



NORTH RHINE HEIGHTS AREA - VISION STUDY

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*Over The Rhine Community Housing
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NORTH RHINE HEIGHTS AREA - ASSETS

The future reopening of the Rothenberg School in the North Rhine Heights area proves that this area has a notable importance in Over-the-Rhine neighborhood and in the downtown Cincinnati in general. It shows that despite the area's bad reputation, North Rhine Heights can attract investment and be successfully revitalized. It also shows a renewed interest in North Rhine Heights that could be the start of the revitalization of the entire area.

North Rhine Heights belongs to the historic district of Over the Rhine and shares with the rest of the district many similarities such as the presence of historic buildings. Unlike the rest of Over the Rhine, North Rhine Heights also has a unique character. It is situated on the side of the hill of Mount Auburn and the topography of the site played an important role in the design and composition of the neighborhood. The first residents that arrived in the 1850's were wealthy people that wanted to escape the polluted and dirty environment of the city. They constructed homes and buildings mostly before 1900, along the hillside overlooking the city. Many of these historic buildings are now vacant and suffer from neglect.

The location of North Rhine Heights offers to its residents a wonderful view of downtown Cincinnati. In the highest part of the area, you can see Cincinnati's major landmarks such as Music Hall near Washington Park, downtown skyscrapers and Union Terminal. The view is one of the best assets of the neighborhood and could be used to attract investment.

Due to its historic character, the neighborhood has a "human scale" feeling. The existing buildings are built near one another, the streets have two traffic lanes with one or two parking lanes and there are also some brick paved alleys. These elements make the area great for pedestrians and are wonderful assets to improve walkability. Another unique element of the area is the public stairs. Cincinnati as a whole has many stairs because of the hills surrounding the city. They use to be important for pedestrian mobility around the city. Today, they are not used very much, but could play an important role in the improvement of the area and increase accessibility to parks and other public spaces.

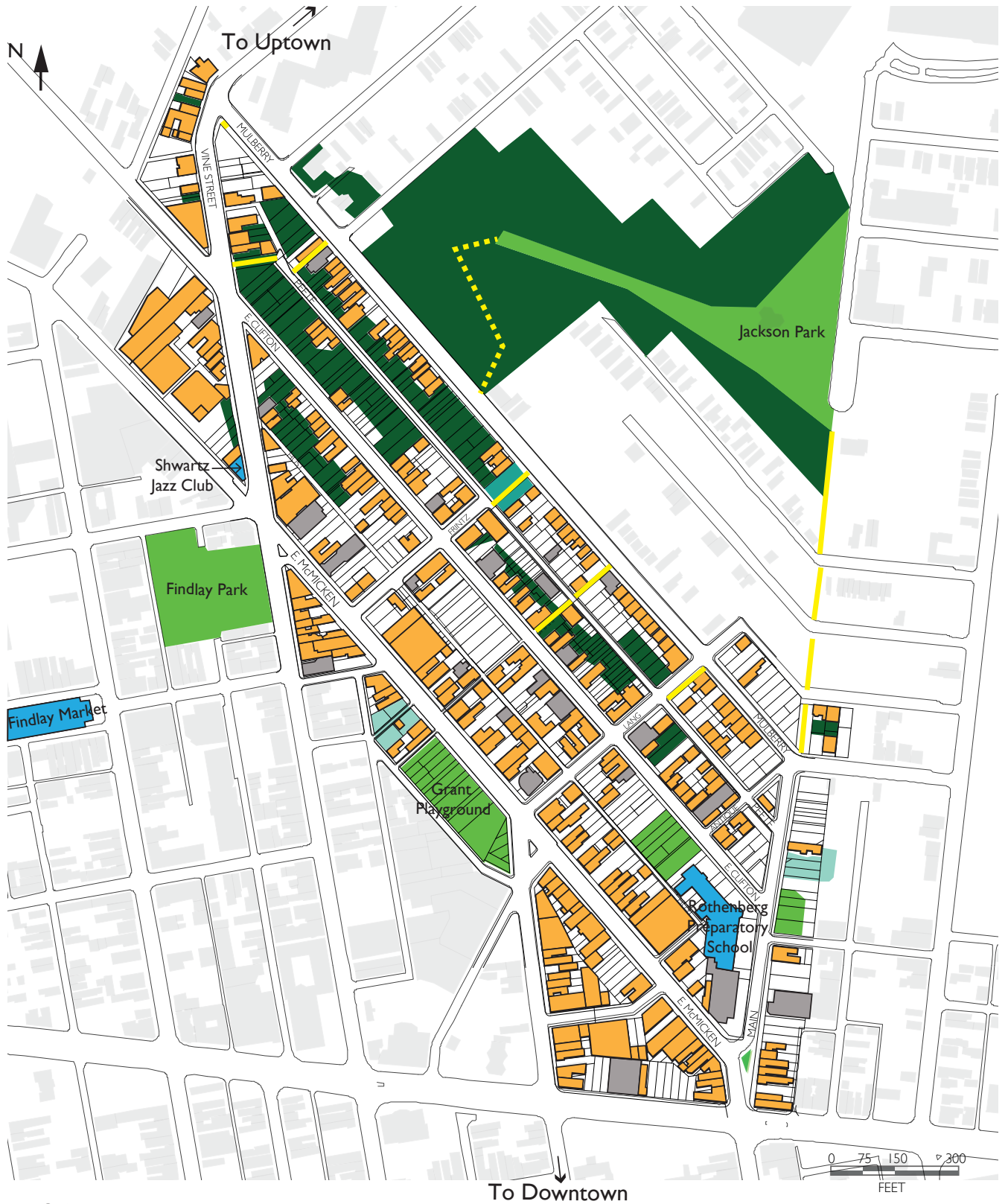
North Rhine Heights also possesses many green and natural spaces. Many of them are the vacant lots left behind the destruction of the buildings that formerly occupied the lots. The important presence of trees in the area creates a unique quiet and relaxing atmosphere. This is particularly apparent along Peete Street. The Neighborhood area is also surrounded by parks including Findlay Park, Grant Playground and Jackson Park which has a lot of urban forestry.

The location of North Rhine Heights is unique because it is very near to downtown. Residents, with improvement to the walkability of the area, could walk to downtown.

The area is also unique in that there are many single family homes and opportunities for new smaller scale development. It is one of the few places that have smaller scale residential building so close to downtown. There is a demand that is currently not being met for single family building in and near downtown.

North Rhine Heights is not as populated as it used to be but offers great opportunities. The historic heritage of the area is an incredible asset for future development. There are also a lot of vacant residential parcels could be opportunities for small and larger scale development.

