THE Oakley MASTER PLAN

Approved by the City Planning Commission on 9/20/2019
Approved by Cincinnati City Council on 10/16/2019
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Council Resolution

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Special Thanks
Ann Marie Kerby, AICP, Former Project Manager
Allison Rowland, Initial graphic design

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Executive Summary

The Oakley Master Plan is the first comprehensive neighborhood plan made for the Oakley community. Although there have been Urban Renewal Plans and Urban Design Plans for specific areas of the neighborhood, the Oakley Master Plan is the first ever strategic plan to address the entire neighborhood by utilizing a comprehensive planning process.

Throughout the two-year planning process, residents, business owners, and property owners have been collaborating to create a vision for the future of Oakley. That vision is an aspiration that includes having pedestrian-safe streets with a thriving business district enhanced by elements of green infrastructure while assuring that future growth is guided by sound zoning and planning principles.

Four Working Groups were created from the overarching vision that became the four Focus Areas to make the neighborhood vision a reality. Those four Focus Areas are:

Connecting our Neighborhood
Oakley’s is bordered by Interstate 71 and major arterial roads cross the neighborhood. Primary topics include: pedestrian safety and connectivity, traffic management at key intersections and traffic calming, increasing bicycle and public transportation use.

Investing in our Businesses
In addition to a Neighborhood Business District, Oakley is also home to several large chain retail stores. Topics of this Focus Area includes: parking concerns, retaining local business, and preserving the existing business district by encouraging foot traffic and integrating business and resident interests.

Enhancing our Community
Maintaining the character of a neighborhood involves an aesthetic quality often defined by public spaces, streetscapes, and open space. Topics include: greenspaces, parks and recreation, streetscape improvements, and community relationships.

Managing our Future Growth
Development includes both commercial and residential projects that have significant impacts on the Oakley community. Topics of this group include: zoning and land use, housing options, commercial retail, and community engagement with the development process.

Introduction

The Oakley Master Plan (OMP) is the first-ever comprehensive plan for the neighborhood of Oakley. Previous urban renewal and district plans had addressed specific areas of the neighborhood, but none of those plans had analyzed the Oakley neighborhood as the sum of all of its parts. The previous specific area plans included the Oakley Square Neighborhood Business Urban Design Plan (1982), the Brotherton Court Urban Renewal Plan (1997), the Oakley Square Neighborhood Business District Urban Design Plan (2000), the Oakley North Urban Renewal Plan (2001), and the Robertson Avenue Corridor Urban Renewal Plan (2001). Due to the age and changing landscape of Oakley in the intervening years, those plans are not referenced in the OMP. Instead, the OMP took a fresh approach based on existing conditions and current neighborhood-based planning principles.

A comprehensive neighborhood plan, such as the OMP, provides a snapshot of the neighborhood as it exists in a period of time and also envisions what the neighborhood will be in the future. The plan also provides guidelines for neighborhood policy while being flexible enough to stay relevant for changing conditions. Most importantly, the comprehensive neighborhood plan is owned and maintained by the Community Council, who will oversee the plan implementation over time. Elements of the OMP include existing conditions, a brief historical overview, planning process, and the four Focus Areas. Each Focus Area includes vision statements, the Focus Area initiatives and the associated goals, strategies, action steps, and implementation.

The OMP is based upon and consistent with the Comprehensive Plan for the City of Cincinnati, Plan Cincinnati, that was adopted by City Council in 2012. As the Goals of the OMP are implemented, they will be assessed with Plan Cincinnati to ensure consistency with the City’s comprehensive goals. Specifically, the OMP is consistent with all five Initiative Areas of Plan Cincinnati (Compete, Connect, Live, Sustain, and Collaborate).
Introduction

Compete Initiative Area: Goal to “foster a climate conducive to growth, investment, stability, and opportunity” (page 103) and the Strategy to “target investment to geographic areas where there is already economic activity” (page 115).

Connect Initiative Area: Strategies to “expand options for non-automotive travel” (page 130) and “support regional and intercity transportation initiatives (page 144).

Live Initiative Area: Goals to “build a robust public life” (page 149) and “create a more livable community” (page 156) and the Strategies to “develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (page 150), to “become more walkable” (page 157), and to “support and stabilize our neighborhoods” (page 160).

Sustain Initiative Area: Goals to “become a healthier Cincinnati” (page 181) and to “preserve our natural and built environment” (page 193) and with the Strategies to “protect our natural resources” (page 194) and “preserve our built history” (page 197).

Collaborate Initiative Area: Strategy to “unite our communities” (page 210).

The OMP is the result of two years of dedicated work that was created for the neighborhood by members of the neighborhood. The public engagement process of OMP consisted of six public meetings with opportunities for questions, answers, community input, and feedback. In addition, all Working Group and Steering Committee meetings were open to the public, and the OMP is the culmination of listening and addressing the issues and concerns of the neighborhood.

As Oakley continues to transition from its manufacturing-centered past to its new commercial and residential uses connected by engaging public spaces, the OMP will serve as a guide to facilitate that transition for one of Cincinnati’s most dynamic neighborhoods.

The Oakley Master Plan
Existing Conditions and Demographics

Oakley is located to the Northeast of Downtown Cincinnati. Oakley’s location played a key part in cross-town railroad lines that led to the development of many of the manufacturing uses that once dominated Oakley.
Oakley was originally known as “Four Mile,” because it was a popular stop in the mid-1800s for wagons on the Madison Turnpike, now Madison Road. The land was purchased in 1846 by Anthony Brown, and in 1853, Paul Shuster bought 34 acres and named it Oakley because of the many oak trees. The villagers, however, called it Shusterville. The railroad came through in 1857. The village officially registered its name as Oakley in 1869.

During the 1890s, the community began to grow, and the famous Oakley Race Course for thoroughbred racing opened. The race track closed a few years later due to a state law prohibiting betting. The village was incorporated in 1898. The Cincinnati Milling Machine Company was incorporated in 1889, and by 1905 it had moved to Oakley along the railroad. Soon the old race track property was covered in new homes for the factory workers.

Library service began in 1910, when a deposit station opened in Barton’s Drug Store. A full-service branch opened in 1926 in rented quarters near what is now the 20th Century Theater. In 1940, a branch library was established at the corner of Gilmore and Madison Road and served the community until 1986. A new building was constructed and dedicated in 1989.

Oakley was annexed to the City of Cincinnati in 1913. In the same year, Aglamesis Bros. Ice Cream Parlor and Candy Shoppe opened to accommodate the growing population of workers at the Mill, as the Cincinnati Milling Machine Company was called. During World War I, the Mill was a major producer of weapons of war. Sales declined after the war, but the company bounced back in the 1930s to become the country’s largest producer of machine tools. This trend continued through subsequent American wars, and in 1970, the company changed its name to Cincinnati Milacron, Inc.

Although Milacron continues to operate in multiple locations worldwide, the Oakley factories are no longer running. The Oakley retail development Center of Cincinnati is located on the former Milacron factory property. Oakley Square on Madison Avenue is the heart of Oakley. In 1927 and 1932, small parcels of land were acquired and turned into green space on the square, called the Geier Esplanade. During the 1930s and 1940s, streetcars came every 5 minutes to Oakley Square.

The 20th Century Theater was built in 1941 and is a distinctive Oakley landmark with its 72-foot tower rising over the business district. The deteriorating Art Moderne theater was slated for demolition in the early 1990s, but was spared due to its historical significance and is finding a new life as a concert and special events venue.
OAKLEY FACTS

• Oakley’s neighbors include Pleasant Ridge to the north, Madisonville to the east, Hyde Park to the south and the City of Norwood to the west.

• The Oakley neighborhood is approximately 2,052 acres in size.

• The Median Household Income in Oakley is $48,024 compared to $29,861 for the City of Cincinnati.

• Gender distribution: 53% female, 47% male.

• The 2010 Census data shows that there are 6,099 housing units in Oakley.

