



COMPREHENSIVE

PLAN

2019 UPDATE



City of North College Hill
1500 West Galbraith Road
Cincinnati, OH 45239

513-521-7413
www.northcollegehill.org

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NORTH COLLEGE HILL
the center of it all



**THE CITY OF NORTH COLLEGE HILL
COMPREHENSIVE PLAN UPDATE 2019**

December 5, 2018 DRAFT

Prepared by:



HAMILTON COUNTY

Planning + Development

138 East Court Street, Room 801
Cincinnati, Ohio 45202
www.hamiltoncountyohio.gov

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ACKNOWLEDGEMENTS

Mayor - Maureen Mason

City Administrator - Sheryl Long

Planning Committee

- › Matt Miller Novak
- › Matt Wahlert
- › Amber Bailey
- › Kimberley Stewart
- › Lori Hardaway
- › Patricia Baas
- › Lavelle Thompson
- › Tracy Nichols
- › Kate Greene

Hamilton County Planning + Development

- › Steve Johns
- › Brian Wamsley
- › Dean Niemeyer
- › Ashley Keith
- › Mark Samaan
- › Yajie Hu
- › Zach Reith

EXECUTIVE SUMMARY

Twenty-first century North College Hill is a diverse community with its own police department, fire department, recreation department and school system. The City's long-standing reputation for housing value was affirmed in 2007 by a national survey when Money magazine rated it one of the top towns in the United States "where homes are affordable." Remarkably, in late 2010, Bloomberg Business Week magazine again called national attention to North College Hill by calling it "the best place in Ohio to raise kids."

INTRODUCTION

Strategically located just north of Cincinnati, Ohio, the city of North College Hill first incorporated as a city in 1941 with just over 5,000 residents. The post war baby boom quickly saw this population increase to 12,000 residents, and the population remains near this level today. The size of the community has also remained stable at approximately two square miles.

North College Hill is a “First Suburb” community meaning it is one of the mature, built-out communities located on the first ring surrounding the city of Cincinnati. First Suburb communities, and North College Hill in particular, offer to residents and businesses unique opportunities such as easy access to amenities throughout the Greater Cincinnati Area, a well built and affordable housing stock, an established downtown business district, and a compact and walkable city. The city also boasts first class golf facilities at the Clovernook Country Club, a city public school system that is undergoing reinvestment in facilities and services, and convenient access via Ronald Reagan Cross County Highway to major roads and the interstate system. The intent of The Plan (hereinafter referred to as the “Plan”) is to establish a vision statement that defines the future of the city based on community desires, goals, and recommendations. The Plan will include strategies necessary to attain this vision over a ten to fifteen year life span. Plan elements include a set of goals, a future land use plan, and implementation recommendations designed to attain the vision. The Plan was developed through a public participation process which included regular meetings of a fifteen member steering committee comprised of city residents, businesses, and city and school officials.

A public open house was also held to obtain community input on the Plan. This document is intended to allow the city to work in an efficient manner to provide the best services for the community in a fiscally responsible manner.

PLANNING PROCESS

Public input is an important and integral part of the planning process. It is from the public that intimate details and knowledge are realized that can be incorporated into the Comprehensive Plan. Three methods for attaining public input were utilized as a part of this process: monthly meetings with the steering committee created specifically to oversee the Plan; key person interviews, and; a public open house to review the Plan elements.

The Comprehensive Plan will help the community answer the following questions:

- › Where are we now?
- › Where are we going?
- › What do we want to aspire to be?
- › How can we get there?

ASSET-BASED COMMUNITY DEVELOPMENT

Asset-based community development is a methodology for community engagement and planning that focuses on the existing resources, skills and experience already existing in the community rather than the needs and lack of resources available to the community. By promoting the internal assets and prioritizing the activation of existing skills and resources, the community may take more immediate actions -- providing momentum for additional or greater community improvements.

Principles of Asset-based Community Development

- › Citizen-led
- › Asset-based
- › Relationship-driven
- › Internally-focused
- › Comprehensive

Categories of Community Assets for Asset-based Community Development Inventories

Individual Assets

- › Talents
- › Skills
- › Creativity
- › Culture
- › Sense of history
- › Time
- › Enthusiasm
- › Relationship & networks
- › Income

“Every living person has some gift or capacity of value to others. A strong community is a place that recognizes those gifts and ensures that they are given.”

– Building Communities from the Inside Out,
Kretzmann & McKnight, 1993

Institutional Assets

- › Parks
- › Libraries
- › Schools
- › Colleges
- › Hospitals
- › Churches
- › Social service agencies
- › Police

“Every community hosts some combination of more formal, public, private and non-profit institutions. Since these institutions represent significant concentrations of resources, local neighborhoods have begun to capture them for community-building purposes.”

– Building Communities from the Inside Out,
Kretzmann & McKnight, 1993

Associational Assets

- › Councils
- › Block clubs
- › Church groups
- › Sports teams
- › Business groups
- › Political groups
- › Service clubs
- › Exercise groups
- › Arts organizations

“The basic community organization for empowering individuals and mobilizing their capacities is the association. An association is a group of citizens working together. An association is an amplifier of the gifts, talents and skills of individual community members.”

– Building Communities from the Inside Out,
Kretzmann & McKnight, 1993

ABCD is about changing how we view people and places, particularly marginalised or disadvantaged people and places. ABCD helps us see people and places not as problems for experts to solve, but as being full of hidden assets, skills and strengths that can be harnessed (Kretzmann & McKnight, 1993).

(PDF) ABCD Meets DEF: Using Asset Based Community Development to Build Economic Diversity. Available from: https://www.researchgate.net/publication/252758111_ABCD_Meets_DEF_Using_Asset_Based_Community_Development_to_Build_Economic_Diversity [accessed Dec 17 2018].



EXISTING CONDITIONS

HISTORY

Through the nineteenth century, as College Hill to the south and Mt. Healthy to the north matured into towns, the area that was to become North College Hill remained largely farmland. Beginning in 1905, saw mill owner John Meyer used his surplus lumber to build a subdivision of small homes north of Galbraith Road and west of Hamilton Avenue and called it Meyerville. Within the next ten years, two other groups of homes – Clovernook, east of Hamilton Avenue, and Sunshine, south of Galbraith and west of Hamilton – were started. The three subdivisions, with a total of about 500 residents, were incorporated as the village of North College Hill in 1916.

As the automobile stretched commuting distances, the village's affordable housing attracted a growing population, and it increased from about 1,100 to 4,100 residents during the 1920s. In 1941, the village incorporated as a city and continued to grow until the population stabilized at its peak of around 12,000 by 1960. A few homes were removed for the completion of Ronald Reagan Cross County Highway in 1997.

[source]: <https://www.northcollegehill.org/DocumentCenter/View/70>

Over the decades, NCH residents have included a pair of highly acclaimed poets, a prominent national religious leader and reformer, and the founders of the first home for blind women in Ohio.

DEMOGRAPHICS

An important component of the planning process is understanding the key demographics of the community as well as the general trends that may affect the future of the community. Issues that can be addressed with demographic information include: How has the city grown in the past? What is the development trend that is expected for the future? How will the

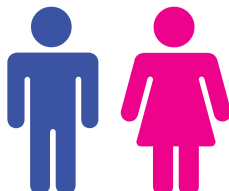
city grow if such trends remain unchecked? Understanding and analyzing demographic information will provide community leaders the knowledge to know where to focus efforts to provide a high quality of life and a fiscally sound community.

The following information reflects the existing demographic trends that are likely

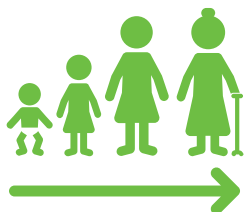
to impact the city of North College Hill's future endeavors including housing types, governmental services and amenities needed. The data was derived from several sources including the United States Census (past demographic information and future estimates).

Quick Facts:

The population of North College Hill has been around 10,000 residents for the last 25 years (US Census ACS data). The community is diverse in many ways including race, age, and incomes.



Male: 4,173 Female: 5,178



Average Age: 38.5 years
(3.9% older than Hamilton County)



Median Household Income : \$41,800
(Hamilton County: \$50,400)

Race/Ethnicity 2018	
Black	4,956
White	3,940
Hispanic	84
American Indian	36
Race/Ethnicity Other	248



1,880 Families
4,100 Households

Total Population

North College Hill, OH

9,322
People

Total Households

North College Hill, OH

3,931
Households

Total Families

North College Hill, OH

2,072
Families

Median Household Income

North College Hill, OH

\$44,265
USD

Sources: US Census 2013-2017 ACS

HOUSING

Key Characteristics of Housing in North College Hill:

- › There are approximately 3,930 housing units in NCH.
- › The median building age of housing in North College Hill is 1953.
- › Approximately 3500 housing units are 50 years old or more (89% of total).
- › The median home value of \$82,800 is lower than most surrounding neighborhoods.
- › Nearly 49.7% of occupied housing units are rentals.
- › Vacant housing units are 8% of the total units.
- › NCH has 820 occupied housing units where gross rent is 30% or more of income. This is considered to be “cost-burdened”.
- › NCH has 530 occupied housing units where monthly ownership costs total 30% or more of income

Figure 1: Age of Housing Units in North College Hill

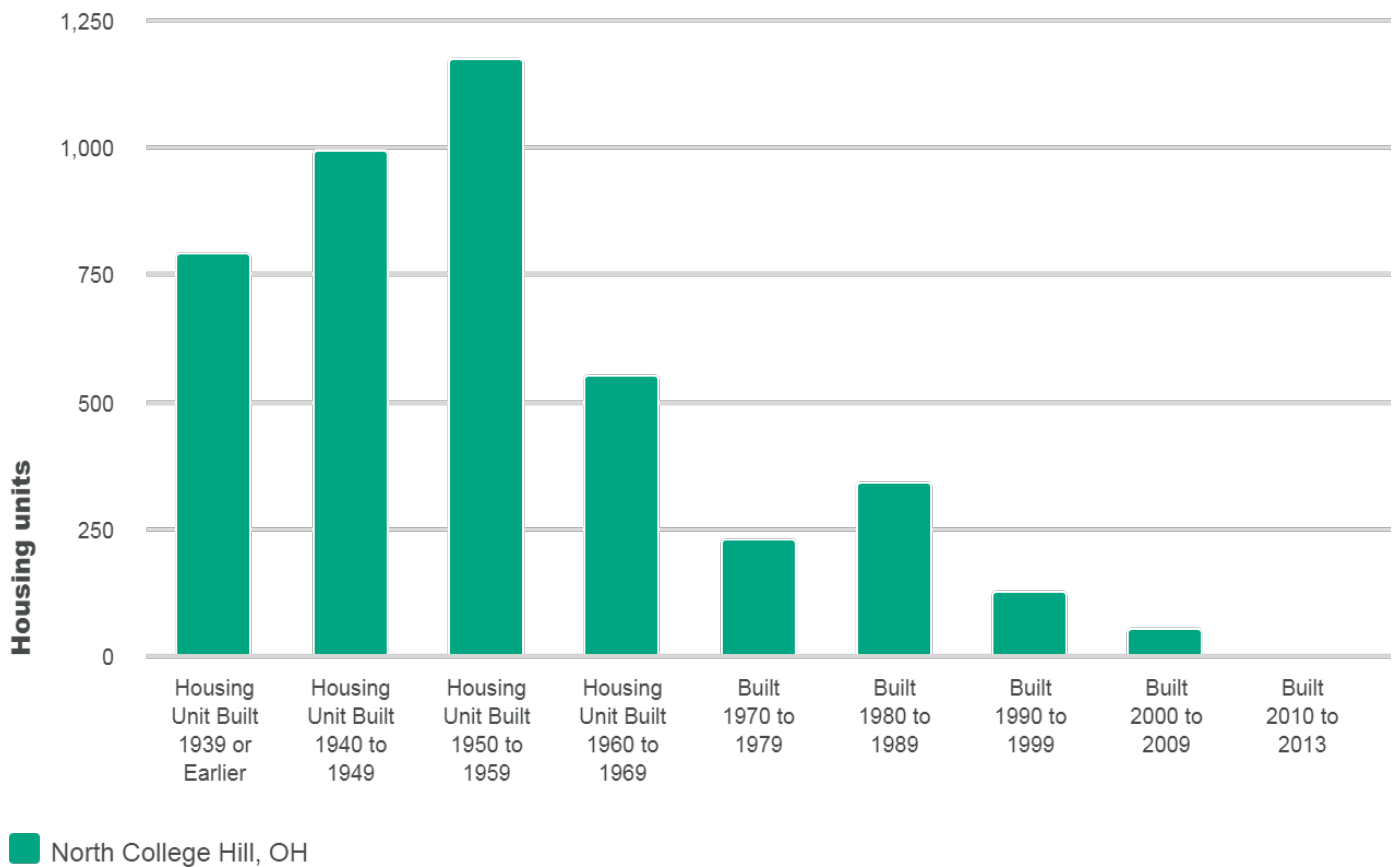


Figure 2: Majority of Housing in Ownership



Figure 3: Median Home Value Comparisons

Median Home Value	USD	% Diff*
North College Hill, OH	\$82,800	
College Hill Neighborhood, Cincinnati, OH	\$108,505.41	↑ 31.05%
Mount Healthy, OH	\$83,800	↑ 1.21%
Springfield Township County Subdivision, Hamilton County, OH	\$122,900	↑ 48.43%
Colerain Township County Subdivision, Hamilton County, OH	\$121,300	↑ 46.5%

*% Diff. shows the *percentage increase or decrease* as compared to the original geography.

