>   | <b>6,278</b> | <b>4,756</b> | <b>2,322</b> | <b>13,356</b> |
| In households:  | 6,268        | 4,701        | 2,322        | 13,291        |
| In family households:   | 4,263        | 2,562        | 1,584        | 8,409         |

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|  | Census Tract |           |          |           |
|--|--------------|-----------|----------|-----------|
|  | 49           | 50        | 51       | Totals    |
| Householder:                           | 1,462        | 912       | 540      | 2,914     |
| Male                                   | 1017         | 624       | 391      | 2,032     |
| Female                                 | 445          | 288       | 149      | 882       |
| Spouse                                 | 1254         | 756       | 470      | 2,480     |
| Biological child                       | 1,355        | 727       | 483      | 2,565     |
| Adopted child                          | 30           | 33        | 18       | 81        |
| Stepchild                              | 15           | 16        | 7        | 38        |
| Grandchild                             | 22           | 18        | 17       | 57        |
| Brother or sister                      | 40           | 36        | 20       | 96        |
| Parent                                 | 18           | 9         | 5        | 32        |
| Parent-in-law                          | 5            | 1         | 3        | 9         |
| Son-in-law or daughter-in-law          | 3            | 4         | 2        | 9         |
| Other relatives                        | 22           | 17        | 7        | 46        |
| Nonrelatives                           | 37           | 33        | 12       | 82        |
| In nonfamily households:               | 2005         | 2139      | 738      | 4,882     |
| Male householder:                      | 799          | 689       | 238      | 1,726     |
| Living alone                           | 607          | 528       | 165      | 1,300     |
| Not living alone                       | 192          | 161       | 73       | 426       |
| Female householder:                    | 797          | 1059      | 341      | 2,197     |
| Living alone                           | 643          | 897       | 272      | 1,812     |
| Not living alone                       | 154          | 162       | 69       | 385       |
| Nonrelatives                           | 409          | 391       | 159      | 959       |
|  |              |           |          |           |
| <b>In group quarters:</b>              | <b>10</b>    | <b>55</b> | <b>0</b> | <b>65</b> |
| Institutionalized population           | 0            | 51        | 0        | 51        |
| Noninstitutionalized population        | 10           | 4         | 0        | 14        |
|  |              |           |          |           |
| <b>HOUSING TYPE</b>                    |              |           |          |           |
| Total Households:                      | 3,058        | 2,660     | 1,119    | 6,837     |
| Family households:                     | 1,462        | 912       | 540      | 2,914     |
| Husband-wife family                    | 1254         | 756       | 470      | 2,480     |
| Other family:                          | 208          | 156       | 70       | 434       |
| Male householder, no wife present      | 62           | 48        | 21       | 131       |
| Female householder, no husband present | 146          | 108       | 49       | 303       |
| Nonfamily households:                  | 1596         | 1748      | 579      | 3,923     |
| Householder living alone               | 1250         | 1425      | 437      | 3,112     |
| Householder not living alone           | 346          | 323       | 142      | 811       |
|  |              |           |          |           |
| <b>HOUSING OCCUPANCY</b>               |              |           |          |           |
| Total Housing Units:                   | 3,323        | 2,985     | 1,190    | 7,498     |
| Occupied                               | 3,058        | 2,660     | 1,119    | 6,837     |
| Vacant                                 | 265          | 325       | 71       | 661       |
|  |              |           |          |           |
| <b>Vacancy Status</b>                  |              |           |          |           |
| For rent                               | 124          | 183       | 36       | 343       |
| Rented, not occupied                   | 5            | 8         | 0        | 13        |
| For sale only                          | 57           | 23        | 15       | 95        |
| Sold, not occupied                     | 6            | 6         | 4        | 16        |

# Hyde Park

Census 2010

|   | Census Tract |              |              |              |
|---|--------------|--------------|--------------|--------------|
|   | 49           | 50           | 51           | Totals       |
| For seasonal, recreational, or occasional use                 | 29           | 17           | 5            | 51           |
| For migrant workers   | 0            | 0            | 0            | 0            |
| Other vacant  | 44           | 88           | 11           | 143          |
| <b>HOUSING TENURE</b>   |              |              |              |              |
| <b>Total Occupied Housing Units:</b>                          | <b>3,058</b> | <b>2,660</b> | <b>1,119</b> | <b>6,837</b> |
| <b>Owned Occupied</b>   | <b>1,699</b> | <b>1,219</b> | <b>735</b>   | <b>3,653</b> |
| Owned with a mortgage or a loan                               | 1,300        | 904          | 586          | 2,790        |
| Owned free and clear  | 399          | 315          | 149          | 863          |
| <b>Renter occupied</b>  | <b>1,359</b> | <b>1,441</b> | <b>384</b>   | <b>3,184</b> |
| <b>COMMUTING TO WORK</b>                                      |              |              |              |              |
| <b>Total:</b>   | <b>3,724</b> | <b>3,173</b> | <b>1,449</b> | <b>8,346</b> |
| Car, truck, or van:   | 3,427        | 2,802        | 1,391        | 7,620        |
| Drove alone   | 3,190        | 2,659        | 1,286        | 7,135        |
| Carpooled:  | 237          | 143          | 105          | 485          |
| In 2-person carpool   | 219          | 143          | 105          | 467          |
| In 3-person carpool   | 18           | 0            | 0            | 18           |
| In 4-person carpool   | 0            | 0            | 0            | 0            |
| In 5- or 6-person carpool                                     | 0            | 0            | 0            | 0            |
| In 7-or-more-person carpool                                   | 0            | 0            | 0            | 0            |
| Public transportation (excluding taxicab):                    | 57           | 75           | 7            | 139          |
| Bus or trolley bus  | 57           | 75           | 7            | 139          |
| Streetcar or trolley car (carro publico in Puerto Rico)       | 0            | 0            | 0            | 0            |
| Subway or elevated  | 0            | 0            | 0            | 0            |
| Railroad  | 0            | 0            | 0            | 0            |
| Ferryboat   | 0            | 0            | 0            | 0            |
| Taxicab   | 15           | 0            | 0            | 15           |
| Motorcycle  | 0            | 0            | 0            | 0            |
| Bicycle   | 0            | 0            | 11           | 11           |
| Walked  | 24           | 146          | 16           | 186          |
| Other means   | 14           | 0            | 0            | 14           |
| Worked at home  | 187          | 150          | 24           | 361          |
| <b>OCCUPATION</b>   |              |              |              |              |
| Management, business, science, and arts occupations:          | 2,212        | 2,278        | 898          | 5,388        |
| Service occupations:  | 445          | 256          | 139          | 840          |
| Sales and office occupations:                                 | 932          | 579          | 299          | 1,810        |
| Natural resources, construction, and maintenance occupations: | 123          | 68           | 56           | 247          |
| Production, transportation, and material moving occupations:  | 84           | 8            | 77           | 169          |
| <b>INDUSTRY</b>   |              |              |              |              |