• As of the most recent 2010 Census, the population of Oakley is: 10,429 people.

*2010 US Census Data

• The Oakley neighborhood is approximately 2,052 acres in size.

*2010 US Census Data

• The 2010 Census data shows that there are 6,099 housing units in Oakley.

*2010 US Census Data

RACIAL IDENTIFICATION

<table>
<thead>
<tr>
<th></th>
<th>OAKLEY</th>
<th>CINCINNATI</th>
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<tbody>
<tr>
<td>Identify as white</td>
<td>84.4%</td>
<td>49.3%</td>
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<tr>
<td>Identify as black</td>
<td>9.6%</td>
<td>44.8%</td>
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<td>Identify as Asian</td>
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<td>1.2%</td>
</tr>
<tr>
<td>Identify as Hispanic or Latino</td>
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<td>2.8%</td>
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<tr>
<td>Identify as two or more races</td>
<td>0.9%</td>
<td>2.5%</td>
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</table>

*2010 US Census Data

POPULATION

Under 20: 1,128
21-24: 1,059
25-64: 6,645
65 and up: 1,497

Oakley: 14%
City: 12%
Under 20: 14%
21-24: 12%
25-64: 10%
65 and up: 10%

Gender distribution:
53% female, 47% male

*2010 US Census Data

*ALL DATA PROVIDED BY U.S. CENSUS BUREAU, YEAR 2010, UNLESS OTHERWISE NOTED.
**School Enrollment**

**Preliminary School**
- Oakley: 132
- Elementary or High School: 448
- College or Graduate School: 1,150

Total: 1,730

**Housing Occupancy**

<table>
<thead>
<tr>
<th></th>
<th>Oakley</th>
<th>Cincinnati</th>
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</thead>
<tbody>
<tr>
<td>Owner occupied</td>
<td>57%</td>
<td>38%</td>
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<tr>
<td>Renter occupied</td>
<td>27%</td>
<td>41%</td>
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<tr>
<td>Vacant units</td>
<td>16%</td>
<td>3%</td>
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**Population and Median Household Income**

<table>
<thead>
<tr>
<th></th>
<th>Oakley</th>
<th>Cincinnati</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>12,801</td>
<td>10,429</td>
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<tr>
<td>Median HH Income</td>
<td>$15,362</td>
<td>$48,024</td>
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</table>

**Income**

**Annual Household Income in 2010**

- <$10,000: 586
- $10,000-$24,000: 719
- $25,000-$34,000: 736
- $35,000-$49,999: 1,116
- >$50,000: 3,056

**Persons Below Poverty**

- Oakley: 27%
- Cincinnati: 21%

**Persons Below Poverty**

- Oakley: 27%
- Cincinnati: 21%

**Education**

- Oakley: 24%
- Cincinnati: 20%

- Some College: 18%
- Bachelor’s Degree or Higher: 41%

**Census Year**

<table>
<thead>
<tr>
<th></th>
<th>1980</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>385,457</td>
<td>364,400</td>
<td>331,285</td>
<td>296,943</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$12,675</td>
<td>$21,006</td>
<td>$29,493</td>
<td>$33,861</td>
</tr>
</tbody>
</table>

**Persons Below Poverty**

- Oakley: 27%
- Cincinnati: 21%
Oakley's manufacturing past is reflected in the Manufacturing General zoning district that comprises of 38 percent of Oakley's current zoning. The majority of homes for Oakley residents are classified as Single-Family homes with 6,000 square foot minimum lot sizes.

While zoning will regulate permitted uses and building envelopes for particular parcels and tracts of land, a Land Use map will indicate the existing use of the property. Analysis shows that the existing land use of Oakley is largely used for Single-Family homes that are located mostly south of the rail line.
Land Use analysis indicates that transportation and rights-of-way accounts for almost 13% of the land use in Oakley. Interstate 71 and the associated interchanges are prominent in the northern part of Oakley, while Madison Road, Edwards Road, and Ridge Road/Marburg Avenue serve as major arterial streets.

Madison Road also serves as the center street of Neighborhood Business District (NBD). Traffic, connectivity, and pedestrian issues were some of the most identifiable issues throughout the Oakley Master Plan process.

HOW THE COMMUNITY DESCRIBES OAKLEY:

- Quiet
- Boring
- Unwalkable
- "Other"
- Entrepreneurial
- Safe
- Lively
- Friendly
- Walkable
- Neighborhood churches
- "Other"
- Oakley Rec Center
- Oakley playground
- Oakley Library
- Oakley Station
- Oakley Square
- Hyde Park Plaza
- "Other"

MOST VISITED AREAS BY OAKLEY RESIDENTS

- OAKLEY SQUARE
- Hyde Park Plaza
- Oakley Station
- Oakley Library
- Oakley playground
- Neighborhood churches
- "Oakley Area Center"
<table>
<thead>
<tr>
<th>ABOUT THE process</th>
<th>TIMELINE AND MEETINGS</th>
</tr>
</thead>
</table>
| **1. WHERE ARE WE NOW?** August-October 2017 | • Create communication systems and methods  
• Neighborhood survey  
• Analysis of existing conditions  
• Plan the kick-off and small groups |
| **2. WHERE DO WE WANT TO GO?** November-February 2018 | • Kick-off meeting  
• Review meeting outcomes  
• Develop draft vision statement  
• Plan the working group meetings |
| **3. WHAT CAN WE DO TO GET THERE** March-June 2018 | • Working Group meetings  
• Develop Goals, Strategies, and Action Steps  
• Refinement  
• Steering Committee Meetings⑨ |
| **4. WHO, WHAT WHEN, HOW?** July-December 2018 | • Meetings of Working Group and Steering Committee  
• Develop detailed recommendations with a timeline  
• Open House - October 16 at the 21st Century Theater  
• Circulate Draft Plan to Steering Committee |
| **5. FINAL DRAFT** January-September 2019 | • Final steering committee review and approval  
• OCC review and approval  
• City Planning Commission review and approval  
• City Council review and approval |
| **6. IMPLEMENTATION** October 2019 and beyond | • Approved plan  
• Develop implementation committee in OCC  
• Determine regular review cycle |
The official Kick-off Meeting for the Oakley Master Plan (OMP) was held on Tuesday, November 14, 2017 at the Oakley Recreation Center.

At this public event, members of the community were asked to participate in a “I choose Oakley” Post-it Note activity and a mapping exercise that allowed the neighborhood attendees to identify:

- Where they live, work, and own property
- Community assets
- Areas of opportunity
- Neighborhood challenges
WHERE I LIVE, WORK, AND OWN PROPERTY

Attendees were asked to participate in an online survey and indicate on the map with a yellow dot the places that they live, work, and/or own property in Oakley.

COMMUNITY ASSETS

Community Assets included local businesses, shopping, dining, churches, apartment complexes, and schools as well as additional public amenities and services.

AREAS OF OPPORTUNITY

Many of the suggestions on ways to improve Oakley would lay the foundation for the Four Focus Areas (see next page) that the Oakley Master Plan was built around.

NEIGHBORHOOD CHALLENGES

Challenges Summary:

- Maintaining affordability for homeowners and renters
- “Overdevelopment”
- Traffic congestion and pedestrian safety
- Parking
- Criminal activity
- Lack of greenspace and parks
- Losing neighborhood identity
THE FOUR FOCUS AREAS

As a result of the Kick-off Meeting and the collected feedback, four focus areas were conceived that would evolve into the four Working Groups. The Working Groups each created their individual visions for the Oakley Master Plan.

**connecting OUR NEIGHBORHOOD**
Increasing connectivity through public transportation, bicycle use, pedestrian safety, and traffic calming will ultimately ensure Oakley’s safety, walkability, and economic sustainability.

**investing IN OUR BUSINESSES**
Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability.

**enhancing OUR COMMUNITY**
Oakley’s pride has generated a strong sense of community that must be nurtured through generating creative ideas for developing and preserving public spaces.

