

**NORTH
AVONDALE
COMMUNITY
MASTER PLAN**



**CINCINNATI CITY PLANNING COMMISSION
JANUARY, 1974**

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**SUMMARY OF THE
MASTER PLAN**

CHAPTER I

I. SUMMARY OF THE MASTER PLAN

The major objective of the North Avondale Comprehensive Plan is to identify the problems and opportunities of this neighborhood, and to provide guidelines and direction for the neighborhood residents, the City Planning Commission, and City Council for their decisions regarding future development and preservation of the community.

The term "neighborhood planning" was usually associated with urban renewal, demolition of neighborhood structures, and destruction of the original physical character of the community. However, our main goals and objectives in the North Avondale Master Plan deal with preservation and also development of the deteriorated areas. Residents often express their need as "let us keep what we have". This neighborhood has always been one of the most desirable places in the city to live, and still after 133 years of existence as a middle city neighborhood, has maintained its original physical character and is properly developed with respect to existing urban design standards.

It is the function of a city planning agency and the city council to permit a multitude of housing types and densities throughout the entire city. This is the rationale utilized for the preservation of middle city neighborhoods such as Clifton, Hyde Park, and North Avondale.

North Avondale is unique for its large, old single-family homes with distinguished architectural style, which are located on large parcels of land and surrounded by a great variation in ecological features and beautiful topography. This highly organized residential character must be preserved and further developed in order to provide alternative housing within the city limits.

The major effort in this report has been concentrated around the identification of the neighborhood's overall

character and identity, and the determination of problems, opportunities, and general image of the community. The special task was to familiarize the neighborhood's leaders and the community's decision-makers with overall neighborhood image, which brought about better understanding in problem identification stage of planning and resulted in a meaningful planning process. The main portion of the neighborhood's goals and objectives was established originally in 1968 and was recorded in a document entitled "1968 Goals and Objectives of North Avondale Community". The following extract from the mentioned report, with some revisions, would summarize the purpose, goals, and objectives of this neighborhood.

I. PURPOSE

- to welcome any person into the North Avondale Community without prejudice regarding race, creed, religion, or national origin, and to promote the pluralistic concept;
- to maintain a neighborhood of high diversity of functional living, but emphasizing the primary residential nature of the community;
- to maintain a balance between public and private facilities with private home ownership;
- to develop a dynamic and vital community organization with the maximum amount of citizen participation in order to maintain the high standards of community interest and life that have been established in the past, and to develop future growth and relationships within the community of North Avondale.

II. GOALS

- A. Adequate facilities and services in the community to meet certain immediate human needs:
- attractive, well-maintained housing, which sell and rent at fair prices, and appropriate for human living standard;
 - community service facilities at local scale, parks and playgrounds designed to serve the particular needs of local people, and set up in such a way as to provide communications among people;

- vital church congregations of local people with clergymen and laity active in the life of the neighborhood;
- excellent schools which are able to draw out fully the talents of neighborhood children;
- well-run public services, including police and fire protection, street sweeping and lighting, and general maintenance of physical features.

B. Forces that build a sense of community:

- an interesting community council newspaper through which people share knowledge of local events and promote dissemination process;
- neighborhood organizations through which people can plan and act for themselves and utilize fully the assets of their own community and the vast resources of the metropolis;
- responsible families who promote the use and growth of neighborhood resources and who have local pride and identity.

C. Links to the whole metropolis:

- accessibility by streets, expressways, and fast and convenient public transit to other parts of the metropolis;
- working relationships between neighborhood leaders and government and other metropolitan resources;
- a wide outlook and sense of responsibility toward the whole metropolis by neighborhood leaders.

III. OBJECTIVES

A. Preserve what North Avondale has and wants to keep:

- a highly diverse racial, social, and economic group of people;
- development of land use that keeps density low, focusing on lower density residential development, particularly in single-family homes;
- North Avondale School, its pupil enrichment program, its academic standards, its newly enlarged playground

and its function as a community activities center;

- Isaac M. Wise Temple as an involved community institution;
- the Belvedere Apartments as a quality structure and neighborhood landmark;
- the natural beauty of the community, especially the wooded areas and ecological features;
- specific buildings with genuine architectural style.

B. Provide what North Avondale needs and does not have:

- Conveniently located and attractively planned shopping facilities with adequate parking space at local scale;
- a community center, i.e. a center which would function as the activity and symbolic center of North Avondale;
- small, geographically distributed recreational areas for children;
- a swimming pool, a library, and a post office substation;
- adequate facilities and program for the elderly;
- day care center and nursery;
- a joint planning relationship for the North Avondale area with Xavier University in a formalized relationship;
- to upgrade residential zoning when it is consistent with actual use;
- creation of cohesion between eastern and western sections of the neighborhood by construction of a pedestrian overpass on Reading Road.

C. Remove, reduce or control what North Avondale has, but which detracts from the community being a fine place to live:

- heavy traffic on Victory Parkway, Reading Road, Pad-dock Road, Washington Avenue, Vine Street, Mitchell Avenue, Clinton Springs, and Dana Avenue;

- an excessive amount of development specifically of one type in a particular neighborhood or street, i.e. churches, apartment dwellings, etc.;
- poorly maintained properties, particularly boarded up houses;
- changing of present residential zoning to business or commercial use where it is in conflict with NANA policies;
- gasoline stations.

The specific problems that are facing North Avondale and their recommended solutions have been illustrated in detail in the following pages of this comprehensive plan. However, the summary of the neighborhood's problems, opportunities, alternative solutions, and the basic principle of implementation are as follows:

Population

- The 1968 Goals and Objectives of North Avondale Neighborhood Report expresses the pluralistic character of this community. One of the major objectives listed in this report was to keep the neighborhood racially balanced. However, it is shown in this report that the neighborhood's black population has risen from 0% in 1950 to 68% in 1970. Considering this past trend and the type of physical developments that are occurring in the neighborhood, which are encouraging this change, we are gradually losing the pluralistic nature of the community.

Increase in the neighborhood's population with respect to the lack of the neighborhood's basic facilities is another problem. While the city has experienced a decrease in population since 1950 by 10%, North Avondale has experienced an increase in population by 12% for the same period. This increase in population is partly due to the conversion of large old single-family homes to multi-family residential structures, the rehabilitation of large apartment complexes which resulted in a higher number of dwelling units per structure, and the construction of new apartment complexes. It should be considered that North Avondale's growth of renter-occupied units was created by both the development of vacant land zoned for high density, and the reuse of existing residential structures and land.

The neighborhood overall land use development can be considered well balanced if a greater amount of basic community facilities is provided. Insufficient amount of neighborhood facilities with respect to population is cause for a dense and congested environment. Population increase can also be controlled by a new, overall neighborhood zoning plan which permits the population to increase at a lower rate.

Housing

- Housing problems of this neighborhood can be classified into three categories: 1) The deteriorated and dilapidated condition of certain structures. A detailed external housing condition survey illustrates 74% of dwelling units in good, 20% in fair, and 6% in poor condition. 2) Existence of large, old single-family homes and their space utilization is another housing problem. Their rapid conversion into multi-family homes and undesirable institutional uses resulted in an unbalanced residential density and neighborhood facilities. 3) Construction of new and rehabilitation of old multi-family structures are the major housing problems. New apartment construction usually occurs as a result of the city's infilling process. Unfortunately, the location and the density of these structures has been the problem. Most of the neighborhood is predominantly single-family homes in character, but during the last decade only 27 one-family units were constructed, while 434 units were built in the multi-family category. As a result, owner occupancy percentage has dropped from 36% in 1950 to 28% in 1970, and the renter occupancy percentage has increased from 61% to 64% during the same period. The vacancy rate has also increased from 2.7% in 1950 to 8% in 1970.

It is recommended that the dilapidated structures should be rehabilitated or demolished completely to provide space for the community's need. The needs can be considered as either open space or new structures for required use. In case of rehabilitation, specific Rehabilitation Criteria were developed to assist and provide guidelines for rehabilitators from inside and outside the neighborhood. Construction of the new multi-family structures should be limited only to an area with similar density and physical character, such as areas surrounding major arteries. Zoning can function as a tool to accomplish this goal. Upgrading the zoning of the rest of the neighborhood to preserve the physical

character of the community is essential and it can prevent further deterioration of community structures. As a solution to the existence of large, old single-family homes, the new condominium concept should be tested carefully for low density residential areas. The careful application of condominium regulations would result in balanced housing density, and might determine the fate of large single-family homes.

Economic

- North Avondale's economic character has experienced substantial change in the past two decades. The average value of the residential structures within the neighborhood has depreciated by 5% from 1960-1970, while the overall city's average value has increased by 20%. A similar change has also occurred in terms of average rent in the neighborhood. Between 1960 and 1970 only a 4% increase in the average rent of the neighborhood's dwelling units was recorded, while the average rent in the entire city has increased by 50% for the same period. Outdated and relatively deteriorated condition of these structures is the main reason for this change.

However, the neighborhood's residents average income is substantially higher than the entire city's average income. Today's North Avondale white families average income is approximately 50% higher than the entire city average white family income. The average income of the neighborhood's black families are also above the entire city's black families by 16%. A comparison and contrast between neighborhood and city population and properties assessed valuation indicates North Avondale representing approximately 2% of the population in the residential communities, is paying approximately 2% of the city's income derived from real estate taxes. This is considered as a fair proportion between the neighborhood's number of residents and amount of tax they contribute to the city's income.

A detailed analysis of the economic character of the neighborhood illustrates the economic stability. However, further stability can be achieved by improvement of the neighborhood's business district which would result in development of more desirable business establishments. The result of this change in business district character will bring a greater amount of employment to the neighborhood and more

convenience and satisfaction to the neighborhood's people. Improved housing conditions in the rental categories and more successful businesses would also result in more income for neighborhood people as well as more revenue for the city government, provided they are owned and operated by the local residents.

Institutional

- Institutional problems facing the neighborhood are classified into the following two categories: 1) Educational data indicate North Avondale Elementary School was constructed in 1949 with the capacity of 600 students. However, the 1972 Board of Education figure indicates the school's average daily membership to be 797 students. This figure shows that the school is overcrowded by approximately 200 students. The total capacity of the city's elementary schools is 52,710, while the average daily membership for the city is only 45,593. This comparison indicates that many elementary schools are operating under their total capacity, while North Avondale School is overcrowded. School facilities as well as outdoor and indoor recreational equipment are also insufficient. 2) During the past decade conversion of large, old single-family homes to institutional uses such as churches, nursing homes have increased at an accelerating rate. This high rate of conversion has created an unbalanced proportion of the neighborhood's population to the number of churches required in the community. Unfortunately, existing zoning regulations permit this conversion without much restriction. Conversion of the large, old single-family homes, which usually require additional buildings to be constructed to their sides to provide for required institutional capacity, are usually aesthetically unpleasant and architecturally weak. An increase in the amount of vehicular and pedestrian traffic generated by the existence of these institutional uses and their pollution and noise are destroying the serenity and quiet character of the single-family home environment.

Recommendation is given for expansion and construction of facilities adjacent to the existing North Avondale School structure and also rehabilitation and updating of the original school building which was constructed in 1949. Provision of playground facilities and indoor and outdoor recreational equipment should also be seriously considered.

Deep consideration should also be given to the rapid change in the utilization of structures in the community. An amendment to our zoning regulation would prevent the construction of an unreasonable amount of churches with respect to the community's total population. Criteria can be developed and guidelines can be set prior to issuing any building permit for conversion of existing large structures to institutional uses.

Public Safety

- The neighborhood's safety, as revealed by crime characteristics, is relatively similar to the average of the overall city. A detailed analysis of the enclosed Table 18, Chapter 4, illustrates a substantial improvement in the public safety of the neighborhood between 1970 and 1971. However, there are still problems of safety in the community. The records of murder, manslaughter, robbery, aggravated assault, breaking and entering, and auto theft, are higher than the overall city's average. It should be considered that all the crime statistics mentioned in Table 18 are from the District 4 Police Division, which covers both North and South Avondale, and the statistics are available only in combination form. The neighborhood is served by three separate beats within District 4 and a major problem is the unmatching character of the neighborhood's boundary and the appropriate beats. If the exact boundary of all the neighborhoods could be established and lines drawn agreeable to all, then adjustment of beats and boundaries could be easily established. This is very advantageous for the community for the fact that it personalizes the police service they are receiving, which brings the opportunity for greater cooperation between the community and the Police Division. Lack of a Com-Sec Program, which is now operating only in District 1 of the city, is another major problem. This program, which is usually referred to as "on-foot patrol system," facilitates the crime prevention program and creates greater security for the neighborhood.

Environmental Quality

- North Avondale being located directly south and adjacent to St. Bernard and also situated northeast of Millcreek Valley, is threatened daily with polluted air. Although there is no manufacturing or heavy industry in North Avondale itself, the bordering

communities to the north and west create enough pollution to cause a major problem. The main contributor to pollution in the community is the combustion engine. Cars, trucks, and buses account for the majority of unpleasant air generated inside the community. It should also be noted that in 1971, air pollution generated from transportation accounted for 90% of the total emissions in the Cincinnati area. Reading Road, with its five traffic lanes as a major vehicular artery, bisects the neighborhood into an eastern and western sector. This particular artery can be called the main source of pollution within the neighborhood. The air quality geometric mean, which is the measurement for testing the amount of pollution in the air, is considered to be dangerous when it exceeds 60. This factor is 87 and 169 in Avondale and St. Bernard Testing Stations respectively. Enclosed Table 19 illustrates the pollution intensity of the neighborhood as one of the worst in the city with respect to the St. Bernard and Avondale Air Quality Testing Station. The prevailing winds in Cincinnati are from the southwest. This is a great help to North Avondale because these winds, which blow 95% of the time, help keep St. Bernard's pollution in St. Bernard. However, the polluted Millcreek Valley atmosphere is brought into the neighborhood by this current. The weather is also a factor in air pollution. In the Cincinnati area, the fall season is moderate with little rain, but with several occurrences of atmospheric stagnation conducive to smog. Also, nocturnal inversions occur on more than 90% of the summer and fall nights in the lower Millcreek Valley.

It is very important for North Avondale to preserve all of its ecological features -- trees, bushes, shrubs, etc. and encourage the future planting of more greenery along main thoroughfares, mainly for their photosynthesis effect. Even though their ability to convert carbon dioxide to oxygen as a result of photosynthesis is only a partial one, trees and vegetation are very helpful for filtering dust out of the air, directing wind currents, and when used as buffers are very effective for reducing noise intensity. Creation of the Network of Greenery within the neighborhood would be essential towards improving the quality of air in North Avondale. Reducing the amount of through traffic on the major and minor arteries would help to reduce air and noise pollution.

Parks and Recreational Facilities

- One of the neighborhood's opportunity's and assets which should be preserved is the park open space and recreational facilities. The amount of land devoted for this purpose in relation to the total neighborhood's population and other community facilities is well in balance and harmony. It should be considered that sufficient amount of parks/open space in excellent condition are one of the overall characteristics of the City of Cincinnati. However, insufficient amount of indoor recreational facilities is a major problem in this category. The existing Martin Luther King Park, which is located in the center of the community and covers approximately three acres of rolling hills and beautiful ecological features is not utilized by any of the neighborhood's residents due to its undeveloped condition, and has created a definite safety and land utilization problem in the community. Land use analysis of the neighborhood also indicates an overall lack and insufficient amount of community's tot lots and miniature playgrounds.

It is highly recommended that the Recreation Commission and the Park Board give serious consideration to the development and opening of Martin Luther King Park. A preliminary concept has been developed so that the land within Martin Luther King Park can be utilized in conjunction with Burton School facilities and for the horticulture and passive recreational purposes. Existing segregated pockets of parks and open spaces can be connected and utilized more by the development of a network of greenery in the heart of the neighborhood which creates cohesion and facilitates greater human interaction. Sufficient amount of indoor recreational facilities should be provided adjacent to existing North Avondale School buildings as a community focal point and be utilized in conjunction with school activities and recreational programs. Some of the existing dilapidation and deteriorated structures within the residential areas which should not be considered for rehabilitation can be demolished and the space can be utilized for local tot lots and miniature playground facilities.

Vehicular/Pedestrian Circulation

- Vehicular traffic flow and pedestrian movement within the neighborhood seems to be one of the most serious

problems which the community is faced with. Two main arterial canals which divide the neighborhood completely into four quadrangles are Reading Road, running north-southwardly and combination of Dana, Clinton Springs and Mitchell Avenue, running east-westwardly. Cohesion among these four quadrangles in terms of pedestrian circulation is discouraged by approximately 22,000 cars passing through Reading Road and 14,000 vehicles going through Dana-Mitchell everyday. Forty accidents have been recorded during the last year on intersections of these two major arteries. Considering Mitchell Avenue is surrounded by single-family and two-family and to some degree multi-family structures, circulation of trucks and heavy loaded vehicles destroys the serenity and proper residential atmosphere which this environment deserves. Movement of heavy load vehicles and buses along the major pedestrian arteries, especially Reading Road, is creating unsafe and insecure walking conditions. Therefore, it is recommended that one traffic lane be eliminated from existing five lanes of vehicular division on Reading Road starting from intersection of Reading Road and Paddock and continue down to Reading and Rockdale intersection.

Elimination of this one lane of traffic, which is approximately 12 feet in width, would enable us to add six feet of buffer zone, consisting of bushes, trees, and shrubbery to each side of Reading Road from Paddock to Rockdale. This buffer zone is essential for development of the Network Concept of greenery which connects Mitchell Triangle Park, Seasongood Park, Martin Luther King Park and Burton Elementary School playground together. Construction of pedestrian overpasses built over the mentioned arteries, especially Reading Road, could play a vital role in human interaction and safety and pedestrian circulation of the neighborhood. It was mentioned earlier that heavy loaded vehicles are allowed in combination of Dana, Clinton Springs, and Mitchell Avenues, and disturbs the single- and two-family residential character. Therefore, it is recommended with respect to the opening of the Norwood Lateral highway and its connection to I-71, which is scheduled for December of 1973, and can function as east-west major traffic flow in this vicinity, all trucks and heavy loaded vehicles should be permitted only on Dana, Clinton Springs, and onto Reading Road. Connection to I-75 can be made either by Reading Road-Norwood Lateral to I-75 or Paddock Road-Norwood Lateral to I-75. However further studies should be made by Traffic Engineering Division to find an alternative route to Mitchell Avenue for truck movement.

In order to keep the balance of this transportation network of the entire city, Reading Road and Vine Street should continue to function as major traffic arteries and truck and heavy loaded traffic vehicles should be allowed. Combination of Reading Road and Paddock and Tennessee Avenues should also be permitted to function as a truck route in order to preserve the east-west traffic arterial cohesion. A detailed map is enclosed for this recommendation. As an asset of the neighborhood, existence of minor arteries in serene single family home residential area creates an excellent opportunity for development of bicycle routes. A detailed plan is also enclosed in Section 8 of this report to illustrate the exact location of bicycle network.

Neighborhood Business District

- North Avondale Neighborhood Business District has always been classified as a local shopping district specifically for the neighborhood residents' use. However, deteriorated condition of some of the existing structures, undesirable type of business establishments, and overall insufficient type of desired establishments are three major problems facing this district. A short distance between the existing business establishments' frontage and the high volume of vehicular traffic flow on Reading Road has created an unsafe and uncomfortable physical space for shoppers and pedestrians.

Considering the dilapidated condition of some of these stores, it is highly recommended that they be demolished and moved further back from Reading Road so that a buffer zone consisting of plazas, ecological features, fountains, and benches can be provided in this environment. It should be considered that any construction and remodeling of this district is solely for the creation of a local business district and by no means a regional concept is in mind. An illustrated site plan recommending some physical arrangement of this business district and its establishments is enclosed. A list of desirable and undesirable business establishments suggested for this district is also enclosed in this report.

Historic Preservation

- The heritage of North Avondale is in the well designed neighborhoods of unique architecture and planning concepts. However, due to public and private renewal and

economics, this heritage is in jeopardy. As mentioned before, the average value of residential structures has depreciated by 5 percent in the last decade, while the City average increased by 20 percent. This situation is due in a large part to the decrease of owner-occupancy and the high cost of maintaining larger homes. The time is now to find ways of preserving the buildings and sites which possess historical significance or rare architectural style and planning concepts.

Historic buildings contain rare qualities of spirit and heritage of the community. Their preservation retains the styles of the past and offers to future generations examples of the elegant living which was once so much a part of North Avondale life. The preservation serves not only the future but the present as well because the structural soundness of the buildings would allow for utilization in ways which could meet the community's needs now. A detailed list of places which might qualify as historic buildings or sites can be found in Chapter 4, Section 10, Historic Preservation.

The relative significance of an historical building or site can be determined by the application of the following criteria secured from a City Planning Commission report entitled "Historic Sites and Buildings:" 1) historical or architectural significance; 2) historic remains or site; 3) distribution and balance of historic areas; 4) availability.

In order to preserve the buildings or sites designated as historic areas, a funding program must be selected for which the project would qualify. There are a variety of federal programs offering a choice of potential resources. A complete list of programs is outlined in Chapter 4, Section 10, Historic Preservation.

Implementation and Execution of the Comprehensive Plan

- The implementation and execution of the North Avondale Comprehensive Plan is mainly dependent on the effort and enthusiasm of the neighborhood residents. Their role is to bring to the attention of City Council the plan and the important aspect of it. The neighborhood residents should definitely organize a citizens committee for implementation and also set priorities for execution of the plan. However, the City Planning Commission involvement should not terminate

after the publication of the document called the comprehensive plan. The project director assigned by the City Planning Commission should continue his effort on a much smaller scale to act as liaison and organize the meetings between the resources for implementation and the neighborhood residents. It would be his role to make the residents aware of the availability of specific local and federal programs and funding of the project.

Implementation tools are mainly financing and regulation. Due to the rapid change in types of specific local and federal funding programs, it is inadvisable to list the appropriate programs available at this time. However, the City has financed special street lighting by special assessments on benefited properties and has tried to finance off-street parking in the same way. It might be possible to finance some capital improvements in a local community like North Avondale by special assessment on the real estate in the community. The neighborhood could petition for a special assessment to finance a series of community improvements, like several parks, a small redevelopment project, a local business district, some street changes and construction of playgrounds and tot lot facilities. The neighborhood can demonstrate the community comprehensive plan showing the location of such improvements and will be able to prove that the entire community will benefit from these projects. It should be noted that this contribution should be only a part of the total cost and should be matched by city and federal funds. Regulatory tools for implementation are the Zoning Ordinance, the Building Code, traffic regulations, and other laws such as the landlord-tenant law and the Housing Code.

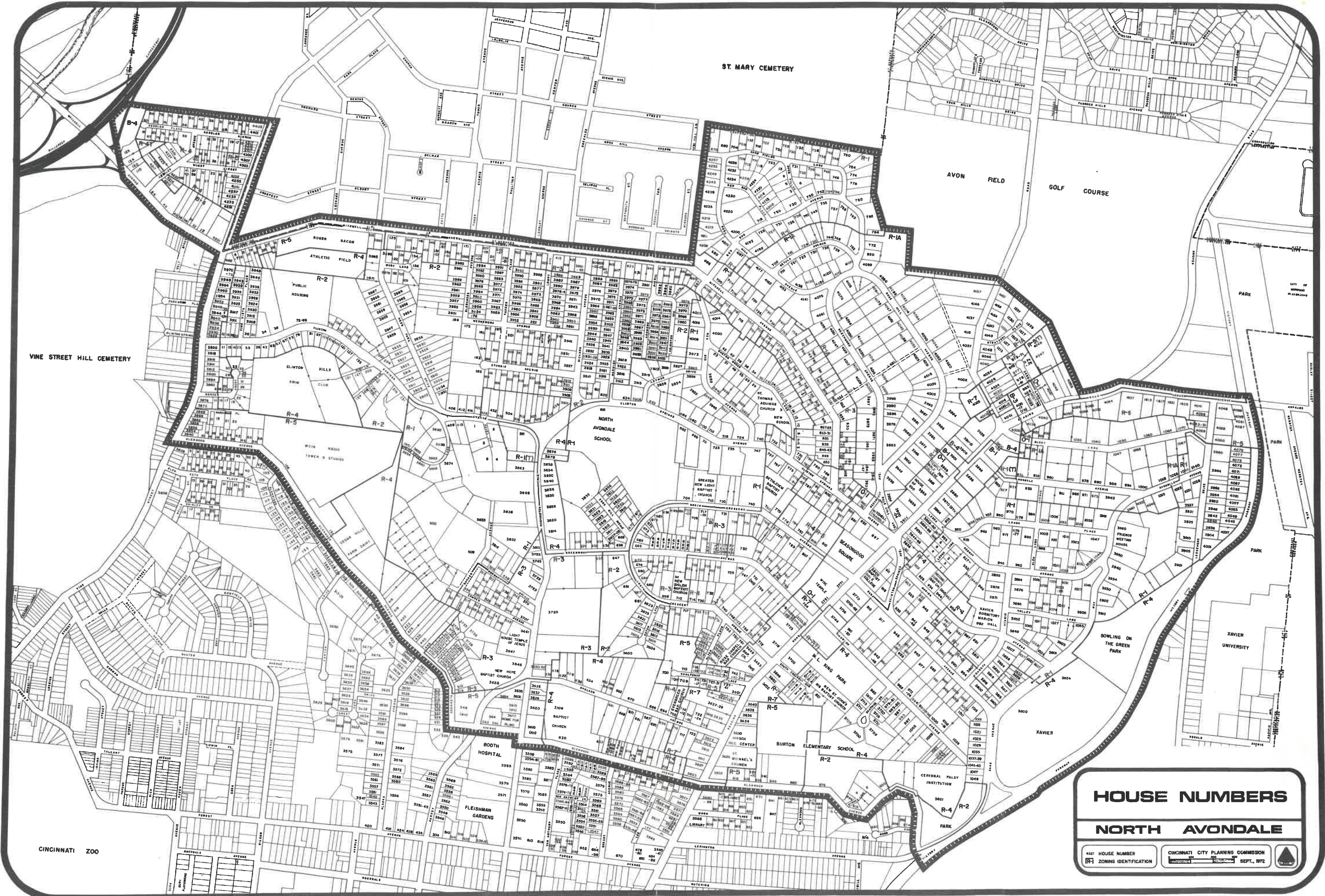
The North Avondale Community should consider implementation of the plan in conjunction with Avondale Community and its appropriate council. The enclosed map illustrates that there is no actual and definite boundary separating North and South Avondale from each other. However, for the purpose of data collection and the establishment of the overall image of the neighborhood, a definite yet hypothetical boundary was set to facilitate the planning process. North Avondale is basically bounded by Vine Street Hill Cemetery to the west, City of St. Bernard, St. Mary's Cemetery and Avon Field to the north, and the City of Norwood to the east. Glenwood Avenue to the south was assumed as separator between North and South Avondale. For further detail of the neighborhood's boundary and its relation to other communities' boundaries, please refer to the following two enclosed

maps. It is highly recommended that in the implementation stage of planning where overlapping areas are involved, both North and South Avondale communities cooperate with each other.

Recommendations and proposed solutions which have been mentioned in this section of the report are only meant to be flexible in nature and open ended in character. Due to our drastic change in technology, any physical long range plan is subject to alteration, revision, and perfection at some future date. Therefore, we would like to keep the basic concept of these recommendations in long range fashion, yet allowing flexibility and alteration for the future perfection of the plan.

A genuine citizen participation in the planning process has been demonstrated by providing minutes of every session in which the North Avondale Working Commission and City Planning Commission officials participated. These minutes which are permanently filed in the North Avondale Neighborhood Association office on 3932 Reading Road, demonstrate how the decisions were made and the purpose of their recommendations. Provision of such documents is essential for any comprehensive plan to express the nature of citizen participation and the decision-making process.

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VINE STREET HILL CEMETERY

ST. MARY CEMETERY

AVON FIELD GOLF COURSE

NORTH AVONDALE SCHOOL

BOOTH HOSPITAL

FLEISHMAN GARDENS

HOUSE NUMBERS
NORTH AVONDALE

4321 HOUSE NUMBER
[R] ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
SEPT., 1972



CINCINNATI ZOO



PLANNING COMMUNITIES
CITY OF CINCINNATI

1 CAMP WASHINGTON	36 SOUTH CUMMINSVILLE
2 LOWER PRICE HILL	35 CLIFTON
3 BROADBENT	34 CLIFTON HEIGHTS
4 CENTRAL FAIRMOUNT	33 WESTWOOD
5 MOUNT ADAMS	32 WEST PRICE HILL
6 RIVERSIDE	31 EAST PRICE HILL
7 EAST WALNUT HILLS	30 FAIRVIEW
8 MADDOCK HILLS	29 WEST END
9 CORRYVILLE	28 NORTH AVONDALE
10 SAYLER PARK	27 AVONDALE
11 MOUNT AIBY	26 EVANSTON
12 COLLEGE HILL	25 WALNUT HILLS-DE SALES
13 HARTWELL	24 MOUNT AUBURN
14 CARTHAGE	23 OVER THE RHINE
15 ROSELAWN	22 MADISON-O'BRYONSVILLE
16 BOND HILL	21 HYDE PARK
17 PLEASANT RIDGE	20 MOUNT LOOKOUT
18 KENNEDY HEIGHTS	19 EAST END
19 MADISONVILLE	18 MOUNT WASHINGTON
20 DAKLEY	17 CALIFORNIA
21 WINTON HILLS	16 NORTH FAIRMOUNT
22 WINTON TERRACE	15 SOUTH FAIRMOUNT
23 NORTHSIDE-CUMMINSVILLE	

NORTH AVONDALE

— COMMUNITY BOUNDARY CINCINNATI CITY PLANNING COMMISSION FEBRUARY 1972

INTRODUCTION

CHAPTER 2

II. INTRODUCTION

Development of North Avondale comprehensive plan originated from the request of North Avondale Neighborhood Association members and its planning arm, North Avondale Planning Association, to analyze and further develop the document entitled "1968 Goals and Objectives of the Neighborhood". The Cincinnati City Planning Commission was asked to develop a complete planning process which would result in preparation of the neighborhood's Master Plan.

For the purpose of achieving a genuine citizen participation in the planning process, a Working Commission consisting of residents representing the entire neighborhood was established in January of 1971.

Rev. Paul Buckwalter, chairman of North Avondale Planning Association (NAPA), requested the Cincinnati City Planning Commission to provide North Avondale Community with planning services and professional expertise. Planning services were mainly for the purpose of identification of problems and opportunities in this community and development of alternative solutions which would assist residents of North Avondale Community to decide on the type of neighborhood they desire to have and its future development.

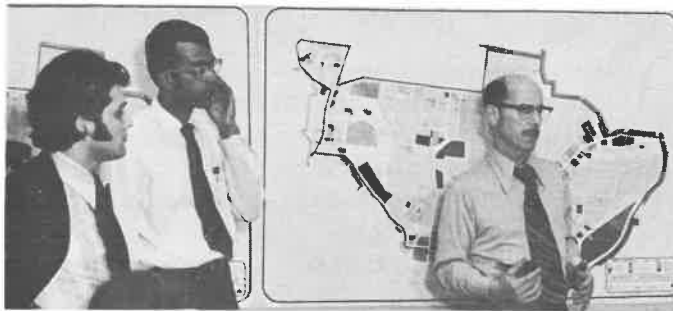
The entire neighborhood was divided into nine sections with each having a representative in the Working Commission. The map on the following page illustrates the neighborhood and its nine sub-areas.

For the period of 12 months, from February of 1971 to March of 1972, City Planning Commission provided the community with planning assistance and approximately 12 detailed presentations were made by the City Planning Commission staff to NANA and NAPA, regarding the solutions to several problems existing in different sectors of the community. At least twenty meetings were held in the community. Many surveys were made of different sub-areas within the neighborhood to determine the problems of the community and its past and present physical, social, and economic character.

By the beginning of March, 1972, maps, plans, charts, statistical data and other materials were produced, and it was realized that the time had come to review completely all the planning work and to combine all the piecemeal studies together, to form a report to be called "North Avondale Comprehensive Plan".



North Avondale Working Commission at an evening planning meeting.



City Planning staff assisting the Working Commission in the decision making process of planning.

The major objective for the publication of this comprehensive plan was to create policies and guidelines for the development of the total community. The concept of establishing a Working Commission, to review all the planning done in this community and formation of a North Avondale Comprehensive Plan was suggested to NAPA board members on March 7, 1972. It was stated that the function of this committee would be to review the planning work done and to develop the North Avondale Comprehensive Plan in the following chronological order in a seven-step planning process.

- I. Establishment of Preliminary Goals and Objectives.
- II. Review of History and Origin of the Community.
- III. Collection of Statistics and Data to explain

Past and Present, Character and Identity
of Community.

- IV. Analyses of Collected Data, testing of preliminary Goals and Objectives, and Problem Identification.
- V. Presentation of Alternate Plans and Solutions.
- VI. Decision Making Process with special input from Cincinnati City Planning Commission.
- VII. Execution and Implementation of Solutions.

A motion made by Mr. Marvin Kraus and seconded by Mr. Bruce Brock, both from NAPA, was passed to set up a process to establish a Working Commission representing all nine areas of North Avondale to be submitted for approval at the next NANA meeting. It was decided to call a special joint NANA and NAPA meeting on March 14, so that the City Planning Commission staff could present the latest planning activity in North Avondale Community. In addition, NANA/NAPA and interested residents were to elect members for a Working Commission. Therefore, on March 14, 1972, in a joint meeting of NANA, NAPA and interested residents of North Avondale, a Working Review Commission was established. The following is the list of Commission members:

Mr. Bijan Bahramian	Project Director
	City Planning Commission
Rev. Paul Buckwalter	Commission Chairman (NAPA)
Miss Barbara Watrous	Recording Secretary
Mr. Bruck Brock	NAPA Representative
Mr. John Klein	NAPA Representative
	Representing Area I
Mr. Raymond Abrams	Representing Area II
Mrs. Lincie Gray	Representing Area III
Mr. & Mrs. Chester Pryor	Representing Area IV
Mr. George Malone	Representing Area IV
Mr. Edward Carter	Representing Area V
Mrs. Jennie Brown	Representing Area VI
Mr. William Freeman	Representing Area VI

At this meeting, development of strategy to disseminate information to neighborhood groups and individuals through the media (NANA News) and possible area-wide meetings were discussed.

It was also made clear that it is the responsibility of

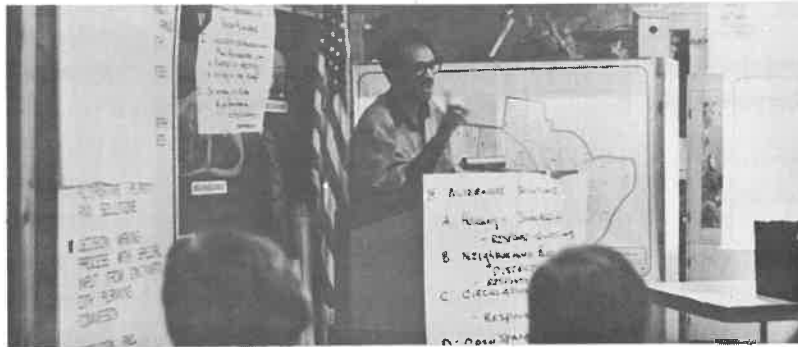
committee members to inform all residents about the latest planning activity and progress. The staff requested from the Commission bi-weekly attendance, so that total review and planning process can be terminated as soon as possible.



Presentation of the North Avondale Comprehensive Plan to the entire neighborhood.



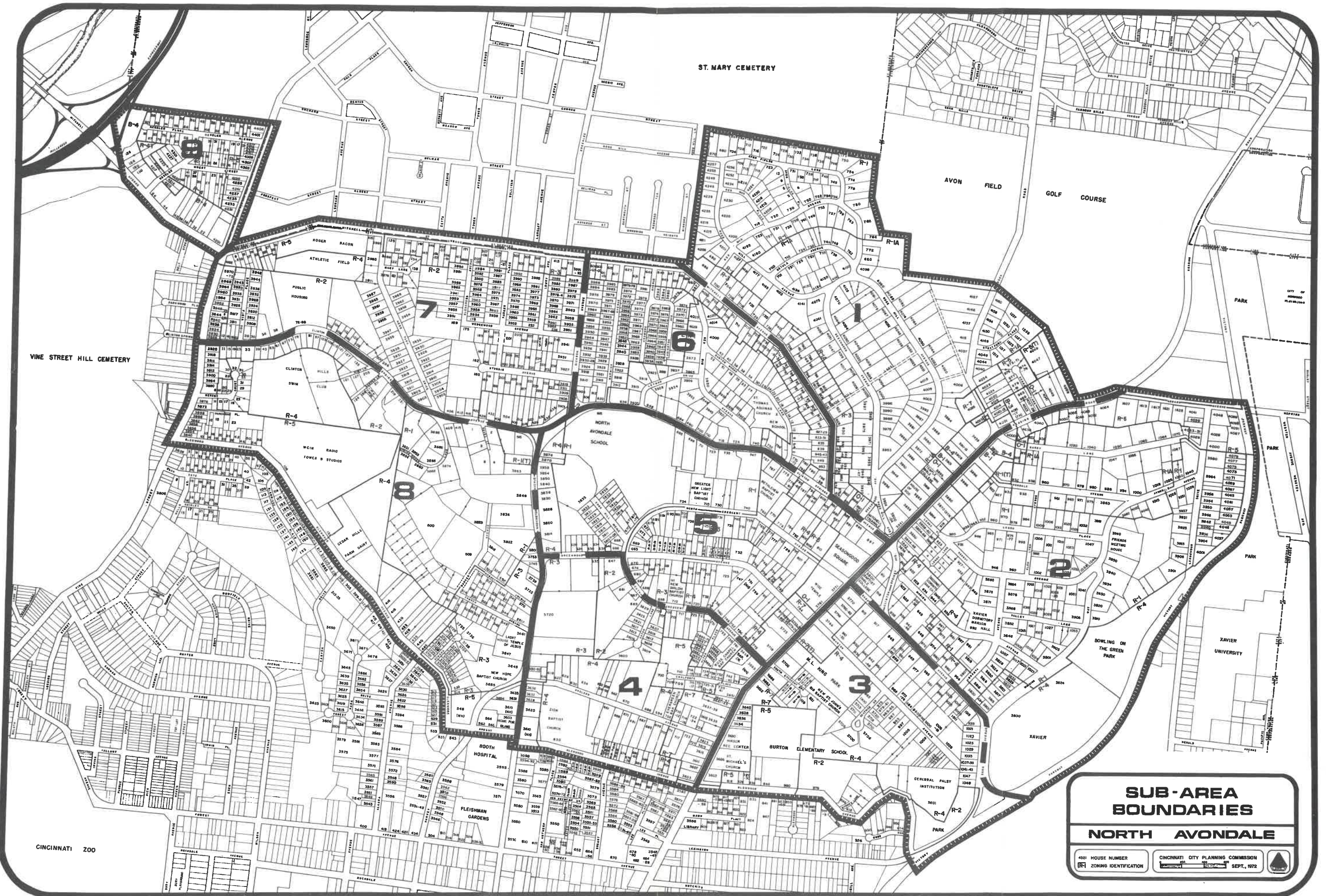
Neighborhood residents participation in presentation of community's master plan.



Surrounding neighborhood leaders giving critical comments regarding the comprehensive plan.



North Avondale leaders expressing their support for the plan and encouraging general discussion.



VINE STREET HILL CEMETERY

ST. MARY CEMETERY

AVON FIELD GOLF COURSE

SUB-AREA BOUNDARIES

NORTH AVONDALE

4321 HOUSE NUMBER
 CINCINNATI CITY PLANNING COMMISSION
 ZONING IDENTIFICATION
 SEPT., 1972

CINCINNATI 200

HISTORY AND BACKGROUND

CHAPTER 3

III. HISTORY AND BACKGROUND

North Avondale is located approximately five miles northeast of downtown Cincinnati and has a population of 11,465, of which 68% is black and 32% is white.(1) This 800-acre neighborhood is bisected by a major artery, Reading Road, and bounded by Mitchell Avenue and Avon Field to the North, Victory Parkway to the East, Glenwood Avenue to the South, and Vine Street to the West.(2)

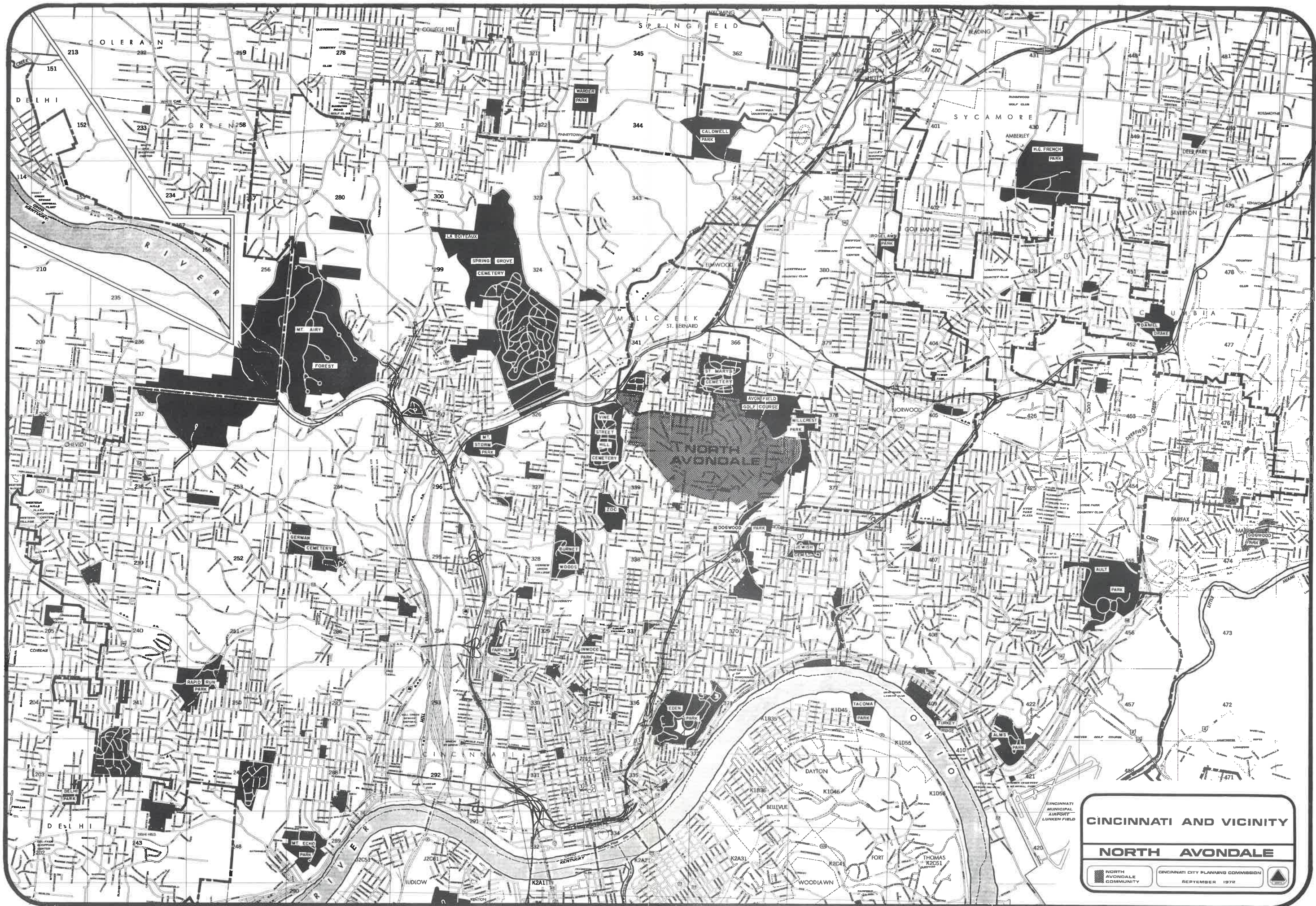
North Avondale has been both the product and the victim of the social forces associated with urbanization. The neighborhood has gone through noticeable changes in physical, social and economic character in the past 180 years.

"The land Avondale occupies was originally purchased from the federal government by John Cleves Symmes in 1794. The following year, Symmes sold the land to Samuel Robinson, who subdivided it into several large tracts which he quickly resold....for the first time in 1864, this cluster of residential area became an incorporated village, and the total area under the authority of the village government was approximately one thousand acres".(3)

The earliest settlers in the Avondale area were prosperous Cincinnati businessmen of English ancestry, followed by more Anglo-Saxons as well as by others of Scotch, Irish, and German backgrounds around the mid-nineteenth century.(4)




The neighborhood was famed as one of "half a dozen beautiful suburbs" where "the homes of Cincinnati's merchant princes and millionaires are found....elegant cottages,

-
- (1) 1970 United States Census Information, 3rd Count.
 - (2) The map on the following page illustrates North Avondale in relation to the entire city.
 - (3) Gary P. Kocolowski, The History of North Avondale, M.A. Thesis, Cincinnati: University of Cincinnati 1971.
 - (4) Ford, History of Cincinnati, PP. 420-421.



CINCINNATI AND VICINITY

NORTH AVONDALE

NORTH AVONDALE COMMUNITY CINCINNATI CITY PLANNING COMMISSION
 SEPTEMBER 1972

tasteful villas, and substantial mansions....". (5)



Mansions of Tudor architectural style were the community's major character in the late 1800's when prosperous businessmen of British ancestry resided in North Avondale.



Structures of Baroque architecture, famous as Richardsonian design, are very rare and should be considered as a monument and be preserved.

(5) Willard Glazier, Peculiarities of American Cities (Philadelphia: 1886), quoted in Miller, Boss Cox's Cincinnati, p. 42.

North Avondale offers a great variety of architectural styles in very sound condition. These structures should be preserved considering their replacement is almost impossible and economically unfeasible.



Italian Renaissance



Greek Revival, COLONIAL DESIGN



English Medieval

Tax figures also supported this description. By 1874, for example, the village's total personal property tax assessment of \$491,033 ranked higher than all the city's other suburbs except Clifton.(6) The village was finally annexed by the City of Cincinnati in 1896.