# Hyde Park

Census 2010

|   | Census Tract |           |           |           |
|---|--------------|-----------|-----------|-----------|
|   | 49           | 50        | 51        | Totals    |
| Agriculture, forestry, fishing and hunting, and mining:                                     | 1793         | 1518      | 785       | 4,096     |
| Construction  | 82           | 66        | 43        | 191       |
| Manufacturing   | 241          | 234       | 126       | 601       |
| Wholesale trade   | 352          | 226       | 162       | 740       |
| Retail trade  | 186          | 133       | 96        | 415       |
| Transportation and warehousing, and utilities:  | 211          | 198       | 30        | 439       |
| Information   | 67           | 85        | 49        | 201       |
| Finance and insurance, and real estate and rental and leasing:                              | 447          | 236       | 67        | 750       |
| Professional, scientific, and management, and administrative and waste management services: | 729          | 424       | 159       | 1,312     |
| Educational services, and health care and social assistance:                                | 436          | 649       | 259       | 1,344     |
| Arts, entertainment, and recreation, and accommodation and food services:                   | 774          | 679       | 366       | 1,819     |
| Other services, except public administration  | 197          | 136       | 57        | 390       |
| Public administration   | 31           | 82        | 39        | 152       |
|   |              |           |           |           |
| <b>CLASS OF WORKERS</b>   |              |           |           |           |
| Private for-profit wage and salary workers:   | 3046         | 2437      | 999       | 6,482     |
| Private not-for-profit wage and salary workers  | 399          | 378       | 218       | 995       |
| Local government workers  | 94           | 111       | 98        | 303       |
| State government workers  | 78           | 84        | 71        | 233       |
| Federal government workers  | 43           | 30        | 15        | 88        |
| Self-employed in own not incorporated business workers                                      | 136          | 135       | 68        | 339       |
| Unpaid family workers   | 0            | 14        | 0         | 14        |
|   |              |           |           |           |
| <b>INCOME</b>   |              |           |           |           |
| <b>Households</b>   |              |           |           |           |
| Less than \$10,000  | 51           | 178       | 19        | 248       |
| \$10,000 to \$14,999  | 74           | 77        | 10        | 161       |
| \$15,000 to \$19,999  | 72           | 52        | 14        | 138       |
| \$20,000 to \$24,999  | 80           | 63        | 48        | 191       |
| \$25,000 to \$29,999  | 113          | 47        | 32        | 192       |
| \$30,000 to \$34,999  | 103          | 179       | 62        | 344       |
| \$35,000 to \$39,999  | 102          | 189       | 67        | 358       |
| \$40,000 to \$44,999  | 13           | 71        | 27        | 111       |
| \$45,000 to \$49,999  | 125          | 144       | 47        | 316       |
| \$50,000 to \$59,999  | 277          | 273       | 106       | 656       |
| \$60,000 to \$74,999  | 203          | 298       | 109       | 610       |
| \$75,000 to \$99,999  | 534          | 309       | 143       | 986       |
| \$100,000 to \$124,999  | 277          | 238       | 70        | 585       |
| \$125,000 to \$149,999  | 164          | 93        | 88        | 345       |
| \$150,000 to \$199,999  | 333          | 192       | 132       | 657       |
| \$200,000 or more   | 405          | 231       | 196       | 832       |
| Median household income (dollars)**   | \$ 81,910    | \$ 60,924 | \$ 79,700 | \$ 74,053 |
|   |              |           |           |           |
| <b>Families</b>   |              |           |           |           |

# Hyde Park

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|  | Census Tract |            |            |              |
|--|--------------|------------|------------|--------------|
|  | 49           | 50         | 51         | Totals       |
| Less than \$10,000                                       | 12           | 13         | 0          | 25           |
| \$10,000 to \$14,999                                     | 62           | 10         | 0          | 72           |
| \$15,000 to \$19,999                                     | 0            | 0          | 0          | 0            |
| \$20,000 to \$24,999                                     | 0            | 11         | 5          | 16           |
| \$25,000 to \$29,999                                     | 44           | 0          | 0          | 44           |
| \$30,000 to \$34,999                                     | 9            | 10         | 14         | 33           |
| \$35,000 to \$39,999                                     | 15           | 27         | 11         | 53           |
| \$40,000 to \$44,999                                     | 0            | 10         | 13         | 23           |
| \$45,000 to \$49,999                                     | 50           | 0          | 12         | 62           |
| \$50,000 to \$59,999                                     | 133          | 91         | 62         | 286          |
| \$60,000 to \$74,999                                     | 45           | 101        | 34         | 180          |
| \$75,000 to \$99,999                                     | 178          | 160        | 59         | 397          |
| \$100,000 to \$124,999                                   | 160          | 165        | 32         | 357          |
| \$125,000 to \$149,999                                   | 134          | 62         | 28         | 224          |
| \$150,000 to \$199,999                                   | 229          | 99         | 102        | 430          |
| \$200,000 or more  | 324          | 118        | 176        | 618          |
| Median family income (dollars)**                         | \$ 123,807   | \$ 100,458 | \$ 173,125 | \$ 125,639   |
| Per capita income (dollars)**                            | \$ 51,702    | \$ 51,953  | \$ 68,388  | \$ 54,692    |
| <b>MEDIAN EARNINGS (DOLLARS)</b>                         |              |            |            |              |
| Male full-time, year-round workers                       | \$ 54,280    | \$ 47,267  | \$ 56,683  | \$ 158,230   |
| Female full-time, year-round workers                     | \$ 38,304    | \$ 43,650  | \$ 37,453  | \$ 119,407   |
| <b>POVERTY STATUS</b>                                    |              |            |            |              |
| <b>Total:</b>  | <b>1,395</b> | <b>877</b> | <b>548</b> | <b>2,820</b> |
| <b>Income in the past 12 months below poverty level:</b> | <b>74</b>    | <b>23</b>  | <b>0</b>   | <b>97</b>    |
| <b>Married-couple family:</b>                            | <b>74</b>    | <b>10</b>  | <b>0</b>   | <b>84</b>    |
| With related children under 18 years:                    | 62           | 0          | 0          | 62           |
| Under 5 years only                                       | 0            | 0          | 0          | 0            |
| Under 5 years and 5 to 17 years                          | 0            | 0          | 0          | 0            |
| 5 to 17 years only                                       | 62           | 0          | 0          | 62           |
| No related children under 18 years                       | 12           | 10         | 0          | 22           |
| <b>Other family:</b>                                     | <b>0</b>     | <b>13</b>  | <b>0</b>   | <b>13</b>    |
| <b>Male householder, no wife present:</b>                | <b>0</b>     | <b>13</b>  | <b>0</b>   | <b>13</b>    |
| With related children under 18 years:                    | 0            | 13         | 0          | 13           |
| Under 5 years only                                       | 0            | 13         | 0          | 13           |
| Under 5 years and 5 to 17 years                          | 0            | 0          | 0          | 0            |
| 5 to 17 years only                                       | 0            | 0          | 0          | 0            |
| No related children under 18 years                       | 0            | 0          | 0          | 0            |
| <b>Female householder, no husband present:</b>           | <b>0</b>     | <b>0</b>   | <b>0</b>   | <b>0</b>     |
| With related children under 18 years:                    | 0            | 0          | 0          | 0            |
| Under 5 years only                                       | 0            | 0          | 0          | 0            |

