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# West College Hill

Renewal Plan 2019

**Draft**

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# ACKNOWLEDGEMENTS

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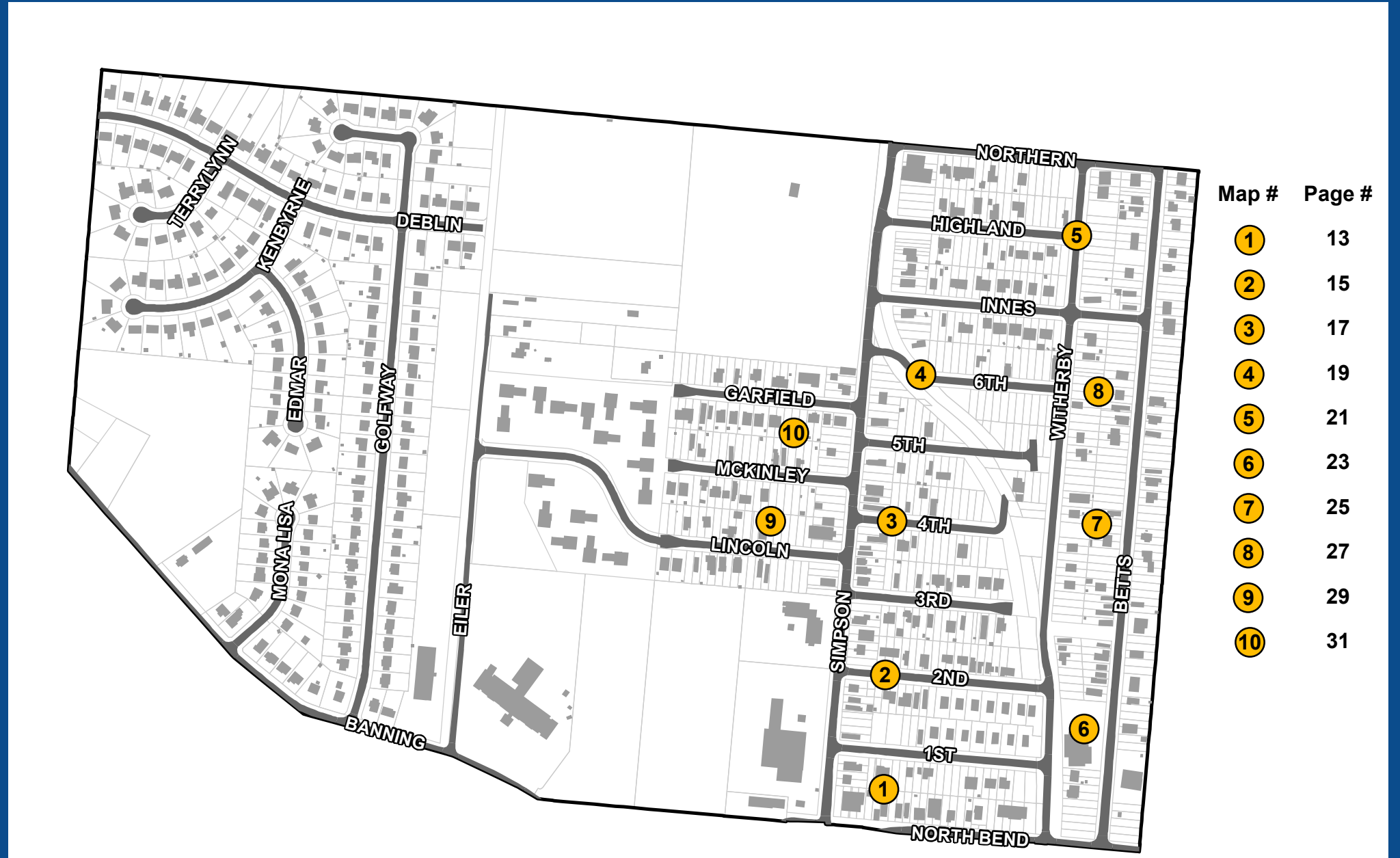
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# BACKGROUND



## History of West College Hill

The West College Hill (WCH) Community, founded in 1902, is a historically African-American neighborhood within Springfield Township located southwest of North College Hill. It is detached from the rest of the Township and surrounded by the City of Cincinnati's College Hill neighborhood and the City of North College Hill. The average income was lower than surrounding areas and many dwelling units were of poorer quality. Most of the area was platted into 25' x100' lots and some lots are irregular shapes. The street system over the years followed the grid of the City of North College Hill even though the topography was different in West College Hill.

## WCH Civic Association (WCHCA)

The West College Hill Civic Association (WCHCA), an initiative of the residents, formed in 1949 to improve the neighborhood. The WCHCA became the liaison for the WCH with public officials and had a vital role in the Board of County Commissioners (BoCC) application to the Department of Housing and Urban Development for the Concentrated Code Enforcement Program that began in the late 1960's and early 1970's. The program provided loans and grants for rehabilitation of homes and slum and blight removal. County funds paid for street improvements and new curbs, gutters and sidewalks. About 105 homes were rehabbed and 47 dilapidated structures were removed.

## WCH Neighborhood Services (WCHNS)

West College Hill Neighborhood Services is a non-profit agency that serves the material and social needs of residents of West College Hill and the surrounding communities. It was started in 1974 and began receiving CDBG funds in the 1970s for operating support. The County owned the building until it was conveyed to WCHNS in 1987.

WCHNS currently relies on the Council on Aging and Hamilton County CDBG funds as their only sources of funding. The center is of the utmost importance to the community and hosts senior programs, youth activities and other community involvement. WCHNS also serves as a food pantry for the community, provides free tax services, and was an important contributor to Habitat for Humanity's West College Hill Rock the Block in October 2018.

## WCH Community Development Plan (1977)

The West College Hill Community Development Plan was authorized in 1977 under the Community Development Block Grant (CDBG) Program for West College Hill of which \$742,000 was expected to be funded for capital projects. This plan followed the report of 1971 that created the Code Enforcement Program and efforts of the BoCC to designate WCH a "County Renewal Area" and develop a renewal strategy. The plan focused on 5 areas; housing, health and safety, social services, recreation, and economic development. The plan found that housing in WCH was deteriorating, low in value, and lacked diversity. The Regional Planning Commission was asked to make recommendations for the renewal strategy in each category. At this time, recommendations included: demolishing dilapidated structures and purchasing vacant properties to make way for future housing, using the Steele Elementary School as senior housing, doing an analysis on social services and the overall need in the community, creating recreation space, and concentrating retail uses in a central location on a major roadway.

It is cited in the plan that previous plans had limited success because of lack of experience, insufficient funds, and loosely integrated controls and regulations. Similarly, this plan also lacked proper implementation to bring the vision to fruition.

# ABOUT

## **Springfield Township Comprehensive Neighborhood Master Plan - Golfway/West College Hill (2016)**

The master planning process gathered residents' input into specific neighborhood strategies developed the overall focus of the document. The Golfway/West College Hill neighborhood was broken down into the following categories; Geographic Area, Current Land Use and Zoning, Issues, Opportunities, & Assets, and Development Strategies.

The issues found in the Master Plan reflected the issues of the 1971 report and 1977 Community Development Plan highlighting dilapidated homes and the lack of maintenance and private investment of property owners and impact the closing of Mt. Airy Hospital will have on the community. The hospital closing was expected to impact existing service establishments in the retail corridor and the loss of other benefits that come with proximity to a large employment center.

Opportunities identified included collaborating with the City of Cincinnati to redevelop the former hospital site, properties with potential for light industrial development and the senior housing development.

Assets identified included Crutchfield Park, senior housing, and the Neighborhood Community/Senior Center which resulted from the previous recommendations in the 1971 and 1977 Report and Plan for West College Hill.

Development strategies included exploring additional senior housing opportunities, planning for redevelopment opportunities, and promoting neighborhood investment. The first two will require modifying land use and zoning to allow for new senior housing and potential redevelopment in

commercial and residential areas that would be compatible with the neighborhood. The last focuses on a consistent goal called out throughout previous plans for the enforcement of zoning and property maintenance codes.

Promoting neighborhood investment highlights the need to explore feasibility in offering incentives for redevelopment or improvement activities, marketing campaigns to showcase the positive characteristics of the neighborhood and developing a detailed plan of cooperation with Habitat for Humanity to provide new housing within West College Hill.