Map 1. Assets of the study area



LEGEND

Historical building contributing to the character of the area



Existing urban forestry



Significant Buildings



Existing Park/Playground



Existing stair



Existing Community Garden



Closed stair



Maintained green space

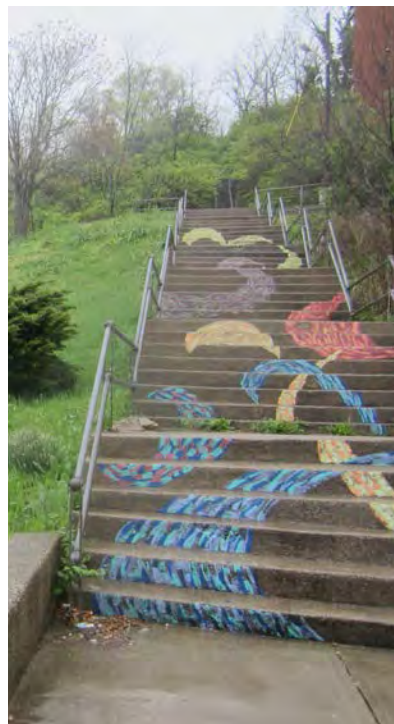


North Rhine Height's stair and view of Over the Rhine in the background



Source: Author

Main street stairs



Source: Author

Rothenberg Preparatory School



Source: <http://urbanup.net/>

Vacant lot that could be used in future development



Source: Author

Schwartz Point Jazz club



Source: Author

NORTH RHINE HEIGHTS AREA - VISION

Our vision for North Rhine Heights is to improve the existing assets of the area in order to **create a vibrant and walkable mixed-use, mixed-income area that embraces social diversity and provides high quality of life through many public amenities such as parks and playgrounds.**

To achieve this, the existing gateway and mixed-use areas of the North Rhine Heights area will be improved and become vibrant new economic and social spaces. New housing opportunities will be provided while preserving the existing community. Residents will enjoy the new walkable environment that will provide easy access to public amenities like parks and playgrounds. The area will be well connected with the rest of the city through multiple modes of transportation.

Four objectives have been created to detail the actions that are necessary to accomplish this vision for North Rhine Heights. They are listed below:

Create economically vibrant gateways that will drive the redevelopment of the area

The areas surrounding the major gateways of the area will act as catalysts for the revitalization of the area. These areas will be turned into mix-use areas where new commercial opportunities will be developed in order to strengthen the economic infrastructure of the North Rhine Heights area. The improvement of these areas will increase the visibility of North Rhine Heights and act as a showcase for the development

Create new housing opportunities for new residents while preserving and improving housing for the existing community

The area will remain primarily residential. North Rhine Heights offers many new residential development opportunities near downtown Cincinnati. It also offers many historic residential buildings that once improved will bring new appeal to the area. The vacant lots provide unique opportunities for new large and small scale construction. Measures should be taken in order ensure that the existing residents can stay in the area and participate in the revitalization process.

Create a walkable area where residents have easy access to quality parks, public spaces and natural green spaces.

The quality of life in the area will be improved by increasing the walkability. Access to parks and other public spaces will be made easier for pedestrians. Existing pedestrian infrastructure will be improved (sidewalks, stairs). New elements will also be added to make pedestrian trips more pleasant inside the area (new crosswalks, special pavement in intersections, trees, benches, and lighting). Existing green spaces will be improved and a new pocket parks will be created.

Create an area with easy access from and to downtown and other neighborhoods through multiples modes of transportations.

Access and parking for vehicles will be maintained but the use of alternative modes of transportation like bus or bikes will be improved. We want to offer to the residents the possibility to choose between different modes of transportation and to ensure that residents without vehicles can travel within the city.

We realize that the implementation of our plan is a long process involving many stakeholders. This is why for each objective, we define different phases of implementation and short, mid and long term actions to undertake in each phase to realize the overall objectives and goal.

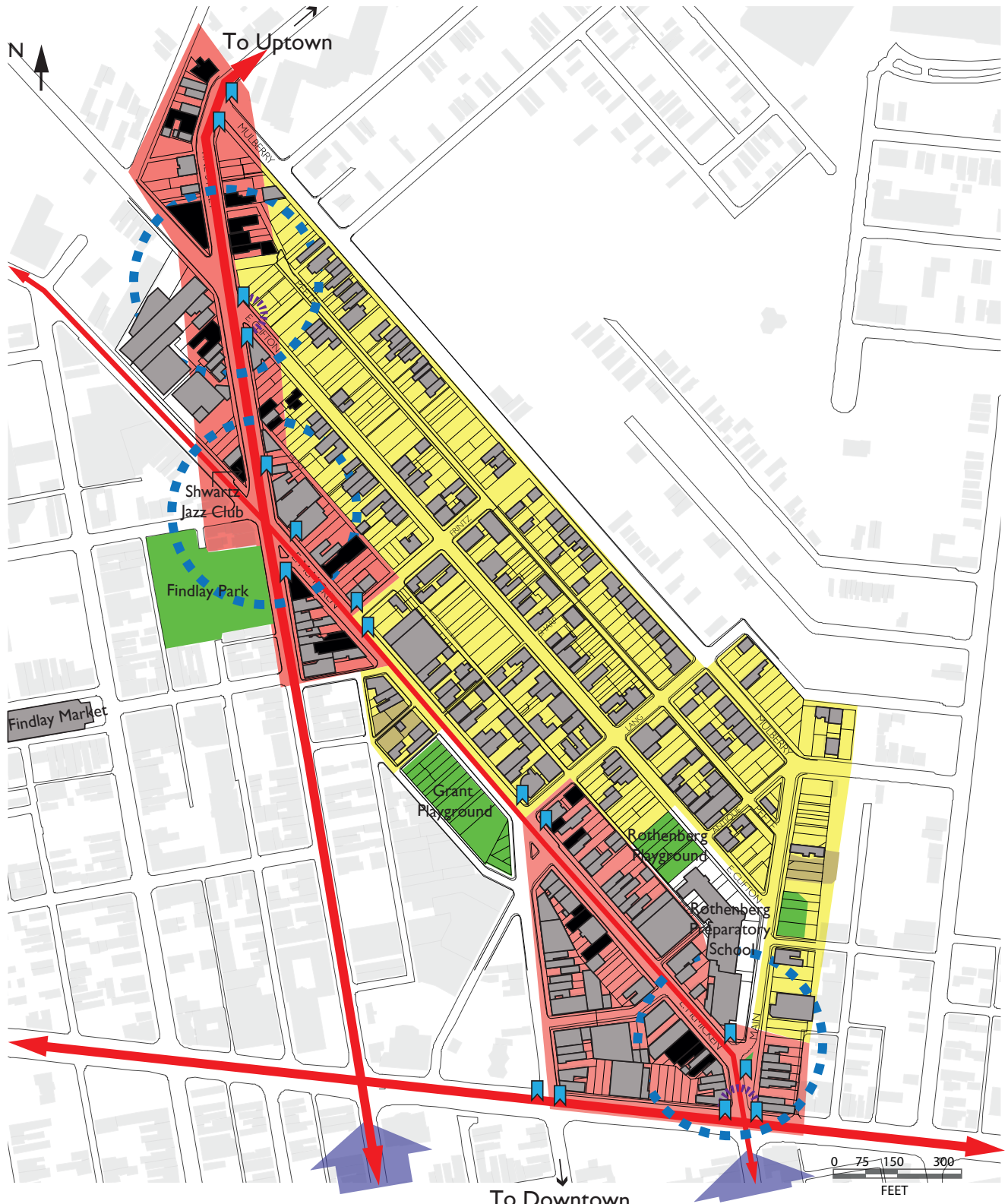
OBJECTIVE I: Create economically vibrant gateways that will drive the redevelopment of the area

A gateway of a neighborhood is an area that is used by most people as an entrance to a neighborhood and is a sign that shows the unique character of the place. It is a visible area that people passing by can see even if they don't enter into the neighborhood. The gateways of North Rhine Heights are the intersection of Vine Street and Mc Micken Avenue, Vine Street and E. Clifton Avenue, and Mc Micken Avenue and Main Street. They are the most visible parts of the North Rhine Heights area to people outside of the area.