**managing OUR FUTURE GROWTH**
Through preserving Oakley’s neighborhood character and developments, the community will be cohesively enhanced and expanded during future growth.

Under the direction of the Steering Committee, the four Working Group were responsible for creating and refining the Goals and Strategies that have guided the principles of the Oakley Master Plan.

All of the meetings of the Steering Committee and the Working Groups were open to the public, and the Goals and Strategies were crafted by neighborhood input.
After nearly a year of hard work, the Steering Committee and Working Groups were ready to present the Goals and Strategies to the neighborhood.

The meeting was open to the public and held at the historic 20th Century Theater in the heart of the Oakley Neighborhood Business District.

A special thank you to the 20th Century Theater management and staff for hosting the OMP open house.

Attendees were asked to prioritize the presented Goals and Strategies. In addition, those who attended were also asked to fill out comment cards to provide feedback for the members of the Working Groups.
Part of the neighborhood planning process involves looking at both future land use and zoning. Identifying possible areas for zone changes can help inform, guide, and manage future growth and development.

At the Zoning Workshop held on December 18, 2018, participants were asked about their visions for future zoning in Oakley and to make zoning recommendations based on those visions.

Due to Oakley’s dynamic nature, some of the suggested zone changes that were recommended were being considered by developers while the Oakley Plan was in still in development.
As the Oakley Master Plan neared completion, it was time for the public to meet with the Working Groups and members of the Steering Committee to discuss any final comments, questions, and suggestions to the Plan.

As with every open house meeting with the Oakley Master Plan, public input was an essential resource in guiding the Plan.
The Four Focus Areas: Goals and Strategies

The Four FOCUS AREAS

- connecting OUR NEIGHBORHOOD
- investing IN OUR BUSINESSES
- enhancing OUR COMMUNITY
- managing OUR FUTURE GROWTH
Connecting Our Neighborhood

Focus Area: Connecting Our Neighborhood

Our Vision...

Increasing connectivity through public transportation, bicycle use, pedestrian safety, and traffic calming will ultimately ensure Oakley’s safety, walkability, and economic sustainability.

*Multiple Action Steps below involve actions at specific locations on specific Oakley streets. Those locations are omitted from the OMP because the list of such locations will undoubtedly change over time after the OMP is finalized. Specific locations will be continuously updated and can be found at oakleynow.com/safety. The currency of this website will be ensured by the OCC Board of Trustees.
Goal 1

Increase pedestrian safety, volume, and connectivity.

STRATEGY #1

Create Oakley neighborhood development standards to increase pedestrian friendliness.

ACTION STEP

Create standards for new (or re-) developments that ensure high walkability.

STRATEGY #2

Improve pedestrian connectivity.

ACTION STEPS

- Install pedestrian-triggered flashing crossing signs, specifically at locations identified on the City’s Vision Zero website or the oakleynow.com/safety website.
- Explore options for sidewalk installation where currently there are none alongside roadways.
- Provide a direct path to Oakley Station via pedestrian bridge/tunnel over/under railroad tracks.
- Ensure pedestrian (and bike runnel) stairs/ramp between Wasson Way Trail & Marburg Avenue.
- Install more crosswalks where there are long gaps between existing crosswalks or at places where pedestrians frequently jaywalk, as identified by the City’s Vision Zero website or at oakleynow.com/safety.
Crosswalk Improvements Opportunity Area

The map above shows the intersections of Brotherton Road, Marburg Avenue, and Cavour Street.

STRATEGY #3 Improve sidewalk safety.

ACTION STEP
Explore ways to get residents to report and property owners to fix significantly uneven sidewalks.

STRATEGY #4 Increase volume of pedestrians.

ACTION STEPS
Define walking routes through Oakley of varying lengths and promote the routes via signage and listing on the OCC website.

Installation of wayfinding signage to high-frequency destinations or areas, with explanations and/or QR codes, walking time, and distance.
STRATEGY #5  Improve lighting along pedestrian pathways.

ACTION STEP
Install underpass lighting and upgrade quality of appropriate lighting.

STRATEGY #6  Empower residents to address pedestrian safety concerns resulting from traffic behavior.

ACTION STEP
Develop recommended action steps for residents to follow for reporting traffic behavior, using the Vision Zero website and the oakleynow.com/safety website.

Increase use of bicycles.

STRATEGY #1  Complete development of the Wasson Way Trail adjacent to Oakley.

ACTION STEP
Explore ways for Oakley to assist with planning and funding.
STRATEGY #2  Encourage bicycling in Oakley.

ACTION STEPS

Encourage installation of bike sharing location(s).

Re-activate and complete creation of Bicycle Boulevards system.

Install bicycle stands/racks at locations near businesses, parks, institutions.

Goal

Improve control, safety, and efficiency of traffic.

STRATEGY #1  Create calmer arterial road traffic through speed reductions.

ACTION STEPS

Reduce speed within and adjacent to the Neighborhood Business District (NBD) to improve pedestrian safety.

Work with city to reduce speeds at identified problem locations reported by residents on the City’s Vision Zero website or at the oakleynow.com/safety website.

Install speed limit signs that light up after dark at locations where speed limit decreases.

Photo courtesy of wcpo.com
STRATEGY #2  Optimize traffic flow.

ACTION STEPS

Optimize traffic flow at turning intersections via parking control, adding left turn signals, designating left turn lanes, and/or other means at locations identified on the City’s Vision Zero website or on the oakleynow.com/safety website.

Add stop signs in key locations that align with crash data and pedestrian concerns and identified on the City’s Vision Zero website or the oakleynow.com/safety website.

Create neighborhood criteria for when or when NOT, to widen roads and intersections, balancing safety, efficiency and neighborhood character.

Request that the Department of Transportation and Engineering (DOTE) conduct traffic a study through neighborhood business district, in support of other actions in the Oakley Master Plan.

Goal 4

Increase use of public transportation.

STRATEGY #1  Provide circulating public transit between neighborhood business districts within and adjacent to Oakley.

ACTION STEP

Coordinate transportation opportunities with:

- Madison Road Business District
- Oakley Station/Center of Cincinnati
- Hyde Park East Business District
- Pleasant Ridge Business District
- Hyde Park Plaza
- Mt. Lookout Square
- Rookwood Pavilion
STRATEGY #2
Promote existing Metro services.

Some of the major Metro Routes that currently serve Oakley.

Advertise and conduct “group rides” on the #11 bus, round trip from the Oakley Neighborhood Business District to an activity center destination outside of Oakley.

Encourage and coordinate with downtown businesses to provide bus passes to employees to commute by bus.

Work with Oakley businesses to promote awareness of existing routes and services.

ACTION STEPS

connecting Our neighborhood

Emphasize walkability, pedestrian and bicycle safety, public transit accessibility and rider safety/protection, and efficient traffic flow throughout all neighborhood developments, residential or commercial, both new and existing.

Emphasize the continuity of pedestrian movement from public sidewalks through the site and into the building(s).

Emphasize pedestrian/crosswalk visibility thru lighting, signaling, signage, distinctive marking, use of differentiation in elevation and/or surface materials, and other physical design measures.

Employ appropriate traffic calming techniques to ensure safe pedestrian travel, to include use of speed bumps, cut outs, signage, signaling, and other physical design measures.
Emphasize features that encourage bicycle and ride share usage, to include runnels on stairs/ramps and locking stands for bicycles, designated pickup/drop off areas for ride share.

Create buffers to separate pedestrians from moving vehicles using street furniture, trees, landscaping and other sidewalk infrastructure.

Development should minimize disruption of surrounding property/neighborhood environment, both in the overall design and during the actual work process.
Our Vision...

Oakley strives to preserve and grow its strong collection of local businesses through emphasizing business diversity, creative business resources, parking solutions, and walkability.

Goal 1

Utilize creative parking solutions that allow our business district to thrive.