## **Hamilton County Planning + Development (HCP+D) Mini-grants (2018)**

Planning mini-grants are funded by (CDBG) administrative funds. The grants can be used for planning activities like market studies, community visioning, strategic planning and targeted redevelopment plans.

Springfield Township submitted a letter of interest for a mini-grant in collaboration with Habitat for Humanity, the Port, and the Community Development Division of HCP+D to develop a West College Hill Community Renewal Plan. The intent was to hire an engineer or planner to draft a plan to identify properties in West College Hill for rehabilitation, demolition, acquisition, re-plating, determine site improvements to reconnect the grid system and determine the funds needed to complete the mentioned tasks.

The letter of intent cites the Master Plan, which identified the need for more detailed planning in the Development Strategies section of the Golfway/West College Hill Area.



## ABOUT (CONT.)



### West College Hill Community Renewal Plan

Hamilton County Planning + Development (Community Planning and Community Development Divisions), Springfield Township, the Port, and Habitat for Humanity have worked collaboratively to create this plan to guide renewal efforts in West College Hill as intended in the request for a mini grant. The West College Hill Community Renewal Plan identifies where in West College Hill resources should go to demolish, re-plot, and acquire properties and where roads should be extended and improved or other site improvements should be made.

The Plan includes examining each street in West College Hill and recommending specific action steps to tackle the historic issues in West College Hill with a more strategic effort. The Township actively manages code enforcement, which previously took place in spurts as mentioned in past planning efforts. This plan also builds on previous efforts to build infill housing, improve existing homes and emphasize other needs based on community input.



### Funding

In addition to collaboration to ensure the proper resources and tools are used for necessary improvements in West College Hill, one of the largest pieces to the puzzle is funding. West College Hill has various funders bringing new single-family homes to the community as well as ensuring the more individual needs of residents are met through West College Hill Neighborhood Services.

The Community Development Division of Hamilton County Planning + Development has provided funding to support the construction of 13 new homes to be built by Habitat for Humanity, operational support of West College Hill Neighborhood Services, a new basketball court in Crutchfield Park, rehab of 14 single-family homes on 1st and 2nd Avenues for West College Hill Station, and demolition of one structure on 6th Avenue to make way for new construction single family homes.

Additional support for the implementation of this plan comes from Habitat for Humanity's matching funds from donors for homes currently under construction in West College Hill.

Other investors in the community include the Council of Aging, which provides funding to help support the senior services which West College Hill Neighborhood Services offers. The Port has been active in the area through its Land Bank which has provided funding for demolition of dilapidated single family homes and apartment buildings. This along with additional CDBG funding for demolitions have helped remove blight and making way for new development.

# A PLAN FOR TODAY

Today, opportunities continue to exist to enhance the West College Hill Community through an integrated approach to effectively plan and implement improvements. The goals of this planning effort are to increase property values, improve safety and eliminate blight - creating a sense of place and renewed pride in the community.

Several entities have come together to create this integrated approach to community enhancement:

- The Port Authority is bringing its Land Bank powers to the project to help acquire tax delinquent properties so that they can be put to better use.
- Springfield Township is actively enforcing code compliance and identifying funding that can be used for demolition and acquisition.
- Hamilton County is providing funding for new construction of single family homes, support, and technical assistance for implementation of the planning efforts.
- Habitat for Humanity is actively constructing and planning for additional construction of single family homes.

The West College Hill Renewal Plan includes the identification of potentially 78 new single family homes, 5 potential Lot-to-Yards (splitting a lot and separating it to increase the yard if adjacent property), street improvements, and stormwater management improvement proposals.

Street improvements include the straightening of Simpson Avenue to improve pedestrian and vehicular safety as the crosswalk is currently at the bend. A proposed hammerhead cul-de-sac will support new development on the end of 5th Avenue, allowing emergency vehicles to turn around as needed. Correcting the irregular parcels impacted by the railroad right-of-way and re-drawing them for new

development is an additional improvement to the street that will further the goals in West College Hill.

The Plan identifies specific locations of stormwater improvements. A detention basin is proposed on Witherby Avenue north of 5th Avenue to manage additional runoff from new houses and driveways. Also, on Witherby Avenue, south of 5th Avenue, a vacant 25' lot would allow for extra stormwater management. Stormwater pipes under 4th Avenue may present difficulty for any new development near Witherby Avenue. A large, aging stormwater pipe midblock between Witherby Avenue and Betts Avenue should be studied to determine how it may impact future development.



# PROCESS



## OPEN HOUSE

On February 25th, 2019 Hamilton County Planning + Development held a public open house at the West College Hill Neighborhood Services building for all residents and stakeholders to attend. Springfield Township Trustees, represented by Trustee Gwen McFarlin, Director of Administrative Services Kathleen Kenned introduced the meeting.

The open house style meeting provided information on why this plan is being created and how it will impact West College Hill. Hamilton County Planning + Development staff from the Community Planning and Community Development Divisions were on hand to answer questions and walk people through the draft document and process. Resident and stakeholder feedback was collected to help create a successful plan that meets the needs of the neighborhood now and into the future.

## OPEN HOUSE RESULTS

Residents expressed interest in learning more about the process of getting lots from the Port. There was also interest on how to access the residential market information from MLS, which brought the challenge of internet access to the surface. Community leaders plan on getting a computer or laptop that the community can use for research and to access this information at West College Hill Neighborhood Services. Individual inquiries and questions made to staff were addressed by staff from map changes to one page documents on how to search available properties in Hamilton County to a document on how the Lot to Yard Program through the Port works. The map changes have been made and the documents will be delivered to the senior center.



## OPEN HOUSE ATTENDEES

There were 33 residents in attendance for the public open house meeting as well as staff from West College Hill Neighborhood Services. Springfield Township Trustee, Gwen McFarlin opened the meeting. Administration from Springfield Township, and staff from Hamilton County Planning + Development facilitated the meeting answering questions, taking notes on the maps and gathering information to add to this plan. A representative for Habitat for Humanity also attended the meeting to answer questions related to their work in West College Hill as well as the process they follow.



# RESEARCH

## Implementation

Springfield Township is working with the Hamilton County Engineer's Office, Hamilton County Planning + Development and the Port to implement this plan. Three areas where these efforts are ongoing are zoning, infrastructure and property acquisition.

## Zoning - Overlay District

Springfield Township is working with Hamilton County Planning + Development to create a zoning overlay district that will allow the historically platted lots in West College Hill to be developed without necessitating a variance process. The typically 25-foot by 100-foot lots found in the Steele subdivision do not accommodate the footprint of a modern home and driveway. They also do not meet the requirements of the current zoning regulations. In many cases this plan calls for the assembly of these lots into 50-foot by 100-foot lots or in some unique cases 32.5-foot by 100-foot lots. Springfield Township will continue to work with Hamilton County Planning + Development to create the exact language and standards for this overlay district.

## Infrastructure

Springfield Township is working with the Hamilton County Engineer's Office and Hamilton County Planning + Development's Stormwater Division to implement the infrastructure improvements outlined by this plan. The Township Public Works Director has received approval from the County Engineer to use a non-standard "hammerhead" turnaround for the expansion of 5th Avenue when the former railroad right of way is transferred to the Township. This hammerhead design is similar to the existing turnarounds on 3rd, 4th, and 5th Avenues.