Urbanization affected the nation strongly and Cincinnati and the Ohio Valley region did not escape its impact. At the turn of the century, North Avondale changed into an urban residential neighborhood, and Eastern Europeans and Germans of the Jewish faith comprised the bulk of the new residents in North Avondale. By 1920, 66 percent of the population was Jewish.(7) Many came directly from the Jewish section of Cincinnati's West End, a section of the City's Basin Area.(8) The influx of Jewish population into North and South Avondale made this area the new center of the Cincinnati Jewish community; and by 1930, an estimated 77 percent of Cincinnati's Jews lived in the Avondale area.(9) The high concentration of Jewish families in this area encouraged establishment and finally construction of a synagogue in the heart of the neighborhood. This architecturally magnificent building was constructed in 1927 in memory of Isaac M. Wise (1819-1900), pioneer of reform Judaism. The orange colored uncut Plymouth granite stone was erected in Romanesque style by Feckemer and Ihorst and in 1929 received the annual award of the Cincinnati Chapter of the American Institute of Architects. In addition to its function as a house of worship, the Wise Center is a cultural institution for Jewish liberals. Famous educators, economists, journalists, and philosophers have appeared in the winter forum discussions in the auditorium.



The Wise Center, designed in Romanesque architectural style, was once the focal point of the Jewish Community.

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- (6) American Israelite, Annual Lists of Confirmants, 1920.
(7) Barnett R. Brickner, The Jewish Community of Cincinnati, 1817-1933 - (Cincinnati, 1935), PP. 262-275.
(8) Gary P. Kocolowski, M.A. Thesis, University of Cincinnati, 1971.
(9) Brickner, p. 24.

An early sign of change for North Avondale appeared at the end of World War II, when a home and apartment building boom developed in Urban Centers across the nation. By the mid-fifties, residents from expensive neighborhoods like North Avondale started moving out of the city and into new housing developments in the suburbs. Many older couples found their mansions and large single family homes too big and economically unfeasible to operate. The less expensive housing in the suburbs offered compact living quarters, in which it was easier to live.

This is how B. J. Frieden expresses his views regarding this major change in housing occupancy in America:

"Many square miles of our cities consist of old neighborhoods where population decline appears imminent or has already begun. To recent analysts, these are the "gray areas" of obsolescent housing destined to be vacated at an increasing rate in the near future. In their view, the old residential structures are rapidly outliving their usefulness and will shortly be ready for clearance and replacement....The use of old residential neighborhoods is closely linked to migration into urban areas. In the 1950's record numbers of central-city residents moved out to the suburbs leaving unoccupied living space in the older areas. At the same time migrants from the South and from Puerto Rico, like their counterparts from Europe fifty years ago, settled into old sections of the central cities."(10)

Rapid evacuation, and extremely low-priced, large structures provided an opportunity for developers both inside and outside of the community to purchase the large, old single family houses, mostly owner occupied, and convert them to multi-family structures consisting of many small, low rent units. In general, it may be observed that the conversion of large, old single family houses is accompanied by a decline in the maintenance of these structures.(11)

Although existence of large, old single-family houses used to be an asset to the neighborhood, now they can be considered as a major problem facing the community.

(10) Bernard J. Frieden, The Future of Old Neighborhoods, Pp. 2-4.

(11) William Harper, The Large Old Single Family House, M.A. Thesis, Cincinnati: University of Cincinnati, 1964.



Conversion of a large old single family home to institution while preserving the original physical character of the structure.



Conversion of a large old single family home to a multi-family structure while giving deep consideration for its original character preservation.



Conversion of a large old single family home to institution, disregarding aesthetic and environmental compatibility while destroying its original character.

Availability of small renter units coincided with the migration of lower socio-economic black families from the Basin Area of Cincinnati. This was due to highway construction and the redevelopment of the West End Community. Blacks migrated northward to the Avondale-Corryville area, and eventually to North Avondale by the late fifties. U. S. Census information of the last twenty years clearly shows the trend of change in the community. The black population of North Avondale has changed from 1% in 1950 to 68%

in 1970. During the same period, Cincinnati's total black population has changed from 16% to 28%. (12) Black migration into the community accelerated the evacuation and selling of large, old single-family homes, and their conversion to smaller units to house different socio-economic classes.

As a result of this substantial change, the North Avondale Neighborhood Association (NANA) was established in 1960, to fight block-busting and panic selling in an area experiencing change in racial composition and physical character. In 1967, the North Avondale Planning Association was formed (NAPA) as the planning arm of NANA to develop community-wide goals and objectives for further development and preservation of the neighborhood's opportunities. This association was established at a time when the community was bombarded by outside interests proposing projects that, in the neighborhood's judgment, would be detrimental to the preservation of the area's residential character and identity.

In 1968, NAPA, in a joint effort with the Cincinnati City Planning staff, developed preliminary goals and objectives, policy and guidelines for development of the neighborhood. In early 1970, at the stage of implementation and execution, the project ran into serious problems. Although major community problems were identified and some partial solutions were offered, no guidelines were developed for implementation and execution of these solutions. The guidelines had also failed to identify and recognize many of the smaller problems existing in the neighborhood. By late 1970, neighborhood residents, NANA and NAPA members felt the need for a detailed, comprehensive plan which would identify the new problem areas and above all would propose means of execution and implementation for suggested solutions.

In early 1971, the necessity for preparation of a comprehensive plan encouraged the residents and association members to request the assistance of the Cincinnati City Planning Commission. As a consequence, a joint effort of neighborhood representatives and City Planning Commission staff, resulted in the establishment of a "Working Commission."

(12) 1950-1970 United States Census Information.

COMMUNITY CHARACTERISTICS **CHAPTER 4**
AND SPECIFIC RECOMMENDATIONS

IV. COMMUNITY CHARACTER AND IDENTITY

The identification of existing social, physical, economic and environmental character of the neighborhood is one of the initial steps of the planning process. Data, statistical information, graphics, and charts have been collected and categorized into specific divisions to illustrate the problems and opportunities the community has faced during the last two decades. The following ten major categories represent the subjects which were analyzed in depth in this section of the report for further character identification of the neighborhood:

1. Population
2. Housing
3. Economic
4. Institutional
5. Public Safety
6. Environmental Quality
7. Parks and Recreation
8. Pedestrian/Vehicular Circulation
9. Neighborhood Business District
10. Historic Preservation

Most of the data and statistics regarding North Avondale community have been produced in chronological order to demonstrate the change in the last two decades within the community. Most of the statistics were obtained from the U. S. Census Bureau and certain alterations were made in terms of block division and designation from 1950 to 1970 census counts. These changes have been illustrated in the following Table A in comparable fashion.

Ohio-Kentucky-Indiana (O-K-I) concept of neighborhood division by tracks and blocks and its comparison to U.S. Census concept of the neighborhood's division is shown in the following Table B.

The information obtained from the U.S. Census is usually available in census tracts and also in smaller geographic areas called blocks. However, some of the data released from the Census Bureau and other data sources is available only in total tract form and is not broken down to the block level. Comparison and contrast between the neighborhood boundary and the related census tracts embracing this geographic area have been illustrated in the enclosed map.

The basic concept of neighborhood division into tracts and blocks by the U.S. Census Bureau of Census Information have been shown on the community's basic map in a superimposed fashion. All the tables enclosed in this report demonstrate the neighborhood's statistical character in relation to this particular map. It is highly recommended that this map be utilized in conjunction with all the statistical tables.

TABLE A.
COMPARISON AND CONTRAST OF 1950, 1960, AND 1970 CENSUS
STATISTICAL BLOCKS BY TRACTS

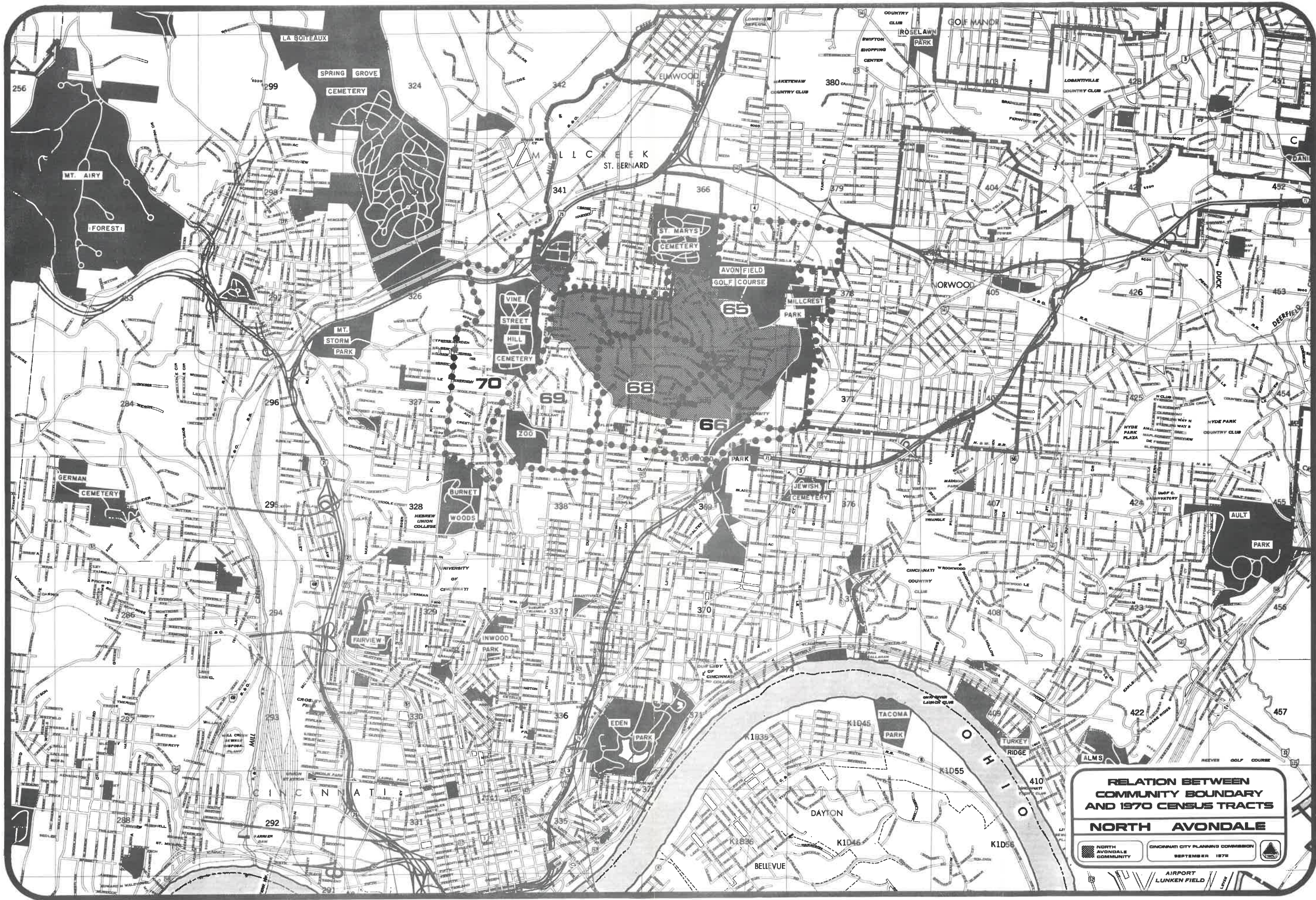
TRACT	1970 BLOCK	1960 BLOCK	1950 BLOCK
65	105*	5*	5*
"	202	33	33
"	207	34,43	34,43
"	301	44	44
"	302	45	45
"	303	46	46
"	304	37	37
"	305	38	38
"	306	35	35
"	307	36	36
"	308	31	31
"	309	55*	30,32
"	401*	4*,29	4*,29
"	402	9	9
"	403	10	10
"	404	12	12
"	405	13	13
"	406	14	14
"	501	52,53	26
"	502	50,51,54	15,27
"	503	11	11
"	504	25	25
"	505	24	24
"	506	23	23
"	601	16	16
"	602	17	17
"	604	18	18
"	605	19	19
"	606	20	20
"	607	21,22	21,22
66	101	1	1
"	102	2	2*
"	104	3	2*
"	105	4,5	3
68	101	1	1
"	102	3	3
"	103	4	4
"	104	5	5
"	105	14	2*
"	106	15	2*
"	107	6	6
69	101	1	1
"	102	2	2
70	101	18*	1,2*
"	105	3	3

*Part of block

COMPARISON AND CONTRAST OF 1965
OKI BLOCKS TO 1970 U.S. CENSUS BLOCKS
TABLE B

<u>OKI</u>	<u>TRACT</u>	<u>BLOCK</u>	<u>U.S. CENSUS</u>	<u>TRACT</u>	<u>BLOCK</u>
	65	5*		65	105*
		33			202
		59,60			207
		44			301
		45			302
		46			303
		37			304
		38			305
		35			306
		36			307
		31			308
		55			309
		63*			401*
		9			402
		10			403
		12			404
		13			405
		14			406
		52,53			501
		54,65			502
		11			503
		25			504
		24			505
		23			506
		16			601
		17			602
		18			604
		19			605
		20			606
		64			607
	66	1		66	101
		2			102
		3			104
		4,5			105
	68	1		68	101
		3			102
		4			103
		5			104
		26			105
		15			106
		6			107
	69	1			101
		2			102
	70	43,44			101
		3			105

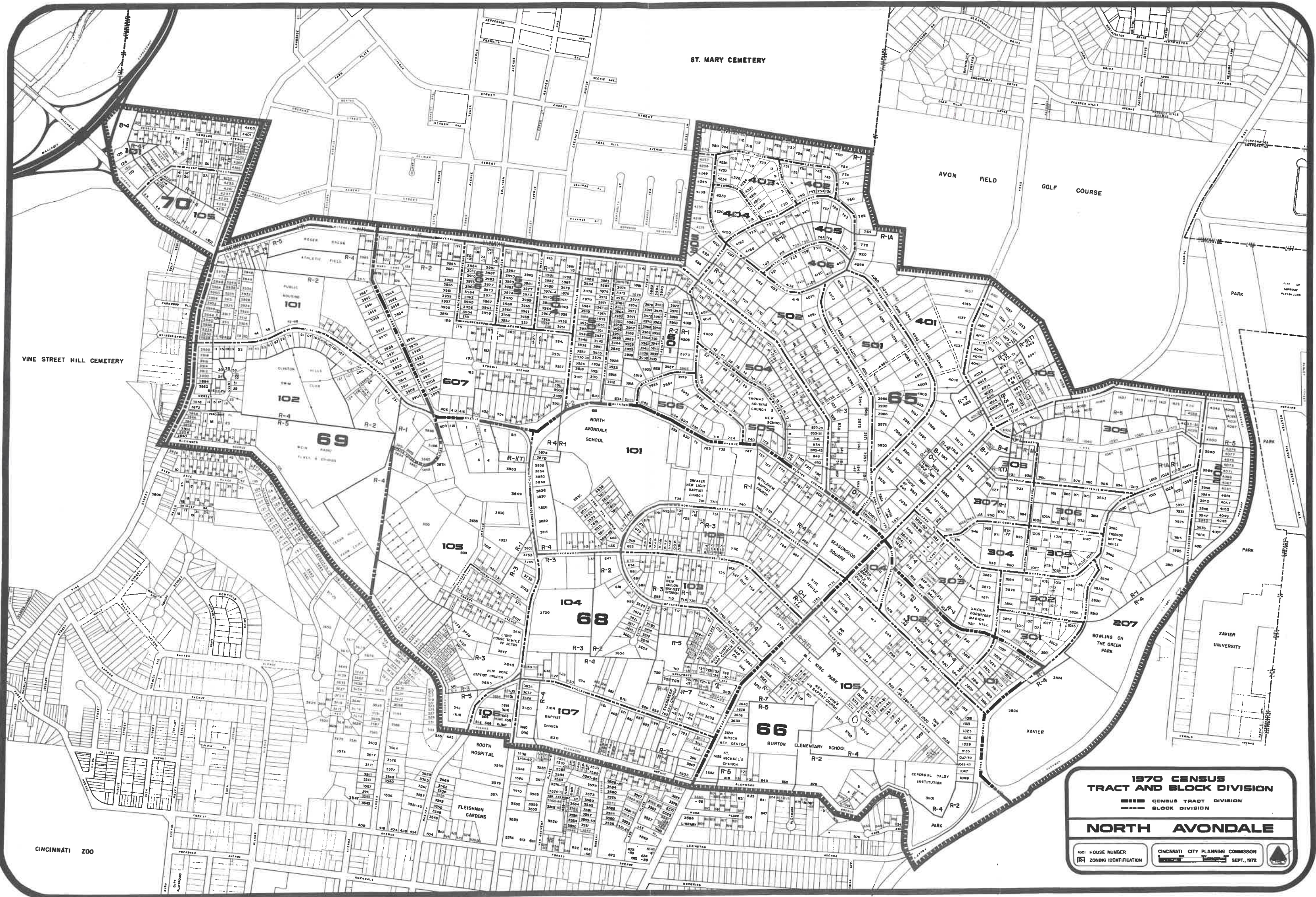
* Part of block.



**RELATION BETWEEN
COMMUNITY BOUNDARY
AND 1970 CENSUS TRACTS
NORTH AVONDALE**

NORTH AVONDALE COMMUNITY CINCINNATI CITY PLANNING COMMISSION
SEPTEMBER 1972

AIRPORT LUNKEN FIELD



ST. MARY CEMETERY

AVON FIELD GOLF COURSE

VINE STREET HILL CEMETERY

1970 CENSUS TRACT AND BLOCK DIVISION

NORTH AVONDALE

4321 HOUSE NUMBER
ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
SEPT., 1972

CINCINNATI ZOO

SECTION 1. POPULATION CHARACTERISTICS

In Chapter III of this report entitled History and Background, we have revealed the past and present character of North Avondale Community's population. However, in this chapter we have documented the specific cause for population change and overall character by census tracts and blocks within the neighborhood. This inventory division is followed by a population projection which might occur in the neighborhood with regard to certain assumptions. Review and analysis of the following tables, charts and maps reveal the following conclusion as neighborhood population character.

As the city's population is in a decreasing trend, North Avondale Community is experiencing an increasing trend. This increase in population since 1950 has occurred mostly by construction of multi-family structures in higher density locations of the neighborhood. The following table will illustrate the comparison and contrast of the neighborhood's population character with the city and Hamilton County.

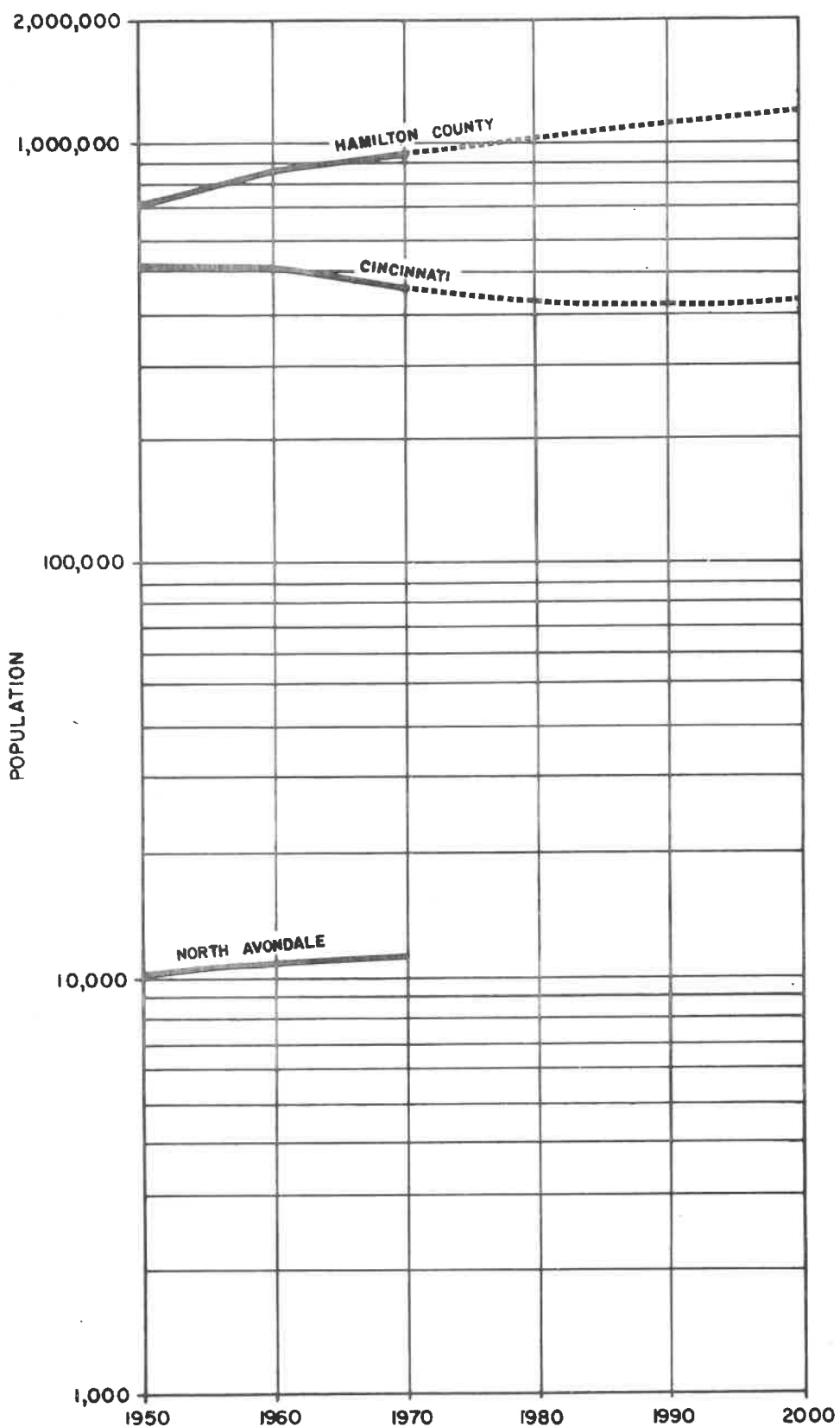
<u>North Avondale</u>					
<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
10,294	10,937	11,465	--	--	--
<u>Cincinnati</u>					
503,998	502,550	452,524	443,837	429,015	436,946
<u>Hamilton County</u>					
723,952	864,121	923,991	1,020,380	1,128,770	1,258,150

Source for 1950, 1960, 1970 Data is U.S. Census Information.

Source for 1980, 1990, 2000 Data is Preliminary Projections of OKI Regional Planning Authority, Batelle Columbus Laboratories, Dec. 1972.

The chart on the following page will illustrate change in population character in graphic fashion.

POPULATION TRENDS FOR NORTH AVONDALE
CINCINNATI AND HAMILTON COUNTY



SOURCES: ——— U S CENSUS OF POPULATION, 1950, 1960, 1970
 OKI REGIONAL PLANNING AUTHORITY - PROJECTIONS 1975 - 2000

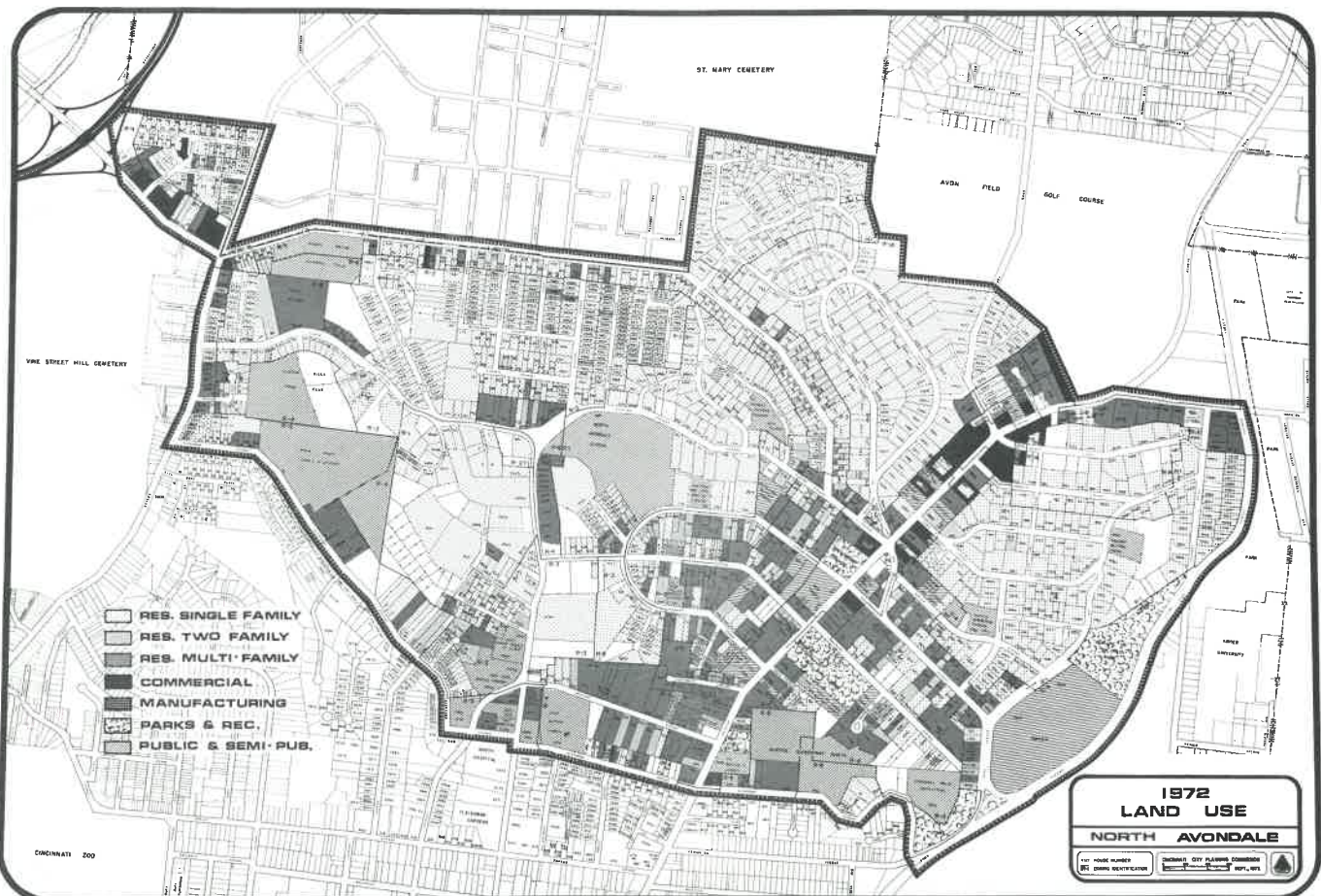
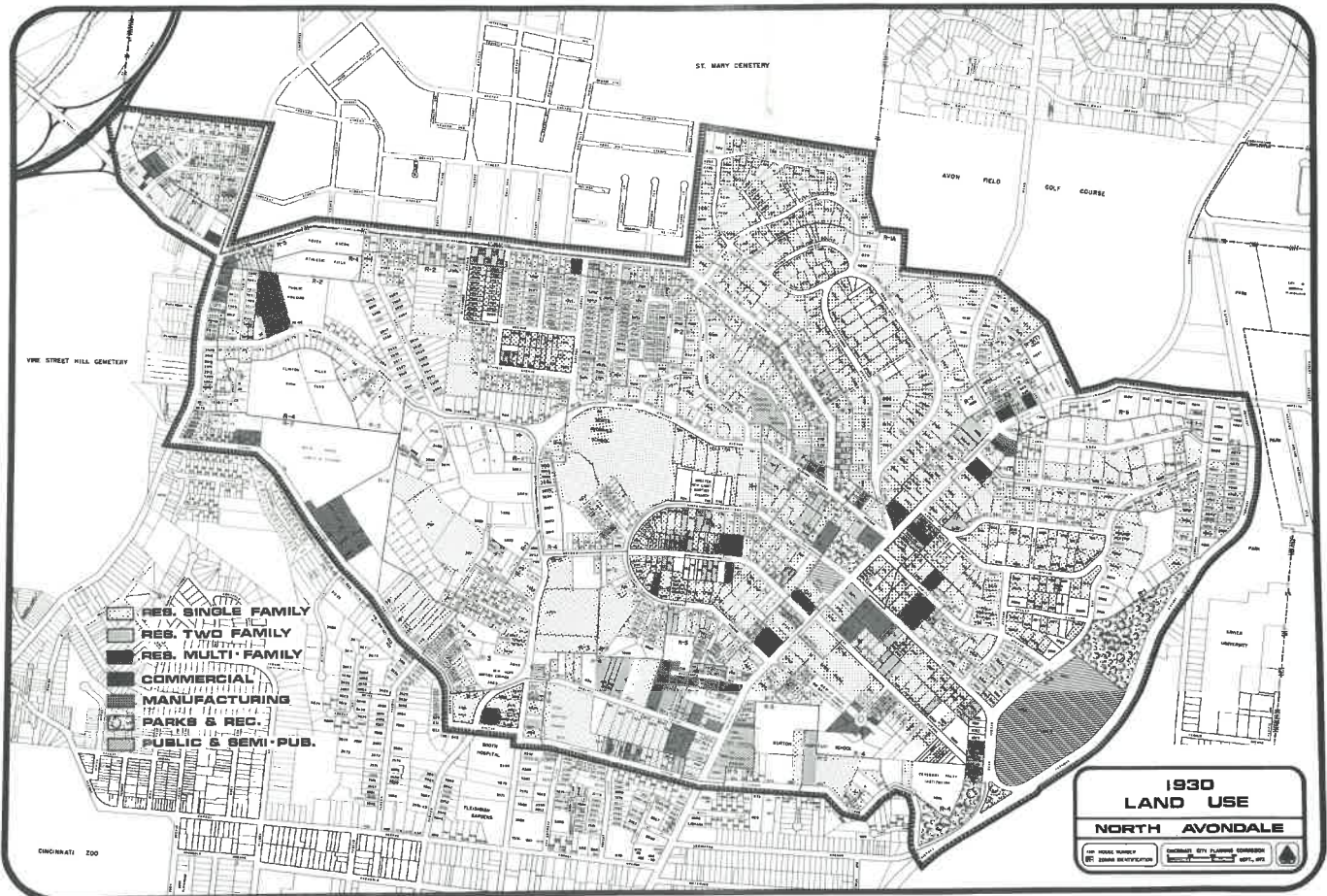
It would be very difficult to establish a population projection for North Avondale without undertaking a more extensive study than will be done here. However, examination of specific city and county data does reveal some reasons for those population changes indicated on the previous page.

Hamilton County experienced its growth in the 1950's and 1960's as individuals moved to the suburbs. The initial preference of these individuals was for single-family structures. During this twenty-year period, the number of young married couples and those older persons who preferred apartment living increased. This was one cause for the change in emphasis of construction from single-family to multi-family structures. Cincinnati, during this time, continued to provide the housing market with a large proportion of Hamilton County's total new multi-family structures, but at a decreasing rate.

North Avondale's population grew between 1950 and 1970 as a result of the influx of individuals occupying units in multi-family structures. However, while Hamilton County's growth was on vacant land, in North Avondale the increase of renter-occupied units was created by both the development of vacant land, zoned for high density, and the re-use of existing residential structures and land.

As it was elaborated in Chapter III, conversion of large old single-family homes to multi-family residential structures was the main reason for the increase in population. Rehabilitation of large apartment complexes which resulted in higher number of dwelling units per structure was also a major factor. This conversion of large, old single-family homes to multi-family structures is illustrated on the following page by comparing land use pattern of 1930, 1960, 1972.

The map on the following page demonstrates the density of land in the entire neighborhood. It should be noted that the land use pattern and density has increased substantially from 1930 to 1970. This increase in density is illustrated by darker colors representing higher density and lighter colors representing low density areas of the community.



The 1968 Goals and Objectives of North Avondale Neighborhood Report expresses the pluralistic character of this community. One of the major objectives listed in this report was to keep the neighborhood racially balanced. However, the report illustrates that the neighborhood's black population has risen from 0% in 1950 to 68% in 1970. Considering this past trend and the type of physical developments that are occurring in the neighborhood, which are encouraging this change, we are gradually losing the pluralistic nature of the community.

Increase in the neighborhood's population with respect to the lack of the neighborhood's basic facilities is another problem. While the city has experienced a decrease in population since 1950 by 10%, North Avondale has experienced an increase in population by 12% for the same period. This increase in population is due in part to the conversion of large old single-family homes to multi-family structures, the rehabilitation of large apartment complexes which resulted in a higher number of dwelling units per structure, and the construction of new apartment complexes. It should be considered that North Avondale's growth of renter-occupied units was created by both the development of vacant land zoned for high density, and the reuse of existing residential structures and land.

An insufficient amount of neighborhood facilities with respect to population is cause for a dense and congested environment. The term 'population density' should be used with extreme care and deep understanding. It is irrational to refer to a specific area of any neighborhood as densely developed or loosely developed. Population density is only a balanced proportion of people bounded in a specific space and the related community's facilities in that section. We might have a tremendous number of people residing in a specific boundary, yet by providing a great amount of basic community facilities, the development will be considered a balanced neighborhood and not a densely developed environment.

A preliminary population projection illustrates the neighborhood has a potential capacity of 1,443 more people. However, it should be noted that this increase in population is only due to present zoning and land use. Any change in the future neighborhood zoning concept will influence this population projection figure.

A land use survey of the neighborhood reveals approximately 57 acres of vacant land in the residential category are available in the community. This compares to 468 acres of residential land already developed in the neighborhood.

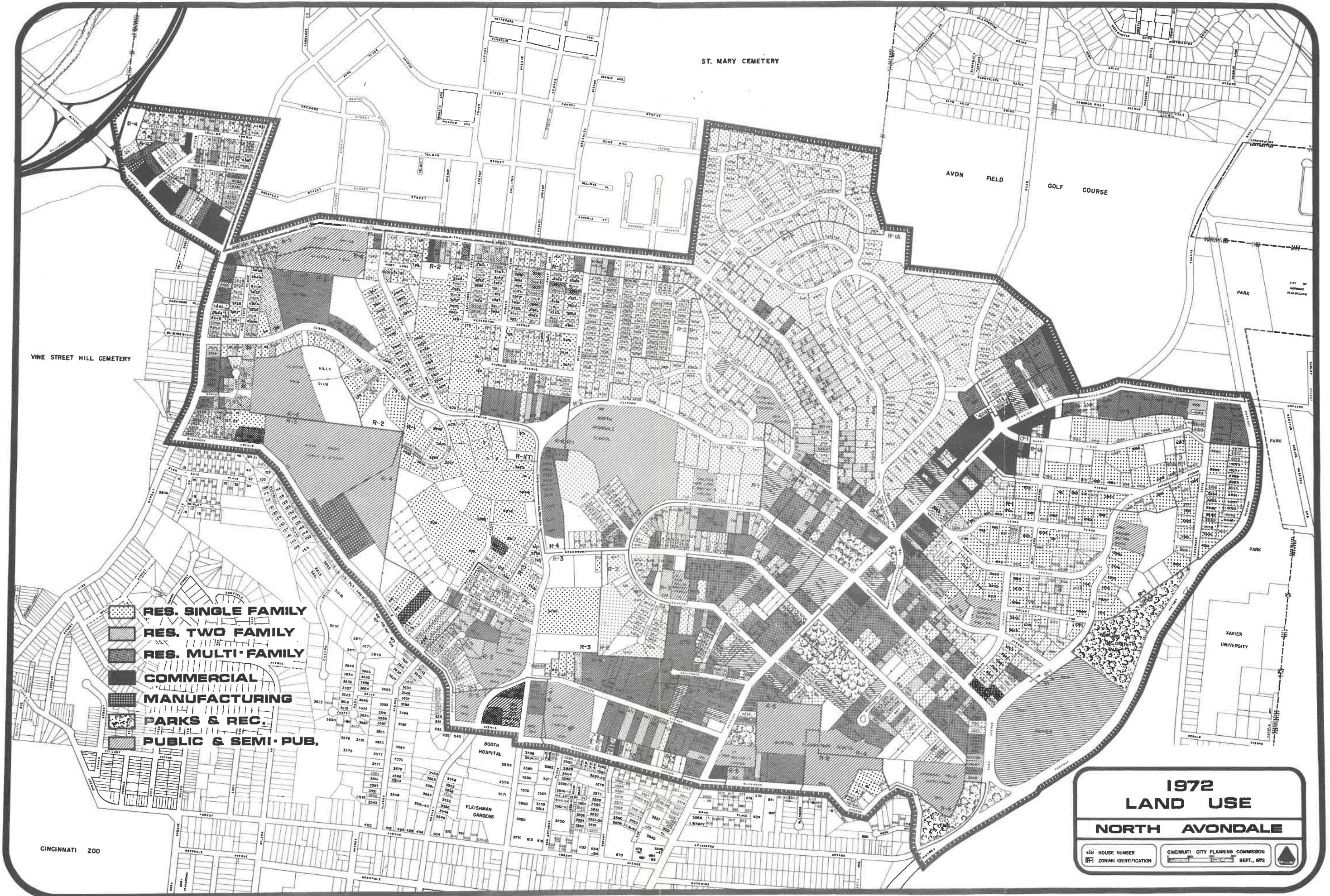
The following table illustrates the availability of vacant land categorized by specific residential zones. If the vacant land zoned for residential use in North Avondale was developed according to current zoning standards and regulations, it would permit the construction of an additional 564 dwelling units. If we assume the average family size of 2.56 people per dwelling unit remains the same, the result would be an additional 1443 people in the community.

Comparing this with the existing neighborhood population of 11,465, it represents a 13% increase in the population. However, population increase in the community can occur in a decreasing rate if existing zoning is reconsidered. The map on the following page illustrates the existing land use, zoning, and vacant land.

Potential Population Increase in North Avondale

<u>Vacant Zoned Area</u>	<u>Area Acres</u>	<u>Max. D.U./Acre Allowed by Zoning Ordinance</u>	<u>Potential D. U. Increase</u>	<u>Potential Increase in Population*</u>
R-1A	7.21	2.18	15	38
R-1	20.20	4.36	88	225
R-2	9.72	7.27	70	179
R-3	3.00	10.91	32	82
R-4	16.20	21.82	353	904
R-5	.19	36.38	6	15
Total	56.52	82.92	564	1443

*Number of potential dwelling units x family size (2.56)



ST. MARY CEMETERY

AVON FIELD GOLF COURSE

VINE STREET HILL CEMETERY

-  RES. SINGLE FAMILY
-  RES. TWO FAMILY
-  RES. MULTI-FAMILY
-  COMMERCIAL
-  MANUFACTURING
-  PARKS & REC.
-  PUBLIC & SEMI-PUB.

**1972
LAND USE
NORTH AVONDALE**

422 HOUSE NUMBER
 ZONING IDENTIFICATION
 CINCINNATI CITY PLANNING COMMISSION
 SEPT., 1972

CINCINNATI ZOO

BOOTH HOSPITAL

FLEISHMAN GARDENS

XAVIER UNIVERSITY

TABLE I - POPULATION CHARACTERISTICS
 U.S. CENSUS INFORMATION, 1950-1970, BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	TOTAL POPULATION			NON-WHITE POPULATION			%NON-WHITE POPULATION		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
65	105	269	223	237	30	0	0	11	0	0
"	202	212	172	161	23	0	0	11	0	0
"	207	242	174	41	12	0	0	5	0	0
"	301	61	85	58	0	0	0	0	0	0
"	302	79	43	41	20	3	0	25	7	0
"	303	247	185	181	148	4	0	60	2	0
"	304	55	42	31	27	0	0	49	0	0
"	305	38	25	27	26	0	0	68	0	0
"	306	63	34	41	7	0	0	11	0	0
"	307	204	130	161	141	3	2	69	2	1
"	308	33	18	17	19	0	0	58	0	0
"	309	297	252	158	30	0	0	10	0	0
"	401	352	383	521	7	4	1	2	1	0
"	402	38	26	34	7	0	0	18	0	0
"	403	77	91	65	0	0	0	0	0	0
"	404	16	15	7	0	0	0	0	0	0
"	405	73	61	62	1	0	0	1	0	0
"	406	53	56	41	0	0	0	0	0	0
"	501	135	123	106	0	0	0	0	0	0
"	502	399	337	353	295	5	0	74	2	0
"	503	42	54	27	0	0	0	0	0	0
"	504	347	288	374	291	3	0	84	1	0
"	505	68	62	62	31	0	0	46	6	0
"	506	56	60	48	11	0	0	20	0	0
"	601	371	327	295	308	0	0	83	0	0
"	602	235	194	192	221	0	0	94	0	0
"	604	132	122	161	119	0	0	90	0	0
"	605	121	102	113	113	0	0	93	0	0
"	606	98	101	102	89	0	0	91	0	0
"	607	473	512	357	416	0	0	88	0	0
65 Sub- Total		4,886	4,297	4,074	2,392	22	3	49.5	.5	.1
66	101	89	96	89	49	5	0	55	5	0
"	102	118	174	200	97	0	5	82	0	3
"	104	33	23	--	22	3	--	67	13	--
"	105	1,656	1,607	1,620	1,490	182	21	90	11	1
66 Sub- Total		1,896	1,900	1,909	1,658	190	26	87.4	10.0	1.4

-- Data is not available

TRACT	BLOCK	TOTAL POPULATION			NON-WHITE POPULATION			%NON-WHITE POPULATION		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
68	101	614	551	498	553	51	0	90	9	0
"	102	516	605	664	490	73	3	95	6	1
"	103	491	574	454	452	255	0	92	44	0
"	104	951	789	783	837	250	11	88	32	1
"	105	383	367	337	345	123	0	90	34	0
"	106	150	234	--	116	197	--	77	84	--
"	107	390	433	449	382	190	5	98	44	1
68 Sub- Total		3,495	3,553	3,185	3,175	1,144	24	90.8	32.2	.8
69	101	497	364	290	313	0	0	63	0	0
"	102	354	373	383	216	23	28	61	3	7
69 Sub- Total		851	737	673	529	23	28	62.2	3.1	4.2
70	101	212	291	264	0	0	0	0	0	0
"	105	125	159	139	3	0	0	2	0	0
70 Sub- Total		337	450	403	3	0	0	.9	0	0
NORTH AVONDALE		11,465	10,937	10,294	7,757	1,379	81	67.7	12.6	.8
CINCINNATI		452,524	502,550	503,998	127,166	109,685	78,685	28.1	21.8	15.6

-- Data is not available

TABLE 2 - POPULATION CHARACTERISTICS SUMMARY
 U.S. CENSUS INFORMATION, 1950-1970, BY TRACT
 NORTH AVONDALE COMMUNITY

CENSUS TRACT	TOTAL POPULATION		
	1970	1960	1950
65	4,886	4,297	4,074
66	1,896	1,900	1,909
68	3,495	3,553	3,185
69	851	737	673
70	337	450	453
NORTH AVONDALE	11,465	10,937	10,294
CINCINNATI	452,524	502,550	503,998

CENSUS TRACT	NON-WHITE POPULATION		
	1970	1960	1950
65	2,392	22	3
66	1,658	190	26
68	3,175	1,144	24
69	529	23	28
70	3	0	0
NORTH AVONDALE	7,757	1,379	81
CINCINNATI	127,166	109,685	78,685

CENSUS TRACT	% NON-WHITE POPULATION		
	1970	1960	1950
65	49.5%	0.5%	0.1%
66	87.4	10.0	1.4
68	90.8	32.2	0.8
69	62.2	3.1	4.2
70	0.9	0.0	0.0
NORTH AVONDALE	67.7	12.6	0.7
CINCINNATI	28.1	21.8	15.6