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|  | Census Tract |              |              |               |
|--|--------------|--------------|--------------|---------------|
|  | 49           | 50           | 51           | Totals        |
| Under 5 years and 5 to 17 years                  | 0            | 0            | 0            | 0             |
| 5 to 17 years only                               | 0            | 0            | 0            | 0             |
| No related children under 18 years               | 0            | 0            | 0            | 0             |
|  |              |              |              |               |
| <b>SCHOOL ENROLLMENT</b>                         |              |              |              |               |
| <b>Enrolled in school:</b>                       | <b>1,737</b> | <b>1,154</b> | <b>751</b>   | <b>3,642</b>  |
| Enrolled in nursery school, preschool:           | 107          | 27           | 63           | 197           |
| Enrolled in kindergarten:                        | 56           | 56           | 9            | 121           |
| Enrollment in grade 1 to 8:                      | 541          | 311          | 172          | 1,024         |
| Enrolled in grade 9 to grade 12:                 | 393          | 133          | 90           | 616           |
| Enrollment in college or graduate school         | 640          | 627          | 417          | 1,684         |
|  |              |              |              |               |
| <b>EDUCATIONAL ATTAINMENT</b>                    |              |              |              |               |
| Total  | 4,438        | 3,751        | 1,647        | 9,836         |
| Less than 9th grade                              | 0            | 10           | 0            | 10            |
| 9th to 12th grade, no diploma                    | 41           | 72           | 0            | 113           |
| High school graduate (and equivalency)           | 222          | 212          | 141          | 575           |
| Some college, no degree                          | 343          | 276          | 138          | 757           |
| Associate degree                                 | 211          | 244          | 70           | 525           |
| Bachelor's degree                                | 2031         | 1925         | 595          | 4,551         |
| Graduate or professional degree                  | 1590         | 1012         | 703          | 3,305         |
|  |              |              |              |               |
| <b>MARITAL STATUS</b>                            |              |              |              |               |
| Total  | 5,583        | 4,316        | 2,064        | 11,963        |
| Never married                                    | 2,444        | 2,137        | 841          | 5,422         |
| Now married, except seperated                    | 5,034        | 3,235        | 1,890        | 10,159        |
| Seperated  | 0            | 23           | 33           | 56            |
| Total widowes                                    | 140          | 111          | 124          | 375           |
| Female widowes                                   | 111          | 111          | 111          | 333           |
| Total divorced                                   | 390          | 309          | 165          | 864           |
| Female divorced                                  | 283          | 153          | 102          | 538           |
|  |              |              |              |               |
| <b>VETERAN STATUS</b>                            |              |              |              |               |
| Civilians veterans                               | 387          | 230          | 78           | 695           |
|  |              |              |              |               |
| <b>LANGUAGE SPOKEN AT HOME</b>                   |              |              |              |               |
| <b>Speak only English</b>                        | <b>6,215</b> | <b>4,775</b> | <b>2,247</b> | <b>13,237</b> |
| <b>Speak Spanish:</b>                            | <b>5,099</b> | <b>4,011</b> | <b>1,846</b> | <b>10,956</b> |
| Speak English "very well"                        | 56           | 124          | 71           | 251           |
| Speak English "well"                             | 28           | 105          | 71           | 204           |
| Speak English "not well"                         | 14           | 19           | 0            | 33            |
| Speak English "not at all"                       | 14           | 0            | 0            | 14            |
| <b>Speak other Indo-European languages:</b>      | <b>55</b>    | <b>20</b>    | <b>16</b>    | <b>91</b>     |
| Speak English "very well"                        | 127          | 136          | 101          | 364           |
| Speak English "well"                             | 72           | 104          | 85           | 261           |
| Speak English "not well"                         | 0            | 0            | 0            | 0             |
| Speak English "not at all"                       | 0            | 12           | 0            | 12            |
| <b>Speak Asian and Pacific Island languages:</b> | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>      |

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|   | Census Tract |              |              |              |
|---|--------------|--------------|--------------|--------------|
|   | 49           | 50           | 51           | Totals       |
| Speak English "very well"               | 26           | 15           | 0            | 41           |
| Speak English "well"                    | 26           | 15           | 0            | 41           |
| Speak English "not well"                | 0            | 0            | 0            | 0            |
| Speak English "not at all"              | 0            | 0            | 0            | 0            |
| <b>Speak other languages:</b>           | <b>0</b>     | <b>0</b>     | <b>0</b>     | <b>0</b>     |
| Speak English "very well"               | 15           | 0            | 0            | 15           |
| Speak English "well"                    | 15           | 0            | 0            | 15           |
| Speak English "not well"                | 0            | 0            | 0            | 0            |
| Speak English "not at all"              | 0            | 0            | 0            | 0            |
|   |              |              |              |              |
| <b>OCCUPIED HOUSING UNITS</b>           | <b>3,058</b> | <b>2,660</b> | <b>1,119</b> | <b>6,837</b> |
|   |              |              |              |              |
| <b>UNITS IN STRUCTURE</b>               |              |              |              |              |
| 1, detached                             | 1778         | 1038         | 881          | 3,697        |
| 1, attached                             | 45           | 23           | 32           | 100          |
| 2                                       | 288          | 502          | 21           | 811          |
| 3 or 4                                  | 212          | 378          | 111          | 701          |
| 5 to 9                                  | 166          | 273          | 78           | 517          |
| 10 to 19                                | 348          | 278          | 39           | 665          |
| 20 to 49                                | 310          | 291          | 38           | 639          |
| 50 or more                              | 233          | 267          | 21           | 521          |
| Mobile home                             | 0            | 0            | 0            | 0            |
| Boat, RV, van, etc.                     | 0            | 0            | 0            | 0            |
|   |              |              |              |              |
| <b>YEAR STRUCTURE BUILT</b>             |              |              |              |              |
| Built 2005 or later                     | 62           | 11           | 0            | 73           |
| Built 2000 to 2004                      | 105          | 10           | 18           | 133          |
| Built 1990 to 1999                      | 88           | 23           | 25           | 136          |
| Built 1980 to 1989                      | 112          | 47           | 46           | 205          |
| Built 1970 to 1979                      | 264          | 208          | 71           | 543          |
| Built 1960 to 1969                      | 570          | 352          | 112          | 1,034        |
| Built 1950 to 1959                      | 356          | 186          | 69           | 611          |
| Built 1940 to 1949                      | 180          | 327          | 91           | 598          |
| Built 1939 or earlier                   | 1643         | 1886         | 789          | 4,318        |
|   |              |              |              |              |
| <b>ROOMS</b>                            |              |              |              |              |
| 1 room                                  | 94           | 94           | 0            | 188          |
| 2 rooms                                 | 115          | 338          | 0            | 453          |
| 3 rooms                                 | 391          | 404          | 75           | 870          |
| 4 rooms                                 | 293          | 543          | 69           | 905          |
| 5 rooms                                 | 662          | 430          | 231          | 1,323        |
| 6 rooms                                 | 378          | 232          | 208          | 818          |
| 7 rooms                                 | 338          | 257          | 328          | 923          |
| 8 rooms                                 | 360          | 355          | 101          | 816          |
| 9 or more rooms                         | 749          | 397          | 209          | 1,355        |
|   |              |              |              |              |
| <b>YEAR HOUSEHOLDER MOVED INTO UNIT</b> |              |              |              |              |