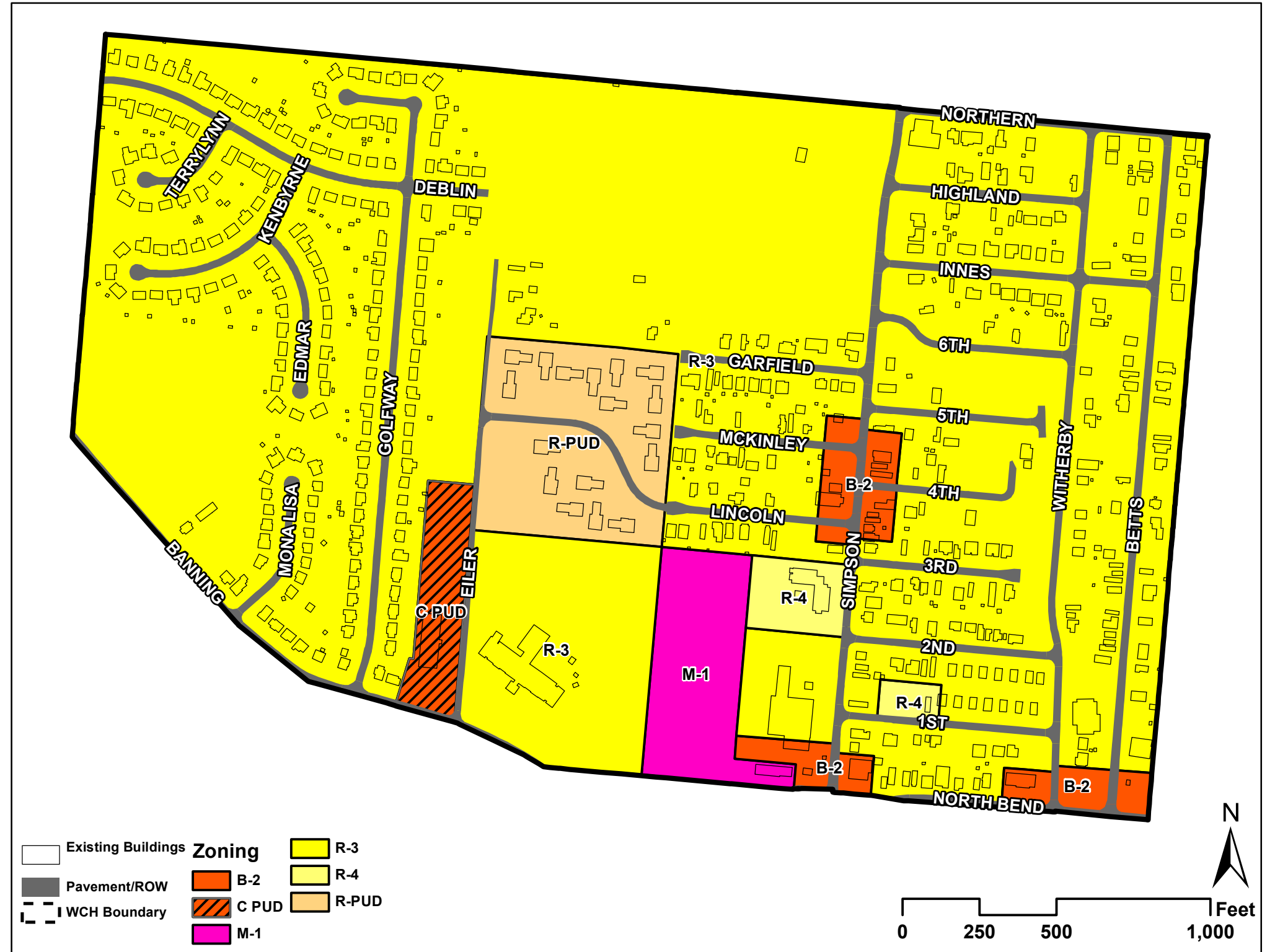
The Township is also coordinating with Hamilton County Planning + Development's Stormwater Division to ensure that new stormwater infrastructure complements existing infrastructure. The Township is using the property acquisition process to target parcels that should be reserved for green infrastructure or stormwater management due to topographical considerations or existing pipes.

## Property

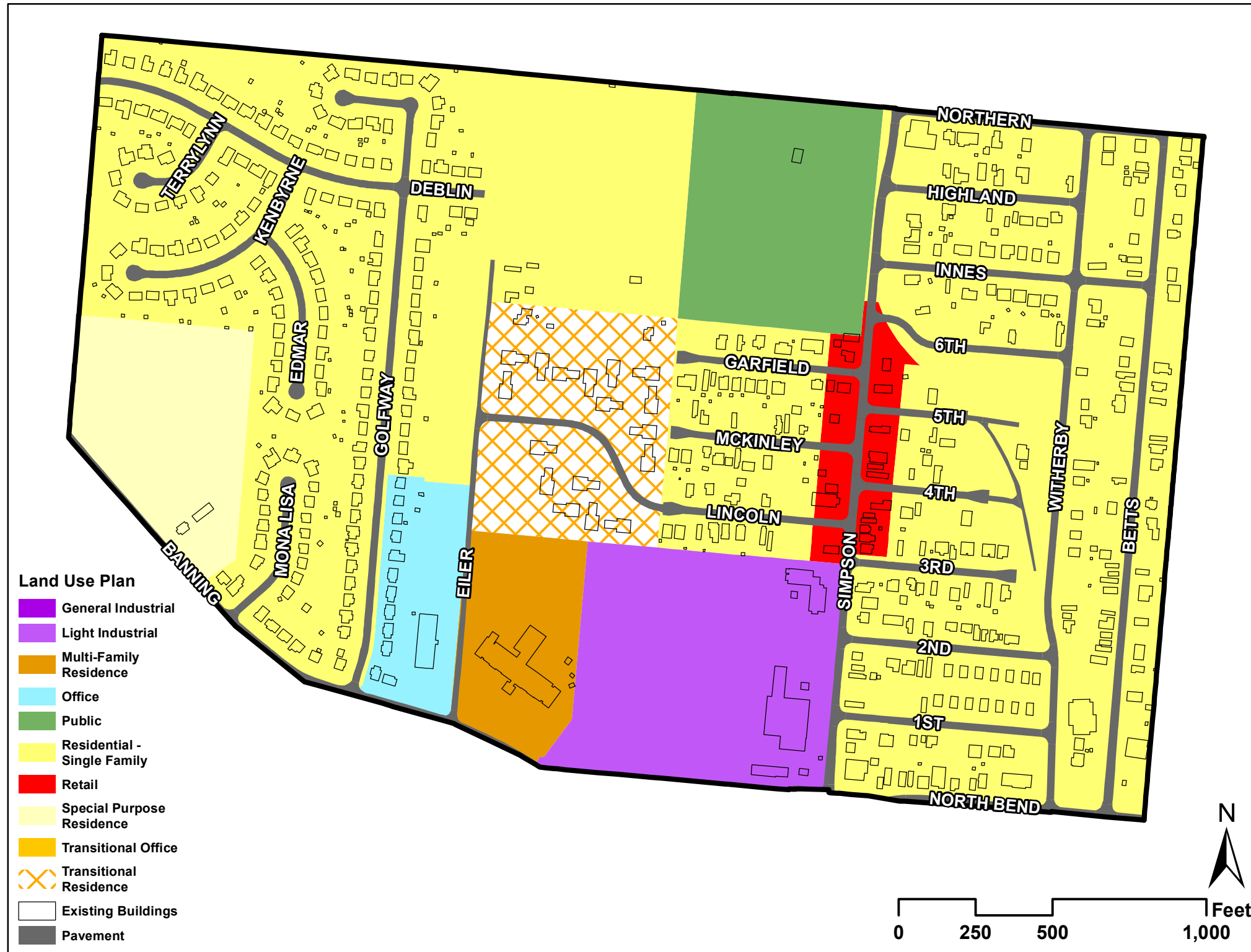
Much of this plan's impact is based on the acquisition of tax delinquent lots and the transfer of the former rail right-of-way owned by Hamilton County to the Township. These properties will allow for the creation of new buildable lots for the construction of new houses and the installation of the required road and stormwater infrastructure that is needed for this development. The Hamilton County Engineer's Office is shepherding the process of transferring the former railroad right-of-way to the Township. The Port is the lead entity in charge of identifying tax delinquent parcels, acquiring them and clearing their titles so that they can be put towards improving West College Hill.



# SPRINGFIELD TOWNSHIP ZONING IN WEST COLLEGE HILL



# LAND USE IN WEST COLLEGE HILL



# NORTH BEND ROAD & 1ST AVENUE

## SIMPSON AVENUE TO WITHERBY AVENUE



Example 1: 1st Avenue



Example 2: 1st Avenue



Example 3: 1st Avenue

1st Avenue is a well-maintained block group with a privately owned and maintained co-op. The pavement and street access are well-kept. Connections to Witherby and Simpson Avenues make 1st Avenue an easily traversable portion of the neighborhood.

The road and blocks contain no existing issues for building new housing. The sewer mains follow the sidewalk pavements around both blocks. The sewer laterals are aligned to the roadway and pose no issue to any attempts to construct more housing. No stormwater drains cross this roadway and therefore create no obstacles for existing or future construction.

The majority of the existing housing on 1st Avenue is in fair condition. There are few vacant houses and a few houses with unkempt yards. This plan does not have any major recommendations for 1st Avenue.