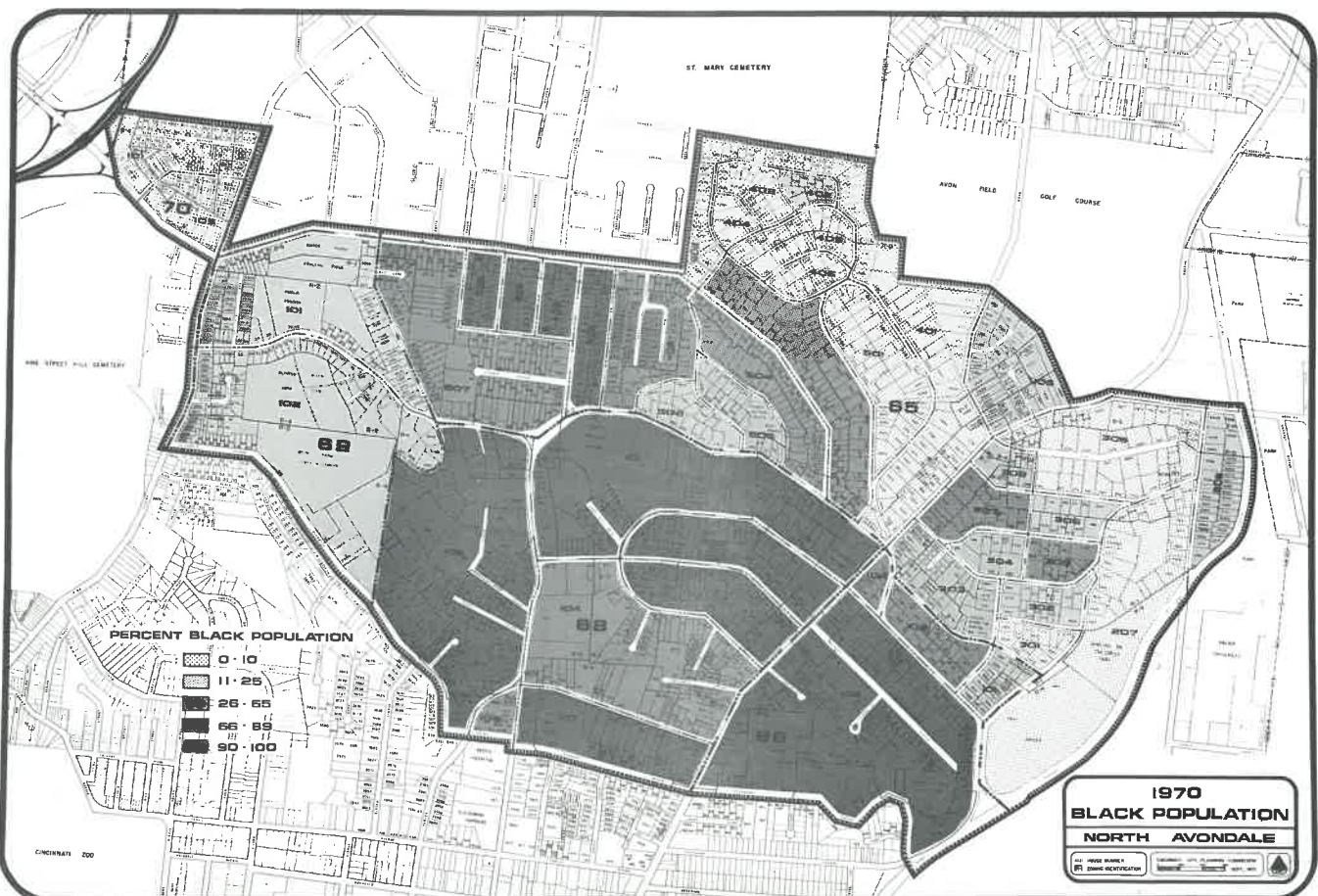
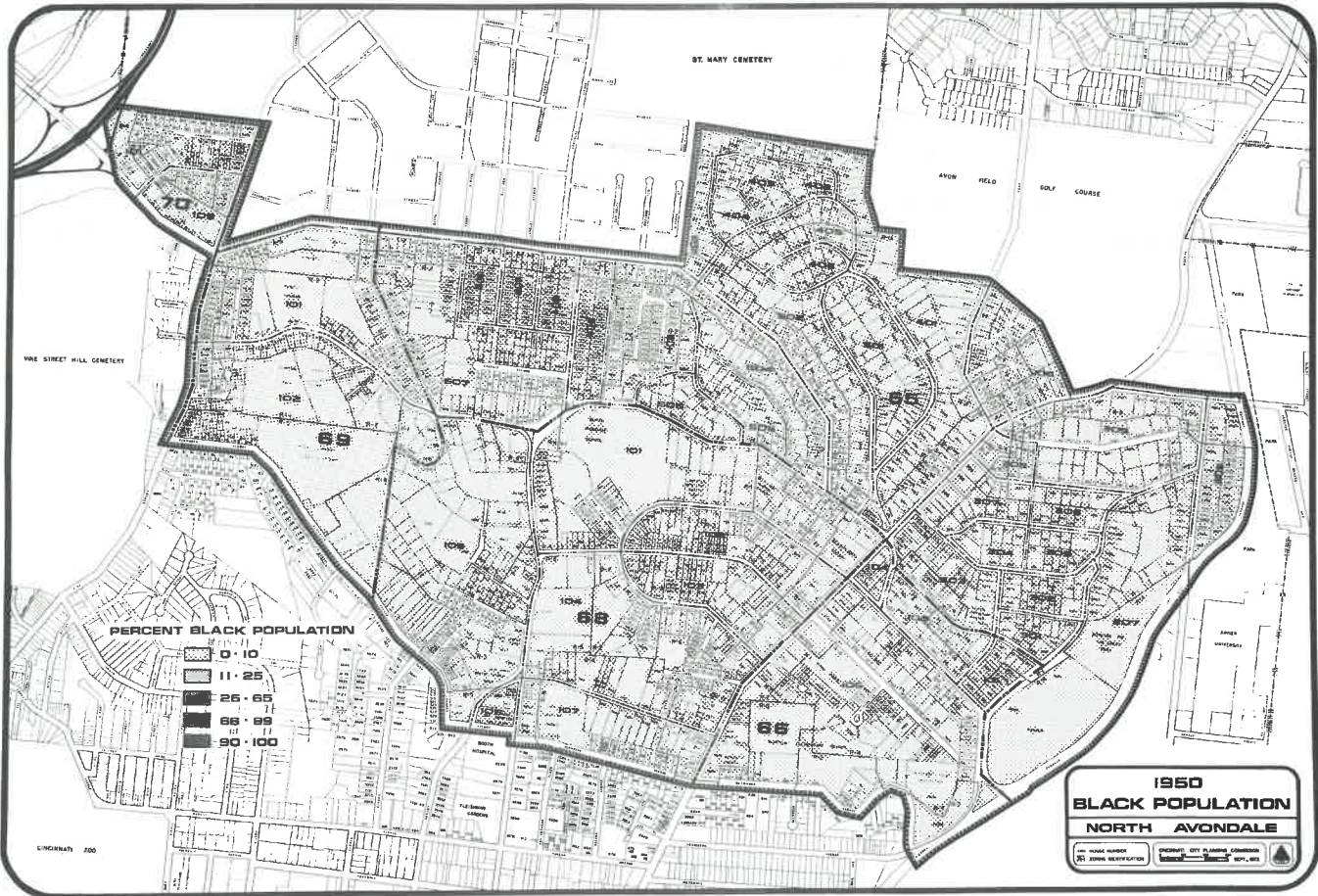


TABLE 3 POPULATION CHARACTERISTICS (DENSITY)
 1970 U. S. CENSUS INFORMATION BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	TOTAL POP.	TOTAL D.U.s.	ACREAGE *		POP. DENSITY		UNIT DENSITY D.U./ NET ACRE
				NET	GROSS	POP./ NET ACRE	POP./ GROSS ACRE	
65	105	269	150	12.92	14.54	20.82	18.50	11.60
"	202	212	103	9.23	9.72	22.96	21.81	11.15
"	207	242	16	9.72	43.11	24.89	5.61	1.64
"	301	61	13	3.93	4.19	15.52	14.55	3.30
"	302	79	15	5.19	5.50	15.22	14.36	2.89
"	303	247	89	10.24	11.43	24.12	21.60	8.69
"	304	55	10	4.47	4.47	12.30	12.30	2.23
"	305	38	12	4.27	4.67	8.89	8.13	2.81
"	306	63	16	4.65	4.98	13.54	12.65	3.44
"	307	204	77	6.62	8.37	30.81	24.37	11.63
"	308	33	10	1.11	3.16	29.72	10.44	9.00
"	309	297	136	19.49	24.18	15.23	12.28	6.97
"	401	352	196	38.03	41.56	9.25	8.46	5.15
"	402	38	11	2.51	2.51	15.13	15.13	4.38
"	403	77	20	5.39	5.39	14.28	14.28	3.71
"	404	16	4	2.80	2.80	5.71	5.71	1.42
"	405	73	20	7.98	8.30	9.14	8.79	2.50
"	406	53	12	3.92	3.92	13.52	13.52	3.06
"	501	135	33	16.57	16.79	8.14	8.04	1.99
"	502	399	129	22.57	22.57	17.67	17.67	5.71
"	503	42	13	4.55	4.55	9.23	9.23	2.85
"	504	347	92	14.31	14.33	24.24	24.21	6.42
"	505	68	18	4.72	6.87	14.40	9.89	3.81
"	506	56	13	5.49	6.39	10.20	8.76	2.36
"	601	371	90	14.56	16.22	25.48	22.87	6.18
"	602	235	55	7.52	7.61	31.25	30.88	7.31
"	604	132	45	4.45	4.45	29.66	29.66	10.11
"	605	121	34	4.50	4.50	26.88	26.88	7.55
"	606	98	31	4.52	4.52	21.68	21.68	6.85
"	607	473	160	31.55	34.16	14.99	13.84	5.07
65 Sub- Total		4,886	1,623	287.78	345.76	16.98	14.13	5.63
66	101	89	33	4.32	4.32	20.60	20.60	7.63
"	102	118	72	6.95	7.60	16.97	15.52	10.35
"	104	33	15	.59	1.90	55.93	17.36	25.42
"	105	1,656	785	32.66	66.39	50.70	24.94	24.03
66 Sub- Total		1,896	905	44.52	80.21	42.58	23.63	20.32

*NET ACREAGE: Residential area within the Census Block
 GROSS ACREAGE: Total area within the Census Block (excluding streets)

TRACT	BLOCK	TOTAL POP.	TOTAL D.U.s	ACREAGE*		POP. DENSITY		UNIT DENSITY D.U./ NET ACRE
				NET	GROSS	POP./ NET ACRE	POP./ GROSS ACRE	
68	101	614	276	34.74	53.07	17.67	11.56	7.94
"	102	516	278	12.90	16.77	40.00	30.76	21.55
"	103	491	202	12.08	15.40	40.64	31.88	16.72
"	104	951	390	31.05	43.91	30.62	21.65	12.56
"	105	383	127	42.60	59.16	8.99	6.47	2.98
"	106	150	33	1.89	2.37	79.36	63.29	17.46
"	107	390	161	10.83	17.90	36.01	21.78	14.86
68	Sub Total	3495	1467	146.09	207.86	23.92	16.81	10.04
69	101	497	211	14.16	32.81	35.09	15.14	14.90
"	102	354	140	18.26	58.83	19.38	6.01	7.66
69	Sub Total	851	351	32.42	91.64	26.24	9.28	10.82
70	101	212	77	9.07	12.06	23.37	17.57	8.48
"	105	125	63	5.63	8.15	22.20	15.33	11.19
70	Sub Total	337	140	14.70	20.21	22.92	16.67	9.52
NORTH AVONDALE		11,465	4,486	525.51	745.68	21.82	15.38	8.54
CINCINNATI		452,524	172,504	17,601.62	44,442.21	25.75	10.20	9.8

* NET ACREAGE: Residential area within the Census Block
GROSS ACREAGE: Total area within the Census Block (excluding streets)

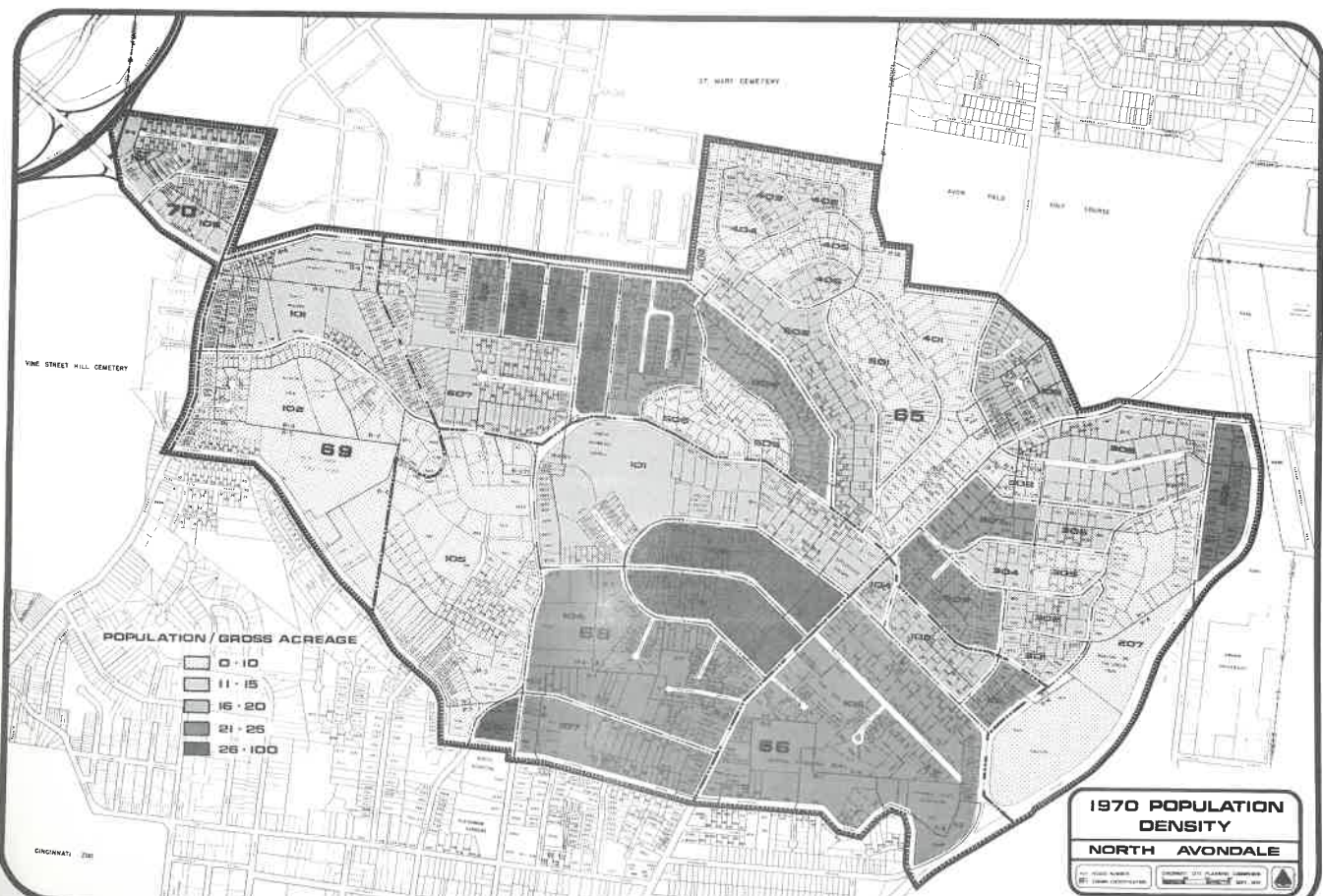
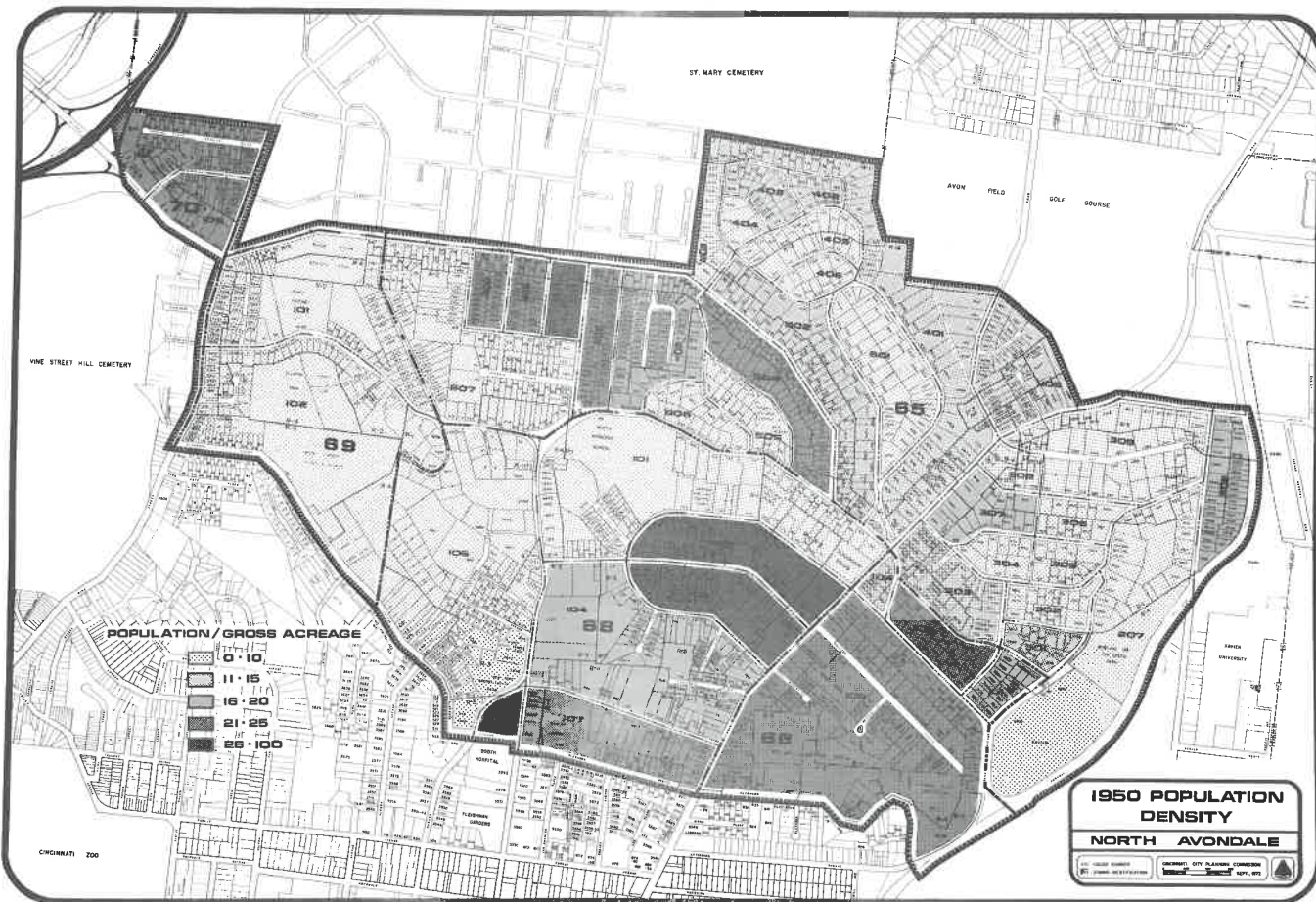


TABLE 4- POPULATION CHARACTERISTICS (AGE DISTRIBUTION)
 1970 U. S. CENSUS INFORMATION BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	0-4		5-17		18-44		45-64		65-Over		TOTAL POP.
		M	F	M	F	M	F	M	F	M	F	
65	105	4	6	16	10	53	51	27	38	19	45	269
	202	6	8	16	11	64	49	20	20	8	10	212
	207	1	5	10	8	191	10	8	7	0	2	242
	301	3	4	14	8	11	9	3	3	3	3	61
	302	3	3	16	17	17	11	5	3	1	3	79
	303	11	7	32	10	86	37	13	9	19	23	247
	304	1	2	8	10	8	10	6	5	2	3	55
	305	1	0	8	5	7	7	4	4	2	0	38
	306	3	3	9	6	10	8	8	9	2	5	63
	307	6	5	21	20	45	53	13	26	8	7	204
	308	2	2	3	2	12	11	0	1	0	0	33
	309	4	6	18	25	105	49	13	29	18	30	297
	401	8	4	27	30	57	37	34	45	34	76	352
	402	3	3	4	4	6	8	3	4	2	1	38
	403	6	4	15	10	11	15	8	4	1	3	77
	404	2	3	1	2	3	3	0	1	1	0	16
	405	0	0	14	12	10	11	11	10	1	4	73
	406	2	0	8	12	8	10	6	5	1	1	53
	501	4	4	31	25	21	23	12	7	5	3	135
	502	13	16	55	59	72	87	26	33	17	21	399
	503	4	1	2	4	7	5	6	7	4	2	42
	504	9	17	52	52	46	68	26	45	22	10	347
	505	2	8	9	14	9	8	8	8	1	1	68
	506	0	1	12	10	8	11	6	5	2	1	56
	601	18	15	56	81	51	73	29	31	9	8	371
	602	6	6	41	40	23	49	30	26	3	11	235
	604	1	4	14	26	20	17	19	22	4	5	132
	605	1	5	23	21	18	21	11	12	4	5	121
	606	4	3	5	13	11	15	11	16	5	15	98
	607	12	14	83	62	83	89	51	55	8	16	473
65 Sub-Totals		140	159	623	609	1,073	855	417	490	206	314	4,886
66	101	1	4	9	17	16	18	7	13	4	0	89
	102	1	1	14	14	23	26	8	17	7	5	118
	104	0	3	4	1	8	11	2	5	0	1	33
	105	80	75	173	180	277	296	124	194	90	167	1,656
66 Sub-Totals		82	83	200	212	324	351	141	229	101	173	1,896
68	101	22	21	58	62	125	164	58	69	15	20	614
	102	23	20	55	50	54	94	39	78	29	74	516
	103	25	22	54	60	91	113	44	44	19	19	491
	104	23	27	75	79	160	213	85	93	73	113	951
	105	8	5	51	52	64	82	47	59	15	10	383
	106	3	2	8	7	10	18	13	15	26	48	150

<u>TRACT</u>	<u>BLOCK</u>	<u>0-4</u>		<u>5-17</u>		<u>18-44</u>		<u>45-64</u>		<u>65-Over</u>		<u>TOTAL POP.</u>
		<u>M</u>	<u>F</u>	<u>M</u>	<u>F</u>	<u>M</u>	<u>F</u>	<u>M</u>	<u>F</u>	<u>M</u>	<u>F</u>	
68	107	14	25	37	33	65	90	28	29	21	48	390
68 Sub- Totals		118	122	338	343	569	774	314	387	198	332	3,495
69	101	14	15	40	40	106	94	54	78	18	38	497
	102	21	16	31	26	68	68	37	49	14	24	354
69 Sub- Totals		35	31	71	66	174	162	91	127	32	62	851
70	101	10	6	23	16	37	43	20	24	11	22	212
	105	6	7	9	11	20	21	10	15	10	15	125
70 Sub- Totals		16	13	32	27	57	64	30	40	21	37	337
NORTH AVONDALE		391	408	1,264	1,257	2,197	2,206	993	1,273	558	918	11,465
CINCINNATI		19, 535	18, 979	51, 182	50, 760	75, 486	83, 647	41, 277	52, 738	22, 255	36, 586	452, 524

TABLE 5 - POPULATION CHARACTERISTICS (AGE % DISTRIBUTION)
 1970 U. S. CENSUS INFORMATION BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

<u>TRACT</u>	<u>BLOCK</u>	<u>TOTAL POPULATION</u>	<u>% UNDER 18 YEARS</u>	<u>% OVER 62 YEARS</u>
65	105	269	13	27
"	202	212	19	10
"	207	242	10	1
"	301	61	48	10
"	302	79	49	6
"	303	247	24	19
"	304	55	38	9
"	305	38	37	8
"	306	63	33	16
"	307	204	26	9
"	308	33	27	0
"	309	297	18	19
"	401	352	20	36
"	402	38	37	11
"	403	77	46	7
"	404	16	50	13
"	405	73	36	8
"	406	53	42	6
"	501	135	47	7
"	502	399	36	12
"	503	42	26	21
"	504	347	38	12
"	505	68	49	10
"	506	56	41	5
"	601	371	46	7
"	602	235	40	8
"	604	132	34	8
"	605	121	41	9
"	606	98	26	25
"	607	473	36	8
65 Sub-Total		4,886	32%	13%
66	101	89	35	6
"	102	118	27	14
"	104	33	18	3
"	105	1,656	31	18
66 Sub-Total		1,896	31%	17%
68	101	614	27	7
"	102	516	29	23
"	103	491	33	9
"	104	951	23	22

<u>TRACT</u>	<u>BLOCK</u>	<u>TOTAL POPULATION</u>	<u>% UNDER 18 YEARS</u>	<u>% OVER 62 YEARS</u>
68	105	383	30	8
"	106	150	13	51
"	107	390	28	19
68 Sub-Total		3,495	27%	17%
69	101	497	22	15
"	102	354	27	13
69 Sub-Total		851	24 %	14%
70	101	212	26	19
"	105	125	26	23
70 Sub-Total		337	26%	20%
NORTH AVONDALE		11,465	29%	15%
CINCINNATI		452,524	31%	16%

POPULATION RECOMMENDATION

The recommendations in this section are actually oriented toward housing. The type of dwelling units and their density are usually the cause for population concentration in a specific location.

The neighborhood's population expansion can be controlled substantially by orderly utilization of land in vacant and developed areas of the community. Zoning can be used as a tool for this purpose. In the next section of this report (Section 2, Housing) a detailed proposed zoning plan has been enclosed to illustrate the proposed zone changes which reduce the neighborhood's expansion of population and dwelling unit construction.

Therefore it is highly recommended that proposals for construction of large scale housing developments in public housing fashion, such as Clinton Springs Public Housing Project, be given a serious consideration before its finalization. Statistical information available to us indicates 75% of population of the mentioned public housing were black and 25% white. Further construction of these projects with similar character will result in a more racially imbalanced situation, and will destroy the pluralistic nature of the community.

Overall population density can also be reduced by an increase in the neighborhood's basic facilities. The basic facilities have been classified in the following three categories:

- 1) Education/Institutional facilities
- 2) Park Open Space/Recreational facilities
- 3) Business District facilities

The detailed recommendations for the above three categories have been given in the following Sections 4, 7, and 9 of this report respectively.

SECTION 2. HOUSING CHARACTERISTICS

As mentioned in the Foreword Section of this report, housing is one of the five major problems the neighborhood is facing. Review and analysis of enclosed Housing Statistics reveals the neighborhood housing problem. The following three categories identify the basic community housing problem:

1. Overall, the structures, some of which date back to the late 1800's, are in a deteriorated condition. Detailed on the following pages are the results of an external survey of all community structures. Each structure was identified, located and classified in either a Good, Fair or Poor category. Results show that 2.6% of the single family, 3.8% of the two family and 7% of the multi-family structures are in poor condition. The housing condition breakdown in the neighborhood shows approximately 74% Good, 20% Fair and 6% Poor.



Deteriorated housing conditions, especially along the major arteries, is a problem for the community.

2. Existence of large old single family homes and their space utilization is another housing problem. Their rapid conversion into multi-family homes and institutional uses resulted in an imbalance of residential density and neighborhood facilities. Due to the availability of these large structures, many churches of different denominations have located in the community.

However, they serve a large population outside the neighborhood, thus creating an impractical land use condition within the community.

As William Harper explains in his thesis, The Large, Old Single-Family House, "Rapid evacuation, and extremely low-priced, large structures provided an opportunity for developers both inside and outside of the community to purchase the large, old single-family houses, mostly owner-occupied, and convert them to multi-family structures consisting of many small, low rent units. In general, it may be observed that the conversion of large, old single-family houses is accompanied by a decline in the maintenance of these structures."

A survey was made to analyze the comparison between building condition and owner occupancy of all neighborhood residential structures. The result of this survey is illustrated on the following map.

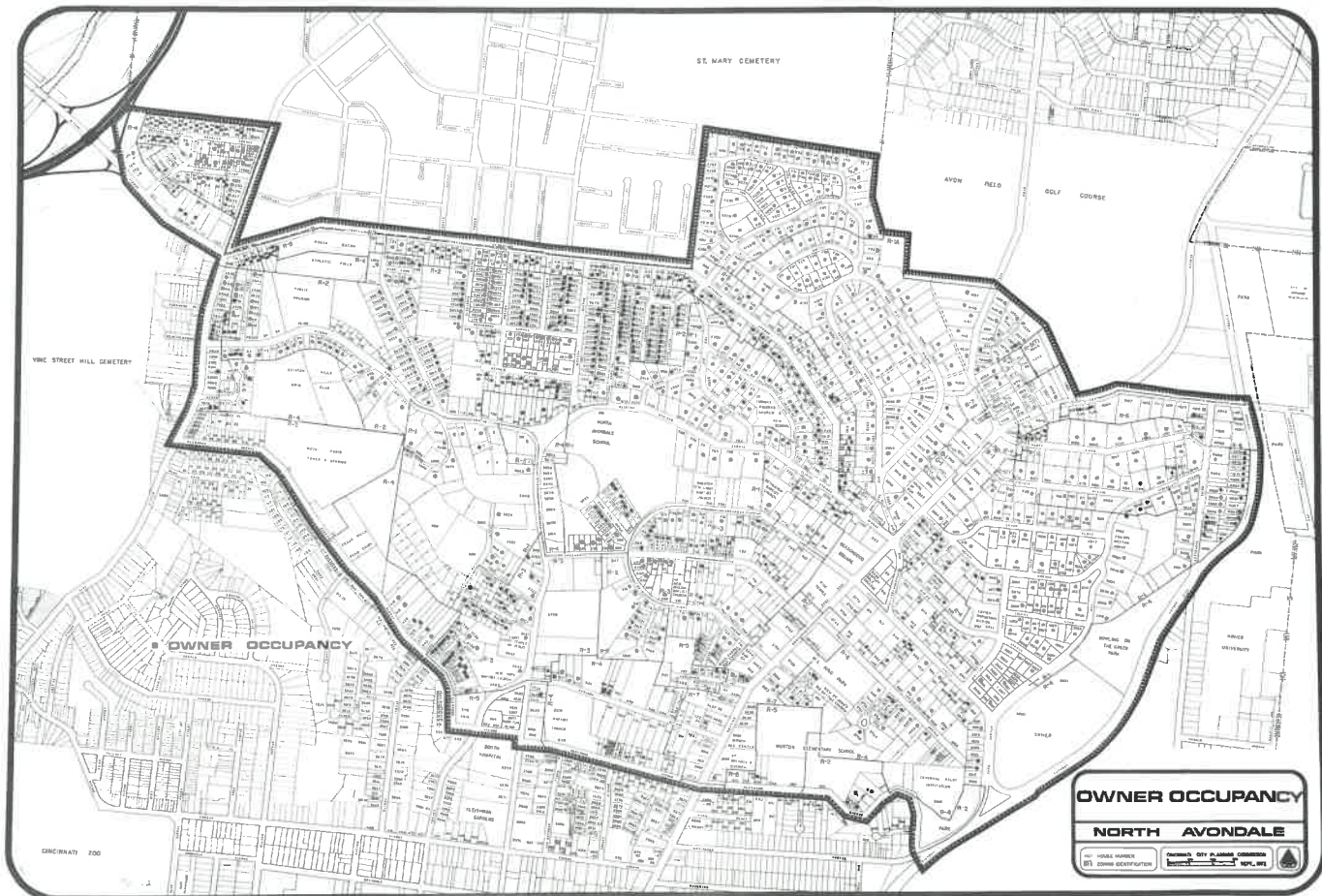
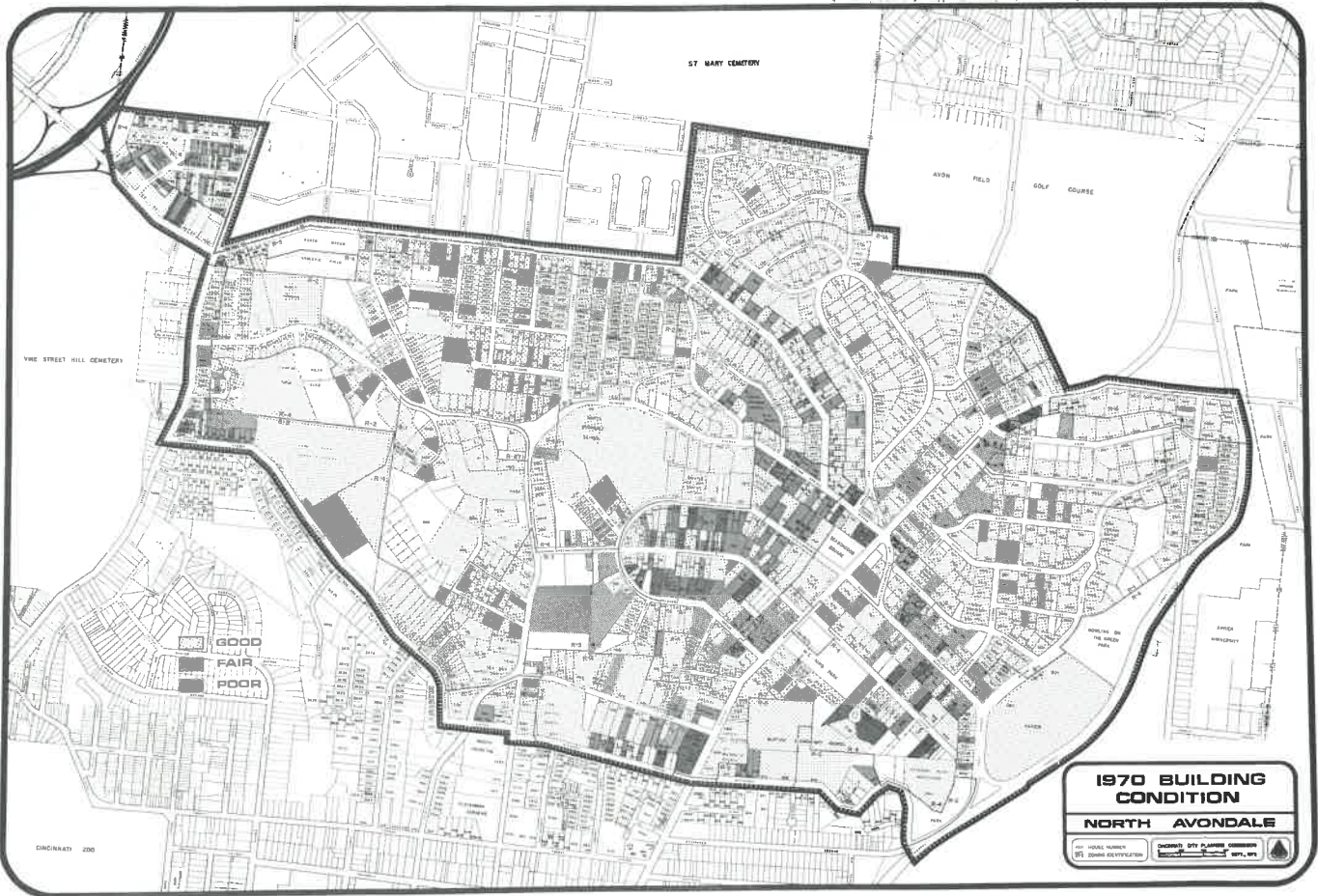
3. Construction of the new and rehabilitation of the old multi-family structures is the third category of housing problems facing the community. New apartment construction usually occurs as a result of the city's in-filling process. Unfortunately, the location and density of these structures has been the problem. Most of the neighborhood is predominantly single family in character, and construction of the new multi-family structures should be limited only to an area with similar density and physical features, such as areas surrounding major arteries.

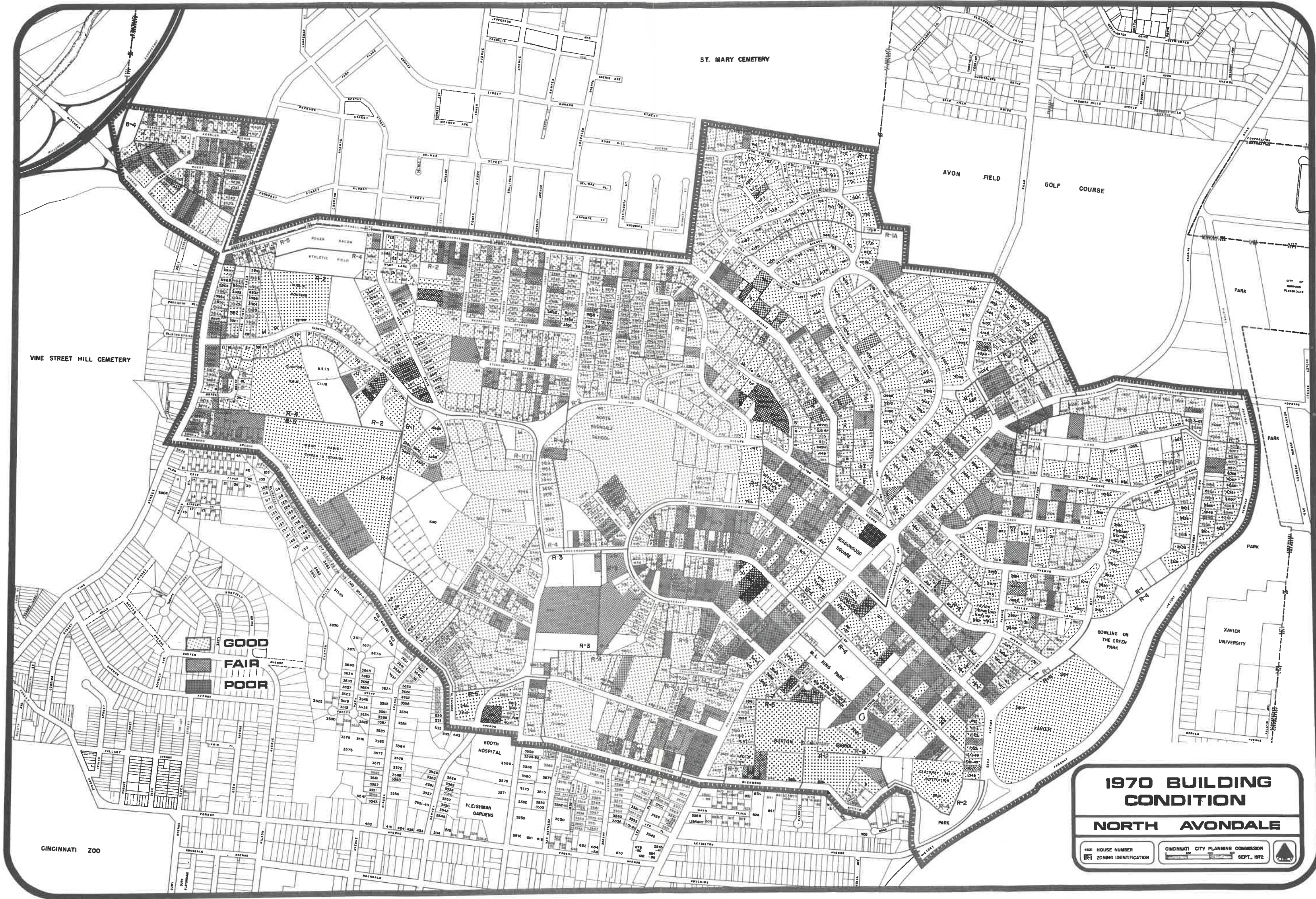


Construction of multi-family dwellings in a single family environment with no provision for open space and recreation facilities is another serious neighborhood problem.

Table 13C illustrates that 434 units were constructed in the last decade in the multi-family category, while only 27 one family units were constructed in the same time period.

Owner occupancy percentage has dropped from 36% in 1950 to 28% in 1970, while the percentage of renter occupancy has increased from 61% to 64%. Increase in the vacancy rate should also be taken into consideration. The percentage of increase is from 2.7% in 1950 to 8% in 1970. As a result of the conversion of large old single-family homes to multi-family units, construction of new apartment complexes and also rehabilitation of old multi-family structures at higher densities, the family size has changed from three people per dwelling unit in 1950 to 2.5 people per dwelling unit in 1970. It should be noted that an increase in the number of dwelling units and a decrease in the family size is not the problem by itself. An insufficient amount of community facilities with respect to an increase in dwelling units and population is the basic problem.





VINE STREET HILL CEMETERY

ST. MARY CEMETERY

AVON FIELD GOLF COURSE

GOOD
FAIR
POOR

BOOTH HOSPITAL

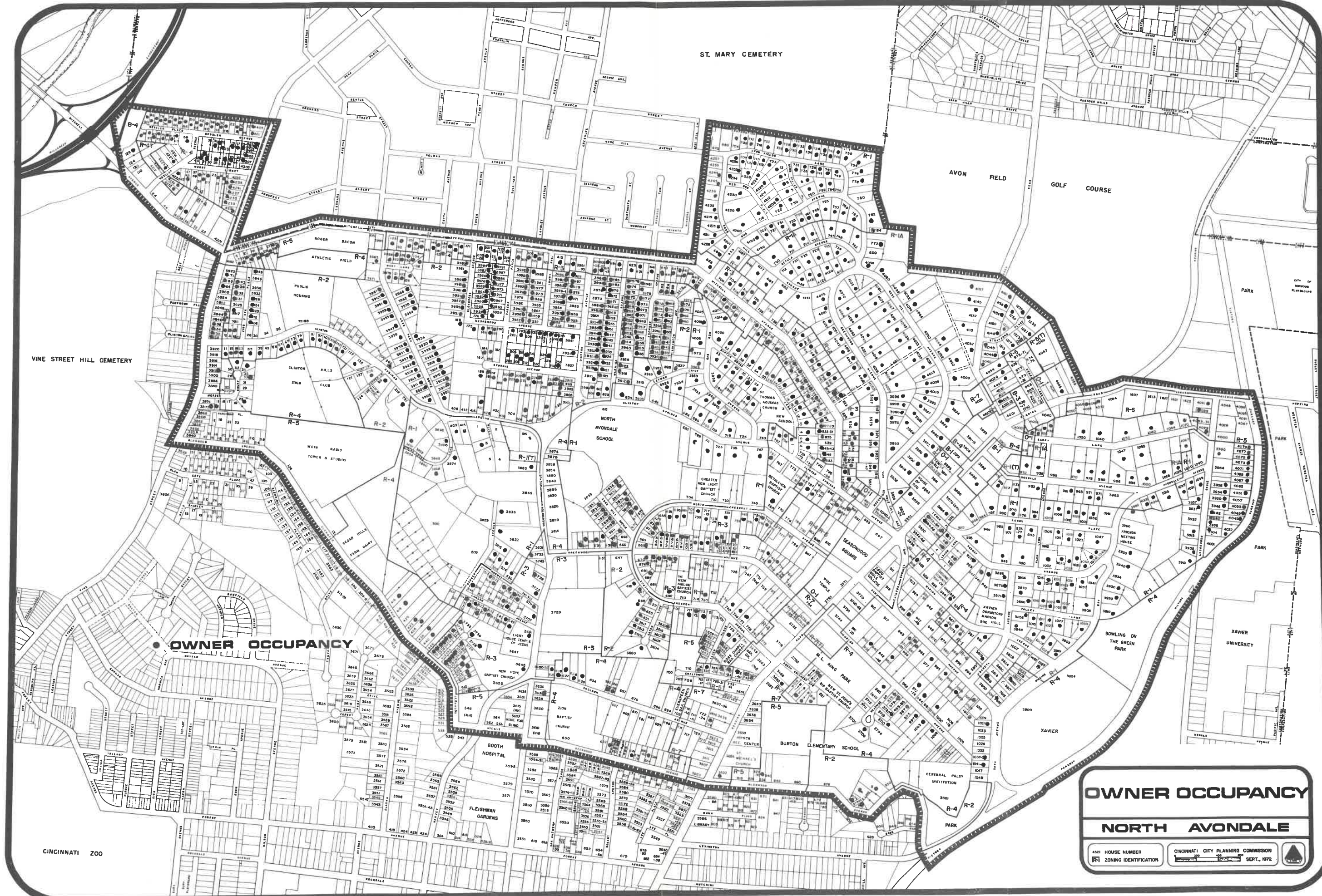
FLEISHMAN GARDENS

**1970 BUILDING
CONDITION
NORTH AVONDALE**

4321 HOUSE NUMBER
ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
SEPT., 1972

CINCINNATI ZOO



ST. MARY CEMETERY

AVON FIELD GOLF COURSE

VINE STREET HILL CEMETERY

OWNER OCCUPANCY

OWNER OCCUPANCY

NORTH AVONDALE

4321 HOUSE NUMBER
 R-1 ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION

SEPT., 1972

CINCINNATI ZOO



575

600

650

700

700

750

750

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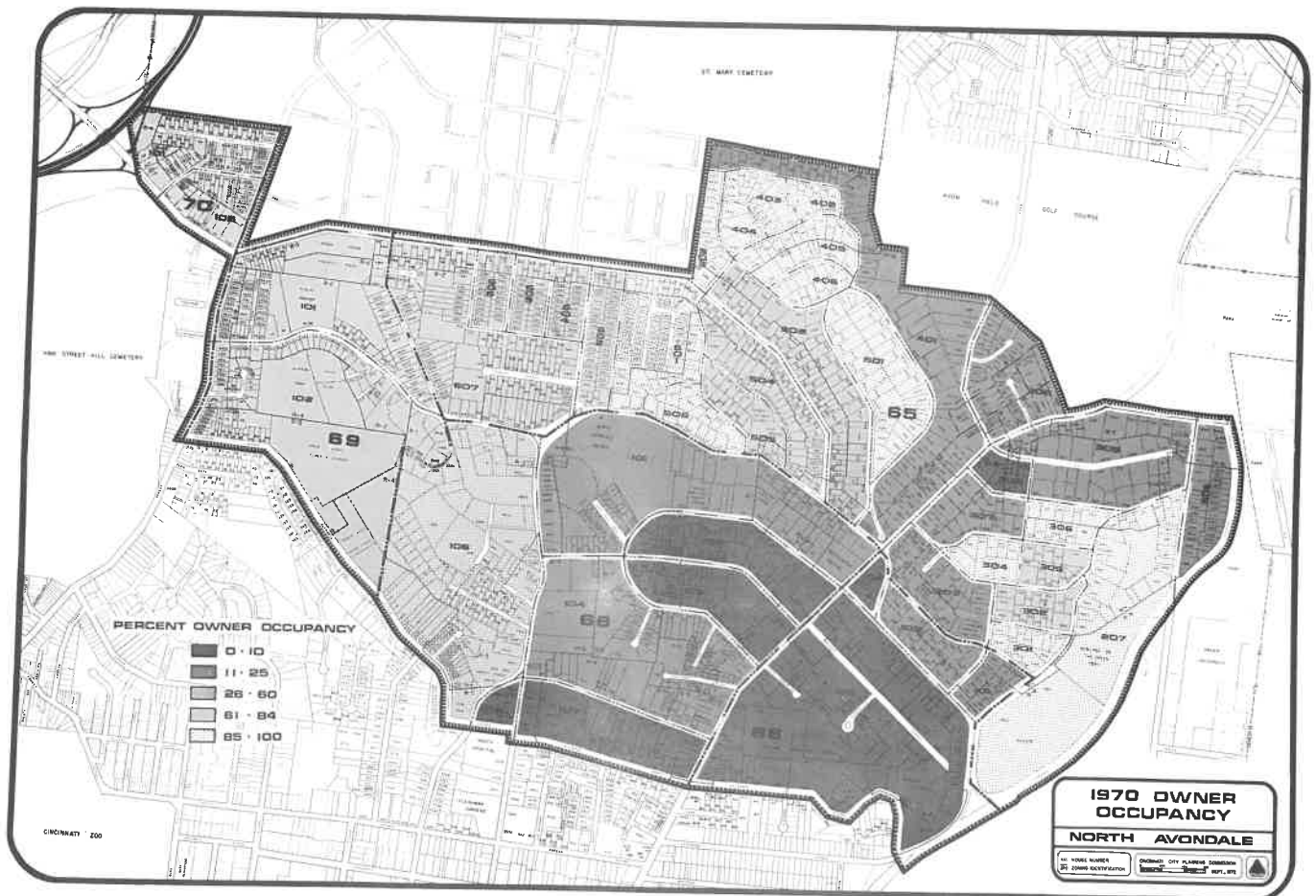
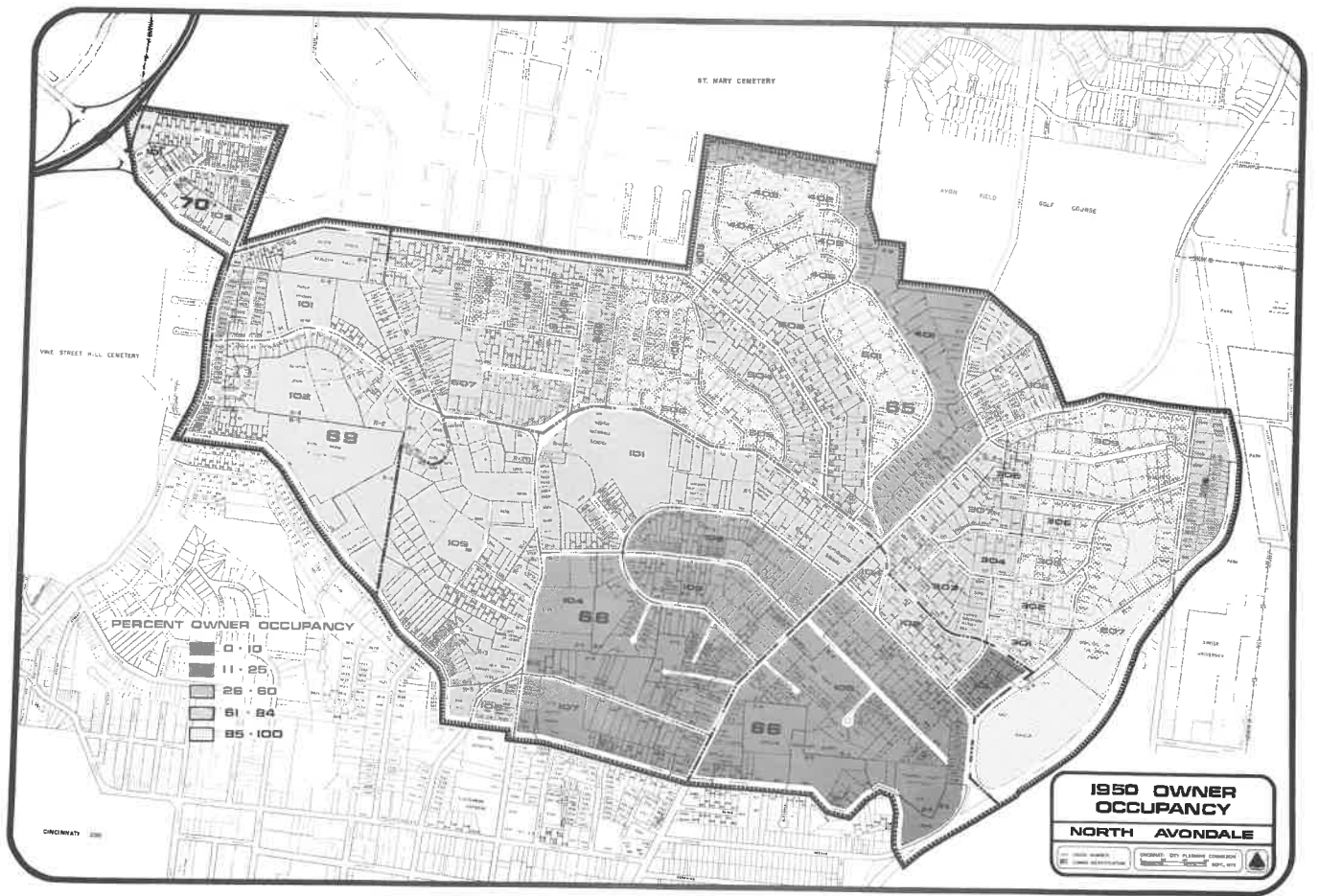
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TOPOGRAPHY
NORTH AVONDALE

■■■■■ AVONDALE BOUNDARY
SEPTEMBER, 1972

CINCINNATI CITY PLANNING COMMISSION
SCALE





TECHNIQUE UTILIZED FOR EVALUATION OF BUILDING CONDITION

In order to identify the condition of every structure, a community-wide building survey was made to classify them in good, fair or poor categories. The building evaluation was made according to the following three categories: 1) structure socio-economic data; 2) building structural condition; 3) environmental condition. The following page illustrates in detail the design format which was developed by the City Planning Commission staff for an external building condition windshield survey within the neighborhood. Exact definition and criteria evaluation of the following windshield survey format is also enclosed.