# Hyde Park

Census 2010

|                                       | Census Tract |             |             |              |
|---------------------------------------|--------------|-------------|-------------|--------------|
|                                       | 49           | 50          | 51          | Totals       |
| Moved in 2005 or later                | 1,382        | 1,404       | 493         | 3,279        |
| Moved in 2000 to 2004                 | 552          | 524         | 177         | 1,253        |
| Moved in 1990 to 1999                 | 549          | 340         | 195         | 1,084        |
| Moved in 1980 to 1989                 | 133          | 187         | 154         | 474          |
| Moved in 1970 to 1979                 | 117          | 84          | 105         | 306          |
| Moved in 1969 or earlier              | 193          | 95          | 46          | 334          |
|                                       |              |             |             |              |
| <b>VEHICLES AVAILABLE</b>             |              |             |             |              |
| No vehicle available                  | 134          | 149         | 40          | 323          |
| 1 vehicle available                   | 1076         | 1311        | 447         | 2,834        |
| 2 vehicles available                  | 1184         | 811         | 522         | 2,517        |
| 3 vehicles available                  | 446          | 299         | 146         | 891          |
| 4 vehicles available                  | 63           | 10          | 15          | 88           |
| 5 or more vehicles available          | 23           | 54          | 0           | 77           |
|                                       |              |             |             |              |
| <b>SELECTED CHARACTERISTICS</b>       |              |             |             |              |
| Lacking complete plumbing facilities  | 0            | 21          | 21          | 42           |
| Lacking complete kitchen facilities   | 43           | 47          | 14          | 104          |
| No telephone service                  | 228          | 211         | 91          | 530          |
|                                       |              |             |             |              |
| <b>SPECIFIED OWNER-OCCUPIED UNITS</b> |              |             |             |              |
|                                       | <b>4791</b>  | <b>2747</b> | <b>1811</b> | <b>9,349</b> |
|                                       |              |             |             |              |
| <b>VALUE</b>                          |              |             |             |              |
| Less than \$10,000                    | 0            | 0           | 0           | 0            |
| \$10,000 to \$14,999                  | 0            | 0           | 0           | 0            |
| \$15,000 to \$19,999                  | 0            | 0           | 0           | 0            |
| \$20,000 to \$24,999                  | 12           | 0           | 0           | 12           |
| \$25,000 to \$29,999                  | 14           | 0           | 0           | 14           |
| \$30,000 to \$34,999                  | 0            | 0           | 0           | 0            |
| \$35,000 to \$39,999                  | 0            | 0           | 0           | 0            |
| \$40,000 to \$49,999                  | 30           | 0           | 0           | 30           |
| \$50,000 to \$59,999                  | 0            | 13          | 0           | 13           |
| \$60,000 to \$69,999                  | 0            | 0           | 0           | 0            |
| \$70,000 to \$79,999                  | 14           | 16          | 0           | 30           |
| \$80,000 to \$89,999                  | 0            | 0           | 16          | 16           |
| \$90,000 to \$99,999                  | 0            | 21          | 0           | 21           |
| \$100,000 to \$124,999                | 0            | 60          | 3           | 63           |
| \$125,000 to \$149,999                | 0            | 54          | 26          | 80           |
| \$150,000 to \$174,999                | 31           | 93          | 44          | 168          |
| \$175,000 to \$199,999                | 111          | 62          | 76          | 249          |
| \$200,000 to \$249,999                | 236          | 122         | 184         | 542          |
| \$250,000 to \$299,999                | 248          | 185         | 73          | 506          |
| \$300,000 to \$399,999                | 289          | 208         | 146         | 643          |
| \$400,000 to \$499,999                | 112          | 193         | 24          | 329          |
| \$500,000 to \$749,999                | 269          | 83          | 118         | 470          |
| \$750,000 to \$999,999                | 177          | 20          | 58          | 255          |
| \$1,000,000 or more                   | 245          | 9           | 44          | 298          |
| Median (dollars)                      | \$ 368,500   | \$ 284,700  | \$ 289,000  | X            |

# Hyde Park

Census 2010

|   | Census Tract |              |            |              |
|---|--------------|--------------|------------|--------------|
|   | 49           | 50           | 51         | Totals       |
| <b>MORTGAGE STATUS AND SELECTED MONTHLY OWNERSHIP COSTS</b>               |              |              |            |              |
| <b>Housing units with a mortgage:</b>                                     | <b>1341</b>  | <b>802</b>   | <b>622</b> | <b>2,765</b> |
| Less than \$200   | 0            | 0            | 0          | 0            |
| \$200 to \$299  | 0            | 0            | 0          | 0            |
| \$300 to \$399  | 15           | 0            | 0          | 15           |
| \$400 to \$499  | 0            | 0            | 0          | 0            |
| \$500 to \$599  | 0            | 0            | 0          | 0            |
| \$600 to \$699  | 18           | 13           | 0          | 31           |
| \$700 to \$799  | 28           | 13           | 29         | 70           |
| \$800 to \$899  | 0            | 0            | 13         | 13           |
| \$900 to \$999  | 0            | 11           | 14         | 25           |
| \$1,000 to \$1,249  | 63           | 55           | 28         | 146          |
| \$1,250 to \$1,499  | 0            | 72           | 57         | 129          |
| \$1,500 to \$1,999  | 350          | 232          | 176        | 758          |
| \$2,000 to \$2,499  | 302          | 163          | 82         | 547          |
| \$2,500 to \$2,999  | 83           | 131          | 98         | 312          |
| \$3,000 or more   | 482          | 112          | 125        | 719          |
| <b>Housing units without a mortgage:</b>                                  | <b>447</b>   | <b>337</b>   | <b>190</b> | <b>974</b>   |
| Less than \$100   | 0            | 0            | 0          | 0            |
| \$100 to \$149  | 0            | 0            | 0          | 0            |
| \$150 to \$199  | 0            | 0            | 0          | 0            |
| \$200 to \$249  | 0            | 0            | 0          | 0            |
| \$250 to \$299  | 0            | 0            | 0          | 0            |
| \$300 to \$349  | 0            | 0            | 0          | 0            |
| \$350 to \$399  | 0            | 16           | 8          | 24           |
| \$400 to \$499  | 39           | 24           | 31         | 94           |
| \$500 to \$599  | 37           | 38           | 27         | 102          |
| \$600 to \$699  | 68           | 35           | 15         | 118          |
| \$700 or more   | 303          | 224          | 109        | 636          |
| <b>SELECTED MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME</b> |              |              |            |              |
| Less than 10.0 percent  | 292          | 149          | 199        | 640          |
| 10.0 to 14.9 percent  | 221          | 191          | 126        | 538          |
| 15.0 to 19.9 percent  | 212          | 157          | 83         | 452          |
| 20.0 to 24.9 percent  | 153          | 155          | 56         | 364          |
| 25.0 to 29.9 percent  | 181          | 99           | 52         | 332          |
| 30.0 to 34.9 percent  | 94           | 74           | 77         | 245          |
| 35.0 to 39.9 percent  | 196          | 59           | 39         | 294          |
| 40.0 to 49.9 percent  | 205          | 97           | 67         | 369          |
| 50.0 percent or more  | 0            | 0            | 0          | 0            |
| Not computed  | 0            | 0            | 0          | 0            |
| <b>SPECIFIED RENTER-OCCUPIED UNITS</b>                                    | <b>1,795</b> | <b>2,266</b> | <b>581</b> | <b>4,642</b> |