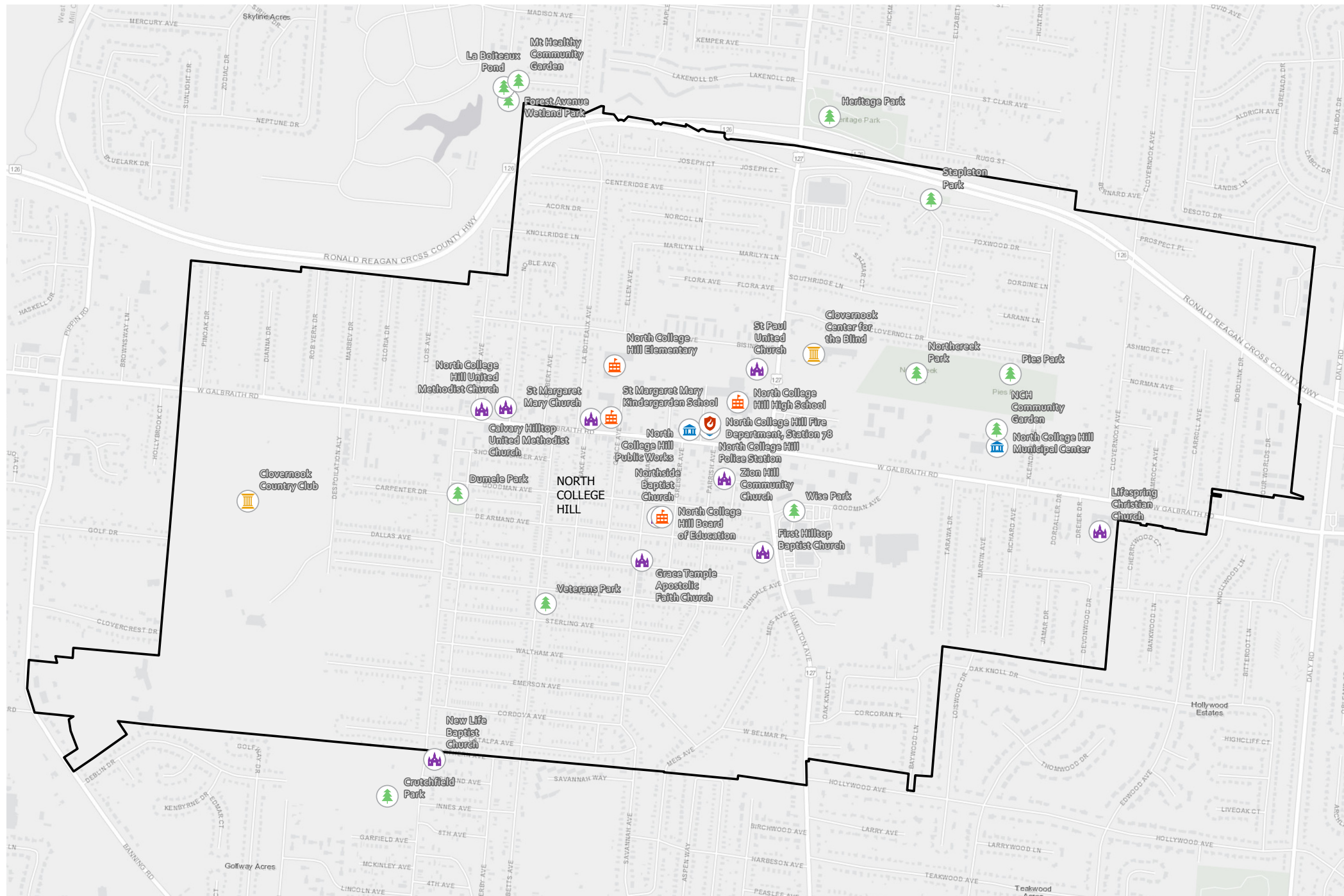
Sources: US Census 2013-2017 ACS

COMMUNITY ASSETS

The City of North College Hill has a number of community assets to work with for an asset-based community development plan.



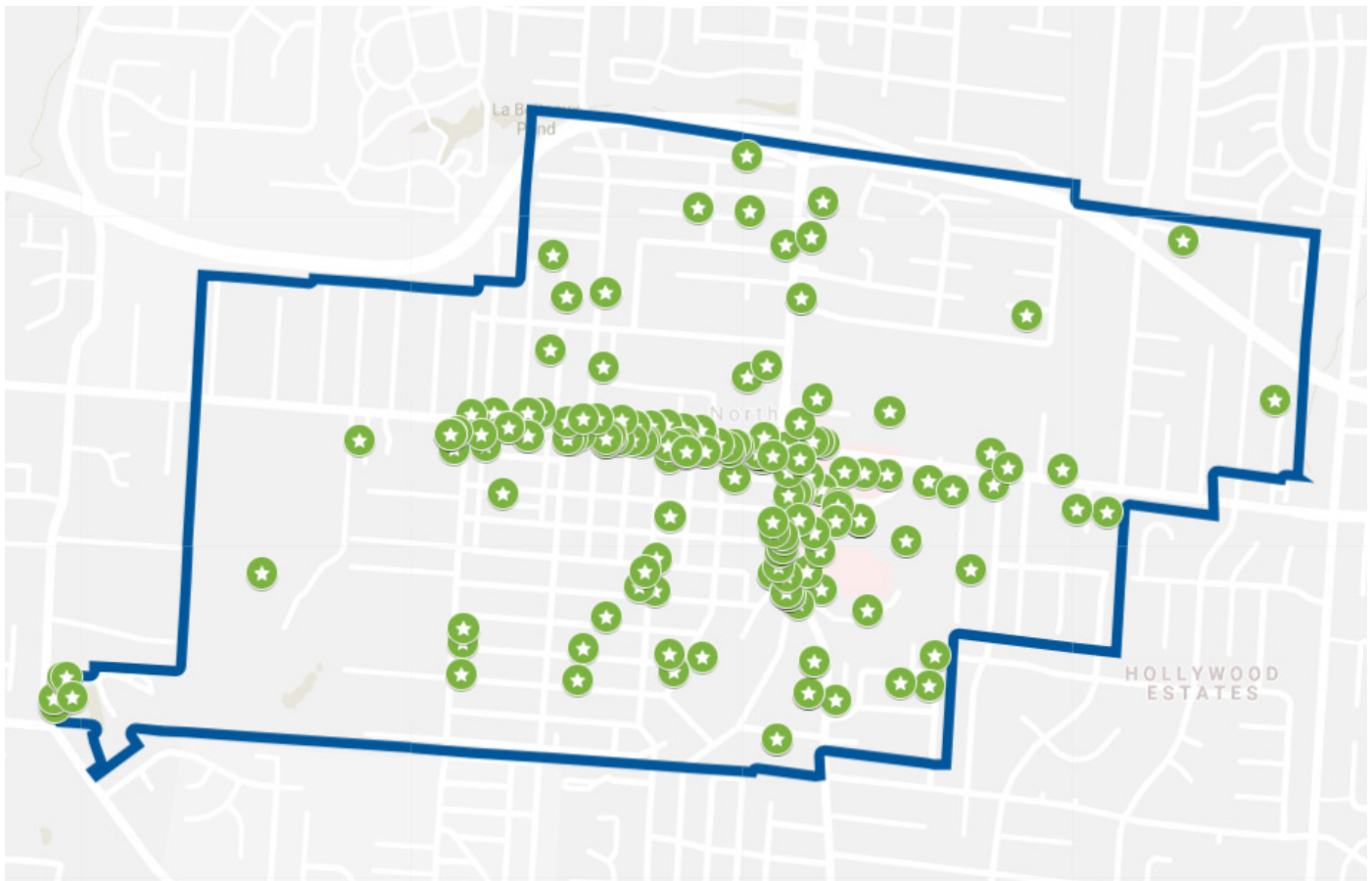
Figure 4: Map of Community Assets



ECONOMY

North College Hill's primary job sectors are (1) health care and social assistance, (2) retail trade, and (3) accommodation and food services. The health care and social assistance sectors are expected to grow in the next few years as they require a human touch and are not easily replaced by

technology advancements. Retail trade has been on the decline nationally as more retail transactions are being done through online vendors like Amazon.



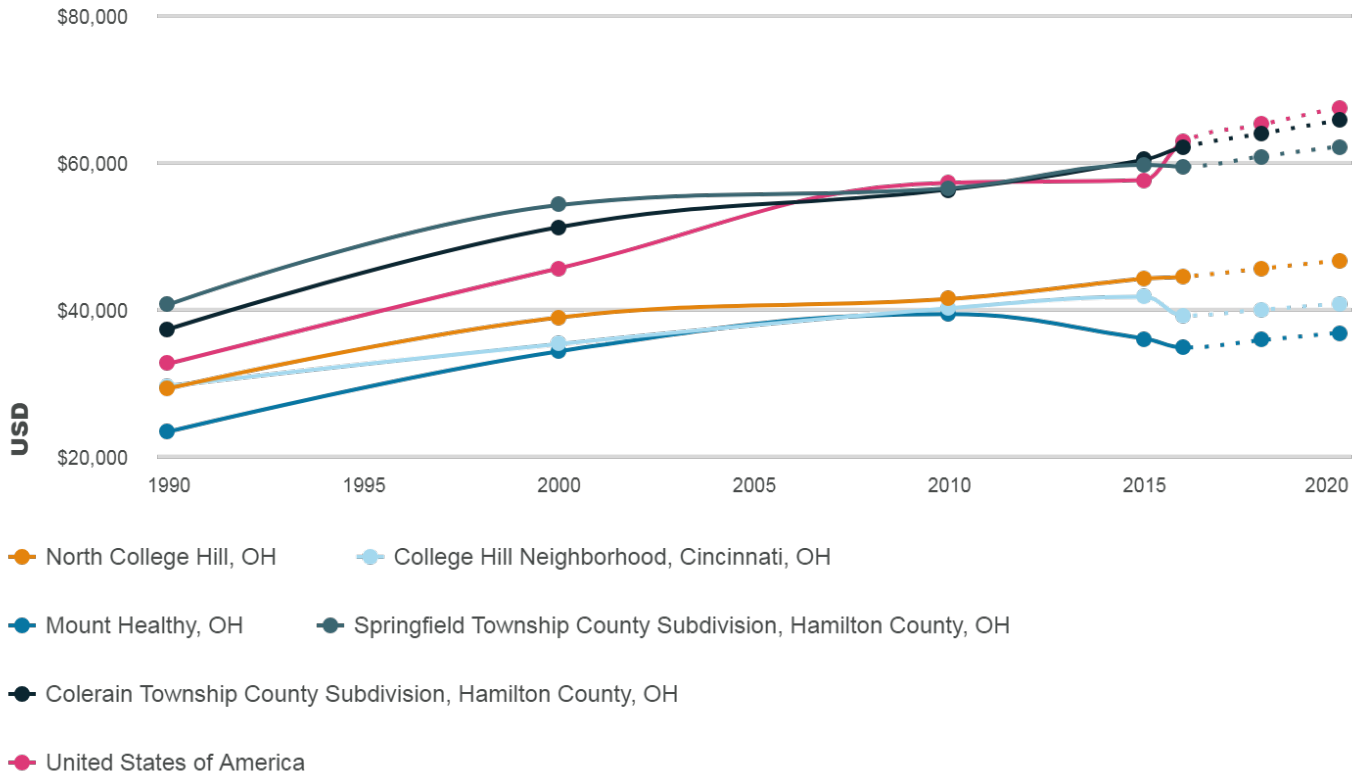
~200 Businesses

1,800+ Jobs

North College Hill is home to over 200 businesses from many sectors of industry. North College Hill's major niche is the health care and social services industry followed by general retail trade and food services.

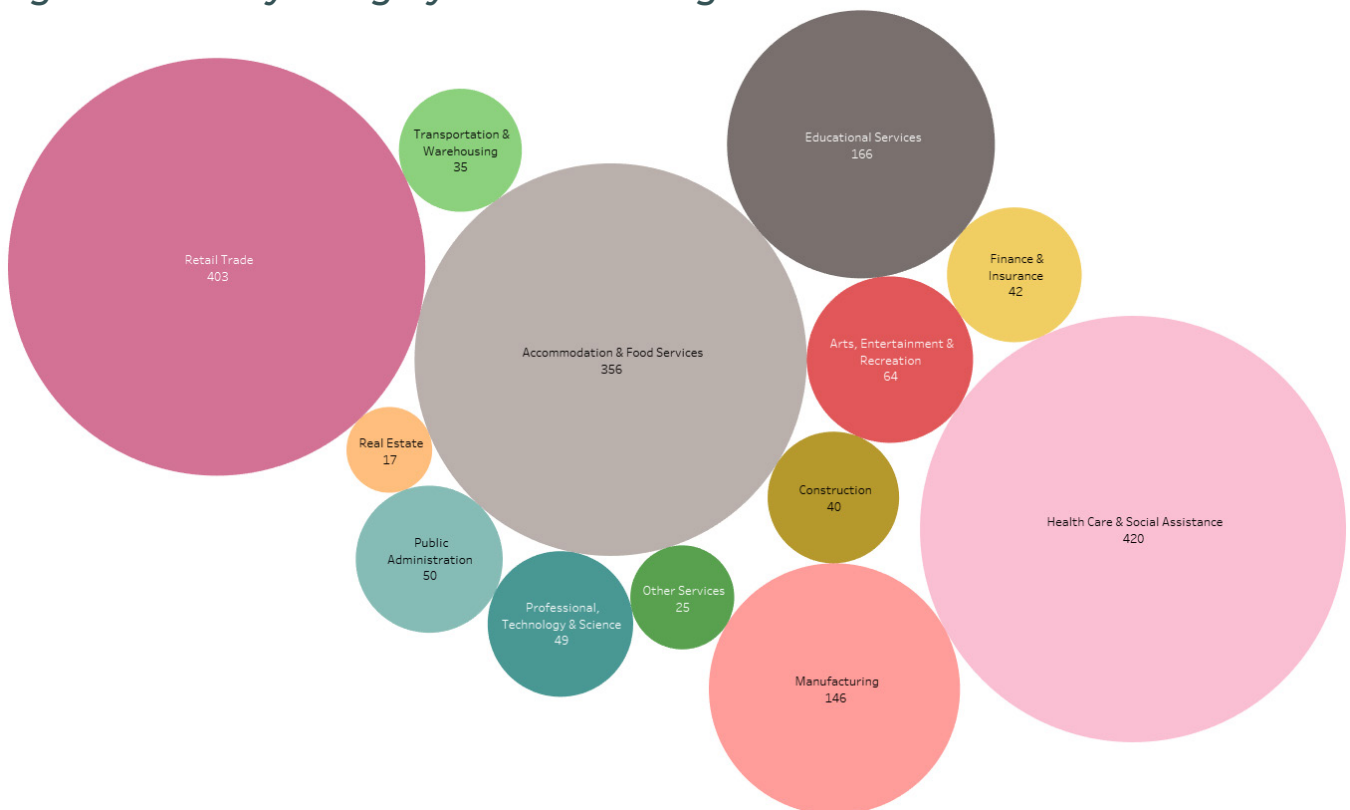
Figure 6: Median Household Income Timeseries

Median Household Income



mySidewalk.com · Sources: DC 1990, 2000, 2010, ACS 2017; US Census 2013-2017 ACS

Figure 5: Jobs by Category for North College Hill



Source: LODS version 7.3 (2015), captured by MySidewalk, Inc.