The entire neighborhood, which consists of 4,486 dwelling units, was surveyed in external fashion, and the result of this survey is documented in three categories of Good, Fair and Poor, which are illustrated on the following map.

Statistical information listed below demonstrates the condition of housing in the mentioned three categories:

TYPE of Dwelling Unit	NUMBER of Dwelling Units			PERCENT of Dwelling Units		
	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
Single family	890	189	28	80.3	17.1	2.6
Two family	288	166	18	61.0	35.2	3.8
Multi-family	2,173	531	203	74.7	18.3	7.0
Total	3,351	886	249	74.6	19.7	5.7

NORTH AVONDALE COMMUNITY
BUILDING CONDITION WINDSHIELD SURVEY

(Auditors)BK-PG-PLAT _____

I. SOCIO-ECONOMIC DATA

1. Address _____
2. Ownership _____
3. Use (SIC Classification) _____
4. Land Area _____
5. Value _____

Land Value	Improvement	Fair Market Value
------------	-------------	-------------------
6. No. of Dwelling Units _____
7. Vacant _____

II. BUILDING CONDITION (Weight - 80%)

	Good (10 Pts.)	Fair (7½ Pts.)	Poor (5 Pts.)
a) Roof	_____	_____	_____
b) Facia	_____	_____	_____
c) Gutters & Downspouts	_____	_____	_____
d) Siding	_____	_____	_____
e) Doors & Windows	_____	_____	_____
f) Porch	_____	_____	_____
g) Exterior Stairs	_____	_____	_____
h) Exposed Foundation	_____	_____	_____

III. ENVIRONMENTAL EVALUATION (Weight - 20%)

	Good (10 Pts.)	Fair (7½ Pts.)	Poor (5 Pts.)
a) Landscaping	_____	_____	_____
b) Yard Condition	_____	_____	_____

IV. PROPERTY EVALUATION (Based on the above criteria - Circle one of the below. Passing requires - 75%)

GOOD FAIR POOR

V. REMARKS: _____

WINDSHIELD SURVEY INSTRUCTIONS

NORTH AVONDALE COMMUNITY

The following is a list of guidelines by which to complete and evaluate the exterior condition of structures.

I. SOCIO-ECONOMIC DATA. All of this information can be obtained from the Hamilton County Auditor's Records.

II. BUILDING CONDITION.

- 1) ROOF:
 - GOOD - All shingles in place; little or no discoloration.
 - FAIR - Significant discoloration; loose or cracked shingles and/or some missing shingles (5 or less immediately visible).
 - POOR - More than five (5) immediately visible missing shingles; any holes in asphalt roofs; major discoloration.

- 2) FACIA: The facia is simply the exterior side of the outer edge of the roof overhang.
 - GOOD - Full paint; no cracks or discoloration; no deterioration.
 - FAIR - Any form of paint peeling or cracking; significant discoloration.
 - POOR - Actual deterioration and decay, in terms of materials and/or paint.

- 3) GUTTERS AND DOWNSPOUTS:
 - GOOD - Full paint with little, if any, discoloration; no deterioration, leaks, etc.
 - FAIR - Limited exposed gutter; any leaks or holes.
 - POOR - Significant deterioration, such as large rusted areas of decay or unattached gutters or spouts.

- 4) SIDING:
 - GOOD - Full paint; no deterioration; no cracking; no discoloration.
 - FAIR - Any discoloration or cracks.
 - POOR - Unattached siding; holes in siding; large unpainted areas; major deterioration.

- 5) DOORS AND WINDOWS:
 - GOOD - Complete, uncracked windows; solid paint; no peeling.
 - FAIR - Cracked window; peeling paint.
 - POOR - Structural deficiencies, such as broken frames, parts of windows missing, etc.

- 6) PORCH: GOOD - Railings complete; masonry uncracked; posts squared (not leaning); paint complete.
FAIR - Any cracking or peeling paint; cracks in masonry.
POOR - Structural deficiencies, such as posts out of square (leaning, deteriorating masonry - falling off).

7) EXTERIOR STAIRS:

- GOOD - Paint in order; railings complete; no structural or visible deficiencies.
FAIR - Any cracking paint; exposed wood or metal; cracking wood, etc.
POOR - Structural deficiencies, such as collapsed steps or railings.

8) EXPOSED FOUNDATION:

- GOOD - No visible cracks, deficiencies, peeling paint, etc.
FAIR - Visible cracks; peeling paint.
POOR - Significant deterioration, collapse or separation.

Generally, the above guidelines associate GOOD with no deficiencies, FAIR with maintenance deficiencies (such as cracks or peeling paint), and POOR with structural deficiencies.

NOTE: If the category is not applicable to a particular structure, e.g., if there is no porch, then assign to that category the average evaluation for the other categories.

III. ENVIRONMENTAL EVALUATION.

1) LANDSCAPE:

- GOOD - Conformity with surrounding land, number of trees and density of foliage.
FAIR - Lack of use of enough plants and trees; poor use of trees, e.g., use of pine trees in appropriate areas.
POOR - Deteriorated areas where little or no attempt has been made to landscape.

2) YARD CONDITION:

- GOOD - Grass cut; hedges trimmed, plants and trees pruned; no dead trees, etc.
FAIR - Non-trimmed hedges, flowers, grass, and trees.
POOR - Dead standing trees, weeds, etc.

IV. PROPERTY EVALUATION. Simply add points in Parts II and III and place in each space.

V. REMARKS. Please indicate in this section which, if any, of the following comments apply.

- 1) Distinguish between brick, frame or stucco type structure.
2) If there is off-street parking, estimate how many vehicles could be accommodated in such space.

TABLE 6 - HOUSING CHARACTERISTICS
 U.S. CENSUS INFORMATION, 1950-1970, BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	TOTAL DWELLING UNITS			FAMILY SIZE (POPULATION/D.U.s)		
		1970	1960	1950	1970	1960	1950*
65	105	150	89	69	1.79	2.51	3.43
"	202	103	82	47	2.06	2.10	"
"	207	16	17	12	15.13	10.24	"
"	301	13	20	17	4.69	4.25	"
"	302	15	14	12	5.27	3.07	"
"	303	89	51	53	2.78	4.01	"
"	304	10	8	9	5.50	5.25	"
"	305	12	7	8	3.17	3.57	"
"	306	16	11	12	3.94	3.09	"
"	307	77	49	47	2.65	2.65	"
"	308	10	12	5	3.30	1.50	"
"	309	136	104	46	2.18	2.42	"
"	401	196	154	152	1.80	2.49	"
"	402	11	8	10	3.45	3.25	"
"	403	20	24	19	3.85	3.79	"
"	404	4	4	2	4.00	3.75	"
"	405	20	17	18	3.65	3.59	"
"	406	12	12	12	4.42	4.67	"
"	501	33	32	31	4.09	3.84	"
"	502	129	131	103	3.09	2.57	"
"	503	13	16	8	3.23	3.38	"
"	504	92	103	109	3.77	2.80	"
"	505	18	17	18	3.78	3.65	"
"	506	13	14	14	4.31	4.29	"
"	601	90	89	86	4.12	3.67	"
"	602	55	54	56	4.27	3.59	"
"	604	45	48	47	2.93	2.54	"
"	605	34	34	33	3.56	3.00	"
"	606	31	30	30	3.16	3.37	"
"	607	160	158	104	2.96	3.24	"
65 Sub-Total		1,623	1,409	1,189	2.98	3.05	3.43
66	101	33	35	34	2.70	2.74	2.63
"	102	72	76	76	1.64	2.29	"
"	104	15	8	--	2.20	2.88	"
"	105	785	768	616	2.11	2.09	"
66 Sub-Total		905	887	726	2.10	2.14	2.63
68	101	276	206	183	2.22	2.67	2.72
"	102	278	263	244	1.86	2.30	"

* Estimate of family size per block as per available 1950 Census Data
 -- Data is not available

TRACT	BLOCK	TOTAL DWELLING UNITS			FAMILY SIZE (POPULATION/ D.U.'s)		
		1970	1960	1950	1970	1960	1950*
68	103	202	198	167	2.43	2.90	2.72
"	104	390	315	288	2.44	2.50	"
"	105	127	116	124	3.02	3.16	"
"	106	33	25	--	4.54	9.36	"
"	107	161	205	165	2.42	2.11	"
68	Sub-Total	1,467	1,328	1,171	2.38	2.68	2.72
69	101	211	129	102	2.36	2.82	2.84
"	102	140	166	135	2.53	2.25	"
69	Sub-Total	351	295	237	2.42	2.50	2.84
70	101	77	100	91	2.76	2.91	2.91
"	105	63	58	65	1.98	2.74	"
70	Sub-Total	140	158	156	2.41	2.85	2.91
NORTH AVONDALE		4,486	4,077	3,479	2.56	2.68	2.96
CINCINNATI		172,504	171,679	162,591	2.62	2.93	3.10

* Estimate of family size per block as per available 1950 Census Data.

-- Data is not available.

TABLE 7 - HOUSING CHARACTERISTICS
 U.S. CENSUS INFORMATION, 1950-1970, BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	NO. OWNER- OCCUPIED UNITS			NO. RENTER- OCCUPIED UNITS			NO. VACANT UNITS		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
65	105	22	20	21	128	63	43	0	6	5
"	202	21	26	32	77	44	15	5	12	0
"	207	14	15	12	2	2	0	0	0	0
"	301	13	18	16	0	2	1	0	0	0
"	302	12	13	12	2	1	0	1	0	0
"	303	18	24	15	69	26	29	2	1	9
"	304	9	5	7	1	3	2	0	0	0
"	305	10	6	7	0	0	1	2	1	0
"	306	15	10	11	1	0	1	0	1	0
"	307	13	13	9	58	36	38	6	0	0
"	308	1	1	4	9	0	1	0	11	0
"	309	30	34	19	90	69	23	16	1	4
"	401	50	54	41	111	97	110	35	3	1
"	402	11	8	10	0	0	0	0	0	0
"	403	17	24	18	3	0	0	0	0	1
"	404	4	4	2	0	0	0	--	0	0
"	405	18	16	16	1	0	1	1	1	1
"	406	12	12	11	0	0	0	0	0	0
"	501	33	31	27	0	1	2	0	0	2
"	502	57	56	60	69	61	42	3	14	1
"	503	12	13	8	1	2	0	0	1	0
"	504	58	52	55	31	38	54	3	13	0
"	505	13	16	17	3	1	1	2	0	0
"	506	13	14	13	0	0	1	0	0	0
"	601	80	80	77	8	9	8	2	0	1
"	602	43	45	46	12	8	10	0	1	0
"	604	19	20	19	24	27	26	2	1	2
"	605	22	27	25	10	6	7	2	1	1
"	606	24	23	25	5	7	5	2	0	0
"	607	90	107	69	65	46	31	5	5	4
65 Sub-Total		754	787	704	780	549	452	89	73	33
66	101	7	13	8	23	21	26	3	1	0
"	102	9	19	26	61	52	48	2	5	2
"	104	1	1	--	13	7	--	1	0	--
"	105	47	64	72	658	620	518	80	84	26
66 Sub-Total		64	97	106	755	700	592	86	90	28

-- Data is not available.

TRACT	BLOCK	NO. OWNER- OCCUPIED UNITS			NO. RENTER OCCUPIED UNITS			NO. VACANT UNITS		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
68	101	40	53	56	200	142	124	36	11	3
"	102	28	43	42	197	193	196	53	27	6
"	103	19	17	28	154	163	136	29	18	3
"	104	58	58	59	320	221	225	12	36	4
"	105	89	76	70	34	33	53	4	7	1
"	106	1	0	0	31	24	--	1	1	--
"	107	16	25	37	125	151	121	2	29	7
68	Sub-Total	251	272	292	1,061	927	855	155	129	24
69	101	75	52	35	133	77	62	3	0	5
"	102	52	55	43	84	108	90	4	3	2
69	Sub-Total	127	107	78	217	185	152	7	3	7
70	101	45	47	44	27	52	47	5	1	0
"	105	23	27	29	30	30	35	10	1	1
70	Sub-Total	68	74	73	57	82	82	15	2	1
NORTH AVONDALE		1,264	1,337	1,253	2,870	2,443	2,133	352	297	93
CINCINNATI		61,504	65,355	60,287	98,334	96,472	98,650	12,592	9,785	3,577

-- Data is not available.

TABLE 8 - HOUSING CHARACTERISTICS

U.S. CENSUS INFORMATION, 1950-1970, BY TRACT/BLOCK
NORTH AVONDALE COMMUNITY

TRACT	BLOCK	% OWNER OCCUPANCY			% RENTER OCCUPANCY			% VACANT		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
65	105	14.7	22.5	30.4	85.3	70.8	62.3	0	6.7	7.2
"	202	20.4	31.7	68.1	74.8	53.7	31.9	4.8	14.6	0
"	207	87.5	88.2	100.0	12.5	11.3	0	0	0	0
"	301	100.0	90.0	94.1	0	10.0	5.9	0	0	0
"	302	80.0	92.9	100.0	13.3	7.1	0	6.7	0	0
"	303	20.2	47.9	28.6	77.5	50.0	54.5	2.3	2.1	16.9
"	304	90.0	62.5	77.8	10.0	37.5	22.2	0	0	0
"	305	83.3	85.7	87.5	0	0	12.5	16.7	14.3	0
"	306	93.7	90.9	91.7	6.3	0	8.3	0	9.1	0
"	307	16.9	25.6	18.6	75.3	74.4	81.4	7.8	0	0
"	308	10.0	8.3	80.0	90.0	0	20.0	0	91.7	0
"	309	22.1	32.7	42.3	66.2	66.3	50.0	11.7	1.0	7.7
"	401	25.5	35.1	27.0	56.6	63.0	72.4	17.9	1.9	0.6
"	402	100.0	100.0	100.0	0	0	0	0	0	0
"	403	85.0	100.0	94.7	15.0	0	0	0	0	5.3
"	404	100.0	100.0	100.0	0	0	0	0	0	0
"	405	90.0	94.1	88.9	5.0	0	5.6	5.0	5.9	5.5
"	406	100.0	100.0	91.7	0	0	0	0	0	8.3
"	501	100.0	96.9	87.1	0	3.1	6.5	0	0	6.4
"	502	44.2	42.7	58.3	53.5	46.6	40.8	2.3	10.7	0.9
"	503	92.3	81.3	100.0	7.7	12.5	0	0	6.2	0
"	504	63.0	50.5	50.5	33.7	36.9	49.5	3.3	12.6	0
"	505	72.2	94.1	94.4	16.7	5.9	5.6	11.1	0	0
"	506	100.0	100.0	92.9	0	0	7.1	0	0	0
"	601	88.9	89.9	89.5	8.9	10.1	9.3	2.2	0	1.2
"	602	78.2	83.3	82.1	21.8	14.8	17.9	0	1.9	0
"	604	42.2	41.7	40.4	53.3	56.3	55.3	4.5	2.0	4.3
"	605	64.7	79.4	75.8	29.4	17.6	21.2	5.9	3.0	3.0
"	606	77.4	76.7	84.1	16.1	23.3	15.9	6.5	0	0
"	607	56.3	67.7	66.3	40.6	29.1	29.8	3.1	3.2	3.9
65	Sub-Total	46.5	55.8	59.2	48.0	39.0	38.0	5.5	5.2	2.8
66	101	21.2	37.1	23.5	69.7	60.0	76.5	9.1	2.9	0
"	102	12.5	25.0	34.2	85.4	68.4	63.2	2.1	6.6	2.6
"	104	6.7	12.5	--	86.7	87.5	--	6.6	0	--
"	105	6.0	8.3	11.7	83.8	80.7	84.1	10.2	11.0	4.2
66	Sub-Total	7.1	10.9	14.6	83.4	78.9	81.5	9.5	10.2	3.9
68	101	14.5	25.7	30.6	72.5	68.9	67.8	13.0	5.4	1.6
"	102	10.1	16.3	17.2	70.9	73.4	80.3	19.0	10.3	2.5
"	103	9.4	8.6	16.8	76.2	82.3	81.4	14.4	9.1	1.8

-- Data is not available.

TRACT	BLOCK	% OWNER OCCUPANCY			% RENTER OCCUPANCY			% VACANT		
		1970	1960	1950	1970	1960	1950	1970	1960	1950
68	104	14.9	18.4	20.5	82.1	70.2	78.1	3.0	11.4	1.4
"	105	70.1	65.5	56.5	26.8	28.4	42.7	3.1	6.1	0.8
"	106	3.0	0	--	93.9	96.0	--	3.1	4.0	--
"	107	9.9	12.2	22.4	77.6	73.7	73.3	12.5	14.1	4.3
68 Sub-Total		17.1	20.5	24.9	72.3	69.8	73.0	10.6	9.7	2.1
69	101	35.5	40.3	34.3	63.0	59.7	60.8	1.5	0	4.9
"	102	37.1	33.1	31.9	60.0	65.1	66.7	2.9	1.8	1.4
69 Sub-Total		36.2	36.3	32.9	61.8	62.7	64.1	2.0	1.0	3.0
70	101	58.4	47.0	48.3	35.1	52.0	51.6	6.5	1.0	0
"	105	36.5	46.6	44.6	47.6	51.7	53.8	15.9	1.7	1.6
70 Sub-Total		48.6	46.8	46.8	40.7	51.9	52.6	10.7	1.3	.6
NORTH AVONDALE		28.2	32.8	36.0	64.0	60.0	61.3	7.8	7.2	2.7
CINCINNATI		35.7	38.1	37.1	57.0	56.2	60.7	7.3	5.7	2.2

-- Data is not available.

TABLE 9 HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1950-1970, BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	OVERCROWDING (MORE THAN 1 PERSON/ROOM)			LACKING PLUMBING FACILITIES		
		1970	1960	1950	1970	1960	1950
65	105	1	4	1	0	1	2
"	202	4	0	1	1	0	0
"	207	1	0	0	0	0	0
"	301	1	0	0	0	0	0
"	302	0	0	0	0	0	0
"	303	6	1	1	23	1	13
"	304	0	1	0	0	0	0
"	305	1	0	0	0	0	0
"	306	1	0	0	0	0	0
"	307	4	0	0	0	0	0
"	308	0	0	0	0	0	0
"	309	4	2	0	0	0	6
"	401	0	6	1	0	0	6
"	402	0	0	0	0	0	0
"	403	0	0	1	0	0	0
"	404	--	0	0	--	0	0
"	405	0	0	0	0	0	0
"	406	0	0	0	0	0	0
"	501	0	0	1	0	0	2
"	502	10	3	0	0	0	8
"	503	0	0	0	0	0	0
"	504	7	4	0	0	0	2
"	505	1	0	0	0	0	0
"	506	0	0	0	0	0	0
"	601	6	1	0	0	0	0
"	602	6	0	0	0	0	0
"	604	4	1	0	0	0	0
"	605	4	0	0	1	0	0
"	606	2	1	0	0	0	0
"	607	6	5	0	0	0	0
65 Sub-Total		69	29	6	25	2	39
66	101	0	1	0	0	0	0
"	102	4	1	0	0	1	1
"	104	0	1	--	0	0	--
"	105	73	53	16	23	0	35
66 Sub-Total		77	56	16	23	1	36

-- Data is not available

<u>TRACT</u>	<u>BLOCK</u>	<u>OVERCROWDING</u> (MORE THAN 1 PERSON/ROOM)			<u>LACKING</u> <u>PLUMBING FACILITIES</u>		
		1970	1960	1950	1970	1960	1950
68	101	8	8	2	2	0	7
"	102	18	23	4	2	1	4
"	103	10	21	4	27	3	12
"	104	17	17	0	2	26	14
"	105	4	6	1	0	1	2
"	106	2	2	--	0	0	--
"	107	13	18	3	6	0	40
68 Sub-Total		72	95	14	39	31	79
69	101	12	9	0	0	0	0
"	102	12	7	1	2	0	24
69 Sub-Total		24	16	1	2	0	24
70	101	6	14	2	0	0	10
"	105	5	9	2	0	0	22
70 Sub-Total		11	23	4	0	0	32
NORTH AVONDALE		253	219	41	89	34	210
CINCINNATI		15,289	25,255	28,495	7,225	28,275	60,229

-- Data is not available

TABLE 10-A HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1950-1970, BY TRACT
 NORTH AVONDALE COMMUNITY

<u>CENSUS TRACT</u>	<u>TOTAL DWELLING UNITS</u>		
	1970	1960	1950
65	1,623	1,409	1,189
66	905	887	726
68	1,467	1,328	1,171
69	351	295	237
70	140	158	156
NORTH AVONDALE	4,486	4,077	3,479
CINCINNATI	172,504	171,679	162,591

<u>CENSUS TRACT</u>	<u>FAMILY SIZE (POP./D.U.'s)</u>		
	1970	1960	1950
65	2.98	3.05	3.43
66	2.10	2.14	2.63
68	2.38	2.68	2.72
69	2.42	2.50	2.84
70	2.41	2.85	2.91
NORTH AVONDALE	2.56	2.68	2.96
CINCINNATI	2.62	2.93	3.10

TABLE 10-B HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1950-1970, BY TRACT
 NORTH AVONDALE COMMUNITY

<u>CENSUS TRACT</u>	<u>NUMBER OWNER-OCCUPIED UNITS</u>		
	1970	1960	1950
65	754	787	704
66	64	97	106
68	251	272	292
69	127	107	78
70	68	74	73
NORTH AVONDALE	1,264	1,337	1,253
CINCINNATI	61,504	65,355	60,287

<u>CENSUS TRACT</u>	<u>NUMBER RENTER-OCCUPIED UNITS</u>		
	1970	1960	1950
65	780	549	452
66	755	700	592
68	1,061	927	855
69	217	185	152
70	57	82	82
NORTH AVONDALE	2,870	2,443	2,133
CINCINNATI	98,334	96,472	98,650

<u>CENSUS TRACT</u>	<u>NUMBER VACANT UNITS</u>		
	1970	1960	1950
65	89	73	33
66	86	90	28
68	155	129	24
69	7	3	7
70	15	2	1
NORTH AVONDALE	352	297	93
CINCINNATI	12,592	9,785	3,577

TABLE 10-C HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1950-1970, BY TRACT
 NORTH AVONDALE COMMUNITY

CENSUS TRACT	% OWNER-OCCUPIED UNITS		
	1970	1960	1950
65	46.5	55.8	59.2
66	7.1	10.9	14.6
68	17.1	20.5	24.9
69	36.2	36.3	32.9
70	48.6	46.8	46.8
NORTH AVONDALE	28.2	32.8	36.0
CINCINNATI	35.7	38.1	37.1

CENSUS TRACT	% RENTER-OCCUPIED UNITS		
	1970	1960	1950
65	48.0	39.0	38.0
66	83.4	78.9	81.5
68	72.3	69.8	73.0
69	61.8	62.7	64.1
70	40.7	51.9	52.6
NORTH AVONDALE	64.0	60.0	61.3
CINCINNATI	57.0	56.2	60.7

CENSUS TRACT	% VACANT		
	1970	1960	1950
65	5.5	5.2	2.8
66	9.5	10.2	3.9
68	10.6	9.7	2.1
69	2.0	1.0	3.0
70	10.7	1.3	0.6
NORTH AVONDALE	7.8	7.2	2.7
CINCINNATI	7.3	5.7	2.2

TABLE 10-D HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1950-1970, BY TRACT
 NORTH AVONDALE COMMUNITY

CENSUS TRACT	OVERCROWDING (1.01 + PERSONS/RM.; 1.51 +, 1950)		
	1970	1960	1950
65	69	29	6
66	77	56	16
68	72	95	14
69	24	16	1
70	11	23	4
NORTH AVONDALE	253	219	41
CINCINNATI	15,289	25,255	28,495

CENSUS TRACT	LACKING PLUMBING FACILITIES		
	1970	1960	1950
65	25	2	39
66	23	1	36
68	39	31	79
69	2	0	24
70	0	0	32
NORTH AVONDALE	89	34	210
CINCINNATI	7,225	35,341	60,229

TABLE 11- HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1970 BY TRACT/ BLOCK
 NORTH AVONDALE COMMUNITY

<u>TRACT</u>	<u>BLOCK</u>	<u>TOTAL DWELLING UNITS</u>	<u>ONE PERSON HOUSEHOLDS</u>	<u>FEMALE HEAD OF FAMILY</u>
65	105	150	70	6
"	202	103	33	5
"	207	16	0	1
"	301	13	0	0
"	302	15	2	0
"	303	89	52	5
"	304	10	0	1
"	305	12	0	1
"	306	16	0	2
"	307	77	17	12
"	308	10	1	3
"	309	136	32	13
"	401	196	64	4
"	402	11	0	0
"	403	20	0	1
"	404	4	0	0
"	405	20	0	4
"	406	12	0	0
"	501	33	1	0
"	502	129	26	18
"	503	13	0	0
"	504	92	7	18
"	505	18	3	0
"	506	13	0	0
"	601	90	3	13
"	602	55	3	8
"	604	45	16	3
"	605	34	2	5
"	606	31	2	8
"	607	160	35	13
65	Sub-Total	1,623	369	144
66	101	33	9	5
"	102	72	13	23
"	104	15	4	2
"	105	785	334	126
66	Sub-Total	905	360	156
68	101	276	55	45
"	102	278	106	33
"	103	202	56	36
"	104	390	149	64
"	105	127	17	15

<u>TRACT</u>	<u>BLOCK</u>	<u>TOTAL DWELLING UNITS</u>	<u>ONE PERSON HOUSEHOLDS</u>	<u>FEMALE HEAD OF FAMILY</u>
68	106	33	8	10
	107	161	46	39
68	Sub-Total	1,467	437	242
69	101	211	53	27
"	102	140	36	12
69	Sub-Total	351	89	39
70	101	77	13	12
"	105	63	17	8
70	Sub-Total	140	30	20
NORTH AVONDALE		4,486	1,285	601
CINCINNATI		172,504	46,232	19,854

TABLE 12 - HOUSING CHARACTERISTICS
 U.S. CENSUS INFORMATION, 1970, BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	TOTAL	SINGLE	2-9		10 UNITS		
		DWELLING UNITS	FAMILY	%	UNITS IN STRUCTURE	%	OR MORE	%
65	105	150	24	16.0	56	37.3	70	46.7
"	202	103	26	25.2	32	31.1	45	43.7
"	207	16	16	100.0	0	0	0	0
"	301	13	13	100.0	0	0	0	0
"	302	15	13	86.7	2	13.3	0	0
"	303	89	19	21.3	23	25.9	47	52.8
"	304	10	10	90.0	0	0	0	0
"	305	12	12	100.0	0	0	0	0
"	306	16	16	100.0	0	0	0	0
"	307	77	13	16.9	12	15.6	52	67.5
"	308	10	1	10.0	9	90.0	0	0
"	309	136	27	19.9	19	13.9	90	66.2
"	401	196	55	28.1	9	4.6	132	67.3
"	402	11	11	100.0	0	0	0	0
"	403	20	20	100.0	0	0	0	0
"	404	4	--	--	--	--	--	--
"	405	20	20	100.0	0	0	0	0
"	406	12	12	100.0	0	0	0	0
"	501	33	33	100.0	0	0	0	0
"	502	129	38	29.5	63	48.8	28	21.7
"	503	13	13	100.0	0	0	0	0
"	504	92	40	43.5	52	56.5	0	0
"	505	18	18	100.0	0	0	0	0
"	506	13	13	100.0	0	0	0	0
"	601	90	82	91.1	8	8.9	0	0
"	602	55	36	65.5	19	34.5	0	0
"	604	45	16	35.6	19	42.2	10	22.2
"	605	34	18	52.9	16	47.1	0	0
"	606	31	20	64.5	11	35.5	0	0
"	607	160	80	50.0	80	50.0	0	0
65 Sub-Total		1,623	715	44.1	434	26.7	474	29.2
66	101	33	7	21.2	26	78.8	0	0
"	102	72	8	11.1	41	57.0	23	31.9
"	104	15	0	0	15	100.0	0	0
"	105	785	37	4.7	189	24.1	559	71.2
66 Sub-Total		905	52	5.8	271	29.9	582	64.3

-- Data is not available.

<u>TRACT</u>	<u>BLOCK</u>	<u>TOTAL DWELLING UNITS</u>	<u>SINGLE FAMILY</u>	<u>%</u>	<u>2-9 UNITS IN STRUCTURE</u>	<u>%</u>	<u>10 UNITS OR MORE</u>	<u>%</u>
68	101	276	49	17.8	113	40.9	114	41.3
"	102	278	30	10.8	104	37.4	144	51.8
"	103	202	7	3.5	110	54.4	85	42.1
"	104	390	44	11.3	116	29.7	230	59.0
"	105	127	75	59.1	52	40.9	0	0
"	106	33	0	0	15	45.5	18	54.5
"	107	161	11	6.8	97	60.3	53	32.9
68 Sub-Total		1,467	216	14.7	607	41.1	644	43.9
69	101	211	58	27.5	134	63.5	19	9.0
"	102	140	41	29.3	84	60.0	15	10.7
69 Sub-Total		351	99	28.2	218	62.1	34	9.7
70	101	77	39	50.6	38	49.4	0	0
"	105	63	15	23.8	48	76.2	0	0
70 Sub-Total		140	54	38.6	86	61.4	0	0
NORTH AVONDALE		4,486	1,136	25.3	1,616	36.0	1,734	38.7
CINCINNATI		172,504	59,664	34.6	80,801	46.8	32,039	18.6

TABLE 13-A, HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1970, BY TRACT
 NORTH AVONDALE COMMUNITY

<u>CENSUS TRACT</u>	<u>TOTAL D.U. 'S</u>	<u>SINGLE FAMILY</u>	<u>PERCENT SINGLE FAMILY</u>	<u># UNITS IN STRUCTURES W/10+UNITS</u>	<u>PERCENT MULTI-FAMILY</u>
65	1,623	713	43.9	504	31.1
66	905	52	5.8	582	64.3
68	1,467	216	14.7	644	43.9
69	351	99	28.2	34	9.7
70	140	54	38.6	0	0
NORTH AVONDALE	4,486	1,136	25.3%	1,734	38.7%
CINCINNATI	172,504	59,664	34.6%	32,039	18.6%

<u>CENSUS TRACT</u>	<u>#OWNER OCCUPIED UNITS</u>	<u>PERCENT OWNER</u>	<u>#RENTER OCCUPIED UNITS</u>	<u>PERCENT RENTER</u>	<u>PERCENT VACANT</u>
65	754	46.5	780	48.1	5.7
66	64	7.1	755	83.4	9.7
68	251	17.1	1,061	72.3	10.6
69	127	36.2	217	61.8	2.0
70	68	48.6	57	40.7	10.7
NORTH AVONDALE	1,264	28.2%	2,870	64.0%	7.8%
CINCINNATI	61,504	35.7%	98,334	57.0%	7.3%

<u>CENSUS TRACT</u>	<u>OVERCROWDING (MORE THAN 1 PERSON/ROOM)</u>	<u>LACKING SOME OR ALL PLUMBING</u>
65	69	25
66	77	23
68	72	39
69	24	2
70	11	0
NORTH AVONDALE	253	89
CINCINNATI	15,289	7,225

TABLE 13-B HOUSING CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1970, BY TRACT
 NORTH AVONDALE COMMUNITY

<u>CENSUS TRACT</u>	<u>FAMILY SIZE (POP./D.U.'S)</u>	<u>ONE PERSON HOUSEHOLDS</u>	<u>FEMALE HEAD OF HOUSEHOLD</u>
65	2.98	369	144
66	2.10	360	156
68	2.38	437	242
69	2.42	89	39
70	2.41	30	20
NORTH AVONDALE	2.56	1,285	601
CINCINNATI	2.62	46,232	19,854

TABLE 13-C NUMBER OF DWELLING UNITS CONSTRUCTED BY TYPE
 IN NORTH AVONDALE COMMUNITY IN COMPARISON TO
 THE CITY OF CINCINNATI AND HAMILTON COUNTY

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	Total D.U.'s <u>1964-72</u>
NORTH AVONDALE:										
One fam.	5	6	9	3	1	0	1	0	2	27
Two fam.	0	0	0	0	0	0	0	0	0	0
Multi-family	6	17	133	164	0	0	36	78	0	434
Total	11	23	142	167	1	0	37	78	2	461
CINCINNATI:										
One fam.	316	246	175	126	133	72	82	153	94	1,397
Two fam.	8	34	20	18	18	0	26	54	26	204
Multi-family	2,654	2,902	2,225	2,668	1,981	1,810	2,428	3,649	1,725	22,042
Total	2,978	3,182	2,420	2,812	2,132	1,882	2,536	3,856	1,845	23,643
HAMILTON COUNTY:										
One fam.	3,207	2,908	2,530	2,697	2,592	2,230	1,773			17,937
Two fam.	10	52	110	42	46	6	34			300
Multi-family	3,444	3,917	2,820	3,252	3,776	2,145	3,673			23,027
Total	6,661	6,877	5,460	5,991	6,414	4,381	5,480			41,264

HOUSING RECOMMENDATIONS

It was revealed in this section of the report that the dilapidated condition of specific structures, existence of large old single-family homes, and construction of new and rehabilitation of old multi-family structures are the three specific housing problems.

Dilapidated structures should be rehabilitated or demolished completely to provide space for community needs such as open space or new structures for required use. The enclosed building condition map illustrates the exact location of the deteriorated structures. The creation of tot-lots as open space is one ideal use to replace the existing structure.

In the case of rehabilitation, a specific Rehabilitation Criteria was developed to assist and provide guidelines for rehabilitators inside and outside the community. These criteria guidelines should be considered by every developer in order to eliminate problems of family relocation and provide the type of housing desirable for the neighborhood. The format of the Rehabilitation Criteria has been identified in the following pages.



Example of rehabilitation of a large old residential structure while preserving its original physical character.

It was mentioned earlier in the Introduction Chapter of this report that the single family home is the major character of this community. Further analysis of existing housing character reveals a concentration of multi-family structures along major arteries. Our recommendation is to preserve this physical character, and even promote

further construction of single family homes in the remaining vacant areas of the neighborhood which are not located along major arteries.

The high density developments should remain along major arteries where maximum use of the mass transit, neighborhood facilities, business district and the greenery network is available. Zoning can function as a tool to regulate and control the housing development with the appropriate density which is essential for reaching this goal. Upgrading of zoning is the main solution for promotion of single family home construction within the neighborhood but not along the major arteries. However, construction of high density residential units should be limited only to the environment surrounding the major arteries. The enclosed zoning plan illustrates the existing and proposed zoning in a comparative fashion.



Zoning can function as a tool to regulate and limit the construction of high density residential units around the major arteries.

The following are the ten specific recommendations for improvement of the housing condition in North Avondale Community.

1. Identification and utilization of Federal and local funding programs such as Neighborhood Development Program (NDP), Federal Housing Administration (FHA), etc.
2. Extension of the existing NDP boundary in South Avondale northwardly at least to North Crescent Avenue where the majority of deteriorated structures in the neighborhood are located and can qualify for Federal funding.
3. Encouragement of private developers to rehabilitate selected structures in accordance with the criteria set by the neighborhood association listed on the following page.

4. Rehabilitation of structures by the North Avondale Neighborhood and Planning Associations.
5. Seek a limited dividend corporation where a quasi-public organization will provide good housing, yet limit its profit to a pre-determined amount.
6. Re-alignment of the zoning districts with respect to the goals and objectives of the neighborhood and upgrading of the zoning in specific areas to prevent further deterioration.
7. Creation of new condominium regulations to maintain the original physical character and identity of the neighborhood structures and the encouragement of owner occupancy and promotion of economically feasible inhabitation.
8. Encouragement of resident management in multi-family structures and development of new standards of management.
9. Request city enforcement of existing standards of multi-family units.
10. Mandatory building inspection on an annual or bi-annual basis to identify the up-to-date condition of high density residential structures.

The existence of large old single family homes, once considered to be an asset, is in recent years more of a problem. The economic status of the families occupying some of these units will no longer permit their occupation by one family only. However, downgrading the zoning to a less restrictive zone would allow them to become a multi-family structure which results in the destruction of the physical character and a deteriorated condition of the building.

Therefore, a new condominium concept should be carefully tested in low density residential areas. The careful application of condominium regulations would result in a balanced housing density and might determine the fate of the large old single family homes. It is possible to preserve the physical character and overall condition of the large old single family house if it is divided into smaller residential units and sold separately under revised Condominium Regulations.



Physical character and condition of the large old homes can be preserved if divided into smaller units and sold under revised Condominium Regulation.

REHABILITATION CRITERIA

The following four categories were set as criteria for rehabilitation of neighborhood structures.