These areas should be treated differently to denote them as the main entrances into the North Rhine Heights area. They should serve to showcase the development within the area to outsiders and to bring investment into the neighborhood. For these reasons, the first phase of the revitalization of North Rhine Heights will focus on these particular areas. Furthermore these intersections are along streets such as Vine that are currently the focus of revitalization in OTR. Vine Street has become a major focus of business investment in Over the Rhine south of Liberty Street. It would be logical, to continue to encourage investment to extend north of Liberty Street up to the North Rhine Heights area. These areas also contain historic buildings and buildings that can be seen as landmarks, such as Schwartz Point Jazz Club.

The gateway areas should remain mixed-use areas and could provide new housing and business opportunities. Because of the high volume of traffic along Liberty Street and Vine Street, The buildings at these intersections are good areas for business investment. It is important that the new businesses and commercial uses are able to serve other areas and to draw outsiders to the neighborhood.

Map 2. Gateway areas improvements



LEGEND

- | | | | | | |
|--|--|---------------------------|--|-----------------------------------|--|
| Streets with higher traffic | | Existing Park/Playground | | Future mixed-use area | |
| Neighborhood Gateway | | Existing Community Garden | | Future primarily residential area | |
| Current investment in OTR | | Flags | | Gateway arch | |
| Worst condition building in need of renovation | | | | | |

I. Short-term objective: Bring attention to these entrances

The intersections at the edges of North Rhine Heights along the major roads of Vine Street, Main Street, and McMicken Avenue are important because they are very visible spaces and should be treated specially to denote them as gateways into the North Rhine Heights area.

Actions:

- Sidewalks need to be cleaned and repaired.

Partners: Cincinnati Department of Transportation and Engineering(DOTE), Keep Cincinnati Beautiful, Spring your steps

Funding :Taxe Increment Financing (TIF)

- New streetscape elements such as trash cans, benches and lighting should be installed. These streetscape elements will make these areas more pedestrian friendly and vibrant.

Partners: DOTE, Artworks, Keep Cincinnati Beautiful

Funding:TIF

- Flags, signs, and public art identifying the neighborhood as North Rhine Height should also be installed on existing poles or new poles along the sidewalks.

Partners: DOTE, Artworks

Fuunding:TIF,

- Because Vine Street is a very visible street with high traffic volume, new gateway installations such as an archway with the name north Rhine heights should be created at the intersection of East Clifton Avenue/ Vine Street and Mc Micken Avenue/Liberty Street to let outsiders know they have entered into a special area.

Partners: DOTE, Artworks

Founding:TIF,

Example of neighborhood's banner in Dayton, OH



Source: <http://stanneshill.org/>

Example of decorated trashcan



Source: <http://randomrefuge.blogspot.com>

Example of archway



Source: <http://waymarking.com>

2. Mid-term objective: Renovate the existing buildings to provide new business opportunities

Improving the appearance of the existing buildings along these highly visible streets will show investors that the area is improving and make investing seem less risky. Many of the buildings are beautiful historical buildings that will add attractiveness and character to the area once renovated. Many of them possess a storefront at the street level. Renovation should focus on these storefront buildings to create new viable storefront spaces for new businesses and offices. These storefronts would be ideal for small offices, specialty retail shops, neighborhood serving businesses, and small cafes or coffee shops.

Actions:

- Improve and stabilize the buildings that are in the worst condition in these areas (repair structural damage, renovate the façade...)

Partners: Historic Conservation Board, Port Authority, City of Cincinnati, National Main Street Center
Funding: Façade Grants, Port Authority stabilization funding, Main Street funding

- Renovate the existing storefront

Partners: National Park Service, Historic Conservation Board, National Trust for Historic Preservation, Ohio Department of Development, Ohio Historic Preservation Office
Funding: State and Federal Historic Tax Credits, City of Cincinnati, small business development grant

- Renovate the existing storefront

Partners: Cincinnati Chamber of Commerce, Cincinnati and Northern Kentucky African American Chamber of Commerce, Urban Land Institute, National Main Street Center, Downtown Cincinnati Inc, Economic Development Division,
Funding: State and Federal Historic Tax Credits, City of Cincinnati funding, small business development grants

Mix-use buildings in North Rhine Heights (Mc Micken)
that could receive new business



Source: Author

Example of renovated mix-use buildings on Vine



Source: <http://www.journal-news.com/>

3. Long-term objective: Develop new mixed-use buildings

New mix-used buildings should be constructed in vacant lots along these major roads to preserve the pedestrian scale streetscape and the density of the area and to provide more housing and business opportunities. North Rhine Heights is in a historic district so the new buildings should fit with the character of the place. They should be of a similar scale as the surrounding existing buildings, be constructed of similar and compatible materials, and have a vertical emphasis.

Actions:

- Purchase available parcels

Partners: City of Cincinnati, Port of Greater Cincinnati Development Authority, Landowners

- Develop new mixed use buildings

Partners: Local developers, Architectural Companies, City of Cincinnati

Funding: Low income tax credits, New Market Tax Credits, TIF Funding, City grants

Example of new mix-use building in Vine street



Source: <http://hotpads.com>

OBJECTIVE 2: Create new housing opportunities for new residents while preserving and improving housing for the existing community

The development of the area should maintain its residential function. One of the most unique assets of the area is the large number of single family houses and their close proximity to downtown. There are also a number of opportunities for infill development of new multi-family and single-family housing. There is currently a large demand for single family houses in and near downtown, but most of the buildings are too large for single family use. The low amount of vehicular traffic through the area and the view of downtown are great assets for current and future residents of the area.

The area already has a fairly clear development pattern. The buildings along the major roads on the edges of the area are primarily mixed-use and commercial buildings with storefronts or larger multi-family buildings. As you move further into the neighborhood the buildings are smaller-scale multi-family and two-family buildings. The northern edge of the area is mainly occupied by single-family and two-family buildings.