Figure 7: Job Inflow and Outflow

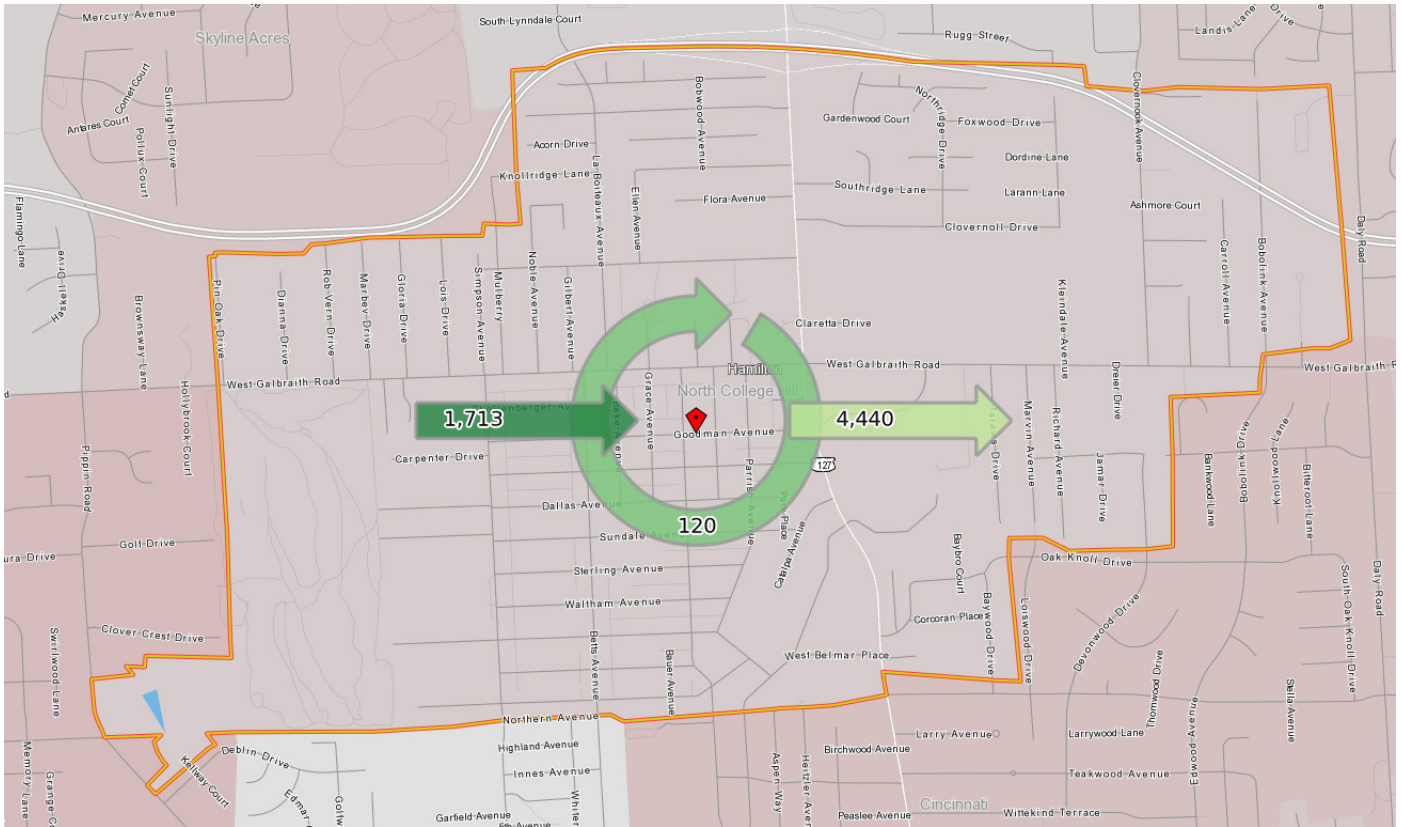
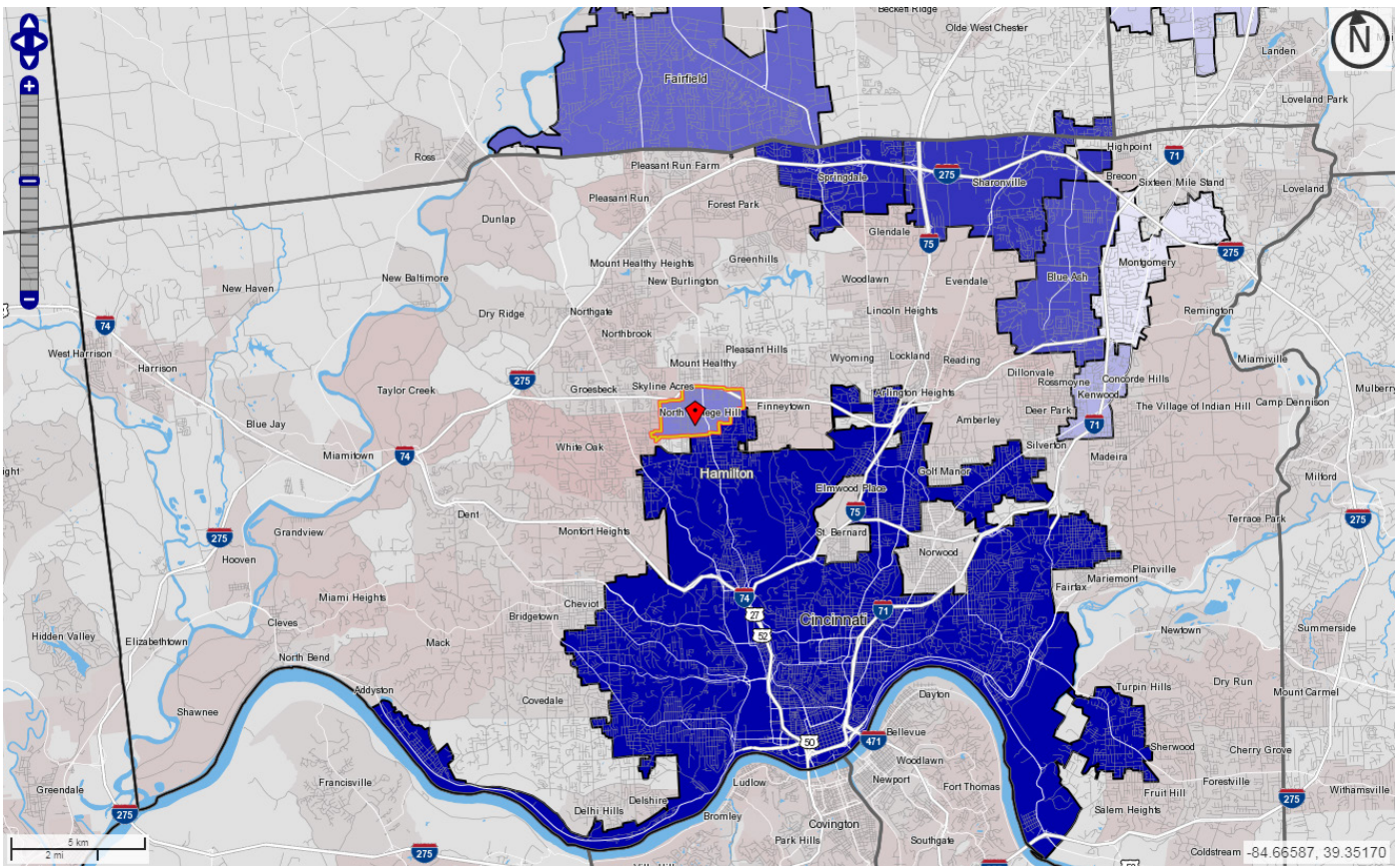


Figure 8: Where North College Hill's Residents Work



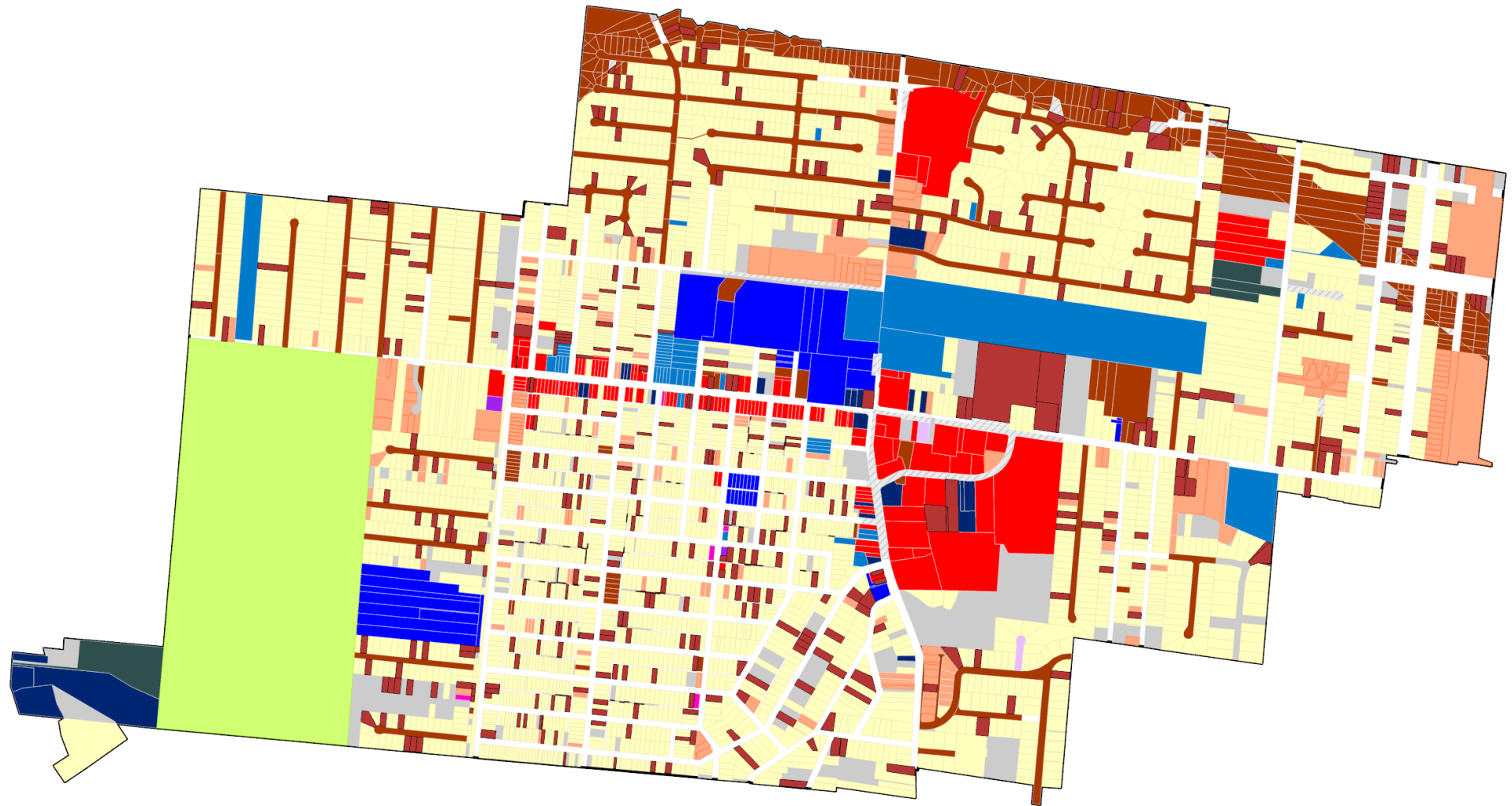
LAND USE

The single family residential use represents just over 50% of the total land occupied in the city. There is a significant gap between the number of acres used as single family residential and the next highest percent of land usage which is identified as institutional at 19% of the occupied land in the city. Commercial, right-of-way, public service/public utility, multi-family residential and vacant land uses range from 6.32% to 4% respectively. Park and recreation, twofamily residential, and office and mixed uses collectively represent less than 5% of the total land in the city.

It should be noted that single family residential and institutional type uses (schools, religious places of worship, etc.), typically do not pay for themselves in terms of taxes received in relation to city services provided.