1. IDENTIFICATION OF STRUCTURES WHICH QUALIFY FOR REHABILITATION.

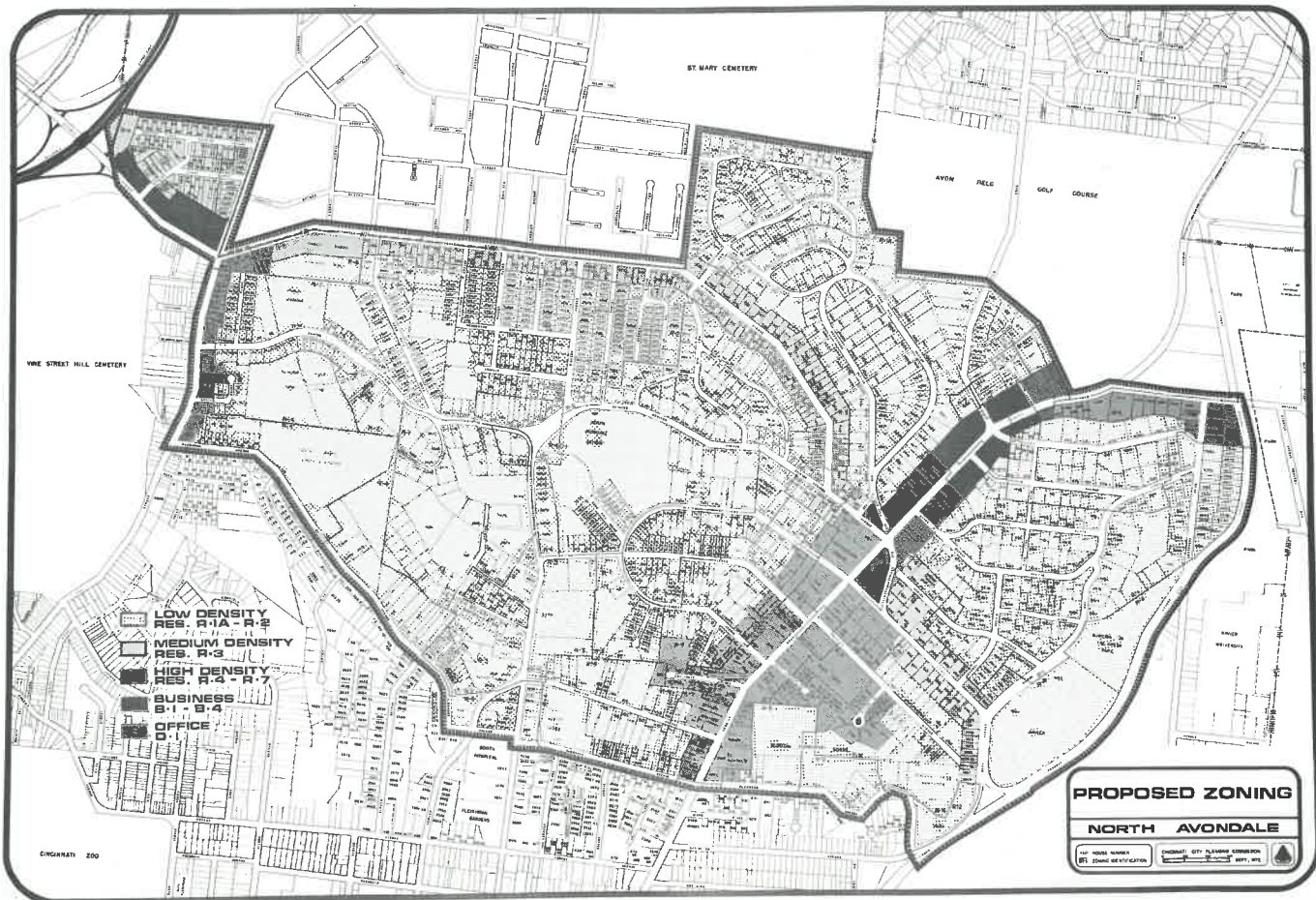
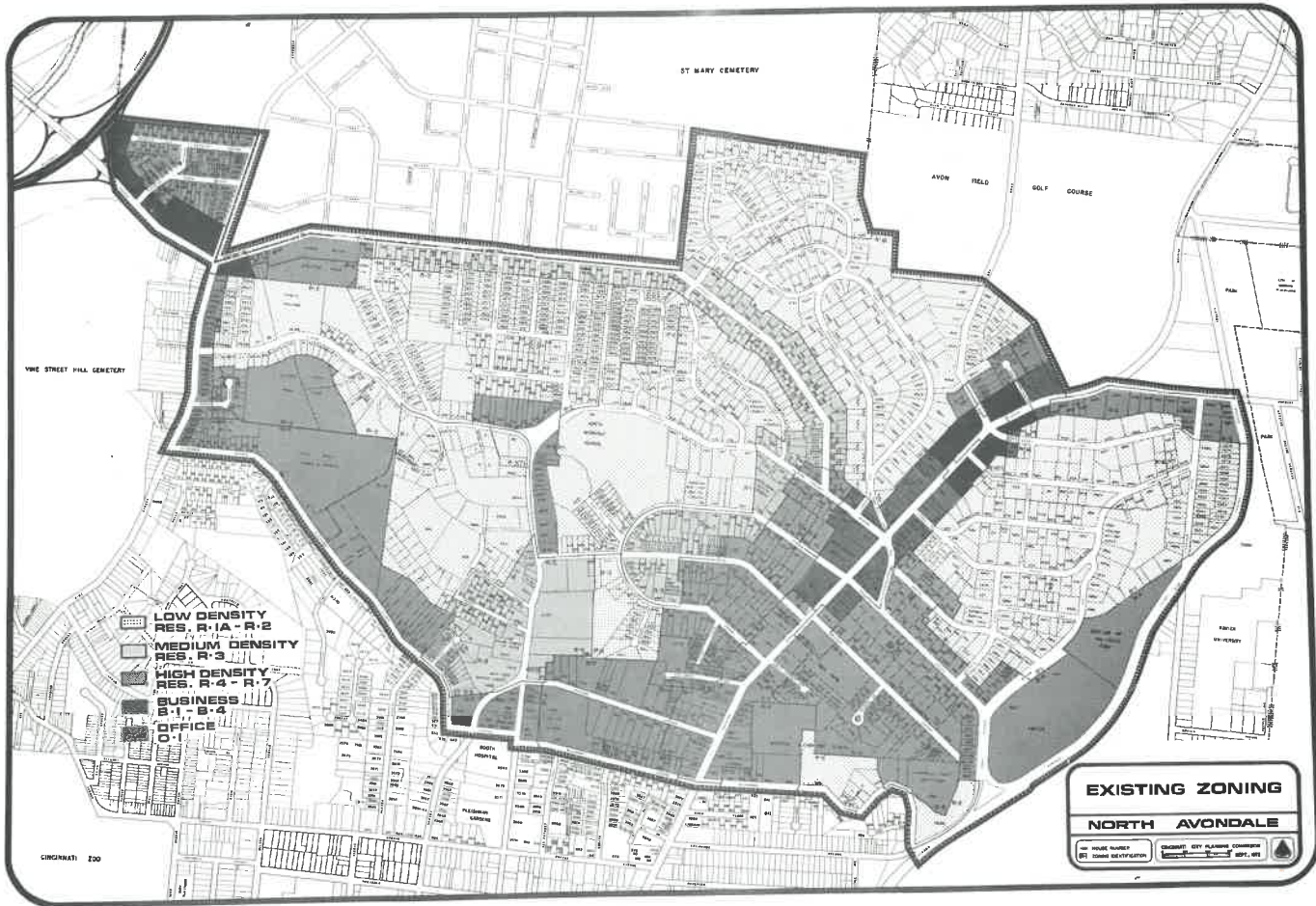
A complete neighborhood external condition survey of every structure should be made to differentiate the deteriorated and sound structures. Buildings can qualify for rehabilitation if they are:

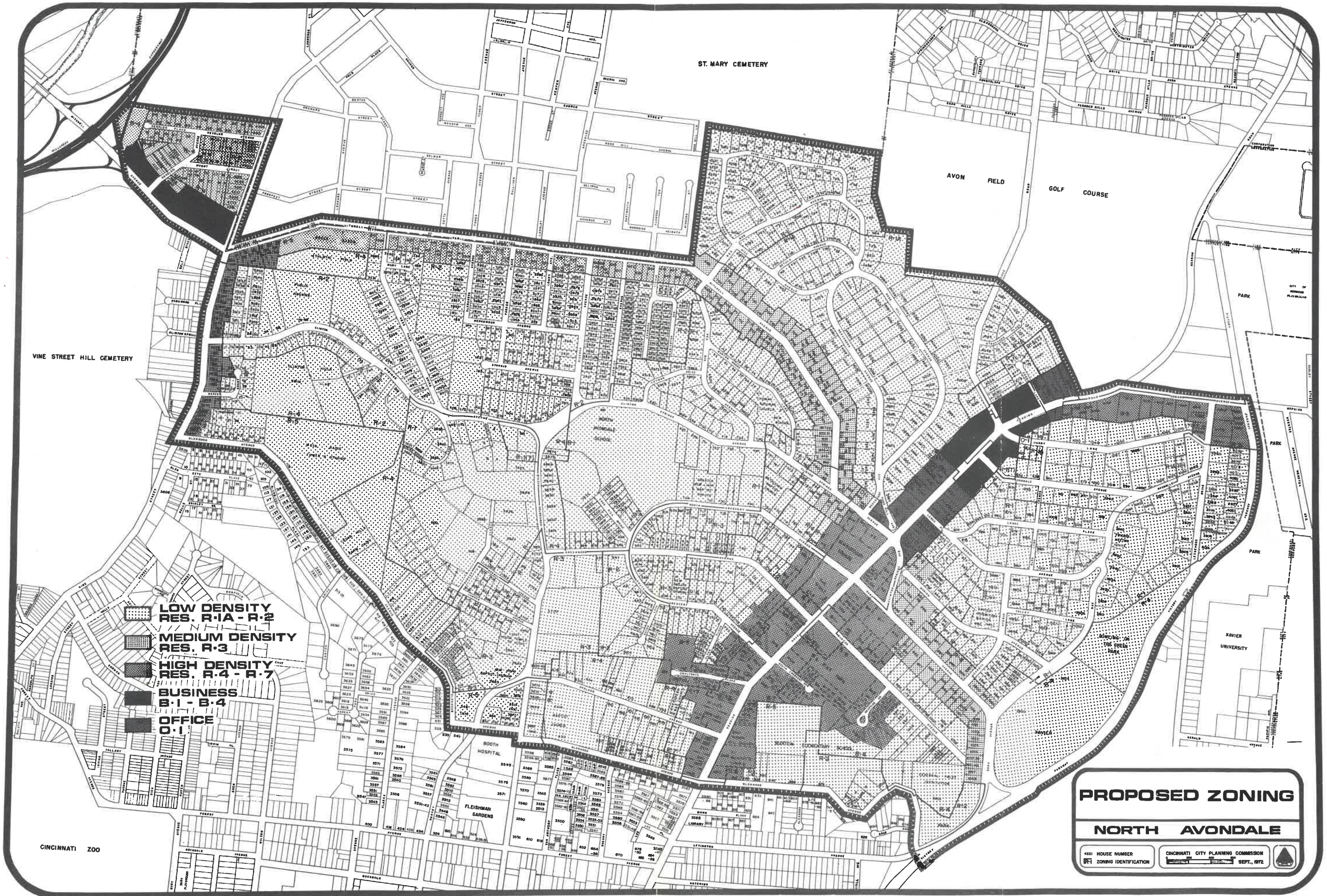
a) vacant; b) occupied but substandard or structurally deficient; c) environmentally deficient, such as lack of off-street parking, deteriorated landscape, or insufficient amounts of playground facilities and appropriate open space.

2. ENVIRONMENTAL IMPACT STATEMENT.

An effect of the proposed rehab plan on its surrounding environment should be carefully analyzed in relation to the overall housing goals of the community. Efficiency, one and two bedroom apartment units should be recommended for sites adjacent to major arteries where senior citizens, bachelors and young couples are encouraged to live. Specific rehab plans proposing large apartment units such as three and four bedrooms which encourages large family occupancy should be located near but not adjacent to major arteries. The proposed plan should be studied carefully for the availability of playground facilities and open space.

3. ARCHITECTURAL REVIEW OF THE PROPOSED PLAN.
The living spaces and room arrangements should be analyzed in depth by the review board. A comparison should be made between the building standard and room sizes, window locations, number of bathrooms and closets. A sufficient amount of off-street parking and landscaping should be provided.
4. FAMILY RELOCATION AND SOCIAL SURVEY.
A preconstruction survey should be made of the tenants by the rehabilitator to determine their views regarding the following points: a) desire to return; b) eligibility to return in regard to the new rent rate; c) where tenant prefers to be relocated; d) estimated moving costs. Furthermore, if the great desire is expressed for return by the tenant, the following points should be considered: a) availability of the mobile home concept on site for actual physical relocation of tenants from site to site; b) expenses incurred in moving back in a rehab; c) a written program of relocation.





ST. MARY CEMETERY

AVON FIELD GOLF COURSE

VINE STREET HILL CEMETERY

- LOW DENSITY RES. R-1A - R-2
- MEDIUM DENSITY RES. R-3
- HIGH DENSITY RES. R-4 - R-7
- BUSINESS B-1 - B-4
- OFFICE O-1

PROPOSED ZONING

NORTH AVONDALE

4321 HOUSE NUMBER
 ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
 SEPT., 1972

CINCINNATI ZOO

BOOTH HOSPITAL

FLEISHMAN GARDENS

XAVIER UNIVERSITY

SECTION 3. ECONOMIC CHARACTERISTICS

North Avondale's economic character has experienced a drastic change in the past two decades. The enclosed statistical information reveals the neighborhood's economic data in the following three categories which compare

- 1) the average value of the residential structure within the neighborhood and the entire city;
- 2) the average rent of the dwelling units within the neighborhood and the entire city;
- 3) the average income of black and white families within the neighborhood and the entire city.

The average value of the residential structures within the neighborhood depreciated by 5% from 1960 to 1970, while the city's average housing value increased by 20%. A similar change has also occurred in terms of average rent in the neighborhood. Between 1960 and 1970, the neighborhood's average rent increased by only 4%, while the average rent in the entire city increased by 50% during the same period.

Analysis of the enclosed tables, Nos. 14 and 15, reveals the further detailed economic character of home and rental values of North Avondale. The average home and rental values of the community were 50% higher than the average home and rental values of the entire city in 1960. However, due to a lack of maintenance, a decrease in demand for this type of residential occupation, and a migration of different socio-economic classes to the neighborhood, the condition of the structures started to deteriorate, which resulted in a depreciation in home value and a slow rate of rent increase.

The same characteristic is observed in terms of the neighborhood residents' average income. Today in North Avondale the white family average income is approximately 50% higher than the entire city average white family income. The average income of the neighborhood's black families is also above the city's average for black families by 16%. For further detail, see the enclosed tables.

LAND AND BUILDING VALUE OF NORTH AVONDALE COMMUNITY
WITH RESPECT TO NEIGHBORHOOD'S TOTAL POPULATION

The 1972 Hamilton County Abstract of Real Property known as assessed valuation which is approximately 44% of actual property value, demonstrates the assessed value of North Avondale community to be \$ 19,472,500 of which \$ 4,416,820 represents land value and \$ 15,055,680 represents building value. This includes all parcels in the community excepting the parcels utilized for educational or religious purposes which are tax exempt.

The neighborhood's taxable value is subdivided by the Hamilton County Auditor in the following three categories:

1. Residential:

Taxable Land Value	\$ 3,252,540
Taxable Building Value	\$11,416,770
<hr/>	
Total Taxable Value	\$14,669,310

2. Commercial:

Taxable Land Value	\$ 1,129,170
Taxable Building Value	\$ 3,511,740
<hr/>	
Total Taxable Value	\$ 4,640,910

3. Industrial:

Taxable Land Value	\$ 35,110
Taxable Building Value	\$127,170
<hr/>	
Total Taxable Value	\$162,280

Total North Avondale Assessed Value \$19,472,500

The total 1972 assessed value of the City of Cincinnati according to the Director of Finance is \$1,731,287,930, of which land and building value is \$1,081,333,440. The balance represents tangible personal property and utilities such as railroads, etc.

By deducting the assessed valuation of the Central Busi-

ness District and the Mill Creek and Oakley Industrial Corridors from the above, a figure is obtained which represents the Cincinnati Residential Communities Taxable Value as a group.

Cincinnati's Total Taxable Value	\$1,081,333,440
Central Business District Taxable Value	\$150,022,480
Industrial Corridors Taxable Value	\$133,419,030
<hr/>	
Residential Communities Taxable Value	\$ 797,891,930

Considering the total Cincinnati's population of 452,524 with respect to North Avondale's population of 11,465, a total population of all communities in the city can be arrived by deducting Central Business District and Industrial Corridors' population from the total city population:

Cincinnati's Total Population	452,524
Central Business District, Census tracts Nos.6&7	3,472
Industrial Corridors	18,518
<hr/>	
Population of All Communities in the City	430,534

A comparison and contrast analysis between neighborhood and city population and property's assessed valuation indicates North Avondale, representing approximately 2% of the population in the residential communities, is paying approximately 2% of Cincinnati's budget income derived from Real Estate Taxes. This is considered as fair proportion between a neighborhood's number of residents and amount of tax they contribute to the city's budget income.

TABLE 14 - ECONOMIC CHARACTERISTICS
 U.S. CENSUS INFORMATION, 1950-1970, BY TRACT/BLOCK
 NORTH AVONDALE COMMUNITY

TRACT	BLOCK	AVG. VALUE OWNER OCCUPIED UNIT (\$)			AVERAGE RENT (\$)		
		1970	1960	1950	1970	1960	1950
65	105	28,600	29,000	22,000	113.	151	61
"	202	23,300	25,000	21,300	130	121	148
"	207	33,100	37,000	30,300	0	0	0
"	301	25,700	28,000	19,200	0	0	0
"	302	21,600	24,000	20,300	0	0	0
"	303	23,200	26,000	23,700	88	71	57
"	304	29,700	24,000	33,600	0	0	0
"	305	27,000	34,000	33,300	0	0	0
"	306	29,300	30,000	29,100	0	0	0
"	307	24,300	30,000	21,600	143	116	98
"	308	0	0	26,300	115	99	0
"	309	30,100	32,000	34,200	145	120	140
"	401	29,600	32,000	26,700	172	105	92
"	402	26,400	28,000	24,200	0	0	0
"	403	26,000	29,000	24,500	0	0	0
"	404	--	0	0	--	0	0
"	405	32,000	33,000	28,000	0	0	0
"	406	35,600	38,000	32,400	0	0	0
"	501	34,100	36,000	29,700	0	0	0
"	502	26,300	24,000	24,100	94	80	65
"	503	32,900	35,000	27,700	0	0	0
"	504	20,300	22,000	20,900	120	119	72
"	505	25,300	27,000	25,200	0	0	0
"	506	29,200	32,000	29,400	0	0	0
"	601	20,300	20,000	17,900	112	106	72
"	602	22,000	20,000	17,600	101	89	74
"	604	21,300	18,500	17,100	90	89	53
"	605	18,600	16,500	16,400	87	76	54
"	606	19,200	15,000	15,500	92	86	60
"	607	21,500	20,000	16,500	101	106	69
65 Sub-Total		25,000	26,100	22,600	123	110	83
66	101	23,800	25,000	22,200	83	71	65
"	102	0	25,000	23,800	92	89	67
"	104	0	0	--	93	67	--
"	105	16,300	21,000	16,600	71	81	61
66 Sub-Total		17,300	22,300	18,800	73	81	62

-- Data is not available.

TRACT	BLOCK	AVG. VALUE OWNER OCCUPIED UNIT (\$)			AVERAGE RENT (\$)		
		1970	1960	1950	1970	1960	1950
68	101	21,700	26,000	26,600	110	119	76
"	102	20,700	16,500	15,800	64	92	75
"	103	22,700	22,000	16,100	85	87	71
"	104	17,500	18,500	17,700	88	78	64
"	105	23,600	24,000	23,600	96	86	76
"	106	0	0	--	95	98	--
"	107	13,100	14,000	10,400	79	63	50
68 Sub-Total		20,700	20,900	19,500	87	87	68
69	101	23,000	26,000	19,300	84	70	42
"	102	20,900	19,000	13,800	87	75	57
69 Sub-Total		22,100	22,400	16,300	85	73	51
70	101	15,000	13,000	11,900	72	58	37
"	105	11,500	11,500	9,400	69	55	38
70 Sub-Total		13,800	11,800	11,100	70	57	37
NORTH AVONDALE		22,900	23,900	18,100	93	90	68
CINCINNATI		18,800	15,100	12,300	89	66	30

-- Data is not available.

TABLE 15 ECONOMIC CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1950-1970, BY TRACT
 NORTH AVONDALE COMMUNITY

VALUE OWNER-OCCUPIED

<u>CENSUS TRACT</u>	<u>AVG.</u> <u>1970</u>	<u>MEDIAN</u> <u>1960</u>	<u>MEDIAN</u> <u>1950</u>
65	\$25,000	\$26,100	\$22,600
66	17,300	22,300	18,800
68	20,700	20,900	19,500
69	22,100	22,400	16,300
70	13,800	11,800	11,100
NORTH AVONDALE	\$22,900	\$23,900	\$18,100
CINCINNATI	\$18,800	\$15,100	\$12,300

MONTHLY RENT

<u>CENSUS TRACT</u>	<u>AVG.</u> <u>1970</u>	<u>MEDIAN</u> <u>1960</u>	<u>MEDIAN</u> <u>1950</u>
65	123	110	83
66	73	81	62
68	87	87	68
69	85	73	51
70	70	57	37
NORTH AVONDALE	\$ 93	\$ 90	\$ 68
CINCINNATI	\$ 89	\$ 66	\$ 30

TABLE 16 - ECONOMIC CHARACTERISTICS
 U. S. CENSUS INFORMATION, 1970 BY TRACT*
 NORTH AVONDALE COMMUNITY

<u>CENSUS TRACT</u>	<u>RECORD TYPE</u>	<u>AVERAGE INCOME</u>	<u>NO. OF FAMILIES</u>	<u>INCOME X NO. FAMILIES</u>
65	WHITE	19,100	929	17,749,650
"	BLACK	11,432	679	7,762,650
"	TOTAL	15,866	1,608	25,512,300
66	WHITE	6,570	36	236,550
"	BLACK	7,406	834	6,176,850
"	TOTAL	7,372	870	6,413,400
68	WHITE	17,987	37	665,550
"	BLACK	7,968	1,350	10,757,200
"	TOTAL	8,211	1,399	11,486,650
69	WHITE	11,200	168	1,885,300
"	BLACK	8,288	1,455	12,059,850
"	TOTAL	8,592	1,623	13,945,150
70	WHITE	16,900	524	8,855,850
"	BLACK	7,487	211	1,579,850
"	TOTAL	14,152	745	10,543,300
NORTH AVONDALE	WHITE	17,351	1,694	29,392,900
	BLACK	8,464	4,529	38,336,400
	TOTAL	10,872	6,245	67,900,800
CINCINNATI	WHITE	11,557	80,847	934,373,900
	BLACK	7,225	28,125	203,229,450
	TOTAL	10,435	109,383	1,141,405,050

* Income data is available only in full tracts as compared to all other data is available in partial tract which conforms to the community boundary.

ECONOMIC RECOMMENDATIONS

Economic characteristics of the neighborhood revealed that both white and black families' average income was much higher than the entire city's families average income. The same characteristic is also true in terms of average single family home value and apartment rentals.

However, further economic stability can be achieved by improvement of the following two specific areas: 1) development of the Neighborhood Business District; 2) improvement of the housing in rental categories. Development of the Neighborhood Business Area would result in an improved local shopping district, more desirable business establishments, which as a result brings a greater number of employment to the neighborhood and the surrounding environment and produces greater revenue.

A detailed plan regarding the desirable type of business establishments and the physical arrangement of shops in an urban design fashion is documented in Section 9 of this report.

It should be mentioned that an increase of 4% in apartment rentals was observed from 1960 to 1970, while the entire city's average apartment rental has increased by 50% in the same period. Outdated and relatively deteriorated condition of these dwelling units is the main reason for the mentioned fact. Improved housing condition in the rental categories would also result in the neighborhood's greater revenue, provided they are owned and operated by the local residents.

SECTION 4. INSTITUTIONAL CHARACTERISTICS

Institutional problems facing the neighborhood are classified into two categories:

1. Elementary school facilities and enrollment.

Analysis of the enclosed table indicates that North Avondale elementary school was constructed in 1949 with a capacity of 600 students. However, the 1972 Board of Education figure indicates the school's Average Daily Membership to be 797 students. This figure shows that the school is overcrowded by approximately 200 students. The table also reveals the total capacity of the city's elementary schools to be 52,710, while the Average Daily Membership for the city is only 45,593. This comparison indicates that some elementary schools are operating under their total capacity.



The North Avondale School facility was constructed in 1949 with a capacity of 600 students, while in 1972 is occupied by 797 students.

Walking to and from North Avondale School has also been a problem for students due to the enormous traffic volume on Reading Road. The enclosed trip generator map illustrates the residence of every student in the neighborhood and their trip route. This survey map also shows the two other educational trip generators, Burton Elementary School and Xavier University. Approximately 150 North Avondale School students are located in the eastern sector of the neighborhood which is separated from the western sector by Reading Road as a major thoroughfare. Traffic Engineering analysis

indicates 22,620 cars are passing daily through the neighborhood on this artery and are creating a definite problem for children as well as adults to cross this vehicular barrier. In the Pedestrian/Vehicular Circulation Section of this report, further analysis of this problem has been elaborated upon in greater detail.

Another school problem of secondary importance is the New School, located at #3 Burton Woods Lane, which was the former mansion of millionaire Robert Mitchell, constructed in 1890. The Mitchell Home, an historic monument to North Avondale's past, has been elaborated upon in greater detail in Section 10, Historic Preservation. The building is owned by the Archdiocese of Cincinnati and occupied by the New School which exercises the Montessori concept of education. However, the 84 year old mansion should be rehabilitated and revised for educational purposes and a community landmark.



*Robert Mitchell's
84 year old mansion,
a community landmark
and historic monument,
is being utilized for
educational purposes
and is in need of
rehabilitation.*

2. Conversion of large old single family homes to churches and other institutional uses.

During the past decade, the conversion of large old single family homes to institutional uses, such as churches and nursing homes, has increased in an accelerating rate. This high rate of conversion has created

an unbalanced proportion of neighborhood population to the number of churches and nursing homes located in the community. Analysis of the enclosed land use map illustrates that the southwestern section of the neighborhood is the specific area contributing to this problem.

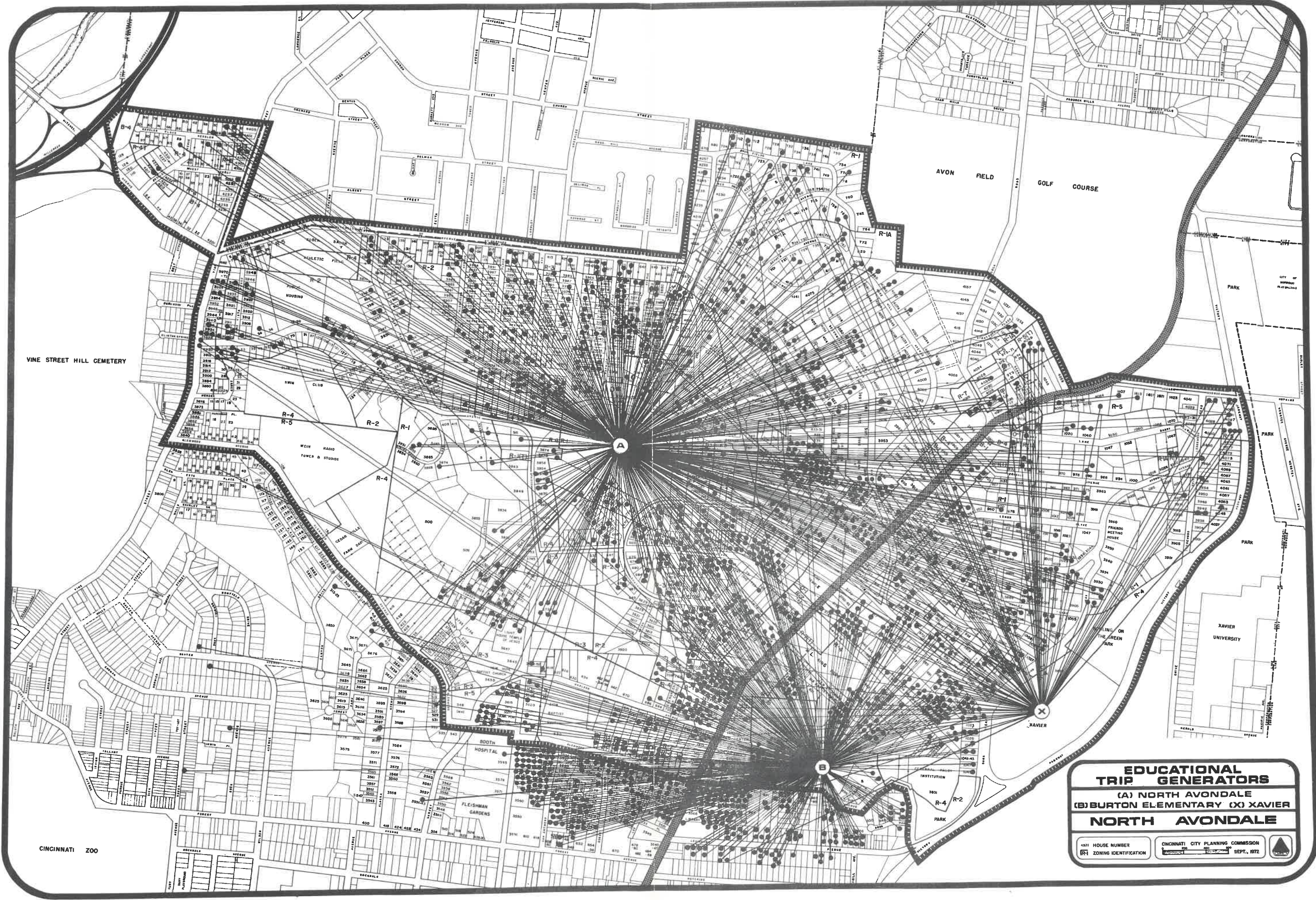
The conversion of the large old homes to institutional uses generally results in the destruction of the neighborhood's serenity. Conversion often requires the defacing of the facade for building additions to provide additional or required capacity. Their presence often generates noise, traffic and pollution resulting from the movement of people in and out of the community. Another by-product of this traffic movement is the parking problem which exists when automobiles, connected with the churches or nursing homes, line the residential streets of the community.



Conversion of large old homes into institutional uses often requires the defacing of the facade for building additions.

TABLE 17 - ELEMENTARY SCHOOL STATISTICS
 CINCINNATI BOARD OF EDUCATION -- 1972
 NORTH AVONDALE COMMUNITY

	<u>BURTON ELEMENTARY SCHOOL</u>	<u>NORTH AVONDALE ELEMENTARY SCHOOL</u>	<u>CITY TOTAL FOR ELEMENTARY SCHOOLS</u>
Capacity of Existing Plant	930	600	52,710
Average Daily Membership 1972	744	797	45,593
Average Daily Absence 1972	65	50	4,015
Average Daily Attendance 1972	679	747	41,578
1972 Percent of Attendance	91.3%	93.7%	91.2%
Average Daily Membership 1971	784	861	48,051
Average Daily Attendance 1971	728	799	43,886
1971 Percent of Attendance	92.9%	92.8%	91.4%
Average Daily Membership 1969	877	957	52,001
Average Daily Attendance 1969	801	895	47,872
1969 Percent of Attendance	91.3%	93.5%	92.1%
School Building Erected	1966	1949	



VINE STREET HILL CEMETERY

CINCINNATI ZOO

AVON FIELD GOLF COURSE

EDUCATIONAL TRIP GENERATORS
 (A) NORTH AVONDALE
 (B) BURTON ELEMENTARY (X) XAVIER
NORTH AVONDALE

4321 HOUSE NUMBER
 R-1 ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
 SEPT., 1972



INSTITUTIONAL RECOMMENDATIONS

As demonstrated in this section, North Avondale School does not have enough facilities for the present enrollment. Designed for 600 students, the 1972 enrollment approached 800 students, thus creating an insufficient amount of facilities. A recommendation is given for rehabilitation of the original school building and expansion of school facilities adjacent to the structure. This expansion is made possible by the clearance of four homes east and south of the original building.

North Avondale School has been a focal point of the community from its beginning because of its centralized location. With the problems of overcrowding being compounded by an additional 41 students from new public housing construction nearby, North Avondale School not only needs more classrooms but also needs more recreational facilities. Therefore, it would be only natural that, with its central location and newly expanded playground area a much needed community/recreation center should be incorporated into the school expansion plans. Detail recommendations for the recreational facilities adjacent to the school will be covered in Section 7 - Parks and REcreational Facilities.

The problems involved in the rehabilitation and revision of the New School, formerly the Robert Mitchell home to a community landmark and educational purposes, can be resolved by the application of Federal and local programs. A brief history of the structure and a detailed list of rehab programs can be found in Section 10 - Historic Preservation.

Another institutional problem mentioned in this section was the conversion of large old single family homes to churches and nursing homes. Unfortunately, existing zoning regulations permit this conversion without much restriction. As a result, an unbalanced proportion of churches to the total population of the community has developed. A deep consideration should be given to the rapid change in the community's structure utilization. An amendment to our zoning regulation can prevent the construction of unreasonable amounts of churches with respect to the community's total population.

Criteria can be developed and guidelines set prior to issuing any building permit for the conversion of these large old homes for institutional uses. This criteria can be developed either by City Planning officials, other planning agencies, or the neighborhood residents themselves. This criteria should provide policies and guidelines for the construction of new churches and nursing homes, as well as conversion of old structures.

SECTION 5. PUBLIC SAFETY

The North Avondale community is located in District 4 of the Cincinnati Police Division, which is divided into eight beats. The total district covers 17.6 square miles and North Avondale is covered by three different beats, #401, #402 and #404. The map on the following page illustrates the boundaries of these three beats in comparison to the boundary of the North Avondale community.

Eight police cruisers are on patrol around the clock (one per beat) with the addition of two extra cars between the hours of 8:00 PM and 4:00 AM, located one each in beats #401 and #402. The police cruisers generally contain one officer each with the exception of the Winton Terrace area which is covered by beat #408 and consists of two officers. Two station wagon scout cars, with one officer each, are also assigned to the total district for emergency calls, sick-on-sight and injury-in-accidents.

The "Crime Prevention Sergeant Program" is in effect in District 4 with a staff of one sergeant and one specialist. This program deals with educating the public regarding crime and how to help prevent it. This educational process is done through the use of films, lectures, and presentations given by the staff.

The "Com-Sec" program which is in operation in District One, Central Business District and the Basin Area has not been utilized in any other area of the city. However, in an interview with District 4 officials, support for the program was expressed. It was mentioned, however, the increase in manpower is not possible at this time and will not be possible without additional funding. To institute "Com-Sec" in District 4 the size of the existing force would have to be doubled.

It should be noted that North Avondale is covered by three different beats. Acknowledging that fact, it was mentioned that it would be possible to adjust beat boundaries to community boundaries. The major problem with this concept is that no one has been able to get

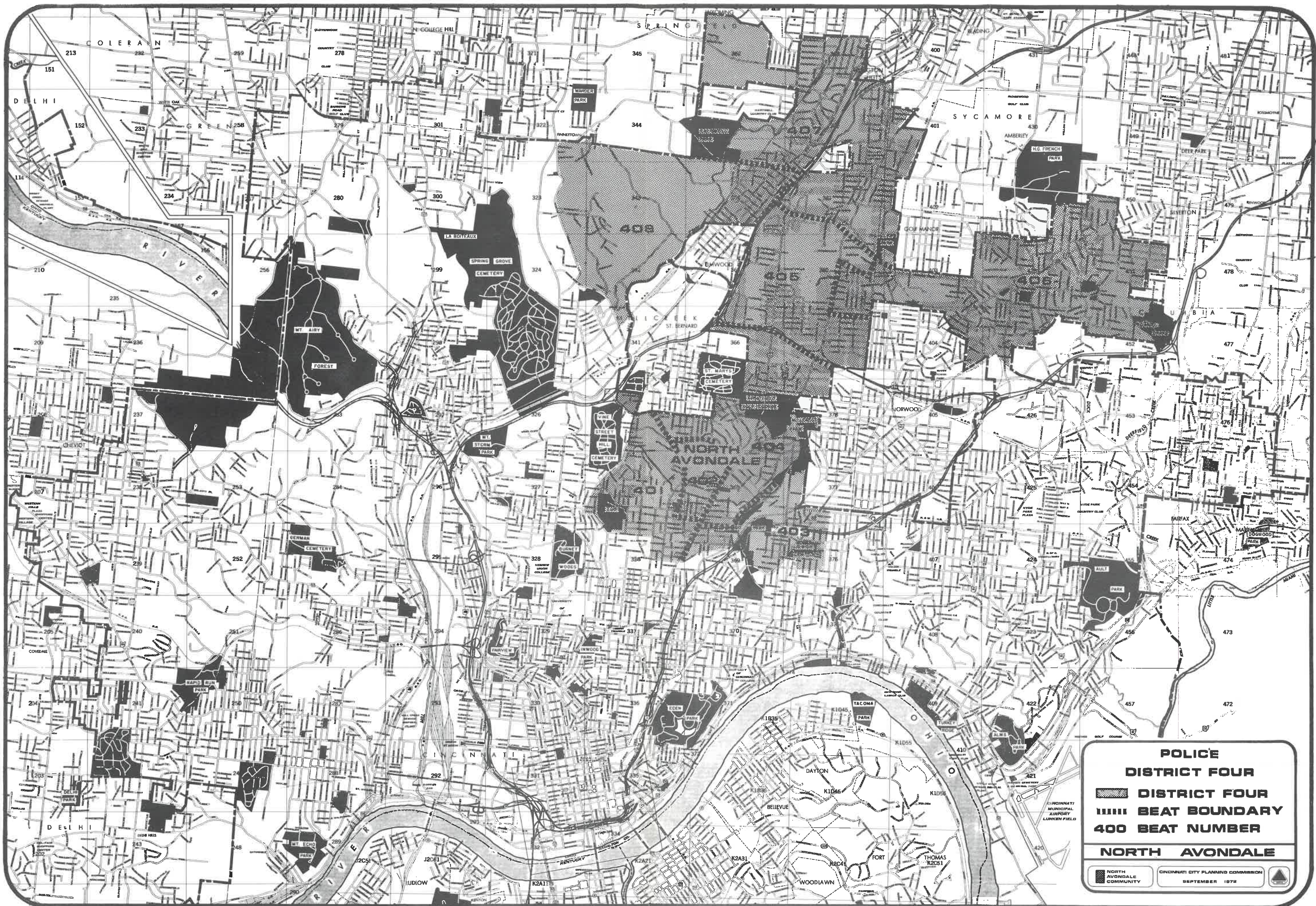
the communities of the city to agree on boundaries. If the boundaries of the communities could be established and lines drawn agreeable to all, then adjustment of beat boundaries could easily be implemented. This is very advantageous for the community because it personalizes the police service they are receiving which presents the opportunity for greater cooperation between the community and the Police Division.

In terms of manpower, District 4 has:

9 officers	8 cruisers	full time
2 officers	2 cruisers	(8:00 PM - 4:00 AM)
2 officers	2 scout cars	full time
1 officer	Crime Prevention Sergeant Program	

It is very difficult to differentiate the services that North Avondale is receiving in relation to the entire district. However, should the need arise, all of the men and equipment in the district are available. Therefore, it seems reasonable to assume that North Avondale receives the benefit and services of the total District 4 police force protection.

It should be noted that most of the data and statistics in this report were gathered in relation to the exact neighborhood boundary. However, crime is one specific occasion in which both South and North Avondale community statistics were combined, and as a result, can be interpreted that the degree and intensity of crime is not as high as it is listed in the following Tables 18A, B and C. These tables illustrate actual offenses, minor accidents, and miscellaneous incidents within the neighborhood.



**POLICE
DISTRICT FOUR**

DISTRICT FOUR

BEAT BOUNDARY
400 BEAT NUMBER

NORTH AVONDALE

NORTH AVONDALE COMMUNITY
 CINCINNATI MUNICIPAL AIRPORT
 LUNCKEN FIELD

CINCINNATI CITY PLANNING COMMISSION
 SEPTEMBER 1972

TABLE 18-A - CRIME STATISTICS, ACTUAL OFFENSES
 CINCINNATI POLICE DIVISION - 1970, 1971
 NORTH AVONDALE COMMUNITY

OFFENSES	DATE	C E N S U S			T R A C T		North	City	% of* City
		65	66	68	69	70	Avon- dale		
Murder	1970	--	1	2	--	--	3	59	5.08
	1971	1	1	1	--	--	3	79	3.80
Manslaughter	1970	--	1	--	--	--	1	35	2.86
	1971	1	--	--	--	--	1	28	3.57
Rape	1970	2	2	2	--	--	6	170	3.53
	1971	--	1	2	--	--	3	189	1.57
Robbery	1970	8	8	8	1	1	26	1,236	2.10
	1971	15	8	22	2	1	48	1,749	2.74
<u>Assault</u>									
Aggravated	1970	4	10	10	1	--	25	790	3.16
	1971	2	9	10	1	--	22	819	2.69
Non-Aggravated	1970	7	9	19	2	2	39	3,033	1.29
	1971	12	8	23	4	2	49	3,156	1.56
Breaking and Entering	1970	61	37	60	11	5	174	6,395	2.72
	1971	113	42	106	24	6	291	9,751	2.98
Larceny Theft	1970	85	44	122	12	10	273	14,517	1.88
	1971	90	35	84	14	10	233	14,950	1.56
Auto Theft	1970	29	18	35	4	1	87	2,627	3.31
	1971	28	9	28	5	3	73	3,149	2.31
Total	1970	196	130	258	31	19	634	28,862	2.20
	1971	262	113	276	50	22	723	33,870	2.13

*North Avondale Population is 2.5% of City of Cincinnati.

TABLE 18-B - CRIME STATISTICS, MINOR ACCIDENTS
 CINCINNATI POLICE DIVISION - 1970, 1971
 NORTH AVONDALE COMMUNITY

ACCIDENTS	DATE	C E N S U S			T R A C T		North	City	% of* City
		65	66	68	69	70	Avon- dale		
Assaulted	1970	5	3	2	1	--	11	702	1.57
	1971	1	2	4	--	--	7	743	.90
Sick	1970	38	47	79	12	3	179	8,810	2.03
	1971	17	20	40	8	3	88	8,504	1.03
Injured in Accident	1970	15	11	23	6	2	57	3,993	1.43
	1971	5	6	9	3	1	24	3,706	.60
Found Dead or Killed in Accident	1970	2	3	12	2	--	19	1,111	1.71
	1971	5	2	6	--	--	13	1,087	1.19
Suicides and Attempts	1970	3	2	2	--	--	7	284	2.46
	1971	--	--	1	--	--	1	315	.30
Animal Bites	1970	10	9	14	2	1	36	1,843	1.95
	1971	7	5	6	1	1	20	1,868	1.07
Other	1970	2	1	2	--	--	5	379	1.32
	1971	1	1	1	--	--	3	474	.60
Lost Children Found	1970	--	--	--	--	--	--	25	--
	1971	1	--	--	--	--	1	38	2.63
Total	1970	75	76	134	23	6	314	17,147	1.83
	1971	37	36	67	12	5	157	16,735	.90

*North Avondale Population is 2.5% of City of Cincinnati.

TABLE 18-C - CRIME STATISTICS, MISCELLANEOUS INCIDENTS
 CINCINNATI POLICE DIVISION - 1970, 1971
 NORTH AVONDALE COMMUNITY

INCIDENTS	DATE	C E N S U S			T R A C T		North	City	% of*
		65	66	68	69	70	Avon- dale		
Place Found Open	1970	30	8	21	4	2	65	2,907	2.24
	1971	11	5	9	2	1	28	2,142	1.30
Property Lost	1970	20	6	17	3	2	48	2,288	2.10
	1971	7	4	6	2	1	20	2,100	1.00
Property Found	1970	6	2	5	1	1	15	1,086	1.38
	1971	3	4	2	1	1	11	1,196	.90
Burglary or Robbery Alarm	1970	28	10	36	3	1	78	3,581	2.18
	1971	22	10	15	2	--	49	4,457	1.10
Property Confiscated	1970	2	2	4	--	--	8	194	4.12
	1971	1	2	1	--	--	4	203	1.97
Property Damaged	1970	10	5	12	4	2	33	1,831	1.80
	1971	7	4	5	1	1	18	1,706	1.05
Other Incidents	1970	--	--	--	--	--	--	146	--
	1971	2	--	--	--	--	2	168	1.19
Total	1970	96	33	95	15	8	247	12,033	2.05
	1971	53	29	38	8	4	132	11,972	1.10

*North Avondale Population is 2.5% of City of Cincinnati.

PUBLIC SAFETY RECOMMENDATIONS

A new form of crime prevention has been initiated by the Com-Sec system which is now being experienced in District One of the Cincinnati Police Division. Promotion and expansion of this on-foot-patrol concept of crime prevention is highly recommended for a transitional community like North Avondale. Provision of the Com-Sec concept is essential to the vitality of any Neighborhood Business District in an integrated neighborhood. Security and safety of local parks, open spaces, and recreational areas is highly dependent upon the utilization of the on-foot-patrol concept.

Other recommendations for crime prevention are as follows:

- . Creation of a youth worker program to utilize the juvenile manpower of the neighborhood.
- . Establishment of a broad base of youth recreation programs which can be implemented in the community's recreation centers.
- . Creation of a Block Watcher Program which consists of a network of Block Watchers who volunteer to watch their chosen block. This program has already met with much success in a number of cities outside of Cincinnati. The program will require of the citizen nothing more than intelligent observation of the block he resides or works upon.
- . Implementation of the Street Corner Scouting Program is another means of crime prevention.
- . Sufficient amount of lighting in dark public areas has been proven to be very helpful in crime prevention in other cities.

SECTION 6. ENVIRONMENTAL CHARACTERISTICS

The location of North Avondale in the metropolitan area and the existence of industrial sites to the northwest of the neighborhood is a prime reason for considering its air quality. The enclosed map illustrates North Avondale being located directly south and adjacent to St. Bernard and also situated northeast of the Mill-creek Valley and is threatened daily with polluted air.

Although there is no manufacturing or industry in North Avondale itself, the bordering communities to the north and west create enough pollution to cause a major problem. The main contributor to pollution in the community is the combustion engine. Cars, trucks and buses account for the majority of unpleasant air generated inside the community.

It should also be noted that in 1971, air pollution generated from transportation accounted for 90% of the total emissions in the Cincinnati area.* Reading Road with its six traffic lanes as a major vehicular artery bisects the neighborhood into an eastern and western sector. This particular artery can be called the main source of pollution within the neighborhood.



Reading Road bisects the neighborhood and is a main source of air pollution.

* AIR POLLUTANT EMISSIONS IN GREATER CINCINNATI; M. F. Smith, Division of Air Pollution, Department of Sewers, Cincinnati, December, 1971. Page 5.

The process of determining air quality and measuring air pollution is very detailed and complex. Research is constantly being done throughout the Cincinnati area by the Division of Air Pollution Control. These scientists and engineers are constantly testing the air to determine the percentages of foreign elements in the air such as carbon monoxide, nitric oxide, nitrogen dioxide, sulfur dioxide, and hydro carbons.

The data used here for comparison deal with suspended particulates, which are particles of matter ranging in size from less than one micron (1/25,000 inch) up to 100 microns (1/250 inch). Sampling is accomplished by using a high-volume air sampler to draw a known quantity of air through an 8* inch by ten foot fiber filter for a 24-hour period.*

It is the results of these high-volume samples that are used here to examine the quality of air in and around North Avondale compared to the other communities in the city. The Cincinnati and Southwestern Ohio Air Pollution Control has thirty hi-volume sampling stations in the metropolitan region and of these thirty, ten are located in the immediate Cincinnati area. The enclosed table lists the ten mentioned stations and two other testing stations, one in Morrow, Ohio, and the other in Lebanon, Ohio. The Morrow and Lebanon stations were used to provide a contrast between urban/suburban and rural community samples. These tables list three different items: the number of samples which tells exactly how many samples were taken in the given time period; the geometric mean** which gives an accurate mean of all the measurements taken in the time period (according to Ohio State standards, the annual geometric mean of suspended particulates in the air shall not exceed 60 micrograms of concentration per cubic centimeter); and the maximum 24-hour concentration which gives the highest 24-hour concentration during the sampling period. State standards indicate that a 24-hour concentration shall not exceed 150 micrograms per cubic centimeter more than once a year.

* AIR QUALITY DATA 1971; C. E. Schuman; *ibid*; Page 4.

** The geometric mean is a more typical average than the arithmetic mean since it is less affected by extreme values. It is smaller than the arithmetic mean since it is a function of the nth root of the product (or logarithm) of the individual values. (AIR POLLUTANT EMISSIONS IN GREATER CINCINNATI, M. F. Smith.)

Two sampling stations that we are most concerned with are Avondale, at the Kettering Laboratory, and St. Bernard, located above the Fire House. The enclosed table illustrates that the Avondale sampler recorded a level comparable to other urban/suburban samplers in the city, but it is almost double the amount recorded in Morrow and Lebanon, the rural sample. In fact, St. Bernard has the worst pollution level in the city, with a geometric mean for the second quarter, 1972, of 160, which is almost double the mean for the city.

There are other factors which come into consideration regarding air pollution; two of them are the wind and weather. The prevailing winds in Cincinnati are from the southwest. This is a great help to North Avondale because these winds, which blow 95% of the time, help keep St. Bernard's pollution in St. Bernard. However, the polluted Millcreek Valley atmosphere is brought into the neighborhood by this current. The weather is also a factor in air pollution. In the Cincinnati area, the fall season is moderate with little rain, but with several occurrences of atmospheric stagnation conducive to smog. Also, nocturnal inversions occur on more than 90% of the summer and fall nights in the lower Millcreek Valley.

The average to above average level of pollution in North Avondale can mainly be attributed to the cars, trucks, and buses which move in and through the community. These vehicles with their combustion engines are releasing carbon monoxide, hydrocarbons, nitrogen oxides, sulfur dioxide, and various other pollutants into the air. Considering these vehicles are operating on the streets of North Avondale, the areas adjacent to these streets, with the higher volumes of traffic, are the sections of the community most affected by polluted air.

Our existing technology is not able to eliminate pollution dispersed by the combustion engine; however, there are ways of reducing the unpleasantness that it inflicts upon the human population.