# Hyde Park

Census 2010

|   | Census Tract |       |     |        |
|---|--------------|-------|-----|--------|
|   | 49           | 50    | 51  | Totals |
| <b>GROSS RENT</b>                                     |              |       |     |        |
| With cash rent:                                       | 1,124        | 1,456 | 346 | 2,926  |
| Less than \$100                                       | 0            | 0     | 0   | 0      |
| \$100 to \$149  | 0            | 0     | 0   | 0      |
| \$150 to \$199  | 0            | 0     | 0   | 0      |
| \$200 to \$249  | 14           | 0     | 0   | 14     |
| \$250 to \$299  | 0            | 0     | 0   | 0      |
| \$300 to \$349  | 0            | 0     | 0   | 0      |
| \$350 to \$399  | 0            | 0     | 0   | 0      |
| \$400 to \$449  | 14           | 38    | 0   | 52     |
| \$450 to \$499  | 0            | 47    | 0   | 47     |
| \$500 to \$549  | 109          | 109   | 12  | 230    |
| \$550 to \$599  | 111          | 86    | 5   | 202    |
| \$600 to \$649  | 43           | 231   | 42  | 316    |
| \$650 to \$699  | 83           | 88    | 41  | 212    |
| \$700 to \$749  | 85           | 137   | 38  | 260    |
| \$750 to \$799  | 78           | 36    | 33  | 147    |
| \$800 to \$899  | 281          | 218   | 26  | 525    |
| \$900 to \$999  | 54           | 125   | 72  | 251    |
| \$1,000 to \$1,249                                    | 146          | 150   | 46  | 342    |
| \$1,250 to \$1,499                                    | 27           | 27    | 0   | 54     |
| \$1,500 to \$1,999                                    | 59           | 106   | 20  | 185    |
| \$2,000 or more                                       | 20           | 58    | 11  | 89     |
| No cash rent  | 14           | 39    | 12  | 65     |
| Median (dollars)                                      | 809          | 747   | 808 | X      |
| <b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME</b> |              |       |     |        |
| Less than 10.0 percent                                | 175          | 82    | 0   | 257    |
| 10.0 to 14.9 percent                                  | 172          | 330   | 75  | 577    |
| 15.0 to 19.9 percent                                  | 270          | 265   | 47  | 582    |
| 20.0 to 24.9 percent                                  | 150          | 265   | 107 | 522    |
| 25.0 to 29.9 percent                                  | 87           | 145   | 20  | 252    |
| 30.0 to 34.9 percent                                  | 105          | 97    | 45  | 247    |
| 35.0 to 39.9 percent                                  | 46           | 38    | 5   | 89     |
| 40.0 to 49.9 percent                                  | 23           | 27    | 18  | 68     |
| 50.0 percent or more                                  | 96           | 207   | 29  | 332    |
| Not computed  | 14           | 39    | 12  | 65     |

\*Denotes that Census Tract/Block Group falls partially within the city boundary and partially within neighboring jurisdiction