STRATEGY #1

Explore options to create an Urban Parking Overlay District in the Oakley Business District.

ACTION STEP

Work with the community stakeholders, Oakley business owners, and City departments to study feasibility.
Goal 2
Preserve the business and residential integrity of the neighborhood.

**STRATEGY #1**
Implement a parking plan that correlates with neighborhood goals.

**ACTION STEPS**
- Ensure new developments do not allow parking between building and street and encourage parking behind buildings.
- Identify parking solutions for business district based on results of parking studies.
- Encourage businesses to provide input on the new parking plan.

**STRATEGY #2**
Identify areas in the Oakley Business District for a ridesharing drop/off pick-up zone.

**ACTION STEP**
Coordinate with business owners and City departments to dedicate existing parking space(s) on Madison Road or an open space adjacent to the Oakley Business District.

**STRATEGY #3**
Work with the City of Cincinnati to create a parking strategy that correlates with neighborhood goals.

**ACTION STEP**
Utilize neighborhood parking studies to develop strategies, including assessment of potential shared parking opportunities.
STRATEGY #2  Extend the boundary of the Urban Design Overlay District.

ACTION STEP

Work with the City of Cincinnati to extend the boundaries of the existing Urban Design Overlay District (UDOD).

Emphasize the walkability and residential nature of the community.

STRATEGY #1  Award Oakley businesses for creating storefronts or environments that invite foot traffic.

ACTION STEP  Create an annual award program initiated by the Oakley Community Council and funded by the Neighborhood Business District.

The map on the right shows the current UDOD boundary. It has been proposed to extend the UDOD boundary in both directions along Madison Road.
Consideration and encouragement of Oakley-based and visiting businesses to address community needs.

**Goal 4**

**STRATEGY #1** Create a business roundtable.

**ACTION STEP** Engage local business owners to create a roundtable.

**STRATEGY #2** Encourage a vibrant business culture through the Business Committee of the Oakley Community Council.

**ACTION STEP** Hold quarterly business events hosted by the Oakley Community Council and/or members.

**Goal 5**

Maintain integration between local businesses and residents.

**STRATEGY #1** Encourage business-supported, community-driven events.

**ACTION STEP** Market and promote the events.
STRATEGY #2  Intentional marketing and event planning for all ages and members of the community in cooperation with local businesses.

ACTION STEP  Continue Oakley Community Council events.

STRATEGY #3  Create and encourage innovative business resources.

ACTION STEPS  Create oakleynow.com business resource pages and forums.

Add new pages and functionality to the oakleynow.com website

Focus Area: Enhancing Our Community
Oakley’s pride has generated a strong sense of community that must be nurtured through generating creative ideas for developing and preserving public spaces.
STRATEGY #1  Encourage developers to create green space and improve sustainability.

ACTION STEPS

Encourage developers to use the Oakley Neighborhood Guidelines for commercial landscaping for any new construction or redevelopment.

Incorporate green space or sustainable practices in new developments. Examples could include:

- Planting a mix of tree sizes in parking lots and along parking lot edges to reduce storm water runoff.
- Replacing impervious pavement with permeable infrastructure when updating parking lots and sidewalks.
- Installation of solar panels or build using LEED standards.

STRATEGY #2  Repurpose vacant or underused land.

ACTION STEP

Confirm any vacant land owned by the City for use as a community garden or other non-permanent use to benefit the neighborhood.

Existing vacant land has the potential to be redeveloped as future green space or additional parks for Oakley.

Implementing the Action Step above to confirm property ownership is the first step towards possible redevelopment.
**STRATEGY #3**  Preserve and improve tree canopy.

**ACTION STEP**
Share information for residents to request trees from Urban Forestry and ReLeaf programs. Leverage additional grants or resources available.

**STRATEGY #4**  Explore options for new parks in Oakley.

**ACTION STEPS**
- **Confirm** residential areas that are not located within 1/2 mile of a park, playground, or recreation area as identified in the Sustain goals of Plan Cincinnati.
- **Request** City to allocate money to purchase or acquire donation of land in Oakley to turn into green space for use of the residents.

---

**Goal 2**  Explore options for new Community Center.

**STRATEGY #1**  Work with City Departments to explore funding sources for a new Oakley Recreation Center.

**ACTION STEP**
Ensure TIF funding is allocated and request City of Cincinnati funding approval for new Community and Recreation center in Oakley.
Goal 3
Create more livable streets.

STRATEGY #1
Enhance and manage rights-of-way areas, planters, and streetscape.

ACTION STEPS
- Confirm ownership and upkeep of planters and landscape areas.
- Follow-up with City on any City-managed areas.
- Create Adopt-a-Planter initiatives for businesses, streets or groups.
- Suggest updated plantings to improve appearance and upkeep as required.

STRATEGY #2
Control litter on streets.

ACTION STEPS
- Identify public areas where the City needs to patrol or add trash cans.
- Network with local schools or churches for community clean-up days.
- Encourage individual streets to monitor and maintain their area.
**STRATEGY #3**  
**Build Community Relationships.**

**Goal 4**

**STRATEGY #1**
Host events to pull families together in the community.

**ACTION STEPS**
- **Partner** with public and private sponsors to hold events.

**STRATEGY #2**
Increase neighborhood and street pride.

**ACTION STEPS**
- **Encourage** block parties by sharing with residents how to request permits.
- **Confirm** where block captains exist to leverage and grow.
- **Submit** request for new Artworks murals in Oakley.

---

**STRATEGY #4**  
**Create safer sidewalks.**

**ACTION STEP**
**Confirm** City plan for review and repair of public sidewalks - request to target public and corporate owned areas.

---

**STRATEGY #4**  
**Educate the community on resources available.**

**ACTION STEP**
Utilize the oakleynow.com website and other social media accounts to share details on how to use the Fixit Cincy! app to report nuisance areas, property code violations, and safety issues.
Oakley recognizes the aesthetic, ecological, and economic value of landscaping and requires its use to:

- Preserve and enhance Cincinnati’s urban forest
- Promote the reestablishment of vegetation in urban areas
- Reduce stormwater runoff pollution, temperature, and rate and volume of flow
- Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues
- Promote compatibility between land uses by reducing the impacts of specific development on users of the site and abutting uses
- Unify development, and enhance and define public and private spaces
- Promote the retention and use of existing non-invasive vegetation
- Aid in energy conservation by providing shade from the sun and shelter from the wind
- Mitigate for loss of natural resource values

Neighborhood beautification should include the following considerations:

- Landscaping and screening
- Plant materials including:
  - Ground cover
  - Shrubs
  - Trees
  - Plant material choices and preparation
- Installation and maintenance
- Landscaping areas on corner lots
- Landscape and tree plans
- Completion schedules
- Planting of additional street trees
- Mitigation and restoration plantings
Focus Area: Managing Our Future Growth

managing our future growth

Our Vision...

Through preserving Oakley’s neighborhood character and developments, the community will be cohesively enhanced and expanded during future growth.
Goal 1

Assure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood.

**STRATEGY #1**

**Increase neighborhood influence on development and redevelopment decisions.**

**ACTION STEPS**

- **Initiate** zoning text and map amendments specifically to limit the further “suburbanization” (auto-oriented development) of Oakley.
- **Evaluate** the appropriateness of the existing zoning map for vacant and underutilized properties.
- **Identify** a realistic maximum density for multi-family development so that adequate space is provided for off-street parking and landscaping.
- **Create** a sub-area plan and policies to guide future redevelopment adjacent to and in the vicinity of the Wasson Way Trail.
- **Identify** and adopt location and design criteria for compatible redevelopment of single-family parcels.
An early exercise of the Managing our Future Growth Working group was to identify potential areas for re-zoning. The purpose of this exercise was to update any zoning districts that were not being utilized in the way they were currently zoned.