* AIR POLLUTANT EMISSIONS IN GREATER CINCINNATI;
M. F. Smith, Division of Air Pollution Control,
Department of Sewers, City of Cincinnati, December,
1971, Page 5.

It is very important for North Avondale to preserve all of its ecological features - trees, bushes, shrubs, etc., and encourage the future planting of more greenery along main thoroughfares mainly for their photosynthesis effect.

Creation of the Network of Greenery within the neighborhood would definitely be essential towards improving the quality of air in North Avondale. Preservation and further planting of mentioned ecological features should be encouraged in North Avondale because of their positive effects on the unpleasantness associated with air pollution. Even though their ability to convert carbon dioxide to oxygen as a result of photosynthesis is only a partial one, trees and vegetation are very helpful for filtering dust out of the air, directing and reducing wind currents, and when used as buffers, are very effective for reducing noise intensity* and acoustical function. By reducing the amount of through traffic on the major and minor arteries, air cleaning processes can be accomplished.

* URBAN LAND FOR URBAN AMERICA: J. J. Shomon,
The John's Hopkins Press, Baltimore, Maryland,
Pages 21-37.

TABLE 19. AIR QUALITY CHARACTERISTICS

	1 9 7 1			1 9 7 2				Max.**	
	No. or Samples	Geom.* Mean	Max.** 24 hrs.	No. of Samples		Geom.* Mean		24 hrs.	
				1Q	2Q	1Q	2Q	1Q	2Q
Cinti. Main Library	52	94	244	15	14	93	84	171	142
College Hill Firehouse	52	63	162	15	15	60	64	124	119
Avondale Kettering Lab.	52	87	270	15	15	84	90	202	164
Oakley Firehouse	54	78	141	15	15	77	81	110	114
Carthage Firehouse	54	104	227	15	15	93	108	160	186
Price Hill Firehouse	50	76	167	15	15	71	76	120	128
St. Bernard Firehouse	53	169	334	15	14	138	160	230	309
Corryville - Ohio Nat'l Life Bldg.	53	87	187	14	15	87	88	182	140
Fairmount APC Bldg.	52	114	220	15	15	116	107	196	163
East End - Lunken Airport Firehouse	43	70	125	15	15	66	67	127	92
Morrow, Ohio Little Miami Junior High	12	35	73	13	15	44	52	72	90
Lebanon, Ohio Senior High	3	43	61	15	15	52	60	77	115

*Geometric Mean should not exceed 60.

**Max. 24 hrs. should not exceed 150.

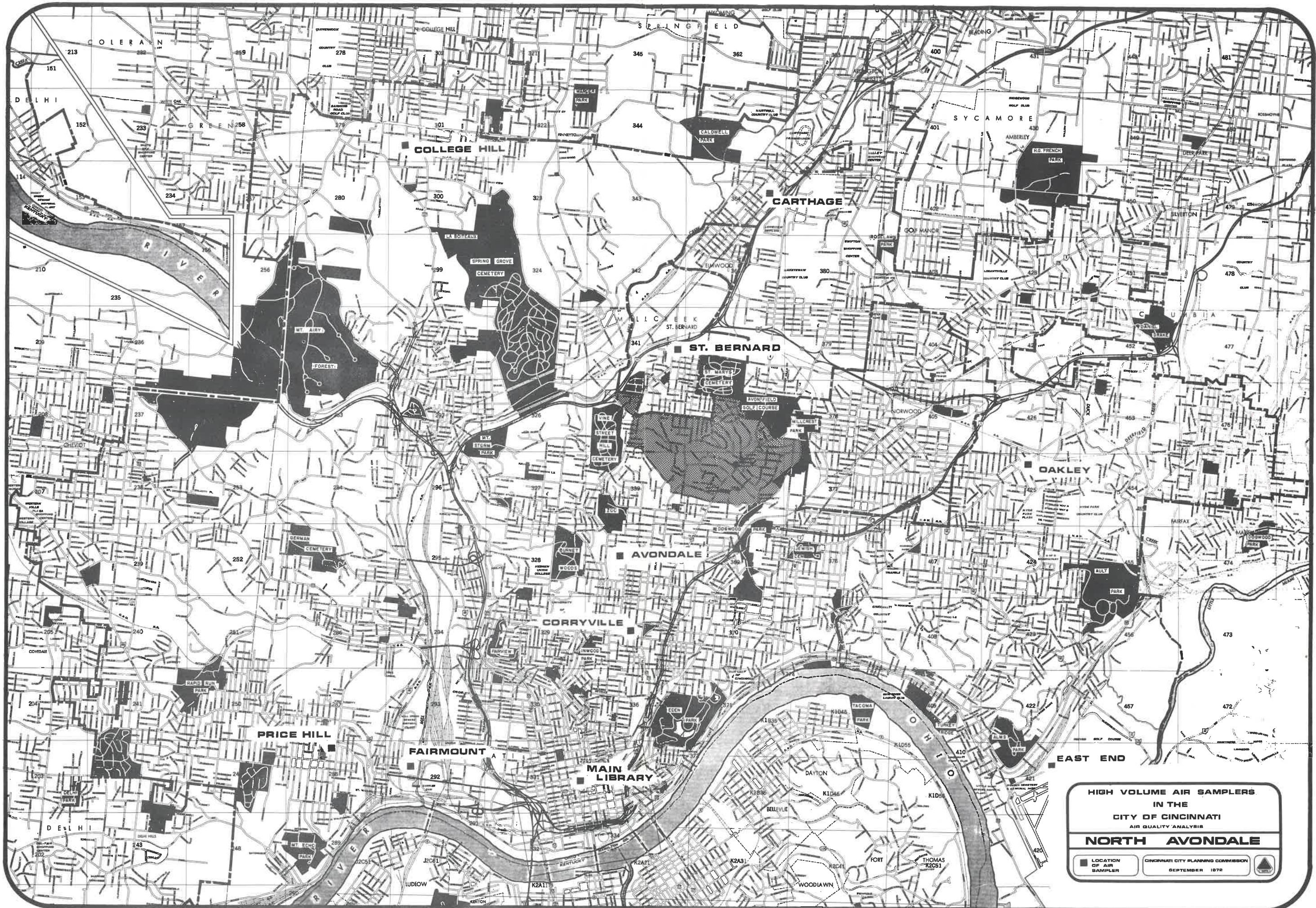
ENVIRONMENTAL QUALITY RECOMMENDATIONS

As discussed earlier, North Avondale community is located between the two major pollution sources of the city, St. Bernard and the Millcreek Valley industrial areas. Table 19 illustrates the pollution intensity of the neighborhood as one of the worst in the city with respect to the St. Bernard and Avondale Air Quality Testing Stations illustrated in the enclosed map.

The air quality geometric mean, which is the measurement for testing the amount of pollution in the air, is considered to be dangerous when it exceeds 60. This factor is 87 and 169 in Avondale and St. Bernard Testing Stations respectively.

The internal pollution source is due to the combustion engine. It was demonstrated that pollution from cars, trucks and buses contributes 90% of the entire Cincinnati pollution. Therefore, it is recommended that preservation of the ecological features and vehicular traffic flow through the neighborhood should be given a serious consideration.

In Section 8 - Pedestrian/Vehicular Circulation, a specific plan is proposed for the reduction of vehicular traffic in the neighborhood. The proposal includes the recommendation for specific truck routes within the neighborhood. Also, in Section 7 - Parks and Recreational Facilities, a detailed greenery network plan is given which recommends further planting of ecological features, and their exact location, for air cleaning purposes.



HIGH VOLUME AIR SAMPLERS
 IN THE
 CITY OF CINCINNATI
 AIR QUALITY ANALYSIS
NORTH AVONDALE

■ LOCATION OF AIR SAMPLER
 CINCINNATI CITY PLANNING COMMISSION
 SEPTEMBER 1978

SECTION 7. PARKS AND RECREATIONAL FACILITIES

Parks and recreational facilities are always an integral part of any neighborhood. North Avondale has approximately seven acres of land devoted to North Avondale and Burton Elementary Schools and approximately twelve acres of playground space adjacent to the school sites. Nearly thirteen acres of land are devoted to the public parks and passive recreational facilities. The preceding figure is derived by combining Mitchell Triangle Park, Seasingood Park, Bowling-on-the-Green Park, and the two and a half acre park at the southwest corner of Dana Avenue and Victory Parkway. The three acres of land in Martin Luther King Park are also included in this figure. With respect to good urban design standards, the existing 32 acres of park/open space and playground area are in balance with the total neighborhood population of 11,465.



North Avondale, like other old inner-city communities, is well known for its ecological features and park and open spaces.

It should be noted that Martin Luther King Park, with its centralized location, is not developed and is closed to neighborhood residents for recreational use. This has created a definite safety and community facilities problem.



The Martin Luther King Park, with its centralized location, is not developed and is closed to public use.

A detailed analysis of the enclosed park and recreation map and urban design standards indicates a definite lack of indoor recreational facilities. This type of facility is usually constructed adjacent to school buildings as a community focal point, and is utilized in conjunction with school activities and recreational programs. Recreational facility standards indicate approximately one acre (43,560 square feet) of indoor recreational space should be devoted per every 10,000 people.* Considering the population of North Avondale, a minimum of 50,000 square feet is required for indoor recreational facilities. It should be considered that the existing recreational facilities space is only 16,936 square feet, which is located at Hirsch Center.



A broad base of youth recreational programs should be implemented in community recreational centers.

* PLANNING DESIGN CRITERIA: DeChiara and Koppleman, 1969, Page 203.

Another problem which the community is faced with is a lack of sufficient amounts of tot-lots and miniature playgrounds and facilities within the high density areas of the neighborhood. Therefore, due to the abasnce of required tot-lot facilities, children find streets and sidewalks the only substitute for miniature playgrounds.



Streets and sidewalks become the neighborhood children's substitute for miniature playgrounds and tot-lots.

PARKS AND RECREATIONAL FACILITIES RECOMMENDATIONS

It was shown that one of the major neighborhood opportunities and assets which should be preserved is the park/open space and recreational facilities. The amount of land devoted for this purpose in relation to the total neighborhood population and other community facilities is well in balance and harmony and represents the general character of Cincinnati.

However, an insufficient amount of indoor recreational facilities was one of the major problems pointed out in this section. It is recommended that, with regard to the good urban design practice, public indoor recreational facilities should be constructed in a centralized location of a neighborhood.

Review and analysis of the community's land use map illustrates North Avondale Elementary School is centrally located with respect to the neighborhood's boundary. Therefore, it is recommended that an indoor recreational facility of approximately 33,000 square feet be constructed adjacent to North Avondale School. This figure is derived from an urban design standard which recommends 50,000 square feet of indoor recreational space for North Avondale with population of 11,465. Existing 16,936 square feet of Hirsch Indoor Recreation Center also should be taken into the consideration.

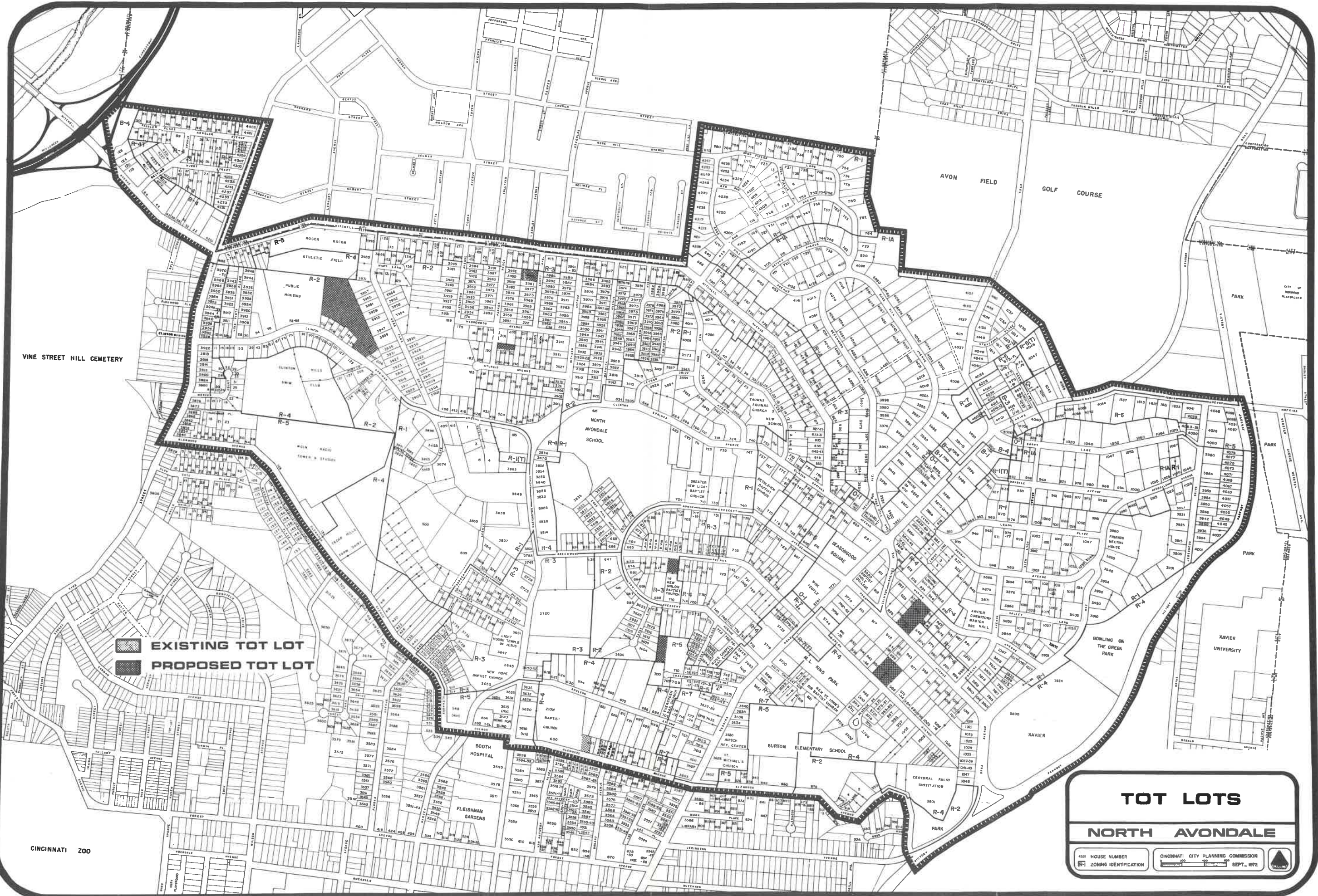
Development of a network of greenery in the heart of the neighborhood creates cohesion and facilitates a greater human interaction between the existing small parks in this area. Further detail of the greenery network with respect to existing arteries and structures is explained in the following pages in an illustrated site plan. The plan also recommends a possible location for a pedestrian overpass on Reading Road to connect the eastern and western sectors of the community and to encourage pedestrian circulation. This greenery network is proposed to be constructed in the heart of the neighborhood which is designated as the Center Area in the enclosed map and has specific boundary. A detailed zoning and housing density plan for this Center Area has already been mentioned in Section 2 - Housing, of this report.



The existing Martin Luther King Park which is located in the center of the community and covers approximately three acres of rolling hills with beautiful ecological features is not utilized by any of the neighborhood's residents due to its undeveloped condition. It is highly recommended that the Recreation Commission and the Park Board give a serious consideration regarding the development and opening of these grounds.

A preliminary concept has been developed by the Park Board to acquire a connecting property between this ground so that the land within the Martin Luther King Park can be utilized in conjunction with school facilities and for horticulture and passive recreational purposes.

A land use analysis of the neighborhood has indicated an overall lack and insufficient amount of community tot-lots and miniature playgrounds. The enclosed map illustrates the existing tot-lots, the neighborhood's need and the suggested locations of the community tot-lots in relation to their surrounding low and high density residential environment. The specific type of tot-lot and playground equipment are also enclosed. The majority of the recommended locations for tot-lots are vacant lands which is a strong factor for implementation.

In one specific case, 942-6 Dana Avenue, the proposed tot-lot is a one and a half acre parcel occupied by a multi-family structure which is in extreme deteriorated condition. It is recommended to acquire the property and, after the complete demolition of the existing structure, the one and a half acre land be utilized for tot-lots and playground area.



 **EXISTING TOT LOT**
 **PROPOSED TOT LOT**

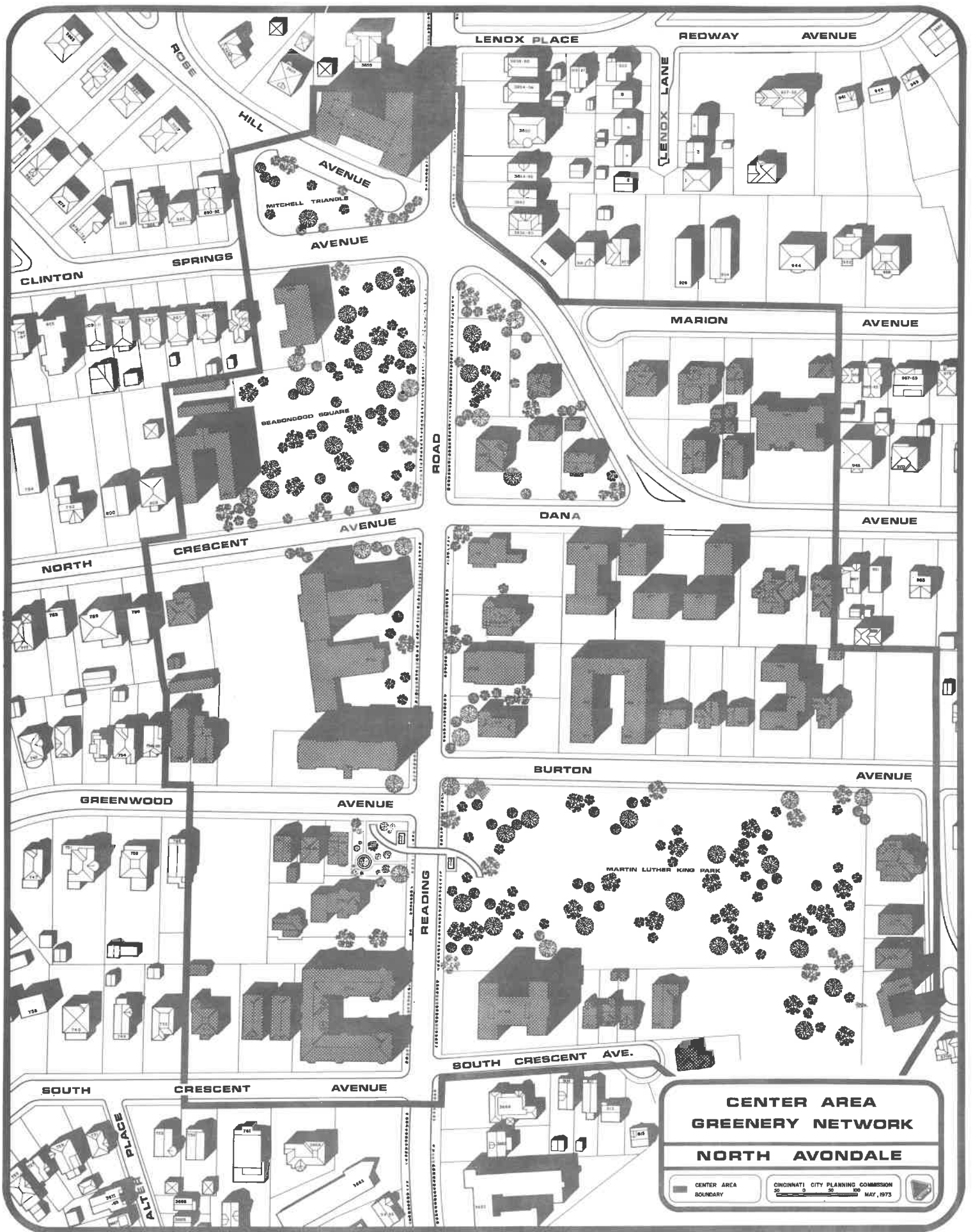
TOT LOTS

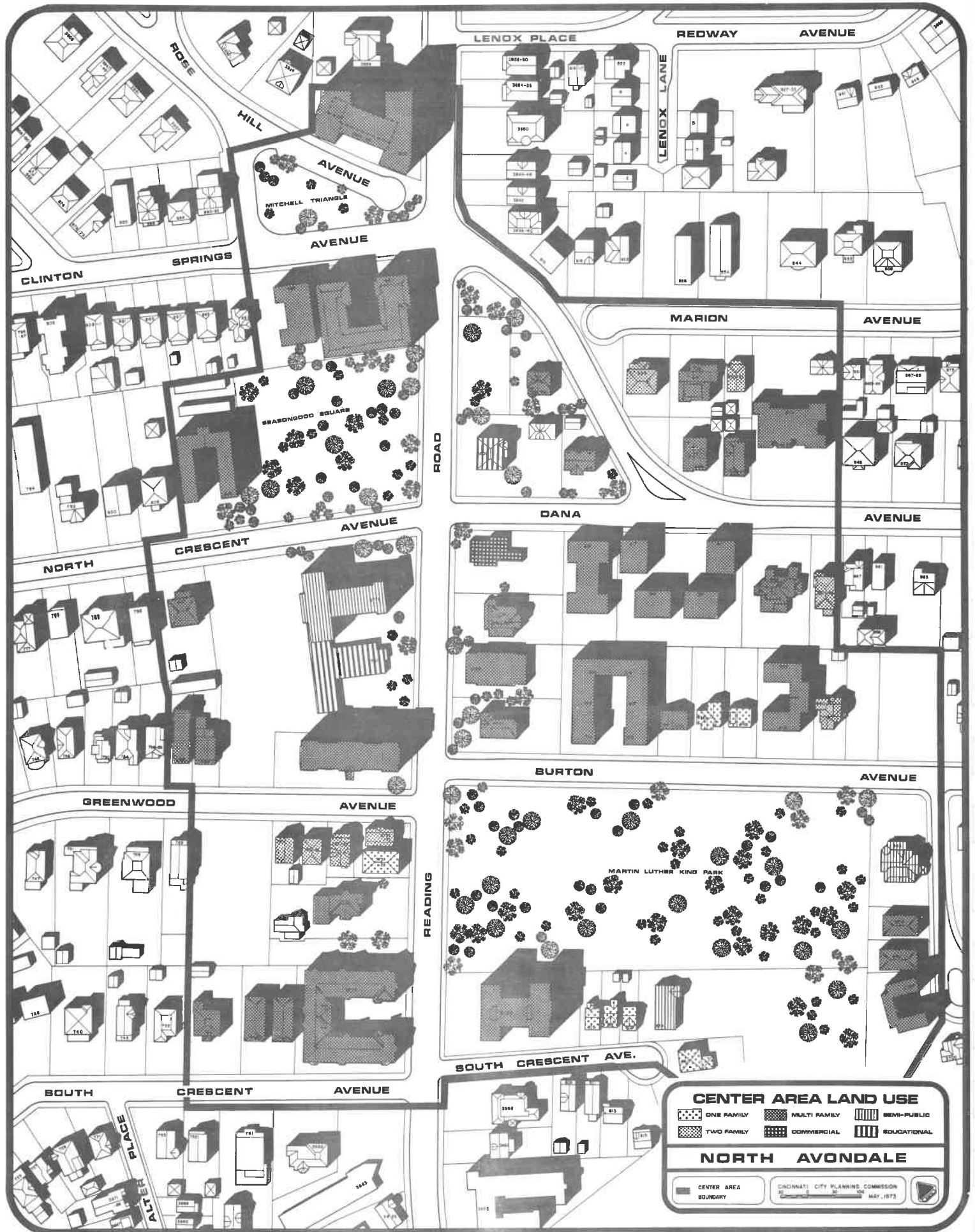
NORTH AVONDALE

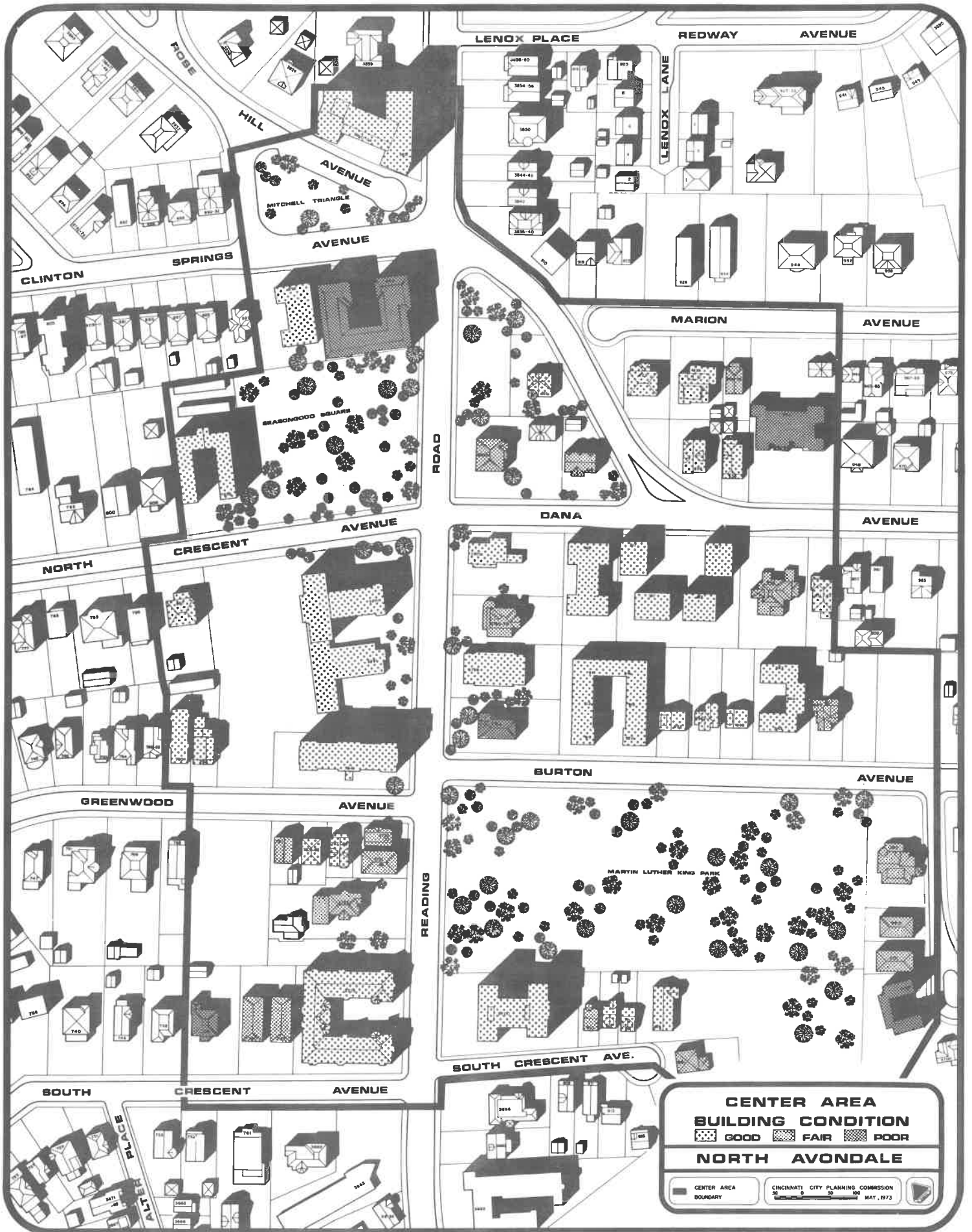
4321 HOUSE NUMBER
(R-1) ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
SEPT., 1972

CINCINNATI 200







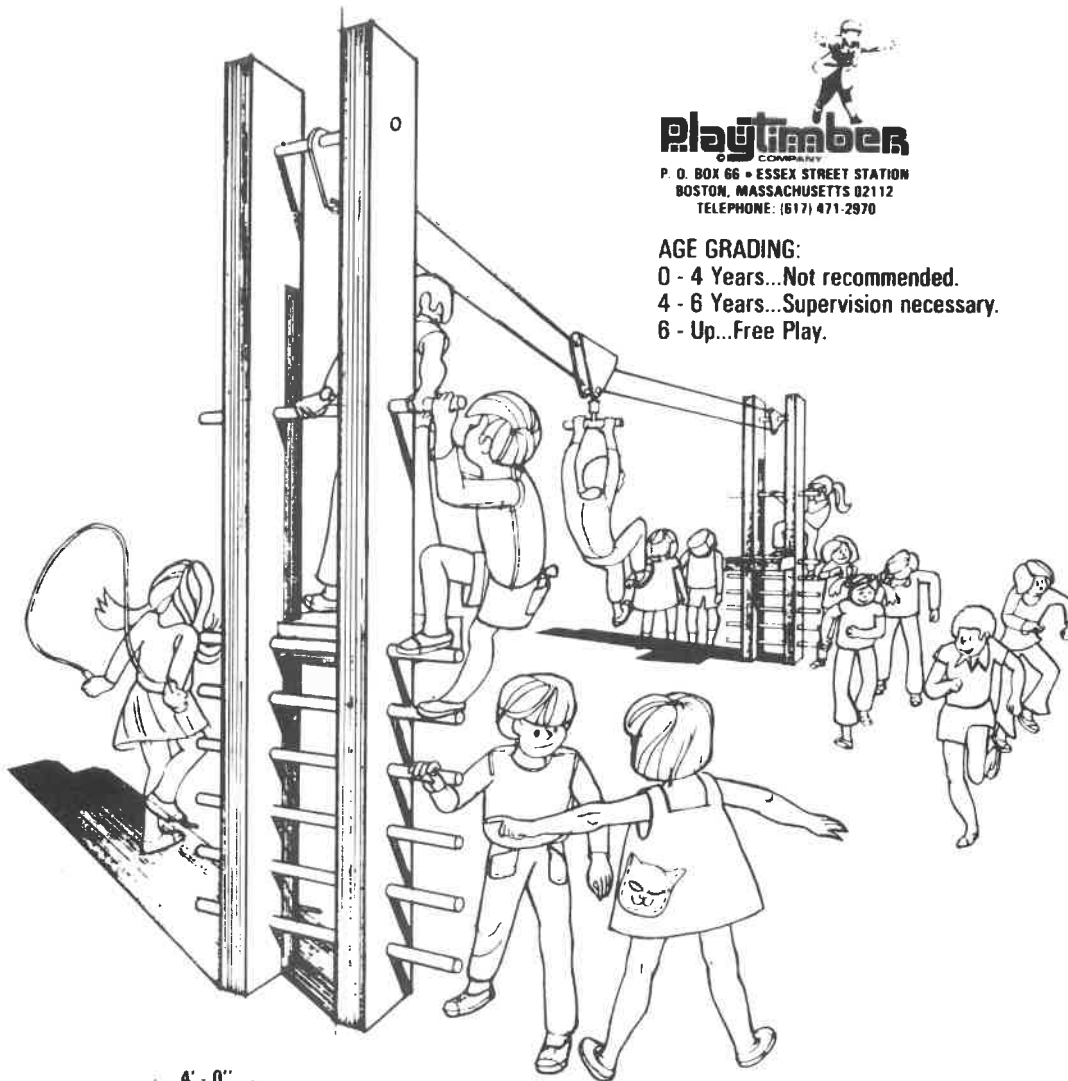
**CENTER AREA
BUILDING CONDITION**

GOOD
 FAIR
 POOR

NORTH AVONDALE

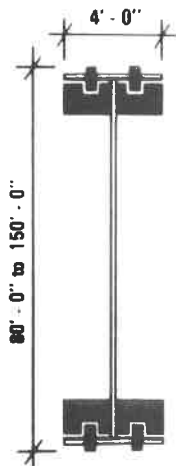
CENTER AREA
CINCINNATI CITY PLANNING COMMISSION

BOUNDARY
MAY, 1973



P. O. BOX 66 • ESSEX STREET STATION
BOSTON, MASSACHUSETTS 02112
TELEPHONE: (617) 471-2970

AGE GRADING:
0 - 4 Years...Not recommended.
4 - 6 Years...Supervision necessary.
6 - Up...Free Play.



PLAYTIMBER MODEL W-132

GENERAL SPECIFICATIONS

SIZE:

4'-0" x 2'-0" Wide by 12'-0" Height
Space 80'-0" to 150'-0"

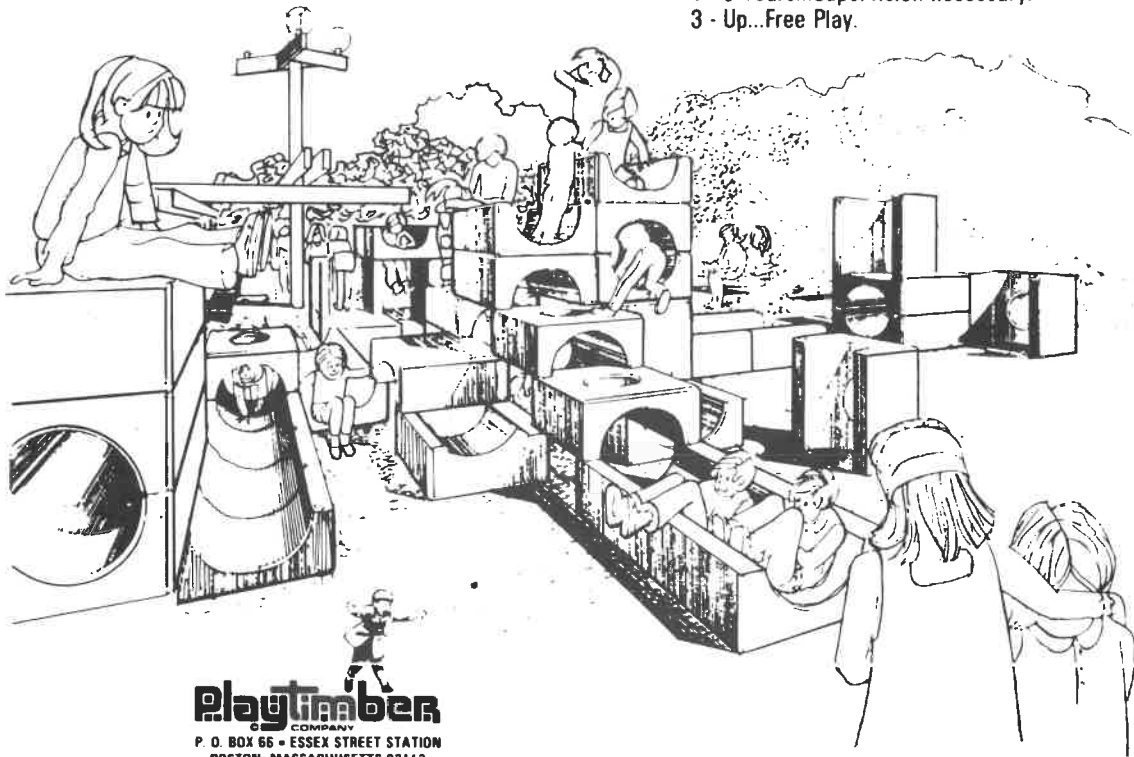
MATERIALS:

- (2) 6 x 12 x 16' Wood Timbers
- (1) Wood Platform
- (8) 1 1/4 O.D. by 4'-0" Galvanized Steel Pipe Rungs
- Steel Cable
- Pulley Unit

INSTALLATION:

Requires 4'-0" x 6'-0" x 4'-0" Deep Concrete Footing per unit.

AGE GRADING:
 0 - 12 Months...Not recommended.
 1 - 3 Years...Supervision necessary.
 3 - Up...Free Play.



Playtimber
COMPANY
 P. O. BOX 66 • ESSEX STREET STATION
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 TELEPHONE: (617) 471-2970

PLAYTIMBER MODEL C-15 PLAY CITY BLOCKS

GENERAL SPECIFICATIONS

SIZE:

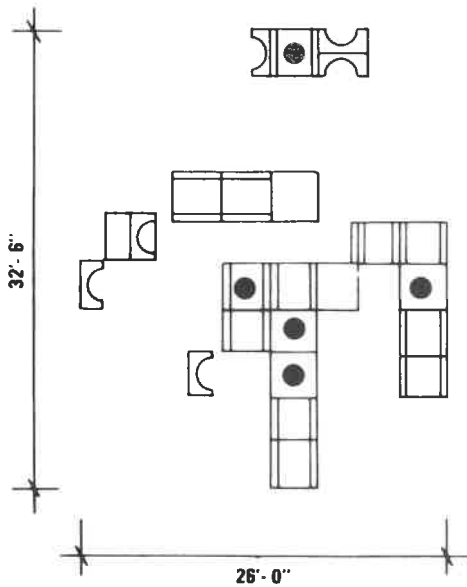
- Individual Blocks are 3'-6" Wide x 3'-6" Long x 1'-9" Height with 1'-6" Dia. hole
- Unit shown 26'-0" Wide x 32'-6" Long with a total of 35 Blocks

MATERIALS:

- Blocks are available in Precast Concrete, Wood, or Fiberglass

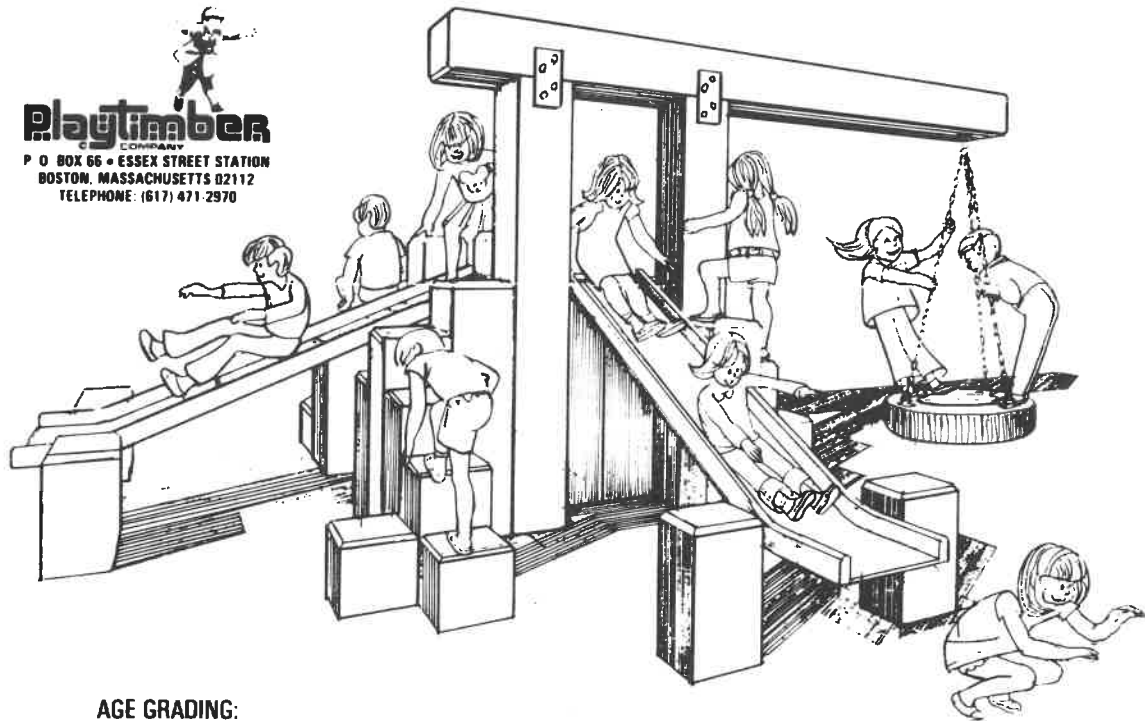
INSTALLATION:

- Requires Firm Base/Asphalt/Concrete/Compacted Gravel
- Single free-standing and units over three blocks high a concrete pad is required
- Blocks are adhered one to another with E.P.I. Epoxy Cement with minimum 6" Contact Surface

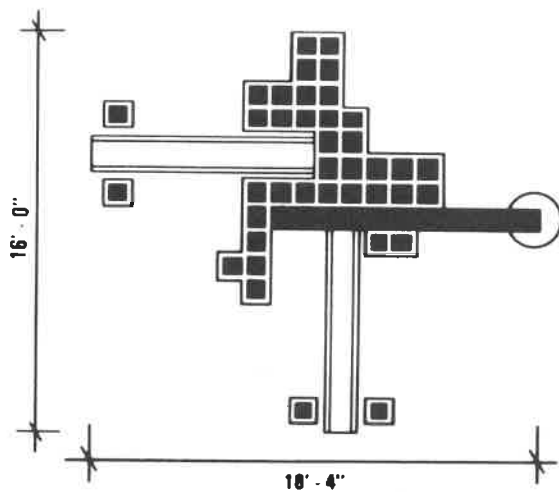




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 TELEPHONE: (617) 471-2970



AGE GRADING:
 0 - 18 Months...Not recommended.
 18 Months - 3 Years...Supervision necessary.
 3 - Up...Free Play.



PLAYTIMBER MODEL W-108

GENERAL SPECIFICATIONS

SIZE:

16'-0" Wide by 18'-4" Long by 10'-0" Height

MATERIALS:

- (43) Vertical 12 x 12 Wood Playtimbers from 1'-0" 12'-0" Long
- (1) 11'-0" Horizontal 12" x 12" member
- (2) 10'-0" Long Stainless Steel Slides
- (1) Tire Swing with Ball Joint
- Galvanized Bolts & Hardware

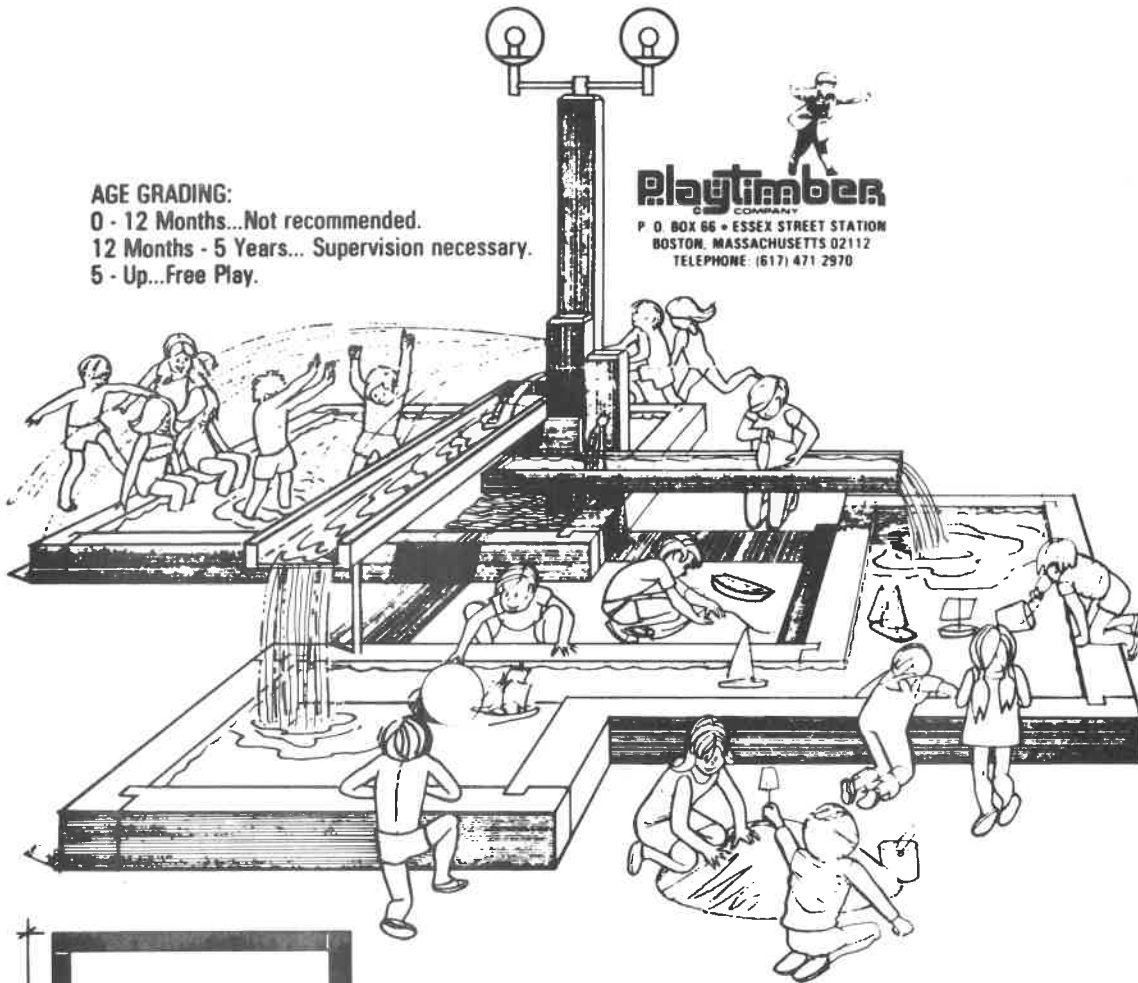
INSTALLATION:

Install on compacted subgrade with (2) 3' x 3' x 3'-6" Concrete Footing for Support Timbers.
 Footing Required for Slides.

AGE GRADING:
 0 - 12 Months...Not recommended.
 12 Months - 5 Years... Supervision necessary.
 5 - Up...Free Play.