\*\*Neighborhood income averages calculated using the weighted mean formula

| E to W order  | Street number | Street    | Name  | Type of business                 | Square Footage (Auditor) | Square Footage (CoStar) | Average Square Footage | Zoning Code            | Parking Req | Zoning Classification | Exemption (see footnote) | Required Number of Spaces w/o exemption | Required Number of Spaces with exemption | Rounded Required Spaces | FTEs (est'd) |
|---------------|---------------|-----------|---|----------------------------------|--------------------------|-------------------------|------------------------|------------------------|-------------|-----------------------|--------------------------|---|--|-------------------------|--------------|
| 1             | 3275          | Erie      | Goldsmith Cardel                            | Retail Sales                     | 7212                     | 6203                    | 6707.5                 | 1 for every 250 sq. ft |             | CC-M                  | 2                        | 26.83                                   | 18.83                                    | 19                      | 4            |
| 2             | 3295          | Erie      | City of Cincinnati District 2 Police        | Public Safety Facility           | 13628                    |                         | 13628                  | 1 for every 250 sq. ft |             | CC-M                  | 2                        | 54.512                                  | 46.512                                   | 47                      | 50           |
| 3             | 3316          | Erie      | Coffee Emporium                             | Restaurants, limited service     | 989                      | 923                     | 956                    | 1 for every 150 sq. ft |             | CC-M                  | 2                        | 6.373333333                             | -6.96                                    | 0                       | 3            |
| 4             | 3319          | Erie      | Hyde Park Bridal                            | Retail Sales                     | 3384                     | 3384                    | 3384                   | 1 for every 250 sq. ft |             | CC-M                  | 2                        | 13.536                                  | 5.536                                    | 6                       | 3            |
| 5             | 3322          | Erie      | Greg Meinberg - State Farm Insurance        | Offices                          | 4998                     | 7200                    | 6099                   | 1 for every 400 sq. ft |             | CN-M                  | 2                        | 20.33                                   | 13.66333333                              | 14                      | 5            |
| 6             | 3322          | Erie      | 2nd Floor Salon                             | Personal Services                |                          |                         |                        | 1 for every 250 sq. ft |             | CN-M                  | 2                        |   |  |                         | 3            |
| 7             | 3322          | Erie      | Images Hair Design by Jessica               | Personal Services                |                          |                         |                        | 1 for every 250 sq. ft |             | CN-M                  | 2                        |   |  |                         | 3            |
| 8             | 3620          | Tarpis    | Tarpis Woods Apartments - Uptown Properties | Multi-Family - RM 2.0            |                          | 56115                   | 56115                  | 1.5 for every unit     |             | RM-2.0                | N/A                      | 62                                      |  | 62                      | 3            |
| 9             | 3330          | Erie      | Victoria Travel                             | Offices                          | 20520                    | 21000                   | 20760                  | 1 for every 400 sq. ft |             | CN-M                  | 2                        | 51.9                                    | 46.9                                     | 47                      | 5            |
| 10            | 3340          | Erie      | Matt Bradley Salon                          | Personal Services                | 10426                    | 4944                    | 7685                   | 1 for every 250 sq. ft |             | CN-M                  | 2                        | 38.425                                  | 28.425                                   | 28                      | 5            |
| 11            | 3340          | Erie      | China Gourmet                               | Restaurants, Full                |                          |                         |                        | 1 for every 150 sq. ft |             | CN-M                  | 2                        |   |  |                         | 12           |
| 12            | 3346          | Erie      | Papa Johns Pizza                            | Restaurants, limited service     | 4530                     | 3757                    | 4143.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 20.7175                                 | 10.7175                                  | 11                      | 4            |
| 13            | 3346          | Erie      | United Dairy Farmers                        | Retail Sales                     |                          |                         |                        | 1 for every 250 sq. ft |             | CN-M                  | 2                        |   |  |                         | 6            |
| 14            | 3612          | Marburg   | Rustic Pear                                 | Personal Services                | 1758                     | 1758                    | 1758                   | 1 for every 250 sq. ft |             | CN-M                  | 2                        | 7.032                                   | -0.968                                   | 0                       | 5            |
| 15            | 3612          | Marburg   | Lotus Health and Wellness                   | Personal Services                |                          |                         |                        | 1 for every 250 sq. ft |             | CN-M                  | 2                        |   |  |                         | 5            |
| 16            | 3610          | Marburg   | Salon 3610                                  | Personal Services                | 2070                     | 2097                    | 2083.5                 | 1 for every 250 sq. ft |             | CN-M                  | 2                        | 8.334                                   | 0.334                                    | 0                       | 5            |
| 17            | 3608          | Marburg   | Heavenly Bodies and Spa                     | Personal Services                | 1950                     | 2186                    | 2068                   | 1 for every 250 sq. ft |             | CN-M                  | 2                        | 8.272                                   | 0.272                                    | 0                       | 5            |
| 18            | 3378          | Erie      | Dutch's Larder                              | Restaurants, Full                | 1863                     | 1716                    | 1789.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 11.93                                   | -1.403333333                             | 0                       | 8            |
| 19            | 3378          | Erie      | Dutch's Bar & Bottle Shop                   | Restaurants, Full                |                          |                         |                        | 1 for every 150 sq. ft |             | CN-M                  | 2                        |   |  |                         | 5            |
| 20            | 3387-341      | Erie      | Ravenswood Apartments                       | Multi-Family - CN-M              | 38820                    |                         | 38820                  | 1 for every unit       |             | CN-M                  | N/A                      | 88                                      |  | 88                      |              |
| 21            | 3380          | Erie      | Jose Chavez MD                              | Medical services and clinic      | 5105                     | 4000                    | 4552.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 30.35                                   | 17.01666667                              | 17                      | 5            |
| 22            | 3384          | Erie      | Keystone Bar & Grill                        | Restaurants, Full                | 4528                     | 4216                    | 4372                   | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 29.14666667                             | 17.01666667                              | 17                      | 15           |
| 23            | 3392          | Erie      | Hyde Park Pizzeria                          | Restaurants, limited service     | 4128                     | 4800                    | 4464                   | 1 for every 150 sq. ft |             | CN-M                  | 2,4                      | 22.32                                   | 12.32                                    | 12                      | 4            |
| 24            | 3394          | Erie      | Hyde Park Nails                             | Personal Services                |                          |                         |                        | 1 for every 250 sq. ft |             | CN-M                  | 2,4                      |   |  |                         | 5            |
| 25            | 3406          | Erie      | Edgar Berre Jr, DDS                         | Medical services and clinic      | 2396                     | 2265                    | 2330.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 8.474545455                             | 1.201818182                              | 0                       | 4            |
| 26            | 3406          | Erie      | Berre, Schirmang, Schmidt, LLP              | Offices                          |                          |                         |                        | 1 for every 400 sq. ft |             | CN-M                  | 2                        |   |  |                         | 3            |
| 27            | 3414          | Erie      | Kopf Real Estate & Appraisers               | Offices                          | 2511                     | 2051                    | 2281                   | 1 for every 400 sq. ft |             | CN-M                  | 2                        | 5.7025                                  | 0.7025                                   | 0                       | 6            |
| 28            | 3501          | Erie      | Vacant                                      | N/A                              | 2175                     | 4571                    | 3373                   | N/A                    |             | CN-M                  | 2                        |   |  |                         | 0            |
| 29            | 3500          | Erie      | Tischbein Pharmacy                          | Retail Sales                     | 3120                     | 2664                    | 2892                   | 1 for every 250 sq. ft |             | CN-M                  | 2                        | 11.568                                  | 3.568                                    | 0                       | 3            |
| 30            | 3502          | Erie      | Tima Salon                                  | Personal Services                |                          |                         |                        | 1 for every 250 sq. ft |             | CN-M                  | 2                        |   |  |                         | 5            |
| 31            | 3506          | Erie      | Bankkok Bistro                              | Restaurants, Full                | 3275                     | 2818                    | 3046.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 20.31                                   | 6.976666667                              | 7                       | 12           |
| 32            | 3508          | Erie      | Turner Barber Shop                          | Personal Services                | 715                      | 581                     | 648                    | 1 for every 250 sq. ft |             | CN-M                  | 2                        | 2.592                                   | -5.408                                   | 0                       | 1            |
| 33            | 3510          | Erie      | Hap's Irish Pub                             | Restaurants, Full                | 3022                     | 4137                    | 3579.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 23.86333333                             | 10.53                                    | 11                      | 4            |
| 34            | 3514          | Erie      | M Restaurant                                | Restaurants, Full                | 4592                     | 4763                    | 4677.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 31.18333333                             | 17.85                                    | 18                      | 8            |
| 35            | 3520          | Erie      | ASH American Fare                           | Restaurants, Full                |                          |                         |                        | 1 for every 150 sq. ft |             | CN-M                  | 2                        |   |  |                         | 8            |
| 36            | 3522          | Erie      | RE/MAX Preferred Group                      | Offices                          | 2296                     | 1960                    | 2128                   | 1 for every 400 sq. ft |             | CN-M                  | 2                        | 5.32                                    | 0.32                                     | 0                       | 5            |
| 37            | 3534          | Pinehurst | Sweeney & Associates                        | Offices                          | 2010                     |                         | 2010                   | 1 for every 400 sq. ft |             | CN-M                  | 2                        | 5.025                                   | 0.025                                    | 0                       | 5            |
| 38            | 3521          | Erie      | Foundation Bank                             | Banks and financial institutions | 1225                     | 1605                    | 1415                   | 1 for every 200 sq. ft |             | CN-M                  | 2                        | 7.075                                   | -2.925                                   | 0                       | 5            |
| 39            |               | Erie      | Cincy Tax Service                           | Offices                          |                          |                         |                        | 1 for every 400 sq. ft |             | CN-M                  | 2                        |   |  |                         | 2            |
| 40            | 3650          | Erie      | Richard Jackson DDS                         | Medical services and clinic      | 2167                     | 4695                    | 3431                   | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 22.87333333                             | 9.54                                     | 10                      | 4            |
| 41            | 3668          | Erie      | Mary Ran Gallery                            | Retail Sales                     | 5023                     | 5023                    | 5023                   | 1 for every 250 sq. ft |             | CN-M                  | 2                        | 20.092                                  | 12.092                                   | 12                      | 3            |
| 42            | 3672          | Erie      | Saigon Café                                 | Restaurants, Full                |                          |                         |                        | 1 for every 150 sq. ft |             | CN-M                  | 2                        |   |  |                         | 5            |
| 43            | 3665          | Erie      | Tino Vino                                   | Drinking Establishment           | 8355                     | 9104                    | 8729.5                 | 1 for every 150 sq. ft |             | CN-M                  | 2                        | 58.19666667                             | 44.86333333                              | 45                      | 0            |
| <b>Totals</b> |               |           |   |                                  | 168791                   | 170536                  |                        |                        |             |                       |                          | 722.2842121                             |  | 471                     | 251          |