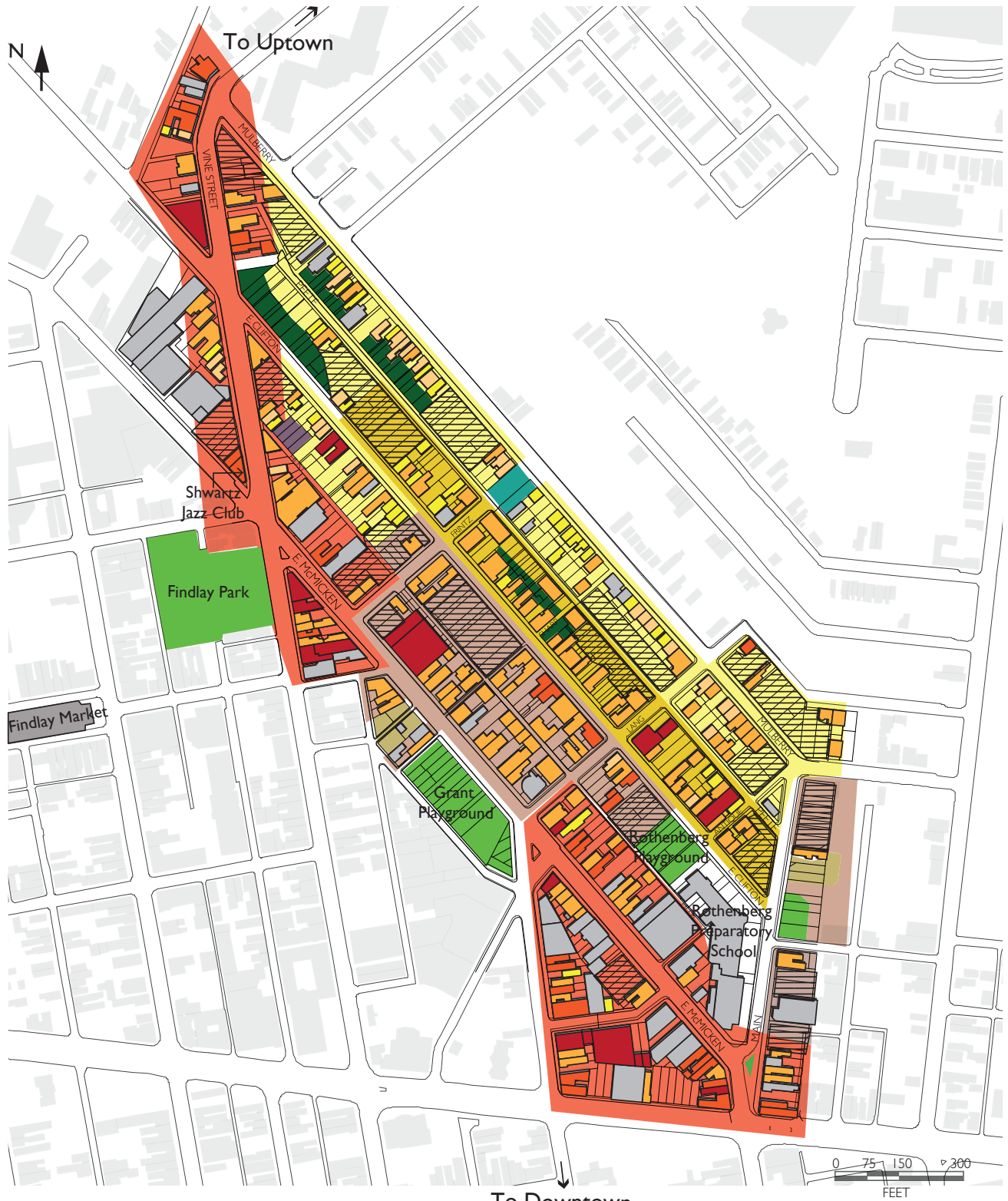
New construction and renovation of buildings in the gateway areas along the major roads such as Vine Street and Liberty Street would provide opportunities for mixed-use development. Many of these buildings are ideally suited for businesses on the street floor and housing above.

Inside the area, new construction and renovation should focus on creating new multi and single-family housing. The distribution of new multi and single family housing should follow the current distribution of housing. The southern part of the area along Mc Micken Avenue is already occupied by larger multi-family buildings. In the northern portion of the neighborhood, along Peete Street and Mulberry Street, we can find more single or two-family housing.

Most of the households currently living in North Rhine Heights earn less than the average median household income for Cincinnati. We should use best practices to make sure that the current residents of the area are not displaced by increased rents and property taxes. Many of the residents of the area have expressed their place of residence and their desire to create an active community. It is important that these residents are an active partner in the planning and development of the area. They have first-hand knowledge of the assets and positive characteristics and the challenges and weaknesses of the area. We also want to attract higher income resident with new market rate housing in order to have an area that embraces social and economic diversity.

Over-the-Rhine Community Housing (OTRCH) owns many buildings in the area and is providing affordable housing for many low-income families. OTRCH, because of its position as a major landlord in the area, will play an important role in maintaining affordable housing in the area and developing new housing opportunities.

Map 3. Residential development



LEGEND

Green space to preserve		Future interventions		Existing land use of buildings		Future land use	
Existing urban forestry to preserve		New pocket park		Commercial	Multi-Family	Mixed-Use	
Existing Park/Playground		Important opportunity area for new construction		Mixed-Use	Two-Family	Multi-Family	
Existing Community Garden					Single-Family	Multi and Single-Family	
Maintained green space						Single/Two-Family	

I. Short Term Objective: Provide attractive environment for investment

The first actions focus on promoting the area in order to encourage people to move or invest in the neighborhood. Buildings that need repair will be stabilized. This will improve the streetscape and the overall atmosphere of the area.

Actions:

- Acquire poorly maintained buildings from vacant landlords and the City

Partners: Port of Greater Cincinnati Development Authority, City of Cincinnati

Funding: Port of Greater Cincinnati Development Authority Funding

- Stabilize buildings that are in the worst condition

Partners: Port Authority, art works, Keep Cincinnati Beautiful

Funding: Façade Grants, Port Authority stabilization funding, City Funding.

- Renovate occupied buildings that need minor surface renovations and utilize volunteer labor if possible (façade painting, new windows, new finishes)

Partners: Volunteer agencies, local high schools, board members

Funding: Donations

- Clean vacant lots in order to show their potential for infill development.

Partners: OTRCH, Spring your steps, Keep Cincinnati Beautiful, land owners

- Install window box for flowers to make the area more pleasant and inviting and to encourage residents to do other improvements.

Partners: OTRCH, Building owners, Keep Cincinnati Beautiful

2. Mid Term Objective: Renovate existing buildings and prepare future development

New housing opportunities will be provided in the renovated buildings. Many residential buildings are vacant in the area but they constitute a great opportunity for people willing to live close to Cincinnati Downtown. The presence of different type of building, from bigger multi-family building to smaller single family houses, offer many opportunities for different families.

In order to prepare the future development, new land will be acquired where there are many adjacent vacant lots that can serve an important project. Noncontributing buildings that doesn't contribute to the character of the area will be tearing down to make way for new development.

Actions:

- Renovate buildings that need overall and larger-scale renovations

Partners: National Park Service, Historic Conservation Board, National Trust for Historic Preservation, Ohio Department of Development, Ohio Historic Preservation Office, City of Cincinnati, U.S. Department of Housing and Urban Development (HUD), Ohio Housing Finance Agency (OHFA).

Funding: Federal State Historic Tax Credits, Low Income Housing Tax Credits, New Market Tax Credits, HOME funds, HUD grants, OHFA grants.

- Acquire adjacent vacant lots that could be consolidated to create larger tracks of land for development.

Partners: Port of Greater Cincinnati Development Authority, OTRCH, 3CDC, City of Cincinnati, neighboring land owners.

Funding: Port of Greater Cincinnati Development Authority Funding.

- Demolish 200 E. Clifton to make way for new development. 200 E. Clifton is a noncontributing vacant building. Furthermore the architecture of this building doesn't fit with the character of the place. The land could be used to create a mid-scale sized development that could include neighboring historic properties and fit with the historic surrounding buildings.