Playtimber
COMPANY

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 BOSTON, MASSACHUSETTS 02112
 TELEPHONE: (617) 471 2970



PLAYTIMBER MODEL W-124

GENERAL SPECIFICATIONS

SIZE:

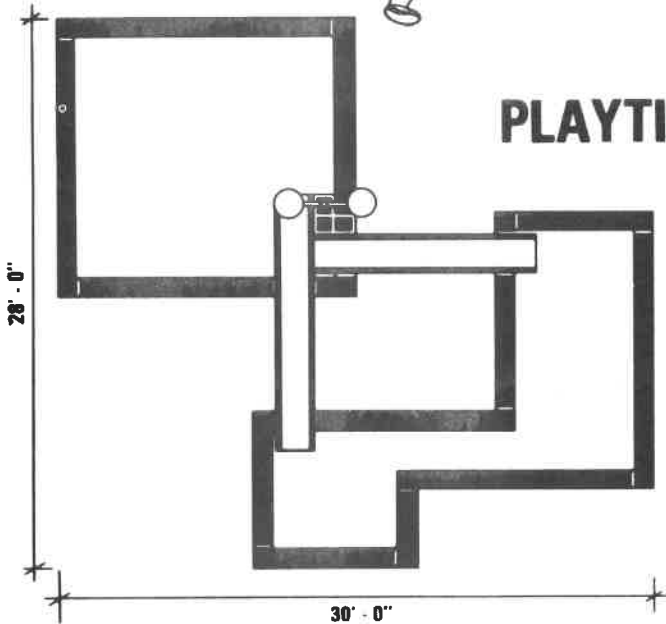
28'-0" Wide by 30'-0" Long
 Center Unit 12'-0" Height

MATERIALS:

- (12) 12" x 12" Wood Timbers Edging
- (2) 6" x 18" Wood Water Troughs
- (3) 12 x 12 Wood Center Unit
- Spray Heads
- Galvanized Hardware & Bolts

INSTALLATION:

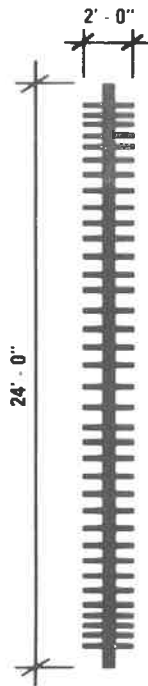
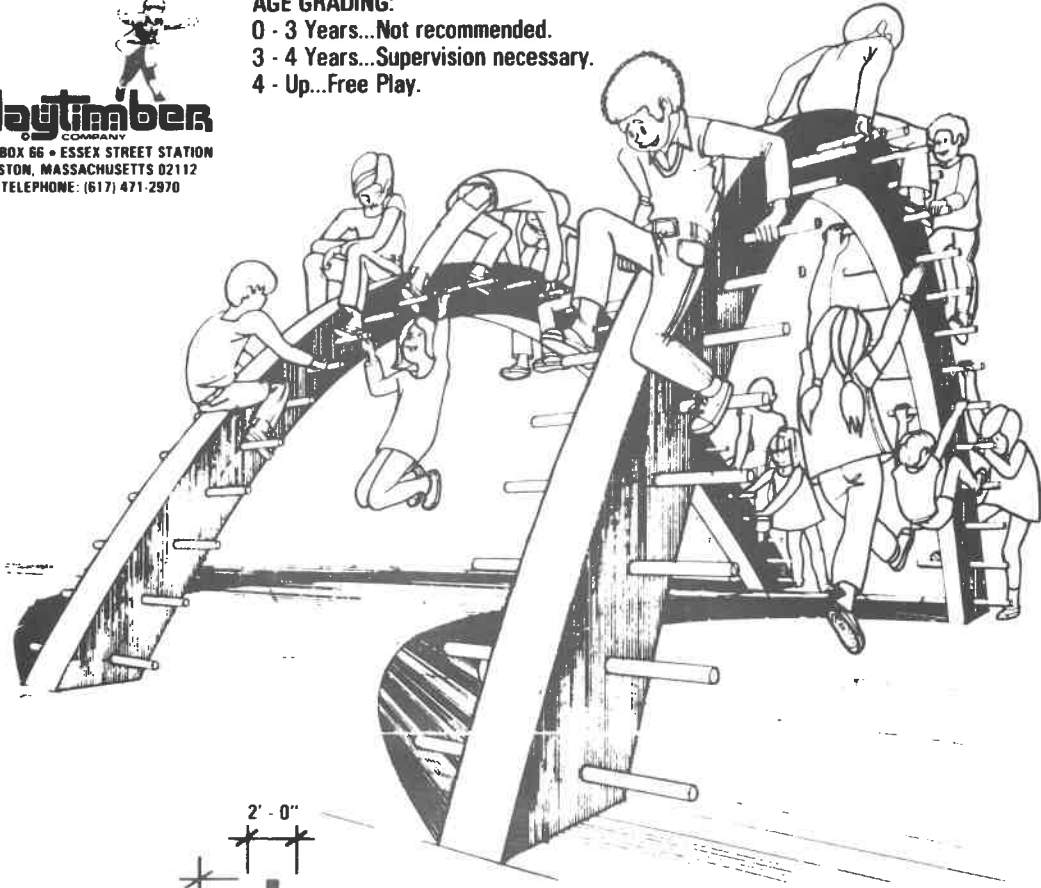
- Requires (23) 12" Diameter by 2'-6" Concrete Footing & Anchor Bolts for Edging
- 2'-0" x 2'-0" x 3' deep for Center Unit
- Water Supply & Waste





Playtimber
COMPANY
P. O. BOX 66 • ESSEX STREET STATION
BOSTON, MASSACHUSETTS 02112
TELEPHONE: (617) 471-2970

AGE GRADING:
0 - 3 Years...Not recommended.
3 - 4 Years...Supervision necessary.
4 - Up...Free Play.



PLAYTIMBER MODEL W-128

GENERAL SPECIFICATIONS

SIZE:

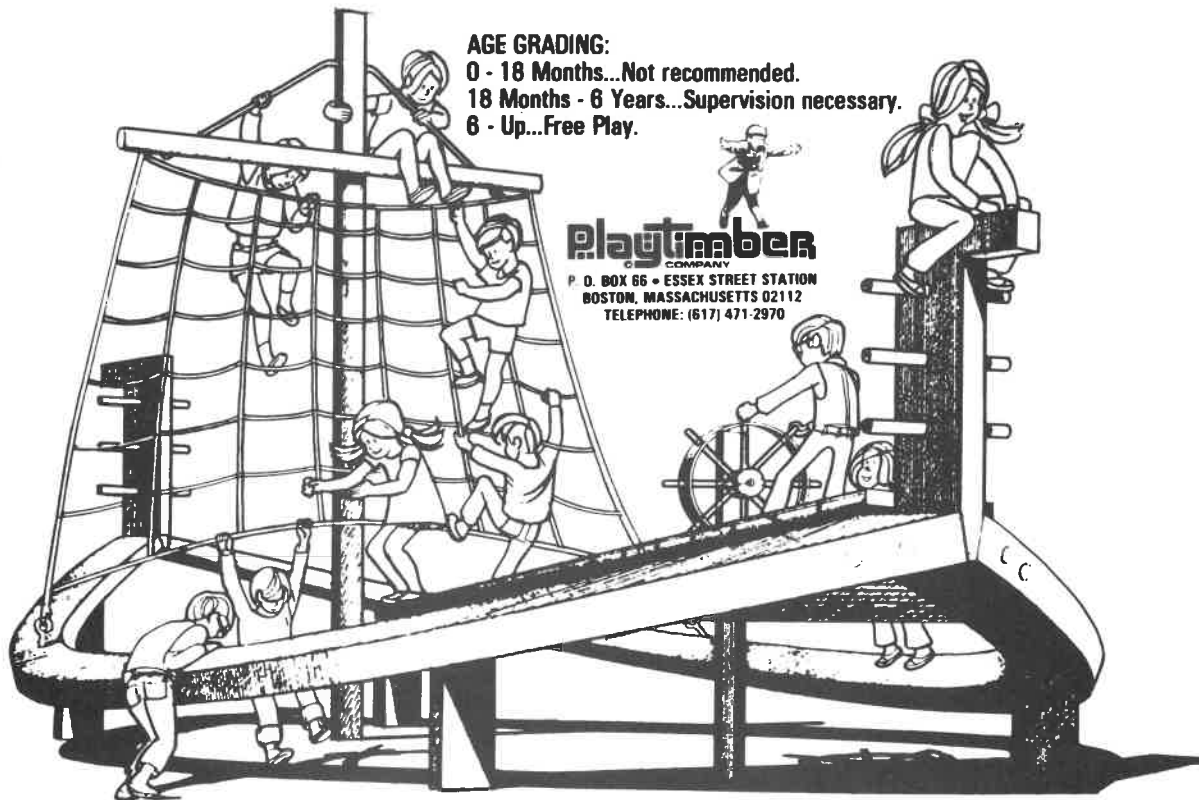
2'-0" Wide 24'-0" x 8'-0" Height

MATERIALS:

- (2) 46" x 12" Laminated Wood Sections
- (18) 2" Diameter Hard Wood Rungs per Section
- Galvanized Steel Fasteners & Bolts

INSTALLATION:

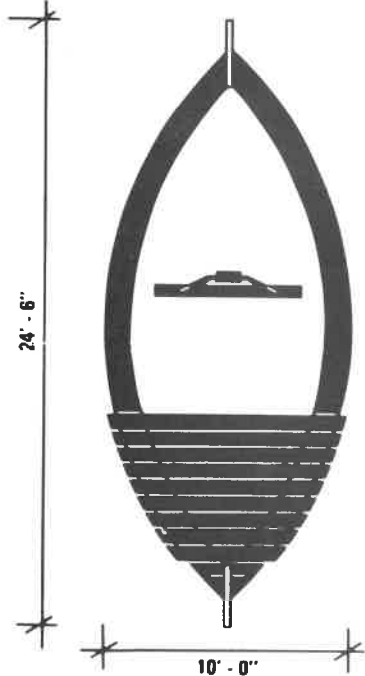
Requires (2) 4'-6" x 4'-6" x 3'-6" Concrete Footings



AGE GRADING:
 0 - 18 Months...Not recommended.
 18 Months - 6 Years...Supervision necessary.
 6 - Up...Free Play.

Playtimber
 COMPANY

P. O. BOX 66 - ESSEX STREET STATION
 BOSTON, MASSACHUSETTS 02112
 TELEPHONE: (617) 471-2970



PLAYTIMBER MODEL W-130

GENERAL SPECIFICATIONS

SIZE:

- 10'-0" Wide by 24'-6" Long
- Mast 16'-0" Height/Deck 1'-6" to 3'-6" Height

MATERIALS:

- (2) 6" x 12" Laminated Wood Frame Units
- 3" x 8" Wood Deck
- 6" x 12" Wood Mast 20'-0" Long (16'-0" Exposed)
- (4) 12" x 12" Wood Post Supports
- Galvanized Bolts
- Wheel (Optional)
- Cargo Net Soil (Optional)

INSTALLATION:

- (4) Concrete Footings 4' x 4' x 2'-6" Deep Required

SECTION 8. PEDESTRIAN AND VEHICULAR CIRCULATION

The existence of two major arteries, Reading Road (north/south) and Dana/Clinton Springs/Mitchell (east/west), has always been a serious vehicular and pedestrian circulation problem. It was mentioned earlier that approximately 22,600 cars pass through the neighborhood via Reading Road as a main thoroughfare every day, creating a definite physical barrier between the eastern and western sections of the neighborhood. It was elaborated upon in the air quality division of this report that pollution produced by the combustion engine is 90% of the neighborhood's internal pollution source. Reading Road carries approximately five lanes of traffic flow through the neighborhood, and buses as well as trucks are allowed on this major vehicular artery.



Reading Road is the community's major physical barrier, and 22,600 vehicles pass through the neighborhood via this main thoroughfare every day.

The neighborhood is also divided to some extent into northern and southern sections by Dana Avenue, Clinton Springs Avenue and Mitchell Avenue, which run through the neighborhood from the eastern side crossing Victory Parkway to the western end which connects to I-75.

With reference to the enclosed vehicular circulation study map, 40 accidents have been recorded during the past year at the intersection of Reading Road and Clinton Springs. A combination of Dana and Mitchell

Artery carries approximately 14,000 cars per day. This traffic volume is out of character and unhealthy with respect to the Dana and Mitchell Avenue residential environment. Single and two family, and to some degree, multi-family structures are surrounding this main artery and trucks and heavy load vehicles destroy the serenity and proper residential atmosphere which this environment deserves.

Street conditions in some specific neighborhood arteries are deteriorated and the lack of curbs and appropriate sidewalks is clearly visible and creates serious pedestrian and vehicular problems.



Street conditions in some arteries are deteriorated and the lack of curbs and sidewalks is creating pedestrian and vehicular problems.

As an opportunity and asset the two residential subdivisions, Rose Hill and Bragg, east and west of Reading Road respectively, offer serene residential environments which are ideal for pedestrian circulation and bicycle paths.



One of the neighborhood assets is Rose Hill and Bragg Subdivisions offering serene residential environment which is ideal for pedestrian circulation and bicycle paths.

However, due to the construction of I-71 and reconstruction and closing of Victory Parkway, the traffic volume passing through Bragg Subdivision, especially on Avondale Avenue, has increased noticeably, jeopardizing the quietness character of the mentioned residential environment.

The enclosed vehicular circulation study map illustrates the traffic volume on every major and minor artery and number of accidents in every major intersection. This map is also shown in comparison with the educational trip generators map to indicate the contrast between pedestrian and vehicular circulation. Three major intersections, Reading and Paddock Roads, Vine Street and Mitchell Avenue, and Reading Road and Clinton Springs Avenue have been rated dangerous by the neighborhood, considering that 11, 19 and 40 accidents, respectively, were recorded at these locations during the last year.

Pedestrian movement along Reading Road is impractical and unsafe. Often heavy load vehicles and buses come to very close contact with pedestrian movement on the sidewalks along this major artery, which creates a very hazardous condition for pedestrian circulation.

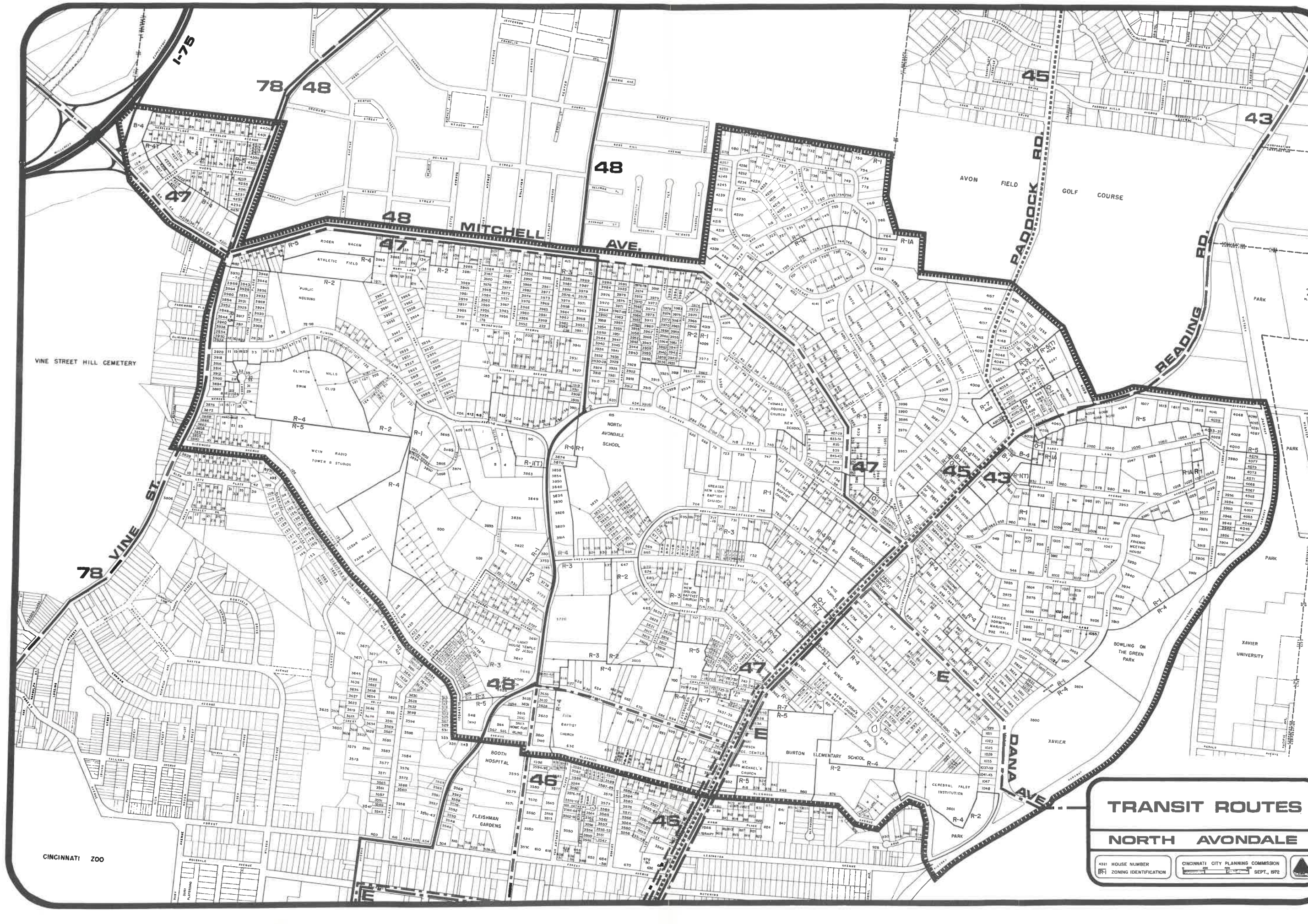


Pedestrian movement along Reading Road is unsafe. Often, heavy load vehicles come to very close contact with pedestrian movement on the sidewalks due to the lack of a green strip buffer zone.

Insufficient amount of mass transit facilities is another neighborhood circulation problem. The enclosed Table 20 and map illustrates the decrease of approximately 300 in the daily number of transit trips in the community for the last decade, while during the same period the community's population has increased by 528 people.

TABLE 20
 NORTH AVONDALE COMMUNITY
 DAILY NUMBER OF TRANSIT TRIPS

<u>Year</u>	<u>Bus No.</u>	<u>Bus Route</u>	<u>Trips Inbound</u>	<u>Trips Outbound</u>
1960	BR	Lockland to	48	51
1971	43	Downtown	39	40
1962	32	Bond Hill to	66	70
1971	45	Downtown	43	44
1963	46	N. Avondale to	59	60
1972	46	Downtown	27	30
1962	47	Winton Hills to	63	63
1972	47	Downtown	45	49
1962	48	St. Bernard to	19	21
1972	48	Downtown	6	6
1962	78	Reading, O. to	80	86
1972	78	Downtown	46	45
1962	E	Eastern Ave. to	52	53
1972	E	Hughes Corner	30	31
1962	Transit Trips North Avondale		387	404
1972	Transit Trips North Avondale		236	245

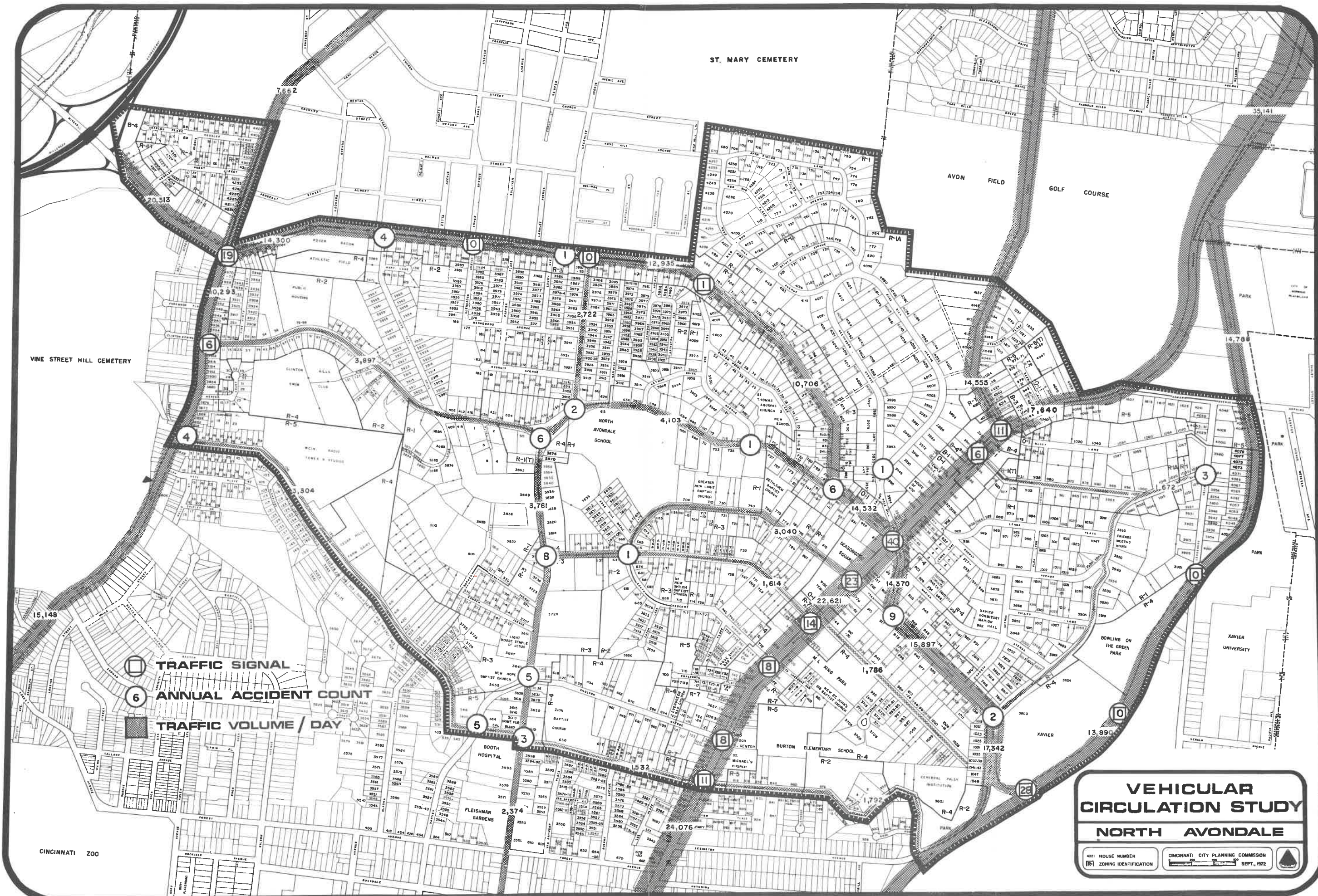


TRANSIT ROUTES

NORTH AVONDALE

4321 HOUSE NUMBER CINCINNATI CITY PLANNING COMMISSION
 [Zoning Symbol] ZONING IDENTIFICATION [Scale Bar] SEPT., 1972

CINCINNATI ZOO



ST. MARY CEMETERY

AVON FIELD GOLF COURSE

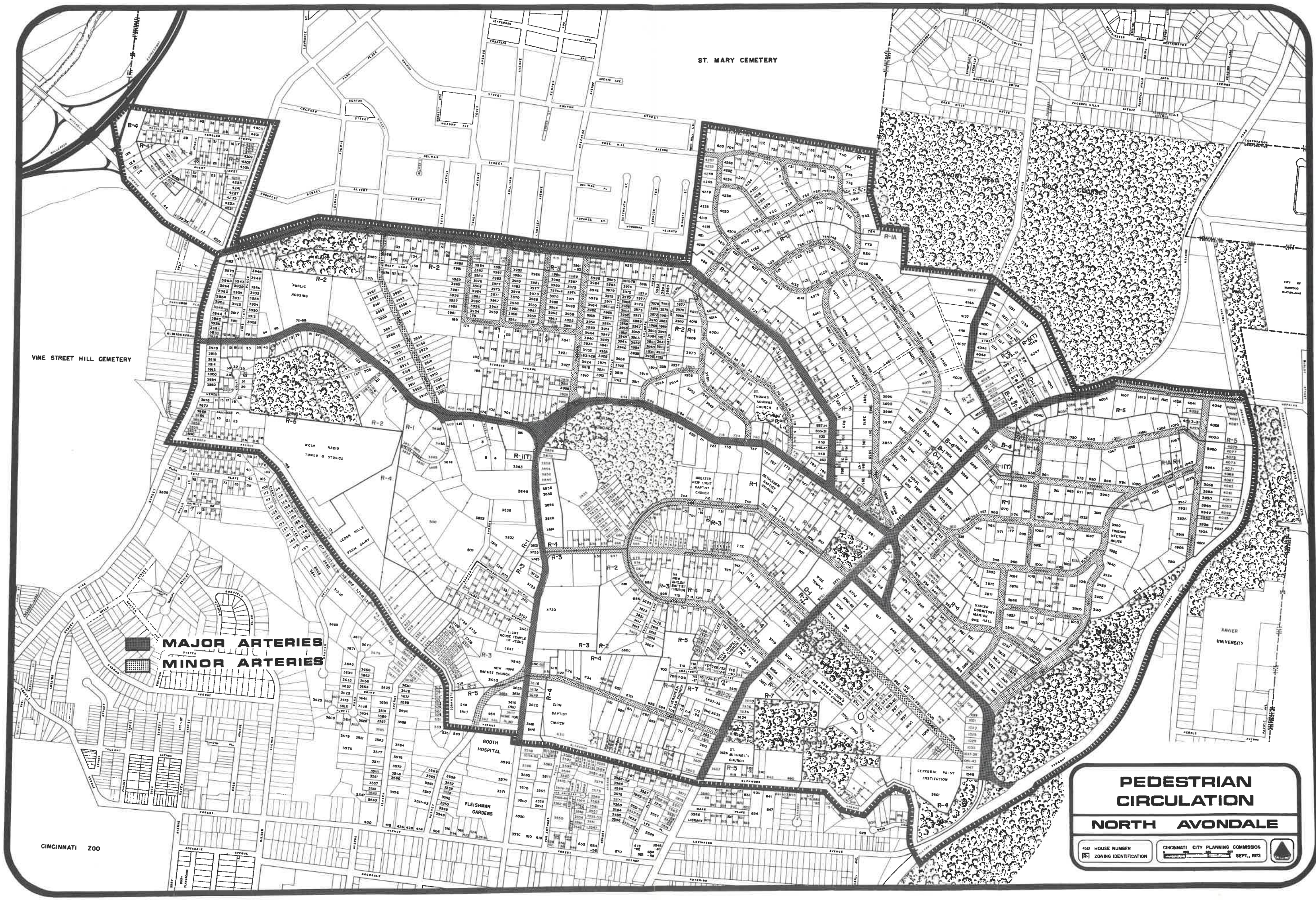
VINE STREET HILL CEMETERY

 **TRAFFIC SIGNAL**
 **ANNUAL ACCIDENT COUNT**
 **TRAFFIC VOLUME / DAY**

VEHICULAR CIRCULATION STUDY
NORTH AVONDALE

4321 HOUSE NUMBER
 [R] ZONING IDENTIFICATION
 CINCINNATI CITY PLANNING COMMISSION
 SEPT., 1972

CINCINNATI ZOO



ST. MARY CEMETERY

VINE STREET HILL CEMETERY

MAJOR ARTERIES
MINOR ARTERIES

**PEDESTRIAN
CIRCULATION
NORTH AVONDALE**

4321 HOUSE NUMBER
R-1 ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
SEPT., 1972

CINCINNATI ZOO

XAVIER UNIVERSITY

BOOTH HOSPITAL

FLEISHMAN GARDENS

CEREBRAL PALSY INSTITUTION

GREATER NEW LIGHT BAPTIST CHURCH

NEW BETHLEHEM BAPTIST CHURCH

NEW ST. ANNE'S BAPTIST CHURCH

ST. MICHAEL'S CHURCH

ST. THOMAS AQUINAS CHURCH

ST. MARY CEMETERY

VINE STREET HILL CEMETERY

MAJOR ARTERIES
MINOR ARTERIES

**PEDESTRIAN
CIRCULATION
NORTH AVONDALE**

4321 HOUSE NUMBER
R-1 ZONING IDENTIFICATION

CINCINNATI CITY PLANNING COMMISSION
SEPT., 1972

CINCINNATI ZOO

XAVIER UNIVERSITY

BOOTH HOSPITAL

FLEISHMAN GARDENS

CEREBRAL PALSY INSTITUTION

GREATER NEW LIGHT BAPTIST CHURCH

NEW BETHLEHEM BAPTIST CHURCH

NEW ST. ANNE'S BAPTIST CHURCH

ST. MICHAEL'S CHURCH

ST. THOMAS AQUINAS CHURCH

PEDESTRIAN AND VEHICULAR CIRCULATION RECOMMENDATIONS

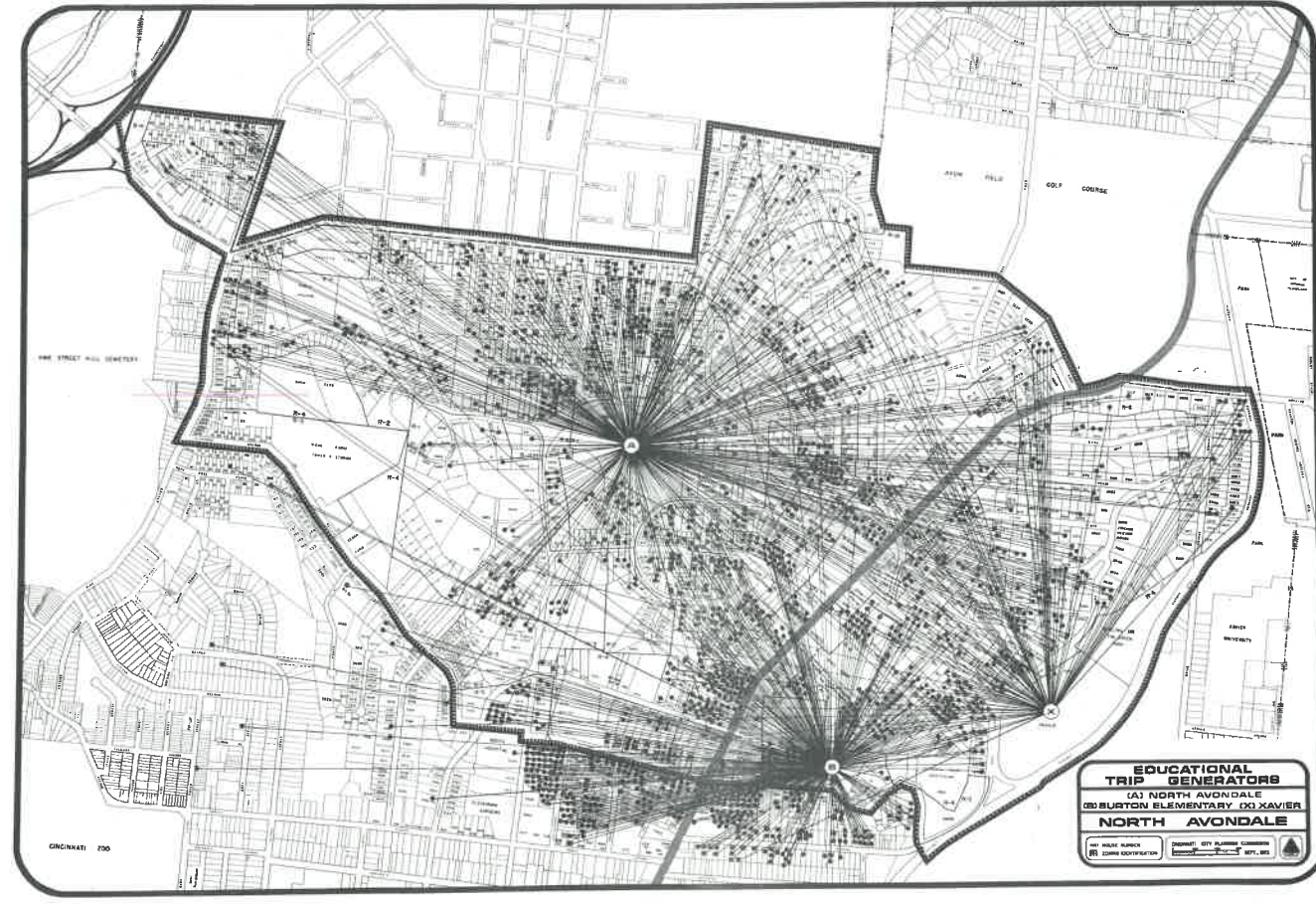
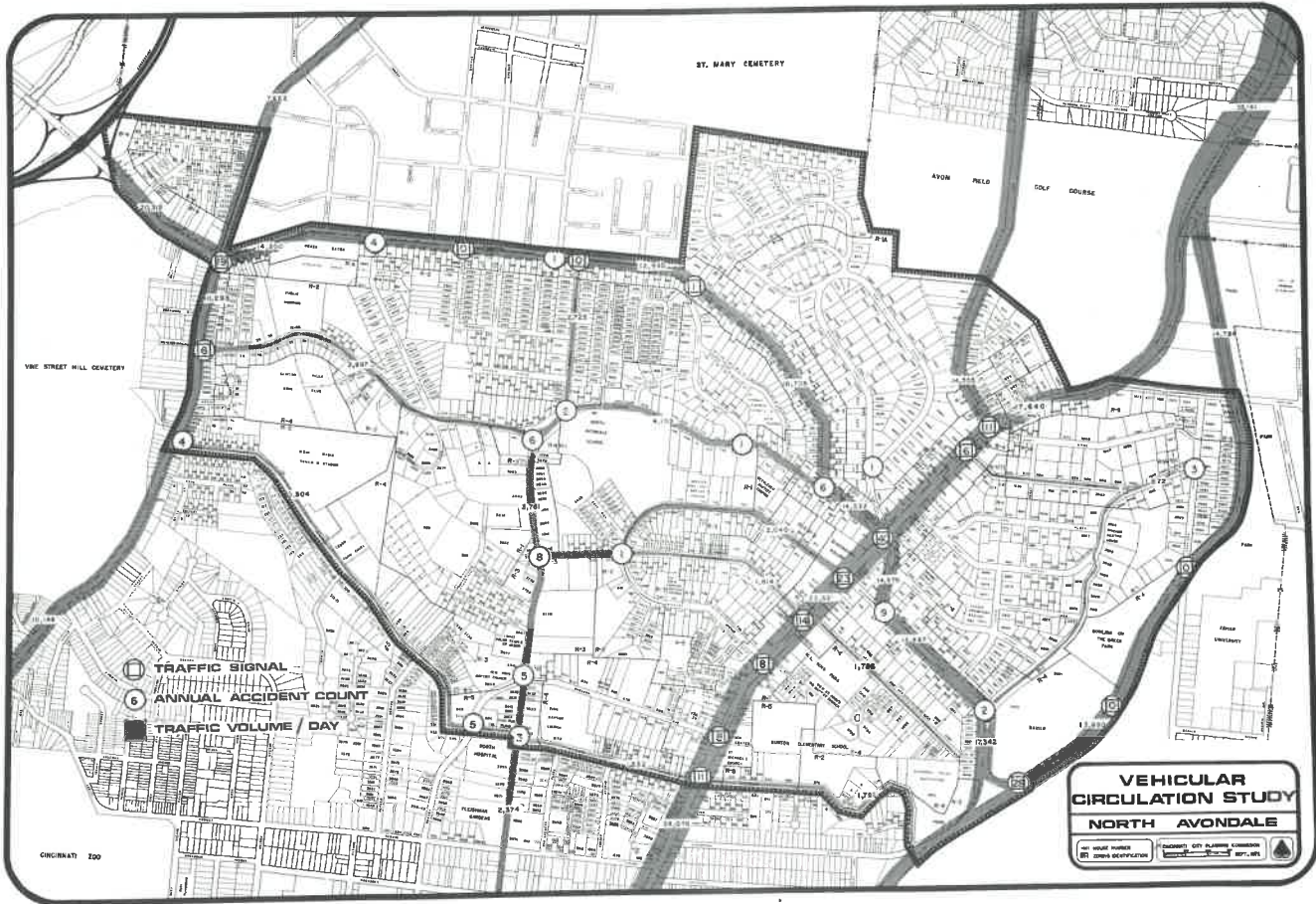
Vehicular traffic flow and pedestrian movement within the neighborhood seems to be one of the most serious problems which the community is faced with. The two main arteries which divide the neighborhood completely into four quadrangles are Reading Road, running north-southwardly, and the combination of Dana, Clinton Springs and Mitchell Avenues, running east-westwardly. Cohesion among these four quadrangles in terms of pedestrian circulation is discouraged by approximately 22,000 cars passing through Reading Road and 14,000 vehicles going through Dana-Mitchell, every day.

Construction of pedestrian overpasses, built over the major arteries, especially Reading Road, is one of the essentials and plays a vital role in human interaction and pedestrian circulation of the neighborhood. Further consideration should be given to determine the exact location of such an overpass. Two specific locations have been suggested as a result of the preliminary study:

1. Over Reading Road between Avondale Avenue and Paddock Road. This particular location plays a major role in the vitality of the neighborhood business district by creating a physical connection between the two eastern and western sectors and eliminating the barrier impact of Reading Road on the district.
2. Construction of a pedestrian overpass on Reading Road across the Martin Luther King Park.



Construction of a pedestrian overpass on Reading Road would facilitate human interaction in the community.



Movement of heavy loaded vehicles and buses along the major pedestrian arteries, especially Reading Road, is creating unsafe and insecure walking condition. Therefore, it is recommended that one traffic lane be eliminated from existing five lanes of vehicular division on Reading Road, starting from intersection of Reading and Paddock and continuing down to Reading and Rockdale intersection where the new Avondale Town Center is planned.

It should be noted that Reading Road is running north/southwardly and is parallel with Interstate 75 and 71, and runs from the southern boundary of the City to the northern edge. However, after completion and opening of I-71, noticeable amounts of traffic will be automatically transferred from Reading Road to I-71, reducing the traffic volume on Reading Road, which makes our proposal more reasonable at that time.

Elimination of this one lane of traffic, which is approximately 12 feet in width, would enable us to add six feet of buffer zone, consisting of bushes, trees and shrubbery to each side of Reading Road from Paddock to Rockdale. This buffer zone is essential for development of the network of greenery concept which connects Mitchell Triangle Park, Seasongood Park, Martin Luther King Park and Burton Elementary School playground together. Following are additional recommendations for improvement of pedestrian circulation along Reading Road.

1. Widening and improvement of surface condition of sidewalks.
2. Installation of sufficient amount of lighting.
3. Planting of additional bushes, trees and shrubbery for creation of buffer zone between pedestrian and vehicular movement.
4. Installation of appropriate number of benches along pedestrian walkways.

It was mentioned earlier that heavy loaded vehicles are allowed along the combination of Dana, Clinton Springs and Mitchell Avenues artery which disturbs the single and two family residential character.

Therefore, it is recommended with respect to the opening of the Norwood Lateral highway and its connection to I-71, which is scheduled for December of 1973 and can function as the major east/west traffic flow in this vicinity, that all trucks and heavy loaded vehicles should be permitted only on Dana, Clinton Springs and on Reading Road. Connection to I-75 can be made either by Reading Road/Norwood Lateral to I-75, or Paddock Road/Norwood Lateral to I-75.

However, further studies should be made by Traffic Engineering Division to find an alternative route to Mitchell Avenue for truck movement. In order to keep the balance of this transportation network of the entire city, Reading Road and Vine Street should continue to function as major traffic arteries and truck and heavy loaded traffic vehicles should be allowed. The combination of Reading Road and Paddock and Tennessee Avenues should also be permitted to function as a truck route in order to preserve the east/west traffic arterial cohesion. A detailed map is enclosed for this recommendation.

Enclosed you will also find a map illustrating the specific bicycle network system within the neighborhood. It should be considered that the main criteria utilized for this recommendation was locating the bicycle path along minor arteries with low traffic volume which are in a closed system and are not either dead-ended or conflicting with major vehicular traffic arteries. The entire network system is connected to North Avondale School and Burton Elementary School. The network is mainly concentrated around three major areas: Rose Hill Subdivision, Bragg Subdivision, and Greenwood/North and South Crescent.



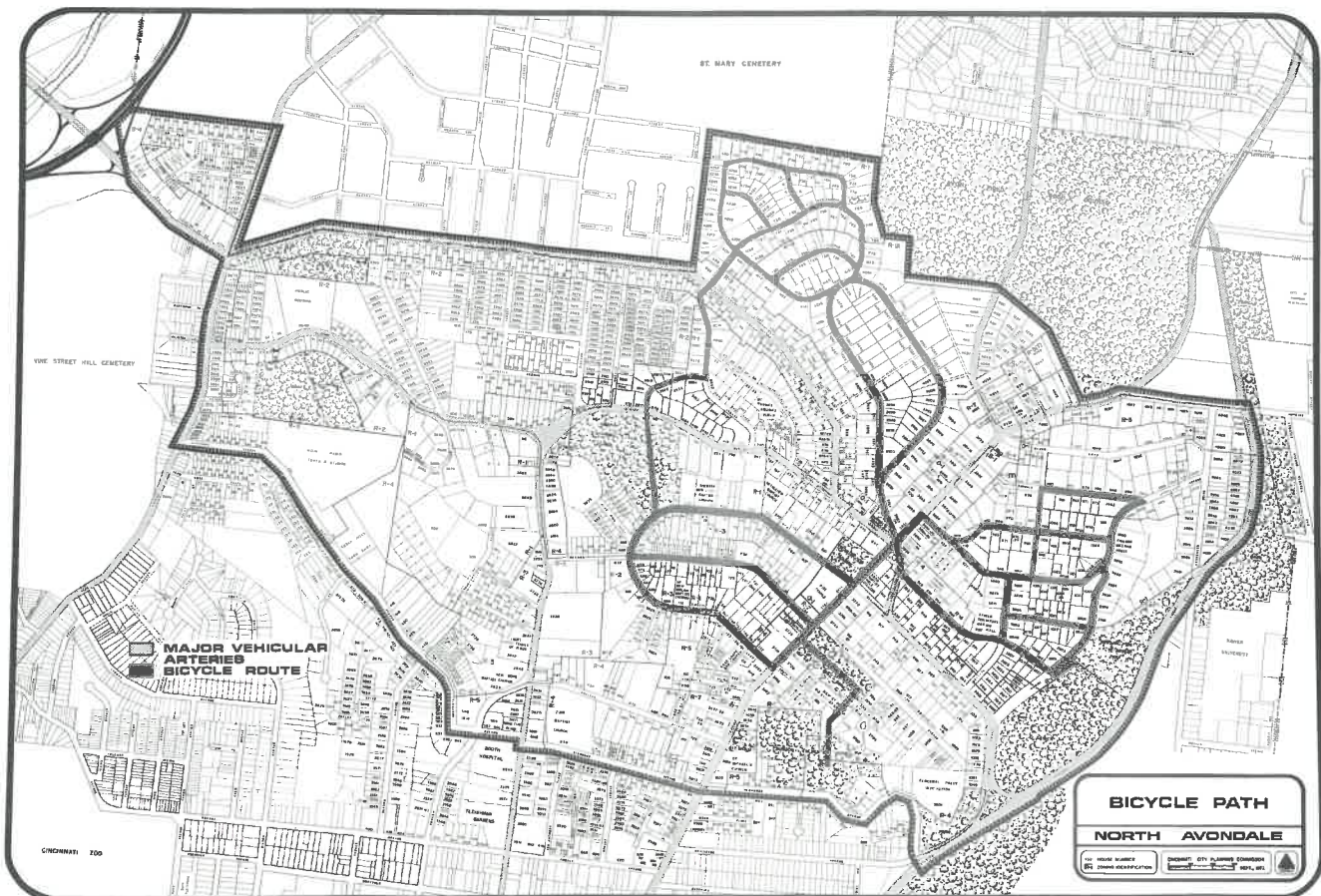
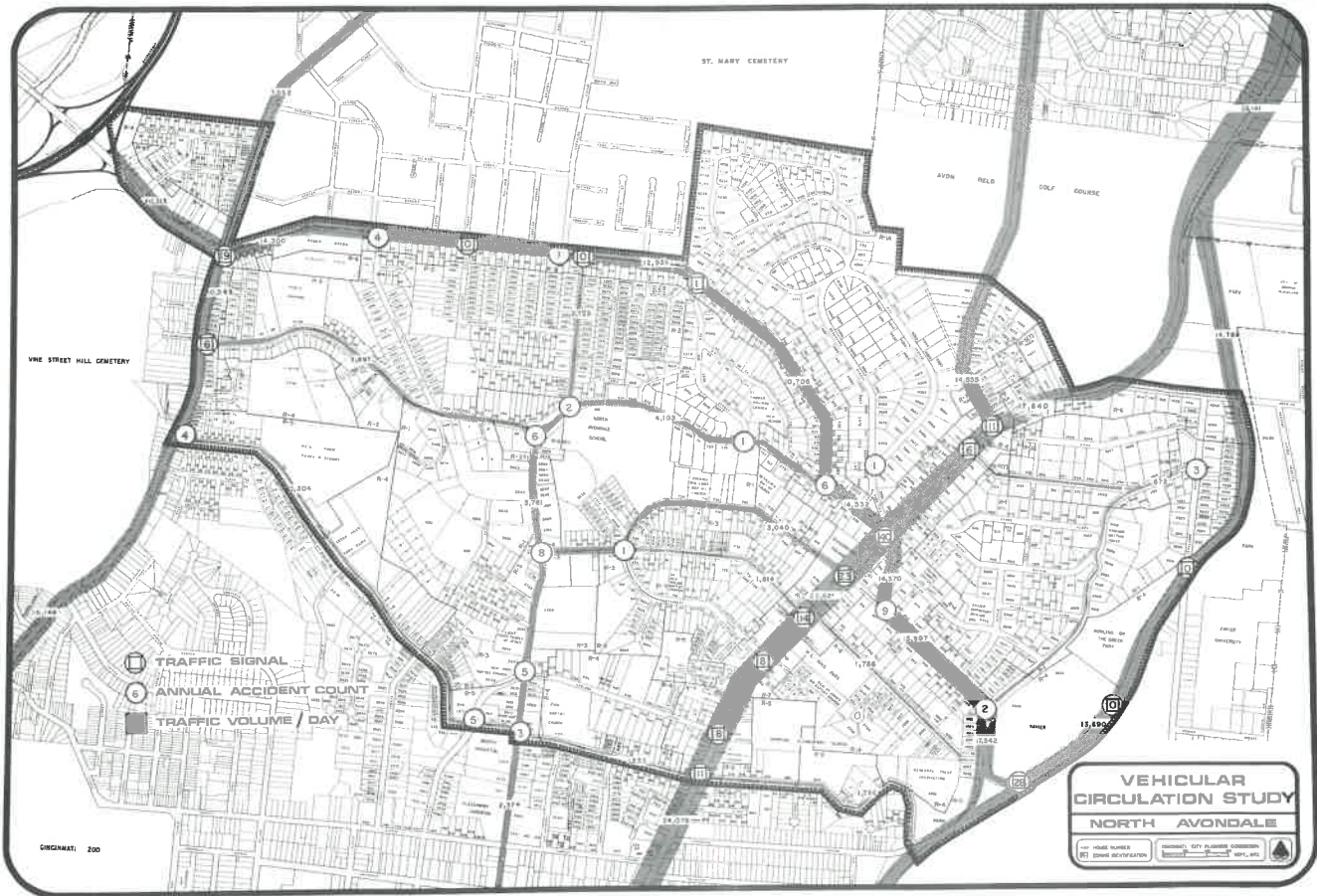
Existing Rose Hill and Bragg Subdivisions offer an opportunity for a total bicycle network system.