## PROPOSED CHANGES

North Bend Road & 1st Avenue, Simpson Avenue, to Witherby Avenue Proposed Changes

Merge abutting same ownership parcels into one or multiple 50' parcels to reflect Springfield Township's residential zoning requirements.

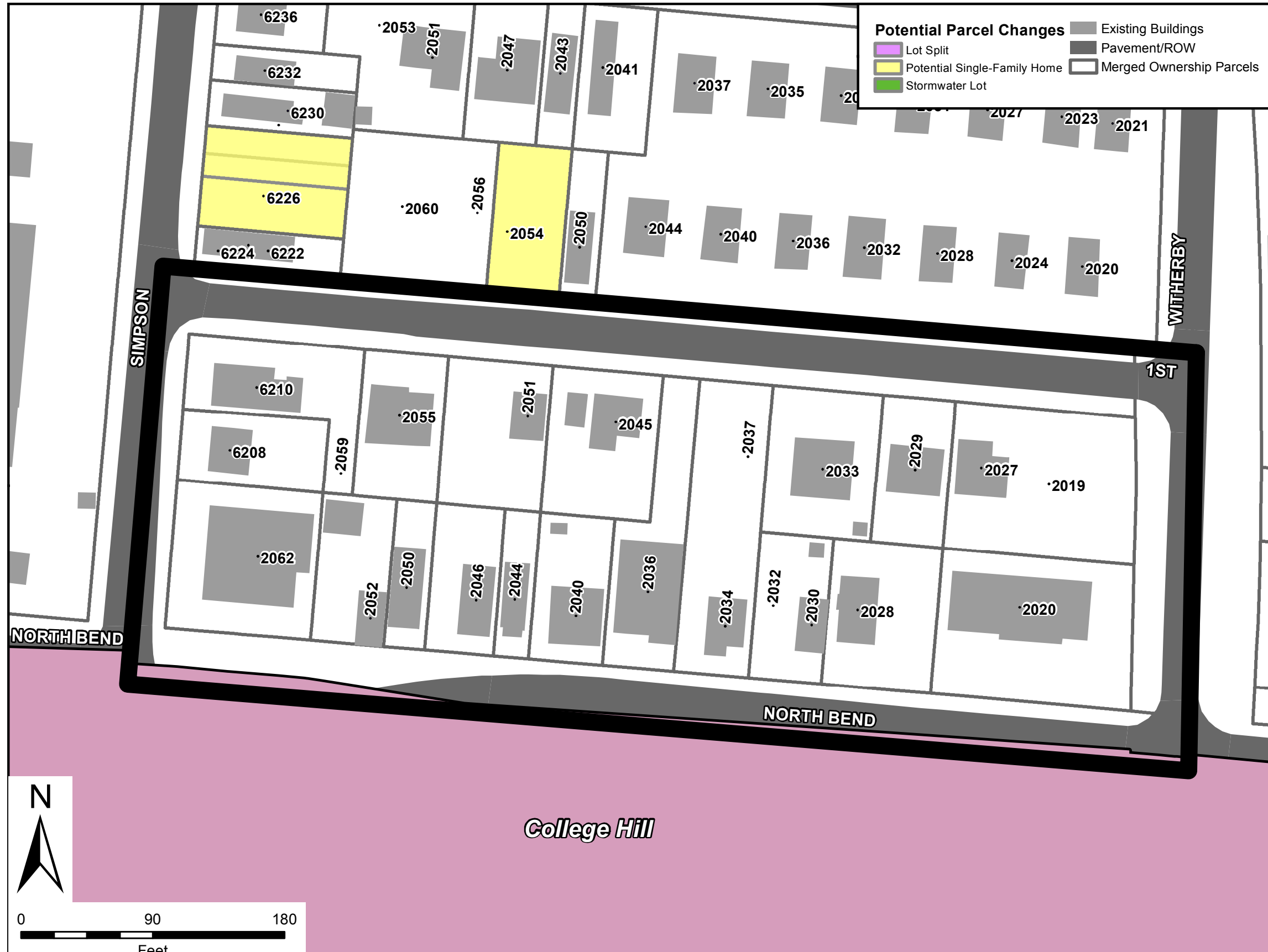
Consolidate 25' lots into 50' lots along 1st Ave for proposed single-family housing.

Consolidate 25' lots into 50' lots along Simpson Ave for proposed single-family housing.

No needed improvements to storm water infrastructure.

# MAP 1: NORTH BEND ROAD & 1ST AVENUE

SIMPSON AVENUE TO WITHERBY AVENUE





**Example 1: 2nd Avenue**



**Example 2: 1st Avenue**



**Example 3: Witherby Avenue**

## 1ST AVENUE TO 3RD AVENUE SIMPSON AVENUE TO WITHERBY AVENUE

This area is made up of two blocks oriented east-west. The existing primary land use for the blocks is single family. There are a few two family homes as well as Institutional land uses along Simpson Avenue. On the eastern end, there is a publicly owned section originally part of a railway that ran through the area. The majority of the lots are single family and occupied.

The roads and sidewalks are maintained and the existing buildings or piping pose no problems for construction of new buildings if any were to be built. The existing houses are by the majority in good repair, with few vacant or dilapidated homes.

Pipes run along the street for the majority of this block group. One section of the southern block has a stormwater pipe that cuts into the land and off the road between several parcels and back out onto the roadway near Witherby Avenue. The grid of this block is fairly connected. Both 1st and 2nd Avenues connect with Simpson Avenue and Witherby Avenue, while 3rd Avenue only connects with Simpson Avenue to the east. The slope at the end of 3rd Avenue is steep and significant grading and dirt filling would be required to make any new connection safe for cars. A walkway or set of stairs to formally connect the streets would be more plausible.

## PROPOSED CHANGES

### 1st Avenue to 3rd Avenue, Simpson Avenue to Witherby Avenue Proposed Changes

There are 4 existing 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 2 new single-family homes.

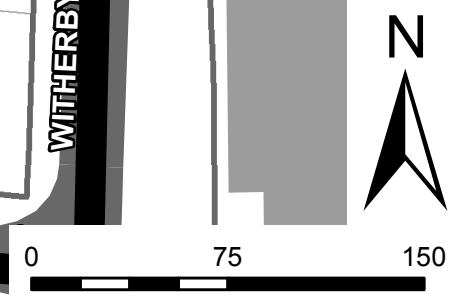
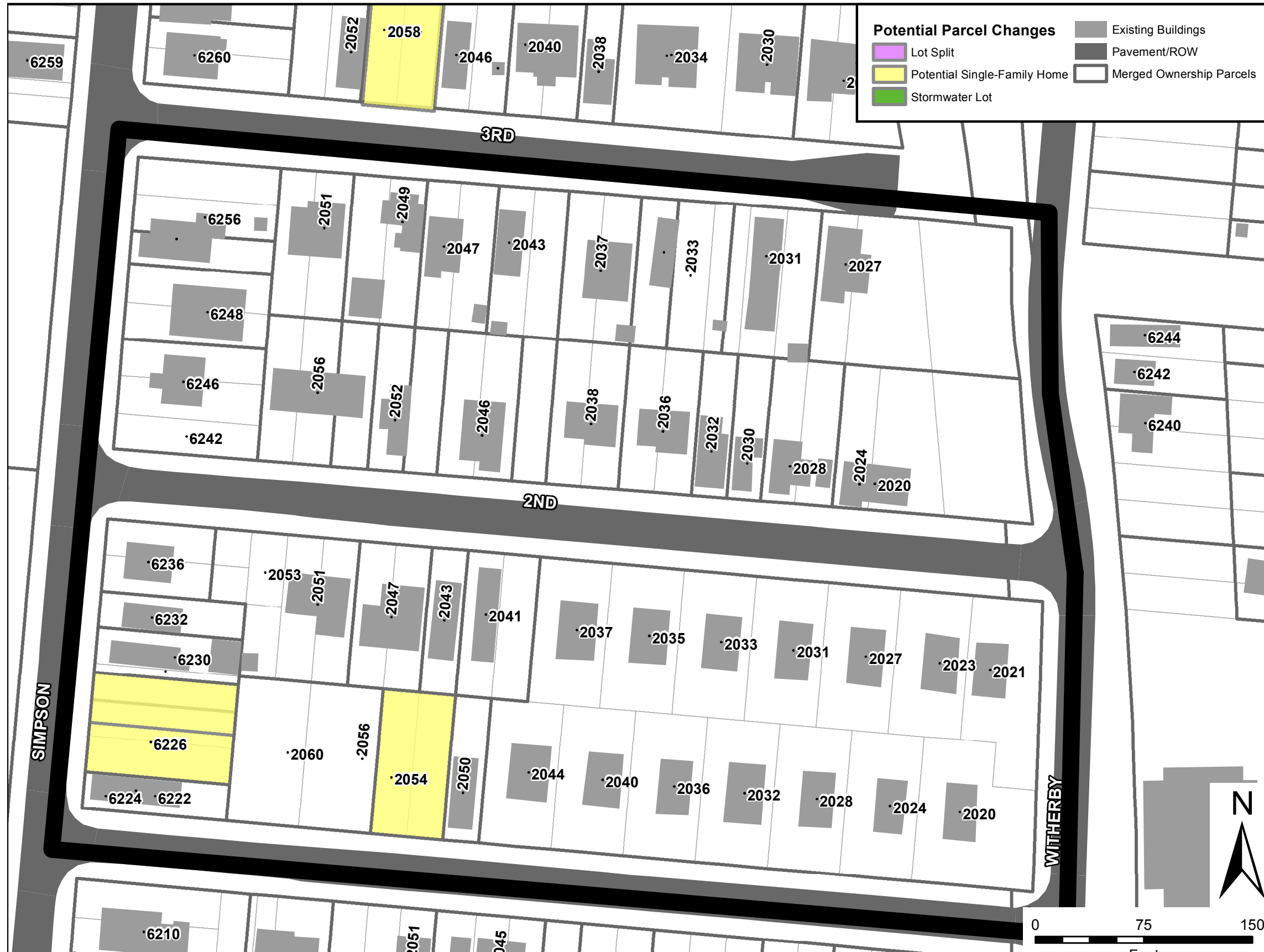
There are 2 additional vacant 50-foot lots in this area for potentially 2 more homes. Total home potential: 4 single-family homes.