The Future Land Use map is based on Plan Cincinnati (2012), the approved comprehensive plan for the City of Cincinnati.
STRATEGY #2 Identify neighborhood development goals for the Robertson Avenue, Forrer Street, and Disney Avenue sites and for the eastern side of Edwards Avenue (facing Rookwood).

ACTION STEPS

**Develop** a partnership with the UC School of Planning program on possible scenarios for potential major development sites.

**Encourage** and influence potential developers to create projects that will enhance the OMP goals.

---

**Goal 2**

Increase the percentage of owner-occupied homes.

**STRATEGY #1** Improve neighborhood control in the redevelopment of single-family property.

**ACTION STEP**

**Identify** urban design guidelines and zoning text amendments to encourage development that is typically owner-occupied and compatible with single-family neighborhoods.
preserve the Oakley Neighborhood Business District as a unique and distinct destination.

**STRATEGY #1**
Monitor, maintain and enhance the visual character of Oakley’s Neighborhood Business Districts (NBDs) and related gateways and streetscapes.

**ACTION STEPS**
- Expand the Urban Design Overlay District to Ridge Road and Madison Road to conserve and improve NBD character.
- Seek out funding opportunities such as Cincinnati Neighborhood Business Districts United (CNBDU).

**STRATEGY #2**
Promote unique businesses in the NBDs to encourage local entrepreneurs and provide a distinctive shopping experience.

**ACTION STEP**
- Adopt more stringent Urban Design Overlay District guidelines that will strengthen the existing controls of the Zoning Code.

**STRATEGY #3**
Improve, maintain, and enhance the visual character of Oakley’s non-contiguous retail areas.

**ACTION STEP**
- Develop and adopt design guidelines for the non-contiguous retail areas such as Wasson Road between Mt. Vernon Avenue and Drake Avenue and Edwards Road between Madison Road and Markbreit Avenue.
Goal 4

Improve transparency and community engagement in Oakley’s planning, development and redevelopment processes.

**STRATEGY #1**

Refine processes and procedures to continually improve procedural order and community engagement at OCC meetings.

**ACTION STEPS**

- **Identify** successful community engagement methods and procedures from neighborhoods in Cincinnati and around the country.
- **Develop** an engagement strategy to increase the capacity of Oakley stakeholders to participate effectively in OCC’s decision regarding development and redevelopment projects.

**STRATEGY #2**

Consider compliance with the Oakley Master Plan whenever development requests are submitted to the Oakley Community Council.

**ACTION STEP**

**Develop** Oakley Community Council (OCC) policies for adopting, implementing, amending, interpreting and updating the Oakley Master Plan so that compliance with the Plan is strongly encouraged in each OCC review of a development or redevelopment request.
managing our future growth

The Oakley Master Plan adopts and incorporates the vision set forth in Plan Cincinnati “to preserve our compact, walkable areas where they already exist, and strategically create them where they don’t. The key to modernization of our thriving urban city is to contemporize, but not suburbanize”.

- **Adaptive** use of existing buildings is generally preferable to new construction.
- **Opportunities** for home ownership should be provided in all new residential developments and all redevelopments of existing residential properties.
- **Business** development must provide opportunities for local entrepreneurs to create unique non-franchise, non-formula, pedestrian-oriented businesses.
<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Action Step</th>
<th>Priority</th>
<th>Difficulty Level</th>
<th>Time Frame</th>
<th>Potential Obstacles</th>
<th>Estimated Costs</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase pedestrian connectivity</td>
<td>Install pedestrian-triggered flashing crossing signs at identified locations</td>
<td>H Ongoing 4 -Funding -Regulation</td>
<td>Medium</td>
<td>3</td>
<td>Short</td>
<td>-Working through standards -agreement with developers</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Increase safety, volume, and connectivity</td>
<td>Install more crosswalks in gaps between existing crosswalks or at places of frequent jaywalking activity as identified</td>
<td>H Ongoing 4 -Funding -Regulation and Process</td>
<td>Unknown</td>
<td>5</td>
<td>Medium</td>
<td>-City -Regulation and Process</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Improve sidewalk safety</td>
<td>Explore ways to get residents to report and property owners to fix significantly uneven sidewalks</td>
<td>M Unknown 5 -City Regulation and Process</td>
<td>Short</td>
<td>3 (define 5 Install)</td>
<td>Ongoing</td>
<td>-Funding</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Increase volume of pedestrians</td>
<td>Define walking routes through Oakley of varying lengths and promote the routes via signage and listing on the OLC websites</td>
<td>M Short 3 (define 5 Install) -Funding</td>
<td>Short</td>
<td>3</td>
<td>Short</td>
<td>-OLC -OSU -P&amp;G based &quot;Go Vibrant&quot; group (<a href="http://govibrant.org/">http://govibrant.org/</a>)</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Improve lighting along pedestrian pathways</td>
<td>Installation of wayfinding signage to high-frequency destinations or areas, with explanations and or QR codes, walking time and distance</td>
<td>M Short 3 -Funding -Destinations and Content -OLC</td>
<td>Short</td>
<td>3</td>
<td>Short</td>
<td>-OLC -OSU -P&amp;G based &quot;Go Vibrant&quot; group (<a href="http://govibrant.org/">http://govibrant.org/</a>)</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Improve sidewalk safety</td>
<td>Install underpass lighting and upgrade quality of lighting</td>
<td>L Long 5 -Funding -OLC -City regulations</td>
<td>Long</td>
<td>5</td>
<td>Ongoing</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Empower residents to address pedestrian safety concerns</td>
<td>Develop recommended action steps for residents to follow for reporting traffic behavior as identified</td>
<td>M Short 2 -OLC -Residents</td>
<td>Short</td>
<td>2</td>
<td>Short</td>
<td></td>
<td>$</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- City
- OCC
- N/A
- Public
- Private
- Grant
- CN-1 (see appendix)
- CN-2 (see appendix)
- CN-3 (see appendix)
- CN-4 (see appendix)
- CN-5 (see appendix)

**Resources:**
- Wasson Way Project
- City
- OCC
- City
- Public
- Grants

**Estimated Costs:**
- $ $ $ $ $
**Connecting Our Neighborhood**

### Increase use of bicycles

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Action Step</th>
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<th>Potential Obstacles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete development of the Wasson Way Trail adjacent to Oakley</td>
<td>• Explore ways for Oakley to assist with planning and funding</td>
<td>Low, Medium, High</td>
<td>Long</td>
<td>5</td>
<td>-Funding</td>
</tr>
<tr>
<td>Encourage bicycling in Oakley</td>
<td>• Encourage installation of bike sharing location(s)</td>
<td>L</td>
<td>Medium</td>
<td>3</td>
<td>-Station connectivity</td>
</tr>
<tr>
<td></td>
<td>• Encourage and implement creation of Bicycle Boulevards system</td>
<td>L</td>
<td>Long</td>
<td>3</td>
<td>-Initiative</td>
</tr>
<tr>
<td></td>
<td>• Install bicycle stands/racks at locations near businesses, parks, or institutions</td>
<td>Long</td>
<td>Short</td>
<td>4</td>
<td>-Space planning</td>
</tr>
<tr>
<td>Create calmer arterial road traffic through speed reductions</td>
<td>• Reduce speed within and adjacent to the Neighborhood Business District (NBD) to improve pedestrian safety</td>
<td>H</td>
<td>Long</td>
<td>4</td>
<td>-Funding -Regulation and process</td>
</tr>
<tr>
<td></td>
<td>• Work with city to reduce speeds at identified problem locations reported by residents, as identified</td>
<td>H</td>
<td>Medium</td>
<td>4</td>
<td>-Funding -City regulations</td>
</tr>
<tr>
<td></td>
<td>• Install speed limit signs that light up after dark at locations where speed limit decreases</td>
<td>M</td>
<td>Long</td>
<td>4</td>
<td>-Funding -City regulations</td>
</tr>
<tr>
<td>Improve control, safety, and efficiency of traffic</td>
<td>• Optimize traffic flow at turning intersections via parking control; adding left turn signals, designating left turn lanes, and/or other means at identified locations</td>
<td>H</td>
<td>Medium</td>
<td>4</td>
<td>-Process and regulations</td>
</tr>
<tr>
<td></td>
<td>• Add stop signs in key locations as identified</td>
<td>M</td>
<td>Medium</td>
<td>3</td>
<td>-Process</td>
</tr>
<tr>
<td>Optimize traffic flow</td>
<td>• Create neighborhood criteria for when, or when NOT, to widen roads and intersections, balancing safety, efficiency and neighborhood character</td>
<td>H</td>
<td>Medium</td>
<td>3</td>
<td>-Development standards -Developer agreement</td>
</tr>
<tr>
<td></td>
<td>• Request that DOTE conduct traffic study through neighborhood business district, in support of other actions in the OMP</td>
<td>L</td>
<td>Medium</td>
<td>4</td>
<td>-Regulations -Size of study area</td>
</tr>
</tbody>
</table>