Partners: Port of Greater Cincinnati Development Authority.

Funding: Port of Greater Cincinnati Development Authority Funding.

200 E. Clifton



Source: Author

3. Long term objective: Develop new infill housing

Developing new housing will provide additional housing opportunities and at the same time help to recreate the dense streetscape. The density of the original blocks has been lost because of the destruction of many buildings. New infill construction will help to bring back the original characteristics of the urban grid. The design of the new buildings should have a vertical emphasis in order to respect the architectural characteristics of the area. However some place should be preserved as natural spaces and not developed. Peete street provide a pleasant atmosphere due to the presence of green spaces and trees. Preserving some of these spaces from development will help maintain this atmosphere and appeal of the area. The areas that should not be developed are described in further detail in Objective 3.

Actions:

- Develop multi-family housing where there are many adjacent vacant lots that could be consolidated to provide a large area of land for larger-scale development. Some of this new development could be mixed-income development including market rate and affordable housing units in the same development and building. New parking should also be integrated into the new projects and should be located behind the new buildings towards the inside of the block whenever possible.

Partners: property owners, local developers, local architecture firms, City of Cincinnati, Ohio Department of Development, HUD.

Funding: TIF Funding, New market Tax Credits, Low Income Housing Tax Credits

This vacant space on E. Clifton currently use as a parking could be acquired and receive new housing development



Source: Author

OBJECTIVE 3: Create a walkable area where residents have easy access to quality parks, public spaces and natural green spaces

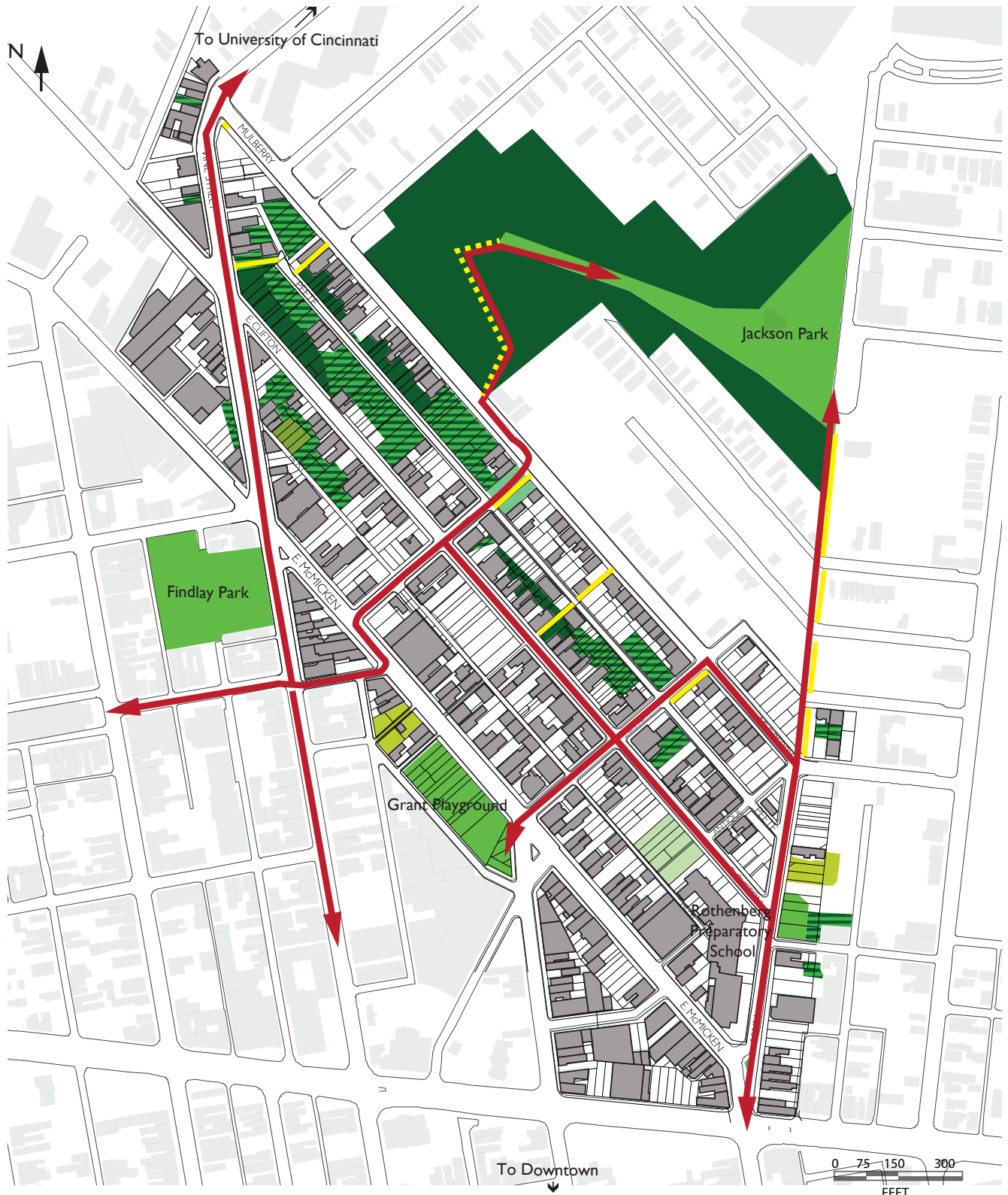
North Rhine Heights has great assets that if improved could make it a very walkable area. Due to its location on the hillside and because of its residential function, the area does not get much vehicular traffic. This historic area is also denser than other parts of the city. It was primarily built before the introduction of the automobile which explains the size of the street and the presence of pedestrian infrastructure like stairs and alleys.

Improving the walkability in a community has many benefits. It increases social interaction and creates a sense of community. Walkability has also been proved to increase public health. It reduces crime because more people are walking on and watching the streets. There are also many economic benefits to increasing the walkability of an area. Studies have proved that walkable areas have strong businesses. Finally, improving walkability can reduce the carbon footprint of an area and benefit the environment.

In order to increase the walkability in the area, we identified some streets that will serve as pedestrian corridors. These pedestrian corridors provide access to green spaces and other public spaces within and outside of the area. Improving these pedestrian corridors will provide residents better access to existing surrounding amenities like Jackson Park, Grant Playground, Findlay Park and Findlay Market. Vine Street will also receive some attention to provide safe pedestrian access to new businesses.

We want to increase the density of the neighborhood but also preserve some green spaces that enhance the quality of life in the neighborhood. The existing community garden will remain. The community garden has multiple benefits. It stimulates social interaction and strengthens the community. It also provides nutritious and affordable food. The community gardens could also be an interesting tool to promote intergenerational and cross-cultural connections. The existing unused green space surrounding the stairs at the end of Frintz Street, should be improved with new trees, flowers and benches to increase use of the stairs and create a pleasant area for residents. Some part of the existing forestry should be preserved to maintain the character of the area. Existing forestry should be maintained especially where it would be difficult for development such as the area around the intersection of E. Clifton and Vine where the topography is very steep. Some of the urban forestry along Peete street should also be maintained because it contribute to the pleasant atmosphere of the street.