The traffic pattern on Avondale Avenue should be analyzed further to determine the rationale for the increase in traffic volume. This high traffic volume is usually accompanied by traffic movement over the speed limit. The enforcement of law is highly recommended in this case. Installation of additional stop signs or even a cul-de-sac might be the solution after the basic problem is further defined.

The following three major intersections which are rated dangerous by the neighborhood should be studied in depth by the Division of Traffic Engineering for their high volume of accidents.

1. Reading Road and Clinton Springs Avenue;
2. Reading Road and Paddock Road;
3. Mitchell Avenue and Vine Street.

The enclosed Table 20 illustrates the decrease of approximately 300 in the daily inbound and outbound number of transit trips in the community for the last decade. The preliminary neighborhood needs for mass transit indicates lack of sufficient amounts of services from the community to the University of Cincinnati and the Hospital Complex general vicinity. It is therefore recommended that additional mass transit services be provided to the mentioned areas. The Southern Ohio Regional Transit Authority (SORTA) is encouraged to review the community's mass transit need.



SECTION 9. NEIGHBORHOOD BUSINESS DISTRICT

North Avondale's Neighborhood Business District has always been classified as a local shopping district specifically for the neighborhood residents' use. However, dilapidated condition of this district and undesirable types of establishments have prevented the district from becoming a prosperous, desirable and economically stable business area.

A survey format was designed to test the physical and economic character of every establishment within this district. The result of this survey and the format is illustrated on the map in the following page. A detailed analysis of this survey reveals 20% of the structures are in poor and deteriorated condition; 30% are in fair condition; and the remaining 50% are in relatively good condition.



Deteriorated condition of North Avondale Business District is one of the most serious problems the neighborhood is facing.



The Business District is located in the heart of the neighborhood and is aesthetically very unpleasant; it could become a dynamic community landmark.

Reading Road itself contributes extensively to some of the problems of this business district. Interaction and cohesion between the eastern and western sections of this district have been minimized by this major artery, and the lack of a pedestrian traffic light or overpass prevents proper interaction which is required for vitality of such a district.

The majority of the establishments existing in the community's business district are undesirable. The following list is the result of the neighborhood's survey in regard to the unwanted type of establishments, the existence of which cannot be accepted in a small, local business district like that of North Avondale.

- . Used car dealerships, car repair and services.
- . Additional gas stations and truck rental.
- . Bars or saloons.
- . Large advertisement signs and billboards.



Undesirable types of business establishments is another major problem.

The recommendation portion of this section includes a list of desirable types of business establishments and their proposed location in an urban design fashion.



Extensive amounts of auto facilities have caused the district to be undesirable for the community's residents.

NORTH AVONDALE STUDY
NEIGHBORHOOD BUSINESS DISTRICT SURVEY

1. Location of Establishment:

2. The individual answering these questions regarding the establishment is:

Proprietor

Manager

Employee

3. Ownership:

a) Owner of building: _____
(name, address) _____

5. Size: a) Total Sq.Ft. _____

b) Approx. Sq.Ft. of Sales Area: _____

c) Approx. Sq.Ft. of Storage Area: _____

B) Owner of business: _____
(name, address) _____

4. Type of Business: _____

6. No. of Employees: _____

S.I.C. Code No.: _____

7. No. of Off-Street Parking Spaces: _____

8. Type of advertising sign related to the establishment (e.g., on store front, top of building, free standing, lighted, unlighted, etc.):

9. What Specific Problem does the person answering the questions feel the business establishment has? _____

10. What General Problem does the person answering the questions feel are facing this specific Business District? _____

Interviewer's Name: _____

Interviewer's Evaluation of Exterior of Building Condition:

GOOD

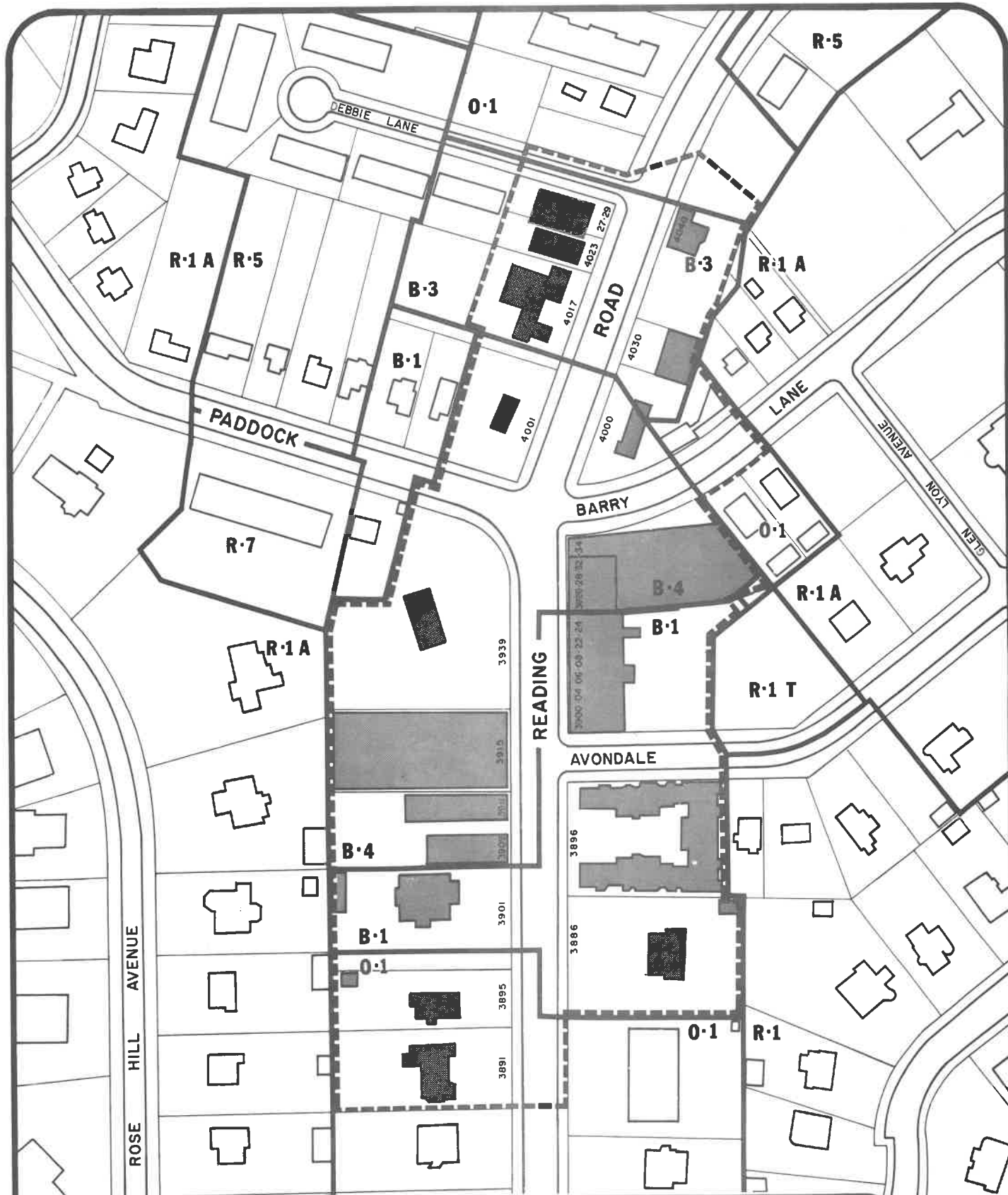
FAIR

POOR

NORTH AVONDALE COMMUNITY

NEIGHBORHOOD BUSINESS DISTRICT ESTABLISHMENTS

<u>ESTABLISHMENT</u>	<u>ADDRESS</u>
A & S Supermarket	3904 Reading Road
ADT Protection Agency	4027 Reading Road
Bailey, Howard & Walker (Adv. Cons.)	3930 Reading Road
Berndsen-Jones Wallpaper Co.	3909 Reading Road
Fire Engine Company #9	4017 Reading Road
Gluecks Pharmacy	3908 Reading Road
Jem Cleaners	3926 Reading Road
Jim's Humble Station	3939 Reading Road
Kursban Memorial Center	3896 Reading Road
Lenox Auto Brokers	3915 Reading Road
Lietmeyer Funeral Home	3886 Reading Road
Miller & Son (Gen'l Contractors)	4029 Reading Road
North Avondale Neighborhood Association	3932 Reading Road
S. K. Janitorial Services	3924 Reading Road
Scheib Auto Painting	3934 Reading Road
Sea Galley Restaurant	3900 Reading Road
Sha-Rah Lounge	4040 Reading Road
Teletype Computer Terminal	3906 Reading Road
Tender Trap Beauty Salon	3928 Reading Road
Tom's Ceramics	4023 Reading Road
University Laundry	3922 Reading Road
Weil Funeral Home	3901 Reading Road
Wilcox Auto Parts	4030 Reading Road
VACANCIES - 3	TOTAL ESTABLISHMENTS - 25



**NORTH AVONDALE COMMUNITY
NEIGHBORHOOD BUSINESS DISTRICT-55**

--- N.B.D BOUNDARY
— ZONING BOUND'Y

CINCINNATI CITY PLANNING COMMISSION
0 100 200 300
JUNE, 1972





**NORTH AVONDALE COMMUNITY
NEIGHBORHOOD BUSINESS DISTRICT-55**

BUILDING CONDITION
 ■ GOOD ■ FAIR
 ■ POOR

CINCINNATI CITY PLANNING COMMISSION
 0 100 200 300
 JUNE, 1972



NEIGHBORHOOD BUSINESS DISTRICT RECOMMENDATIONS

The dilapidated condition of the structures, undesirable types of business establishments, and overall insufficient number of desired types of establishments are the three specific neighborhood business district problems. The following are the two alternative plans proposed for the development of this business district.

ALTERNATIVE 1. Complete elimination of auto service establishments from the district which would then make it feasible to develop both eastern and western sides of Reading Road in accordance with the desirable types of establishments which are listed in the following pages. This proposal would then require the construction of a pedestrian overpass at the intersection of Reading Road and Avondale Avenue for cohesion and greater interaction between the eastern and western sides of the business district.

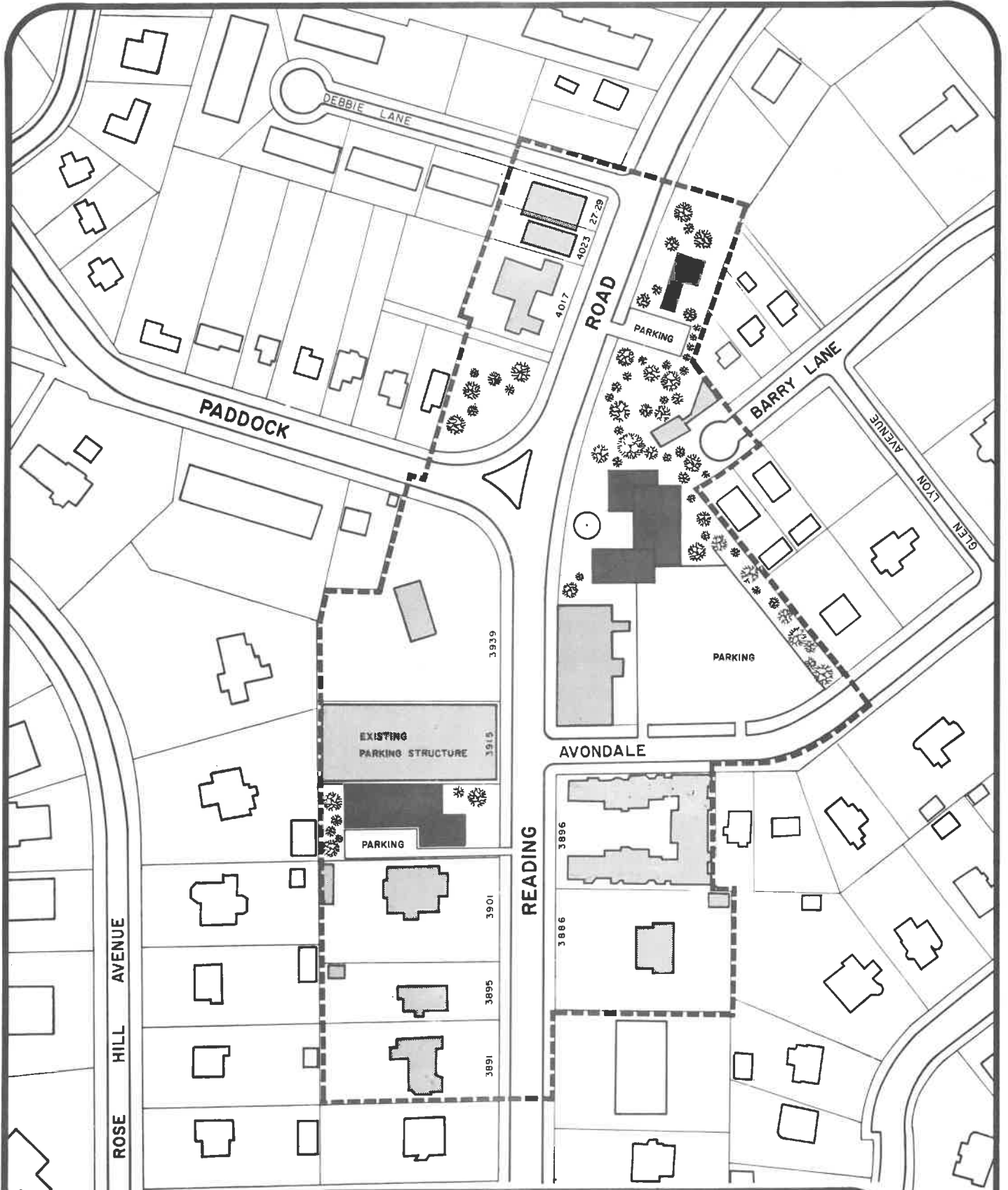
ALTERNATIVE 2. Elimination of auto service establishments from the existing scattered sites throughout the district and concentrating them into one specific location, west of Reading Road where the existing gas station and used car dealership is located. The existing structure on the west side of Reading Road is used by Lenox Motors Car Dealer and used to be the parking structure for the Belvedere Apartments and has a capacity to accommodate the auto paint shop at the corner of Reading Road and Barry Lane and other automobile services throughout the district.

This proposal emphasizes a complete separation between the eastern and western business strip and does not require the construction of a pedestrian overpass for connection of the two segments. However, the eastern section should be developed in accordance with the enclosed list of desirable establishments with appropriate setback from Reading Road.



In regard to the enclosed urban design plan, a certain number of dilapidated businesses should be demolished and moved further back from Reading Road so that a buffer zone consisting of plaza, ecological features, fountains and benches can be provided in this environ-

ment. The lack of space and narrow distance between the existing business establishments and the high volume of vehicular traffic flow on Reading Road has created an unsafe physical space for shoppers and pedestrians.

It should be understood that any reconstruction and remodeling of this district is solely for the creation of a local business district, and by no means is the area intended to become a regional shopping district. In order to preserve the local shopping character of this district, the delineated existing boundary of the business district should be honored and remain the same. Any expansion might result in the development of the regional shopping district. Enclosed, an illustrated site plan recommends some physical arrangement of the business establishments in an urban design fashion.



**NORTH AVONDALE COMMUNITY
NEIGHBORHOOD BUSINESS DISTRICT-55**

 EXST. STRUCTURE
 PROP. STRUCTURE

CINCINNATI CITY PLANNING COMMISSION
 0 100 200 300
 JUNE, 1972



LIST OF DESIREABLE AND UNDESIREABLE BUSINESS ESTABLISHMENTS
FOR THE PROPOSED LOCAL BUSINESS DISTRICT NO. 55
NORTH AVONDALE COMMUNITY

DESIREABLE ESTABLISHMENTS

Grocery store (local size)
Laundry facility
Restaurant
Movie theater (local use)
Hardware (do-it-yourself)
Drug store
Shoe repair
Stationary store
Ice Cream parlor
Clothing store
Post Office
Beauty salon & Barber shop
Gift shop
Antique - Furniture refinish
Bakery
Library & Bookstore
Bank
Community Organization center
Medical and Day Care facilities
Domestic services

UNDESIREABLE ESTABLISHMENTS

Regional size super-markets
Large scale discount stores
Car dealers
Warehouses
Car repair, and body shops
Automotive road services
Truck rental or parking
Drive-in restaurants (chain type)
Bars or saloons
Additional gasoline stations
Large scale billboards and advertisement signs
Construction of new buildings over 2 or 3 stories high

SECTION 10 - HISTORIC PRESERVATION

"Whether we wish to be known as the Space Age or the Computer Age, the rapidity of change has forced Americans, out of a sense of individual and national survival, into a period of environmental understanding. Not just natural elements form that environment, but man-made objects as well. The structures in which man lives and works are important along with the air he breathes and the water he uses. We pollute our air and water; our hearing is impaired by excessive and unpleasant noise; and our aesthetic sensibility is polluted by the rapidly deteriorating urban and rural setting through which we move every day. Conservation of our cultural assets, though not a household concept yet, is certainly a national issue along with conservation of our natural assets." *

In Cincinnati during the last decade, several historical buildings have succumbed to public and private renewal. Many historic buildings are deteriorating because of economics or lack of maintenance. The time is now to identify these buildings of historical value, rare architectural styles or areas displaying good land use planning concepts, and find ways to save them before they are lost to progress. As mentioned earlier, North Avondale was referred to as one of a "half-dozen beautiful suburbs" in Cincinnati. The neighborhood contains "elegant cottages, tasteful villas and substantial mansions." Therefore, this chapter will identify these important sites and discuss possible means of preservation.

The following reasons illustrate the value of historic preservation of buildings and sites to a neighborhood.

1. Ecology - every urban community has its own ecology which involves more than just the trees and open spaces. The ecology of a community also involves the spirit and heritage of the area which can be maintained through the preservation of historical sites.

*. Biddle, James: Lost America (The Pyne Press, Princeton, 1971) Foreword

2. Architectural Nature - the architectural nature of a neighborhood is an essential part of a community that recognizes its history. Many communities have historical and architectural structures which should be preserved considering their replacement is almost impossible and economically unfeasible.
3. Educational - the educational benefits of historic preservation are especially important to the succeeding generations.
4. Changing Needs - the historic buildings that are preserved may serve the community in a variety of ways. As the community changes, the historic structures could be converted into useful services to meet the needs.

A survey of North Avondale reveals the following list of properties which might qualify as historic buildings or sites. The first eight descriptions were taken from "Cincinnati, A Guide to the Queen City and its Neighbors."

FRANK HERSCHEDA HOME, 3886 Reading Road, is a squarish three-story structure of Indiana limestone designed by Samuel Smith Godley in Italian Renaissance style and erected by James Griffith & Sons Company in 1908. It resembles an Italian villa, with overhanging roof of red tiles and grilled windows and entranceway. The name of its owner is almost synonymous with the manufacture of hall clocks. The interior is notable for its intricately carved mahogany and leather, done by workers of the clock factory under the supervision of the Herschede family. This building is now the Lietemeyer Funeral Home.



The Frank Herschede Home, designed in Italian Renaissance and Greek Revival style, is now the Lietemeyer Funeral Home.

B. H. KROGER HOME, 3863 Reading Road, built in 1900 by the chain store magnate, is a massive uncut-stone residence with slate roof and a spacious wooden porch; it occupies an acre of land. The career of B. H. Kroger (1860-1938) exemplifies the rags to riches ideal of the Horatio Alger school. He began in 1881 as a delivery boy for the Imperial Tea Company, graduated to a job as store manager for \$12 a week and 10 percent of the profits, resigned when he was refused a share in the business, and with a partner, organized The Great Western Tea Company. In 1883 Kroger acquired sole ownership of the business and opened his second store, thus starting the chain store grocery. The Kroger house is now under expansion and is presently used by the House of God.



The B. H. Kroger Home, a massive uncut stone residence, is under expansion by the House of God.

DAVID MAY HOME, northwest corner of Washington and Norway Avenues, is a stately three-story mansion of Indiana limestone designed in the French Renaissance style by McMiller and Taft. Erected in 1910, the house was placed in an attractive formal setting of 11 acres; a sunken garden, a private park and flower beds formed part of the grounds.



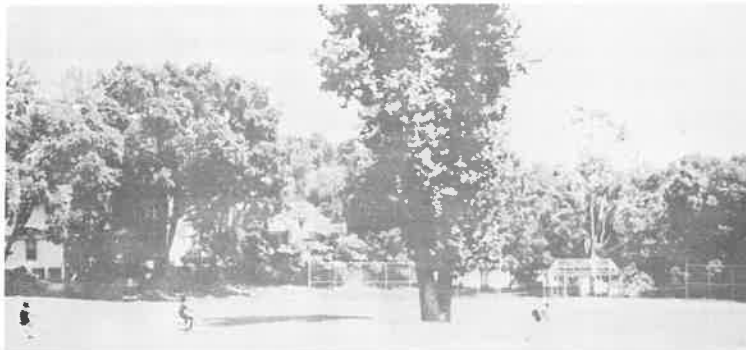
The David May Home is an excellent example of French Renaissance style.

THE BAPTIST BIBLE COLLEGE, 3800 Reading Road, is housed in a three-story limestone building in Italian Renaissance style, with a simple out-thrust portico and grilled front door. The building was designed by Matthew H. Burton as a residence for William O'Dell, a notorious underworld character known as the "King of the Bucket Shops." It was constructed in 1919 and leased to The Jewish Center in 1935. The building has served as an American Legion Post for 25 years as well as NANA's first office.



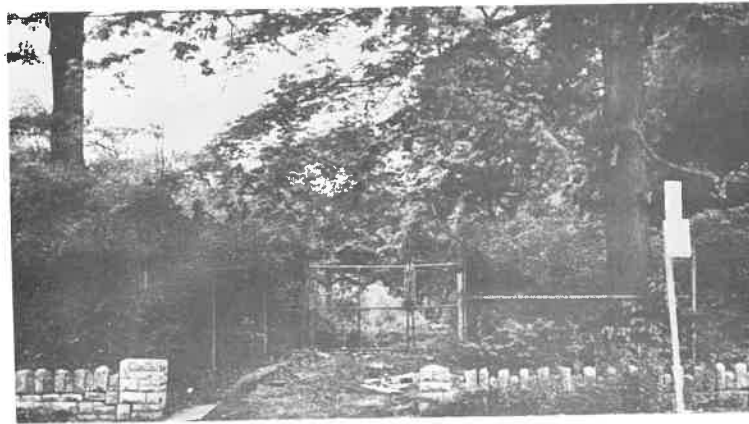
The Cincinnati Baptist Bible College now occupies the Italian Renaissance style building once used as the Jewish Center.

FIRST GERMAN PROTESTANT CEMETERY in Cincinnati, 3632-1/2 Reading Road, near Burton Lane, is a 6-acre burial ground dating from 1804. It is approached from Reading Road through an iron gate, over a driveway, then through a wooden gate, beyond which is the old frame house (1828) of the caretaker. Some of the graves hold the remains of veterans of the Revolutionary War and the War of 1812. Many of the people buried here died of cholera during the epidemics of a century ago. When the German Protestant Cemetery was established in Evanston in 1843, some of the remains were moved there from this cemetery. However, the bones of the cholera victims were not disturbed. No burials have been made since 1882. The cemetery is now covered by a large playfield consisting of swimming pool, ball fields and tennis courts.



This site, serving the community as a cemetery from 1804 to 1882, is now the site of a large playfield.

THE BURTON HOME, southeast corner of Reading Road and Burton Avenue, is a brick house with cement-concrete facing. It is fronted by a long, open veranda. When the house was built (1840) by Samuel Clune, early Cincinnati capitalist, it was the first brick house in this suburb and stood on a 700 acre farm. Clune managed a profitable supply business on the Ohio River waterfront, a stagecoach line, and other enterprises. The Burton and Clune families were related by marriage. Avondale's first mayor was a Burton and the family led the social life of the village. At one time the property was owned by the Dayton family, after whom the City of Dayton, Ohio was named. In 1853 the home was acquired by Stephen Henry Burton, partner of Miles Greenwood in a foundry business that has continued under the Burton name. The Burton House has been destroyed and the house site is now the Martin Luther King Park.



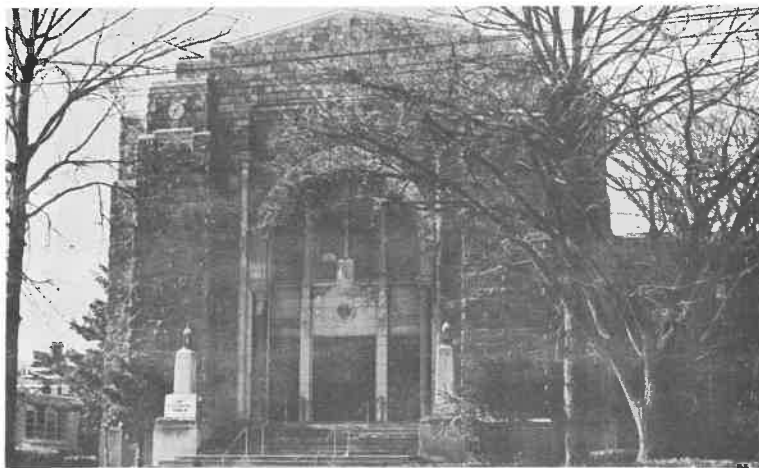
The Burton Home, now Martin Luther King Park, was the first brick house in the suburb, built in 1840.

ST. MICHAEL AND ALL ANGELS CHURCH (Episcopalian), Reading Road opposite Gholson Avenue, seen from the highway across a sunken lawn, is an architectural gem in a perfect setting. Built in 1867, this English Gothic structure of stone is the oldest church building in Avondale. There is a great stained glass window in the main facade.



St. Michael, housed in an English Gothic structure, was the first church built in Avondale.

ISAAC M. WISE TEMPLE-CENTER, southwest corner of Reading Road and North Crescent Avenue, is a memorial temple of orange-colored stone honoring Isaac M. Wise (1819-1900), a pioneer of Reform Judaism. Designed by Fehcheimer and Ihorst in a modified Romanesque style, this temple of uncut Plymouth granite stone in 1929 received the annual award of the Cincinnati Chapter of the American Institute of Architects. In addition to its function as a house of worship, the Wise Center was a cultural institution for Jewish liberals. Famous educators, economists, journalists, and philosophers have appeared in the winter-forum discussions in the auditorium. The building is now being used as the First Pentecostal Church.



The Wise Temple is a modified Romanesque style which in 1929 received the annual award of the Cincinnati Chapter of the A.I.A.

THE BELVEDERE APARTMENTS, 3851 Reading Road, was an early pioneer in luxury high rise living. It originally offered four, five, even six bedroom apartments including maid and chauffeur quarters. Today the Belvedere, after 47 years of existence, though not the extreme luxury apartment building anymore, still serves as the landmark of North Avondale. Its lines can be seen from a distance and guide people to the heart of the community.



The Belvedere Apartments, an early pioneer in highrise living, serves today as the landmark of North Avondale.

ROSE HILL PARK SUBDIVISION was one of the first residential subdivisions in North Avondale. Developed by Robert Mitchell in 1893, Rose Hill sets on a ridge overlooking the Mill Creek Valley. House construction began in 1900 and within a decade the area was well developed. Rose Hill's meandering street pattern is an excellent example of the English Town concept. Other good planning ideas evident in the neighborhood are deep setbacks from the street, spacious side and rear yards, underground utilities, parking in the rear, sidewalks and gas lighting. The neighborhood design is complemented with fine examples of Tudor, Baroque, Italian Renaissance, Greek Revival, and English medieval architectural styles.



Rose Hill Park is the first residential subdivision in North Avondale utilizing the English Town concept of a planned neighborhood.

BRAGG'S SUBDIVISION, started in the late 1890's, is the second largest subdivision in North Avondale. This subdivision lies east of Reading Road and north of Dana Avenue. Bragg's developers also used the English Town concept and like Rose Hill, has the same elements rarely found in today's subdivisions. Besides offering a great variety of architectural styles, the developers provided a private golf course to encourage people to settle in an unusually pleasing and well planned neighborhood.



Offering a variety of architectural styles, especially Tudor, Bragg's Subdivision also featured the English Town concept.

ROBERT MITCHELL HOME, located at 3 Burton Woods Lane, was constructed in 1890 by Robert Mitchell, a prominent Cincinnati businessman and owner of the largest furniture store in the State at that time. He was the developer of Rose Hill Park Subdivision and the namesake of Mitchell Avenue and Triangle. The twelve bedroom mansion was a gift of Mr. Mitchell to his son, Richard, and his wife, the former Mary Lincoln, who had a family of twelve children. The building was designed in Romanesque architecture featuring an elaborate limestone exterior. The building was occupied by the Mitchell family for 40 years, whereupon St. Thomas Aquinas took occupancy. The church and the parochial school which was added later, remained there for 30 years. The New School, the present occupant, began operations in this remarkable structure in 1970.



The Mitchell Home was designed in Romanesque architecture and is presently occupied by The New School.

In a comprehensive plan like North Avondale's, historic preservation should be considered so that it will comply with the community's needs. This insures that in the planning process, consideration for the historic value of structures and sites in a community will be considered. This, however, does not imply that all historic structures and sites should be saved; the intent is to require City Planners to show valid reasons for selecting preservation instead of site clearance. To establish the relative significance of resources in North Avondale which appear in the list of historical buildings and sites, certain criteria must be considered. The Cincinnati City Planning Commission in 1960 prepared a report entitled "Historic Sites and Buildings" which identified the four basic criteria used in the evaluation of the historic buildings and sites listed in that report. The same criteria will be used here, and are as follows:

1. HISTORICAL OR ARCHITECTURAL SIGNIFICANCE.
Sites and structures must possess important historical associations which entitle them to positions of high rank in the history of the nation, state, region, or community in which they are located. In the case of structures, they may possess inherent qualities of antiquity, artistic or architectural significance which place them in positions of high rank, though they possess no important historical associations.
2. HISTORIC REMAINS.
The deciding factor in most cases will be the presence of important original structures or other physical remains. Sometimes it is possible to justify the preservation of an historic site, even though physical remains have not survived. When a project calls for reconstructing historic structures which have been long destroyed, it is important that scientific methods and principles of good taste be employed.
3. DISTRIBUTION AND BALANCE OF AREAS.
As objects of historic interest are where they are found, selection of such areas on a geographical basis may not be possible. However, logical balance among the various historical types should be sought so that a well rounded pageant of the cultural heritage of state, region, or community may be preserved and presented to the public. Areas of extraordinary value, however, should be selected regardless of balance or distribution.
4. AVAILABILITY.
If the best areas are not available because of practical and insuperable obstacles, the next best available areas should be chosen.

The historic sites were field surveyed and evaluated using these criteria to determine the significance of each site. The chart on the following page shows the findings of the evaluation.

CRITERIA FOR EVALUATION OF HISTORIC SITES

Building or Site	(1) Historic Archit.	(2) Historic Remains	(3) Distrib. & Balance	(4) Avail.	Comments
Herschede Home	X	-	-	X	
Kroger Home	X	-	-	-	The original struc- ture has been de- faced by present construction.
David May Home	X	-	-	X	Best example of French Renais- sance architecture in the community.
Baptist Bible College	-	-	-	X	There are better examples of this style of architec- ture on better sites.
Protestant Cemetery	-	X	-	-	A more suitable and permanent monument should be erected.
Burton House	-	X	-	-	Upon development of M. L. King Park, a plaque should be erected telling the history.
St. Michael Church	X	-	-	-	
Wise Temple	X	-	-	-	Community and City landmark.
Belvedere	X	-	-	-	Community landmark.
Rose Hill Park Sub- division	-	-	X	-	
Bragg's Subdivision	-	-	X	-	
Robert Mitchell Home	X	-	-	-	An excellent archi- tectural example.

There are a few buildings in Bragg's Subdivision which have fallen into a state of disrepair. A committee should be formed to review the area before any demolition or construction takes place. A plan should then be formed determining what new use would best fit the neighborhood's character in those troubled areas.

The following list of funding programs was extracted from a report written by Bari L. Holman, Department of Urban Development, entitled Preserving Cincinnati's Heritage, A Study of Historic Preservation in Cincinnati, August, 1971. This report lists potential financial resources which could be used for preservation of historic sites.

Potential Resources for Historic Preservation Funds.

I. Federal Historic Preservation Program.

Private owners of historic buildings can receive project funds for preservation. The money can only be used for exterior improvements or interior work if the repairs are for structural stability. This program provides limited funds and applications will only be considered if the project serves the local residents such as a community recreation center. A private owner can obtain improvement funds for interior work through FHA loan programs. Other suggested uses for buildings covered by the historic preservation project include:

- A. Day care centers
- B. Educational facility
- C. Youth center
- D. Community center
- E. Recreation
- F. HUD services
- G. Health clinics
- H. Rehabilitated housing
- I. Commercial/office space
- J. Office space for non-profit institutions

II. Department of Housing and Urban Development

- A. The Open Space Land Program establishes a 50 percent matching grant without a maximum limit. This grant can be obtained only if the historic site is listed on the national register of historic places.

The funds obtained from the program allow for purchase of the structure along with neighboring property. The funds also pay the fees for design of the preservation work and for the historical research that was required on the building. In addition, money can be obtained for family relocation costs or for structure relocation, if necessary. The Open Space Land Program will also grant funds for exterior work like landscaping, fencing, lighting, exterior structural appearance and recreational facilities, along with some interior work if the building is publicly owned.

- B. Conventional Urban Renewal will pay up to two-thirds of the cost (limit: \$90,000 per structure) for preservation of a building and, if necessary, up to \$50,000 for moving that structure. As in the Open Space Land Program, the listing of the site in the National Register of Historic Places is required to receive the funding.

Urban renewal funds will also pay for surveys of the renewal areas in order to determine the architectural and historical importance of the individual buildings. Funds for design fees for preservation and demolition are also available.

- C. Historic Preservation under the Neighborhood Development Program (NDP) is similar to conventional urban renewal. Inclusion of historic preservation goals in an NDP plan will insure the consideration of preservation throughout the entire planning process. This is necessary for the success of historic preservation in an urban renewal area.
- D. The Comprehensive Planning Assistance (Sec. 701) Program provides Federal grants totaling two-thirds to three-fourths of the total cost for preservation. This grant is for comprehensive planning and surveys of metropolitan and state-wide areas. These surveys could then be used to determine the historical/architectural significance of an area for preservation.

III. Department of the Interior

All preservation programs in the Department of the Interior are under the National Park Service's Office of Archaeology and Historic Preservation. The programs provide 50 percent matching Federal grants for preservation of any site that is listed on the

National Register of Historic Places. These funds would be channeled through the State liaison officer, which in Ohio is the Director of the Ohio Historical Society.

The funds could be used for State-wide historical surveys, building and area preservation, salvation of archaeology in historic areas threatened by new construction. The Advisory Council on Historic Preservation considers both physical and environmental aspects of Federally-financed construction projects.

IV. The National Trust for Historic Preservation is a private organization chartered by Congress to stimulate and create a national preservation policy. This organization grants funds to public or private groups that are interested in preservation. Fifty percent matching funds to retain professional preservation consultants and the necessary technical assistance needed to prepare applications for Federal programs.

V. Other Alternatives for Preservation

A. Private Funds

1. Groups or organizations which are involved in preservation projects.

B. Public Funds

1. The FHA Operation Rehab. -
This program does not completely preserve the structure but with careful planning the exterior of a building could be maintained.
2. Model Cities -
The need for preservation in a community could be coupled into the Model Cities activities so that the community's historic identity is maintained.
3. Neighborhood Facilities Program -
This program would save the structure and preserve the local environment but would not provide strict preservation.
4. Section 505 of HUD Act -
This program encourages and supports ways of showing how abandoned buildings

can be prevented. The guidelines have not been set down as yet, but preservation of specific sites could be possible.

5. Protection Overlay (P-OV) Zoning -
The purpose of P-OV Zoning is to preserve and protect the architecture, design and landscaping amenities within areas of historic character, public investment, public interest or special value for the general welfare of a community. The P-OV zone is only for districts and not for individual buildings.

IMPLEMENTATION

CHAPTER 5

IMPLEMENTATION AND EXECUTION
of the
NORTH AVONDALE COMPREHENSIVE PLAN

The implementation and execution of the North Avondale Master Plan is primarily dependent on the effort and enthusiasm of the neighborhood residents. Their role is to bring to the attention of the appropriate City planning agency and the City Council the Comprehensive Plan and its important issues and recommendations. The neighborhood residents should organize several citizen committees to work on implementation and also set up the priorities for execution of the plan.

However, the City Planning Commission's involvement should not terminate after the publication of this document. The project director assigned by the City Planning Commission should continue, on a much smaller scale, his effort as a liaison officer between the implementors and the neighborhood residents. It is his responsibility to make the residents aware of the availability of specific local and federal financing programs and ways of obtaining them. His efforts should be coordinated with the Management Services Neighborhood Liaison Program which provides direct access to the City Manager's office for any matter concerning neighborhood groups through a staff member who maintains contact in each of the City's communities.

Appropriate contact and consultation with the following City agencies has been made since March of 1972, when the actual planning process started in the North Avondale Community. Their comments, critique and coordination plays a vital role in the execution of the Master Plan.

- . the Cincinnati Board of Education
- . the Cincinnati Park Board
- . the Cincinnati Police Division, District Four
- . the Cincinnati Recreation Commission
- . the Traffic Engineering Division
- . the Division of Air Pollution Control

Following is a suggested process for implementation of this document.

PHASE 1: Review and acceptance of the Master Plan by the North Avondale Neighborhood Association. The plan should be considered as a working document and a framework for decisions concerning land use, housing rehabilitation and reconstruction, and the development of public and private housing facilities in the community. This effort should also be coordinated with the Housing Working Review Committee. However, it should be noted that the North Avondale Master Plan, as an official community plan, has been adopted and approved by the North Avondale Neighborhood Association in the Fall of 1973.

PHASE 2: North Avondale Neighborhood Association, through its planning arm, the North Avondale Planning Association, seeks acceptance and approval of the plan by the Cincinnati City Planning Commission and the Cincinnati City Council. The Community Plan is scheduled to be presented to the City Planning Commission on Friday, March 15, 1974, for their review and critique. The Policy Statement regarding community plans which has been adopted by the City Planning Commission on October 19, 1973, is as follows:

"Recognizing that a viable city is based to a great extent on healthy neighborhoods, we deem the preparation of community plans, with organized community involvement, an essential step towards improvement of each community, as well as the entire city. They are an expression of the needs, desires and goals of the people of the community and the city.

- . Community plans, upon completion, should be presented to the City Planning Commission for review and adoption for use as guidelines.
- . The City Planning Commission will review the plan within a period of no longer than three months.

- . The City Planning Commission will then submit to the community a written critique, including the reasoning and criteria upon which it was based.
- . The City Planning Commission will initiate the process for consideration of those zone changes recommended in the plan within 120 days.
- . The City Planning Commission shall also serve as an advocate for those parts of the plan which it supports, but cannot alone initiate or implement such as capital improvements.
- . Those items with which the City Planning Commission disagrees will be the subject of further discussion among the Planning Commission, the proposing community and the other affected communities.
- . These discussions will be held promptly to attempt to resolve the differences.

A community plan will be adopted by the City Planning Commission as an amendment to the City Master Plan or any other overall City plan which may subsequently be adopted. The community plan shall, however, be open to future review by the City Planning Commission and/or the affected community, either party receiving notice from the other when and why such a review seems necessary."

PHASE 3: The Neighborhood Comprehensive Plan should be reviewed by the public and private agencies and organizations in the City for clarification of the community goals and objectives, recommended proposals and alternative solutions. The neighborhood also expects feedback from the following groups and their recommendations concerning the plan's proposals.

- 1) Administrative departments within the City Hall
- 2) Cincinnati Board of Education
- 3) Cincinnati Park Board
- 4) Cincinnati Police Division, District Four

- 5) Cincinnati Recreation Commission
- 6) Traffic Engineering Division
- 7) Division of Air Pollution Control
- 8) Federal Housing Authority
- 9) Better Housing League
- 10) Urban League
- 11) League of Women Voters
- 12) Xavier University
- 13) Local business groups in North Avondale
- 14) Local churches and educational institutions in North Avondale
- 15) Avondale Community Council

It will be noted that Phase 3 is very closely linked to Phase 2. However, the Master Plan cannot be officially adopted by the City Planning Commission until the comments and critiques are received from all the sources mentioned earlier. Phase 2 deals mainly with presentation of the plan to the City Planning Commission, while Phase 3 requires the City Planning Commission to present the plan to other affected City agencies and collate their critiques for its final decision.

PHASE 4: The North Avondale Planning Association sets priorities on the alternative solutions recommended in the North Avondale Comprehensive Plan and begins implementing these solutions. Specific strategies for problem areas such as housing, neighborhood business districts, park/open space, recreation, etc., should be developed. These strategies should include identification of resources which could be helpful to North Avondale residents in the implementation of their solutions identified in Phase 3. The North Avondale community is required to secure approval of each solution by the City Planning Commission. A coordinated effort should be made with the City's Community Organization Program Evaluation

(COPE) Task Force, which is the mechanism for priority setting.

Strategies should also include seeking financing for special projects which could include support from federal and local governmental agencies such as the City's Urban Development Department as an implementary body, or FHA for housing subsidies.

Implementation tools are mainly financing and inclusion in the capital improvement program list or service betterment list which in future will be done by Management. A comprehensive plan is a prerequisite for the long term financing plan and the long term financing plan is an integral part of comprehensive planning. The capital budget enables the City to develop a well-rounded program of public needs and a dependable order of urgency for each project. The long term financing plan includes a capital improvement program, a public service program, a long term revenue program, a capital budget and an operating budget.

Due to the rapid change in types of specific local and federal funding programs, it is inadvisable to list the appropriate programs available at this time. However, the City has financed special street lighting by special assessments on benefited properties and has tried to finance off-street parking in the same way. It might be possible to finance some capital improvements in a local community like North Avondale by special assessment on the real estate in the community. The neighborhood could petition for a special assessment to finance a series of community improvements, like several parks, a small redevelopment project, a local business district, some street changes and construction of playgrounds and tot lot facilities. The neighborhood can demonstrate the community comprehensive plan showing the location of such improvements and will be able to prove that the entire community will benefit from these projects. It should be noted that this contribution should be only a part of the total cost and should be matched by City and federal funds.

PHASE 5: The Neighborhood Planning Association should evaluate and update at least annually progress made on program implementation of recommended solutions established in the Comprehensive Plan. Also an annual assessment of priorities should be done by NAPA and NANA and should tie into the annual budget cycle via management.

For a neighborhood plan to be successfully implemented, proposals should not severely clash with widely held values and attitudes, prospectively be of grave economic harm or result in serious environmental problems.

Issues that are abstract and require sophisticated powers of conceptual reasoning are less likely to be communicated well and are thus rejected and fail to get executed. However, the issues that can be clearly perceived and understood by the actors who will have to deal with them can be implemented.

Successful local area planning characteristics as practiced in North Avondale are diametrically opposed to those that are generated from a traditional planning model. A traditional planning system basically calls for: a rational or synoptic methodology with a minimum of social interaction; the role of the political "agnostic;" technical skills; a comprehensive, long term, complicated content and a centralized planning office reporting to an independent or semi-independent planning commission.

However, local area planners have been most effective when they have gone far beyond traditional planning and followed a system of planning that includes: "action" planning involving continuous analysis and social interaction; diverse socio-political role playing; a wide array of resources; a limited, specific and flexible content and a decentralized administrative organization. In action planning...the planner moves to the foreground as a person; his success will in large measure depend on his skill in managing interpersonal relations.

The above meaning of planning has important implications for the planning profession. Planners must be prepared to be more open during the planning decision-making process and to play a variety of socio-political roles (negotiator, mobilizer, community organizer, etc.). Among certain members of the planning profession this still may be viewed as "unprofessional." Nevertheless,

if the planner performs alternative socio-political roles well, he should see more of his proposals adopted by political decision-makers. This in turn can both help to upgrade the quality of our cities and the status of planning professionals in general.

The following survey comparison illustrates the contrast between the traditional style of planning and the local area planning which was practiced in North Avondale, and it is predicted the new planning approach will facilitate the implementation of the comprehensive plan.

- 1) Classical planning assumes that decision-makers will commit themselves to general goals and policies, but neighborhood planning becomes successful when the neighborhood planner analyzes community problems, defines specific objectives and develops program plans and implementation-action plans.
- 2) Traditional planning is usually long term in outlook, but neighborhood planning has been effective when the program plan is short to middle range and can provide the community with needed programs and facilities in the foreseeable future (new housing, schools, day care centers, etc.)
- 3) Traditional planning requires coordination among a huge array of private and public actors and groups for plan effectuation, but those neighborhood plans involving the least amount of coordination have been the ones that were the most easily adopted by the City's decision bodies.
- 4) Traditional planning involves broad scale policy changes, whereas neighborhood planners have been effective when planning proposals involve only incremental policy changes.
- 5) Classical planning often results in plans that outline comprehensive policies for all of society's concerns, but local area planners have been successful when they have limited their proposals to a few functional areas consistent with neighborhood priorities.