On the eastern side of Simpson Avenue is a single 25-foot lot that is unbuildable due to the requirement for 50-foot lots. This parcel can be transferred to the existing property owner just to the south of this parcel. This Lot to Yard transfer would bring the existing southern property owner into zoning compliance, as the parcel is currently only 25-feet and the new merged parcel would be 50-feet.

Stormwater pipe locations not an issue for potential development.

# MAP 2: 1ST AVENUE TO 3RD AVENUE

## SIMPSON AVENUE TO WITHERBY AVENUE



# 3RD AVENUE TO 5TH AVENUE

## SIMPSON AVENUE TO WITHERBY AVENUE



Example 1: 4th Avenue



Example 2: 4th Avenue



Example 3: 3rd Avenue

This area is made up of two blocks oriented east-west. The existing land use is primarily single-family residential with a few two-family homes. There is also a publicly-owned parcel cutting diagonally through the area following an old railroad right-of-way. Most of the lots in this area are vacant and owned by multiple owners including LLCs. Habitat for Humanity owns several parcels in this area as well. There are a few owner-occupied homes in this area.

The existing roadways and sidewalks in these blocks are connected and in fair condition. The houses that are occupied are in good condition as well, but the few vacant spaces or houses are in more disrepair.

Stormwater and sewer pipes run under the streets, with the pipes extending beyond the dead-ends of 4th and 3rd Avenues to connect with the pipes under Witherby Avenue. The street grid is broken in this area, with 4th Avenue not connecting through to Witherby Avenue and 3rd Avenue dead-ending just before Witherby Avenue. 4th Avenue intersects with Railroad Avenue which connects it to 5th Avenue. The slope of the land east of the dead-ends of 4th and 3rd Avenues is steep enough that connecting the road all the way through to Witherby Avenue would require expensive cuts and fills to create an acceptable and safe grade for car traffic and emergency vehicles.

## ANNOTATIONS

3rd Avenue to 5th Avenue,  
Simpson Avenue to Witherby  
Avenue Proposed Changes

There are 20 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 10 new single-family homes.

The railroad ROW has created irregular parcels, so re-drawing these lots to new 50-foot standard lots could potentially bring 9 more homes. There is 1 currently vacant 50-foot lot in this area for another potential home. Total home potential: 20 single-family homes.

Stormwater management is needed at Witherby Avenue south of 5th Avenue. Preserving the currently vacant 25-foot parcel along Witherby Avenue would provide for extra stormwater drainage.

Existing stormwater pipe under 4th Avenue could create issues with new development along Witherby Avenue. New development siting must take this into account.

End of 4th Avenue extended northwards to connect to existing garage and driveway at 2027 5th.



# MAP 3: 3RD AVENUE TO 5TH AVENUE

## SIMPSON AVENUE TO WITHERBY AVENUE



# 5TH AVENUE TO INNES AVENUE SIMPSON AVENUE TO WITHERBY AVENUE



Example 1: Innes Avenue



Example 2: 6th Avenue



Example 3: 5th Avenue

This area is made up of two blocks oriented east-west. The existing land use is generally single-family and two-family homes with a publicly-owned parcel cutting diagonally through the area following an old railroad right-of-way. A few lots between Innes Avenue and 6th Avenue are vacant and owned by multiple owners. The entire eastern half of the block between 6th and 5th Avenues is vacant and almost entirely owned by Habitat for Humanity. Roughly half of the single-family residences are owner-occupied, with the others being rentals.

The roadways and sidewalks in these blocks are fair in condition. The houses are well-maintained for the majority of the blocks. A few of the vacant spaces are left unkept and would benefit from development and maintenance.

Stormwater and sewer pipes are located under the streets with a stormwater pipe running underneath the diagonal parcel containing the old railroad right-of-way between 6th and 5th Avenues. The street grid is broken in this area, with 5th Avenue not connecting through to Witherby Avenue. Instead of dead-ending, 5th Avenue intersects with Railroad Avenue on the diagonal old railroad right-of way which connects to 6th and 4th Avenues. 6th Avenue forms a complete grid by connecting Simpson to Witherby Avenues. The slope of the land east of the dead-end of 5th Avenue is steep enough that connecting the road all the way through to Witherby Avenue would require expensive cuts and fills to create an acceptable and safe grade for car traffic and emergency vehicles.

## ANNOTATIONS

5th Avenue to Innes Avenue, Simpson Avenue to Witherby Avenue Proposed Changes

There are 24 existing 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 12 new single-family homes. There is 1 currently vacant 50-foot lot in this area for another potential home.

The railroad ROW has created irregular parcels, so re-drawing these lots to new 50-foot standard lots could potentially bring 8 more homes. Total home potential: 21 single-family homes.

Stormwater management needed at Witherby north of 5th. Detention basin at bottom of slope along Witherby Avenue could reduce flooding issues for nearby residents. 2 existing 25-foot lots along Witherby Avenue would be preserved for this basin.

Diagonal stormwater pipe could create issues for new developments as it cuts across multiple properties. New development siting must take this into account.

'Hammerhead' cul-de-sac at end of 5th provides for firetruck access and turnaround while supporting new development. 2 existing 25-foot lots at the end of 5th would be needed for accommodate the cul-de-sac.

# MAP 4: 5TH AVENUE TO INNES AVENUE

## SIMPSON AVENUE TO WITHERBY AVENUE



# INNES AVENUE TO NORTHERN AVENUE

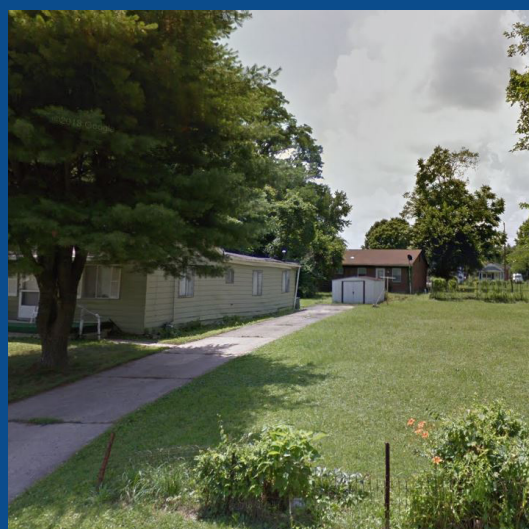
## SIMPSON AVENUE TO BETTS AVENUE



**Example 1: Highland Avenue**



**Example 2: Highland Avenue**



**Example 3: Northern Avenue**

This area is made up of three blocks, two oriented east-west and one oriented north-south. The existing land use is generally single-family residential with a church and its parking lot located at the corner of Northern and Simpson Avenues. Roughly half of the lots are vacant, with a contiguous group of vacant parcels on the eastside of Witherby Avenue. Most of the single-family residences are owner-occupied, with the vacant parcels owned by multiple owners from individuals to LLCs.