### Strategies & Goals

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<td>-Initiative</td>
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<td>Short</td>
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<td>-Space planning</td>
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<td>Medium</td>
<td>4</td>
<td>-Process and regulations</td>
<td></td>
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<tr>
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<td>Medium</td>
<td>4</td>
<td>-Regulations -Size of study area</td>
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<td>Strategy</td>
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<td>Priority</td>
<td>Time Frame</td>
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<td>----------</td>
<td>------------</td>
<td>------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Increase use of public transportation</td>
<td>Provide circulating public transit between business districts within and adjacent to Oakley</td>
<td>+ Coordinate transportation opportunities with adjacent neighborhoods.</td>
<td>Low</td>
<td>Medium, Long</td>
<td>5</td>
<td>-Funding</td>
</tr>
<tr>
<td></td>
<td></td>
<td>+ Advertise and conduct “group rides” on a #11 bus, round trip from the Oakley Neighborhood Business District to an activity center destination outside Oakley.</td>
<td>Medium</td>
<td>Medium</td>
<td>2</td>
<td>-Promoting to potential riders</td>
</tr>
<tr>
<td></td>
<td></td>
<td>+ Encourage and coordinate with downtown businesses to promote bus passes to employees to commute by bus</td>
<td>Medium</td>
<td>Medium</td>
<td>4</td>
<td>-Commuter attitudes</td>
</tr>
<tr>
<td></td>
<td></td>
<td>+ Work with Oakley businesses to promote awareness of existing routes/services</td>
<td>Medium</td>
<td>Medium</td>
<td>2</td>
<td>-Business participation</td>
</tr>
</tbody>
</table>

**Potential Obstacles**
- Funding
- Coordination with other neighborhoods
- Promoting to potential riders
- Coordinating with destinations
- Commuter attitudes
- Participation

**Notes**
- Local Businesses
- Metro
- Neighboring Community Councils
  - Sorta/Metro
  - Businesses at stops
  - Private/Public
  - $5

**Partners/Resources**
- Sorta/Metro
- Metro
- Neighboring Community Councils
  - Sorta/Metro
  - Businesses at stops
  - Venture Ohio
  - Cincinnati USA organization

**Ownership/Responsibility**
- Participating businesses
  - OCC
  - Participating businesses
  - Participating businesses
  - Participating businesses
  - Participating businesses

**Funding**
- Private/Public

**Estimated Cost**
- N/A
- N/A
- N/A
- N/A

- Local Businesses
  - Participating businesses
  - OCC
  - Participating businesses
  - Participating businesses
  - Participating businesses
  - Participating businesses

- Metro
  - Participating businesses
  - OCC
  - Participating businesses
  - Participating businesses
  - Participating businesses
  - Participating businesses

- Connect Cincinnati (see appendix)
### Investing in our Businesses

<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Action Step</th>
<th>Priority (Low, Medium, High)</th>
<th>Time Frame (Short, Medium, Long)</th>
<th>Difficulty Level (1-easiest to 5-hardest)</th>
<th>Potential Obstacles</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilize creative parking solutions that allow our business district to thrive</td>
<td>Work with the City of Cincinnati to create a parking strategy that correlates with neighborhood goals</td>
<td>M</td>
<td>Short/Long</td>
<td>4-5</td>
<td>Funding, Zoning regulations, Participation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preserve the business and residential integrity of the neighborhood.</td>
<td>Implement a parking plan that correlates with neighborhood goals</td>
<td>M</td>
<td>Short/ Medium/Long</td>
<td>3-4</td>
<td>Participation, Dissemination of plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emphasize the walkability and residential nature of the community</td>
<td>Award Oakley businesses for creating storefronts or environments that invite foot traffic</td>
<td>L</td>
<td>Short/Long</td>
<td>2</td>
<td>Marketing, Disseminating information, Creating program</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consideration and encouragement of Oakley-based businesses and existing businesses to meet community needs</td>
<td>Create a business roundtable</td>
<td>H</td>
<td>Short/Long</td>
<td>1</td>
<td>Diversity, Contact database</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Encourage a vibrant business culture through the Business Committee of OCC</td>
<td>M</td>
<td>Short/Long</td>
<td>1</td>
<td>Host locations, Contact database</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

### Notes
- Would require a City process by neighborhood request.
- City process by neighborhood request.

---

### Partners/Resources
- City
- Business owners

### Primary Implementer
- City Parking Division
- DOTE

### Secondary Implementer
- City

### Ownership/Responsibility
- City Parking Division
- Business owners

### Funding
- Public/Private

### Estimated Costs
- $, $$, $$$, $$

---

### Notes
- $
Investing in our Businesses

<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Action Step</th>
<th>Priority Low, Medium, High</th>
<th>Time Frame Short, Medium, Long</th>
<th>Difficulty Level 1-easiest to 5-hardest</th>
<th>Potential Obstacles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintain integration between local businesses and residents</td>
<td>Encourage business-supported, community-driven events</td>
<td>- Market and promote the events</td>
<td>H</td>
<td>Short/Long</td>
<td>3-4</td>
<td>-Organization -Participation</td>
</tr>
<tr>
<td>Encourage business-supported, community-driven events</td>
<td>Intentional marketing and event planning for all ages and members of the community in cooperation with local businesses</td>
<td>- Continue OCC community events</td>
<td>H</td>
<td>Short/Long</td>
<td>3-4</td>
<td>-Organization -Participation</td>
</tr>
<tr>
<td>Create and encourage innovative business resources</td>
<td>Create oakleynow.com business resource pages and forums.</td>
<td>H</td>
<td>Short/Long</td>
<td>3</td>
<td>-Process -Reliable data</td>
<td></td>
</tr>
<tr>
<td>Create and encourage innovative business resources</td>
<td>Add new pages and functionality to oakleynow.com</td>
<td>L</td>
<td>Short/Long</td>
<td>2</td>
<td>Time and technical constraints</td>
<td></td>
</tr>
</tbody>
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**Investing in our Businesses**

<table>
<thead>
<tr>
<th>Partners/Resources</th>
<th>Primary Implementer</th>
<th>Secondary Implementer</th>
<th>Ownership/Responsibility</th>
<th>Funding Private, Public, Grant</th>
<th>Estimated Costs $, $$, $$$, $$$</th>
<th>Notes</th>
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<tbody>
<tr>
<td>-Business owners</td>
<td>Business owners</td>
<td>-Business owners</td>
<td>-Private -Grant</td>
<td>-Business owners</td>
<td>-Business owners</td>
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<tr>
<td>-Sponsors</td>
<td>OCC</td>
<td>-Residents to Oakley</td>
<td>-Grant</td>
<td>-Residents to Oakley</td>
<td>-Residents to Oakley</td>
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<tr>
<td>-Residents</td>
<td>OCC</td>
<td>-Visitors to Oakley</td>
<td>-Grant</td>
<td>-Visitors to Oakley</td>
<td>-Visitors to Oakley</td>
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</tr>
</tbody>
</table>