With the North College Hill municipal building and the Junior/Senior High School located in the center of the downtown area on West Galbraith Road, a public institution and service hub has been established. The majority of the city's commercial, office, and service uses are located along the two major economic corridors, West Galbraith Road and Hamilton Avenue. A large grouping of commercial activity also occurs along Goodman Avenue in the southeastern section of the city. The 112 acre Clovernook County Club is located in the southwestern corner of the city and the remainder of North College Hill is residential use.

Figure 9: Hamilton County Auditor's Existing Land Use Classification



Auditor Land Use	Manufactured Housing	Educational	Congregate Housing	Public Utilities
Single Family	Commercial	Institutional	Agriculture	Vacant
Two Family	Multi-use	Light Industrial	Public Recreational	Not Applicable
Multi-Family	Office	Heavy Industry	Public Services	

TRANSPORTATION

Regional Access:

The city of North College Hill's northern boundary with the city of Mt. Healthy is physically divided by the Ronald Reagan Cross County Highway. The two jurisdictions share an exit on this highway at Hamilton Avenue (US 127). The highway directly links North College Hill with Interstates 71, 74, 75, and 275, thus providing local, regional and state connectivity to city residents and businesses. Hamilton Avenue (U.S. Route 127) is an alternative route that allows north and south travel through the county and region without having to utilize the above mentioned interstates and provides a faster, more direct route to downtown Cincinnati and the Northern Kentucky area.

Local Access:

Local access to and in the city of North College Hill occurs along four prominent roadways: Ronald Reagan Cross County Highway, West Galbraith Road and Hamilton and Savannah Avenues. These roadways are identified as "prominent" because of their functional classifications as highways and arterials. Functional classifications identify roadways based on the type of service that they provide. The city of North College Hill has five functional classifications, all classified as urban roadways. Urban roadways generally include higher design standards that assume a higher volume of traffic than rural-designated roadways (e.g. including curb and gutter, wider travel lanes, etc.).

Figure 10: Traffic Counts for Major Streets

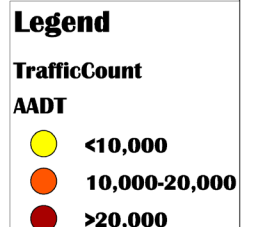
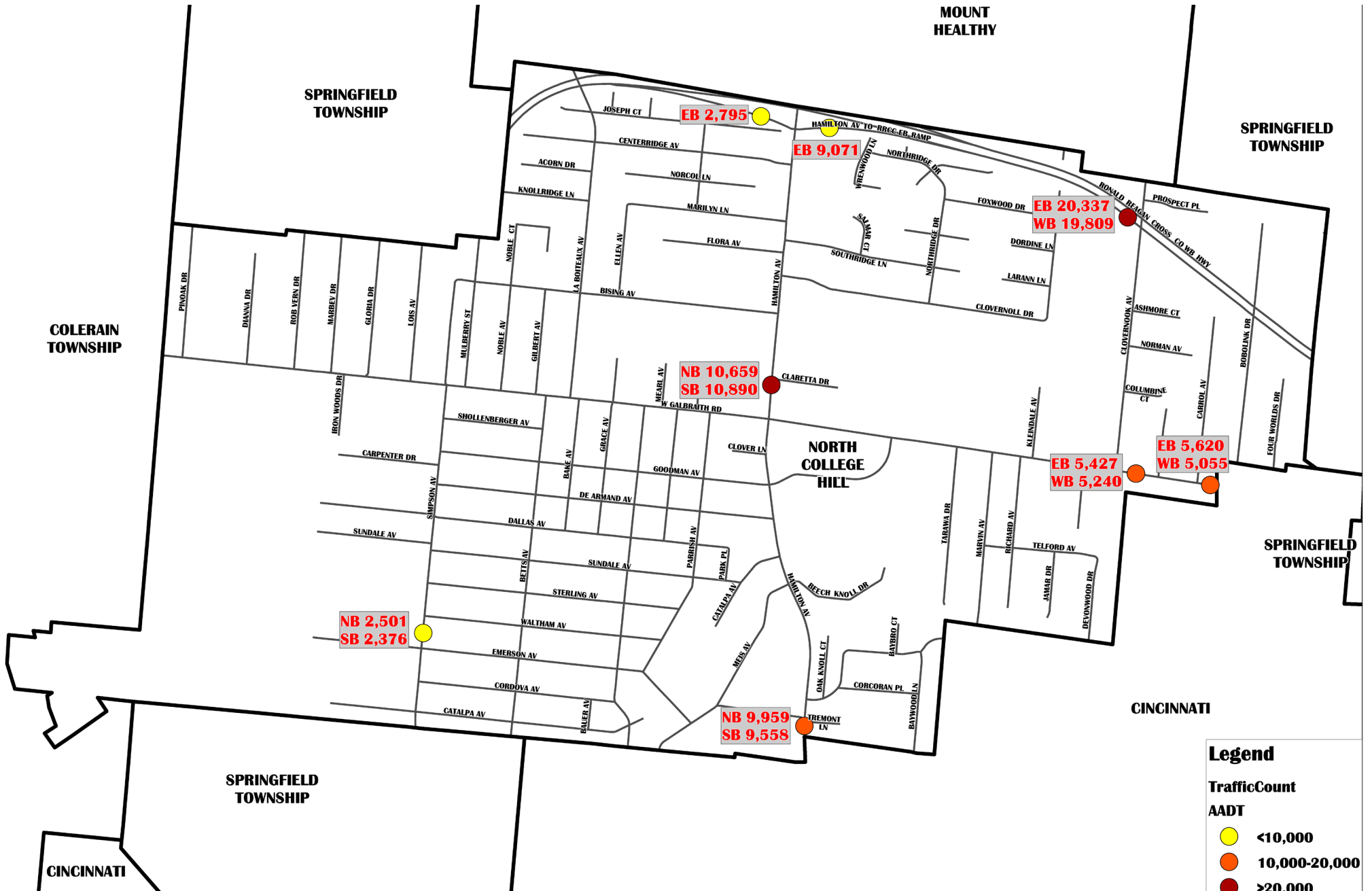


Figure 11: 20 Minute Drive Travel Time Analysis Map from North College Hill

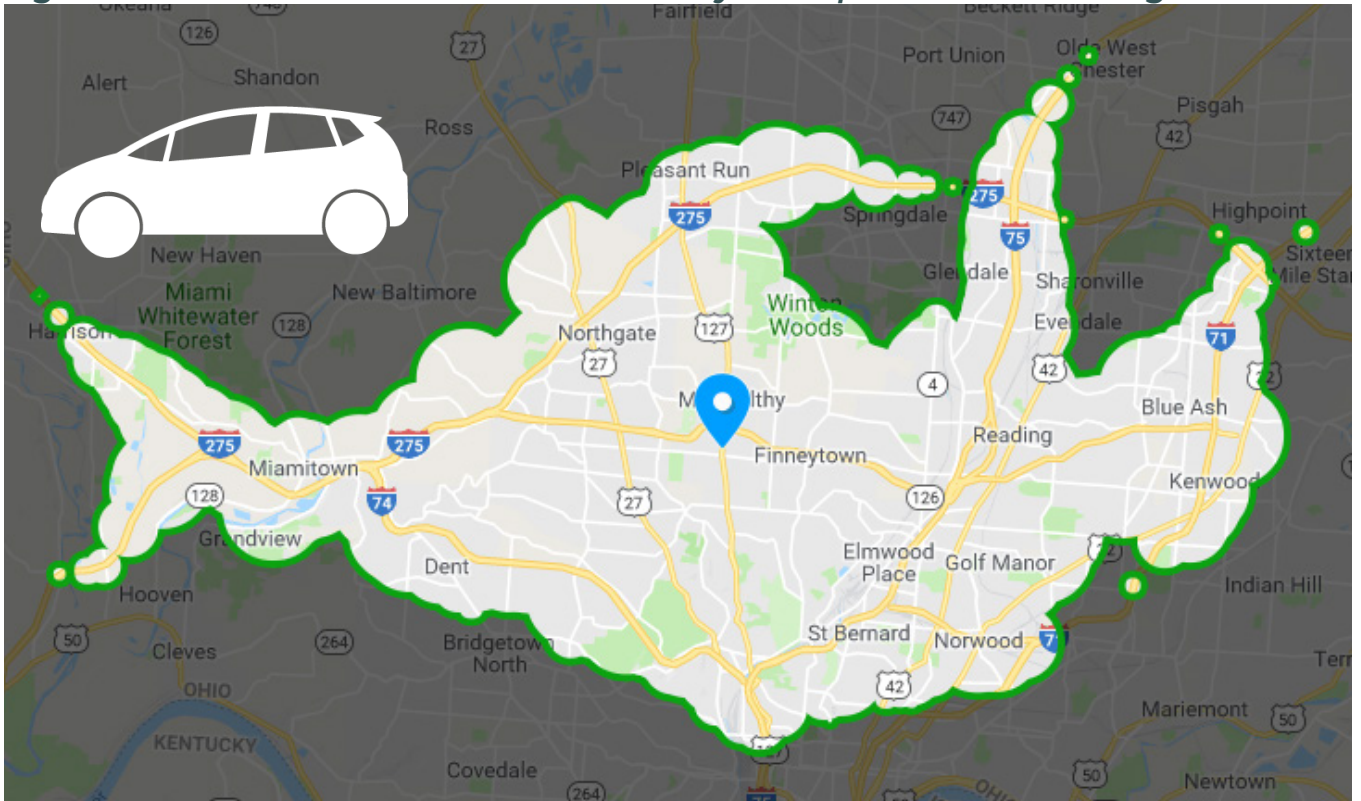
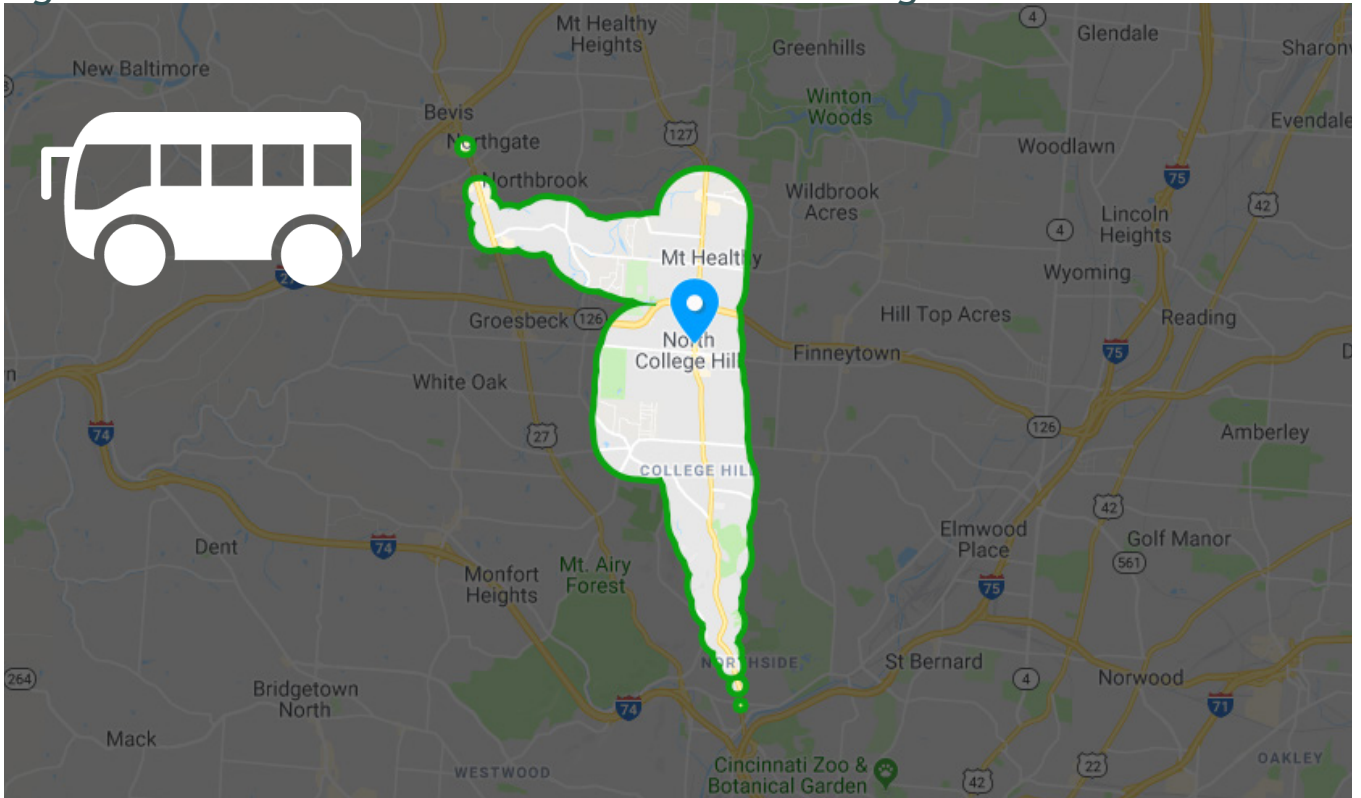


Figure 12: 20 Minute Bus Travel Time from North College Hill



PEDESTRIAN “WALKABILITY”