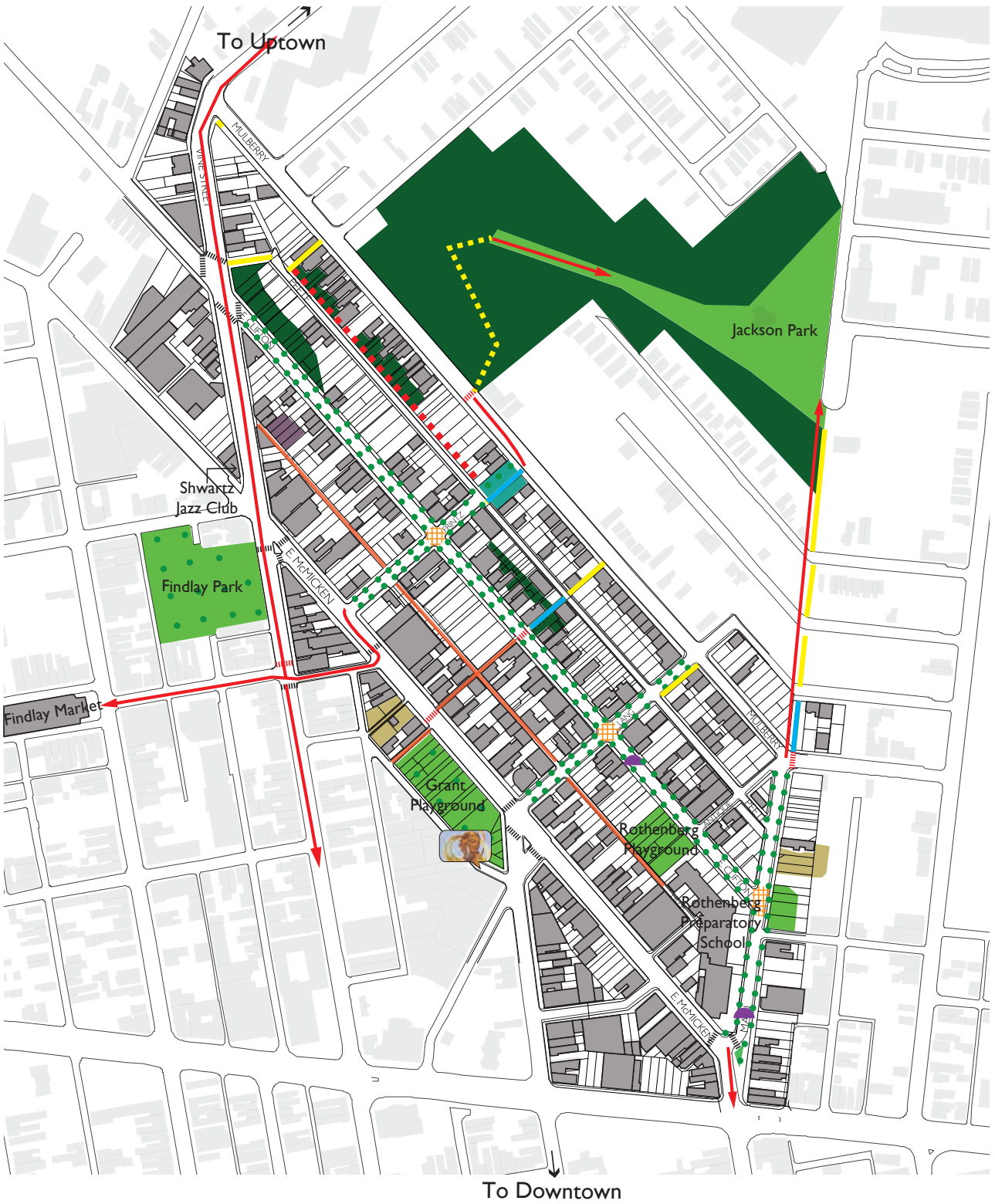
Map 4. Corridors identified to improve walkability



LEGEND

New Pedestrian corridor		Existing Urban forestry		Existing urban forestry to preserve	
Existing stair		Existing Park/Playground		New pocket park	
New stair at existing location		Existing Community Garden to preserve		Maintained green space to improve	
		Rothenberg school playground			

Map 5. Walkability improvements



Urban forestry to preserve		New speedbump		New public art along stair	
Existing Park/Playground		New tree		Special pavement at intersection	
Existing Community Garden		Retaining wall to fix		Paved alley with improved lightning	
New pocket park		Existing stair		Existing crosswalk	
Maintained green space to improve		New stair at existing location		New crosswalk	
				New Mural	

I. Short Term Objective: Improve and promote the existing pedestrian infrastructures

The existing pedestrian infrastructures like stairs and alleys are underused. If we want to improve the walkability in the area, we need to improve these elements. The public stairs for example are a great way to connect neighborhoods, parks and other public spaces. Start improving the public space in North Rhine Heights will encourage people to rediscover this area.

Actions:

- The retaining wall at the west end of Peete Street urgently needs to be repaired or rebuilt. The current condition of this wall presents a danger for people walking or driving along Peete Street. In fact a part of this wall, at the rear of the 39 Mulberry Street, has already collapsed into the street.

Partners: City of Cincinnati, DOTE, landowners

Funding: City of Cincinnati, Landowners

- Clean vacant lots and green spaces especially the space behind 1914 Vine Street along Hust alley that will later be converted into a pocket park for residents.

Partners: OTRCH volunteers, Spring your steps, Keep Cincinnati Beautiful, DOTE, landowners

- Clean Sharp and Hust alleys.

Partners: OTRCH volunteers, Spring your steps, Keep Cincinnati Beautiful, DOTE

- Clean public stairs and surrounding areas. Repair the stairs that have steps that needs to be fix or missing ramps that need to be replaced. The stairs are currently not used much, but could become an important infrastructure that people could enjoy using. Many people are not aware that North Rhine Heights has many public stairs with beautiful views of Over-the-Rhine and Downtown (Main Street stairs, Frintz Street stairs).

Partners: OTRCH Volunteers, Spring your steps, Keep Cincinnati Beautiful, DOTE

Funding: City of Cincinnati

- Create new public art along some public stairs with the help of the community (creation of the design, painting ...). In order to make the stairs more attractive and to provide public art for the area they should be painted with the help of the community. San Francisco, for example, has created beautiful decorated public stairs that people enjoy using and that add to the beauty of the area.

Partners: DOTE, Artworks, Community residents.

Funding: Artswave

- Create a mural on the back wall of the Christian Moerlein brewery along back street. This is a blank wall facing a large park (Grant Park). A mural at this location would be highly visible and improve the character of the park.

Partners: Christian Moerlein brewery, Artworks.

Funding: Christian Moerlein brewery, Artworks.

- Create and implement map of the area at the intersection of E. Clifton and Lang Street and E. Clifton and Frintz street.

Partners: City of Cincinnati, DOTE, OTRCH Volunteers, Community residents

- Implement a sign at the beginning and end of the Main street steps to tell users where the stairs lead to. This stair leads from the area to the top of Mount Auburn. People do not use this stair because It is impossible to see where the stair leads.