The roads and sidewalks of these three blocks are in fair condition with small sections that may need maintenance in the future. There is no sidewalk along the northern side of Northern Avenue. The housing in the area is fairly well kept.

Stormwater and sewer pipes are located under each street. The street grid is complete with no dead-ends or cul-de-sacs in this group of blocks. The portion of Simpson Avenue running through this area is the only part of the street that is not completely straight as the road curves eastward near the Crutchfield Park parking lot before returning westward to its original straight path.

## ANNOTATIONS

Innes Avenue to Northern Avenue,  
Simpson Avenue to Betts Avenue  
Proposed Changes

There are 25 existing 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 12 new single-family. There are 3 additional vacant 50-foot lots in this area for potentially 3 more homes. Total home potential: 15 single-family homes.

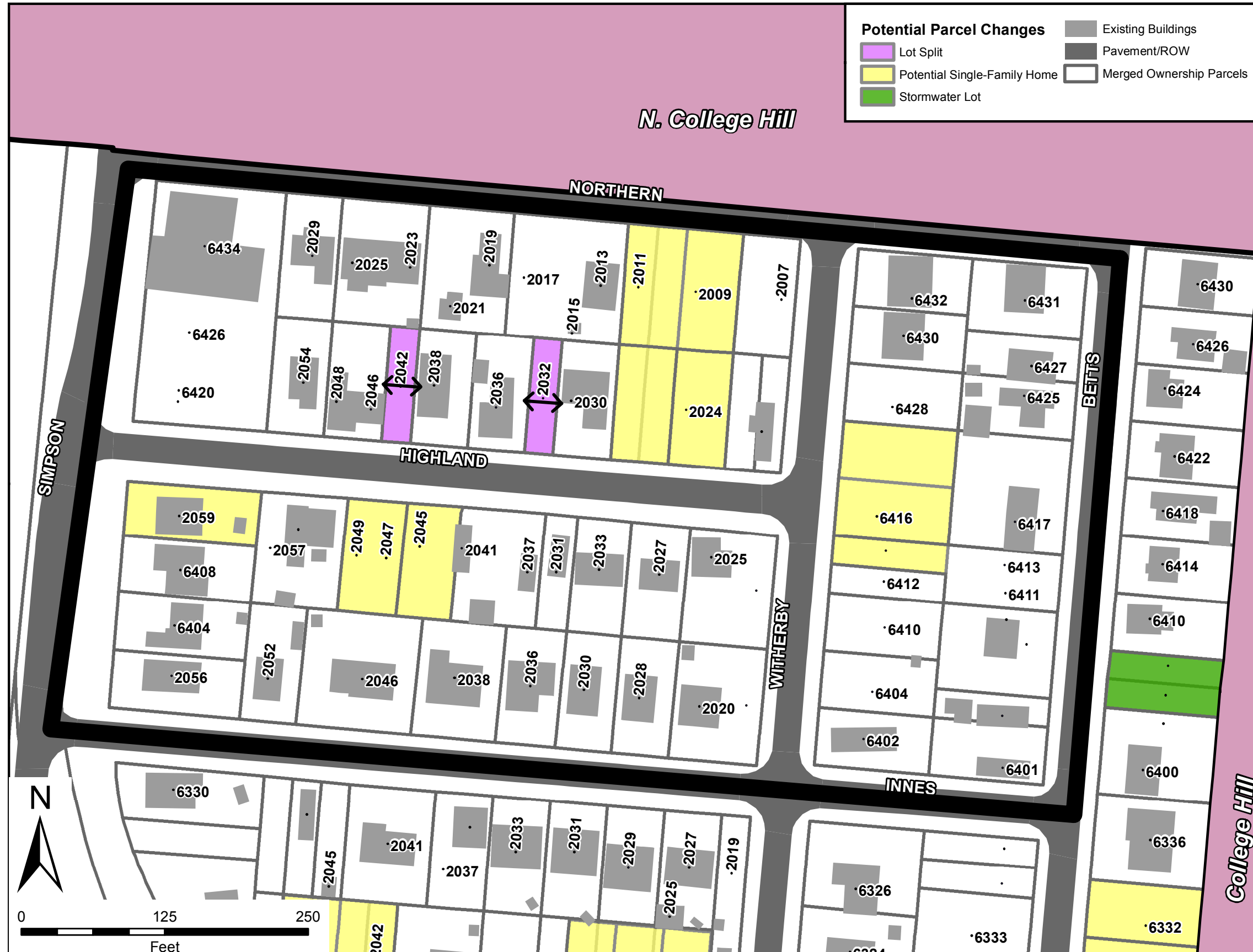
On the northern side of Highland Avenue are 2 non-adjacent currently vacant 25-foot lots abutting existing homes. As the zoning calls for 50-foot lots, building new homes on these parcels is prohibited. These parcels can be split, with half of each lot going to the abutting properties to increase the size of their side yards.

Potential to straighten Simpson Avenue north of Highland Avenue in conjunction with North College Hill dependent on moving Crutchfield Park's existing parking lot. This improves car and pedestrian safety as a crosswalk is located in this bend.

Stormwater pipe locations not an issue for potential development.

# MAP 5: INNES AVENUE TO NORTHERN AVENUE

## SIMPSON AVENUE TO BETTS AVENUE



# NORTH BEND ROAD TO 3RD AVENUE

## WITHERBY AVENUE TO BETTS AVENUE



Example 1: 3rd Avenue



Example 2: 3rd Avenue



Example 3: Witherby Avenue

This area is comprised of one block and is oriented north and south. The primary land use is single family. There are two institutional uses and a group of vacant parcels in the block. The majority of the homes are occupied in this section.

The streets and sidewalks are in fair repair. The homes within this area are in good repair, except for a number along Betts Avenue.

The storm drainage in the area runs down the side of Witherby Avenue. However, another long section of stormsewer runs directly through the block from North Bend Road all the way to Innes Avenue where it rejoins with other stormsewer running along the roadways. The entire block on the side of Witherby Avenue is at a slopes down from the street to the building, creating a step set back with stairways down to access most homes from the road. The grid along this block is fully connected with each street. Witherby Avenue and Betts Avenue connect with Innes Avenue and North Bend Road.

## ANNOTATIONS

North Bend Road to 3rd Avenue,  
Witherby Avenue to Betts Avenue  
Proposed Changes

Existing stormwater pipe midblock between Witherby Avenue and Betts Avenue is deteriorating and heavy rainfalls bring flooding to abutting property owners. New development must take this into account and the pipe, which is a channelized creek, may need expansion or diverting.

# MAP 6: NORTH BEND ROAD TO 3RD AVENUE WITHERBY AVENUE TO BETTS AVENUE



# 3RD AVENUE TO 5TH AVENUE

## WITHERBY AVENUE TO BETTS AVENUE



Example 1: Betts Avenue



Example 2: Witherby Avenue



Example 3: Witherby Avenue

This area is made up of one block oriented north-south. The existing land use is mostly single-family residential. Over half of the parcels are owner-occupied with the rest owned by multiple owners and LLCs. There are contiguous vacant parcels along Betts Avenue with several owned by Habitat for Humanity.

The roadways and sidewalks have some sections of disrepair, however the majority of the pavement is in fair condition. The majority of the existing housing is in fair condition. The vacant spaces are not maintained.

Stormwater and sewer pipes run under Witherby Avenue and stormwater pipes continue down the center of the block at the property lines of the parcels west of Betts and east of Witherby Avenue. These parcels are prone to flooding due to the pipe being a buried creek and the proximity of the floodplain. The 100-year floodplain touches the edges of some of the parcels east of Betts Avenue with a few parcels rendered unbuildable by the floodplain.

## ANNOTATIONS

### 3rd Avenue to 5th Avenue, Witherby Avenue to Betts Avenue Proposed Changes

There are 10 existing 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 5 new single-family homes. There is 1 currently vacant 50-foot lot in this area for another potential home. Total home potential: 6 single-family homes.