<sup>1</sup>First 2,000 sq ft of gross floor area of existing and new commercial uses in CN-P and the CC-P districts = Exempt - no spaces required

<sup>2</sup>First 2,000 sq ft of gross floor area of existing commercial uses in CN-M, CC-M, OL, OG, IR, RF-C and ML districts = Exempt - no spaces required

<sup>3</sup>1425-23 Reduced Parking: a) Proximity to Public Parking Facilities - In the O, C, UM and M Districts where a use is located within 600 feet of a public parking facility, either publicly or privately owned and it could provide 50 percent or more of the parking spaces required for the use, the director may approve a 50 percent reduction in requirements. If reduced requirement results in fewer than 5 spaces being required, then no spaces need to be provided.

<sup>4</sup>1425-23 Reduced Parking: b) Multiple uses on a Single Development Site - The max allowable reduction in number of spaces to be provided may not exceed 15 percent of the sum of the number required for each individual use swerved and not less than the largest amount required for any of the uses computed separately.

Combined square footage for the building and average the requirement

# East Hyde Park Recreation Area

## Proposed Parking Lot Option 1

November 6, 2014



- ① Proposed Parking Lot
- ② Renovated Tennis Courts
- ③ Play ground
- ④ Property Boundary
- ⑤ Swing Set
- ⑥ Climber

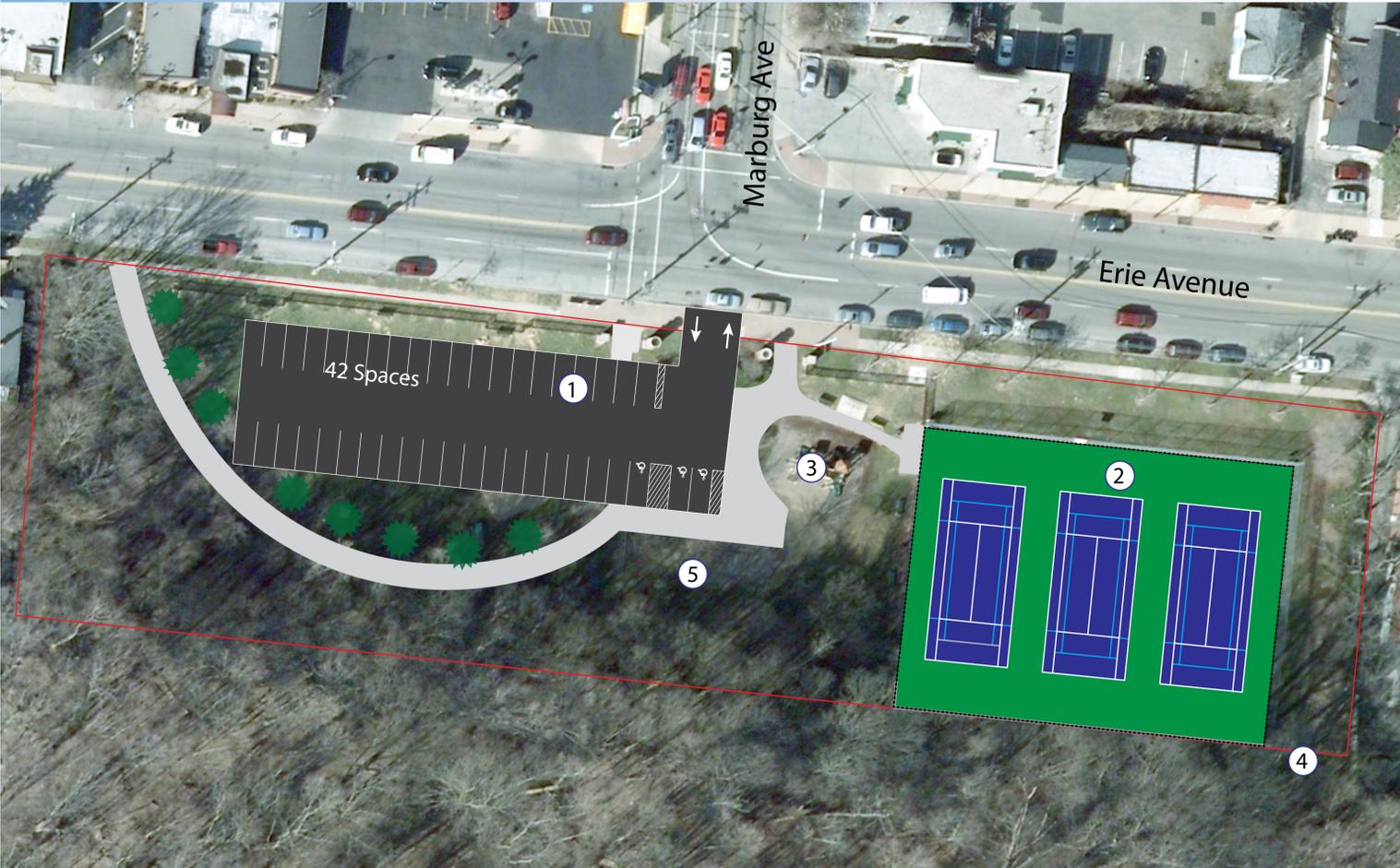
**Estimated Cost:**  
Excluding Tennis Renovation  
\$123,000

20' 80'