Partners: City of Cincinnati, DOTE, OTRCH Volunteers, Community residents

Example of public art along stairs in San Fransisco, CA



Source: <http://www.tiledsteps.org/>

Example of neighborhood orientation sign



Source: <http://www.sfbetterstreets.com>

Mural on Washington Park, Cincinnati, OH



Source: <http://www.artworkscincinnati.org/>

2. Midterm objective: Bring new elements to improve walkability

New elements like trees, new crosswalks or new stairs will make walking in North Rhine Heights safer, easier and more pleasant. Some useful infrastructure is already there like sidewalks and crosswalks but adding new elements will improve the connection between the area and its surrounding.

Actions:

- Repair the sidewalks of the area and add tree line on E. Clifton avenue, Frintz street and Lang street. New trees should be planted in the sidewalks to provide shade for pedestrians and improve the appearance of the area.

Partners: Port Authority, Go vibrant, The Green Umbrella.

Funding: Port Authority, TIF Funding.

- Implement new brick pavement at the intersection of E. Clifton and Frintz Street, E. Clifton and Lang and E. Clifton and Main Street. The differently paved intersections will alert drivers and allow pedestrian to cross the street more safely. The pavement will include crosswalks in its design and could also function as a form of public art.

Partners: Art Works, DOTE.

Funding: TIF Funding.

- Create new crosswalk along the major streets to improve the safety of pedestrians and improve access to other parts of the city from the area.

Partners: DOTE, City of Cincinnati.

Funding: City of Cincinnati.

- Implement new speed bumps around Rothenberg Preparatory School to calm traffic and make the area safer for children.

Partners : Safe Routes to School, Cincinnati police department, DOTE, City of Cincinnati.

Funding: Safe routes to school, City of Cincinnati.

- Improve public lighting especially along the alleys. Alleys currently tend to have more crime activity because they are dark and are not frequented by pedestrians. Improve the lighting of these areas will make them safer.

Partners: Partners: City of Cincinnati, DOTE

- Bring new pavement on Hust Alley and improve existing pavement on sharp alley to make this spaces more pedestrian friendly. Making the alleys more attractive will increase pedestrian use and therefore reduce crime activities. Future development should also take that issue in consideration and provide design that provides “eye on the streets” through windows facing the alleys.

Partners: City of Cincinnati, DOTE, Port of Greater Cincinnati Development Authority

Funding: Port of Greater Cincinnati Development Authority

- Create a new public stair at existing location to to create a new access route to Jackson Park from within the area. A route using stairs and pathways used to link the middle of Mulberry Street to Jackson park at the top of Mount Auburn. This connection is currently closed due to the bad condition of the steps. Creating new steps and cleaning the paths would make Jackson Park more accessible from North Rhine Heights.

Partners: Cincinnati Park and Recreation Department (the closed stairs is located in the Jackson Park Area).

Paved intersection with public art in Wildwood, NJ



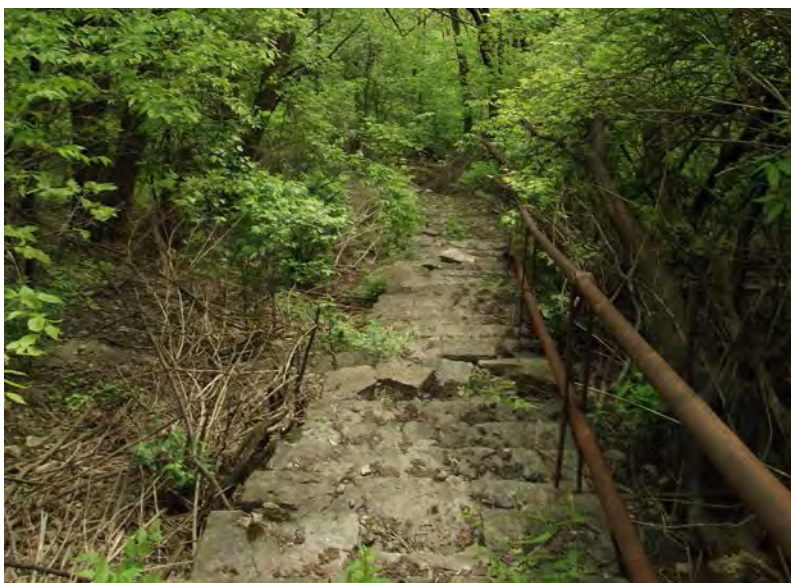
Source: <http://paverartllc.com/>

Example of alley's improvement in Chicago, IL (Green Alley program)



Source: www.cityofchicago.org

Closed stair in Jackson Park



Source: Author

3. Long term objectives: Redesign existing parks and create a new pocket parks

In order to enhance the overall quality of life existing green spaces and parks should also be improved. Currently the area has many parks, but they are underused. This is due to the fact that the actual design of the parks does not provide pleasant path with trees inside the park. Grant playground doesn't have any trees at all and an important part of Findlay playground is occupy by an empty field.

Actions:

- Redesign Grant playground. The new park will still have a basketball court because it is used frequently and is important to the residents. A new pleasant path to cross the park should be created. New trees should be planted to provide shade and new bench should be installed to provide more places for people to gather.

Partners: Cincinnati Park Board.

Funding: City of Cincinnati.

- Redesign Findlay Park. The new design should use the space in a more efficient way. An large part of the space is an empty field that people rarely frequent . New paths will link the republic street to the other entrances. It will be boarded by trees and benches.

Partners: Cincinnati Park Board, Port of Greater Cincinnati Development Authority

Funding: City of Cincinnati, Port of Greater Cincinnati Development Authority Funding

- A new pocket park will be created behind 1914 Vine Street along Hust alley. The new park will serve the residents of the block.

Partners: Cincinnati Park Board.

Funding: City of Cincinnati.

This vacant space along Hust Alley should be transformed into a new pocket park



Source: Author

OBJECTIVE 4: Create an area with easy access from and to downtown and other neighborhoods through multiples modes of transportations.

Alternative modes of transportation include modes of travel other than private vehicle such as walking, bicycling, carpooling and transit. Encouraging use of alternative modes of transportation is more sustainable because these modes of transportation are a good way to increase fuel efficiency and reduce pollution and carbon emissions.