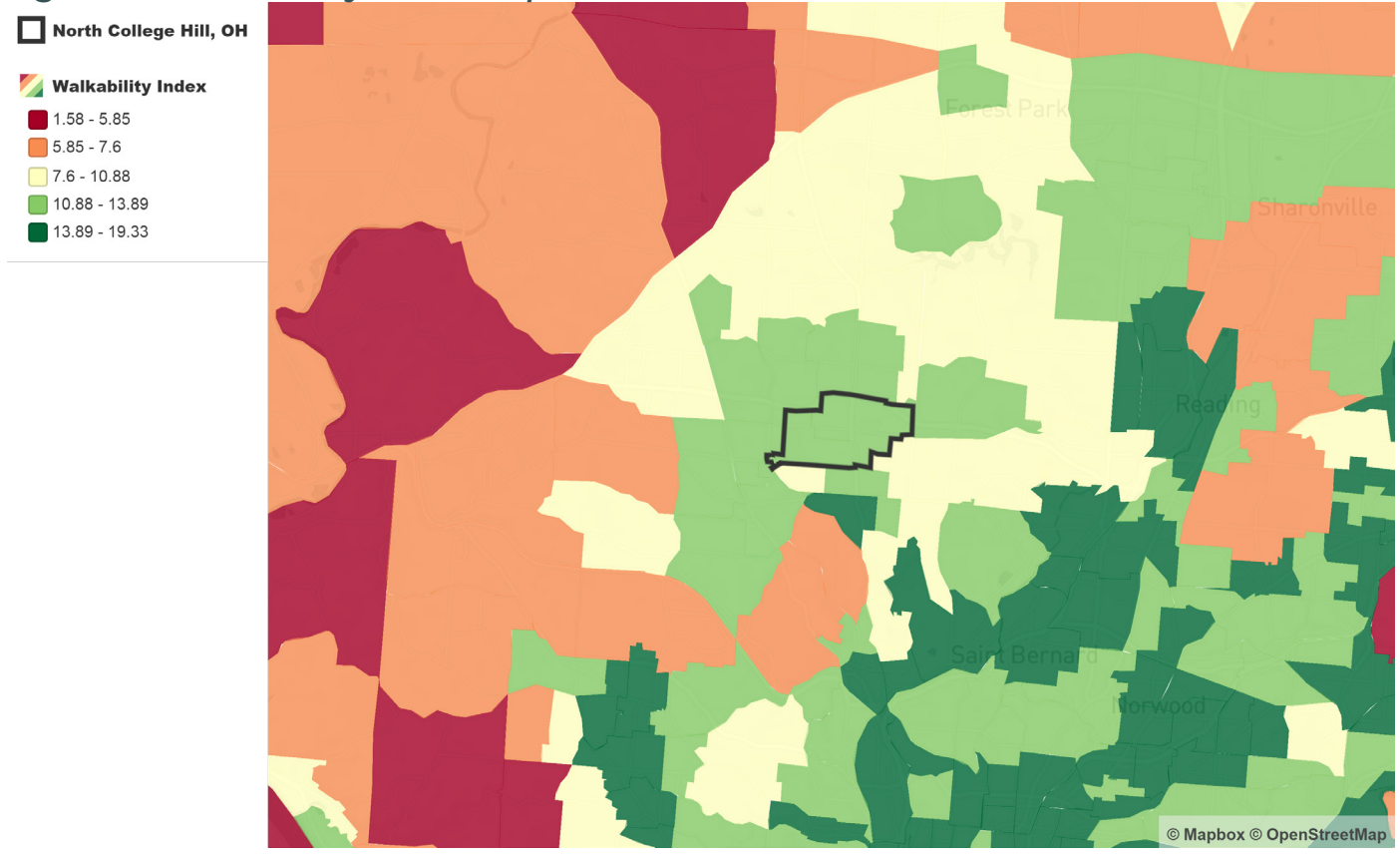
North College Hill’s “walkability” is higher than most other Hamilton County communities. Having an old fashioned “main street” on Galbraith certainly helps in this regard. North College Hill should continue to ensure that the old main street style of development is continued through future development.

Bike Infrastructure

North College Hill has very little biking infrastructure like off-street trails, sharrows, public bike racks, or other. But North College Hill is fairly bikable because less adept bike users can use sidewalks [illegally though not enforced], and benefit from the predominately gridded street pattern that allows multiple routes to destinations to avoid high traffic areas. In the future, North College Hill should consider adding more bike infrastructure, especially on high traffic roads like Hamilton Ave. and Galbraith Rd.



Figure 13: Walkability Index Map



Walk Score

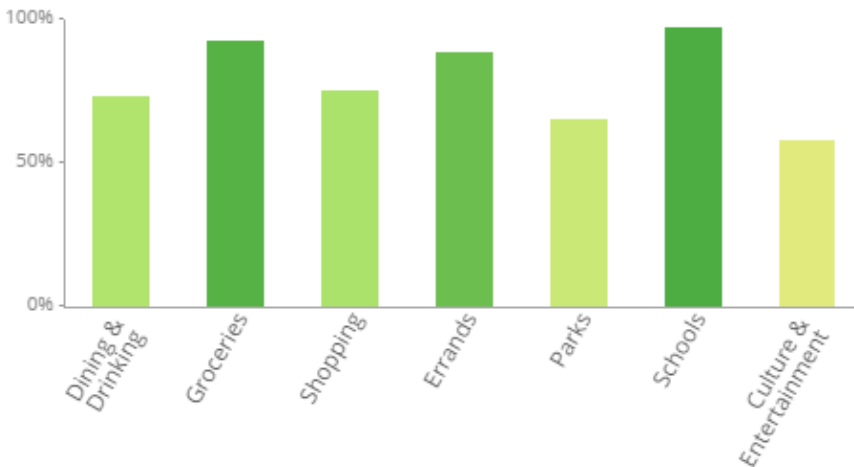
WalkScore.com is a website that provides walking, biking and transit scores using a patented methodology. The methodology is based on using an address's distance to amenities that a walker might want to reach. It factors in population density, block length, intersection density and perhaps other measurements to derive this score.

As seen in "Figure 14: Walk Scores for North College Hill", the scores for North College Hill indicate good walkability, bad transit access, and decent bike accessibility. The next table on "Figure 15: Walk Score: Walkable Destinations by Category" shows the categories of walkable destinations that Walk Score uses and how well North College Hill scored in each category. Having the school and the Galbraith Business District centrally located certainly helped the scores for NCH's walkability. North College Hill has better walkability scores than neighboring jurisdictions of Colerain Township, Springfield Township, Mt. Healthy, or the City of Cincinnati neighborhood of College Hill.

Figure 14: Walk Scores for North College Hill



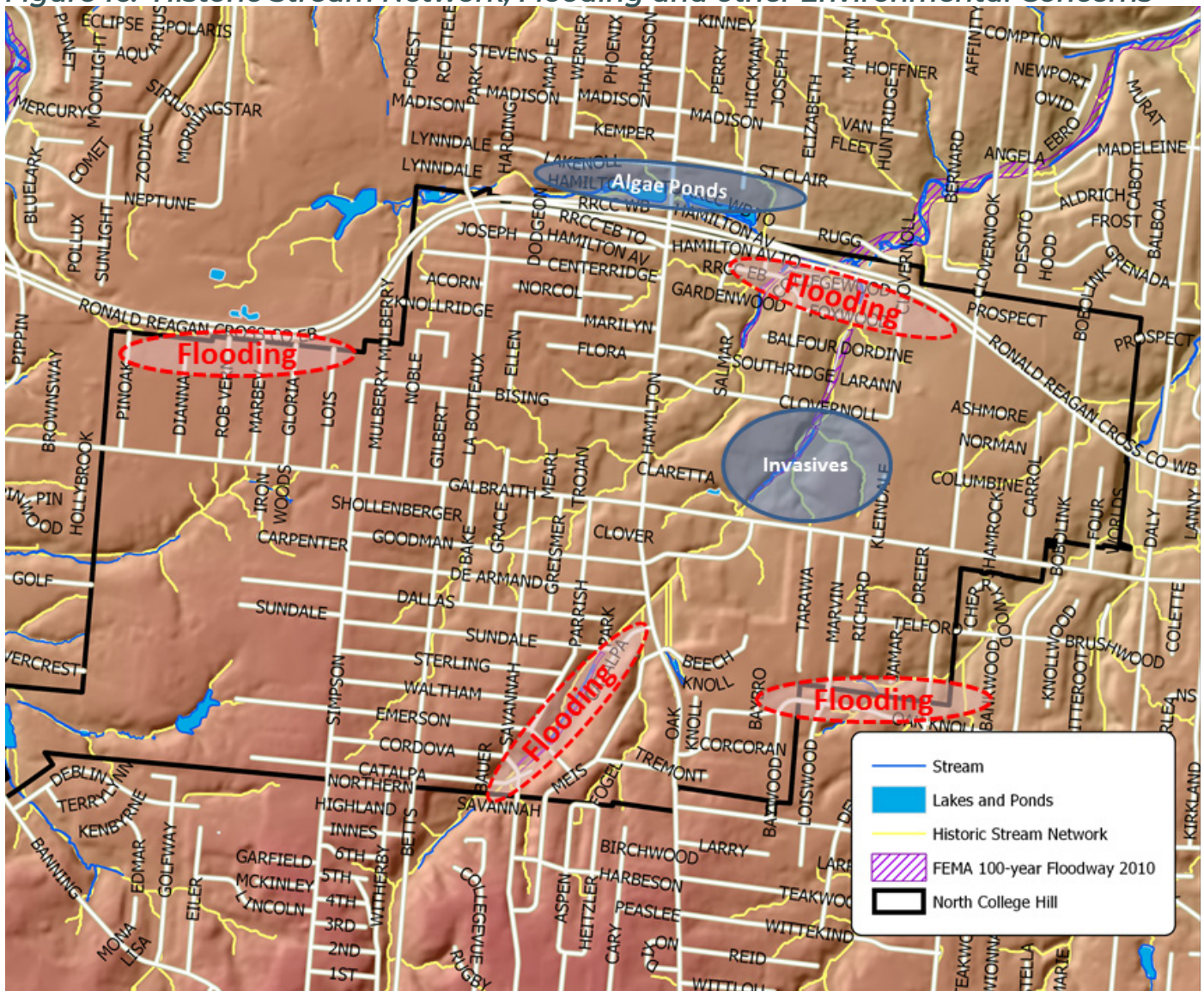
Figure 15: Walk Score: Walkable Destinations by Category



ENVIRONMENTAL CONCERNS

As North College Hill is mostly a built out community, there are some environmental concerns that go along with dense urban development such as, flooding, combined sewers, and air quality impacts.

Figure 16: Historic Stream Network, Flooding and other Environmental Concerns



PREVIOUS PLANS

Reviewing the previous plans for the City of North College Hill is a necessary step for understanding the direction and goals of past citizens and how leadership tried to achieve them.

List of Previous Studies and Plans:

- › North College Hill Comprehensive Plan 2008
- › City of North College Hill, Ohio - Business District Study (2006)
- › North College Hill Workforce Housing Plan 2012
- › North College Hill - We Thrive [date]

List of On-going Studies and Plans:

- › North College Hill Arts Task Force 2018-2019
- › North College Hill [HCP+D plan 2018-2019]
- › North College Hill [OKI Energy Plan 2019]

The plans

EXISTING ZONING

Zoning is the legal tool that regulates the development of private property. Zoning typically mirrors the policies of the Comprehensive Plan and works to implement the goals and objectives of the Plan. Zoning establishes permitted land uses and regulates site elements including: minimum lot sizes, building heights and setbacks, signage, and lot coverage. Other elements regulated include, but are not limited to: off-street parking, planned developments, non-conforming uses and conditional uses. A zoning code diagnostics memorandum is located in Appendix A which identifies the strengths and weaknesses of North College Hill's existing zoning code which was first adopted in 1969 and has been revised, in parts, at various times over the last thirty-eight years.

There are currently nine zoning districts in the North College Hill Zoning Code. They are:

- › R-1 One Family Residence District
- › R-2 One Family Residence District
- › R-3 One Family Residence District
- › CO-1 Planned Business District
- › CO-2 Planned Business District
- › C-1 Neighborhood Business District
- › C-2 Office District
- › C-3 Central Business District
- › C-4 General Business District

Of these nine zoning districts, seven are classified and listed on the Zoning Map (Figure 4). There is currently no land in the city zoned CO-2 Planned Business District or C-4 General Business District.

The majority of North College Hill is zoned R-2 One Family Residence which permits a relatively high density of single family detached dwelling units (approximately 5 dwelling units per acre) on individual lots in the city. The residential zoning districts, including the R-2 District, also permit two family dwellings, recreational uses, churches, day care and institutional type uses.

