New Subcontractor Designs for the Master Plan

Description

At our February meeting we reviewed the revised work product from Urban Fast Forwardâ??s (UFF) subcontractors. The subcontractors have prepared professional concepts of possible options to implement the goals that the Steering Committee and the community have developed over the last two years.

These draft concepts include several options and a few are presented below. We are providing comments on the draft Master Plan document and these concepts will be presented in a meeting for a public presentation of the revised draft Master Plan in April. This meeting will be an opportunity for everyone to come review and comment on the Plan.

UFF subcontractor Human Nature has revised their concept rendering of Seasongood Square and ML King parks. Seasongood Square is presented with a pavilion and a water-feature added.

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CUDA Studio has produced several exciting ideas for redevelopment of our business district. The alternative presented below has an underground garage, a closed-off Barry Lane and both a mixed-use and townhome development for the vacant lot at 3916 Reading Rd. The City of Cincinnati has engaged a contractor to evaluate a redesign of the Paddock, Reading and Barry intersection and there will be public engagement on this redesign this Spring.

ALTERNATIVE 1:
PHASE 3 - MIXED-USE MULTI-FAMILY

GOALS: To create small 1st floor commercial spaces for new, local businesses which will provide amenities for the neighborhood. Create enough housing units to inject vitality into the area and provide support patronage for businesses.

A Reading Road development "wing"
- 3 story building with parking in basement
- 1st floor customer facing uses at corners (Avondale Ave. and Barry Ln.) with storefronts and awnings
- Storefront-type frontage at remainder of 1st floor (residential amenity spaces, future commercial)
- Multi-family upper stories

B Avondale Avenue development "wing"
- Residential scale architectural design
- Option 1: Townhouses (ground-to-sky)
- Option 2: Flat units

C Driveway to underground parking from Barry Lane

D Activate Reading & Avondale corner with umbrella tables and chairs, landscape, and signage

E Activate Reading and Barry / Paddock corner with umbrella tables and chairs, landscape, signage and lighting

Project Quantities Reading "wing":

Multi-family flats:	*18 dwellings*
Commercial space:	*4000 to 5800 sf*

Project Quantities Avondale "wing"

Option 1 (townhouse hybrid):	*9 dwellings*
Option 2 (multi-family flats):	*30 dwellings*
Parking:	*29 to 60 total project*



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Illumine Transportation has done a transportation study based on community concerns about speed and safety. Their study of corridors and crashes led to suggested quieting measures for three intersections.

Dana Avenue & Winding Way

- Reduce intersection size
- Extend curbs to reduce crossing distances
- Extend curbs to reduce turning speeds



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