Business owners

- Business owners
- Sponsors
- Residents
- Visitors to Oakley

OCC

- Business owners
- Residents
- Visitors to Oakley

Business Owners

- Business Owners
- Grant

Estimated Costs $, $$, $$$, $$$

Notes

- Partners/Resources
- Resources
- Primary Implementer
- Secondary Implementer
- Ownership/Responsibility
- Funding Private, Public, Grant
- Estimated Costs $, $$, $$$, $$$

Notes

- Business owners
- Sponsors
- Residents
- Visitors to Oakley

OCC

- Business owners
- Residents
- Visitors to Oakley

Business Owners

- Business Owners
- Grant

Estimated Costs $, $$, $$$, $$$

Notes
## Enhancing our Community

### Increase Green Space in Oakley

<table>
<thead>
<tr>
<th>Action Step</th>
<th>Priority Level (Low, Medium, High)</th>
<th>Time Frame (Short, Medium, Long)</th>
<th>Difficulty Level (1-easiest to 5-hardest)</th>
<th>Potential Obstacles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage developers to use the Oakley Neighborhood Guidelines for commercial landscaping and construction or redevelopment</td>
<td>H</td>
<td>Short</td>
<td>3</td>
<td>-Complication due to Zone Change and Existing Standards</td>
</tr>
<tr>
<td>Incorporate green space or sustainable practices. Examples could include:</td>
<td>H</td>
<td>Short</td>
<td>3</td>
<td>-Complication due to Zone Change and Existing Standards</td>
</tr>
<tr>
<td>- Installation of solar panels or new construction using LEED standards</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Planting a mix of tree sizes in parking lots and along parking lot edges to reduce stormwater runoff</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Replacement of impervious pavement with permeable infrastructure when updating parking lots and sidewalks.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repurpose vacant or underused land</td>
<td>H</td>
<td>Short</td>
<td>2</td>
<td>-Ownership -Management for use as a community garden or other non-permanent use to benefit the neighborhood</td>
</tr>
<tr>
<td>Confirm any vacant land owned by the city for use as a community garden or other non-permanent use to benefit the Neighborhood</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preserve and Improve Tree Canopy</td>
<td>H</td>
<td>M,L</td>
<td>1</td>
<td>-Availability of grants</td>
</tr>
<tr>
<td>Share information for residents to request trees Urban Forestry and ReLeaf program</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Explore options for new parks in Oakley</td>
<td>H</td>
<td>M</td>
<td>5</td>
<td>-Funding -Land availability</td>
</tr>
<tr>
<td>Confirm residential areas that are not located within 1/2 mile of a park, playground, or recreation area as identified in the Sustain goals of Plan Cincinnati.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Request City to allocate money to purchase or acquire donation of land in Oakley to turn into green space for use of the residents.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Potential Obstacles

- Complication
- Requires Zone Change
- Existing Standards

### Notes

- City Planning
- DCEP
- DOTE
- DAPP student project

### Partners/Resources

- City Planning
- OCC
- N/A
- N/A
- Funding Private, Public, Grant
- N/A

### Ownership/Responsibility

- City Planning
- DCEP
- OCC
- N/A
- Private, Public, Grant

### Estimated Costs

- $,
- $$
- $$$

### Funding

- City
- OCC
- Community organizations
- N/A
- Homeowners
- Public Grants
- N/A

## Enhancing our Community

### Increase Green Space in Oakley

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### Potential Obstacles

- Complication
- Requires Zone Change
- Existing Standards

### Notes

- City Planning
- DCEP
- DOTE
- DAPP student project

### Partners/Resources

- City Planning
- OCC
- N/A
- N/A
- Funding Private, Public, Grant
- N/A

### Ownership/Responsibility

- City Planning
- OCC
- Community organizations
- N/A
- Homeowners
- Public Grants
- N/A

### Estimated Costs

- $,
- $$
- $$$

### Funding

- City
- OCC
- Community organizations
- N/A
- Homeowners
- Public Grants
- N/A
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<th>Goal</th>
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<tbody>
<tr>
<td>Explore options for new Community Center</td>
<td>Work with City departments to explore funding sources</td>
<td>• Ensure TIF funding is allocated and request City of Cincinnati funding approval</td>
<td>H</td>
<td>M</td>
<td>5</td>
<td>Funding</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enhance and manage rights-of-way areas, planters and streetscape</td>
<td>• Confirm ownership and upkeep of planters and landscape areas, follow-up with City on any managed areas, create Adopt-a-Planter initiatives for businesses, streets or groups</td>
<td>M</td>
<td>Short</td>
<td>1</td>
<td>Accountability of participants</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Create more livable streets</td>
<td>• Identify public areas where the city needs to patrol or add trash cans, network with local schools or churches for community clean-ups, encourage individual streets to monitor and clean their area</td>
<td>M</td>
<td>Short</td>
<td>1</td>
<td>Commitment</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Create safe sidewalks</td>
<td>• Confirm city plan for review and repair of sidewalks - request to target public and corporate owned areas</td>
<td>L</td>
<td>Short</td>
<td>1</td>
<td>Owner confirmation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Educate the community on resources available</td>
<td>• Utilize the Oakley Now website and other social media accounts to share details on how to use the Fixit Cincy app to report nuisance areas, property code violations, and safety issues</td>
<td>M</td>
<td>Short</td>
<td>1</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>
### Enhancing Our Community

<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Action Step</th>
<th>Priority</th>
<th>Time Frame</th>
<th>Difficulty Level</th>
<th>Potential Obstacles</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building community relationships</td>
<td>Host events to pull families together in the community</td>
<td>Partner with public and private sponsors to hold events. Ideas could include campout at the community center or movies in the Esplanade</td>
<td>H</td>
<td>Short</td>
<td>3</td>
<td>-Obtaining Sponsors -Competition of Activities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Increase neighborhood and street pride</td>
<td>Encourage block parties by sharing with residents how to request permits</td>
<td>M</td>
<td>Short</td>
<td>2</td>
<td>-Buy-in and commitment</td>
<td></td>
</tr>
</tbody>
</table>

**Partners/Resources**
- OCC Coordinator
- Recreation Department
- Event Sponsors
- Residents

**Primary Implementer**
- OCC Coordinator

**Secondary Implementer**
- Cincinnati Recreation Department

**Ownership/Responsibility**
- Private
- Public

**Funding**
- Private, Public, grant

**Estimated Costs**
- $, $$$, $$$, $$$$$

**Notes**
---
### Managing our Future Growth

<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Action Step</th>
<th>Priority</th>
<th>Time Frame</th>
<th>Difficulty Level</th>
<th>Potential Obstacles</th>
<th>Implementation Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase neighborhood influence on development and redevelopment decisions</td>
<td>Initiate zoning text and map amendments to limit the further “suburbanization” of Oakley.</td>
<td>H</td>
<td>L</td>
<td>4</td>
<td>Out of date zoning and inadequate zoning</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Evaluate the appropriateness of the existing zoning map for vacant and underutilized properties.</td>
<td>H</td>
<td>S</td>
<td>2</td>
<td>Out of date zoning</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify a realistic maximum density for multi-family development so that adequate space is provided for off street parking.</td>
<td>H</td>
<td>S</td>
<td>3</td>
<td>Lack of expertise at the neighborhood level</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Create a sub-area plan and policies to guide future redevelopment adjacent to and in the vicinity of the Wasson Way Trail.</td>
<td>M</td>
<td>L</td>
<td>4</td>
<td>Lack of expertise at the neighborhood level</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify and adopt location and design criteria for compatible redevelopment of single family parcels</td>
<td>H</td>
<td>M</td>
<td>4</td>
<td>Lack of expertise at the neighborhood level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Identify neighborhood development goals for the Robertson Station, Forrer Ave., and Disney Ave. sites and for the eastern side of Edwards Road</td>
<td>Develop a partnership with the UC Urban Planning program on possible scenarios for potential major development sites</td>
<td>H</td>
<td>S</td>
<td>3</td>
<td>Lack of expertise at the neighborhood level</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Encourage and influence potential developers to create projects that will enhance the OMP goals.</td>
<td>H</td>
<td>S,M,L</td>
<td>2</td>
<td>Existing Zoning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increase the percentage of owner occupied homes</td>
<td>Identify urban design guidelines and zoning text amendments to encourage development that is typically owner-occupied and compatible with single family neighborhoods.</td>
<td>H</td>
<td>L</td>
<td>5</td>
<td>Existing Zoning - Developer preferences</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Partners/Resources**