Business zoning, which permits both retail and office uses, is applied to major roadway corridors including Hamilton Avenue and West Galbraith Road. These districts provide for a wide variety of uses including, but not limited to: convenience stores, supermarkets, personal services, clinics, eating and drinking places, funeral homes, offices, banks, schools, hotels, gas stations, automotive repair, commercial recreation facilities, theaters and other types of entertainment facilities. North College Hill does not have an industrial zoning district available in the zoning code

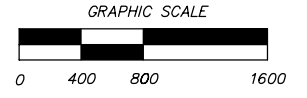
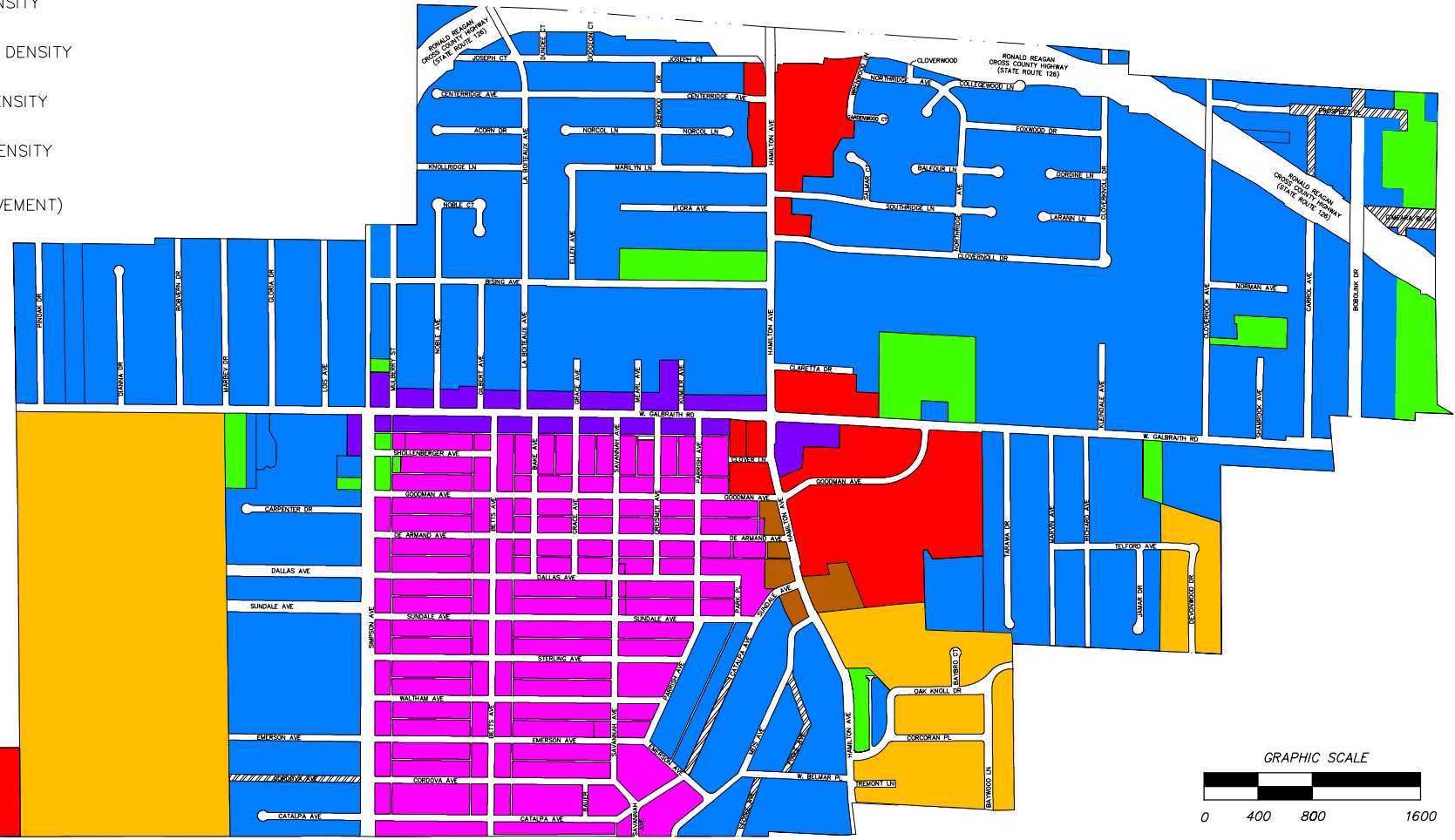
ZONING MAP

CITY OF NORTH COLLEGE HILL HAMILTON COUNTY OHIO

ORDINANCE NO.	TITLE	ADOPTED
3-2001	7100 BLOCK OF HAMILTON AVE.	2-5-01
5-2002	REZONE RESIDENTIAL DISTRICTS	2-19-02
10-2003	GALBRAITH & MULBERRY	7-7-03
3-2004	GALBRAITH & HAMILTON	2-2-04
2-2005	GALBRAITH & GOODMAN	2-7-05
5-2013?	R-TD	?

- B-3 COMMERCIAL BUSINESS DISTRICT
- B-2 GENERAL BUSINESS DISTRICT
- B-1 LOCAL BUSINESS DISTRICT
- R-LD RESIDENTIAL LOW DENSITY
- R-MD RESIDENTIAL MEDIUM DENSITY
- R-HD RESIDENTIAL HIGH DENSITY
- R-TD RESIDENTIAL TOWN DENSITY

PAPER STREET (NO PAVEMENT)








APPROVED BY NORTH COLLEGE HILL PLANNING COMMISSION MARCH 9, 1999
 APPROVED BY NORTH COLLEGE HILL CITY COUNCIL JUNE 7, 1999 ORDINANCE NO. 9-1999
 REVISED 12-03-2012.

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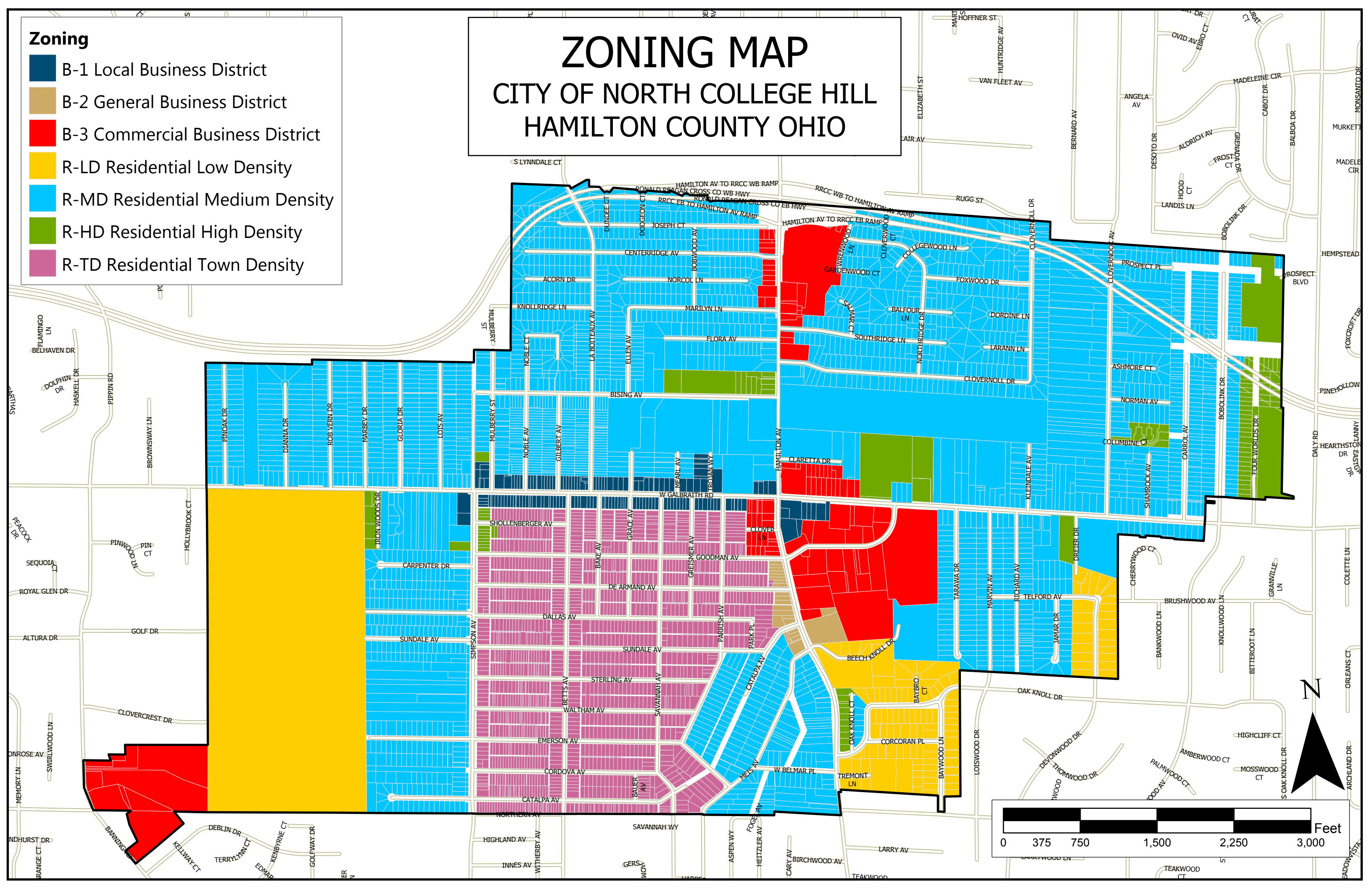
Zoning

-  B-1 Local Business District
-  B-2 General Business District
-  B-3 Commercial Business District
-  R-LD Residential Low Density
-  R-MD Residential Medium Density
-  R-HD Residential High Density
-  R-TD Residential Town Density

ZONING MAP

CITY OF NORTH COLLEGE HILL

HAMILTON COUNTY OHIO



PLANNING PROCESS

STEERING COMMITTEE

A steering committee was formed to help guide the planning process. They provided _____. This committee included these people:



WORLD TOWN PLANNING DAY 2018

The annual World Town Planning Day Event took place this year in the City of North College Hill at the Clovernook Center for the Blind and Visually Impaired. It started with presentations by professionals from Cincinnati City Planning, YARD & Company, and the Clovernook Center for the Blind and Visually Impaired to give the attendees some background information and planning inspiration. The attendees included students and professors from Miami University and the University of Cincinnati’s School of Planning. Through the course of the day, they explored “universal design” and transportation ideas for people with various disabilities. APA Cincinnati brought out professional planners from various jurisdictions in Ohio. Residents, council members, city administration and teachers from the North College Hill School District came out to participate in the event also.



STAKEHOLDER INTERVIEWS

Stakeholder interviews were conducted to get more in-depth information on the City and to ask about its future. The comments from these were summarized

[include summarized comments in appendix?]

COMMUNITY SURVEY

A community survey was conducted using the City's quarterly newsletter in Fall 2018. The questions asked were focused on asset based community development (seen below). Respondents were asked to submit the results back by email or they could be dropped off at the police station or civic center. There were approximately 15 responses to the survey. Most of the surveys were only partially complete.

Comments to Fall 2018 Newsletter Survey:

1. Does North College Hill have an exciting story to tell? What is that story about?
 - › the history of LaBoiteaux Cemetery
 - › the NCH Historical Society would know!
 - › how the fire department got started
 - › the history of the Clovernook Center for the Blind
 - › how streets got their names from the first builders
2. What is the "heart" of North College Hill? Is it a person, place, institution, business, other?
 - › it's residents, the overwhelming number of truly wonderful, kind hearted people
 - › If I had to pick a business, I would pick the North College Hill Bakery.
 - › I would define the heart as the main strip on Galbraith where the police station, schools, and restaurants are located.
 - › School System
 - › City Services.; The Small Businesses; NCH High School.
 - › Krimmers
3. What's going well in the City and how could it be better leveraged?
 - › Since the passage of the police levy, I think things are going so much better for our police dept. to help them be proactive and not reactive.
 - › I love the city during Christmas time its so beautiful
 - › The policeman an women are very respectful an courteous, very professional.
4. Is North College Hill different than surrounding neighborhoods? Why?
 - › From a socio-economic standard, I think that we are similar to surrounding neighborhoods. In terms of crime, history, people, I really don't know the facts since I have never lived in any the surrounding areas.
 - › Yes, more crime, lower incomes, thus lower school budgets. Older homes with no land to build new.

- › Yes. Our city has no sense of direction or purpose. No plan to grow and get better.
 - › No. Economic forces.
 - › Too many rental properties. Owners just want the money. Someone needs a plan to beautify the city.
5. Using existing community resources, what single thing would you do to make North College Hill better?
- › Have guest motivational speakers come to the school to try and get through to kids leading tough lives, who are making bad decisions because of poverty and challenges they face.
 - › Add plants and greenery on street corners all over the city.
 - › Lift the perception of the city so people will be more inclined to respect it.
 - › Improve housing. Seek homeowners.
 - › Bring in businesses.
 - › Form a volunteer group to help neighbors in need: plant flowers, cut grass, painting- for the elderly & poor. There are enough people in NCH that have money or resources to help. If an area looks more respectable, it might get treated with more respect
6. Could you volunteer a skill you have to make North College Hill better? What is it?
- › contributing to Block Watch and Next Door App.
 - › common home repair and maintenance.

PUBLIC “TOWN HALL” MEETING

[Filled in after the public meeting]

PLANNING ELEMENTS

Things we wanted to do in this planning process:

1. Update selective Comprehensive Plan elements:
 - A. Updated maps, demographic data, and other easily updated features of Comprehensive Plan.
 - B. Incorporate Planning Committee, Stakeholder Interview, and Public Hearing feedback to ammend the Plan.
 - C. Look at selected parts of Existing Zoning Code for Planning Committee identified issues.
2. Utilize Asset-based Community Development methodology as a means for planning and future implementation projects
3. Incorporate the findings of World Town Planning Day 2018
4. Create a Community Improvement Corporation (CIC) Strategic Plan and incorporate it into the larger Comprehensive Plan.
5. Prepare for a single “tactical urbanism” event in early 2018

This section presents the key recommendations that have been developed to address the major issues identified during the Comprehensive Plan visioning process. Since North College Hill has a number of areas that have different characteristics, and since these key recommendations must be implemented in a slightly different manner from one area to the next, the city has been divided into eighteen “Policy Areas”. Policy areas are parts of the city that exhibit similar characteristics or areas that are desired to exhibit similar characteristics in the future. In the “Plan Element” text that follows, each plan element is described and recommendations are presented for the specific policy areas that are relevant to each plan element. These recommendations are also presented in the “Policy Areas” contained in Table 6.

MAINTAIN AND ENHANCE EXISTING HOUSING STOCK

One goal contained in the city’s mission statement is to ensure that “neighborhoods will be attractive, well maintained and offer a variety of housing options for people in all life phases and income levels”. Increasing homeownership, creating strong neighborhood identities, and diversifying the city’s housing stock are three options that will aid North College Hill in creating a stable and attractive community.