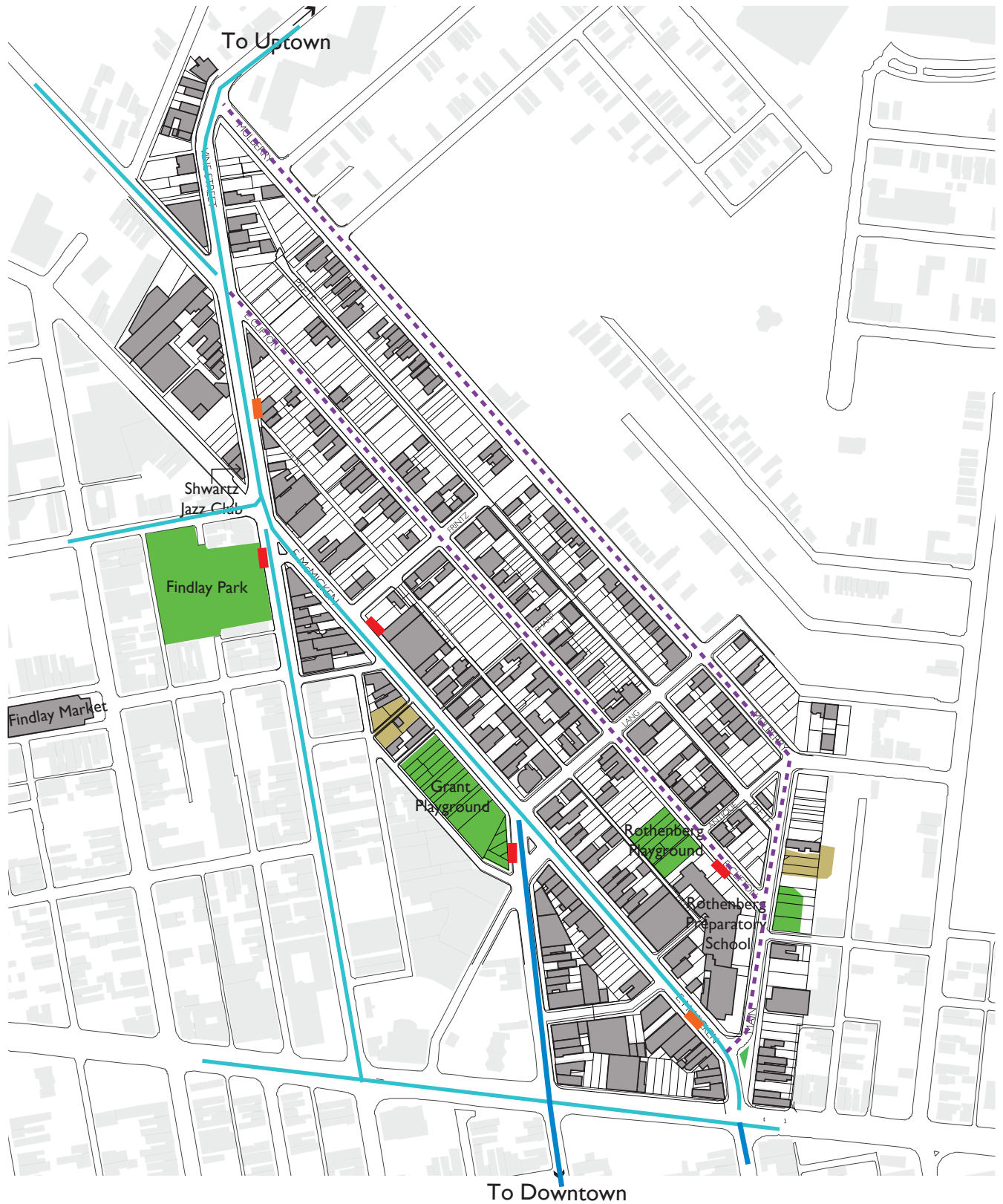
Benefits of alternative transportation are not only environmental. The use of alternative transportation reduces the transportation expenses of households (less money spent on gasoline). Studies also show the positive effects of alternative modes of transportation on health. It is also important to provide alternative forms of transportation so that residents who cannot afford or choose not to own a car can travel throughout the city.

The development of North Rhine Heights will promote these modes of transportation by making it easier to ride bicycles throughout the area and providing residents with additional and better bus stops. Road congestion is a big issue in Cincinnati. Creating new residential opportunities near downtown for bike and transit facilities could reduce road congestion. Increased opportunities for using alternative modes of transportation could attract new residents to the area who are looking for healthier and less expensive travel opportunities.

Improving access to alternative transportation is also very important for preserve the existing community and residents. Many people in the neighborhood do not have a car. Increase the transit opportunities would make it easier for them to get around within and outside of the area.

The city of Cincinnati has shown that it wants to move forward and increase the use of alternative modes of transportation. A bike plan has been created and the street car project is currently under construction. The development of the area should take advantage of these positive steps.

Map 6. Bike accessibility



City plan for 2015

- Shared lane —
- One way bike lane —

Proposals

- Shared lane - - -
- New Permanent bike parking ■
- New parklet with bike facilities ■

- Existing Park/Playground ■
- Existing Community Garden ■

Map 7. Transit



LEGEND

Bus

- Line 17 — Downtown/Northside/Seven Hills
- Line 19 — Downtown/Northside/Colerain
- Line 46 — Downtown/Avendale
- Line 78 — Downtown/Springdale
- Bus stops ●

Street Car

- Route phase 1 - - -
- Route phase 2 - - -

Opportunity area for transit hub ⊙

I. Short Term Objective: Promote alternative modes of transportation

We want to make it easier and more pleasant to use alternative modes of transportation within the area. Existing elements will be improved and new elements will be added for bus and bicycle users.

Actions:

- Bring benches to bus stops

Partners: Cincinnati Metro,

- Create new parking facilities for bikes next to some bus stops, at the edge of the parks and in front of Rothenberg School

Partners: City of Cincinnati, the Cincinnati Cycle Club, Queen City Bike, MOBO

2. Midterm objective: Expand biking network

The city has created a bike plan in order to increase the number of shared or dedicated lanes for bicyclists. The objective is to make bicycling inside Cincinnati easier and safer. According to the plan Mc Micken Avenue and Vine street will become have a shared bicycle lane before 2015 with signs alerting drivers of the presence of bicycles. The plan should be extended to the inside of the area for residents.

Actions:

- Create shared lane on Main Street, E. Clifton Avenue and Mulberry Street. Frantz and Lang Street should remain used mainly by cars and pedestrians.

Partners: City of Cincinnati, DOTE

Funding: City of Cincinnati

- Create bike parking using parklets on the street in the parking lane in front of new businesses.

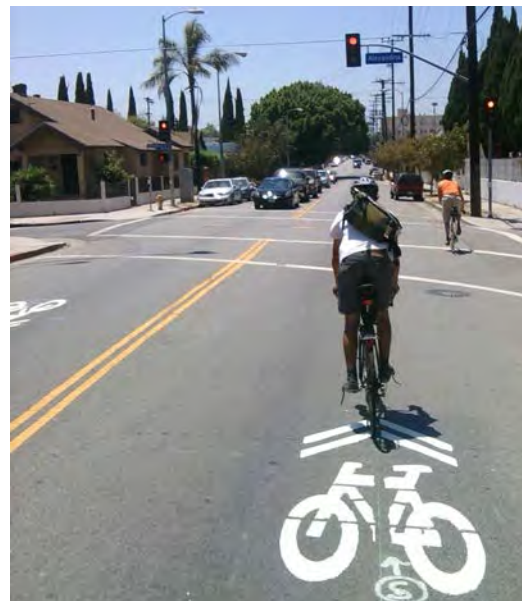
Partners: Partners: Business owners, City of Cincinnati

Bike parking using vehicular parking on park in front of Park + Vine, Main street, Cincinnati



Source: www.blogotr.com

Example of shared lane



Source: <http://laecovillage.files.wordpress.com/>

3. Long term objective: Create a transit hub on Vine street

There are currently multiple transit projects envisioned for the area. The streetcar will travel along Vine Street. METRO is considering implementing a BRT which could also go along Vine Street. Today there are four bus lines that are using the segment of Vine Street between the intersections of Vine Street and McMicken Avenue and Vine Street and E. Clifton Avenue. This could be a good place to develop a transit hub because the street is wider (5 lanes).

Partners: City of Cincinnati, Metro, OKI,

Funding: Ohio transportation grants, Federal grants for transit development