There are 2 existing 25-foot lots that cannot be built on due to the zoning requirements. These parcels can be split, with half of each lot going to the abutting properties to increase the size of their side yards.

Existing stormwater pipe midblock between Witherby Avenue and Betts Avenue is deteriorating and heavy rainfalls bring flooding to abutting property owners. New development must take this into account and the pipe, which is a channelized creek, may need expansion or diverting.

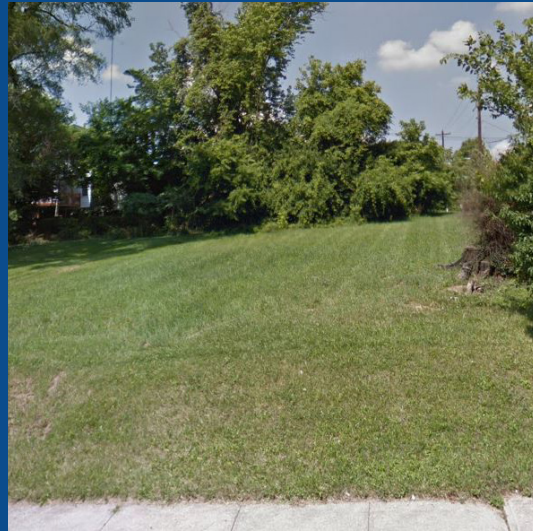


# MAP 7: 3RD AVENUE TO 5TH AVENUE WITHERBY AVENUE TO BETTS AVENUE



# 5TH AVENUE TO INNES AVENUE

## WITHERBY AVENUE TO BETTS AVENUE



Example 1: Betts Avenue



Example 2: Betts Avenue



Example 2: Witherby Avenue

This area is made up of one block oriented north-south. The existing land use is mostly single-family residential with a few two-family homes and a church. There are multiple vacant lots owned by multiple owners scattered throughout the area. A few properties are owner-occupied, but most are not.

The roads and sidewalks along this block have cracks and slightly unmaintained areas that could use repair, but the roads are good enough for frequent travel. The housing along this block area varies from well-maintained to dilapidated.

Stormwater and sewer pipes run under Witherby Avenue and stormwater pipes also run underneath privately-owned land between Witherby Avenue and Betts Avenue where 5th Avenue would run if it connected all the way from Simpson Avenue. This oddly routed pipe could restrict development on the parcels it is buried under. As this pipe follows the path of a creek that existed before the area was developed, this area is also prone to flooding in heavy rainfall conditions. The pipe continues down the center of the block at the property lines of the parcels west of Betts Avenue and east of Witherby Avenue.

## ANNOTATIONS

### 5th Avenue to Innes Avenue, Witherby Avenue to Betts Avenue Proposed Changes

There are 22 existing 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 11 new single-family homes on newly combined 50-foot lots. Total home potential: 11 single-family homes.

There is 1 existing 25-foot lot that cannot be built on due to the zoning requirements. This parcel can be split, with each half of the lot going to the abutting properties to increase the size of their side yards.

Existing stormwater pipe east and west of Betts could create issues with new development along Betts Avenue. Pipe takes the path of creek that was channelized decades ago. New development siting must take this into account.

# MAP 8: 5TH AVENUE TO INNES AVENUE

## WITHERBY AVENUE TO BETTS AVENUE



# MCKINLEY AVENUE & LINCOLN AVENUE



Example 1: Lincoln Avenue



Example 2: McKinley Avenue



Example 2: Lincoln Avenue

This area is made up of two blocks oriented south to west. The existing land use is generally single-family residential with few vacant parcels and lots to be split between existing housing lots. A large multi-family complex exists at the end of Lincoln and McKinley to the west.

The roads and sidewalks of these two blocks are in fair condition with small sections that may need maintenance in the future. There is a small section along Lincoln Avenue that is disconnected along the sidewalk heading towards the multi-family complex. Turning around on McKinley Avenue is rather difficult for cars due to its narrow end.

Stormwater and sewer pipes under the sidewalk along Lincoln Avenue and join with Pipes across Simpson Avenue. A section of stormwater piping passes through a section of parcels and directly across the road on McKinley Avenue which could create issues for future development on those parcels if there was to be one in the future.

## ANNOTATIONS

### McKinley Avenue & Lincoln Avenue Proposed Changes

There are 12 existing 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 4 new single-family homes.

Stormwater pipe locations not an issue for potential development.

The existing parking lot would become new housing, and the land adjacent to the AME church would become new parking.

# MAP 9: MCKINLEY AVENUE & LINCOLN AVENUE



# GARFIELD AVENUE & MCKINLEY AVENUE



Example 1: Garfield Avenue



Example 2: McKinley Avenue



Example 2: Garfield Avenue

This area is made up of two blocks oriented east-west with Garfield Avenue and McKinley Avenue intersecting with Simpson Avenue to the east and with dead-ends to the west. The existing primary land use for the blocks is single family. Approximately half of the existing homes are owner-occupied with only four homes that are potentially vacant.

The roads and sidewalks are maintained and the existing buildings, sewer, and stormwater pipes pose no problems for construction of new buildings. The existing occupied homes are in good repair, with a few of the vacant homes in a dilapidated condition.

Stormwater pipes run along Simpson Avenue and to the west of the dead ends of this block group. Another pipe runs about halfway down Garfield Avenue connecting to the pipe under Simpson Avenue. The ends of the streets are not large enough for emergency vehicles to turn around safely or in a timely manner. Addressing this would require property acquisition by the Township.

## ANNOTATIONS

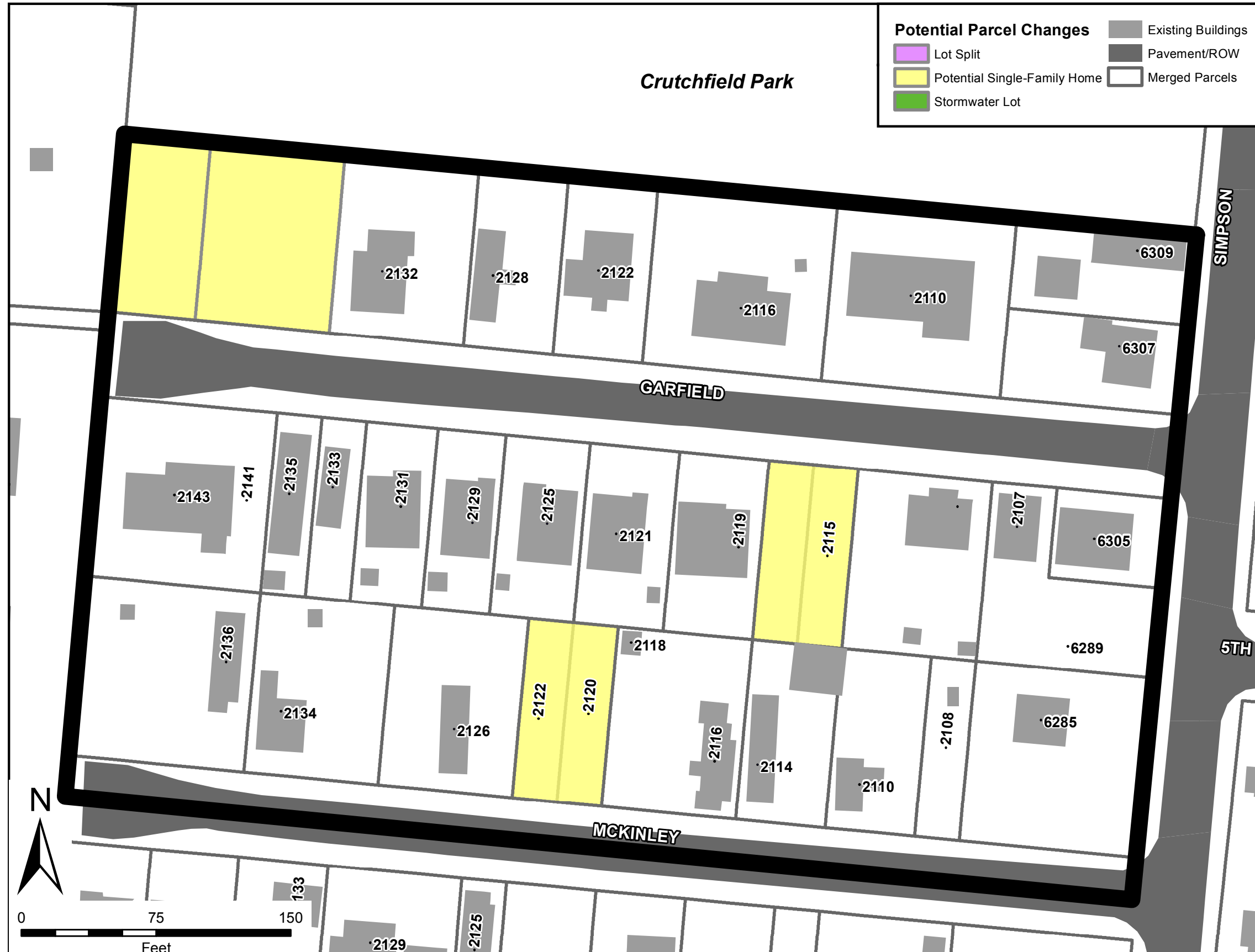
### Garfield Avenue & McKinley Avenue Proposed Changes

There are 6 existing 25-foot lots with at least 2 of these lots adjacent to each other, creating potential for up to 3 new single-family homes.