# East Hyde Park Recreation Area

## Proposed Parking Lot Option 2

November 6, 2014



- ① Proposed Parking Lot
- ② Renovated Tennis Courts
- ③ Play ground
- ④ Property Boundary
- ⑤ Swing Set

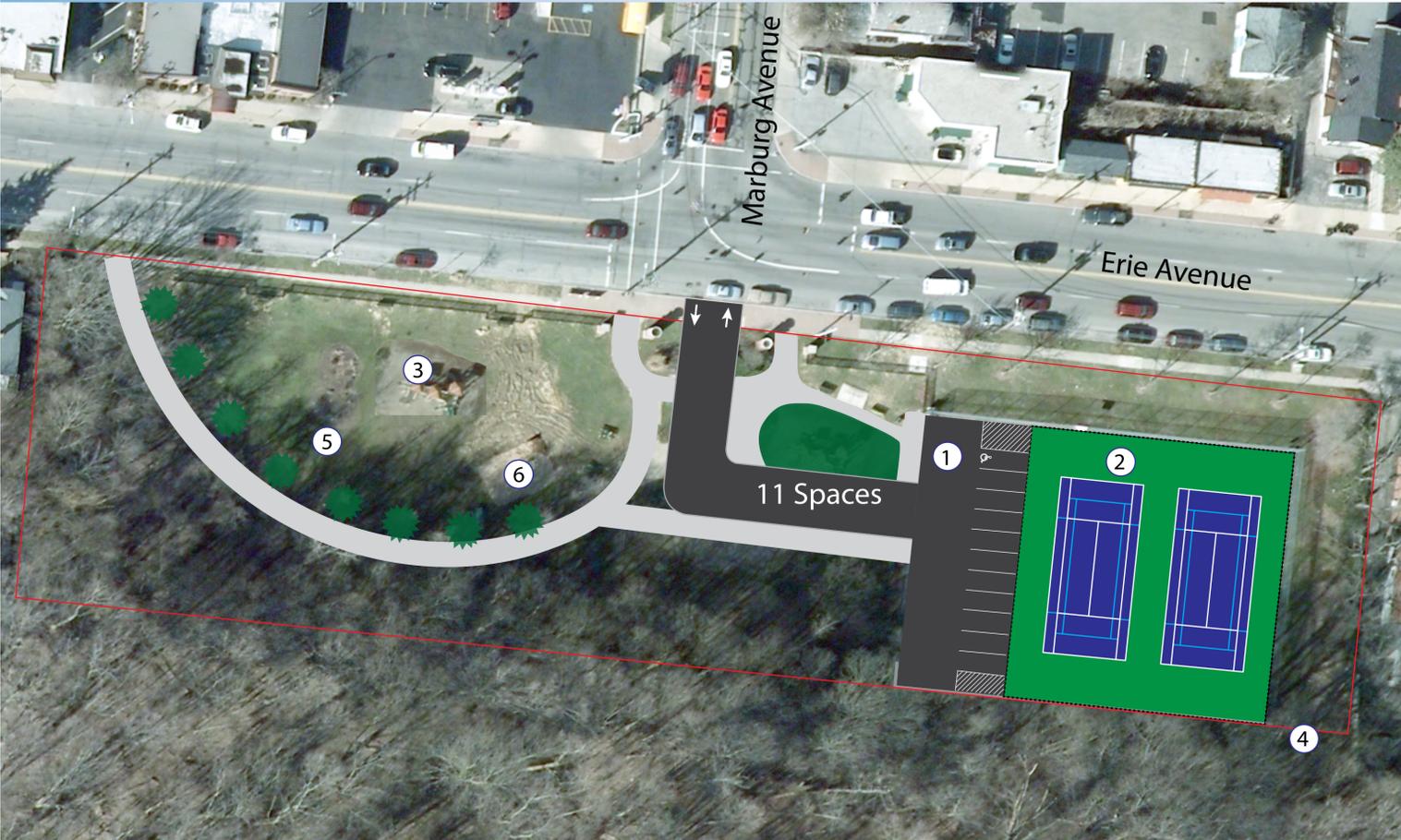
**Estimated Cost:**  
Excluding Tennis Renovation  
\$165,000

20' 80'

# East Hyde Park Recreation Area

## Parking Lot Option 3

November 6, 2014



- ① Proposed Parking Lot
- ② Renovated Tennis Courts
- ③ Relocated Play ground
- ④ Property Boundary
- ⑤ Relocated Swing Set
- ⑥ Climber

**Estimated Cost:**  
Excluding Tennis Renovation  
\$221,000

20' 80'

# East Hyde Park Recreation Area

## Proposed Parking Lot Option 4

November 6, 2014



- ① Proposed Parking Lot
- ② Renovated Tennis Courts
- ③ Play ground
- ④ Property Boundary
- ⑤ Swing Set
- ⑥ Relocated Climber

**Estimated Cost:**  
Excluding Tennis Renovation  
\$250,000



# East Hyde Park Recreation Area

## Proposed Parking Lot Option 5

November 6, 2014



- ① Proposed Parking Garage
- ② Tennis Courts above Garage
- ③ Relocated Play ground
- ④ Property Boundary
- ⑤ Relocated Swing Set
- ⑥ Climber
- ⑦ ADA ramp to Tennis Courts

**Estimated Cost:**  
Excluding Tennis Renovation  
\$2,503,000



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Zoning:

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#2



**COMPLETE**

**Collector:** Web Link (Web Link)  
**Started:** Friday, November 07, 2014 7:40:46 AM  
**Last Modified:** Friday, November 07, 2014 8:16:53 AM  
**Time Spent:** 00:36:07  
**IP Address:** 72.49.172.58

PAGE 1

**Q1: Please fill in your information below:**

|                         |                      |
|-------------------------|----------------------|
| Name:                   | Gene Kimbrew         |
| Address or Street Name: | 3505 Parkline Avenue |
| E-mail Address:         | gr_kimbrew@yahoo.com |

**Q2: Comments/Ideas:**

**Parking** - The area needs the parking garage. Sited near the apt building. The height of the frontage on Erie to match the apt building. Create business district to assist with construction funding.

**Park & Amenities** - Move tennis courts to the site of the current green space. Install stairs up the hill to the observatory grounds. Gain permission from UC to level out a small field just above the tree line that can be used for soccer etc.

**Streetscapes** - Like the addition of trail marker at the Pape entrance. Like adding the center boulevard along Erie after the parking garage is complete. Like the addition of the stairs up to the observatory grounds. Like the addition of the splash pool across from the Marburg intersection.

**Traffic Management** - I like the addition of cross paths after the center boulevard is added. I am not in favor of making all of Pape/Herschel View a one way street.

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MARBURG AV

HERSCHEL AV

AMBERSON AV

SAYBROOK AV

PEMBROKE AV

BRENTWOOD AV

ERIE AV

PINEHURST AV

PAPE AV

ERIE AV

10

3360

3600

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