- City Planning
- City Council
- OCC
- DAAP School of Planning
- City departments
- City Planning
- OCPC
- City Planning
- OCC
- DOTE
- OCC
- Public Grant
- City Planning
- OCC
- Public Grant
- City Planning
- OCC
- N/A

**Funding**

- Private, Public, Grant

**Estimated Costs**

- $, $$, $$$, $$$$

---

---
# Managing our Future Growth

<table>
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<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Action Step</th>
<th>Priority Low, Medium, High</th>
<th>Time Frame Short, Medium, Long</th>
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<th>Potential Obstacles</th>
<th>Potential Obstacles</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Preserve the Oakley Business District as a unique and distinct destination</strong></td>
<td>Monitor, maintain and enhance the visual character of Oakley’s Neighborhood Business Districts (NBDs) and related gateways and streetscapes</td>
<td>• Expand the Urban Design Overlay District to Ridge Rd. and Madison Rd. to conserve and improve NBD character.</td>
<td>H</td>
<td>M</td>
<td>4</td>
<td>-Existing Zoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Seek out funding opportunities such as Cincinnati Neighborhood Business Districts United (CNBDU).</td>
<td>M</td>
<td>S</td>
<td>3</td>
<td>-Lack of expertise at the neighborhood level</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Restrict chain businesses in the NBDs to encourage local entrepreneurs, provide a unique shopping experience</td>
<td>• Adopt more stringent Urban Design Guidelines that will strengthen the existing controls of the Zoning Code</td>
<td>H</td>
<td>S</td>
<td>4</td>
<td>-Existing Zoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Improve the visual character of Oakley’s non-contiguous retail areas.</strong></td>
<td>Improve, maintain, and enhance the visual character of Oakley’s non-contiguous retail areas.</td>
<td>• Develop and adopt design guidelines for the non-contiguous retail areas such as Wasson Ave. between Mt. Vernon Ave. and Drake Ave. and Edwards Rd. between Madison Rd. and Markbreit Ave.</td>
<td>M</td>
<td>M</td>
<td>4</td>
<td>-Existing Zoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Refine processes and procedures to continually improve procedural order and community engagement at OCC meetings</td>
<td>• Identify successful community engagement methods and procedures from neighborhoods in Cincinnati and around the country</td>
<td>H</td>
<td>S</td>
<td>2</td>
<td>-Need for volunteer researches</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Consider compliance with the Oakley Master Plan whenever development requests are submitted to the OCC</td>
<td>• Develop OCC policies for adopting, implementing, amending, interpreting, and updating the Oakley Master Plan.</td>
<td>H</td>
<td>S,M,L</td>
<td>3</td>
<td>-Limits of volunteers’ time</td>
<td></td>
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<tr>
<td>-City Planning</td>
<td>OCC</td>
<td>City Planning</td>
<td>City Planning</td>
<td>N/A</td>
<td>0</td>
<td>---</td>
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<td>-City Planning</td>
<td>OCC</td>
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<td>OCC</td>
<td>N/A</td>
<td>Public</td>
<td>$$$</td>
</tr>
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<td>OCC</td>
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<td>OCC</td>
<td>N/A</td>
<td>0</td>
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<td>Other cities and neighborhoods</td>
<td>OCC</td>
<td>N/A</td>
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<td>0</td>
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Appendix A
Connecting our Neighborhood-Implementation Table Notes

CN-1
While OCC cannot enforce standards, the OCC can ensure their own projects (e.g. Esplanade Redevelopment) adhere to community standards, and ask developers to adhere to community standards as a prerequisite to a letter of support form the OCC.

Examples for consideration in community development standards:

1) inclusion of pedestrian-triggered flashing crosswalk signal across nearby major roads
2) inclusion of cut-through paths in developments without direct walking paths between adjacent streets. (such as existing cut-throughs: a) between Andrew Pl & Watson Rd, b) between Calenon@Gilmore & Oak Park-Ferdinand, c) between Kilbourne (3917-3921) and Rec Clr path east of courts on Paxton, d) at dead-ends of Ameliamont, Glenhurst, DeForest & Maple Crest)
3) designated walkway connection between building entrance and city sidewalk
4) minimum width requirement of walkways within development
5) landscaping requirements of walkways within development
6) set lighting requirements of walkways within development
7) All walkways shall be protected from auto traffic by use of raised curbs, bollards, walls, fencing or similar means, from the point(s) of main entrance from the street and parking lot/garage(s), to the entrance point(s) of the business. Primary pedestrian traffic shall NOT be routed via simple painted paths on surfaces intended to transport or park automobiles.

CN-2
*CN-2 See Location Tracking sheet for identified locations. See Oakley Crosswalk Map: https://drive.google.com/open?id=1wx-8kKOGn7DVx8T8klFWwt7DGrAeLhnu&usp=sharing
Examples: https://photos.app.google./tqs9XLC72UlfbDlD3. Cincinnati DOTE staff have estimated that these solutions can range in cost from $7,000 to $25,000 depending on location.”

CN-3
CN-3 Homeowner is responsible for paying for fix. City may be able to fix and assess owner via property taxes.

NOTE: The “Enhancing our Community” group also references sidewalk repair under their “Create more livable streets” goal.

CN-4
CN-4 See Pleasant Ridge poles or OTR sandwich boards for example implementation. Even a single sign in square pointing to key points of interest w/ estimated distance would be a good start. QR codes could link to page on OCC website giving further details about the destination area and businesses. This would allow the signs to list more generic destinations that are not likely to change, and the page on OCC’s website could provide details on businesses that may change over the years. QR codes could also be used for providing coupons.
1) contact neighborhood officer
2) bring to attention of OCC
3) organize neighbors
4) reach out to DOTE to initiate traffic calming

IDEAS: 1) Install series of traffic-calming arches across Madison Road throughout business district. (e.g. Short Vine, or Columbus: https://ehe.osu.edu/news/listing/hip-columbus-becomes-hotspot-hospitality-students) 2) Install visual congestion in the two existing curb-height median areas immediately west of the Geier Esplanade. 3) Install permanent “Your Speed Is” radar driven signs.

6/26/18 Meeting - Moved to our group, at the suggestion of Ron and Ann Marie. This came up when FCC was considering stadium in Oakley. These standards could be some OCC could refer to when faced with future development requests. The idea would be that there are some roads we would NOT want to widen, to ensure preservation of neighborhood character.

6/26 Meeting - Metro rep noted that federal funding restrictions prevents Metro from chartering routes, so we definitely would have to use existing routes. Ideas:
Downtown Tours:
http://brewingheritagetrail.org/tours
https://www.americanlegacysours.com/
https://fcicincybrewbus.com/
http://queencityhistory.com/
https://www.riversidefoodtours.com/
https://www.facebook.com/Guided-walking-Tours-of-Bridges-Cincinnati-29677488597276/
http://www.artarchitectureinc.org/architour-cincinnati/
https://www.downtowncincinnati.com/exploring-downtown/artventure
Findlay Market “folk Fridays”
Upcoming events:
https://cincyyusa.com/events

Special thanks to the Oakley Community Council for their support and approval of the Oakley Master Plan
Collen Reynolds, President
Evan Nolan, Vice President
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