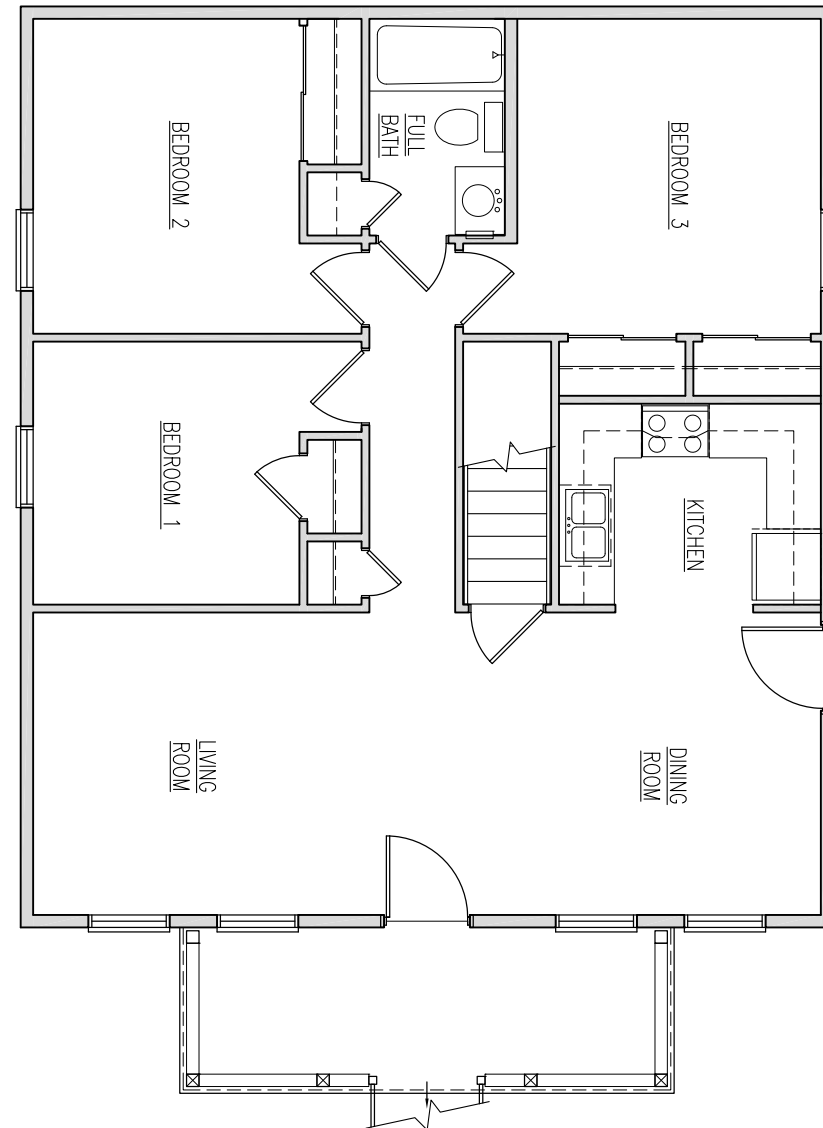
There is 1 existing 25-foot lot that cannot be built on due to the zoning requirements. This parcel can be merged with the west abutting parcel to bring that existing single-family home into zoning compliance with a 50-foot lot size.

Stormwater pipe locations not an issue for potential development.

# MAP 10: GARFIELD AVENUE & MCKINLEY AVENUE

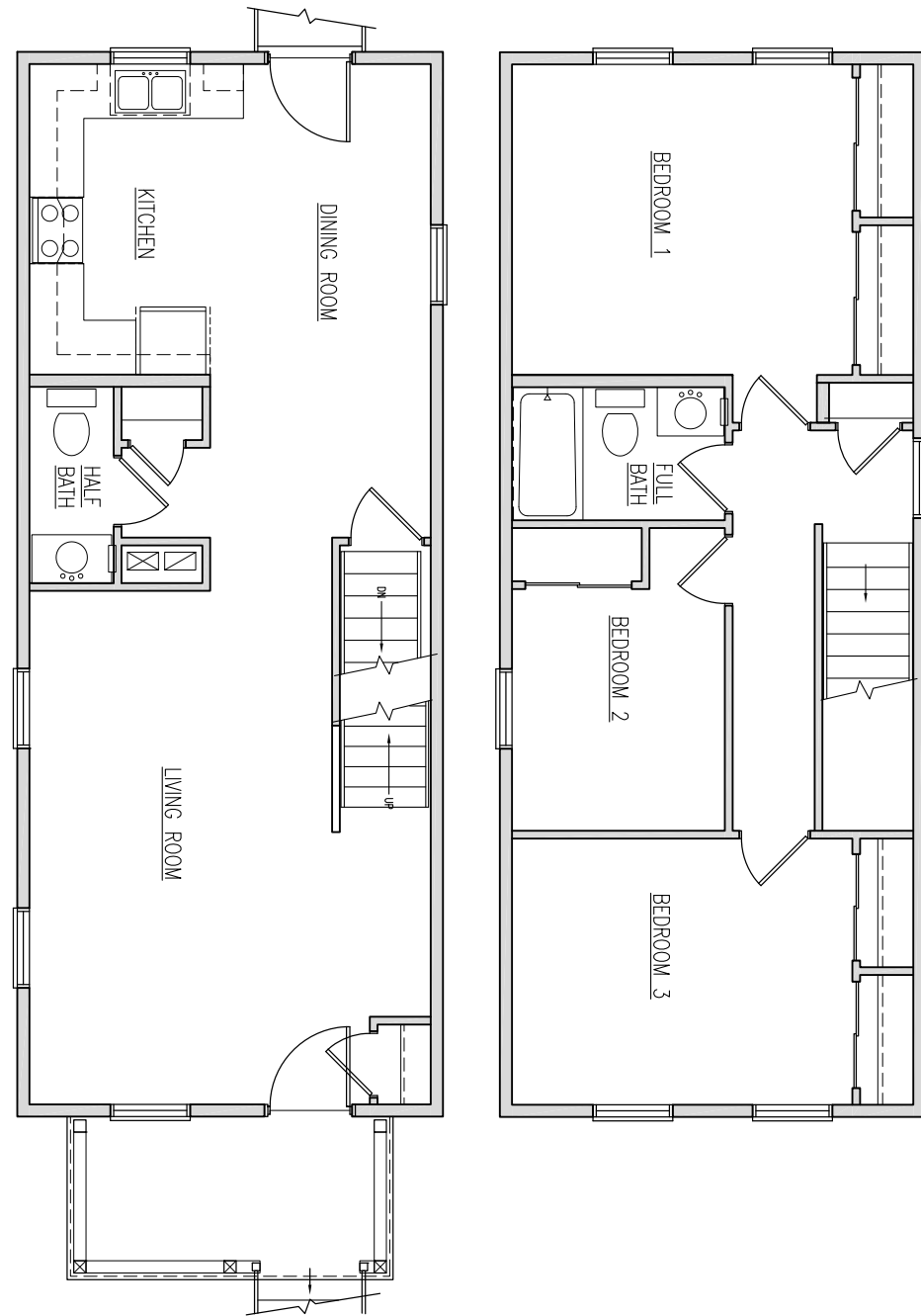


# HABITAT HOME MODEL





# HABITAT HOME MODEL





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