This area has affordable and well maintained homes on tree-lined streets. The neighborhood was constructed in the mid-1940s, and houses are typically on small lots (.15 acre) with about 1,400 square feet and three bedrooms and one bath. There is a preponderance of brick and frame cape cod cottages with 1 or 1-1/2 stories. Streets are generally in good condition with the exception of Pin Oak Drive which is on the city’s list of streets to be repaired.

1. Increase Homeownership

Homeownership promotes family stability, creates positive environments for children, and contributes to success in the job

market.

2. Create Strong Neighborhood Identities

To increase identity and pride in existing neighborhoods the city should work with neighborhood leaders to develop brand names that reflect the unique character of their neighborhoods and then identify these brands on city marketing materials, maps, and signage. Encourage residential realtors to identify North College Hill neighborhoods by their specific name. This neighborhood “branding” would support other successful neighborhood projects already underway by the North College Hill

Diversify the City’s Housing Stock

To truly diversify the city’s housing stock there needs to be opportunities for different type of housing units, (single family homes, condominiums/townhouses and apartments). The housing stock should also offer various price ranges. Emphasis should also be placed on offering housing to accommodate different life phases including first-time home buyers, young professionals and empty-nesters. The zoning code may need to be revised to facilitate the development of a more diverse housing stock in specific areas of the city.

Two goals related to diversifying the housing stock were outlined by the Steering Committee:

1. North College Hill needs to attract and retain younger families. As previously noted, North College Hill’s population is aging and household size is decreasing meaning more people are living alone or in two person families. There needs to be an adequate pool of housing to allow young families to transition to a second tier home and stay within the city. Oftentimes these families are forced to move out of the city because they cannot find housing appropriate for a growing family.
2. The focus of Cincinnati Housing Partners, Inc. is to expand small bungalow-style housing by adding an

additional bedroom and bathroom. The 5.5 acre former Regency Nursing Home located on the east side of Hamilton Avenue south of West Galbraith Road is a potential location for a new residential development with homes in the \$250,000 range.

3. There is strong interest from North College Hill's growing senior population for "empty nester" housing such as condominiums and/or townhomes where they can still live independently but not be responsible for yard maintenance.
4. The NGT Plan presented the potential for building high end residential condominiums near the Clovernook Country Club that would be similar to the existing condominiums on Ironwoods Drive just east of the Country Club. In fact Clovernook Country Club General Manager Mike Meckes has indicated his members would provide a captive audience for such a development. This recommendation however, would require acquisition and demolition of existing homes which can be very costly. As such, this option should only be pursued after documenting market demand with local developers.

PLANNING EXPLORATION

This section includes some of the draft work and concepts that were used to generate discussion about the future of the City. Some of these concepts are highly unfeasible from a short-term 5-10 year approach but the City should be thinking long term (25+ years or more) and use that vision to guide current day descisions.

1. Street Enhancements in 5 Years
2. Pies Park and Civic Center Redevelopment to Modern Housing in 5-10 years
3. Goodman Business District in 25+ Years

GOODMAN BUSINESS DISTRICT IN 25+ YEARS

The Goodman Business District is a disjointed, unsafe to walk, commercial area ... Parking lots make up over 40% of the area while most of the parking in the area is unused.

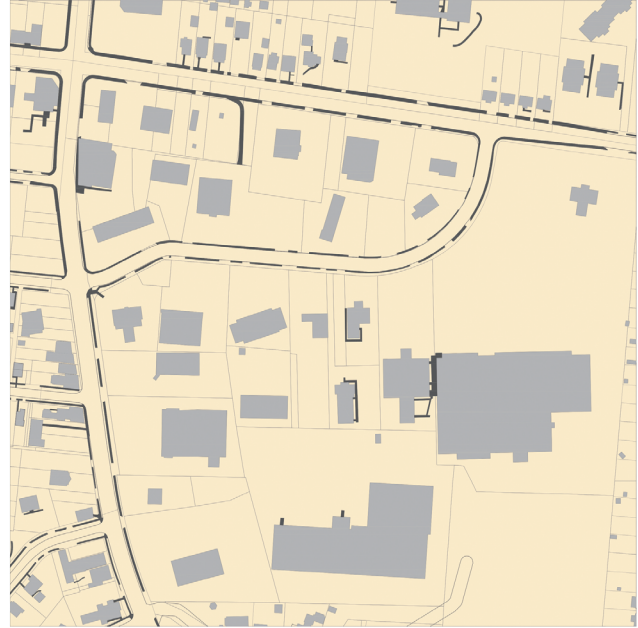
This conceptual development is massive redevelopment of the area. The concepts shown in this hypothetical long-term scenario are focused around a major urban district with a daylighted stream.

The daylighted stream would take the existing buried stormwater sewer, that was once a stream before initial urban development came along, and bring them to "light"...

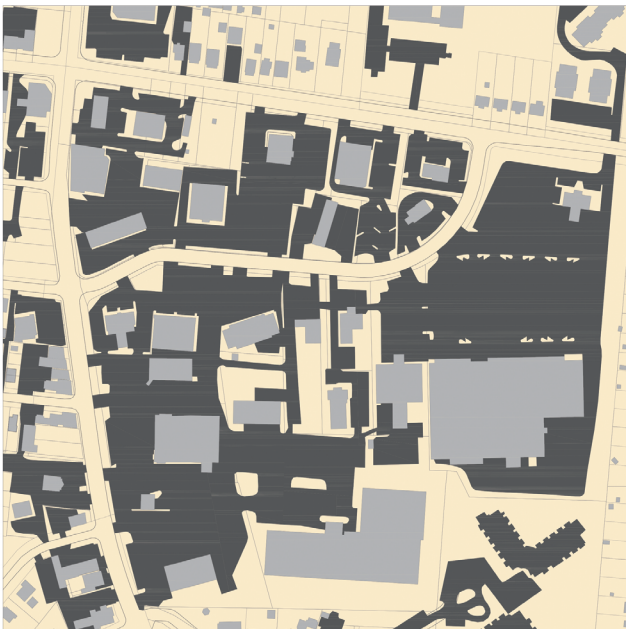
Site Analysis for City of North College Hill Planning Policy Area 12



Single building type and use
Building area: 10.54 acre (15.9%)



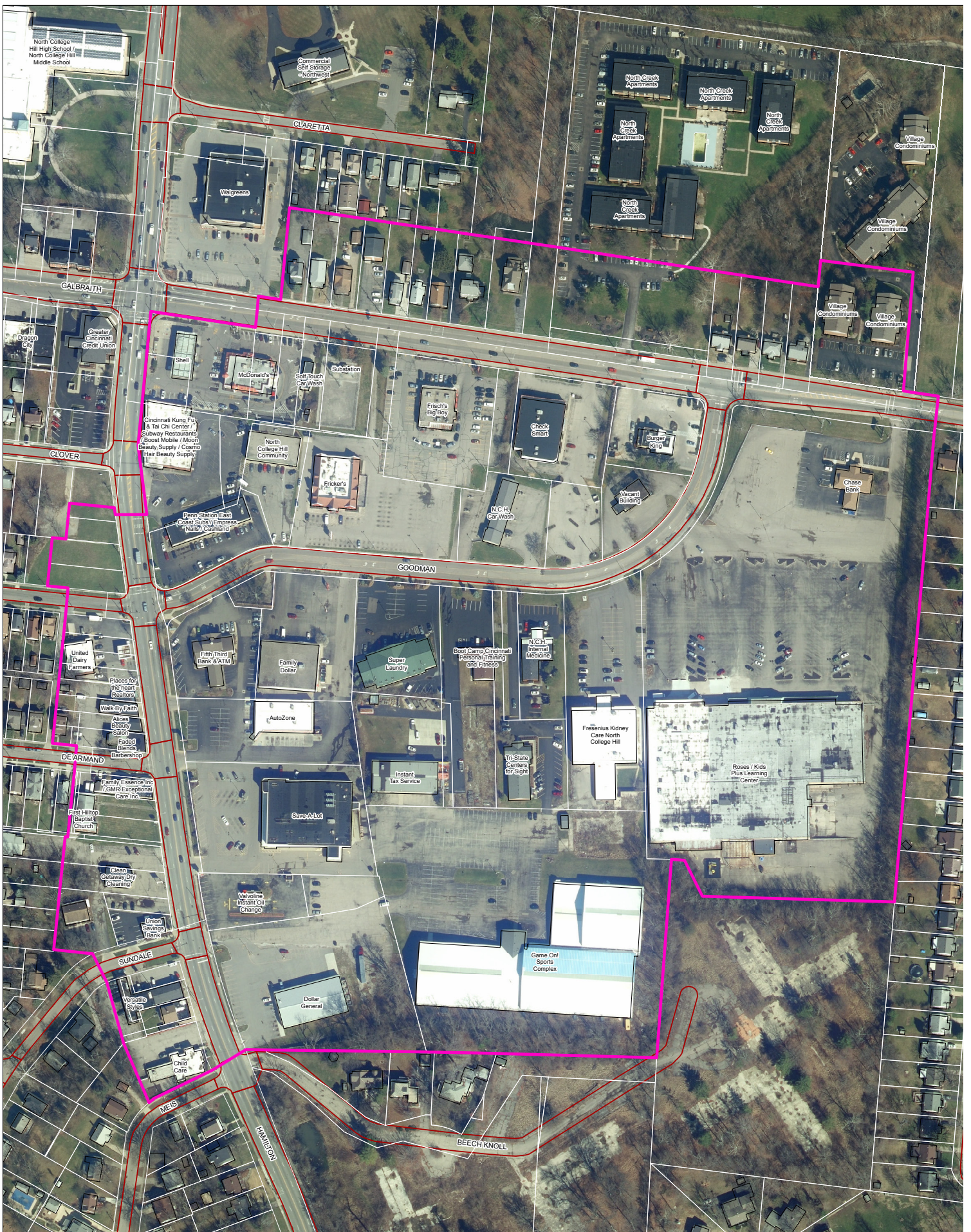
Lack of walkable block structure
Sidewalk area: 1.43 acre (2.1%)



Dispersed and exposed parking
Parking area: 27.01 acre (40.7%)



Lack of civic space
Civic space area: 0.83 acre (1.2%)



NORTH COLLEGE HILL DEVELOPMENT PROPOSAL PAHSING (SCENE B)



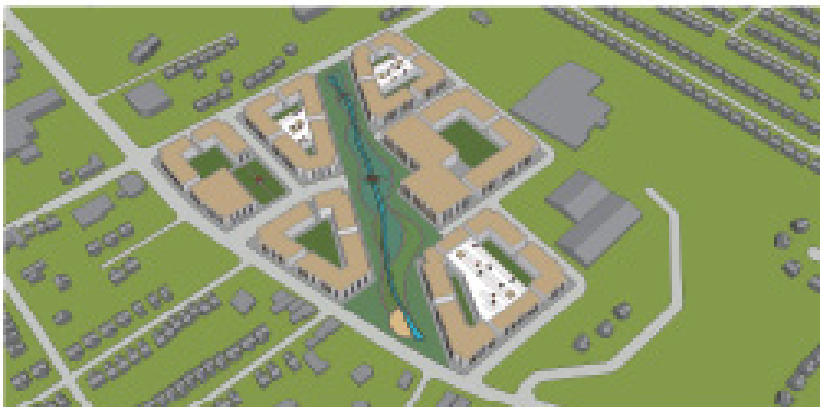
Existing Condition

Single building type and use
Lack of walkable block structure
Dispersed and exposed parking
Lack of civic space



Phase 1

Turn down existing buildings
Highlight the creek
Create landscape



Phase 2

Turn down existing buildings
New road design
Mixed use development
Open space creation

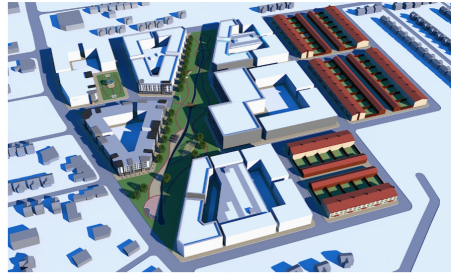


Phase 3

Turn down existing buildings
New roads design
Live-work townhouse development

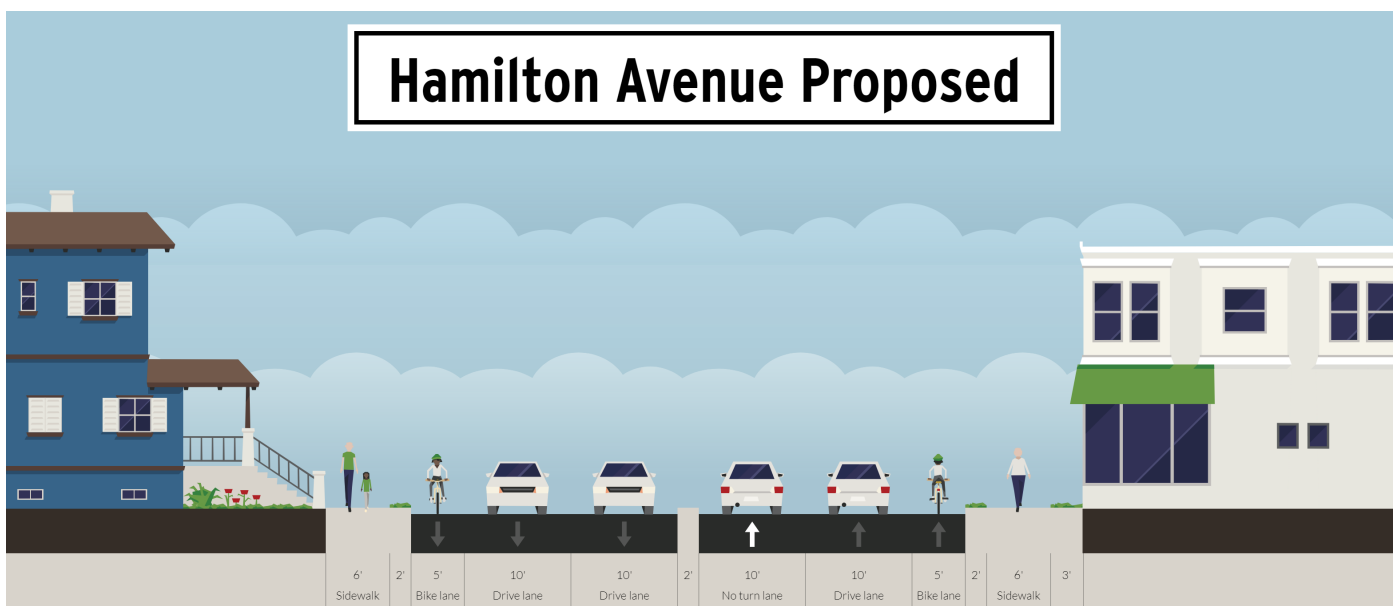
Site Plan for City of North College Hill Planning Policy Area 12



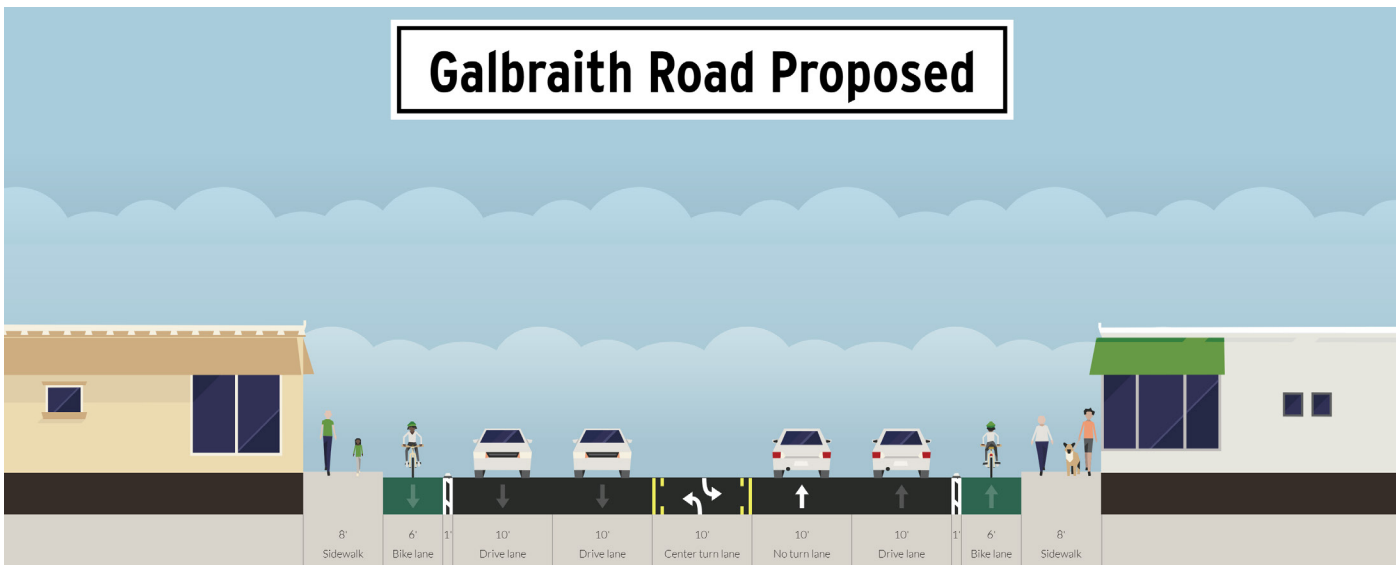
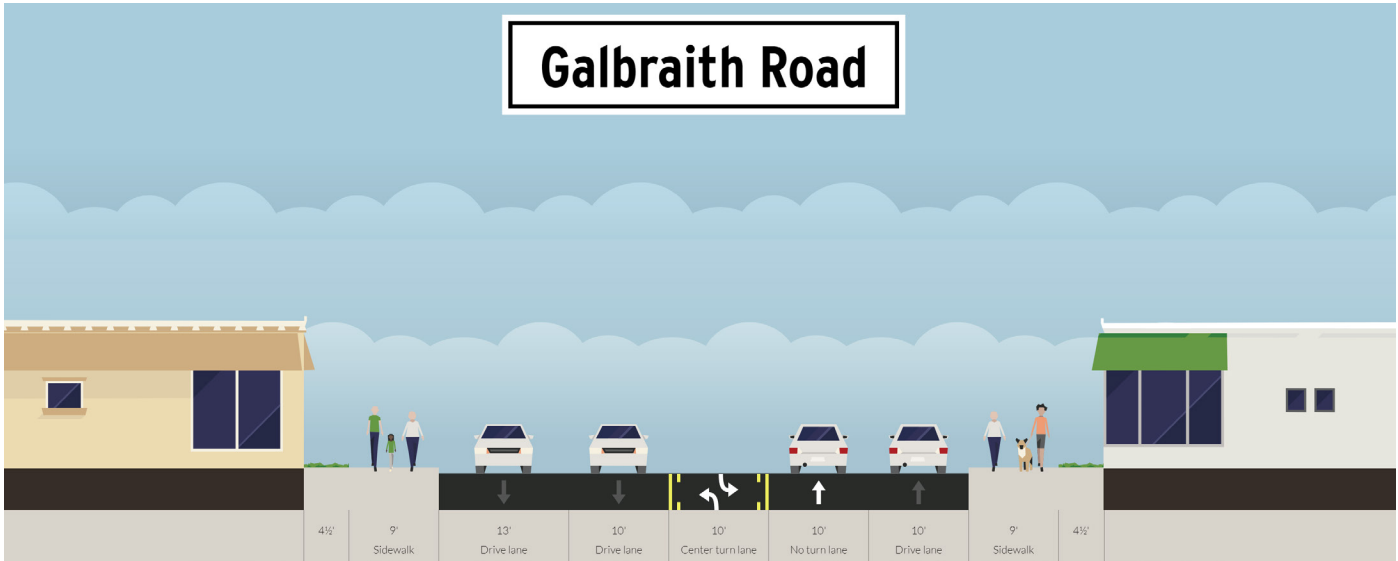


RIGHT-OF-WAY EXPLORATION

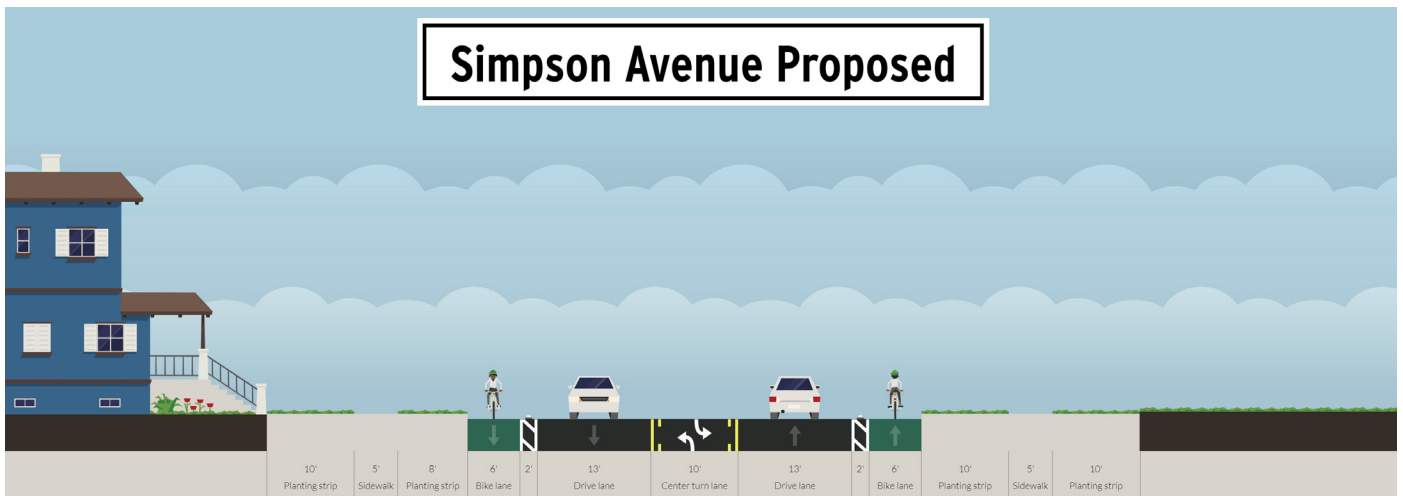
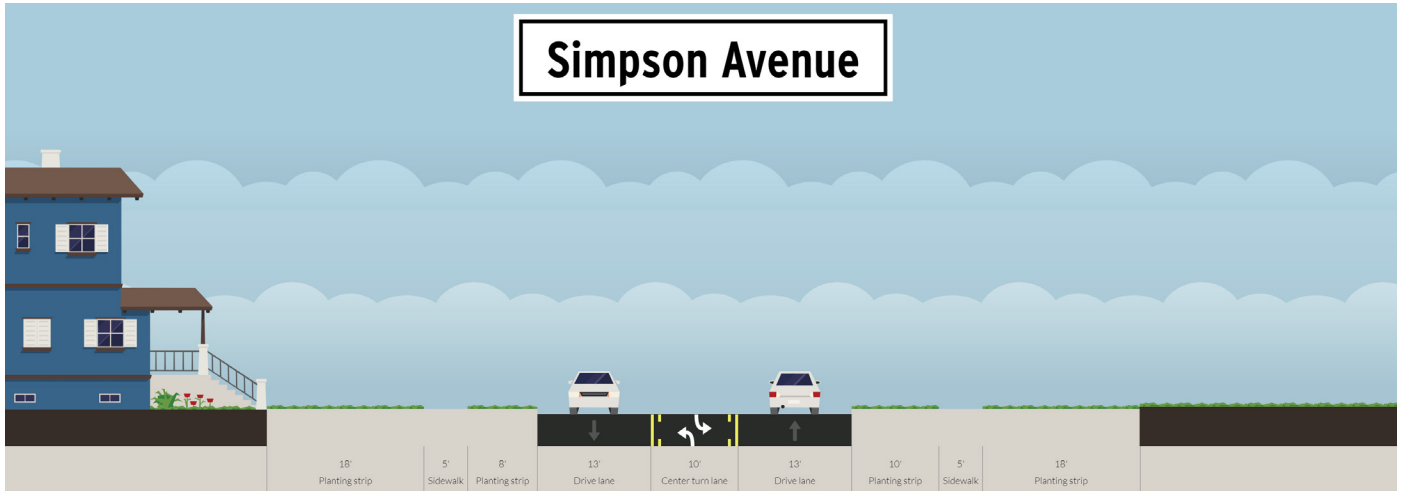
Hamilton Avenue has 70 feet of right of way where the sectional was taken, located just below the Goodman intersection. The wider streets and the large buffers on the side of the roadway create the opportunity to shift the sidewalks and create a bike lane to connect college hill to North College Hill in multiple means of transit.



Galbraith Road has 60 feet of right of way with the sidewalk on the southern side being outside of it. Due to that, there is a limited amount of space to manipulated, but the lanes of Galbraith are wide. There would be possibility to create bike lanes to create connectivity if the lanes were condensed and the sidewalk to the north was decreased in width.



Simpson Avenue has 100 feet of right of way with wider lanes and a large buffer of grass on either side. This sectional was taken just south of where Goodman and Simpson meet. It would be possible to move the sidewalk into the buffer and create bike lanes to promote connectivity with other jurisdictions.



PIES PARK AND CIVIC CENTER REDEVELOPMENT CONCEPT

Under this hypothetical concept the Pies Park and existing Civic Center properties are fully redeveloped into a new housing development with modern amenities. The Civic Center would use the

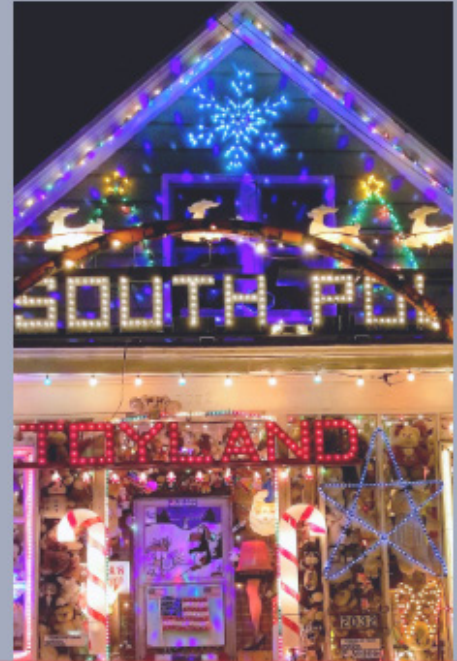
proceeds from this development and the increased future tax revenues (through tax increment financing) to build a modern Civic Center at another location. The new development would provide more

modern housing that would attract younger families that in turn would attract new retailers to the neighborhood.



COMMUNITY RESPONSE TO CONCEPTUAL/VISIONARY ELEMENTS

[Filled in after public hearing]



ZAPF'S CHRISTMAS DISPLAY



The Zapf's Christmas Display is a unique and exciting fixture of North College Hill. The Zapf family has been putting together this captivating display for ____ years. The holiday spirit may have inspired several others on Galbraith to create amazing holiday displays of their own. Perhaps the growing number of amazing over-the-top holiday displays along Galbraith are iconic North College Hill traditions!

RECOMMENDATIONS

This section contains recommendations for the City's future from the planning process - based on community and City leadership's guidance.

GOALS:

Improve the housing stock, find opportunities for new infill development, tear down dilapidated buildings as necessary,